

Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153769	Application No.:	77000338271
Customer Name:	Mahendra Kumar Maurya	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Ag Premium - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Mahendra Kumar Maurya	Mobile :	7975612218 7387243012

PROPERTY ADDRESS

Property Address:	Plot No. 2/G, In Gp Talakghat, Kh No. 175/A, Ph No. 178, Mouza - Takalghat, Tah. And Dist Nagpur - 441122	Location:	Takalghat
		City:	Nagpur Pin Code 441122
		State:	Maharashtra Country India
Legal Address:	Plot No. 2/G, In Gp Talakghat, Kh No. 175/A, Ph No. 178, Mouza - Takalghat, Tah. And Dist Nagpur - 441122	Nearby Landmark:	Near Hotel Sanchita
		Collateral ID:	I26NAG122-079514

PROPERTY DETAILS

Type Of Property:	Bungalow	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:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	62
Green Housing:	No	Distance from City Center Km:	35
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	2	1	1	RESIDENTIAL (VACANT)
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	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	Row House 2h	Row House 2f	Row House 2d	Road
Actual on Site	Row House 2h	Row House 2f	Row House 2d	Road
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 A

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	600	1400	840000
Carpet Area	500	0	0
Super Built Up/Sellable Area	600	1800	1080000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1920000
% Recommended	100		1920000

Realizable Value:

1920000

Realizable Value In Words : Rupees Nineteen Lakh Twenty Thousand

Visited By:	Dhananjay Datar And Assoicates_Hfc	Visited on:	08-Sep-2026
Violations observed (if any):	Na		

Remarks: null | 1) this is hl - rhl - home purchase - builder. 2) said property is a residential building on gf which is vacant as per site visit. 3) copy of agreement to sale is in name of mr mahendra kumar maurya details vide sr. no. 99aa823074, dt. 12/4/2024. 4) copy of sale deed is in the name of mrs vibha ashok kuchewar, mr sandeep ramesh maske, mr pravin ramesh talware and mr nandkishor wamanrao ilmulwar details vide sr. no. 00325-2009, dated 21/1/2009. 5) na order details vide rev. case no. 291/nap-34/2009-2010, dt. 21/1/2010, by collectors office nagpur. 6) sanctioned layout plan details vide sr no. ssnaq/3893, dt. 5/12/2009, by town planning nagpur, copy of sanctioned building plan details vide sr. no. q, dt 2009, by gp takalghat. 7) copy of partnership deed is in the name of details vide sr. no. e686693, dated. 6/6/2008. 8) plot area and built up area as per draft agreement to sale is considered for valuation. 9)property comes under the limits of gp talakghat. 10) scrutiny carried out at the time of visit property shown by mr. mahendra kumar. 11) rcc brick work slab work, flooring work, internal and external plaster, painting work, electric switch board, window and door work completed as per site visit. 12) this report is submitted for providing value and update the current stage of property.

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
P2_COMPRESSED.PDF			
P1_COMPRESSED.PDF			

Entered By: Dhananjay Datar And Assco Datar
Recommended by:
Recommender's
Comment:

Entered On: 09-Sep-2026
Completion Status: Construction Is Complete

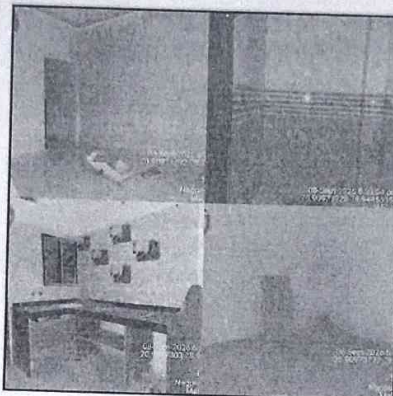
Approver Name: Ashay Khade
Designation: Technical Manager
Approver
Recommendation : RECOMMENDED
Conditional
Remark:

Approver ID: HE002951
Approved On : 10-Sep-2026

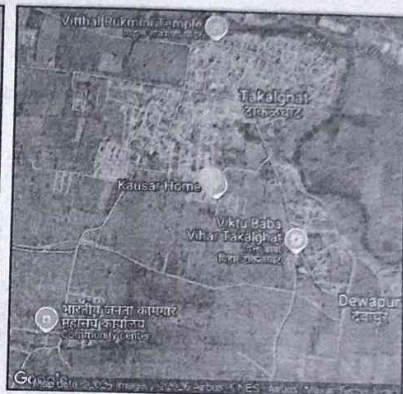
Approver's
Comment: ok to proceed. this is non apf builder purchase case, necessary approvals to be taken. as on date construction work of property is complete.



Longitude: 78.9445522222223
Latitude: - 20.909656666666667
Image Taken 08-SEP-2026 18:18:40



Longitude: 78.9445125
Latitude: 20.909715833333333
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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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