



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146620	Application No.:	77000320581
Customer Name:	Namrata Bhaskarrao Paratkar	Branch :	(10169) CHANDRAPUR
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Namrata Bhaskarrao Paratkar	Mobile :	7722080847 9373924127

PROPERTY ADDRESS

Property Address:	Plot No. 07, Kh No. 40,46 And 47,, Ph No. 72, , Mouza Sumthana, Tahsil Hingna And Dist Nagpur - 441108.	Location:	Bori		
		City:	Nagpur	Pin Code	441108
		State:	Maharashtra	Country	India
Legal Address:	Plot No. 07, Kh No. 40,46 And 47, Ph No. 72, Mouza Sumthana, Tahsil Hingna And Dist Nagpur - 441108.	Nearby Landmark:	Near Godrej Property		
		Collateral ID:	I26NAG108-068904		

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	34
Green Housing:	No	Distance from City Center Km:	24
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
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. 08	9 Mtr Wide Road	Layout Boundary	9 Mtr Wide Road
Actual on Site	Plot No. 08	Kachha Road	Layout Boundary	Kachha 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 OPEN

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2236	1500	3354000
Carpet Area	2060	0	0
Super Built Up/Sellable Area	2459	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	3354000
% Recommended	0	Realizable Value:	3354000

Realizable Value In Words : Rupees Thirty-Three Lakh Fifty-Four Thousand

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	26-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is resale case of plot. 2) copy of sale deed provided in the name of mr. arun kisanrao chaudhari bearing reg no. 01816-2012 dated 21/04/2012. 3) copy of draft sale deed provided in the name of namrata bhaskarrao paratkar. 4) copy of layout plan provided issued by town planing nagpur bearing no. 6795. 5) copy of na order provided in the name of shri. satishkumar lakhmichand jain issued by collector nagpur bearing no. 278/nap-34/2008 -009 dated 05/03/2009. 6) copy of 7/12 provided in the name of mr. arun kisanrao chaudhari. 7) as per site visit said layout is not developed, layout habitation is low surrounding development is 30 percentage. 8) in the surrounding area from layout new projects are under developed like godrej rivershore, mahalaxmi nagar - 45, kesarland, also said layout is 2 km away from main road near dmart. 9) said property is demarcated small cementric pole and numbering of plot done on site. 10) property revisited and this report is submitted for plot demarcation.		

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

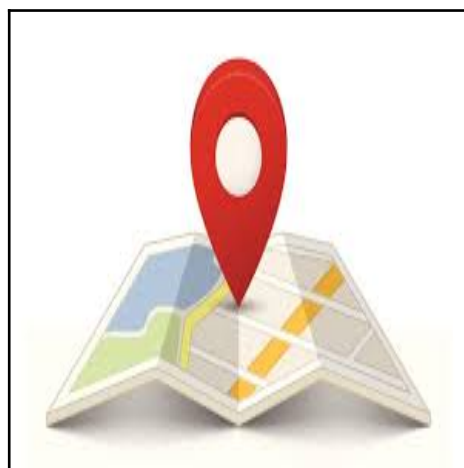
Entered By:	Dhananjay Datar And Assco Datar	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot demarcated using layout stones. sanctioned layout plan from tp and na order from collector is received. it has big projects like godrej rivershore, mahalaxmi nagar - 45, kesarland located near to it. layout is located 2 km away from outer ring road nagpur.		



Longitude: 78.99991
Latitude: 21.049707222222224
Image Taken 26-AUG-2026 15:39:52



Longitude: 78.99971777777778
Latitude: 21.049742222222225
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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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