



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148698	Application No.:	77000338034
Customer Name:	Jay Mohanlal Fabyani	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Nhl - Rnhl - Lap Residential - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Jay Mohanlal Fabyani	Mobile :	9373666694 9372884449

PROPERTY ADDRESS

Property Address:	Plot No. 53, Mouza - Bhandara Khas, Ts No. 16,,Old Khasra No. 95/5, Gat No. 561/4/2,,Teachers Colony, Municipal Council Bhandara,,Tah. And Dist. - Bhandara - 441904	Location:	Bhandar H O
Legal Address:	Plot No. 53, Mouza - Bhandara Khas, Ts No. 16, Old Khasra No. 95/5, Gat No. 561/4/2, Teachers Colony, Municipal Council Bhandara, Tah. And Dist. - Bhandara - 441904	City:	Bhandara Pin Code 441904
		State:	Maharashtra Country India
		Nearby Landmark:	Near Prem Prakash Ashram, Sindhi Colony,
		Collateral ID:	I26BHA904-084817

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	70 PERCENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	130
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	3	1	1	2BHK (OWNER OCCUPIED)
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Owner	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2021	Self	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Layout Road	Plot No. 48	Plot No. 54	Plot No. 52
Actual on Site	Road	Plot No. 48 (Open Plot)	Plot No. 54 (House Irfan	Plot No. 52 (Open Plot Of
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1800	2200	3960000
Carpet Area	692	0	0
Super Built Up/Sellable Area	831	2000	1662000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5622000
% Recommended	100	Realizable Value:	5622000

Realizable Value In Words : Rupees Fifty-Six Lakh Twenty-Two Thousand

Visited By:	Vedant Associates_Hfc	Visited on:	28-Aug-2026
Violations observed (if any):			
Remarks:	null nhl - rnhl - lap residential - bt case - 1) the subject property having 2bhk residential house on gf, which is owner occupied. 2) plot area is 167.22 sqmt i.e. 1800 sqft (according to correction deed - 1557/2021 and 7/12). 3) existing bua is 77.28 sqmt i.e. 831 sqft (according to approved building plan) and approx 1600 sqft (as per site), hence less area is considering. 4) documents - correction deed - 1557/2021, on dated - 12/03/2021 in favor of jay mohanlal fabyani, 7/12 - khata no. 66777 in favor of jay mohanlal fabyani, na order - r.m.no.81/nap-34/1991-1992, on dated - 20/07/1992, by add. collector bhandara, layout plan, approved building plan - letter no. 1616, on dated - 19/05/2021, by town planner municipal council bhandara. 5) electricity consumer no. 413891306779, resi connection in favor of jay mohanlal fabyani. 6) surrounding area is under developing. 7) all basic civic amenities are available around 0 to 6km. 8) property is comes under bhandara municipal council. 9) this case is review for revision in land rate.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	10-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. approved building from municipal council is received.		



Longitude: 79.66385305555556
Latitude: 21.17785277777778
Image Taken 28-AUG-2026 13:01:43



Longitude: 79.66385305555556
Latitude: 21.17785277777778
Image Taken 28-AUG-2026 13:01:59



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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