



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144176	Application No.:	77000334853
Customer Name:	Sagar Pramodrao Wele	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Apna Ghar - Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Sagar Pramodrao Wele	Mobile :	9921082402 8551034245

PROPERTY ADDRESS

Property Address:	Plot No.88, Mouza-Bahadura, Ph No.35, Kh No.124/1,,124/2, Dattatray Gruhanirman Sahkari Sanstha Marya,Dattatray Nagar, Near Jay Interprises, ,Tah And Dist- Nagpur- 440034.	Location:	Mhalgi Nagar Bidipeth		
		City:	Nagpur	Pin Code	440034
Legal Address:	Plot No.88, Mouza-Bahadura, Ph No.35, Kh No.124/1,124/2, Dattatray Gruhanirman Sahkari Sanstha Marya., Dattatray Nagar, Near Jay Interprises, Tah And Dist- Nagpur- 440034.	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Jay Interprises		
		Collateral ID:	I26NAG034-080185		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENT
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	24
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Shrikant Krushnarao Kamalkar	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Tenant	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 89	Plot No. 87	Plot No. 67	Road
Actual on Site	Plot No. 89	Plot No. 87	Plot No. 67	Road
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1576	3500	5516000
Carpet Area	720	0	0
Super Built Up/Sellable Area	900	1800	1620000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7136000
% Recommended	100	Realizable Value:	7136000

Realizable Value In Words : Rupees Seventy-One Lakh Thirty-Six Thousand

Visited By:	Vedant Associates_Hfc	Visited on:	26-Aug-2026
Violations observed (if any):			
Remarks:	null this is a resale purchase case, 1). said property is a gf residential house in which gf having 1bhk with t/b on part portion of the plot and remaining plot portion is demarcted by wooden stick, 2). land area is 146.422 sqmt/ 1576 sqft (as per rl), 3). built up area is 83.61 sqmt/ 900 ft (as per architecture building plan), 4). approach road to the property is 30 feet tar road, 5). provided documents are- copy of ats in the name of mr. mr. sagar pramodrao wele in between mrs. dhanashri narayan bhoyar, copy of sale deed in the name of mrs. dhanashri narayan bhoyar in between shree dattatray gruhanirman sahkari sanstha marya. nagpur patner shree. sudam wamanrao pangul same was duly registered in the sub registrar nagpur sr. no. 8918-2014 date- 25-08-2014, 6). copy of rl permit no. r.l/2099/t.p.d./2025-26 date- 18-08-2025 by nagar panchayat bahadura, copy of existing society layout plan, copy of architecture building plan, 7). property is situated within the limits of nmc.		

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

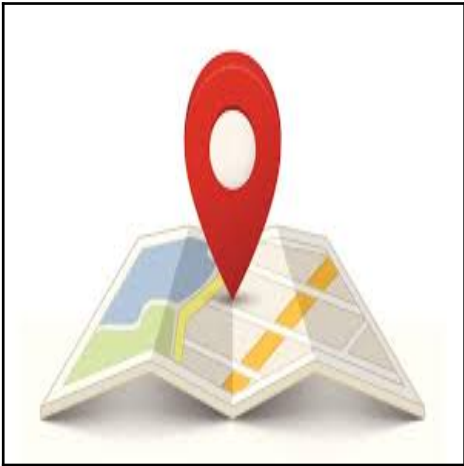
Entered By:	Vedant Associates_Hfc Gawande	Entered On:	26-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product. rl letter from nagar panchayat along with ar. building plan is received.		



Longitude: 79.15714600000001
Latitude: 21.097793
Image Taken



Longitude: 79.15714600000001
Latitude: 21.097793
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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