



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-136791	Application No.:	77000334683
Customer Name:	Aditya Ranjit Deshmukh	Branch :	(10107) NAGPUR
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Aditya Ranjit Deshmukh	Mobile :	8149389662 7385818448

PROPERTY ADDRESS

Property Address:	Apartment No 404 Fourth Floor In Shree Raj Tower,Plot No 1 And 2 Kh No 68/2 Corp Hose No 584/B/1 ,Zone 10 Ward No 61 Cts No 97, Shhet No 13, Mouza-,Zingabai Takli Sai Nagar Tah Dist Nagpur 440030	Location:	Mankapur
Legal Address:	Apartment No 404 Fourth Floor In Shree Raj Tower Plot No 1 And 2 Kh No 68/2 Corp Hose No 584/B/1 Zone 10 Ward No 61 Cts No 97, Shhet No 13, Mouza- Zingabai Takli Sai Nagar Tah Dist Nagpur 440030	City:	Nagpur Pin Code 440030
		State:	Maharashtra Country India
		Nearby Landmark:	Behind Raj Tower
		Collateral ID:	I26NAG030-078706

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	24
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Fourth Floor	3	1	2	2BHK PLUS TERRASE VACANT FLAT
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	6
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	54

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Kh No 69	Plot No 3	Road	Khasra No 68/1
Actual on Site	Lobby, Flat No 503// Kh No 69	Side Margin// Plot No 3	Side Margin// Road	Lift Staircase// Khasra No 68/1
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	556	0	0
Super Built Up/Sellable Area	1071	4400	4712400
Bua	619	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4712400
% Recommended	100	Realizable Value:	4712000

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

Visited By:	Mr. Pravin Mange	Visited on:	13-Aug-2026
Violations observed (if any):			
Remarks:	null 1. this is resale flat purchase case, 2, said property is 2bhk plus terrace vacant flat on 4th floor internally finished, gplus 7 building, 3. provided documents are sale deed agreement, sale deed on the name of mrs supriya ranjeet roy reg ngn2/2577/2022 dt 10/06/2022, nit sanctioned building plan, building permit and commencement certificate vide it permit no be/north/3088/20181025155/585 dt 16/03/2017, nit rl letter of plot no 1 vide its permit no 11799/1900/zt/4379 dt 30/8/2008, rl letter of plot no 2 vide its permit no 11800/1900/zt/4379 dt 30/8/2008, completion certificate sr no 125/cfo dt 7/2/2020, occupancy certificate sr no nmc/tpd/07 dt 18/2/2020, rera certificate cer no. p50500012734, deed of declaration reg no ngn3-4884/2017 dt 3/08/2017, property card, 4. property located in wel developed residential area with gated society. 5. sbua area as per dod 1071 sqft, same is considered for valuation. 6. case review for revision in valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Pravin Mange	Entered On:	24-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	24-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. approved building plan, commencement and completion certificate from nmc, rl letter from nit along with rera certificate is received.		



Longitude: 79.06813166666666

Latitude: 21.205013333333333

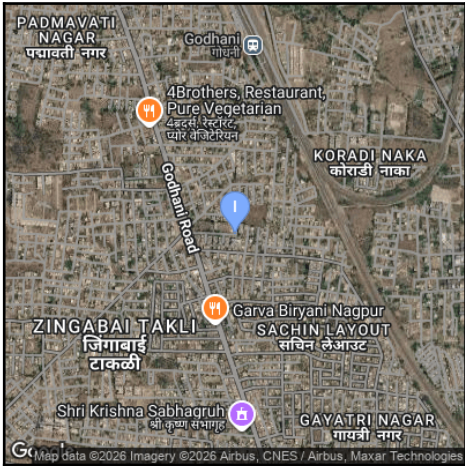
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Longitude: 79.06813166666666

Latitude: 21.205013333333333

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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