



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-121039	Application No:	77000304914
Customer Name:	Sopan Doma Sarve		(10833) NAGPUR - CA ROAD
Product Name:	HI - Ag Premium - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Sopan Doma Sarve	Mobile :	8888857660 7038387572

PROPERTY ADDRESS

Property Address:	Plot No. 26, In Layout Known As Omshivkrupa Hsg.Agency, In Gp Bidgaon, Survey No. 24/3/26Kh No. 24/3, Ph No. 33, Mouza - Tarodi(Kh.), Tah. Kamptee And Dist Nagpur - 440024	Location:	Ayodhya Nagar
Legal Address:	Plot No. 26, In The Layout Known As Omshivkrupa Hsg. Agency, In Gp Bidgaon, Survey No. 24/3/26, Kh No. 24/3, Ph No. 33, Mouza - Tarodi(Kh.), Tah. Kamptee And Dist Nagpur - 440024	City:	Nagpur Pin Code 440024
		State:	Maharashtra Country India
		Nearby Landmark:	Near Anand Sagar Lawns
		Collateral ID:	I26NAG024-095506

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:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Material at site:	Yes	Distance Travelled From Operating Office:	26
Natute of Location:	Urban	Distance from City Center Km:	11
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	RESI. CUM COMMERCIAL(PROPOSED)
First Floor	4	1	2	RESIDENTIAL(PROPOSED)
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction	Na	
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. 36	9 Mt Wide Road	Plot No. 25	Plot No. 27
Actual on Site	Plot No. 36	9 Mt Wide Road	Plot No. 25	Plot No. 27
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

Realizable

₹

:

2

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1250

2800

3500000

(A)

Construction

2125

2000

4250000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

0

Desc 7

0

0

0

Desc 8

0

0

0

Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Desc 1

0

0

0

Desc 2

0

0

0

Value As On Date:

4987500

Value of extra Amenities

0

% Completion

35

Amenities %Completion

0

% Recommended

35

Amenities %Recommendation

0

Reliazable value:

7750000

Realizable value Round Off:

7750000

Realizable Value In Words:

Seventy-Seven Lakh Fifty Thousand

Visited By:

Dhananjay Datar And Asscoiates_Hfc

Visited on:

08-Oct-2026

Violations observed

Na

(if any):

Remarks:

null | 1) this is self construction case. 2) copy of sale deed is in the name of mr sopan doma sarve details vide sr. no. 8098-2024, dated. 26/9/2024. 3) na order details vide rev. case no. 01/nap-34/2019-20, dt. 10/8/2020, by collectors office kamptee. 4) sanctioned layout plan details vide sr no. ssnaag/3289, dt. 14/10/2009, by town planning department nagpur. 5) copy of draft building plan by mr ravindra gajanan gharde. 6) copy of draft estimate of rs. 54,00,000/- by mr ravindra gajanan gharde. 7) plot area as per sale deed and built up area as per fsi 1.7 is considered for valuation. 8)scrutiny carried out at the time of visit property shown by mr. sopan sarve. 9)property comes under the limits of gp bidgaon. 10) foundation and plinth work is completed as per site visit. 11) approve use of property as per draft building plan is resi. cum commercial. 12) as per draft building plan bua is 2400 sqft. but according to fsi 1.7 as of udcpr norms bua will be 2125 sqft. so considering bua whichever is less.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

P1_COMPRESSED.PDF

NULL

NULL

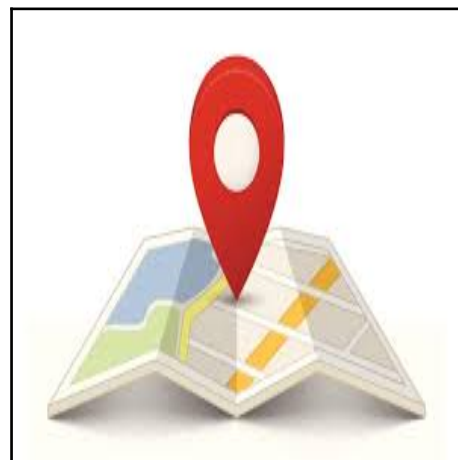
Entered By:	Dhananjay Datar And Assco Datar	Entered On:	09-Oct-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	09-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. plinth work is in progress.		



Longitude: 79.157915
Latitude: 21.11578472222223
Image Taken 08-OCT-2026 14:04:42



Longitude: 79.1579413888889
Latitude: 21.115705000000002
Image Taken 08-OCT-2026 14:05:44



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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