



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-167538	Application No.:	77000333056
Customer Name:	Anjali Ramakant Bobade	Branch :	(10048) AKOLA
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Anjali Ramakant Bobade	Mobile :	9156331680 8858754338

PROPERTY ADDRESS

Property Address:	Plot No 51 Middle Part, Fs No 42, Mouje Umri , Pragne Balapur, Near Hanuman Mandir,,Court Colony, Mothi Umri,, Tq And Dist Akola 444005	Location:	Vanasda
		City:	Akola Pin Code 444005
		State:	Maharashtra Country India
Legal Address:	Plot No 51 Middle Part, Fs No 42, Mouje Umri Pragne Balapur, Near Hanuman Mandir, Court Colony, Mothi Umri, Tq And Dist Akola 444005	Nearby Landmark:	Near Hanuman Mandir, Court Colony, Mothi
		Collateral ID:	I26AKL005-091264

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	1	0		1 ROOM
Second Floor				
Other1				
Other2				
Ground Floor	2	1	2	1 BHK WITH WC BATH

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ramakant Bobade	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2003	Self	37

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Layout Plot No 51 House Of	Layout Plot No 51 House Of	30 Feet Wide Layout Road	12 Feet Wide Service Lane
Actual on Site	Part Of Plot No 51 House Of	Part Of Plot No 51 House Of	Road	12 Feet Wide Service Lane
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1583	3000	4749000
Carpet Area	1058	0	0
Super Built Up/Sellable Area	1323	1400	1852200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6601200
% Recommended	100	Realizable Value:	6601000
Realizable Value In Words : Rupees Sixty-Six Lakh One Thousand			

Visited By:	Mr. Akshay Dhanokar	Visited on:	25-Sep-2026
Violations observed (if any):			
Remarks:	null 1) its a 23 years old rcc g plus 1 proeprty ground floor having 1 bhk with wc bath and first floor 1 room. 2) we have received sale deed in the name of yogesh sudhakar waghmare and anjali ramakant bobade (anjali yogesh waghmare) of deed no 204/2024. 3) we have received 7/12 extract of gut no 42/51 from online downloaded extract. 4) we have received na order and layout map of mrc no nap34/umari pra balapur/92/1981/82 dt. 31/05/1975. sdo akola. 5) sanctioned building plan of tharav no 14, dt. 01/10/2003 approved by gp umri. 6) as per sale deed plot area is 1583 sqft same as per site and same is consider for valuation. 7) as per sanctioned building plan builtup area 1729 sqft and as per on site builtup area is 1323 sqft we have consider less area for valuation. 8) wrong part of plot is mentioned on sale deed for considering this, we have take noterised indemnity bond for correct part of plot same is attached in omni docs. 9) as per sale deed, proeprty is middle part of plot but as per on site and gp approved sanctioned building plan said proeprty is east part from west corner part of plot no 51 i e house of shri vitthal bhatkar (said part of plot is adjoining to west corner part of plot no 51 i e house of shri vitthal bhatkar) rough sketch of part of plot is attached in omni docs.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000926227 (1).JPG			
ANJALI BOBADE TECHNICAL INDIMINITY_COMPRESSED.			

Entered By:	Akshay Dhanokar	Entered On:	26-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 77.03498611111111

Latitude: 20.712104444444442

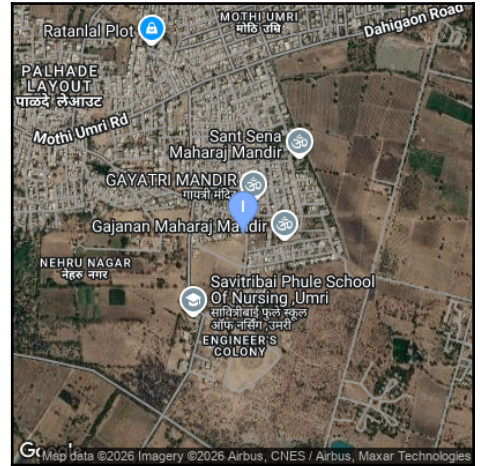
Image Taken



Longitude: 77.03498611111111

Latitude: 20.712104444444442

Image Taken



DECLARATION

I/We hereby 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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