



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-114717	Application No.:	77000306996
Customer Name:	Pranech Chakradhar Choure	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Rhl - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Pranech Chakradhar Choure	Mobile :	9834845229 7038387572

PROPERTY ADDRESS

Property Address:	Plot No. 112, In The Sanctioned Layout Plan Known ,As Sunrise Park, In Gp Isasani,,Kh. No. 113/1 (Part), P.S.K. No. 46,,Mouza - Isasani, Tah. Hingna And Dist Nagpur - 441	Location:	Hingna
		City:	Nagpur Pin Code 441110
		State:	Maharashtra Country India
Legal Address:	Plot No. 112, In The Sanctioned Layout Plan Known As Sunrise Park, In Gp Isasani, Kh. No. 113/1 (Part), P.S.K. No. 46, Mouza - Isasani, Tah. Hingna And Dist Nagpur - 441110	Nearby Landmark:	Near Raisoni Mba College
		Collateral ID:	I26NAG110-065699

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:	Rural	Distance Travelled From Operating	22
Green Housing:	No	Distance from City Center Km:	14
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor				
First Floor				
Second 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 111	Plot No 113	9.00 Mtr Wide Road	Open Space
Actual on Site	Plot No 111	Plot No 113	9.00 Mtr Wide Road	Open Space
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	1608	2250	3618000
Carpet Area	1415	0	0
Super Built Up/Sellable Area	1769	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	3618000
% Recommended	0	Realizable Value:	3618000
Realizable Value In Words : Rupees Thirty-Six Lakh Eighteen Thousand			

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	18-Jul-2026
Violations observed (if any):	Na		

Remarks:	null 1) this is plot purchase case - builder cat c. 2) said property is an open vacant plot which is demarcated by cement pegs. 3) copy of sale deed draft is in name of mr pranekh chakradhar choure. 4) copy of sale deed is in the name of mr dariyana gurmukhdas rohra and mr kailash dhanraj batra details vide sr. no. 06818-2008, dated. 25/11/2008. 5) na order details vide rev. case no. 43/nap-34/2023-2024, dt. 21/03/2024, by tahsildar office nagpur. 6) copy of sanctioned layout plan details vide approval no. nmrda/lt/2023/apl/00197, dt. 03/10/2023, by nmrda. 7) copy of release letter of nmrda details vide letter no. a.e.(west)/nmrda/1949, dt. 25/02/2026. 8) copy of site plan details vide sr. no. 54/04, dt. 16/03/2004, by city survey off hingna. 9) copy of rera certificate for project sunrise park details vide rera no. p50500056496, dt. 05/06/2024 to dt. 31/03/2029. 10) copy of legal report by ashwin r patil dt. 29/03/2024. 11) plot area as per release letter of nmrda is considered for valuation. 12) property comes under the limits of gp isasani. 13) electric work, sewer line work and road work completed as per site visit. 14) approve use of land as per na order is residential.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Dhananjay Datar And Assco Datar	Entered On:	18-Jul-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	18-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the plot is marked with cement pegs. the namplate/plot number is displayed on-site. the layout is developed and basic amenities available on-site. the carpet area and built-up area as per permissible fsi is mentioned. the property is located in developing area.		



Longitude: 78.99770444444445

Latitude: 21.08375333333333

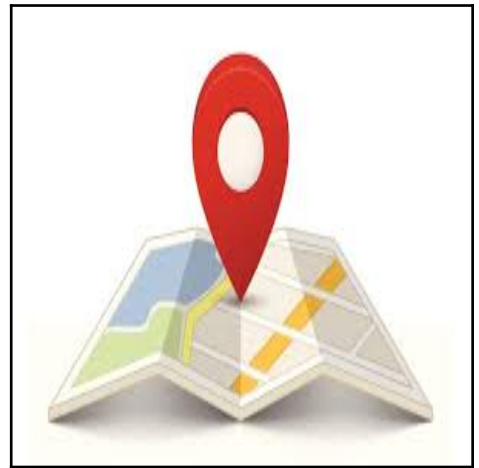
Image Taken 18-JUL-2026 12:19:16



Longitude: 78.99777861111112

Latitude: 21.083738333333333

Image Taken 18-JUL-2026 12:19:28



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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