



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-143478	Application No.:	77000339040
Customer Name:	Ragini Vijaykumar Sharma	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ragini Vijaykumar Sharma	Mobile :	9284331089 7028000057

PROPERTY ADDRESS

Property Address:	Flat No 604 On Sixth Floor, Woods Tower, Block-B,Pine, In Moraj Waterfall Gateway Survey No 30,(Part), 31(Part), 33(Part), 34(Part) 35(Part),Govt,Land-Nalla (Part), Plot No 5, Sector-21,Nagpur	Location:	Nagpur Gpo
Legal Address:	Flat No 604 On Sixth Floor, Woods Tower, Block-B-Pine, In Moraj Waterfall Gateway Survey No 30 (Part), 31(Part), 33(Part), 34(Part) 35(Part), Govt. Land-Nalla (Part), Plot No 5, Sector-21, Village Khapri Rly, Tah Nagpur Rural Dist Nagpur 440001	City:	Nagpur Pin Code 440001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Aims Hospital
		Collateral ID:	I26NAG001-078951

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENT
No of Floors:	18	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Sixth Floor	4	1	3	3BHK RESIDENTIAL
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Provided	Not Provided	Not Provided	Not Provided
Actual on Site	Land Of Shiv Kailasa	Fire Exit And Flat No 603	Ots And Flat No 602	Ots And Wing C
Boundary	No			

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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	949	0	0
Super Built Up/Sellable Area	1329	4800	6379200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6379200
% Recommended	100	Realizable Value:	6379000

Realizable Value In Words : Rupees Sixty-Three Lakh Seventy-Nine Thousand

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	22-Aug-2026
Violations observed (if any):			
Remarks:	null 1. this is hl rhl home purchase builder case 2.said property is 3bhk flat located on sixth floor of building, presently flat is vacant 3. documents provided includes copy of draft ats in the name of smt ragini vijaykumar sharma, building plan and commencement of maharashtra airport development authoriy vide letter no madc/miha/bp/63/7100 dated on 29.11.2010, lease deed of executed by maharashtra airport development company, through its vice-president and managing director shri. r.c. sinha in favour of m/s. moraj infratech pvt. ltd, through its director shri. mohan gurnani, same was duly registered in the office of sub-registrar nagpur no. 7, at sr. no. 5743/2010, dated 09.09.2010, occupancy certificate issued by maharashtra airport development company, vide letter bearing no. madc/mihan/490a/3708, dated 27.08.2017, noc of airport authority dated on 26-09-2021 4. sellable area in valuation is taken from draft sale deed as only carpet area mentioned in draft deed we have taken 40 percent loading on carpet area. 5. legal clearance to be obtained before disbursement.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By: Ashish Kedar

Recommended by:

Recommender's Comment:

Entered On: 24-Aug-2026

Completion Status: Constructed

Approver Name: Ashay Khade

Designation: Technical Manager

Approver Recommendation : RECOMMENDED

Conditional Remark:

Approver ID: HE002951

Approved On : 24-Aug-2026

Approver's Comment:

ok for builder purchase case. approved building plan and cc along with oc and noc from maharashtra airport development authority is received. as on date construction work of building is complete. this is non apf builder purchase case, necessary approvals to be taken.

