



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168371	Application No.:	77000365948
Customer Name:	Mohammad Javed Mohammad Salim Bhati	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Mohammad Javed Mohammad Salim Bhati	Mobile :	9370011937 8857942094

PROPERTY ADDRESS

Property Address:	Plot No.66 Block C, Mouza-Pardi, Ph No.34, Kh No.,Kh No.19,19/1,32/1,33/1,33/2 Chandrabhaga Gnss, ,Sheet No. 777/7, Cts No. 31, Nmc Ho. No. 603/C/66,, Netaji Nagar, Tah And Dist- Nagpur 440034	Location:	Mhalgi Nagar Bidipeth
Legal Address:	Plot No.66 Block C, Mouza-Pardi, Ph No.34, Kh No.19,19/1,32/1,33/1,33/2 Chandrabhaga Gnss, Sheet No. 777/7, Cts No. 31, Nmc Ho. No. 603/C/66, Netaji Nagar, Near Prathamesh Kirana, Tah And Dist- Nagpur 440034	City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
		Nearby Landmark:	Near Prathamesh Kirana,
		Collateral ID:	I26NAG034-093847

PROPERTY DETAILS

Type Of Property:	Commercial Premise	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	9
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	1	0	0	TEMPORARY TIN SHADED STRUCTURE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	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	Open Space Then Nallah	Plot No. 67	30 Feet Road	Plot No. 65
Actual on Site	Open Space Then Nallah	Plot No. 67	30 Feet Road	Plot No. 65
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1425	4000	5700000
Carpet Area	1254	0	0
Super Built Up/Sellable Area	1568	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	5700000
% Recommended	0	Realizable Value:	5700000

Realizable Value In Words : Rupees Fifty-Seven Lakh

Visited By:	Vedant Associates_Hfc	Visited on:	29-Sep-2026
Violations observed (if any):			
Remarks:	null this is a resale purchase case, 1). said property is a is a tin shaded godown which is vacant, as discuss with customer he will remove the temporary structure after purchase, 2). land area is 132.3470 sqmt/ 1425 sqft (as per rl), 3). built up area is 1568 sqft (as per fsi 1.1), 4). approach road to the property is 30 feet kaccha road, 5). provided documents are- copy of ats in the name of mohammad javed mohammad salim bhati in between mr. anilkumar nanikram khemani and 1 other, copy of sale deed in the name of mr. anilkumar nanikram khemani and 1 other in between smt. priti sanjay yadav same was duly registered in the sub registrar nagpur sr. no. 6447-2014 date- 20-10-2014, 6). copy of rl permit no. b.e(e)/161 date- 12-12-2012 by nit, copy of property card, copy of tax receipt index no. 21005326 date- 02-09-2026 by nmc, 7). there is a nalla beside of the property 8). at the site cc road constructed upto plot no. 67 but plot no. 66 having kaccha road, kindly note, 9). property sitauted within the limits of nmc. 10). at the site property having tin shaded structure which is not consider in valuation.		

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

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	30-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. rl letter from nit, tax receipt from nmc along with pr card is received. property on site is a gi sheet roofing structure with brick walls which was earlier used as a godown and is vacant as on date. same is not considered for valuation, only land value is given. kindly note.		



Longitude: 79.155028

Latitude: 21.153889

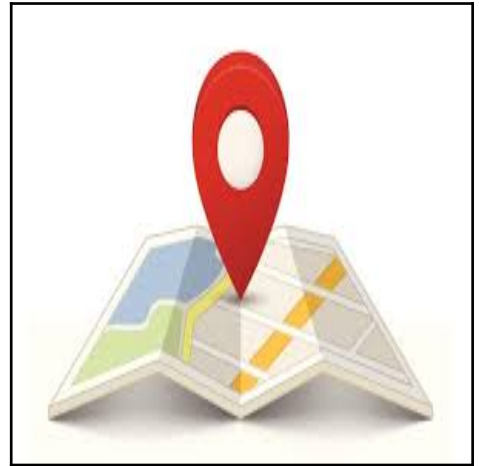
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Longitude: 79.155028

Latitude: 21.153889

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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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