



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-65744	Application No.:	77000253528
Customer Name:	Faizan Akram Sheikh	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Faizan Akram Sheikh	Mobile :	9325064766 8928672126

PROPERTY ADDRESS

Property Address:	Apartment Nos. 101 And 102, First Floor, Nirmal, Apartments Plot No 21-A The Public Co. Op. Hsg., Society Ltd Dharampeth Cts No 283 Sheet No 4 Kh No. 3/2, And 83/3, Mz Digdoh Hingna Nagpur 440016.	Location:	Industrial Area (Nagpur)
Legal Address:	Apartment Nos. 101 And 102, First Floor, Nirmal Apartments, Plot No. 21-A, Out Of The Sanctioned Layout Of The Public Co-Operative Housing Society Ltd., Dharampeth, City Survey No 283, Sheet No 4, Khasra No. 83/2, And 83/3, House No. 302, Ward No 2, Mouza - Digdoh, Tah. Hingna And Dist Nagpur - 440016.	City:	Nagpur Pin Code 440016
		State:	Maharashtra Country India
		Nearby Landmark:	Near Hanuman Mandir
		Collateral ID:	I26NAG016-040290

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	100 PERCENTAGE
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	14
Green Housing:	No	Distance from City Center Km:	9
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	5	1	3	RESIDENTIAL
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	18
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2023	Na	42

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 21	Plot No 24	Road	Plot No. 22
Actual on Site	Staircase / Plot No 21	Open To Sky / Plot No 24	Open To Sky / Road	Open To Sky / Plot No. 22
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:	SAID PROPERTY IS A

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	657	0	0
Super Built Up/Sellable Area	789.0	6000	4734000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4734000
% Recommended	100	Realizable Value:	4734000

Realizable Value In Words : Rupees Forty-Seven Lakh Thirty-Four Thousand

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	18-Apr-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is hl resale purchase case. 2) said property is a 3 bhk, 1 dinning room with 3 toi bath residential apartment on first floor. 3) copy of draft agreement to sale is in name of faizal akram sheikh and ruksan faizal sheikh. 4) copy of sale deed is in the name of mr ramesh purushottam durve and mrs maya ramesh durve details vide sr. no. 1026-2008, dated. 13/02/2008. 5) sanctioned building plan details vide tharav no. 5/16, dt. 28/09/2005, by gp digdoh. 6) na order details vide rev. case no. 72/nap-34/71-72, dt. 12/09/1972, by sdo nagpur and approved layout plan by town planning nagpur vide approval no. ssnag/226, dt. 13/11/1972. 7) built up area as per sale deed draft is considered for valuation. 8) the apartment building consists of ground floor and upper three floors. 9) apartment nos. 101 and 102 were merged as per site visit. 10) the said property was vacant from 3 years. 11) scrutiny carried out at the time of visit property shown by mr. faizan sheikh. 12) this case is reviewed for change in product.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Dhananjay Datar And Assco Datar	Entered On:	30-Apr-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	30-Apr-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. both the flats are merged together. single deed is received for both the flats hence single report is provided. as per discussion with customer he will occupy the property after execution of sale deed. furniture is present in flat which is of seller. kindly note.		



Longitude: 79.01487388888889
Latitude: 21.11573527777778
Image Taken 18-APR-2026 17:12:00



Longitude: 79.01496972222222
Latitude: 21.11565305555556
Image Taken 18-APR-2026 17:00:52



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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