



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148693	Application No.:	77000339391
Customer Name:	Pravin Uttam Rathod	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Ag Premium - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Pravin Uttam Rathod	Mobile :	9970044468 9130239715

PROPERTY ADDRESS

Property Address:	Plot No. 15, Bhakti Park, In Gp Wela Harishchandra,Kh No. 13/3(Old Kh No. 13), ,Psk No. 38, Mouza - Wela Harishchandra,Tah. And Dist Nagpur - 440001	Location:	Nagpur Gpo		
		City:	Nagpur	Pin Code	440001
		State:	Maharashtra	Country	India
Legal Address:	Plot No. 15, In The Sanctioned Layout Known As Bhakti Park, In Gp Wela Harishchandra, Kh No. 13/3(Old Kh No. 13), Psk No. 38, Mouza - Wela Harishchandra, Tah. And Dist Nagpur - 440001	Nearby Landmark:	Near Sai Residency		
		Collateral ID:	I26NAG001-080978		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	40 PERCENTAGE
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	3	0	1	RESIDENTIAL
Second Floor	3	1	1	RESIDENTIAL
Other1				
Other2				
Ground Floor	3	1	1	RESIDENTIAL

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	By Plot No. 31 And 32	By 12.00 Mtrs. Wide Road	By Plot No. 16	By Plot No. 14
Actual on Site	By Plot No. 31 And 32	By 12.00 Mtrs. Wide Road	By Plot No. 16	By Plot No. 14
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 A

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1130	3000	3390000
Carpet Area	1266	0	0
Super Built Up/Sellable Area	1582	2000	3164000
Other 1	1	0	0
Other 2	1	0	0
% Completion	87	TOTAL	6554000
% Recommended	87	Realizable Value:	6554000

Realizable Value In Words : Rupees Sixty-Five Lakh Fifty-Four Thousand

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	28-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is hl bt case. 2) said property is a residential building on gf, ff and sf which is in under construction. 3) copy of sale deed is in the name of sangita pravin rathod and pravin s/o uttam rathod details vide sr. no. 7705-2020, dated. 23/11/2020. 4) na order details vide rev. case no. 164/nap-34/2019-2020, dt. 12/02/2020, by collectors office nagpur. 5) copy of sanctioned layout plan details vide letter no. e.e.(nmrda)/294, dt. 29/06/2020, by nmrda, copy of gp welahari tax receipt details vide receipt no. 1168, dt. 27/01/2021. 6) copy of draft building plan by praful parlewar. 7) copy of rera certificate for project bhakti park details vide rera no. p50500023028, dt. 14/11/2019 to dt. 30/03/2023. 8) copy of release letter of nmrda details vide letter no. a.e-i/(nmrda)/south/500, dt. 16/10/2020. 9) plot area as per sale deed and built up area as per fsi 1.4 is considered for valuation. 10) property comes under the limits of gp welahari harishchandra. 11) slab work, internal, external plaster work, external painting work and plumbing work completed of gf, ff and sf. 12) first floor flooring work completed. 13) electrification work is in progress. 14) ground floor and second floor flooring work is pending. 15) scrutiny carried out at the time of visit property shown by mr. pravin rathod. 16) proposed number of floors as per draft building plan is ground floor and first floor.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
P2_COMPRESSED.PDF	NULL	NULL	
P3_COMPRESSED.PDF	18.460371	73.85041044444444	
P1_COMPRESSED.PDF			

Entered By:	Dhananjay Datar And Assco Datar	Entered On:	28-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	28-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this under construction bt case. construction work is in progress.		



Longitude: 79.0893880555555

Latitude: 21.053604444444446

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Longitude: 79.08931722222222

Latitude: 21.053610555555558

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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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