



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-89226	Application No.:	77000283027
Customer Name:	Samir Deodatta Sawwalakhe	Branch :	(10107) NAGPUR
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Samir Deodatta Sawwalakhe	Mobile :	9403115934 8421242823

PROPERTY ADDRESS

Property Address:	Apartment No 606b And 607, Sixth Floor, Jayanti ,Mansion Iii, Plot No 2, Kh No 81/1, Cts No 543, ,Sheet No 707, Mouza Somalwada, At Manish Nagar ,Near Reliance Fresh Tah And Dist Nagpur 440015	Location:	Vivekanand Nagar
Legal Address:	Apartment No 606b And 607, Sixth Floor, Jayanti Mansion Iii, Plot No 2, Kh No 81/1, Cts No 543, Sheet No 707, Mouza Somalwada, At Manish Nagar Near Reliance Fresh Tah And Dist Nagpur 440015	City:	Nagpur Pin Code 440015
		State:	Maharashtra Country India
		Nearby Landmark:	At Manish Nagar Near Reliance Fresh
		Collateral ID:	I26NAG015-069177

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	6	Class Of Locality:	Elite Class
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
Second Floor				
Other1				
Sixth Floor	4	1	3	3BHK RESIDENTIAL
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	20
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	40

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Side Margin Then Road	Remaining Part Of Flat No	Flat No 608 / Plot No 1	Front Margin Then Road
Boundary	Na			

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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	850	0	0
Super Built Up/Sellable Area	1063	6000	6378000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6378000
% Recommended	100	Realizable Value:	6378000
Realizable Value In Words : Rupees Sixty-Three Lakh Seventy-Eight Thousand			

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	18-Jun-2026
Violations observed (if any):			
Remarks:	null 1. this is home purchase resale case. 2. said property is 3bhk flat, enitre flat no 607 and part of 606 are internally amalgamated and converted to 3bhk flat, which is presently vacant 3. documents provided includes copy of draft sale deed in the name of shree samir deodatta sawwalakhe, copy of sale deed in the name of shree anand niraj gothi and shree rishabh dhiraj gothi with sr no 02337-2009 dated on 30/06/2009, pr card in the name of shree anand niraj gothi and shree rishabh dhiraj gothi, copy of dod executed with sr no 05877-2006 dated on 06/12/2006, tax receipt and tax assessment sheet of nmc 4. at site flat no 607 are internally amalmatated with part of flat no 606 (called as 606 b as per sale deed) and converted to 3bhk flat, building plan is not obtained. 5. building plan is not obtained therefore sellable area in valuation is taken from tax assessment sheet, this is to be noted. 6. this case reviewed for valuation release on basis of tax assessment received.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:Ashish Kedar

Recommended by:

Recommender's Comment:

Entered On:27-Jul-2026

Completion Status:Constructed

Approver Name:Ashay Khade

Designation:Technical Manager

Approver Recommendation :RECOMMENDED

Conditional Remark:

Approver ID:HE002951

Approved On :27-Jul-2026

Approver's Comment:

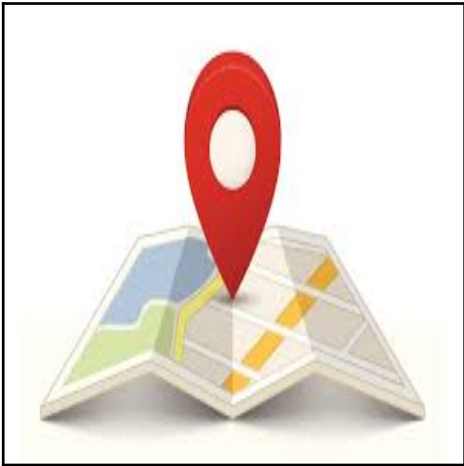
ok to proceed. pr card along with tax assesment sheet from nmc is received. age of property is 20 years. part b of flat no. 606 is amalgamated with flat no. 607 on site. kindly note.



Longitude: 79.07311472222221
Latitude: 21.09229583333333
Image Taken 18-JUN-2026 12:59:27



Longitude: 79.07311472222221
Latitude: 21.09229583333333
Image Taken 11-JUN-2026 13:14:11



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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