



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159588	Application No.:	77000357484
Customer Name:	Rohit Sayre	Branch :	(10107) NAGPUR
Product Name:	HI - Prime HI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rohit Sayre	Mobile :	7718939449 8308244117

PROPERTY ADDRESS

Property Address:	Flat No 104 1st Floor Shreejee Apartments, Lease ,Hold Plot No 15, Corp House No 1140 Wathoda Street,Scheme In Nandanvan Layout, Ward No 20 Old, 23 New,Cts No 137 Sheet No 277 Mz- Nagpur Tah Dist Nagpur	Location:	Ayodhya Nagar
Legal Address:	Flat No 104 1st Floor Shreejee Apartments, Lease Hold Plot No 15, Corp House No 1140 Wathoda Street Scheme In Nandanvan Layout, Ward No 20 Old, 23 New Cts No 137 Sheet No 277 Mz- Nagpur Tah Dist Nagpur 440024	City:	Nagpur Pin Code 440024
		State:	Maharashtra Country India
		Nearby Landmark:	Near Jagnade Square
		Collateral ID:	I26NAG024-088093

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	34
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	26

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 101	Flat No 105	Open Space	Flat No 103
Actual on Site	Flat No 101	Flat No 105	Open Space	Flat No 103
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	548	0	0
Super Built Up/Sellable Area	685	6200	4247000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4247000
% Recommended	100	Realizable Value:	4247000

Realizable Value In Words : Rupees Forty-Two Lakh Forty-Seven Thousand

Visited By:	Mr. Pravin Mange	Visited on:	18-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is home purchase case. 2. said property is 2bhk vacant flat on 1st floor internally finished, g plus m plus 3 building. 3. provied documents are sale deed draft, sale deed on the name of avinash motilal mudholkar reg no ngn2-00110-2007 dt 05/01/2007, deed of declaration dt. 25/02/1993, nit sanctioned building plan vide its permit no ia/18551/13692 case no ia/13692 dt 26/12/1991, building permit and commencement certificate vide its letter no ia/18551/13692 case no ia/13692 dt 26/12/1991, nmc tax receipt dt 30/07/2026, property card, 4. sbua as per sale deed is 685sqft, same is considered for valuation. 5. the property has been vacant for the last four years, customer will occupy the property after execution of sale deed. email confirmation regarding the same has been obtained from customer. same is attached in		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
SAYREMAILCONFIRMATION.PDF	NULL	NULL	

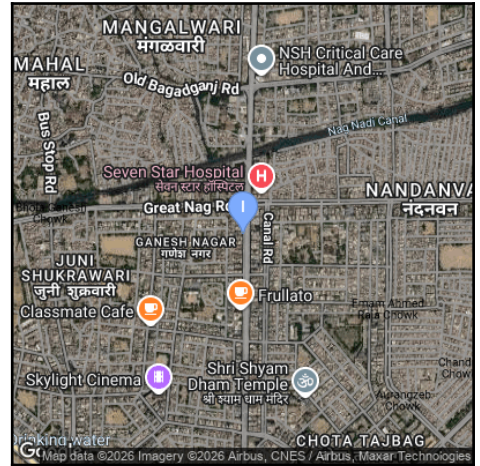
Entered By:	Pravin Mange	Entered On:	19-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned building plan and permission from nit along with pr card and nmc tax receipt is received. age of property is 34 years. customer will occupy the property after the execution of sale deed. mail confirmation mentioning the same is received from customer.		



Longitude: 79.1194111111111
Latitude: 21.137588055555554
Image Taken



Longitude: 79.1194111111111
Latitude: 21.137588055555554
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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