



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-143949	Application No:	77000339476
Customer Name:	Sanjay Madhukar Mankawde		(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Ag Premium - Home Purchase - Under Construction Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Sanjay Madhukar Mankawde	Mobile :	9225245114 9561516023

PROPERTY ADDRESS

Property Address:	Plot No. 287, House No. 1054/G, Mouza Nagpur, Kh. No. 466, Sheet No. 290, C.T.S No. 111Ward No. 13, Industrial Basti Scheme, Reshimbagh Layout, Tah. And Dist. Nagpur, 440009.	Location:	Hanuman Nagar
		City:	Nagpur Pin Code 440009
		State:	Maharashtra Country India
Legal Address:	Plot No. 287, House No. 1054/G, Mouza Nagpur, Kh. No. 466, Sheet No. 290, C.T.S No. 111, Ward No. 13, Industrial Basti Scheme, Reshimbagh Layout, Behind Hedgewar Bhawan, Tah. And Dist. Nagpur, 440009.	Nearby Landmark:	Near Hedgewar Bhawan
		Collateral ID:	I26NAG009-079567

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
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:	14
Nature of Location:	Urban	Distance from City Center Km:	5
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	0	1	1 ROOM PARKING UNDER CONSTRUCTION
First Floor	3	1	2	2 BHK RESIDENTIAL UNDER CONSTRUCTION
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	Old Basti	Road	Plot No. 288	Plot No. 286
Actual on Site	Old Basti	Road	Plot No. 288	Plot No. 286
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

1346

10000

13460000

(A)

Construction

1250

2000

2500000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

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

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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

Value As On Date:

15335000

Value of extra Amenities

0

% Completion

75

Amenities %Completion

0

% Recommended

75

Amenities %Recommendation

0

Reliazable value:

15960000

Realizable value Round Off:

15960000

Realizable Value In Words:

One Crore Fifty-Nine Lakh Sixty Thousand

Visited By:

Dheera Valuers And Advisor_Hfc

Visited on:

22-Aug-2026

Violations observed

(if any):

Remarks:

null | 1. this is bt under construction case., 2. said property is under construction g plus 1 building on gf has 1 shop and parking and ff has 2 bhk residential house, where internal and external plaster work in progress on site., 3. documents copies verified are sale deed reg. no. ngn6-10755-2025 on dated. 04/11/2025 in the name of sanjay madhukar mankawde, property card, noc no. 111 on dated. 17/10/2025 by nit, sanction layout plan by nit, tac receipt no. rcpt2627019272 on dated. 21/04/2026 by nmc, architect building plan, lease renewal date 01/04/2025 to 31/03/2035 as per sale deed., 4. land area is taken as per noc of nit ., 5. bua as per architect building plan is 2056 sq.ft. and ff has residential area is 1250 sq.ft., so we are consider only ff residential area 1250 sqft. , same is consider for valuation., 6. property photos are uploaded in omni doc.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

Entered By:	Dheera Valuers And Adviso	Entered On:	25-Aug-2026
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. This Is Under Construction Bt Case Where Construction Stage Of Property Is 75 Percent Complete. Only The Residential Bua On 01st Floor Is Considered For Valuation. Kindly Note.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
App Designation:	Regional Technical Manager	Approved On:	26-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 79.11171611111111
Latitude: 21.135760555555557
Image Taken 22-AUG-2026 15:10:31



Longitude: 79.11171611111111
Latitude: 21.135760555555557
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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