



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146686	Application No.:	77000337993
Customer Name:	Mohan Pundlikrao Manmode	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Prime HI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mohan Pundlikrao Manmode	Mobile :	8888803444 9960831325

PROPERTY ADDRESS

Property Address:	Plot No 50, Suraj Gruh Samasya Niwaran Sanstha,Kh No 49/3, And New Kh No 19/3, Ph No 38a,,Mouza Beltarodi, Nagar Panchayat Besa Pipla,Tah Nagpur Rural Dist Nagpur 440015	Location:	Vivekanand Nagar		
		City:	Nagpur	Pin Code	440015
Legal Address:	Plot No 50, Suraj Gruh Samasya Niwaran Sanstha, Kh No 49/3, And New Kh No 19/3, Ph No 38a, Mouza Beltarodi, Nagar Panchayat Besa Pipla Tah Nagpur Rural Dist Nagpur 440015	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Jayanti Nagari-lii		
		Collateral ID:	I26NAG015-079775		

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:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	7
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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	Other Layout	9.14 M Wide Road	18 M Wide Road	Plot No 49
Actual on Site	Other Layout	Layout Road	Road	Open Plot No 49
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	3452	4800	16569600
Carpet Area	3038	0	0
Super Built Up/Sellable Area	3797	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	16569600
% Recommended	0	Realizable Value:	16570000
Realizable Value In Words : Rupees One Crore Sixty-Five Lakh Seventy Thousand			

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	26-Aug-2026
Violations observed (if any):			
Remarks:	null 1. this is purchase of land case 2. said property is open plot, demarcated by cement poles at site 3. documents provided includes copy of ats in the name of shree mohan manmode, copy of sale deed in the name of shree kamlesh manoharrao narad with sr no 9362-2026 dated on 02/08/2026, rl of nagar panchayat besa pipla vide permit no 985 dated on 2006/2026, draft layout plan 4. plot area in valuation is taken from rl and bua is taken as per permissible fsi of 1.1, this is to be noted.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ashish Kedar	Entered On:	26-Aug-2026
Recommended by:	Ashay Khade	Completion Status:	Not Applicable-Land Loan
Recommender's Comment:	Ok To Proceed. Plot Demarcated Using Concrete Poles. RI Letter From Nagar Panchayat Is Received. Surrounding Area Is Developing.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	26-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 79.07028166666666
Latitude: 21.07849972222222
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Longitude: 79.07028166666666
Latitude: 21.07852888888889
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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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