



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148574	Application No.:	77000344851
Customer Name:	Shubham Keshav Thakre	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - RHI - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Shubham Keshav Thakre	Mobile :	9637328065 8379936788

PROPERTY ADDRESS

Property Address:	Plot No 27, Shanti Nagar Layout,,In Nagar Parishad Wanadongri,Khasra No. 369/1,Ph No 46,Mouza Wanadongri,,Tah. Hingna And Dist Nagpur - 441110.	Location:	Hingna		
		City:	Nagpur	Pin Code	441110
		State:	Maharashtra	Country	India
Legal Address:	Plot No 27, Shanti Nagar Layout, In Nagar Parishad Wanadongri,Khasra No. 369/1, Ph No 46,Mouza Wanadongri,Tah. Hingna And Dist Nagpur - 441110.	Nearby Landmark:	Near Indian Oil Petrol Pump		
		Collateral ID:	I26NAG110-082090		

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	30 PERCENTAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Rural	Distance Travelled From Operating	52
Green Housing:	No	Distance from City Center Km:	30
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Vacant	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 28	Plot No. 26	12 Mtr Wide Road	Boundary Of Layout
Actual on Site	Plot No. 28	Plot No. 26	Road	Boundary Of Layout
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 OPEN

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1464	1700	2488800
Carpet Area	1342	0	0
Super Built Up/Sellable Area	1610	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2488800
% Recommended	0	Realizable Value:	2489000

Realizable Value In Words : Rupees Twenty-Four Lakh Eighty-Nine Thousand

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	29-Aug-2026
Violations observed (if any):	Cannot Comment, Said Property Is Open Plot At The Time Of Visit.		
Remarks:	null 1) this is plot purchase case, builder catagory c. 2) said property is an open plot which is demarcated by cement pegs and numbering of plot done on site. 3) copy of draft sale deed provided in the name of shubham keshav thakare. 4) copy of sale deed is in name of mr rajendra shamraoji padole details vide sr. no. 2850-2017, dt. 01/07/2017. 5) na order details vide rev. case no. 71/nap-34/2023-2024, dt. 12/08/2024, by tahsildar office hingna. 6) copy of sanctioned layout plan details vide permit no. 1277/2024, dt. 29/05/2024, nagar parishad wanadongri. 7) release letter of nagar parishad wanadongri details vide permit no. 978/25, dt. 15/4/2025. 8) plot area as per sanctioned layout plan , release letter and draft sale deed is considered for valuation. 9) property comes under the limits of nagar parishad wanadongri. 10) surrounding area was developing as per site visit, sewer line work is done, road work, electric work is in progress.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PHOTO1.JPG	21.091308611111111	78.95558305555556	
PHOTO2.JPG	21.091348611111111	78.95552694444444	
TIMEPHOTO_20260829_130944.JPG	21.091340555555554	78.95548916666667	
TIMEPHOTO_20260829_130926.JPG	NULL	NULL	
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TIMEPHOTO_20260829_130951.JPG	21.091345833333333	78.95552111111111	

Entered By:	Dhananjay Datar And Assco Datar	Entered On:	29-Aug-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	30-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	plot demarcated using layout stones. na order from tahsildar, sanctioned layout plan and release letter from nagar parishad is received. layout development work is in progress. it is located close to ring road. surrounding area is developing.		



Longitude: 78.95548916666667

Latitude: 21.0912375

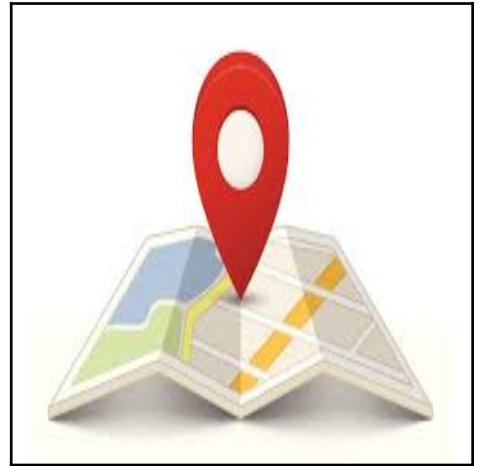
Image Taken 29-AUG-2026 13:12:35



Longitude: 78.95558305555556

Latitude: 21.09130861111111

Image Taken 29-AUG-2026 13:10:24



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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