



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152626	Application No.:	77000351965
Customer Name:	Sheikh Shafik Abdul Rashid	Branch :	(10048) AKOLA
Product Name:	HI - Prime HI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sheikh Shafik Abdul Rashid	Mobile :	9850652521 8547532538

PROPERTY ADDRESS

Property Address:	Nazul Plot No. 3/3, N. Sheet No. 25-D, Near Abdul Haque Function Hall, Hakka Colony Kasabe Akola, Tah. And Dist. Akola, 444001	Location:	Akola Ho
		City:	Akola Pin Code 444001
		State:	Maharashtra Country India
Legal Address:	Nazul Plot No. 3/3, N. Sheet No. 25-D, Near Abdul Haque Function Hall, Hakka Colony Kasabe Akola, Tah. And Dist. Akola, 444001.	Nearby Landmark:	Near Abdul Haque Function Hall, Hakka
		Collateral ID:	I26AKL001-088634

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	RESIDENTIAL //
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	4
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	5	1	2	1 SHOP AND 3 BHK WITH WC BATH
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sayyed Khalid (Tenant)	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2023	Tenant	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Property Of Shaikh Mujammil	Road	Road	3ft Wide Service Galli
Actual on Site	Abdul Haque Apartment	Road	Road	Service Line
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GF 3BHK WC BATH.

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1212	6000	7272000
Carpet Area	924	0	0
Super Built Up/Sellable Area	1155	1900	2194500
Other 1	0	0	0
Other 2	0	0	0
% Completion	100	TOTAL	9466500
% Recommended	100	Realizable Value:	9467000

Realizable Value In Words : Rupees Ninety-Four Lakh Sixty-Seven Thousand

Visited By:	Unity Construction_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):			
Remarks:	null 1) its a hl home purchase bt top up case. 2) on site there is a rcc type structure having 14 years old. 3) documents received- sale deed received in the name of shaikh shafik abdul rashid, deed no. 1813, dt. 05/04/2023. property card received of cts no. 3/3, plot no. 3/3, dt. 30/03/2023. gunthevari regularization certificate received of case no. 14c/131/09-10, dt. 25/06/2012. sanctioned building plan received of no. 14k/131, dt. 25/06/2012, approved by mc akola. no due certificate received, dt. 31/03/2023. 4) as per the provided document, plot area is 1212 sq.ft. and as per the site measured plot area is 1377 sq.ft. so the least is considered for the valuation. 5) built area is taken from the sanctioned building plan is 1155 sq.ft. for the valuation. 6) we have received the sanctioned building plan for the structure of g plus 1, but as per the site visit there is only ground floor construction is done.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

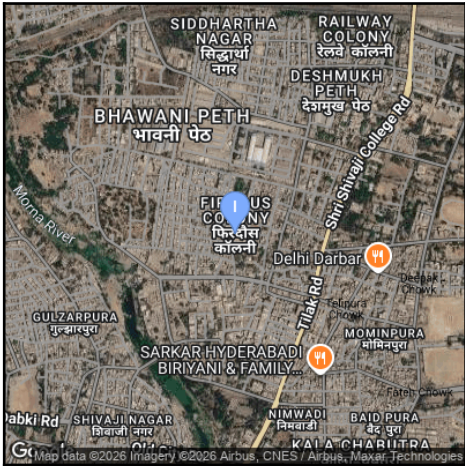
Entered By:	Unity Construction	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. pr card, gunthewari regularization certificate along with sanctioned building plan from mc is received. age of property is 14 years.		



Longitude: 76.994028
Latitude: 20.715944
Image Taken



Longitude: 76.994028
Latitude: 20.715944
Image Taken



DECLARATION

I/We herby declare that: 1. The property was inspected by me/us. 2. I/We have no direct or indirect Interest in the property valued 3. The information furnished above is true and correct to my/our knowledge.

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