



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155055	Application No.:	77000353193
Customer Name:	Swapnil Pralhad Rakhonde	Branch :	(10166) BULDHANA
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Swapnil Pralhad Rakhonde	Mobile :	7720926762 9623717854

PROPERTY ADDRESS

Property Address:	Plot No.31, Gut No.114, (As Per 7/12 - ,Gut No.114/36/Plot No.31),Near Ganpati Mandir, ,Laxmi Nagar, At Mauje Wadi, Tal.Khamgaon, Dist. ,Buldhana	Location:	Khamgaon Ho
		City:	Akola Pin Code 444303
		State:	Maharashtra Country India
Legal Address:	Plot No.31, Gut No.114, (As Per 7/12 - Gut No.114/36/Plot No.31),Near Ganpati Mandir, Laxmi Nagar, At Mauje Wadi, Tal.Khamgaon, Dist. Buldhana	Nearby Landmark:	Near Ganpati Mandir
		Collateral ID:	I26AKL303-085093

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	110
Green Housing:	No	Distance from City Center Km:	03
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor				OPEN VACANT PLOT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	00
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.30	Plot No.32	Layout Road	Plot No.34
Actual on Site	House Of Mr.Yashwant	Plot No.32 Of Mr. Vilas Jadhav	Road	House Of Mr. Kapse On Plot
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	OPEN VACANT PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1499	1500	2248500
Carpet Area	1374	0	0
Super Built Up/Sellable Area	1649	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2248500
% Recommended	0	Realizable Value:	2249000

Realizable Value In Words : Rupees Twenty-Two Lakh Forty-Nine Thousand

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	10-Sep-2026
Violations observed (if any):			
Remarks:	null documents provided // 1) copy of draft sale deed in favour of mr, swapnil pralhad rakhonde 2) copy of sellers sale deed no.6081/2013 dated.16/09/2013 issued by sro khamgaon in favour of mr. gopal dayaram dalke 3) copy of 7/12 extract pu-id.16392065896 dated.01/07/2026 online downloaded 4) copy of layout plan and na order no.nap-34/wadi/2/89-90 dated.19/10/1989 issued by tehsildar khamgaon 5) land area as per sale deed is 1514 sq.ft and as per 7/12 1499 sq.ft hence considered lower 6) bua considered as per permissible fsi of 1.1 7) plot is demarcated with adj walls on 2-sides and 1-side with road, and small cement pegs 8) property is located within a limits of gp wadi		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

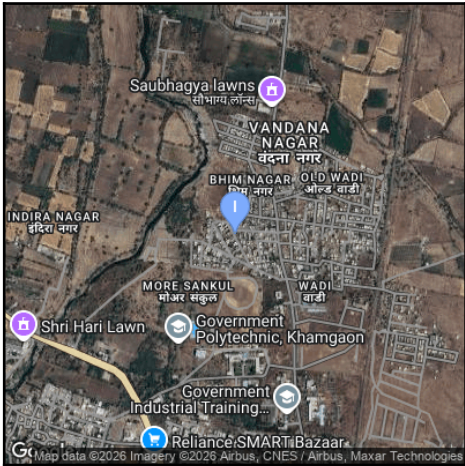
Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the plot has been clearly marked on-site. two sides are marked with adjacent property walls, one side borders a road, and the remaining side is marked with cement pegs. the carpet area and built-up area mentioned as per permissible fsi. the property is situated in under developed area and within the limit of gram panchayat - wadi.		



Longitude: 76.56394
Latitude: 20.733249999999998
Image Taken



Longitude: 76.56394
Latitude: 20.733249999999998
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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