



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164621	Application No:	77000362752
Customer Name:	Murlidhar Rambhau Thoralkar		(10048) AKOLA
Product Name:	HI - Rhl - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Murlidhar Rambhau Thoralkar	Mobile :	7083514942 9878787786

PROPERTY ADDRESS

Property Address:	Bhukhand No.13, F.S. No.14/1 Mouje Adgaon N.KataNear Secura Hospital, Tirupati Park,Akola Road, Washim Tq. And Dist. Washim-444505	Location:	Washim
		City:	Akola Pin Code 444505
		State:	Maharashtra Country India
Legal Address:	Bhukhand No.13, F.S. No.14/1 Mouje Adgaon N.Kata Near Secura Hospital, Tirupati Park, Akola Road, Washim Tq. And Dist. Washim-444505	Nearby Landmark:	Near Secura Hospital, Tirupati Park, Akola
		Collateral ID:	I26AKL505-092131

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:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Material at site:		Distance Travelled From Operating Office:	160
Nature of Location:	Urban	Distance from City Center Km:	3
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	1	PROPOSED 2 BHK WC BATH
First Floor	4	0	1	PROPOSED 1 HALL AND 3 BEDROOM
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction	Na	
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	Bhukhand No.14	Bhukhand No.12	12 M Wide Layout Road	Land Of F.S. No. 15 Part
Actual on Site	Bhukhand No.14 Of Ladhe	Bhukhand No.12	Road	House Of Shukla
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

Realizable

₹

:

2

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1937

2000

3874000

(A)

Construction

1830

2200

4026000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

0

Desc 7

0

0

0

Desc 8

0

0

0

Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Desc 1

0

0

0

Desc 2

0

0

0

Value As On Date:

5806480

Value of extra Amenities

0

% Completion

48

Amenities %Completion

0

% Recommended

48

Amenities %Recommendation

0

Reliazable value:

7900000

Realizable value Round Off:

7900000

Realizable Value In Words:

Seventy-Nine Lakh

Visited By:

Vedant Associates_Hfc

Visited on:

25-Sep-2026

Violations observed

(if any):

Remarks:

null | 1) mr.murlidhar rambhau thoralkar is owner of the property as per provided sale deed no.3536 dt.12/8/2021. total plot area of plot no.13 is 180 sqm i.e. 1937 sqft. propose ground and first floor construction. total propose b./up area of g.f. is 85.015 and first floor b/up area is 85.015 sqm . total b/up area of g.f. and f.f. is 170.030 sqm i.e. 1830 sqft. propose b/up area consider as per provided building plan. propose 2 bhk wc bath on g.f. and 3 bedroom and hall on f.f.. said property coming under municipal council washim . sale deed (3536/2021),sanctioned building plan and permisssion, na order, layout plan and 7/12 ,estimate are provided for valuation. provided estimate value is rs. 51.70 lac. na order no. nap-34/adgaon n.kata/06/2010-11 dt.14/05/2012 mouje tahsildar washim. sanctioned building plan and building permission no. rpwas/b/2026/apl/00158 dt. 25/3/2026 sanction by municipal council washim. ground floor lintel level work done so stage of construction is given accordingly.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	27-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. property is under construction. sanctioned building plan and permission from municipal council is received.		



Longitude: 77.11939166666666
Latitude: 20.13526111111111
Image Taken 25-SEP-2026 16:10:35



Longitude: 77.119475
Latitude: 20.1352
Image Taken 25-SEP-2026 15:59:55



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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