



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-145565	Application No.:	77000315323
Customer Name:	Omprakash Ruplalji Rahangdale	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Rhl - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Omprakash Ruplalji Rahangdale	Mobile :	9623213537 9767110227

PROPERTY ADDRESS

Property Address:	Plot No. 60, Udyog Vihar Layout, In Gp Bothali ,Ward No. 4, Kh No. 171, Ph No. 74,,Mouza - Borkhedi,,Tah. And Dist Nagpur - 441108	Location:	Bori		
		City:	Nagpur	Pin Code	441108
		State:	Maharashtra	Country	India
Legal Address:	Plot No. 60, Udyog Vihar Layout, In Gp Bothali, Ward No. 4, Kh No. 171, Ph No. 74, Mouza - Borkhedi, Tah. And Dist Nagpur - 441108.	Nearby Landmark:	Near Bansal Lawn		
		Collateral ID:	I26NAG108-068279		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENTAGE
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	44
Green Housing:	No	Distance from City Center Km:	26
Report Condition:	Property Not Visited - Customer		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	5	1	2	RESIDENTIAL
Second Floor	2	0	2	RESIDENTIAL
Other1				
Other2				
Ground Floor	4	0	2	RESIDENTIAL CUM COMMERCIAL

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Omprakash Ruplalji Rahangdale	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1	Self And Tenant	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 61	Plot No. 59	Plot No. 63	9 Mt Wide Road
Actual on Site	Plot No. 61	Plot No. 59	Plot No. 63	9 Mt Wide 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 RESI

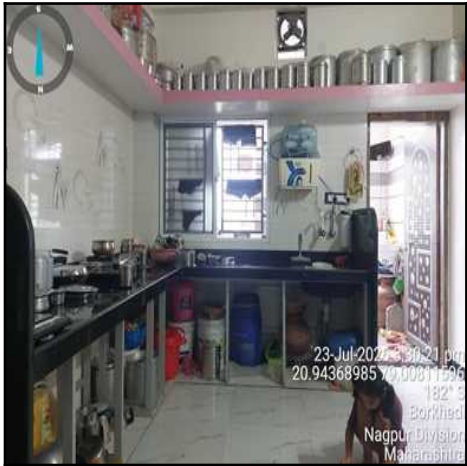
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1615	2600	4199000
Carpet Area	1056	0	0
Super Built Up/Sellable Area	1320	2000	2640000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6839000
% Recommended	100	Realizable Value:	6839000

Realizable Value In Words : Rupees Sixty-Eight Lakh Thirty-Nine Thousand

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	31-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is hl bt case. 2) said property is a residential cum commercial building on gf, ff and sf. 3) copy of sale deed is in the name of mr omprakash rooplalji rahangdale details vide sr. no. 7415-2021, dated. 19/05/2021. 4) copy of sale deed is in the name of mr omprakash rooplalji rahangdale details vide sr. no. 1826-2016, dated. 26/04/2016. 5) na order details vide rev. case no. 27/nap-34/1995-96, dt. 02/12/1995, by collectors office nagpur. 6) sanctioned layout plan details vide sr no. 781, dt. 16/11/1993, by gp bothali. 7) copy of gp tax receipt is in name of mr omprakash rooplalji rahangdale details vide receipt no. 961, dt. 14/09/2021, by gp bothali. 8) plot area as per sale deeds is considered for valuation. 9) built up area as per site measurement for gf is 1425 sqft. and ff is 1425 sqft. as per tax assessment for residential part only is 1614 sqft. and per permissible fsi is 2745 sqft. so we are deducting commercial area which is 1614 sqft. and considering only residential part which is 1320 sqft. for the valuation. 10) property comes under the limits of gp bothali. 10) presently said property is self and tenant occupied. 11) scrutiny carried out at the time of visit property shown by mr.omprakash rahangdale.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

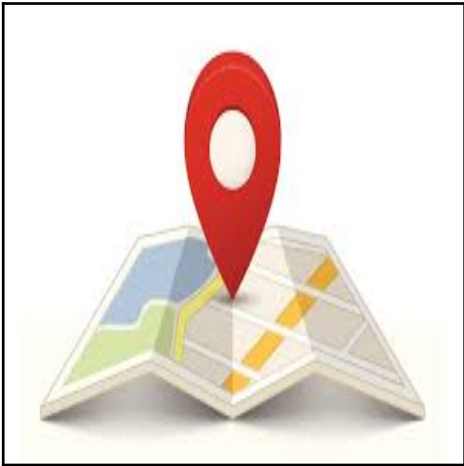
Entered By:	Dhananjay Datar And Assco Datar	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. layout plan, na order from collector along with tax assesment sheet is received. only residential bua is considered for valuation. approved as per the approval received on mail.		



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Latitude: 20.9436897222222
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Longitude: 79.00820055555556
Latitude: 20.943536666666667
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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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