



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-175044	Application No.:	77000373810
Customer Name:	Trupti Haridas Dokarmare	Branch :	(10107) NAGPUR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Trupti Haridas Dokarmare	Mobile :	9309835636 7972199507

PROPERTY ADDRESS

Property Address:	Plot No.25 (Western Part), Mouza Dighori, Ph No.34, Kh No.69/1, Mouza No. 193, Sheet No. 387/44,388/45,Cts No. 242, Ward No. 21, Nmc House No. 3178/25, ,Sarvashree Nagar,Tah And Dist- Nagpur 440034	Location:	Mhalgi Nagar Bidipeth
Legal Address:	Plot No.25 (Western Part), Mouza Dighori, Ph No.34, Kh No. 69/1, Mouza No. 193, Sheet No. 387/44,388/45, Cts No. 242, Ward No. 21, Nmc House No. 3178/25, Sarvashree Nagar, Near Durga Devi Mandir, Dighori, Tah And Dist- Nagpur 440034	City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
		Nearby Landmark:	Near Durga Devi Mandir, Dighori,
		Collateral ID:	I26NAG034-096994

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	100 PERCENT
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	9
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	1 HK WITH T/B
First Floor	1	1	1	1 HK WITH T/B
Second Floor	2	0	2	2 BEDROOMS WITH 2T/B
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller And Tenant	11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Seller	49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Remainig Plot This Plot Name	Plot No. 24	30 Feet Cc Road	Plot No. 26
Actual on Site	Remainig Plot This Plot Name	Plot No. 24	30 Feet Cc Road	Plot No. 26
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	900	5000	4500000
Carpet Area	1070	0	0
Super Built Up/Sellable Area	1338	1800	2408400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6908400
% Recommended	100	Realizable Value:	6908000
Realizable Value In Words : Rupees Sixty-Nine Lakh Eight Thousand			

Visited By:	Vedant Associates_Hfc	Visited on:	13-Oct-2026
Violations observed (if any):			
Remarks:	null this is a resale purchase case, 1). said property is a gf plus upper 2 floor residential house, in which gf having 1hk with t/b (rented), and ff having 1 hk with t/b (self occupied) and sf having 2 bedrooms with 2t/b (self occupied), 2). land area is 83.61 sqmt/ 900 sqft (as per sale deed and rl), 3). built up area is 1922 sqft (as per actual on site) and 124.32 sqmt/ 1338 sqft (as per tax assesment sheet), so we are consider less area for valuation, 4). approach road to the property is 30 feet cc road, 5). provided documents are- copy of ats draft in the name of mrs. trupti haridas dokarmare in between mr. pankaj rambhauji nerkar, copy of sale deed in the name of mr. pankaj rambhauji nerkar in between smt. manjulabai ramdas jambhulkar and 4 others same was duly registered in the sub registrar nagpur sr. no. 1755-2013 date- 03-04-2013, 6). copy of rl permit no. 177 case no. 20030821731 layout no. 572/dig/244 date- 30-11-2013 by nit, copy of property card, copt of tax receipt index no. 20015689a001 date- 08-07-2026 by nmc, 7). there is a separate entry was found in a provided property card, 8). property situated within the limits of nmc.		

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

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	13-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	14-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. rl letter from nit, tax assesment sheet from nmc along with pr card is received. age of property is 11 years.		



Longitude: 79.13215699999999

Latitude: 21.110574

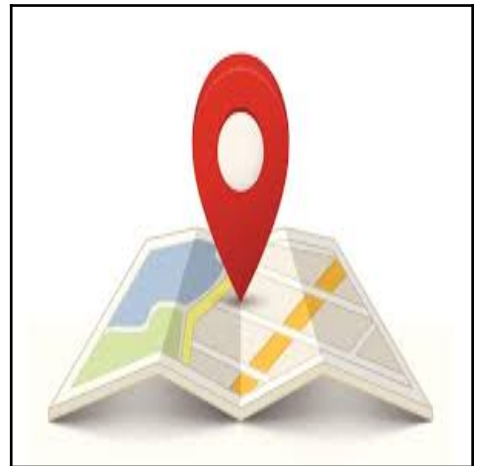
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Longitude: 79.13215699999999

Latitude: 21.110574

Image Taken



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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