



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-124695	Application No.:	77000322188
Customer Name:	Pradip Jotiram Bhoyar	Branch :	(10107) NAGPUR
Product Name:	Nhl - Rnhl - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Pradip Jotiram Bhoyar	Mobile :	9860965463 9689959801

PROPERTY ADDRESS

Property Address:	Plot No. 2-A, House No. 6621/C/2a, Mouza Manewada,,Kh. No. 67/2, P.H. No. 39, C.T.S No. 587, Sheet No,500/47, Green Planet Colony, Tah. And ,Dist. Nagpur, 440027.	Location:	Bhagwan Nagar
		City:	Nagpur Pin Code 440027
		State:	Maharashtra Country India
Legal Address:	Plot No. 2-A, House No. 6621/C/2a, Mouza Manewada, Kh. No. 67/2, P.H. No. 39, C.T.S No. 587, Sheet No. 500/47, Green Planet Colony, Tah. And Dist. Nagpur, 440027.	Nearby Landmark:	Near Green Planet Colony Garden
		Collateral ID:	I26NAG027-084499

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	5	1	1	3 SHOPS COMMERCIAL AND 1 BHK
First Floor	4	1	2	2 BHK PLUS DINING RESIDENTIAL
Second Floor	3	0	2	3 ROOMS
Third Floor	1	0	1	1 ROOM
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self Occupied	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 3-A	Plot No. 1-A	30 Ft Wide Road	Plot No. 1-B
Actual on Site	Plot No. 3-A	Plot No. 1-A	30 Ft Wide Road	Plot No. 1-B
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	1696	7000	11872000
Carpet Area	1204	0	0
Super Built Up/Sellable Area	1505	2250	3386250
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	15258250
% Recommended	100	Realizable Value:	15258000

Realizable Value In Words : Rupees One Crore Fifty-Two Lakh Fifty-Eight Thousand

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	05-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is bt top up lap residential case., 2. said property is g plus 3 structure commercial plus residential building in which gf has 3 shops commercial rented and 1 bhk residential rented, ff has 2 bhk plus dining residential self occupied, sf has 3 rooms residential self occupied, tf has 1 room self occupied on site., 3. documents copies verified are sale deed reg. no. ngn4-2373-2021 on dated. 12/03/2021 in the name of pradip jotiram bhoyar, society layout plan, sanction building plan and commencement certificate permit no. b.e (south)/ case no. bul. g-5285213/t. no. 20211012140/373 on dated. 07/13/2022 by nit, tax receipt no. 14100 on dated. 07/01/2021 by nmc., 4. land area is taken as per sale deed and rl letter., 5. bua as per sanction building plan is 1865 sq.ft but we consider only residential area 1505 sq.ft commercial area 360 is deducted from total bua, same is consider for valuation., 6. property photos are uploaded in omni doc.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
BHOYAR PICS_COMPRESSED.PDF	NULL	NULL	

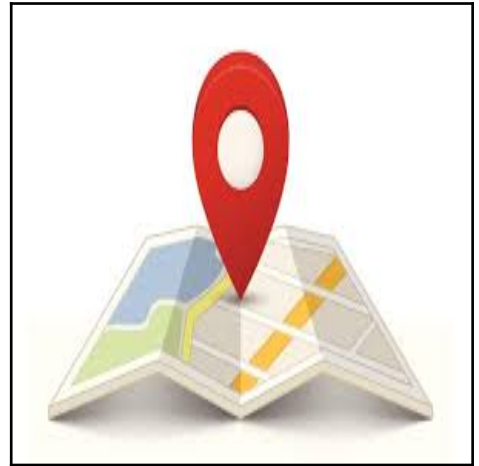
Entered By:	Dheera Valuers And Adviso	Entered On:	09-Sep-2026
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. Sanctioned Building Plan And Cc From Nit Is Received. Property Has Mixed Usage Where Only Residential Bua Is Considered For Valuation. Surrounding Locality Is Good.		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. value is in line with market.		



Longitude: 79.09563777777777
Latitude: 21.098356666666664
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Latitude: 21.098549444444444
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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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