



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155162	Application No:	77000351790
Customer Name:	Raju Uddhavrao Kundkar		(10004) AMRAVATI
Product Name:	HI - Rhl - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Raju Uddhavrao Kundkar	Mobile :	8275297127 9284149487

PROPERTY ADDRESS

Property Address:	Plot No 36b In Mh 29 City Layout, Survey No 26/1, Mouza Pimpalgaon, Near Ved Dharni School And Water Tank Tah And Dist Yavatmal 445001	Location:	Yavatmal Ho
		City:	Yavatmal Pin Code 445001
		State:	Maharashtra Country India
Legal Address:	Plot No 36b In Mh 29 City Layout, Survey No 26/1, Mouza Pimpalgaon, Near Ved Dharni School And Water Tank Tah And Dist Yavatmal 445001	Nearby Landmark:	Near Ved Dharni School And Water Tank
		Collateral ID:	I26YAV001-084303

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Material at site:		Distance Travelled From Operating Office:	184
Nature of Location:	Rural	Distance from City Center Km:	92
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	4	1	2	2BHK WITH DINNING UC
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction	Na	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Layout Plot No 47 A	Layout Road	Layout Plot No 37 A	Layout Plot No 36 A
Actual on Site	Layout Plot No 47 A	Layout Road	Layout Plot No 37 A	Layout Plot No 36 A
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:

0

Constructed Rate:

0

Realizable

₹

:

1

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1687

1500

2530500

(A)

Construction

1032

2000

2064000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 1

1

0

0

Desc 2

0

0

0

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

0

Desc 7

0

0

0

Desc 8

0

0

0

Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Value As On Date:

3149700

Value of extra Amenities

0

% Completion

30

Amenities %Completion

0

% Recommended

30

Amenities %Recommendation

0

Reliazable value:

4594500

Realizable value Round Off:

4595000

Realizable Value In Words:

Forty-Five Lakh Ninety-Five Thousand

Visited By:

Reckoner Technical Service Private Limited_Hfc

Visited on:

08-Sep-2026

Violations observed

(if any):

Remarks:

null | 1. this is self construction case 2. said property proposed to be constructed as gf structure, currently at site plinth work in progress, stage are given accordingly 3. documents provided includes sale deed in the name of shree raju kundkar and rajni raju kundkar with sr no 361-2026 dated on 23/01/2026, na order of sdo vide order no 17/nap34/2022-2023 dated on 12/06/2023, layout plan of tp yavatmal dated on 30/05/2023, building plan and permit of yavatmal municipal council vide permit no cabyc/b/2026/apl/04201 dated on 10/04/2026 4. plot area and bua in valuation are taken from approved building plan, this is to be noted.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

Entered By:	Ashish Kedar	Entered On:	08-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. plinth work is in progress. sanctioned building plan and permission from municipal council is received.		



Longitude: 78.11789166666667
Latitude: 20.416844722222223
Image Taken 07-SEP-2026 14:21:00



Longitude: 78.11789166666667
Latitude: 20.416844722222223
Image Taken 07-SEP-2026 14:20:45



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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