


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-107917	Application No.:	77000302614
Customer Name:	Sanjay Kumar Pandey	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Ag Dreamz - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	In House
Contact Name:	Sanjay Kumar Pandey	Mobile :	8210598617 8624037270

PROPERTY ADDRESS

Property Address:	Plot No C16 Khasra No 21/4 Ph No 8 A, Mouza- Gorewada Cts No 56 Sheet No 30/30 31/31, 37/37 20/29 Behind Maharana Nagar Tah Dist, Nagpur 440002	Location:	Nagpur Ayachit Mandir
Legal Address:	Plot No C16 Khasra No 21/4 Ph No 8 A Mouza- Gorewada Cts No 56 Sheet No 30/30 31/31 37/37 20/29 Behind Maharana Nagar Tah Dist Nagpur 440002	City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
		Nearby Landmark:	Bh Maharana Nagar
		Collateral ID:	I26NAG002-057529

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	70 PERCENT
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
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
Other1				
Other2				
Ground Floor	2	1	1	1BHK RESIDENTIAL
First Floor	3		1	3 ROOMS RESIDENTIAL
Second Floor				
Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home)	
Rcc Structure	Vacant	Na	0	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property	
Good			60	

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No A 16	Khasra Boundary	Plot NO B 16	6.00 Mytrs Wide Road
Actual on Site	Plot No A 16	Khasra Boundary	Plot NO B 16	6.00 Mytrs Wide Road
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level) Less than 15 meter
Flood Prone Area No

Seismic Zone 2
CRZ 1

VALUATION AS PER GOVT. APPROVED RATES

Land/Build up/Saleable Area 1
Constructed Area: 0
Total Value ₹: 1
Land/Build up/Saleable Rate 1
Constructed Rate : 0
Floorwise Usage:

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1144	2800	3203200
Carpet Area	1424	0	0
Super Built Up/Sellable Area	1780	2350	4183000
Amininities	1	0	0
Other 2	1	0	0
% Completion	100		
% Recommended	100		
TOTAL			7386200
Realizable Value:			7386000

Realizable Value In Words : Rupees Seventy-Three Lakh Eighty-Six Thousand

Visited By: Mr. Pravin Mange

Visited on: 23-Jun-2026

Violations observed (if any):

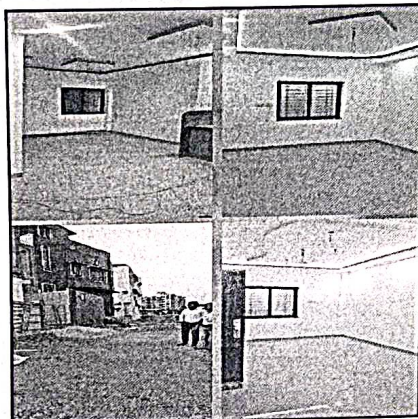
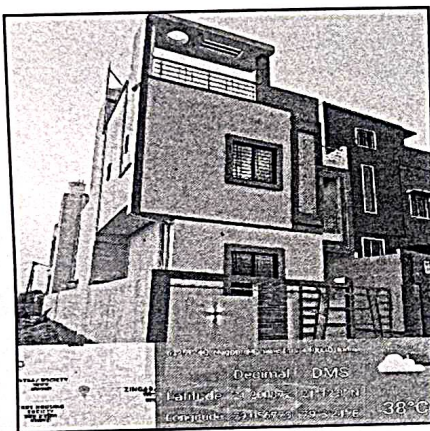
Remarks:

null | 1. subject case is hl home purchase resale, 2. said property is 4bhk g plus 1 residential building which is newly constructed and vacant at the time of visit. 3. provided documents are sale deed draft on the name of soni sanjay kumari, sanjay kumar pandey, sale deed on the name of amar vithhalrao ramteke reg no ngn2-4846 2026 dt 12/4/2026, draft subdivision of plot, tax receipt dt 12/5/2026, architects existing plan. 4. plot area as per sale deed considered for valuation. 5. bua as per architects building plan 1780 sqft same is considered for valuation. 6. case review for correction in plot area.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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Entered By:	Pravin Mange	Entered On:	23-Jun-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	23-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under dreamz product.		



Longitude: 79.05677222222222
Latitude: 21.200871666666664
Image Taken NULL

Longitude: 79.05677222222222
Latitude: 21.200871666666664
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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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