



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-165218	Application No.:	77000352505
Customer Name:	Varsha Watkar	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Ag Premium - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Varsha Watkar	Mobile :	9923172211 8830646115

PROPERTY ADDRESS

Property Address:	Plot No. 56, Mouza Pipla,,Shet No. 165/2, P.H. No. 38,,Tah. Nagpur Gramin And Dist. Nagpur, 440034.	Location:	Mhalgi Nagar Bidipeth
		City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
Legal Address:	Plot No. 56, Mouza Pipla, Shet No. 165/2, P.H. No. 38, Tah. Nagpur Gramin And Dist. Nagpur, 440034.	Nearby Landmark:	Behind Nikhil Sanitary Hardware
		Collateral ID:	I26NAG034-095249

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	2	PROPOSED 2 BHK RESIDENTIAL
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	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 Mtr Wide Road	Other Layout	Plot No. 57	Open Land
Actual on Site	9 Mtr Wide Road	Other Layout	Plot No. 57	Open Land
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	1786	3600	6429600
Carpet Area	800	0	0
Super Built Up/Sellable Area	1000	2000	2000000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	8429600
% Recommended	0	Realizable Value:	8430000
Realizable Value In Words : Rupees Eighty-Four Lakh Thirty Thousand			

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	23-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is resale plot plus construction case., 2. said property is vacant plot, where demarcated by rcc poles on site., 3. proposed 2 bhk residential house., 4. documents copies verified are drafted sale deed, sale deed reg. no. ngg-5878-2004 on dated. 14/09/2004 in the name of manjula haridas chanhade, na order rev. case no. 61/nap-34/2003-2004 on dated. 28/05/2004 by tahsildar, 7/12 extract, society layout plan, architect building plan and estimate., 5. land area is taken as per sale deed and bua as per architect building plan, same is consider for valuation., 6. property photos are uploaded in omni doc., 7. aporach road of property is not developed but surrounding area of property is developing., 9. this case is review for readable layout plan received and valuation release.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
VARSHA PICS_COMPRESSED.PDF			

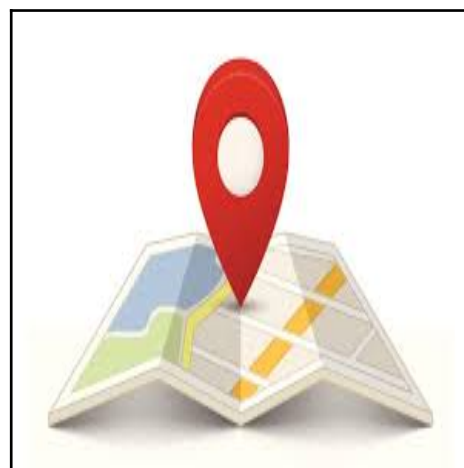
Entered By:	Dheera Valuers And Adviso	Entered On:	08-Oct-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	08-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product. plot is demarcated using concrete poles. na order from tahsildar, 7/12 extract along with society layout plan is received. particular layout has low habitation while surrounding area is developing. as on date construction work is yet to commence on site. plot is identified after revisit done by tm pravin mange.		



Longitude: 79.11201083333333
Latitude: 21.08331611111111
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Longitude: 79.11201611111111
Latitude: 21.083310833333332
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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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