



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158605	Application No.:	77000355726
Customer Name:	Sumedh Jagdish Bhadang	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	Micro Lap - Residential	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	In House
Contact Name:	Sumedh Jagdish Bhadang	Mobile :	7387994235 8007810359

PROPERTY ADDRESS

Property Address:	Plot No 92-B, Rohini Co-Op Hsg Soc Ltd Nagpur, Kh ,No 1 And 5, Ph No 11, Ward No 57, Corp House No ,2872/92, Sheet No 993/2, Cts No 1, Mz Nara,,Tah And Dist Nagpur 440002	Location:	Nagpur Ayachit Mandir
Legal Address:	Plot No 92-B, Rohini Co-Op Hsg Soc Ltd Nagpur, Kh No 1 And 5, Ph No 11, Ward No 57, Corp House No 2872/92, Sheet No 993/2, Cts No 1, Mz Nara, Tah And Dist Nagpur 440002	City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
		Nearby Landmark:	Mr Pratape Gajanan Maharaj Temple
		Collateral ID:	I26NAG002-092745

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENT
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	28
Green Housing:	No	Distance from City Center Km:	14
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor	3	0	3	3BED ROOMS
Other1				
First Floor	2	1	1	1HALL, KITCHEN AND POOJA ROOM
Other2				
Ground Floor	4	0	1	2 SHOPS AND 2STORE ROOMS

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied		4
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 93	Plot No 91	Plot No 99	Road
Actual on Site	Plot No 93	Plot No 91	Plot No 99	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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

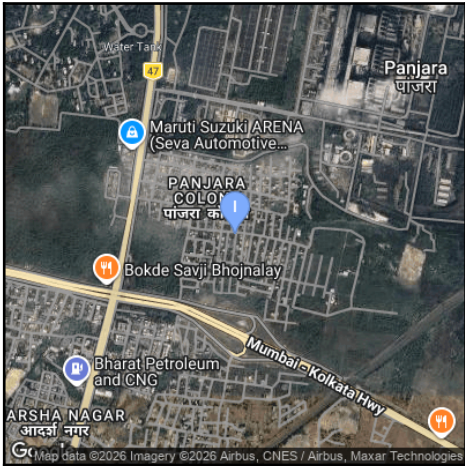
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1000	2000	2000000
Carpet Area	587	0	0
Super Built Up/Sellable Area	734	2200	1614800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3614800
% Recommended	100	Realizable Value:	3615000

Realizable Value In Words : Rupees Thirty-Six Lakh Fifteen Thousand

Visited By:	Mr. Saurabh Rangari	Visited on:	19-Sep-2026
Violations observed (if any):			
Remarks:	null 1. case type is micro-lap. 2. documents provided are- sale deed- ngn1-6483-2021 dt 07/10/2021 in the favor of shri jagdish pundlikrao bhadang, tax- nmc tax receipt dt 03/08/2021. 3. said property is gf plus 2 in which 2shops and 2store rooms at gf, 1hallkitchenpooja room at ff and 3bedrooms at sf. 4.ff and sf are vacant since 6 months. 5. rates given on land area 1000 sq.ft taken from sale deed. bua considered as permissible fsi 1.1 within minicipal corp. limits as per udcpr norms i.e. 1100 sq.ft. since entire gf is commercial hence 1/3rd portion of permissible bua is not considered. only ff and sf bua i.e. 734 sq.ft considered. and same is considered for valuation. 6. case is review for correction in address.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Saurabh Rangari	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under micro lap product. property lies within the limits of nmc. only residential bua on above floors is considered for valuation. kindly note.		



Longitude: 79.08742194444444

Latitude: 21.229711944444443

Image Taken 19-SEP-2026 11:56:37

Longitude: 79.08742194444444

Latitude: 21.229711944444443

Image Taken 19-SEP-2026 11:56:37

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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