



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155454	Application No:	77000347333
Customer Name:	Nasrin Bano Mohammad Ashfaque		(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Ag Premium - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Nasrin Bano Mohammad Ashfaque	Mobile :	9371094806 9665156139

PROPERTY ADDRESS

Property Address:	Plot No. 308 (Northen Part), Mouza- Indora, Kh No.111,127/1, Wanjari Precent Pha Scheme, Sheet No. 291/58, Cts No. 803, Nmc Ho No. 1563/A/875, Sidharth Nagar, Tah And Dist- Nagpur 440017	Location:	Ambedkar Marg
		City:	Nagpur Pin Code 440017
		State:	Maharashtra Country India
Legal Address:	Plot No. 308 (Northen Part), Mouza- Indora, Kh No. 111,127/1, Wanjari Precent Pha Scheme, Sheet No. 291/58, Cts No. 803, Nmc Ho No. 1563/A/875, Sidharth Nagar, Near Arif Furniture, Tah And Dist- Nagpur 440017	Nearby Landmark:	Near Arif Furniture
		Collateral ID:	I26NAG017-091134

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	100 PERCENT
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Material at site:		Distance Travelled From Operating Office:	12
Natute of Location:	Urban	Distance from City Center Km:	6
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1 BHK WITH T/B (UC)
First Floor	2	1	1	1 BHK WITH T/B (UC)
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction	Na	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	20 Feet Road	Plot No. 301	Plot No. 309	Remaing Part Of Plot No. 308
Actual on Site	20 Feet Road	Plot No. 301	Plot No. 309	Remaing Part Of Plot No. 308
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

Realizable

₹

:

2

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

500

4500

2250000

(A)

Construction

750

2300

1725000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 2

0

0

0

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

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 12

0

0

0

Desc 1

0

1

0

Value As On Date:

3078000

Value of extra Amenities

0

% Completion

48

Amenities %Completion

0

% Recommended

48

Amenities %Recommendation

0

Reliazable value:

3975000

Realizable value Round Off:

3975000

Realizable Value In Words:

Thirty-Nine Lakh Seventy-Five Thousand

Visited By:

Vedant Associates_Hfc

Visited on:

15-Sep-2026

Violations observed

(if any):

Remarks:

null | this is a self construction case, 1). said property is a lease hold plot which is in under construction in which gf brickwork completed upto slab level and slab casting work in progress, 2). land area is 46.46 sqmt/ 500 sqft (as per sale deed), 3). built up area is 92.90 sqmt/ 1000 sqft (as per architecture building plan) and 750 sqft (as per fsi 1.5) so we are consider less area for valuation, 4). approach road to the property is 20 feet cc road, 5). provided documents are- copy of sale deed in the name of nasrin bano mohamaad ashraf in between mr. faiyyaj uddin moinuddin same was duly registered in the sub registrar nagpur sr. no. 2234-2026 date- 12-03-2026, 6). copy of pr card, copy of natp sanction layout plan (details are not redable), copy of architecture building plan and eastimate. 7). said property situated within the limits of nmc, 8). this case is review for revision in construction rate.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

NASIR.PDF

NULL

NULL

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. property is under construction.		



Longitude: 79.107935
Latitude: 21.174110000000002
Image Taken



Longitude: 79.107935
Latitude: 21.174110000000002
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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