



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-23-103769	Application No:	77936203997
Customer Name:	Pawan Prabhakar Akolkar		(10004) AMRAVATI
Product Name:	HI - Rhl - Home Purchase - Re Finance	BSM/RM Name:	Pratik Bhojane
Loan Property Type:		Visited User Type:	Technical Agency
Contact Name:	Pawan Prabhakar Akolkar	Mobile :	8788366015 8087677978

PROPERTY ADDRESS

Property Address:	Plot No 28 East Part S.No 30-3 And 30-4 Mouje Saturna Pragne Badnera Anuradha Nagar Mahabank Nagar 444607Near Sai Vitthal Colony District-Amravati	Location:	Navathe
		City:	Amravati Pin Code 444607
		State:	Maharashtra Country India
Legal Address:	Plot No 28 East Part S.No 30-3 And 30-4 Mouje Saturna Pragne Badnera Anuradha Nagar Mahabank Nagar, Near Sai Vitthal Colony District Amravati 444607	Nearby Landmark:	Near Sai Temple
		Collateral ID:	I23AMI607-068543

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	YES
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Material at site:	Na	Distance Travelled From Operating Office:	12
Nature of Location:	Urban	Distance from City Center Km:	15
Green Housing:	No	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	0	0	0	0
First Floor	0	0	0	0
Second Floor	0	0	0	0
Other1	0	0	0	0
Other2	0	0	0	0

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Occupied	Mr.Rajkumar	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
0	YEAR 2022	Tenant Occupied	24

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.29	Remaing Part Of Same Of Plot	Service Lane	30 Feet Wide Road
Actual on Site	Plot No.29	Remaing Part Of Same Of Plot	Service Lane	30 Feet Wide Road
Boundary	Yes			

VALUATION AS PER GOVT. APPROVED RATES

Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate:	1
Realizable ₹ :	2		

VALUATION DETAILS

Description	Area in Sq. Ft	Rate per Sq.Ft	Amount(R)	
Land	1860	3200	5952000	(A)
Construction	0	0	0	(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION	RATE	QUANTITY	AMOUNT
Desc 1	0	0	0
Desc 3	0	0	0
Desc 4	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 2	0	0	0
Desc 12	0	0	0
Desc 5	0	0	0

Value As On Date:	5952000	Value of extra Amenities	0
% Completion	0	Reliazable value:	5952000
% Recommended	0	Realizable value Round Off:	5952000
Realizable Value In Words:	Fifty-Nine Lakh Fifty-Two Thousand		

Visited By:	Merit Construction Associates_Hfc	Visited on:	17-Jul-2023
Violations observed (if any):	Presently Property Havning Comman Enterance And Property Is Not Seprately Demarcated.		

Remarks:	1.Property Identified By Property Documents, Local Inquiry And Buyer Of The Property. 2. Presently Property Seprately Not Divided 3. Plot No.28 Admeasuring 3300 Sqft In Which Applicant Purchasing North South Divied East Part 1860 Sqft Plot Area. 4. As Per Buyer Openion He Will Demolish House So Only Land Area Considered For Valution 4. This Is HI Rhl Home Purchase Re Finance Case, Report Release On The Basis Of Sale Deed Sr No.1293 Date 04/04/1997, Ats- Dated 22/06/2023, Layout Map-Dated-06/03/2019, Na Order- Dated-30/04/1976 5. As Per Ndma Norms Said Property Is Not In Crz And Not In Flood Prone Zone, The Height Of Building Above Ground Floor Level Is Less Than 15 M. Sesmic Zone Is 3. 6. Geo-Cordinates Of Property Is 20.895528, 77.741472
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Entered By:	Merit Construction Associ	Entered On:	18-Jul-2023
Recommended by:	Prasad Hire	Completion Status:	Not Applicable-Land Loan

Recommender's Comment:	Recommended For Approval
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Approver Name:	Prasad Hire	Approver ID:	HE005084
App Designation:	Area Technical Manager	Approved On:	18-Jul-2023

Approver's Comment:	Okbefore Cheque Handover, The Construction On The Site Will Have To Be Demolished And Demarcation Of The Plot On The Eastern Side Should Be Done And The Technical Team Should Inspect Them. Credit Team Please Mark This Sanction Condition
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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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