



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160633	Application No.:	77000354849
Customer Name:	Deepak Palakchand Sewaiwar	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Prime HI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Deepak Palakchand Sewaiwar	Mobile :	9970287280 7709444644

PROPERTY ADDRESS

Property Address:	Flat No 701, 7th Floor, Nakshatra Apartment,,Survey No 40/2/1/1, Ph No 38, Nagar Parishad,Beltarodi, Mz Beltarodi, Tah Nagpur (Gramin),Dist Nagpur, 440001	Location:	Nagpur Gpo
		City:	Nagpur Pin Code 440001
		State:	Maharashtra Country India
Legal Address:	Flat No 701, 7th Floor, Nakshatra Apartment, Survey No 40/2/1/1, Ph No 38, Nagar Parishad Beltarodi, Mz Beltarodi, Tah Nagpur (Gramin), Dist Nagpur, 440001	Nearby Landmark:	Near Maxx Pride
		Collateral ID:	I26NAG001-087969

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	90 PERCENT
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	22
Green Housing:	No	Distance from City Center Km:	11
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Seventh Floor	3	1	2	2BHK FLAT ON SEVENTH FLOOR
Other2				
Ground Floor				

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	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Lobby Then Flat No 703	Open To Sky	Flat No 702	Open To Sky
Boundary	No			

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:	

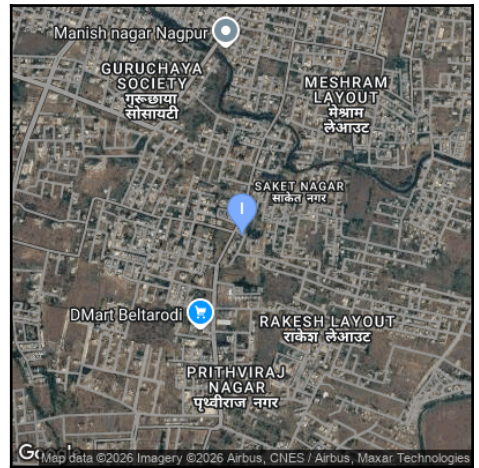
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	623	0	0
Super Built Up/Sellable Area	779	7500	5842500
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	5842500
% Recommended	95	Realizable Value:	5843000

Realizable Value In Words : Rupees Fifty-Eight Lakh Forty-Three Thousand

Visited By:	Mr. Saurabh Rangari	Visited on:	17-Sep-2026
Violations observed (if any):			
Remarks:	null 1. case type is builder flat purchase. 2. provided documents are- dod- ngn(gra)-5937-2023 dt 11/08/2023 in the favor of m/s. maharshee builders through its partner shri avinash manoharrao tarpe, sanction building plan and building permit- nmrda/b/2023/apl/0428 dt 16/06/2023, 7-12, na order- vide permit no r.m.no.16/nap-34/2022-2023 dt 31/10/2022 by tehsildar nagpur, rera certificate-no- p50500053384, sale deed- ngn(gra)-11307-2021 dt 22/07/2021 in the name of m/s. maharshee builders through its partner shri avinash manoharrao tarpe, development agreement dt 28/11/2022, tax- gat grampanchayat tax receipt dt 29-11-2022, draft of sale deed in the favor of mrs. durvanshee deepak sewaiwar. 3. said property is 2bhk flat situated at 7th floor which is under completion. stages given accordingly. 4. rates given on bua i.e. 779 sq.ft. same is consider for valuation. 5. since its a builder flat purchase case flat boundaries not mentioned in documents. actual flat boundaries to be mentioned in proposed deed.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Saurabh Rangari	Entered On:	19-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. approved building plan and cc from nmrda along with rera certificate is received. as on date construction stage of building is 95 percent complete. this is non apf builder purchase case, necessary approvals to be taken. four boundaries of particular flat to be mentioned in proposed sale deed. kindly note.		



Longitude: 79.07847888888888
Latitude: 21.078822777777777
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Longitude: 79.07847888888888
Latitude: 21.078822777777777
Image Taken 17-SEP-2026 14:33:24

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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