


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152856	Application No:	77000325371
Customer Name:	Reaaz Hafiz Sayyad		(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Reaaz Hafiz Sayyad	Mobile :	8055201433 9665156139

PROPERTY ADDRESS

Property Address:	Plot No. 92, Mouza- Wathoda, Ph No. 34, Kh No. 67, Mahadev Nagar Gnss, Sheet No. 86, Cts No. 189, Ward No. 21, Orange Nagar, Kharabi Road, Tah And Dist- Nagpur 440034.	Location:	Mhalgi Nagar Bidipeth
		City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
Legal Address:	Plot No. 92, Mouza- Wathoda, Ph No. 34, Kh No. 67, Mahadev Nagar Gnss, Sheet No. 86, Cts No. 189, Ward No. 21, Orange Nagar, Near Talmale Celebration, Kharabi Road, Tah And Dist- Nagpur 440034.	Nearby Landmark:	Near Talmale Celebration
		Collateral ID:	I26NAG034-082958

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	100 PERCENT
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Material at site:		Distance Travelled From Operating Office:	18
Nature of Location:	Urban	Distance from City Center Km:	9
Green Housing:	Yes	Report Condition:	Property Not Visited -

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				PARKING
First Floor	2	1	1	1BHK UC
Second Floor	2	1	1	1BHK UC
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	Society Layout	30 Feet Wide Road	Plot No. 93	Plot No. 91
Actual on Site	Society Layout	30 Feet Wide Road	Plot No. 93	Plot No. 91
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	1325	4800	6360000 (A)
Construction	1165	2400	2796000 (B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT			
DESCRIPTION	RATE	QUANTITY	AMOUNT
Lift	800000	1	800000
Desc 2	0	0	0
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

Value As On Date:	7338600	Value of extra Amenities	800000
% Completion	35	Amenities %Completion	0
% Recommended	35	Amenities %Recommendation	0
Reliazable value:	9956000	Realizable value Round Off:	9956000
Realizable Value In Words:	Ninety-Nine Lakh Fifty-Six Thousand		
Visited By:	Vedant Associates_Hfc	Visited on:	05-Sep-2026
Violations observed (if any):			
Remarks:	null this is a self construction case, 1). said property is a underconstruction house which is completed upto plinth level and column work in progress, 2). land area is 123,0930 sqmt/ 1325 sqft (as per rl), 3). built up area is 108,203 sqmt/ 1165 sqft (as per sanction building plan), 4). approach road to the property is 30 feet cc road, 5). provided documents are- copy of sale deed in the name of mrs. heena parveen riyaz sayyad in between mr. deepak manoharrao admane same was duly registered in the sub registrar nagpur sr. no. 4604-2022 date- 22-07-2022, 6). copy of rl permit no. be(s)572/5631474179/12399 date- 07-02-2006 by nit, copy of sanction building plan permit no. 1580927 nit/b/2026/apl/01327 date- 04-03-2026 by nit, copy of nit sanction layout plan, 7). said property situated within the limits of nmc. 8). copy of sanction building plan and eastimate are provided, 9). we are consider 8,00,000 /- for lift, 10). this report is submitted for req id change.		

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

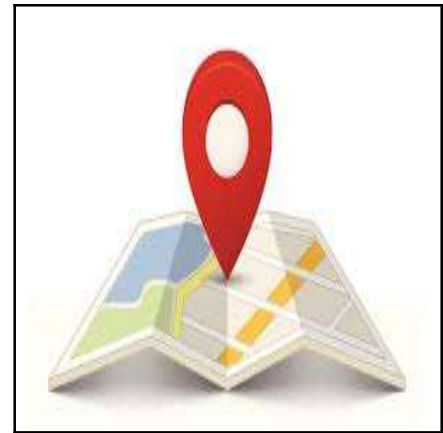
Entered By:	Vedant Associates_Hfc Gawande	Entered On:	05-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	05-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case, plinth work is complete and column work is in progress, sanctioned building plan from nit is received. this case is reupdated due to req id change.		



Longitude: 79.13950000000001
Latitude: 21.125
Image Taken



Longitude: 79.13950000000001
Latitude: 21.125
Image Taken



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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