



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149705	Application No.:	77000343939
Customer Name:	Ankit Amol Pal	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Prime HI - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ankit Amol Pal	Mobile :	7743993044 8850163887

PROPERTY ADDRESS

Property Address:	Plot No 23 In Goverdhan Nagari 2 Kh No 100/1/23, Ph No 33, Near Pmay Tarodi Mz-Bidgaon, Tah Kamtee Dist Nagpur 440008	Location:	Bagadgani	Pin Code 440008
		City:	Nagpur	Country India
		State:	Maharashtra	
Legal Address:	Plot No 23 In Goverdhan Nagari 2 Kh No 100/1/23, Ph No 33, Near Pmay Tarodi Mz-Bidgaon, Tah Kamtee Dist Nagpur 440008	Nearby Landmark:	Near Pmay Tarodi	
		Collateral ID:	I26NAG008-084821	

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	60 PERCENT
No of Floors:	3	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Latitude 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	3		2	2ROOMS AND 1COMMERCIAL BLOCK UC
First Floor	3	1	2	2BHK UC
Second Floor	4		2	4ROOMS UC
Third Floor	1		1	1ROOM UC
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	9.00 Mtrs Wide Layout Road	Layout Plot No 24	Land Of Kh No 101	9.00 Mtrs Wide Layout Road
Actual on Site	9.00 Mtrs Wide Layout Road	Layout Plot No 24	Land Of Kh No 101	9.00 Mtrs Wide Layout 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:	0	Constructed Rate : 0
Total Value ₹:	1	Floorwise Usage:

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Land Area	1516	3500	5306000
Carpet Area	1414	0	0
Super Built Up/Sellable Area	1767	2000	3534000
Other 1	1	0	0
Other 2	1	0	0
Completion	85	TOTAL	8840000
Recommended	85	Realizable Value:	8840000
Realizable Value In Words : Rupees Eighty-Eight Lakh Forty Thousand			

Visited By:	Mr. Saurabh Rangari	Visited on:	30-Aug-2026
Violations observed if any:			

Remarks:

1. this is hl - prime hl - self construction - under construction case. 2. said property is proposed construction for g2 residential building. as on date plastering completed. 3. documents provided are- sale deed-kmt-1587-2023 dt 19-04-2023 in the name of smt sumitra amolkumar pal, rl-letter no. a-e-i(nmrda)/south/941 dt 10/3/2020, rera certificate- p50500050093, layout plan- no. e.e/nmrda/nagpur/dpc/agree/757 dt 20/10/2022 by nmrda, building plan and commenment certificate- vide building permit no. bnp//474/(c/e)/0002/2025/autodcr dt 23/01/2025 by nagar panchayat bidgaon-tarodi, 7-12 and tax- 4. gf is sanctioned for hall and 2bedrooms but at actual 2 rooms 1 commercial shop/block constructed. ff is sanctioned for terrace at 3rd floor under construction which is not authorised. 5. commercial/block area is 140 sq. ft at gf which is 8 percent of entire sanctioned builtup area i.e. 1767 sq ft hence same is considered in above valuation. 6. case is review for updation of estimate. 7. case is review for correction in four boundaries.

OMNI DOCS FILES			
Name	Latitude	Longitude	Go To Map