



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-123512	Application No.:	77000305543
Customer Name:	Rohit Gajanan Paunikar	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Ag Premium - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Rohit Gajanan Paunikar	Mobile :	9766008112 7580857803

PROPERTY ADDRESS

Property Address:	Plot No. 2 (South Part), In Layout Of Mangaldeep ,Co. Op. Hsg. Society Ltd., House No. 5737/A/1, Kh No. 77/3, Ph No. 39, Mouza -Babulkheda,Tah. And Dist Nagpur - 440027	Location:	Bhagwan Nagar
Legal Address:	Plot No. 2 (South Part), In The Layout Of Mangaldeep Co. Op. Hsg. Society Ltd., House No. 5737/A/1, Kh No. 77/3, Ph No. 39, Mouza - Babulkheda, Tah. And Dist Nagpur - 440027	City:	Nagpur Pin Code 440027
		State:	Maharashtra Country India
		Nearby Landmark:	Near Shivneri Apartment 3
		Collateral ID:	I26NAG027-068316

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	100 PERCENTAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
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
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	RESIDENTIAL (PROPOSED)

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	Plot No. 1	20 Ft Wide Road	Remaining Part Of Plot No. 2	25 Ft Wide Road
Actual on Site	Plot No. 1	20 Ft Wide Road	Remaining Part Of Plot No. 2	25 Ft Wide 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 :	1
Total Value ₹:	2	Floorwise Usage:	SAID PROPERTY IS AN

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	800	4500	3600000
Carpet Area	560	0	0
Super Built Up/Sellable Area	700	2000	1400000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	5000000
% Recommended	0	Realizable Value:	5000000

Realizable Value In Words : Rupees Fifty Lakh

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	24-Jul-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is plot purchase and construction case. 2) said property is an open vacant plot demarcated by cment poles. 3) copy of draft sale deed is in name of mr. rohit gajanan paunikar and mrs. roshani gajanan paunikar. 4) copy of sale deed is in the name of mr. gaurav ashok details vide sr. no. 7704, dated. 22/9/1988. 5) copy of draft layout plan. 6) copy of nmc tax receipt is in name of mangaldeep co.op. hou. soc. ltd. ngp. pre. plo/o. shri. gaurav ashok details vide receipt no. rcpt2324156144, dt. 05/07/2023. 7) copy of draft four boundary letter. 8) copy of draft building plan by ghulam mohammad haque vide lic no. nmc - nmnmo/00884. 9) copy of estimate of rs. 16,00,000/-. 10) plot area as per draft sale deed and built up area as per draft building plan is considered for valuation. 11) said property is south part of plot no. 02. 12) scrutiny carried out at the time of visit property shown by mrs. shusmita boriwar.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Dhananjay Datar And Assco Datar	Entered On:	24-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 :	24-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot demarcated using concrete poles. as on date construction work is yet to commence on site.		



Longitude: 79.09013027777777

Latitude: 21.097901666666665

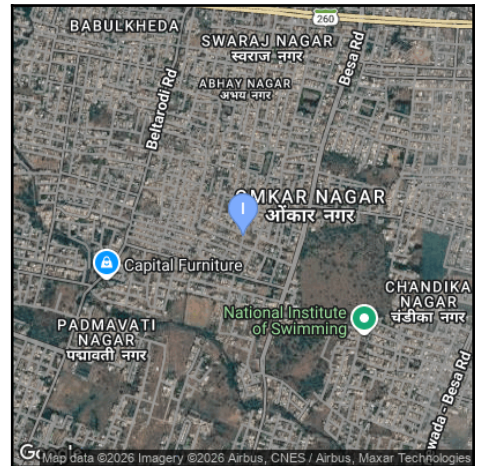
Image Taken 24-JUL-2026 16:36:16



Longitude: 79.09008611111111

Latitude: 21.097885555555553

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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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