



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-150195	Application No.:	77000341509
Customer Name:	Vaishali Vikas Hingane	Branch :	(10004) AMRAVATI
Product Name:	HI - Prime HI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vaishali Vikas Hingane	Mobile :	9834033950 7972186278

PROPERTY ADDRESS

Property Address:	Flat No 301 And 302, Third Yellow Sapphire ,Plot No 26, Fs No 35, Mouje Jewad, Pragne Badnera,,At. Yellow Sapphire,Behind Lords Hotel, Lane No 4,,Samra Nagar No 1, Tq And Dist. Amravati 444606	Location:	Frezarpura
Legal Address:	Flat No 301 And 302, Third Yellow Sapphire Building, Plot No 26, Fs No 35, Mouje Jewad, Pragne Badnera, At. Yellow Sapphire, Behind Lords Hotel, Lane No 4, Samra Nagar No 1, Old Bypass Road, Amravati, Tq And Dist. Amravati 444606	City:	Amravati Pin Code 444606
		State:	Maharashtra Country India
		Nearby Landmark:	Behind Lords Hotel, Lane No 4, Samra
		Collateral ID:	I26AMI606-084365

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	5	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Third Floor	6	2	4	UNDER-CONSTRUCTION 2 UNITS OF 2 BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
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	Road	Service Lane	Residence	Open Plot
Actual on Site	Road	Service Lane	Residence	Open Plot
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	0	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	1	Floorwise Usage:	BUILDING CONSIST G

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1374	0	0
Super Built Up/Sellable Area	1717	4900	8413300
Other 1	1	0	0
Other 2	1	0	0
% Completion	80	TOTAL	8413300
% Recommended	80	Realizable Value:	8413000

Realizable Value In Words : Rupees Eighty-Four Lakh Thirteen Thousand

Visited By:	Vedant Associates_ Amravati_Hfc	Visited on:	03-Sep-2026
Violations observed (if any):			
Remarks:	null 1) it is hl - prime hl - home purchase - builder case, as per ats, vaishali vikas hingane purchasing the flat no 301 and 302 from narayana estate through its partners, shashi narayandas hemrajani and yogesh shashi hemrajani owner of the property sale deed no is 694, dt. 31/01/2025. and correction deed no 5896/2026 2) received dod no. 4385, dt. 01/06/2026. 3) na order and layout details - nap/34/jewad-65/1981-82. 3) building permission and sanctioned building plan received details are building permit no. 1496242, dt. 08/04/2025, passed by amc.4) received gaon namuna 7/12. 5) flat no. 301 and 302 are adjoining to each other and builder mearge this two unit before final finishing. 6) as per ats 10 percent undivided share for each flat. 7) as on date plaster work is completed remaining work is in progress so stage of construction is given accordingly. 8) we have received common ats draft for both flats. 9) as per ats and dod flat no. 301, 2 bhk super bua 858.00 sqft. boundries are - e- road, w- flat no. 302, n- residence, s- open plot and flat no. 302, 2 bhk super bua 858.00 sqft. boundries are- e- flat no. 301, w- service lane, n- residence, s- open plot.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Vedant Associates_ Amrava	Entered On:	09-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
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. as on date construction work of building is 80 percent complete. this is non apf builder purchase case, necessary approvals to be taken. flat no. 301 and 302 are adjacent units which will be merged together as the work progresses. common draft is received for both the flats, hence single report is released. kindly note.		



Longitude: 77.76404833333333

Latitude: 20.894623333333333

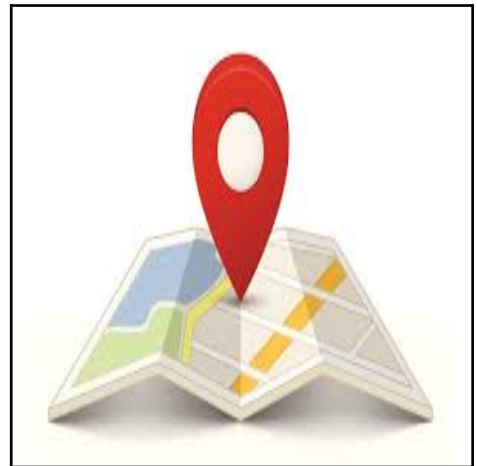
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Longitude: 77.76326777777778

Latitude: 20.8961875

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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