



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-177707	Application No.:	77000345730
Customer Name:	Avinash Vijaykumar Phadnis	Branch :	(10097) LATUR
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Avinash Vijaykumar Phadnis	Mobile :	9834116092 9970881238

PROPERTY ADDRESS

Property Address:	Flat No.305, 3rd Floor, Laxmi Heights Project, Dhramadhikari Building, Plot No.1,2,3,4,5,6,7,8,9,10,G.No.7/B/2,G.P.H.No.7874,7875,7876,7877,7878,7879,7880,At-Maharanapratap Nagar,Tal	Location:	Latur Ho
Legal Address:	Flat No.305, 3rd Floor, Laxmi Heights Project, Dhramadhikari Building, Plot No.1,2,3,4,5,6,7,8,9,10, Gat No.7/B/2, G.P.H. No.7874,7875,7876,7877,7878,7879,7880, Near Brhamchaitnya Mangal Karalaya, Laxmi Chauk, Ring Road, At-Maharanapratap Nagar, Tal And Dist Latur.	City:	Latur Pin Code 413512
		State:	Maharashtra Country India
		Nearby Landmark:	Near Brhamchaitnya Mangal Karalaya,
		Collateral ID:	I26LUR512-097025

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Natute of Location:	Urban	Distance Travelled From Operating	8
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
Ground Floor				
First Floor				
Third Floor	3	1	2	2BHK, 2TB
Other1				
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	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No. 307 And 308	Marginal Space And Then 12	Flat No. 306	Flat No. 302
Actual on Site	Passage/Lift, Flat No. 307 And	Open To Sky/Marginal Space	Flat No. 306	Flat No. 302
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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
Total Value ₹:	1	Floorwise Usage:	3RD FLOOR- PROPOSED

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	636	0	0
Super Built Up/Sellable Area	826	4800	3964800
Other 1	1	0	0
Other 2	1	0	0
% Completion	75	TOTAL	3964800
% Recommended	75	Realizable Value:	3965000
Realizable Value In Words : Rupees Thirty-Nine Lakh Sixty-Five Thousand			

Visited By:	Mr. Balasaheb Shinde	Visited on:	14-Oct-2026
Violations observed (if any):			

Remarks:	null documents // 1) copy of registered ats between maya avinash phadnis and wada infra llp(through power of attorney), no.9540/2026 dated-23/09/2026, sro lmc-2. 2) copy of d.o.d. swati sharadrao dharamadhikari and others, no.2516/2026. dated-20/03/2026. sro lmc-2 3) copy of sanction plan issued by assistant director town planner latur, no. rplat/b/2024/apl/00143, dated-29/08/2024. 4) copy of commencement certificate issued by resident deputy collector latur, dated-27/08/2024, no. rplat/b/2024/apl/00143. 5) copy of rera certificate, rera registration no. pm1160002502980, issued by scretery maharera, dated- 18/03/2026. //remarks// 6) carpet area as per sanction plan is 636 sqft and after 30 percent of loading is 826 sqft sell able area is considered for the valuation. 7) property is shown by mr. gajanan shete, he is representative of builder 8) for the building, g plus 7 slab work, g plus 6 brick work and internal plaster work complete.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Balasaheb Shinde	Entered On:	14-Oct-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	14-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is in progress. the building plan and cc issued by adtp. rera certificate received. a necessary approvals to be taken for non apf case.		



Longitude: 76.5956530555554

Latitude: 18.4186827777778

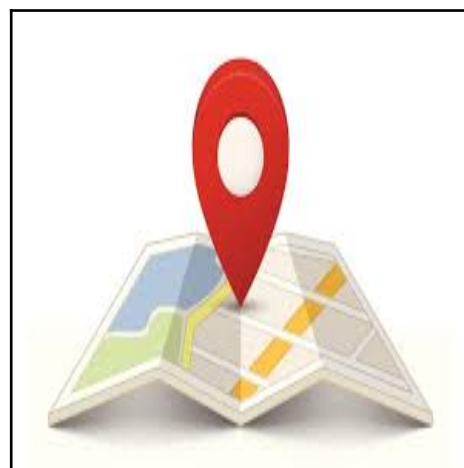
Image Taken



Longitude: 76.5956530555554

Latitude: 18.4186827777778

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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