



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163342	Application No.:	77000355236
Customer Name:	Kalyani Bhavan Sagne	Branch :	(10004) AMRAVATI
Product Name:	Nhl - Rnhl - Nrp - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Kalyani Bhavan Sagne	Mobile :	9921863614 9850614302

PROPERTY ADDRESS

Property Address:	Plot No. 3, Fs No. 170/2/171/4, Near M. S. Tiles,Shop, Kasbe- Darwa Khand 2, Darwa Bypass, ,Tq-Darwa, Dist- Yavatmal, Pincode-445202,Tq-Darwha, Dist- Yavatmal, Pincode-445202	Location:	Darwha
Legal Address:	Plot No. 3, Fs No. 170/2/171/4, Near M. S. Tiles Shop, Kasbe- Darwa Khand 2, Darwa Bypass, Tq-Darwa, Dist- Yavatmal, Pincode-445202	City:	Yavatmal
		Pin Code	445202
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near M. S. Tiles Shop
		Collateral ID:	I26YAV202-093706

PROPERTY DETAILS

Type Of Property:	Hotel	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	COMMERCIAL AND
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Natute of Location:	Urban	Distance Travelled From Operating	180
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
Other2				
Ground Floor	6	1	5	1 KITCHEN, 1 COUTNTER ROOM, 5 LODGE
First Floor	4	0	2	1 TABLE HALL 3 TABLE ROOM AND 1 STOCK
Second Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Bhagwan Rajaram Saga	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2023	Self	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Layout 12 Ft Road	Layout Plot No.15 And Plot	Layout Plot No.2	Layout Plot No.4
Actual on Site	Layout Road Then Digras	Open Plot 15 And 16	Open Plot No.2	Open Plot 4
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 HAVING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	5086	2400	12206400
Carpet Area	960	0	0
Super Built Up/Sellable Area	1200	2200	2640000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	14846400
% Recommended	100	Realizable Value:	14846000

Realizable Value In Words : Rupees One Crore Forty-Eight Lakh Forty-Six Thousand

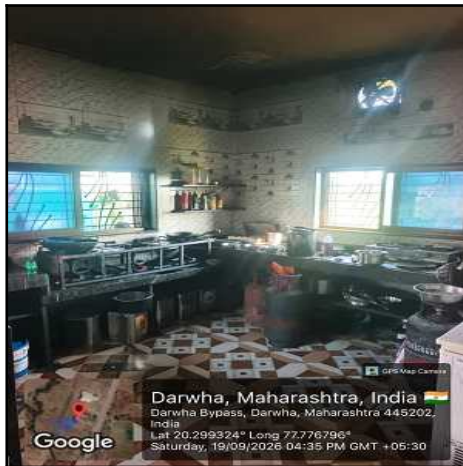
Visited By:	Unity Construction_Hfc	Visited on:	21-Sep-2026
Violations observed (if any):			
Remarks:	null 1.it is nrp bt top case property identified through document 2. its exsting rcc g plus 1 structure 3. as per document and as per site plot area is 5086 sqft so same is consider 4. sale deed received in the name of mrs. kalyani bhavan sagane, deed no. 1133 dt 17/05/2022 6. extract 7/12 received cts no 170/2/171/4/3 dt-02/05/2022 7. layout plan received 8. na order received, no-n.a.p.34/2011-2013 dt-18/04/2013 9.approved building plan received 10.sanction building permission and commencement certificate received no ccym/2023/apl/00186 dt 24/01/2023 9. as per document bua is 1200 sqft and as per actual on site builtup area is 3400 sqft so less bua is consider in the plan only ground floor is given on site there is g plus 1 structure so as per approved building plan bua is consider 10) property is used as commercial hotel 11) report is prepared on the basis of provided document 12) case is review for rate revision.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

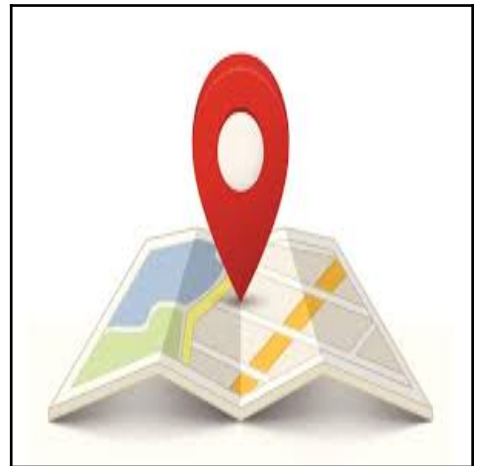
Entered By:	Unity Construction	Entered On:	30-Sep-2026
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	Property Used As Bar, Restaurant And Lodging. Mc Sanctioned Building Plan And Cc Is For Ground Floor Only Whereas On Site Additional Floor Is Constructed. Only Approved Bua Is Considered For Valuation. Property Is Located Along Digras Road Surrounded By Agri Land And Open Plots.		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 77.776886
Latitude: 20.299298999878037
Image Taken



Longitude: 77.776886
Latitude: 20.299298999878037
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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