



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144248	Application No.:	77000340647
Customer Name:	Rahul Basant Lilhare	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rahul Basant Lilhare	Mobile :	9579264945 9763671776

PROPERTY ADDRESS

Property Address:	Plot No.56, Yashoda Town, Jaiswal Layout,, Kh.No.382, 383, 386 And 387, Mouza-Wanadongari,,Ph.No.46, Tah And Dist-Nagpur	Location:	Hingna		
		City:	Nagpur	Pin Code	441110
		State:	Maharashtra	Country	India
Legal Address:	Plot No.56, Yashoda Town, Jaiswal Layout, Kh.No.382, 383, 386 And 387, Mouza-Wanadongari, Ph.No.46, Tah And Dist-Nagpur	Nearby Landmark:	Near Vitthal Rukmini And Ganesh Temple		
		Collateral ID:	I26NAG110-081520		

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	60 PERCENT
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	26
Green Housing:	No	Distance from City Center Km:	13
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	9.00m Wide Road	Plot No.83	Plot No.55	Plot No.57
Actual on Site	Road	Plot No.83	Plot No.55	Plot No.57
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1626	2700	4390200
Carpet Area	1431	0	0
Super Built Up/Sellable Area	1789	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	4390200
% Recommended	0	Realizable Value:	4390000

Realizable Value In Words : Rupees Forty-Three Lakh Ninety Thousand

Visited By:	Mr. Nikhilesh Kukade	Visited on:	29-Aug-2026
Violations observed (if any):			
Remarks:	null 1)the subject case resale case , 2)the subject case east facing open plot demarcated by two side rcc poles with wire fencing and one side by other house wall, 3)documents received- noterized ats, sale deed its in the name of mr. arun maroti kumare reg no.hgn-2581-2015, satbara in the name of seller, na order by tahasildar vide order rmk-60/nap-34/2009-10 on dated 30/07/2010, sanctioned layout plan by town planning department nagpur vide letter no. na/mouz-wanadongari/tah-hingna/ssnag/2145 on dated 22/01/2010, tax receipt by nagar parishad wanadonagri, 4)plot area taken from sale deed and satbara. 5) the subject property is situated within the limits of nagar parishad wanadongari.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Nikhilesh Kukade	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 :	29-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using wall of adjacent property on one side and concrete poles on another side. na order from tahsildar and sanctioned layout plan from tp is received. surrounding area is developing.		



Longitude: 78.96525163202779

Latitude: 21.0891192548889

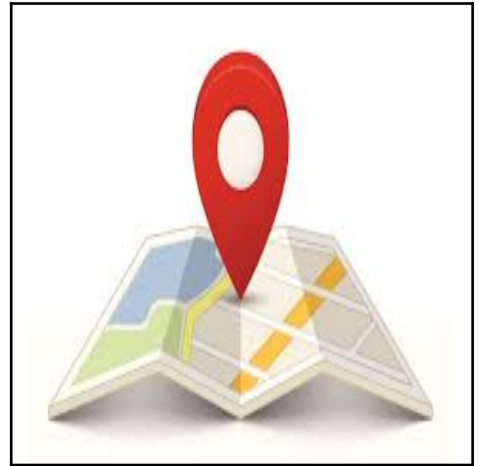
Image Taken



Longitude: 78.96522480994444

Latitude: 21.08911894208333

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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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