



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151832	Application No.:	7792121164
Customer Name:	Chhaya Devang Vora	Branch :	(10107) NAGPUR
Product Name:	HI - RHI - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Chhaya Devang Vora	Mobile :	8830156596 7776943347

PROPERTY ADDRESS

Property Address:	Plot No. 7, In Sanctioned Layout Known As Oasis ,Vatika, In Gp Shirul, Khasra No. 120, ,P.H. No. 71, Mouza - Shirul,Tah. Hingna And Dist Nagpur - 440001	Location:	Nagpur Gpo		
		City:	Nagpur	Pin Code	440001
		State:	Maharashtra	Country	India
Legal Address:	Plot No. 7, In The Sanctioned Layout Known As Oasis Vatika, In Gp Shirul, Khasra No. 120, P.H. No. 71, Mouza - Shirul, Tah. Hingna And Dist Nagpur - 440001	Nearby Landmark:	Near Zp School		
		Collateral ID:	I26NAG001-083408		

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	45 PERCENTAGE
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	44
Green Housing:	No	Distance from City Center Km:	26
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
Other2				
First Floor				
Second Floor				
Other1				

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	Open Space	9.00 Mtrs. Wide Road	Plot No. 6	Plot No. 8
Actual on Site	Open Space	9.00 Mtrs. Wide Road	Plot No. 6	Plot No. 8
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:	SAID PROPERTY IS AN

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1253	2000	2506000
Carpet Area	1102	0	0
Super Built Up/Sellable Area	1378	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2506000
% Recommended	0	Realizable Value:	2506000
Realizable Value In Words : Rupees Twenty-Five Lakh Six Thousand			

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	03-Sep-2026
Violations observed (if any):	Na		

Remarks:	null 1) this is plot purchase case. 2) said property is an open plot. 3) copy of draft sale deed is in name of smt. chhaya devang vora and shri devang bharat vora. 4) copy of extract of 7/12 is in name of lcpl infrastructure private limited through its authorised director, kush s/o pramod agrawal details vide sr. no. 19932018239, dt. 10/10/2024, by maharashtra govt. 5) sanctioned layout plan details vide approval no. nmrda/lf/2026/apl/00521, dt. 12/3/2026, by nmrda. 6) copy of release letter details vide no. e.e./nmrda/dpc/rl/2034, dt. 06/5/2026, by nmrda. 7) copy of developement agreement details vide sr. no. ee/nmrda/dpc/agree/249, dt. 30/4/2026, by nmrda. 8) copy of rera certificate details vide rera no. pp1190002600222, dt. 20/04/2026. 9) plot area as per release letter is considered for valuation. 10) property situated within limits of gp shirul. 11) said property is demarcated small cementric pole at the time of visit. 12) this case is review for demarcation done and valuation release.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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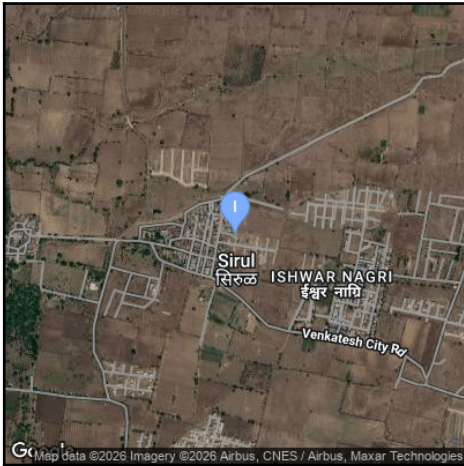
Entered By:	Dhananjay Datar And Assco Datar	Entered On:	05-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	05-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using concrete pegs. sanctioned layout plan, development agreement and rl letter from nmrda is received. basic infrastructure development like internal roads, sewer lines, electric poles observed in layout. surrounding area is developing.		



Longitude: 78.99941638888889
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Longitude: 78.99945888888889
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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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