



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162371	Application No.:	77000356220
Customer Name:	Manoj Ramkrishna Gupta	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Rhl - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Manoj Ramkrishna Gupta	Mobile :	8208891483 9518368625

PROPERTY ADDRESS

Property Address:	Plot No 194 Sector A, B Manegaon Royal Palms Kh,No,154/1/A(Part),155,156/B/1(Part)157,158,159,160,,162/A/1,162/A/2/3(Part) And 162/K/3(Part) Mz,Manegaon Psk No 32 Tah Saoner Dist Nagpur 440002	Location:	Nagpur Gpo
Legal Address:	Plot No. 194, Sector A And B, Manegaon, Royal Palms, Kh No.154/1/A(Part), 155,156/B/1(Part), 157,158,159,160,161,162/A/1,162/A/2/3(Part) And162/K/3(Part), Mouza Manegaon, P.S.K 32, Kh No. 413,414,415, And 416,Village Manegaon, Tah Saoner Dist Nagpur - 440002	City:	Nagpur Pin Code 440001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Adani Wilmar Industry
		Collateral ID:	I26NAG001-088666

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	30 PERCENTAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	68
Green Housing:	No	Distance from City Center Km:	29
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	0
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	Open Area	15.0 Mtr Road Sector - B	Plot No. 195 Sector-B	Open Area
Actual on Site	Open Area	15.0 Mtr Road Sector - B	Plot No. 195 Sector-B	Open Area
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
Total Value ₹:	2	Floorwise Usage:	SAID PROPERTY IS AN

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2939	1600	4702400
Carpet Area	2586	0	0
Super Built Up/Sellable Area	3233	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	4702400
% Recommended	0	Realizable Value:	4702000
Realizable Value In Words : Rupees Forty-Seven Lakh Two Thousand			

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	19-Sep-2026
Violations observed (if any):	Na		

Remarks:

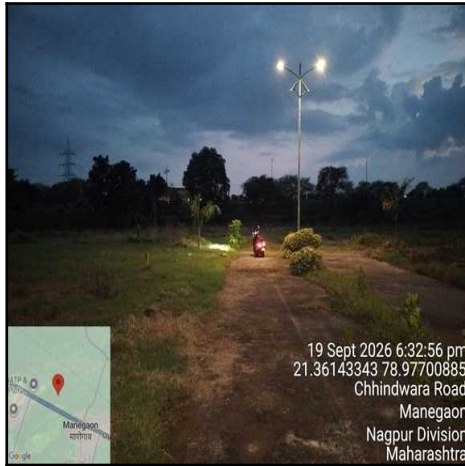
null | 1) this is hl rhl plot plus construction builder builder purchase case. 2) said property is an open vacant plot demarcated by cement small poles. 3) scrutiny carried out as per property shown on site at the time of visit by mr. nikhil wankhede. 4) plot area as per draft sale deed is 2939 sqft. 5) copy of rera certificate provided bearing reg. no. p50500048724 vide dt. 17/01/2023 ending with 31/12/2019, sanctioned layout plan details vide approval no. rp nag/lf/2024/apl/00134, dt. 7/6/2024, by collectors off saoner. 6) copy of sale deed for kh. no.154/1/a provided in the name of mr. vinod s/o ramgopal maheshwari of m/s madhyapradesh papers limited bearing reg. no. 348 dated 15/05/1993, copy of sale deed draft is in name of mr manoj ramkrishna gupta. 7) copy of sale deed for kh. no. 155 provided reg. no. 349 dated 15/05/1993. 8) copy of sale deed for kh. no. 156/b/1 provided bearing reg. no. 161 dated 15/01/2019. 9) copy of sale deed for kh. no. 157 provided reg. no. 2640 dated 30/03/1994. 10) copy of sale deed for kh. no. 158 provided bearing reg. no. 342 dated 15/05/1993. 11) copy of sale deed for kh. no. 160 provided bearing reg. no. 347 dated 06/01/1993. 12) copy of sale deed for kh. no. 161 provided vide reg. no. 200 dated 06/01/1993, na order details vide rev. case no. 2/nap-34/2022-23, dt. 1/7/2024, by collectors office saoner. 13) copy of correction deed provided kh. no. 162/k/3 bearing reg no. 1424 dated 30/03/2019. 14) copy of sale deed kh. no. 162/a/2/3 provided bearing reg. no. 1423 dated 30/03/2019. 15) copy of sale deed provided for kh. no. 162/a/2 bearing reg. no. 346 dated 15/05/1993. 16) copy of approved layout plan provided issued by town planning nagpur. 17) property is situated within limits of gp manegaon

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
P1_COMPRESSED.PDF	NULL	NULL	

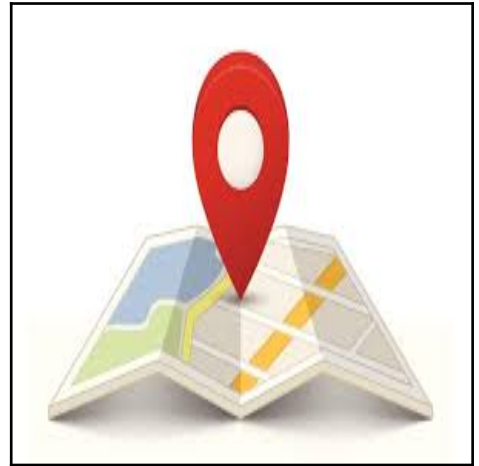
Entered By:	Dhananjay Datar And Assco Datar	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using layout stones. na order from collector, sanctioned layout plan from tp along with rera certificate is received. surrounding area is developing.		



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Latitude: 21.36136805555555
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Latitude: 21.361433333333334
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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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