



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157001	Application No.:	77000351080
Customer Name:	Lokesh Dinesh Rao Haramkar	Branch :	(10004) AMRAVATI
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Lokesh Dinesh Rao Haramkar	Mobile :	9922475737 7972186278

PROPERTY ADDRESS

Property Address:	Plot No. 14-A, Survey No. 90, Mouje Peth Amravati,,Pragane Badnera, At Dharmaraj Colony, Near Gajanan,Maharaj Mandir, Govind Shanti Vihar, Bhatkuli Main,Road, Tq And Dist Amravati 444601	Location:	Amravati H O		
		City:	Amravati	Pin Code	444601
		State:	Maharashtra	Country	India
Legal Address:	Plot No. 14-A, Survey No. 90, Mouje Peth Amravati, Pragane Badnera, At Dharmaraj Colony, Near Gajanan Maharaj Mandir, Govind Shanti Vihar, Bhatkuli Main Road, Tq And Dist Amravati 444601	Nearby Landmark:	Near Gajanan Maharaj Mandir		
		Collateral ID:	I26AMI601-091238		

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 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
Other1				
Other2				
First Floor				
Ground Floor	3	1	1	2BHK
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Lokesh Dinesh Rao Haramkar	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2016	Self	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 13-B	Layout Road	Others Land	Plot No. 14-B
Actual on Site	Open Plot No. 13-B	Road	Open Plot	Open Plot No. 14-B Of
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	1505	1500	2257500
Carpet Area	594	0	0
Super Built Up/Sellable Area	743	1800	1337400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3594900
% Recommended	100	Realizable Value:	3595000
Realizable Value In Words : Rupees Thirty-Five Lakh Ninety-Five Thousand			

Visited By:	Vedant Associates_ Amravati_Hfc	Visited on:	25-Sep-2026
Violations observed (if any):			
Remarks:	null 1) nhl - rnhl - lap residential - fresh case, documents provided are copy of sale deed in the name of dinesh rambhau haramkar sale deed no is 53/2013, dt. 04/01/2013. 2) na order and layout details - rmn/nap/34/peth amravati-120/2011-12, dt. 27/03/2012, passed by collector amravati. 3) sanctioned building permission and sanctioned building plan received and details - building permit no. 1801, dt.15/02/2016, passed by amc. 4) as per approved building plan ground floor bua 743.00 sqft but actual on site ground floor bua 1200.00 sqft, we consider bua as per approved building plan.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Vedant Associates_ Amrava	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. approved building plan and permission from amc is received. age of property is 10 years.		



Longitude: 77.73033027777778

Latitude: 20.92322805555556

Image Taken



Longitude: 77.73052055555556

Latitude: 20.923514166666667

Image Taken



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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