



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161309	Application No:	77000352932
Customer Name:	Pankaj Gunvant Thakare		(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:	Pankaj Gunvant Thakare	Mobile :	8007863344 9767110227

PROPERTY ADDRESS

Property Address:	Gp- Ho.No. 2600/9 , Mouza- Dehegaon (R), Ph No 53, B. No. 109, Ward No. 4, At Vitthal Nagar Near Datta Prabhu Lawn, Gp. Dehegaon Rangari, Tah. Saoner, Dist. Nagpur 441102	Location:	Khapar Khed
		City:	Nagpur Pin Code 441102
		State:	Maharashtra Country India
Legal Address:	Gp- Ho.No. 2600/9, Mouza- Dehegaon (R), Ph No 53, B. No. 109, Ward No. 4, At Vitthal Nagar, Near Datta Prabhu Lawn, Gp. Dehegaon Rangari, Tah. Saoner, Dist. Nagpur 441102	Nearby Landmark:	Near Datta Prabhu Lawn
		Collateral ID:	I26NAG102-093617

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Material at site:		Distance Travelled From Operating Office:	36
Nature of Location:	Rural	Distance from City Center Km:	18
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	2	2BHK (UC)
First Floor	3	1	2	2BHK (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	Bhumapan No. 170	G.P Ho. No. 2600/8	20 Ft Gp Road	Property No. 2600/4
Actual on Site	Bhumapan No. 170, Datta	G.P Ho. No. 2600/8	Road	Property No. 2600/4 (Vacant
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

1725

1200

2070000

(A)

Construction

2588

1550

4011400

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 5

1

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

0

0

Desc 2

0

0

0

Desc 3

0

0

0

Desc 4

0

0

0

Value As On Date:

5279120

Value of extra Amenities

0

% Completion

80

Amenities %Completion

0

% Recommended

80

Amenities %Recommendation

0

Reliazable value:

6081400

Realizable value Round Off:

6081000

Realizable Value In Words:

Sixty Lakh Eighty-One Thousand

Visited By:

Vedant Associates_Hfc

Visited on:

21-Sep-2026

Violations observed

(if any):

Remarks:

null | this is a self construction case, 1). said property is a gf plus upper 1 floor residential house which is in under construction in which gf and ff slab and brick work completed internal plaster completed and external plaster is pending, 2). land area is 160.31 sqmt/ 1725 sqft (as per sale deed), 3). built up area is 278.7 sqmt/ 3000 sqft (as per architecture building plan), and as per fsi 1.5 is 2588 sqft, so we are consider less area for valuation 4). approach road to the property is 20 feet kaccha road, 5). provided documents are- copyb of sale deed in the name of mr. rahul gunvant thakre same was duly registered in the sub registrar saoner sr. no. 2470-2025 date- 20-08-2025, copy of previous sale deed in the name of smt. purna gunvant thakre in between mr. sudhakarji shravanji wadaskar same was duly registered in the sub registrar saoner sr. no. 1523-2016 date- 04-05-2026, 6). copy of tax receipt no. 1056 date- 09-03-2016 by gp- dahegaon (rangari), copy of tax assesment sheet by gp- dahegaon (rangari), copy of architecture building plan and eastimate, 7). property situated within the limits of gp- dahegaon (rangari). 8). this case is review for revision in loan property type.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

PANKAJ.PDF

NULL

NULL

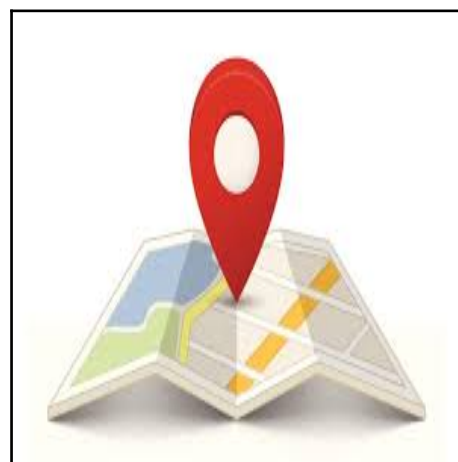
Entered By:	Vedant Associates_Hfc Gawande	Entered On:	30-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. property is under construction.		



Longitude: 79.086694
Latitude: 21.291189000000003
Image Taken



Longitude: 79.086694
Latitude: 21.291189000000003
Image Taken



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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