



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162640	Application No.:	77000360679
Customer Name:	Tejram Pandurang Luche	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Tejram Pandurang Luche	Mobile :	7620364333 9370068649

PROPERTY ADDRESS

Property Address:	Plot No. 87, In Nagar Parishad Butibori,,Kh No. 100, Ph No. 76,Mouza - Bori,Tah. And Dist Nagpur - 441108.	Location:	Bori		
		City:	Nagpur	Pin Code	441108
		State:	Maharashtra	Country	India
Legal Address:	Plot No. 87, In Nagar Parishad Butibori, Kh No. 100, Ph No. 76, Mouza - Bori, Tah. And Dist Nagpur - 441108.	Nearby Landmark:	Near Maa Vaishnavi Apartment		
		Collateral ID:	I26NAG108-090630		

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	100 PERCENTAGE
No of Floors:	0	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	48
Green Housing:	No	Distance from City Center Km:	28
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	7.5 Mt Wide Layout Road	Plot No. 86	Plot Nos. 60, 61 And 62	7.5 Mt Wide Layout Road
Actual on Site	7.5 Mt Wide Layout Road	Plot No. 86	Plot Nos. 60, 61 And 62	7.5 Mt Wide Layout 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 AN

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2550	2100	5355000
Carpet Area	2244	0	0
Super Built Up/Sellable Area	2805	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	5355000
% Recommended	0	Realizable Value:	5355000

Realizable Value In Words : Rupees Fifty-Three Lakh Fifty-Five Thousand

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	22-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is plot purchase case. 2) said property is an open plot which is small cementric pole demarcated as per site visit. 3) copy of sale deed is in the name of shri mahakal infra through its partners mr. amit ganeshsingh chauhan, mr./ms. snehal shrikant katode and mr. nikhil pandurangji pawar details vide sr. no. 2150-2026, dated. 27/02/2026. 4) copy of draft sale deed provided in the name of tejram pandurang luche. 5) order details vide rev. case no. 555/nap-34/2007-2008, dt. 20/1/2009, by collectors office nagpur. 6) sanctioned layout plan details vide sr no. 5682, dt. 20/01/2009, by town planning deptt nagpur. 7)) copy of nagar parishad tax receipt details vide receipt no. 23, dt. 9/5/2025, by nagar parishad butibori. 8) plot area as per sale deed is considered for valuation. 9) property is situated within the limits of nagar parishad butibori.		

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

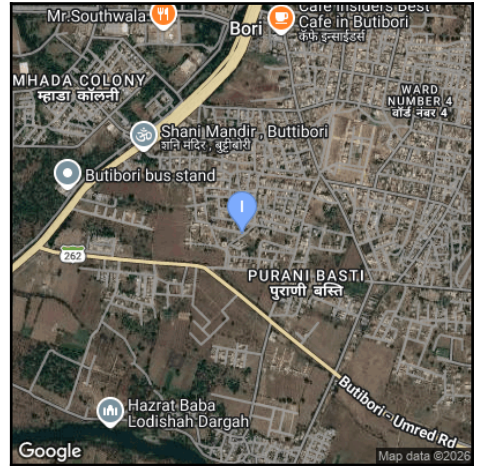
Entered By:	Dhananjay Datar And Assco Datar	Entered On:	24-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using concrete pegs. it is a corner plot. na order from collector and sanctioned layout plan from tp is received.		



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Latitude: 20.920511666666666
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Longitude: 79.00382805555556
Latitude: 20.920519166666667
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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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