



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154016	Application No.:	77000352370
Customer Name:	Gunjan Sunil Apturkar	Branch :	(10048) AKOLA
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Gunjan Sunil Apturkar	Mobile :	7499855732 8846423538

PROPERTY ADDRESS

Property Address:	Flat No F-1, Ground Floor, Shri Bihari Kunj, ,Nz. Pl. No 73, Nz. Sh. No 28 D, Kasbe Akola,,Infront Of Gopal Kutiya, Rajputpura Akola ,Tq And Dist Akola 444001	Location:	Akola Ho
		City:	Akola Pin Code 444001
		State:	Maharashtra Country India
Legal Address:	Flat No F-1, Ground Floor, Shri Bihari Kunj, Nz. Pl. No 73, Nz. Sh. No 28 D, Kasbe Akola, Infront Of Gopal Kutiya, Rajputpura Akola Tq And Dist Akola 444001	Nearby Landmark:	Infront Of Gopal Kutiya, Rajputpura
		Collateral ID:	I26AKL001-084355

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	4
Green Housing:	No	Distance from City Center Km:	2
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	3	1	1	2 BHK WITH WC BATH
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Tenant	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	House Of Shital Joshi	Road	Road	House Of Gayatri Giridharilal
Actual on Site	House Of Shital Joshi	Road	Road	House Of Gayatri Giridharilal
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:	SHRI BIHARI KUNJ

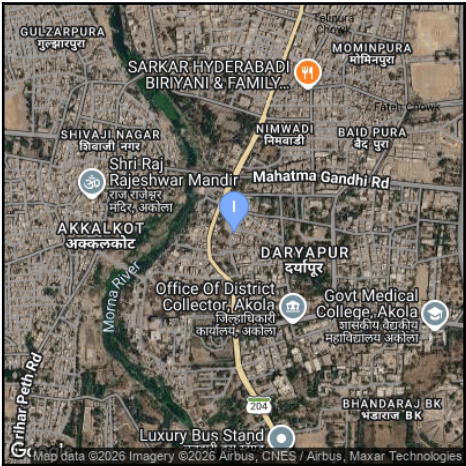
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	588	0	0
Super Built Up/Sellable Area	794	5300	4208200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4208200
% Recommended	100	Realizable Value:	4208000
Realizable Value In Words : Rupees Forty-Two Lakh Eight Thousand			

Visited By:	Mr. Akshay Dhanokar	Visited on:	07-Sep-2026
Violations observed (if any):			

Remarks:	null 1) flat purchase case 2) 2 years old 2 bhk flat no f1 on ground floor is tenant occupied. 3) we have received ats draft between gunjan apturkar and shyam biharlal sharma, deed of declaration is received in tha name of shyam biharilal sharma of deed no 2359/2023 dt. 02/06/2023. 3) we have received proeprty card in the name of shyam biharilal sharma of cts no 73 4) we have received cts map from land records 5) we have received building permission and sanctioned building plan of approval no 14/321/17/18 dt. 20/10/2020 approved by tp akola. 6) as on date flat is tenant occupied. 7) as per dod undivided share of land is 18.87 sqm i e 203.11 sqft
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Akshay Dhanokar	Entered On:	08-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. approved building plan and permission from tp is received. as on date construction work of building is complete. this is non apf builder purchase case, necessary approvals to be taken.		



Longitude: 76.994445
Latitude: 20.706015833333332
Image Taken 07-SEP-2026 23:39:37

Longitude: 76.994445
Latitude: 20.706015833333332
Image Taken 07-SEP-2026 23:40:01

DECLARATION

I/We herby 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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