



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-96351	Application No.:	77000291296
Customer Name:	Sanket Nimje	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Prime HI - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sanket Nimje	Mobile :	8087895286 8379936788

PROPERTY ADDRESS

Property Address:	Plot No. 104, In The Sanctioned Layout Known As,Ssd Greens - 5, Kh No. 5, Ph No. 3,Mouza - Yerla,Tah. And Dist Nagpur - 440001	Location:	Nagpur Gpo
		City:	Nagpur Pin Code 440001
		State:	Maharashtra Country India
Legal Address:	Plot No. 104, In The Sanctioned Layout Known As Ssd Greens - 5, Kh No. 5, Ph No. 3, Mouza - Yerla, Tah. And Dist Nagpur - 440001	Nearby Landmark:	Near Zp School Yerla
		Collateral ID:	I26NAG001-073502

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	60 PERCENTAGE
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	40
Green Housing:	No	Distance from City Center Km:	16
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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	Kh No 04 Agri Land	9 Meter Lay-Out Road	Plot No 105	Plot No 103
Actual on Site	Kh No 04 Agri Land	9 Meter Lay-Out Road	Plot No 105	Plot No 103
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 AN

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1213	2000	2426000
Carpet Area	1067	0	0
Super Built Up/Sellable Area	1334	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2426000
% Recommended	0	Realizable Value:	2426000

Realizable Value In Words : Rupees Twenty-Four Lakh Twenty-Six Thousand

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	07-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is plot purchase case. 2) said property is an open plot demarcated by cement pegs. 3) copy of draft sale deed is in name of shri sanket s/o digambar nimje and smt. dimpal s/o sanket nimje. 4) copy of sale deed is in the name of m/s ssd greens through authorized partner shri manish s/o shrichand daswani details vide sr. no. 11550-2024, dated. 20/09/2024. 5) na order details vide rev. case no. 8/nap-34/2025-2026, dt. 29/8/2025, by collectors office nagpur. 6) sanctioned layout plan details vide permit no. nmrda/lt/2025/apl/00637, dt. 04/7/2025, by nmrda. 7) copy of release letter by nmrda details vide letter no. ae(north)/1002, dt. 4/8/2026. 8) copy of patwari map by talathi office nagpur. 9) copy of rera certificate details vide rera no. pp1190002502964, dt. 31/12/2030. 10) copy of k prat details vide sr. no. 1489/11, by city survey off nagpur. 11) copy of prat plan details vide sr. no. 62024090420, dt. 05/09/2024, by nmrda. 11) plot area as per sale deed draft and release letter is considered for valuation. 12) electric work, sewer line work, water pipe line work and road work is completed as per site visit. 13) property comes under the limits of gp yerla. 14) scrutiny carried out at the time of visit property shown by mr. ankit gajbhiye. 15) copy of partnership deed details vide sr. no. ch765068, dt. 09/8/2024.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

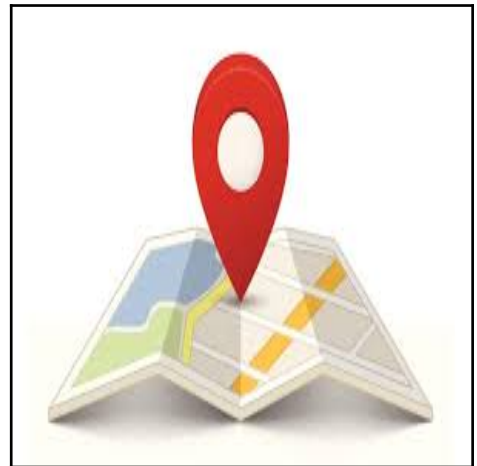
Entered By:	Dhananjay Datar And Assco Datar	Entered On:	10-Aug-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	10-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using concrete pegs. na order from collector, sanctioned layout plan and rl letter from nmrda along with rera certificate is received. surrounding area has average habitation. layout is located near from highway. surrounding area is developing.		



Longitude: 78.96238055555555
Latitude: 21.211429166666665
Image Taken 07-AUG-2026 13:26:00



Longitude: 78.96241416666668
Latitude: 21.211344722222222
Image Taken 07-AUG-2026 13:26:30



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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