



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-98651	Application No.:	77000293796
Customer Name:	Tanveer Khan	Branch :	(10107) NAGPUR
Product Name:	HI - Prime HI - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Tanveer Khan	Mobile :	8888738786 9689959801

PROPERTY ADDRESS

Property Address:	Plot No. 247, Mouza Dighori, Kh. No. 64, P.H. No., 34, Sheet No. 381/41, C.T.S No. 287, Ward No. 20,,Vaibhav Nagar, Tah. Nagpur City And Dist. Nagpur, ,440034.	Location:	Mhalgi Nagar Bidipeth
		City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
Legal Address:	Plot No. 247, Mouza Dighori, Kh. No. 64, P.H. No. 34, Sheet No. 381/41, C.T.S No. 287, Ward No. 20, Vaibhav Nagar, Tah. Nagpur City And Dist. Nagpur, 440034.	Nearby Landmark:	Near Nit Garden
		Collateral ID:	I26NAG034-070497

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	5
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	2	PROPOSED 2 BHK RESIDENTIAL
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Rented	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. 248	Plot No. 246	Plot No. 241	Road
Actual on Site	Plot No. 248	Plot No. 246	Plot No. 241	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 :	11
Total Value ₹:	12	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1500	4200	6300000
Carpet Area	960	0	0
Super Built Up/Sellable Area	1200	2200	2640000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	8940000
% Recommended	0	Realizable Value:	8940000
Realizable Value In Words : Rupees Eighty-Nine Lakh Forty Thousand			

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	19-Jun-2026
Violations observed (if any):			
Remarks:	null 1.this is plot plus construction resale case., 2. said property is tin shade temporary structure occupied by tenant., 3. documents copies verified are drafted sale deed of plot no. 247, correction sale deed of plot no. 246 and 247 reg. no. ngn8-3668-2013 on dated. 10/12/2013 in the name of raisa begam j. sheikh anis, sale deed ngn6-3421-2009 on dated. 16/07/2009 in the name of raisa begam j. sheikh anis, tax receipt no. 000838 on dated. 10/01/2005 by nmc, property card, amalgamated rl letter of plot no. 246 and 247 permit no. 2804 on dated. 18/04/2011 by nit, architect building plan and estimate., 4. land area is taken as per sale deed / rl letter and bua as per architect building plan, same is consider of valuation., 5. property photos are uploaded in omni doc., 6. said property is tin shade structure so only land area is consider for valuation., 7. provided sale deed is of plot no. 246 and 247 out of which customer purchasing plot no. 247 only., 8. temporary tin structure to be demolished and site cleaning to be required before cheque hand over and indemnity regarding same from customer is received and attached in omni doc., 9. sanction building plan should be required at the time first construction disbursement.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
NEW DOC 07-29-2026 18.55.PDF	NULL	NULL	

Entered By:	Dheera Valuers And Adviso	Entered On:	29-Jul-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	29-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. old structure observed on site which will be demolished by customer and new construction work will be done. construction stage given accordingly. sanctioned building plan to be provided before funding for construction purpose. kindly note.		



Longitude: 79.12946833333332

Latitude: 21.110622777777778

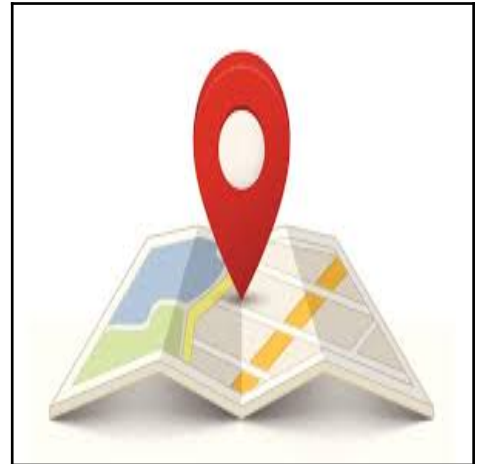
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Longitude: 79.12946833333332

Latitude: 21.110622777777778

Image Taken



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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