



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-150720	Application No.:	77000348335
Customer Name:	Sunita Narendra Padamane	Branch :	(10048) AKOLA
Product Name:	HI - RHI - Home Purchase - Top Up Above 25 Percentage	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sunita Narendra Padamane	Mobile :	9922677106 9307110459

PROPERTY ADDRESS

Property Address:	Land From Field Survey No 14/1, Malmatta No 411,,Ward No A7, Mouje Umri, Pragne Akola, ,Near Hanuman Temple, Chaturbhuj Colony, ,Sudhir Colony, Tq And Dist Akola 444001	Location:	Ashoknagar
Legal Address:	Land From Field Survey No 14/1, Malmatta No 411, Ward No A7, Mouje Umri, Pragne Akola, Near Hanuman Temple, Chaturbhuj Colony, Sudhir Colony, Tq And Dist Akola 444001	City:	Akola Pin Code 444003
		State:	Maharashtra Country India
		Nearby Landmark:	Near Hanuman Temple, Chaturbhuj Colony,
		Collateral ID:	I26AKL003-085343

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	2	Class Of Locality:	Elite Class
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Rural	Distance Travelled From Operating	4
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
Second Floor	1	0	1	1 BEDROOM WITH WC BATH
Other1				
Other2				
Ground Floor	2	1	1	1 BHK WITH WC BATH
First Floor	2	0	1	2 BEDROOMS WITH WC BATH

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Occupied	Sunita Narendra Padamane	19
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2022	Self	41

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	House Of Mr Deshmukh	House Of Mr Dhupal	Service Lane	Road
Actual on Site	House Of Mr Deshmukh	Plot Of Mr Dhupal	Service Lane	Road
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:	

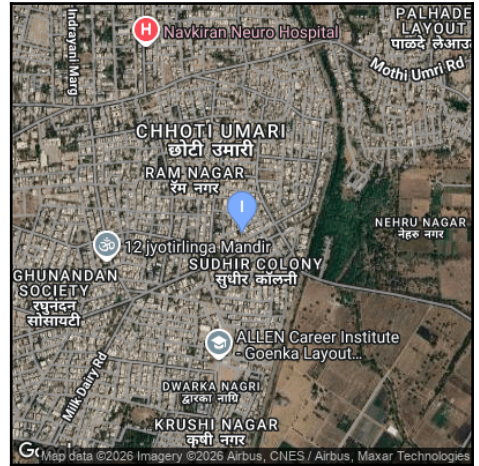
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1076	6000	6456000
Carpet Area	1371	0	0
Super Built Up/Sellable Area	1714	1800	3085200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	9541200
% Recommended	100	Realizable Value:	9541000

Realizable Value In Words : Rupees Ninety-Five Lakh Forty-One Thousand

Visited By:	Mr. Akshay Dhanokar	Visited on:	09-Sep-2026
Violations observed (if any):			
Remarks:	null 1) its is topup to existing cuistomer topup case, 2) 19 years old load bearing ground plus 2 floor applicant occupied house 3) we have received sale deed in the name of narendra mahadeorao padmane/sau sunita narendra padmane from pradip pundalik deshmuKh of deed no 375/2022 4) we have received na order of field survey no 14/1 of r c no 40/2/1970/71 dt. 20/12/1971 approved by sdo akola. 5) we have received 7/12 extract of gut no 14/1 in the name of sunita narendra padmane and narendra mahadeorao padmane of area 100 sqm i e 1076 sqft. from online downloaded extract. 6) we have received tax assesment abstract in the name of previous seller pradip pundlik deshmuKh. of builtup area is 1714 sqft. 7) as per provided sale deed plot area is 1300 sqft and as per provided 7/12 extract 1076 sqft we have consider less area for valuation		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Akshay Dhanokar	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended.		



Longitude: 77.02162194444445
Latitude: 20.709892222222223
Image Taken 09-SEP-2026 09:42:46

Longitude: 77.02162194444445
Latitude: 20.709892222222223
Image Taken 09-SEP-2026 09:42:46

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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