



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID: HRQ-26-103369
 Customer Name: Ajay Kumar Shrivastava
 Product Name: HI - RHI - Plot + Construction - Resale
 Loan Property Type: REGULAR
 Contact Name: Ajay Kumar Shrivastava

Application No.: 77000297055
 Branch: (10833) NAGPUR - CA ROAD
 BSM/RM Name: Los_Channel
 Visited User Type: Technical Agency
 Mobile: 9827943531 8624037270

PROPERTY ADDRESS

Property Address: Plot No-360, Western Part, Mouza- Digdoh, Ph No-6, Kh No- 114/1,3,4, Sheet No- 32, Cts No- 1952, Malmatta No- 2405, In The Layout Lokmanya Co-Opp., Housing Society, Tah.Hingna And Dist.Nagpur 440002
 Legal Address: Plot No-360, Western Part, Mouza- Digdoh, Ph No-6, Kh No- 114/1,3,4, Sheet No- 32, Cts No- 1952, Malmatta No- 2405, In The Layout Lokmanya Co-Opp. Housing Society, Near Ram Mandir, Lokmanya Nagar, Digdoh Devi, Tah.Hingna And Dist.Nagpur- 440002

Location: Nagpur Ayachit Mandir
 City: Nagpur Pin Code 440002
 State: Maharashtra Country India
 Nearby Landmark: Near Ram Mandir, Lokmanya Nagar
 Collateral ID: I26NAG002-083346

PROPERTY DETAILS

Type Of Property: Land-Residential
 Approved Land Use: Residential
 No of Floors: 0
 Carpet Area Measured: No
 Nature of Location: Urban
 Green Housing: No
 Report Condition: Property Visited Report Submitted

Plot Demarcated At Site: YES
 Infrastructure Of The Surrounding Area: 90 PERCENT
 Class Of Locality: Middle Class Area
 Property Location: Municipal Council
 Distance Travelled From Operating: 28
 Distance from City Center Km: 14

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	3	1	2	2 BHK WITH 2 T/B(PROPOSED)
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	Plot No- 360 Remaining Part	Plot No- 359	9 Mtr Wide Road	Plot No- 363
Actual on Site	Plot No- 360 Remaining Part	Plot No- 359	9 Mtr Wide Road	Plot No- 363
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:	

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	945	3000	2835000
Carpet Area	640	0	0
Super Built Up/Sellable Area	800	2200	1760000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	4595000
% Recommended	0	Realizable Value:	4595000

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

Visited By:	Vedant Associates_Hfc	Visited on:	15-Jul-2026
Violations observed (if any):			
Remarks:	null this is a plot plus consturction case , 1) said property is having vacant plot, which is demarcated by cement pegs, and lime powder, 2) land area is 945 sqft (as per ats draft), 3) built up area- 800 sqft (as per architecture building plan), 4) approach road to the property is 30 ft cc road , 5) provided documents- copy of ats draft in the name of mr. ajay kumar shrivas in between mr. navin kedarnath verma, copy of sale deed in the name of mr. navin kedarnath verma in between mr. subahu ramesh thosar same was duly registered in the sub registrar hingna sr. no. 3267/2026 date- 24-03-2026, 6) copy of rl letter no- rl/2499/t.p/2026 dated- 12/5/2026 by municiple council digdoh (devi), copy of tax receipt no- 252 dated- 5/5/2026 by nagar parishad digdoh (devi), copy of sub division plan no. didmc/sa/2026/apl/00003 date- 24-08-2026 7) property is situated within the limits of nagar parishad digdoh(devi). 8). this case is review for change in product and adding the details of sub-division plan. 9). sanction building plan should be reuired before first construction disburesment.		

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
BOOK2.PDF			

Vedant Associates_Hfc Gawande

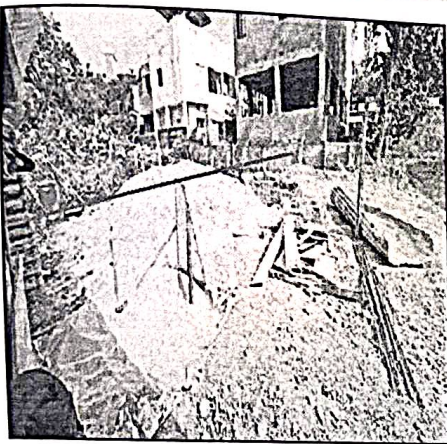
Entered On: 05-Sep-2026
Completion Status: Not Applicable-Land Loan

Ashay Khade
Technical Manager
RECOMMENDED

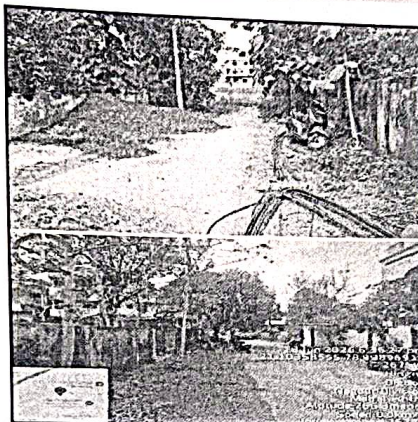
Approver ID: HE002951
Approved On: 05-Sep-2026

Approver's
Comment:

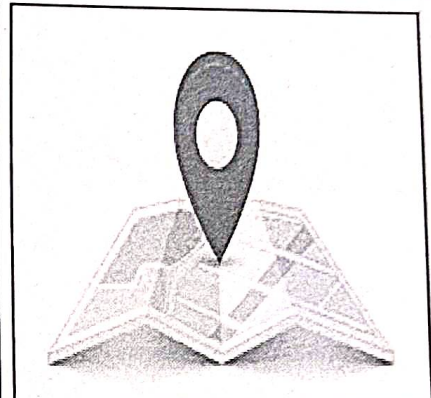
ok to proceed. plot is identified on site. rl letter from municipal council along with subdivision plan is received. sanctioned building plan to be provided before funding for construction purpose. kindly note.



Longitude: 78.998913
Latitude: 21.103545
Image Taken 15-JUL-2026 18:17:28



Longitude: 78.998913
Latitude: 21.103545
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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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