



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162523	Application No.:	77000359682
Customer Name:	Vinod Ramesh Juware	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Ag Premium - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Vinod Ramesh Juware	Mobile :	9049479138 8850163887

PROPERTY ADDRESS

Property Address:	Plot No 6, Dhananjay Co Op Hsg Soc Ltd Nagpur, Kh ,No 16/3, Ph No 35, Ward No 6, Nagar Panchayat,Bahadura, Nagar Panchayat House/Malmatta No 370 Mz,Gonhi, Tah Nagpur (Gramin), Dist Nagpur, 440034.	Location:	Mhalgi Nagar Bidipeth
Legal Address:	Plot No 6, Dhananjay Co Op Hsg Soc Ltd Nagpur, Kh No 16/3, Ph No 35, Ward No 6, Nagar Panchayat Bahadura, Nagar Panchayat House/Malmatta No 370 Mz Gonhi, Tah Nagpur (Gramin), Dist Nagpur, 440034.	City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
		Nearby Landmark:	Near Inspire Coaching Classes
		Collateral ID:	I26NAG034-088985

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:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	16
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	4	2	2	2-1BHK UNITS UC
Second Floor				
Other1				
Other2				
Ground Floor	3	1	2	1BHK AND STUDY ROOM UC

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	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	25 Ft Wide Road	Layout Boundary	Bhukhand No 7	Bhukhand No 5
Actual on Site	25 Ft Wide Road	Layout Boundary	Bhukhand No 7	Bhukhand No 5
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

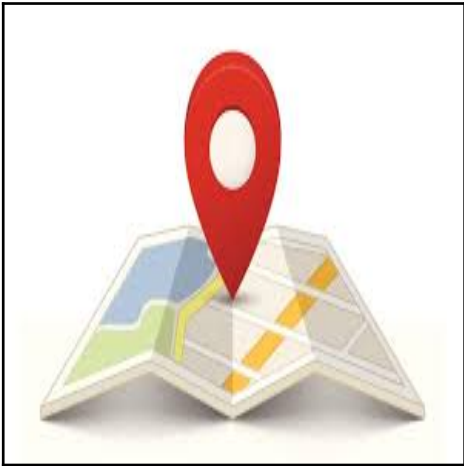
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1426	2700	3850200
Carpet Area	1354	0	0
Super Built Up/Sellable Area	1693	2000	3386000
Other 1	1	0	0
Other 2	1	0	0
% Completion	78	TOTAL	7236200
% Recommended	78	Realizable Value:	7236000
Realizable Value In Words : Rupees Seventy-Two Lakh Thirty-Six Thousand			

Visited By:	Mr. Saurabh Rangari	Visited on:	19-Sep-2026
Violations observed (if any):			
Remarks:	null 1. case type is self construction of ag premium. 2. provided documents are- sale deed- ngn1-10817-2024 dt 26-08-2024 in the name of shri vinod ramesh juware, tax- nagar panchayat bahadura tax receipt dt 16-06-2024, rl- permit no. r.l./4518/t.p.d./2026 dt 04/03/2026 by nagar panchayat bahadura, architect building plan and estimate ref. j/1/2026 dt 21/09/2026 in the favor of mr vinod ramesh juware by m/s d.r. pohankar and asso. 3. said property is gf plus upper first floor in which 2bhk at gf (inetrnal plastering done and pop wip) and 2-1bhk units at ff(brickwork under completion). 4. plot area 1426 sq.ft taken from rl and bua 1693 sq.ft taken from arch. building plan and same is considered for valuation		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Saurabh Rangari	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Brick Work Completed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. property is under construction.		



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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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