



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163181	Application No.:	77000360507
Customer Name:	Kanhaiya Gopalkrishna Chourasia	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Rhl - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Kanhaiya Gopalkrishna Chourasia	Mobile :	9372903399 9518368625

PROPERTY ADDRESS

Property Address:	Plot No 143, Kh Nos 102/A/1, 102/A/1/K(Part),,102/A/1/B, Mahalaxmi Nagar 44 And Govardhan Nagari,14, Psk No 33, Village Tarodi(Bu), Mz Tarodi(Bu), ,Tah Kamptee, Dist Nagpur, 440001.	Location:	Nagpur Gpo
Legal Address:	Plot No 143, Kh Nos 102/A/1, 102/A/1/K(Part), 102/A/1/B, Mahalaxmi Nagar 44 And Govardhan Nagari 14, Psk No 33, Village Tarodi(Bu), Mz Tarodi(Bu), Tah Kamptee, Dist Nagpur, 440001.	City:	Nagpur Pin Code 440001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Kamlesh Bahdade Celebrations
		Collateral ID:	I26NAG001-088764

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	40 PERCENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	20
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
Ground Floor				
First Floor				
Second Floor				
Other1				
Other2				

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	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Kh No 102/A/1/K (Part)	9.00 Mtrs Wide Road	Plot No 144	Plot No 142
Boundary	No			

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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	936	2300	2152800
Carpet Area	824	0	0
Super Built Up/Sellable Area	1030	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2152800
% Recommended	0	Realizable Value:	2153000
Realizable Value In Words : Rupees Twenty-One Lakh Fifty-Three Thousand			

Visited By:	Mr. Saurabh Rangari	Visited on:	21-Sep-2026
Violations observed (if any):			

Remarks:	null 1.this is builder plot purchase case. 2. provided documents are- rl-e.e./nmrda/dpc/rl/1937 dt 09/10/2025 by nmrda, 7-12, sanctioned layout plan- no- e.e./nmrda/dpc/agree/1906 dt 08/10/2025 by nmrda, development agreement dt 08/10/2025, na order- r.m.no. 61/n.a.p.34/2024-25 dt 22-05-2025 by tehsildar kamptee, sale deed of kh no 102/a/1/k- ngn5-7886-2025 dt 16/07/2025 in the name of harode infrastructures, sale deed of kh no 102/a-1- kmt-05775-2008 dt 20-12-2008 in the name of shri rajkumar wagh, sale deed of kh no 102/a/1/b- kmt-5938-2024 dt 12-07-2024 in the name of harode infrastructures, sale deed of kh nos. 102/a/1, 102/b, 103 - kmt-3158-2024 dt 16/04/2024 in the name of harode infrastructures, rera certificate no. pp1190002501286, sale deed draft in the favor of mr kanhaiya gopalkrushan chourasiya by the vendor m/s harode infrastructures. 3. said property is open plot demarcated by colour and wire fencing. 4. plot area 936 sq.ft taken from rl and same is considered for valuation. 5. since its a builder plot purchase case, four boundaries not mentioned in documents, hence plot boundaries to be mentioned in proposed sale deed.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

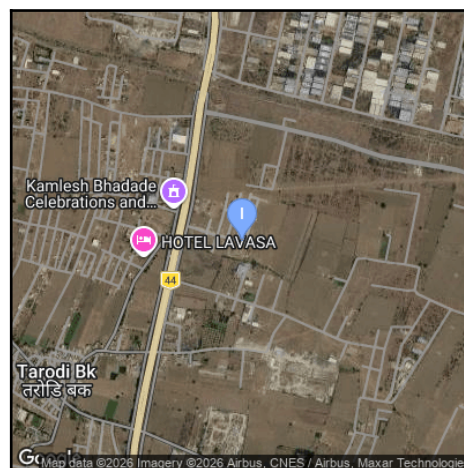
Entered By:	Saurabh Rangari	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using concrete poles. sanctioned layout plan and rl letter from nmrda along with rera certificate is received. surrounding area is developing.		



Longitude: 79.1867797222223
Latitude: 21.1223377777778
Image Taken 21-SEP-2026 13:36:45



Longitude: 79.1867797222223
Latitude: 21.1223377777778
Image Taken 21-SEP-2026 13:36:45



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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