



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163341	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, Shet Survey No 170/2/171/4, Kasbe Darwa,Khand 2, Near Ms Tiles And Granite Store,Darwa Digras Road Tah Darwa Dist Yavatmal 445202	Location:	Darwha			
		City:	Yavatmal	Pin Code	445202	
		State:	Maharashtra	Country	India	
Legal Address:	Plot No 3, Shet Survey No 170/2/171/4, Kasbe Darwa Khand 2, Near Ms Tiles And Granite Store Darwa Digras Road Tah Darwa Dist Yavatmal 445202	Nearby Landmark:	Near Ms Tiles And Granite Store Darwha			
		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 /
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature 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
Other1				
Other2				
Ground Floor	6	1	5	5 LODGE ROOMS, 1 HALL AND 1 KITCHEN
First Floor	4		2	1 BAR ROOM, 2 ROOMS AND 1 STORE ROOM
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sagne	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 M Wide Road	Layout Plot No 15 And 16	Layout Plot No 2	Layout Plot No 4
Actual on Site	Darwa Digras Road	Open Plot Of Nimkar / Layout	Open Layout Plot No 2	Open Layout Plot No 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:	GF HAVING 5 LODGE

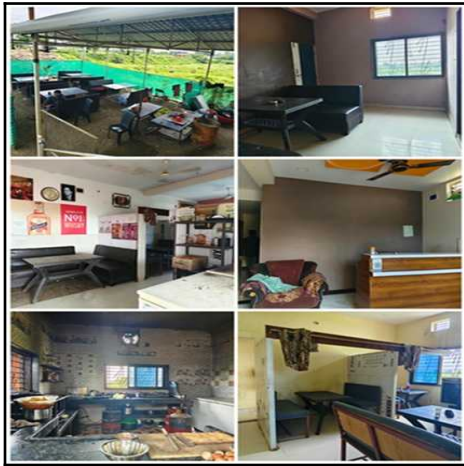
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	5086	2350	11952100
Carpet Area	960	0	0
Super Built Up/Sellable Area	1200	2200	2640000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	14592100
% Recommended	100	Realizable Value:	14592000

Realizable Value In Words : Rupees One Crore Forty-Five Lakh Ninety-Two Thousand

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	22-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is nrp bt top case 2. said property is g plus one structure used for lodging, wine bar and restaurent by customer himself 3. documents provided includes copy of sale deed in the name of kalyani bhawan sagne with sr no 1133-2022 dated on 18/05/2022, na order of sdo for residential user vide order no 14/nap-34/2011-2012 dated on 18/04/2013, 7/12 extract in the name of previous owner, sanctioned layout plan, approved building plan and commencement certificate of darhva municipal council vide permit no ccym/b/2023/apl/00186 dated on 24/01/2023 4. plot area and bua in valuation are taken from approved building plan, this is to be noted.3. case is review for rate revision.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ashish Kedar	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: 77.77691777777778
Latitude: 20.299283055555556
Image Taken 22-SEP-2026 13:50:30



Longitude: 77.77691777777778
Latitude: 20.299283055555556
Image Taken 22-SEP-2026 13:51:04



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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