



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-172448	Application No.:	77000347803
Customer Name:	Jankiram Mangu Rathod	Branch :	(10048) AKOLA
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Jankiram Mangu Rathod	Mobile :	9623235234 8858754338

PROPERTY ADDRESS

Property Address:	Northern Side Duplex No 1, Ground Floor, Plot No,45, Fs No 14/Part, Mouje Khadki Bu. Near Indian ,Gas Agency, Ratan Nagar-2, Mahalakshmi Nagar, Khadki Akola Tq And Dist Akola 444004	Location:	Gandhinagar		
		City:	Akola	Pin Code	444004
Legal Address:	Northern Side Duplex No 1, Ground Floor, Plot No 45, Fs No 14/Part, Mouje Khadki Bu. Near Indian Gas Agency, Ratan Nagar-2, Mahalakshmi Nagar, Khadki Akola Tq And Dist Akola 444004	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Indian Gas Agency, Ratan Nagar-2,		
		Collateral ID:	I26AKL004-094411		

PROPERTY DETAILS

Type Of Property:	Duplex Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	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	10
Green Housing:	No	Distance from City Center Km:	5
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	2	1	1	1 BHK WITH WC BATH
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	01
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Others Layout	9 M Wide Layout Road	Layout Plot No 44	Duplex No 2
Actual on Site	Others Layout	Road	Layout Plot No 44 (House Of	Duplex No 2 (Duplex Of
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:	GROUND FLOOR 1 BHK

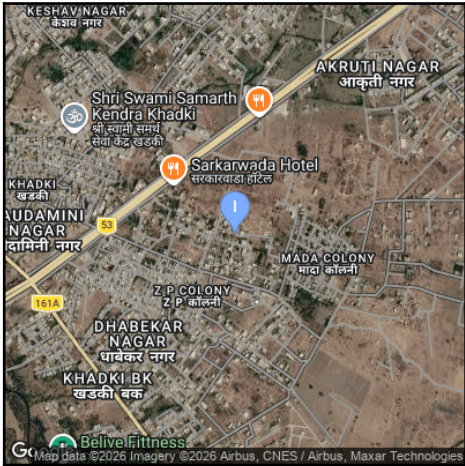
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	998	3500	3493000
Carpet Area	424	0	0
Super Built Up/Sellable Area	530	2200	1166000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4659000
% Recommended	100	Realizable Value:	4659000

Realizable Value In Words : Rupees Forty-Six Lakh Fifty-Nine Thousand

Visited By:	Mr. Akshay Dhanokar	Visited on:	06-Oct-2026
Violations observed (if any):			
Remarks:	null 1) 1 years old 1 bhk ground floor northern side duplex no 1 resale purchase case. 2) we have received ats draft between jankiram mangu rathod and manohar tarachand rathod and chanda manohar rathod, sale deed received in the name of manohar tarachand rathod and chanda manohar rathod of deed no 5490/2024 dt. 12/12/2024, na order and layout map received of mrc no nap34/khadki bu/34/1988/1989 dt. 27/01/1989 approved by sdo akola. approved building plan and building permission received of building permit no 260051 permit no ddmco/b/2024/apl/05301 proposal code ddmco-24-33838 dt. 09/07/2024 approved by adtp akola. 3) as per sanctioned building plan, plan approved for gf 1 bhk of builtup area is 49.275 sqm ie 530.39 sqft and ff 1 room with wc bath of builtup area is 30.71 sqm i e 330.56 sqft total builtup area as per approved building plan is 79.985 sqm ie 860. 95 sqft but as per on site only gf 1 bhk construction of builtup area is 530 sqft hence we have consider less builtup area 530 sqft for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Akshay Dhanokar	Entered On:	06-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	06-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. approved building plan and permission from adtp is received.		



Longitude: 77.03067722222222

Latitude: 20.66623222222222

Image Taken

Longitude: 77.03067722222222

Latitude: 20.66623222222222

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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