



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157618	Application No:	77000317122
Customer Name:	Shubhangi Ritesh Shirbhat		(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:	In House
Contact Name:	Shubhangi Ritesh Shirbhat	Mobile :	8625821421 9021522966

PROPERTY ADDRESS

Property Address:	Plot No.7, Kh.No.15, Mouza-Chinchbhuwan, Ph.No.43,Om Shanti Co. Housing Society Ltd Nagpur, Co. Ouse No.1497/7, Cts No.61 And Sheet No.733/9, Tah And Dist-Nagpur	Location:	Khamla
		City:	Nagpur Pin Code 440025
		State:	Maharashtra Country India
Legal Address:	Plot No.7, Kh.No.15, Mouza-Chinchbhuwan, Ph.No.43, Om Shanti Co. Housing Society Ltd Nagpur, Co. House No.1497/7, Cts No.61 And Sheet No.733/9, Tah And Dist-Nagpur	Nearby Landmark:	Near Ganesh Mandir Prabhu Nagar
		Collateral ID:	I26NAG025-087296

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
Material at site:		Distance Travelled From Operating Office:	14
Natute of Location:	Urban	Distance from City Center Km:	7
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	4	1	2	1BHK PLUS DINING
First Floor	2	0	1	TWO BEDROOM
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction		
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.8	Plot No.6	25ft Wide Road	Land Of Kh.No.16
Actual on Site	Plot No.8	Plot No.6	Road	Land Of Kh.No.16
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:

0

Realizable

₹

:

1

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1425

4000

5700000

(A)

Construction

1370

2000

2740000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 1

0

0

0

Desc 2

0

0

0

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

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Desc 6

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Desc 7

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Desc 8

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0

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Desc 9

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0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Value As On Date:

6659000

Value of extra Amenities

0

% Completion

35

Amenities %Completion

0

% Recommended

35

Amenities %Recommendation

0

Reliazable value:

8440000

Realizable value Round Off:

8440000

Realizable Value In Words:

Eighty-Four Lakh Forty Thousand

Visited By:

Mr. Nikhilesh Kukade

Visited on:

16-Sep-2026

Violations observed

(if any):

Remarks:

null | 1)the subject case is self construction case, 2)the subject property is proposed g plus 1 bldg which is under construction at the time of site visit g floor rcc column wip, 3)documents received- sale deed its in the name of shubhangi ritesh shirbhate reg no.ngn2-3948-2025, nmc tax receipt index no.75skp00042052, pr card of agrilculture land, cluster layout map by nit, architecure building plan and cost estimate. 4)plot area taken from sale deed and bua taken from building for the valuation.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

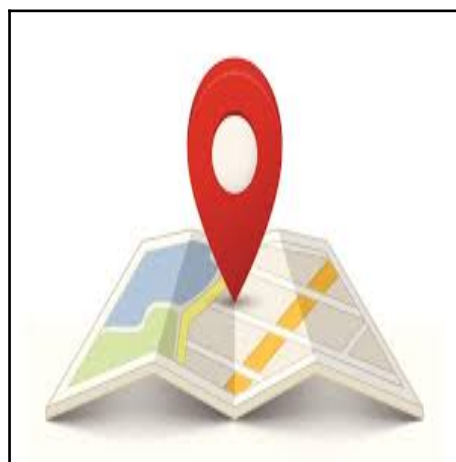
Entered By:	Nikhilesh Kukade	Entered On:	17-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. plinth work is complete.		



Longitude: 79.06309638888888
Latitude: 21.07817
Image Taken 16-SEP-2026 11:33:11



Longitude: 79.06307638888889
Latitude: 21.078123055555555
Image Taken 16-SEP-2026 11:33:57



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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