



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-137586	Application No:	77000334340
Customer Name:	Savita Shrikant Dahiwal		(10833) NAGPUR - CA ROAD
Product Name:	HI - Prime HI - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Savita Shrikant Dahiwal	Mobile :	9767211911 8625943569

PROPERTY ADDRESS

Property Address:	Pts No 45, Slum Code No 110, Kh No 28/1Shiv Nagar Sheet No 19, Cts No 1045Mouza Khamla, Sindi Colony KhamlaTah And Dist Nagpur 440002	Location:	Nagpur Ayachit Mandir
		City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
Legal Address:	Pts No 45, Slum Code No 110, Kh No 28/1, Shiv Nagar Sheet No 19, Cts No 1045, Mouza Khamla, Sindi Colony Khamla Near Sehat Gym Tah And Dist Nagpur 440002	Nearby Landmark:	Near Sehat Gym Behind Arjuna Celebrations
		Collateral ID:	126NAG002-074233

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Material at site:	Yes	Distance Travelled From Operating Office:	12
Nature of Location:	Urban	Distance from City Center Km:	6
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				PARKING AND STAIRCASE UC
First Floor	2	1	1	1BHK RESIDENTIAL UC
Second Floor	3		2	2 ROOM LOBBY UC
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction	Na	
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	Plot No 46	Plot No 44	Road	Other Property
Boundary	Na			

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

Realizable ₹ :

2

VALUATION DETAILS

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

Value As On Date:

6910920

Value of extra Amenities

752400

% Completion

40

Amenities %Completion

0

% Recommended

40

Amenities %Recommendation

0

Reliazable value:

9506700

Realizable value Round Off:

9507000

Realizable Value In Words:

Ninety-Five Lakh Seven Thousand

Visited By:

Mr. Pravin Mange

Visited on:

12-Aug-2026

Violations observed (if any):

Remarks:

null | 1. this is self construction case 2. said property is proposed to be constructed as parking plus two floor, currently plinth slab complete and columns wk in progress, stage are given accordingly 3. documents provided includes copy of gift deed in the name of smt savita shrikant dahiwalé with sr no 800-2022 dated on 17/10/2022, pr card, tax receipt of nmc, building plan of nmc bearing permit no 138/bp/khamla/caee/slum/nmc/32 dated on 21/02/2025 4. plot area and bua in valuation is taken from approved building plan, this is to be noted 5. four side boundaries are not mentioned in gift deed, indemnity regarding actual four boundaries to be required from customer, 6. this case is reinitiate due to applicant and co- applicant name interchanged, previous application no is. 77000270464

OMNI DOCS FILES

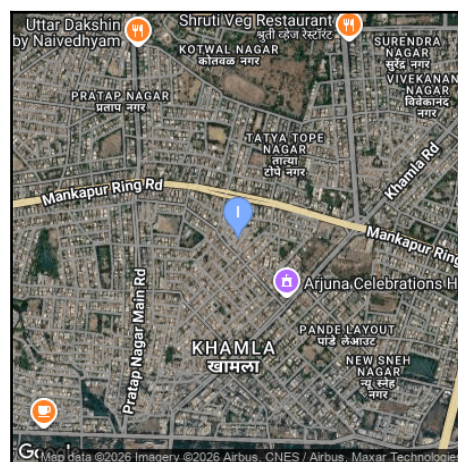
Entered By:	Pravin Mange	Entered On:	12-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	12-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for self construction case. the property is under construction. property card, tax receipt, and building plan (nmc approved) is received. plot area and bua as per approved building plan is considered for valuation. indemnity cum declaration regarding the actual boundaries of unit under consideration should be obtained. this case is reupdated due to application no change and corrections in applicant name. kindly note.		



Longitude: 79.0606238
Latitude: 21.1117297
Image Taken



Longitude: 79.0606238
Latitude: 21.1117297
Image Taken



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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