



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154886	Application No.:	77000351926
Customer Name:	Shekh Ajam Shekh Kasam	Branch :	(10004) AMRAVATI
Product Name:	HI - Ag Regular - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Shekh Ajam Shekh Kasam	Mobile :	9921444290 9850614302

PROPERTY ADDRESS

Property Address:	North Side Part Of Plot No. 3, Rohit Nagar, Field ,S. No.55/1 K, Near Dargah Baba Shamsuddin Awliyah,,Kasabe-Yawatmal, Tah. And Dist. Yawatmal, 445001.	Location:	Yawatmal Ho
		City:	Yawatmal Pin Code 445001
		State:	Maharashtra Country India
Legal Address:	North Side Part Of Plot No. 3, Rohit Nagar, Field S. No. 55/1 K, Near Dargah Baba Shamsuddin Awliyah, Kasabe-Yawatmal, Tah. And Dist. Yawatmal, 445001.	Nearby Landmark:	Near Dargah Baba Shamsuddin Awliyah
		Collateral ID:	I26YAV001-094408

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Rural	Distance Travelled From Operating	190
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	4	1	2	2BHK WITH WC BATH, 1SHOP
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Shekh Ajam Shekh Kasam	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2018	Self	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Part Of Field S. No. 55	12 M Wide Road	12 M Wide Road The Nagpur	Remaining Part Of Plot No. 3
Actual on Site	Part Of Field S. No. 55 //	Layout Road	Layout Road Then Nagpur	Remaining Part Of Plot No. 3
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- 2BHK WITH WC

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2455	3600	8838000
Carpet Area	382	0	0
Super Built Up/Sellable Area	477	1500	715500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	9553500
% Recommended	100	Realizable Value:	9554000

Realizable Value In Words : Rupees Ninety-Five Lakh Fifty-Four Thousand

Visited By:	Unity Construction_Hfc	Visited on:	12-Sep-2026
Violations observed (if any):			
Remarks:	null 1) its a 8 years old rcc 2bhk type structure with 1 shop. 3) documents received sale deed received in the name of shekh ajam shekh kasam, deed no. 1604, dt. 21/03/2025, issued by sub registrar yawatmal. na order and sanctioned layout plan received of nap no. 28/nap/34/2009-2010, dt. 01/01/2011, approved by sdo yawatmal. tax assessment received of malmatta no. 578, tax assessment received of receipt no. 3733, dt. 05/10/2026, approved by nagar parishad yawatmal. 4) as per the sale deed, the total plot area is 2454.57 sq.ft. and as per the site measured is 3000 sq.ft. so the less is considered for the valuation. 5) as per the tax assessment sheet, residential bua is 477 sq.ft. and commercial shop bua is 93 sq.ft. so the residential bua 477 sqft is considered for the valuation. 6) we have received the documents for the north side part of plot no. 3, but the sanctioned sub division plan is not received.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Unity Construction	Entered On:	06-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	06-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product. na order from sdo, layout plan from tp along with tax assesment sheet from nagar parishad is received. it is a part plot and subdivision plan is not provided. only residential bua is considered for valuation. land possesses the major portion of total valuation. kindly note.		



Longitude: 78.15268300000001

Latitude: 20.3922

Image Taken



Longitude: 78.15268300000001

Latitude: 20.3922

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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