



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152223	Application No.:	77000351010
Customer Name:	Pranay Vasantao Nerkar	Branch :	(10107) NAGPUR
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Pranay Vasantao Nerkar	Mobile :	9860872306 7385818448

PROPERTY ADDRESS

Property Address:	Apartment No M 02 Mezzanine Floor In Madan Mohini ,Palace Plot No S4 And S5 Kh No 615/2 600 322/1,Corp House No 1128/M/A/M-2 Ward No 20 Cts No 101 ,Sheet No 280 Kdk College Road Tah Dist Nagpur	Location:	Ayodhya Nagar
Legal Address:	Apartment No M 02 Mezzanine Floor In Madan Mohini Palace Plot No S4 And S5 Kh No 615/2 600 322/1 Corp House No 1128/M/A/M-2 Ward No 20 Cts No 101 Sheet No 280 Kdk College Road Tah Dist Nagpur	City:	Nagpur Pin Code 440024
		State:	Maharashtra Country India
		Nearby Landmark:	Beside Bhagwati Electronics
		Collateral ID:	I26NAG024-083140

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Mezzanine Floor	3	1	2	2BHK RESIDENTIAL
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Nerkar	25
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	3 MONTHS	Self	35

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Apartment No M 03	Apartment No M 01	Plot No S-3	Plot No S-14
Actual on Site	Apartment No M 03	Apartment No M 01	Plot No S-3	Plot No S-14
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:	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	530	0	0
Super Built Up/Sellable Area	663	8600	5701800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5701800
% Recommended	100	Realizable Value:	5702000
Realizable Value In Words : Rupees Fifty-Seven Lakh Two Thousand			

Visited By:	Mr. Pravin Mange	Visited on:	04-Sep-2026
Violations observed (if any):			

Remarks:	null 1. this is lap residential case, 2, said property is 2bhk plus terrcae self occupied flat on mezzanine floor, g plus m plus 2 building. 3. provided documents are sale deed on the name of pranay vasantrao nerkar reg no ngn5-3572-2026 dt 20/03/2026, deed of declaration reg no ngn2-1400-2003 dt 29/03/2003, tax receipt dt 10/04/2025, nit sanctioed building plan vide its permit no ia/4399/23621 dt 28/09/2001, 4. bua as per sale deed is 663 sqft, same is considered for valuation. 5. land share of said apartment is 6.843 percent. 6. unit cost consider for valuation including terrace and mentioned land share.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Pravin Mange	Entered On:	04-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	04-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned building plan from nit along with tax receipt from municipal corporation is received. age of property is 25 years.		



Longitude: 79.12738888888889

Latitude: 21.138733333333334

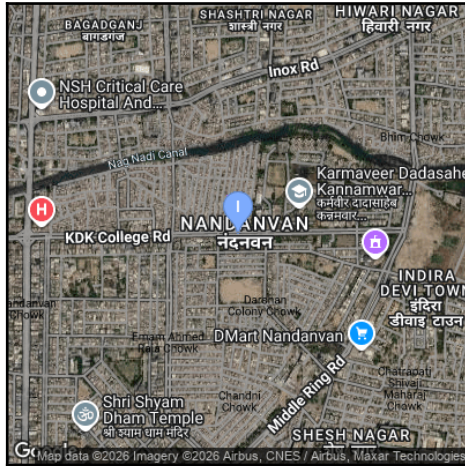
Image Taken



Longitude: 79.12738888888889

Latitude: 21.138733333333334

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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