



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160338	Application No.:	77000359775
Customer Name:	Akshay Kishor Bhandekar	Branch :	(10048) AKOLA
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Akshay Kishor Bhandekar	Mobile :	7709924380 9307110459

PROPERTY ADDRESS

Property Address:	Flat No S1, Second Floor, Shri Govind Apartment, ,Plot No 2, Field Survey No 7/2, Mouje Malkapur,,Near Mahadeo Temple, Behind Sitara Tower,,Malkapur Road, Tq And Dist Akola 444004	Location:	Gandhinagar
Legal Address:	Flat No S1, Second Floor, Shri Govind Apartment, Plot No 2, Field Survey No 7/2, Mouje Malkapur, Near Mahadeo Temple, Behind Sitara Tower, Malkapur Road, Tq And Dist Akola 444004	City:	Akola Pin Code 444004
		State:	Maharashtra Country India
		Nearby Landmark:	Near Mahadeo Temple, Behind Sitara
		Collateral ID:	I26AKL004-088068

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	3	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor	3	1	2	RESIDENTIAL 2 BHK WITH WC ABTH
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Kishor Bhandekar	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Self	45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No S-2	Plot No 3	Main Road	Flat No S-4
Actual on Site	Flat No S-2 (Flat Of Sagar	Plot No 3	Main Road	Flat No S-4 (Flat Of Rahul
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:	BUILDING CONSIST GF 2

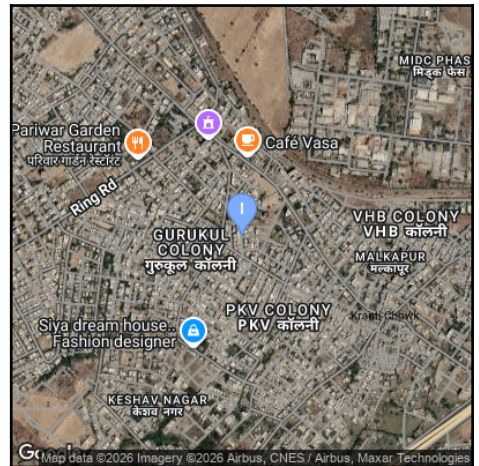
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	438	0	0
Super Built Up/Sellable Area	548	6500	3562000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3562000
% Recommended	100	Realizable Value:	3562000

Realizable Value In Words : Rupees Thirty-Five Lakh Sixty-Two Thousand

Visited By:	Mr. Akshay Dhanokar	Visited on:	18-Sep-2026
Violations observed (if any):			
Remarks:	null) 15 years 2 bhk flat no s 1 is located on second floor is applicant occupied. 2) we have received sale deed in the name of sunita kishor bhandekar and kishor vitthalrao bhandekar of deed no 2318/2024 3) we have received previous sale deed in the name of kiran kishor sharma of deed no 644/2019 4) we have received 7/12 extract in the name of sunita kishor bhandekar/kishor vitthal bhandekar from online downloaded extract. 5) we have received na order and layout map of mrc no nap 34/malkapur/75/83-84 dt. 14/06/1983 approved by sdo akola. 6) we have received building permission and sanctioned building plan tharav no 5, dt. 06/02/2010 approved by gp malkapur. 7)dod not received but as per sale deed land share is 19.98 sqm i e 215.06 sqft 8) lift is not available on this building.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Akshay Dhanokar	Entered On:	19-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned layout plan, na order from sdo along with gp building plan and permission is received. age of property is 15 years. property as on date lies within the limits of municipal corporation. tax receipt should be part of docket.		



Longitude: 77.02794944444445
Latitude: 20.679885000000002
Image Taken 18-SEP-2026 15:23:07

Longitude: 77.02794944444445
Latitude: 20.679885000000002
Image Taken 18-SEP-2026 15:23:07

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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