



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168532	Application No.:	77000345903
Customer Name:	Swati Nandkishor Madavi	Branch :	(10004) AMRAVATI
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Swati Nandkishor Madavi	Mobile :	9657198239 9284149487

PROPERTY ADDRESS

Property Address:	Shop No Sh-11 On Gf, Pavansut Plaza Apartment, ,Plot No 52, Shet Survey No 76, Nazul Sheet No 51c,,Cts No 1/1, Kasbe Yavatmal City, Sai Mandir Road ,Tah And Dist Yavatmal 445001	Location:	Yavatmal Ho
Legal Address:	Shop No Sh-11 On Gf, Pavansut Plaza Apartment, Plot No 52, Shet Survey No 76, Nazul Sheet No 51c, Cts No 1/1, Kasbe Yavatmal City, Sai Mandir Road Near Jawaharlal Darda School, Tah And Dist Yavatmal 445001	City:	Yavatmal Pin Code 445001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Jawaharlal Darda School, Bajoriya
		Collateral ID:	I26YAV001-096230

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	COMMERCIAL/RESIDENTIAL
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Rural	Distance Travelled From Operating	188
Green Housing:	No	Distance from City Center Km:	94
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Basement Floor	1			VACANT GODOWN
Ground Floor	1			SELF OCCUPIED SHOP
First Floor				
Second Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Shree Madavi	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2026	Self	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Pakhare Property	Shop No 10	Parking Area	N P Road
Actual on Site	Pakhare Hotel	Shop No 10 Of Telange	Parking Area	N P 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	1	0	0
Carpet Area	147	0	0
Super Built Up/Sellable Area	184	19000	3496000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3496000
% Recommended	100	Realizable Value:	3496000

Realizable Value In Words : Rupees Thirty-Four Lakh Ninety-Six Thousand

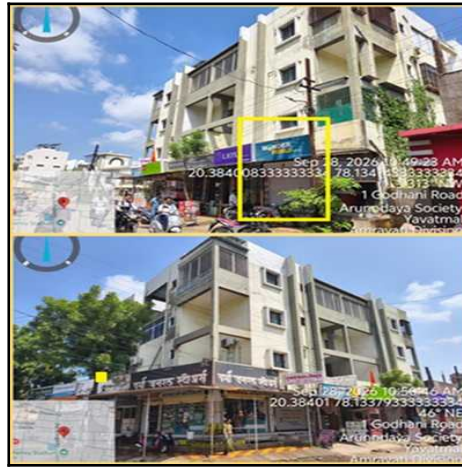
Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	28-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is nhl nrp builder case of shop, builder category is cat-c 2. said property is shop on gf and basement floor, basement floor is having separate access from gf internal, i.e ground floor and basement floor are amaglamated 3. documents provided includes copy of draft ats in the name of swati nandkishor madavi, copy of correction deed of dod with sr no 274-2021 dated on 29/01/2021, dod executed with sr no 614-2018 dated on 05/03/2018, approved building plan of municipal council yavatmal vide letter no dp/108201600004615 dated on 07/03/2015, na order and layout plan of tp approved 4. sellable area in valuation is taken from dod and draft ats 5) as per approved building plan and dod only gf shop bua is mentioned except basement floor. 6) we have consider gf shop bua 184 sqft as per provided sanctioned buioding plan and dod, as per ats draft shop no sh 11 on gf and basement is comming to us. thus we have consider unit cost of proeprty for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ashish Kedar	Entered On:	09-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	12-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. approved building plan from municipal council is received. as on date construction work of building is complete. this is non apf builder purchase case, necessary approvals to be taken. shop has attached basement having access through the shop on ground floor. basement is mentioned in provided draft ats but specific bua in not mentioned, hence only ground floor shop area is considered for valuation. kindly note.		



Longitude: 78.13397888888889
Latitude: 20.384193888888888
Image Taken 28-SEP-2026 12:48:02



Longitude: 78.13397888888889
Latitude: 20.384193888888888
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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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