



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-131396	Application No.:	77000321246
Customer Name:	Ritesh Krishna Meshram	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Ag Premium - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Ritesh Krishna Meshram	Mobile :	9823609906 9372884449

PROPERTY ADDRESS

Property Address:	Plot No. 9(West Part), Gajanan Nagar, House No. 75, Ward No. 68, City Survey No. 269, Sheet No. 241/48, Kh No. 17/3, Ph No. 7, Mouza - Dabha,,Tah. And Dist Nagpur - 440023.	Location:	Wadi
Legal Address:	Plot No. 9(West Part), Gajanan Nagar, House No. 759/9, Ward No. 68, City Survey No. 269, Sheet No. 241/48, Kh No. 17/3, Ph No. 7, Mouza - Dabha, Tah. And Dist Nagpur - 440023.	City:	Nagpur Pin Code 440023
		State:	Maharashtra Country India
		Nearby Landmark:	Behind Nit Garden
		Collateral ID:	I26NAG023-072662

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	85 PERCENTAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	24
Green Housing:	No	Distance from City Center Km:	10
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	2	1	1	RESIDENTIAL
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mukund Wankhede	4
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2022	Seller Occupied	56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 09 Portion Part	Plot No. 10	Layout Of Another	Road
Actual on Site	Plot No. 09 Portion Part	Plot No. 10	Layout Of Another	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

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	750	3000	2250000
Carpet Area	324	0	0
Super Built Up/Sellable Area	405	2000	810000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3060000
% Recommended	100	Realizable Value:	3060000
Realizable Value In Words : Rupees Thirty Lakh Sixty Thousand			

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	04-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is resale purchase case. 2) said property is a residential building on gf. 3) copy of draft sale deed is in name of mr. ritesh meshram. 4) copy of sale deed is in the name of mr. mukund natthuji wankhede and mrs. leela mukund wankhede details vide sr. no. 583-2022, dated. 20/01/2022. 5) copy of draft layout plan. 6) copy of cluster map. 7) copy of nmc tax receipt is in name of l/o. gajanan nagar, pre.pur. shri mukund natthuji wankhede and sau. leela mukund wankhede details vide receipt no. rcpt2324329420, dt. 15/12/2023. 8) copy of nmc assessment sheet details vide sr. no. 1. 9) plot area as per sale deed draft and built up area as per nmc assessment list is considered for valuation. 10) presently said property is seller occupied. 11) said property is west part of plot no. 09. 12) scrutiny carried out at the time of visit property shown by mrs. punam wankhede.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

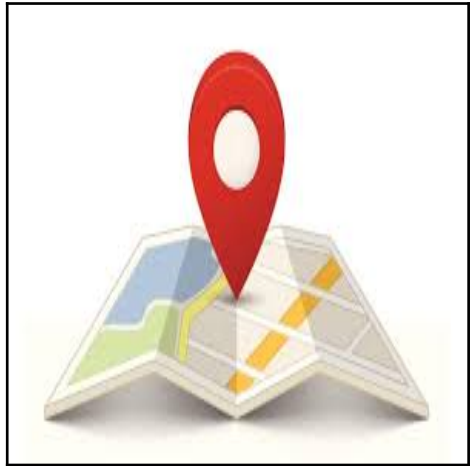
Entered By:	Dhananjay Datar And Assco Datar	Entered On:	06-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	06-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product.		



Longitude: 79.0016925
Latitude: 21.16849805555556
Image Taken 04-AUG-2026 15:21:36



Longitude: 79.00171805555556
Latitude: 21.1684425
Image Taken 04-AUG-2026 15:26:55



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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