



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152866	Application No.:	77000344914
Customer Name:	Sunil Ramchandra Satpute	Branch :	(10169) CHANDRAPUR
Product Name:	HI - RHI - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sunil Ramchandra Satpute	Mobile :	9421918172 8329638365

PROPERTY ADDRESS

Property Address:	Plot No. 698, Soham And Sandesh City In Gp Kanholi, Gp Chichghat Kh Nos 10 80 And 86 Mouza Chichghat, Psk No. 71, Mouza - Kanholi,, Tah. And Dist Nagpur - 440010	Location:	Shankar Nagar (Nagpur)
Legal Address:	Plot No. 698, In The Sanctioned Layout Known As Soham And Sandesh City, In Gp Kanholi And Gp Chichghat, Kh Nos. 10, 80 And 86, Mouza - Chichghat, Psk No. 71, Mouza - Kanholi, Tah. And Dist Nagpur - 440010.	City:	Nagpur Pin Code 440010
		State:	Maharashtra Country India
		Nearby Landmark:	Near Sukhakarta Nagari
		Collateral ID:	I26NAG010-092658

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	30 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	42
Green Housing:	No	Distance from City Center Km:	25
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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. 697	Plot No.699	9 Mtr Wide Road	Plot No. 711
Actual on Site	Plot No. 697	Plot No.699	9 Mtr Wide Road	Plot No. 711
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	1378	1350	1860300
Carpet Area	1213	0	0
Super Built Up/Sellable Area	1516	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	1860300
% Recommended	0	Realizable Value:	1860000
Realizable Value In Words : Rupees Eighteen Lakh Sixty Thousand			

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	08-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is plot purchase case. 2) said property is an open vacant plot which is demarcated by cement pegs. 3) copy of agreement to sale is in name of sunil ramchandra satpute details vide sr. no. 19ab894289, dt. 25/10/2024. 4) copy of sale deed is in the name of shri rohan s/o. niranjan thakar, shri dilip pralhadrai agrawal, mohammad feroz mohammad rafique and smt krishna w/o. manoj agrawal details vide sr. no. 1082-2023, dated. 09/02/2023. 5) copy of sale deed is in the name of shri rohan s/o. niranjan thakar, shri dilip pralhadrai agrawal, mohammad feroz mohammad rafique and smt krishna w/o. manoj agrawal details vide sr. no. 1084-2023, dated. 09/02/2023. 6) copy of sale deed is in the name of shri rohan s/o. niranjan thakar, shri dilip pralhadrai agrawal, mohammad feroz mohammad rafique and smt krishna w/o. manoj agrawal details vide sr. no. 1082-2023, dated. 09/02/2023. 7) copy of sale deed is in the name of shri rohan s/o. niranjan thakar, shri dilip pralhadrai agrawal, mohammad feroz mohammad rafique and smt krishna w/o. manoj agrawal details vide sr. no. 1085-2023, dated. 09/02/2023. 8) copy of sanctioned layout plan details vide approval no nmrda/lt/2023/apl/00214, dt. 06/11/2023, by nmrda. 9) copy of part plan details vide sr. no 620230105010, dt. 09/01/2023. 10) copy of completion certificate provided bearing permit no. a.e(west)/ nmrda/2318 dated 19/05/2026. 11) plot area as per agreement to sale is considered for valuation. 12) property comes under the limits of village chinchghat and kanholi. 13) layout development works almost completed, layout habitation is low, development is 30 percentage. 14) this case is reviewed for providing value.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
11_COMPRESSED.PDF	NULL	NULL	

Entered By:	Dhananjay Datar And Assco Datar	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using concrete pegs. sanctioned layout plan and completion certificate from nmrda is received. surrounding area is developing.		



Longitude: 79.00722388888889

Latitude: 20.96952472222222

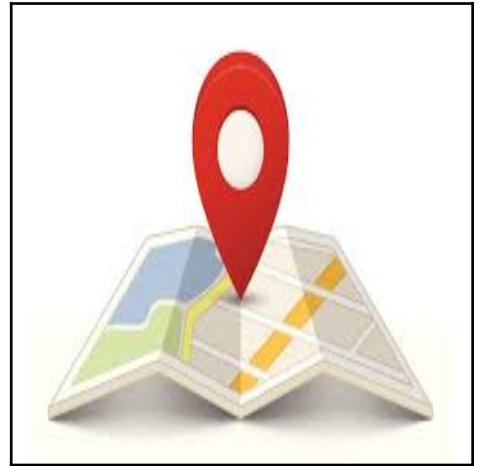
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Longitude: 79.00722388888889

Latitude: 20.96952472222222

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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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