



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-147294	Application No.:	77000317996
Customer Name:	Rakeshkumar Suresh Patle	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rakeshkumar Suresh Patle	Mobile :	8806117672 8637788248

PROPERTY ADDRESS

Property Address:	Plot No. 39, In The Sanctioned Layout Known As ,Oasis Vatika, In Gp Shirul, Khasra No. 120,,P.H. No. 71, Mouza - Shirul, ,Tah. Hingna And Dist Nagpur - 441110	Location:	Hingna		
		City:	Nagpur	Pin Code	441110
		State:	Maharashtra	Country	India
Legal Address:	Plot No. 39, In The Sanctioned Layout Known As Oasis Vatika, In Gp Shirul, Khasra No. 120, P.H. No. 71, Mouza - Shirul, Tah. Hingna And Dist Nagpur - 441110	Nearby Landmark:	Near Pramod Kirana Store		
		Collateral ID:	I26NAG110-080532		

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	40 PERCENTAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Natute of Location:	Rural	Distance Travelled From Operating	48
Green Housing:	No	Distance from City Center Km:	27
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor				
First Floor				

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	9 Mt Wide Road	Plot No. 46	Plot No. 40	Plot No. 38
Actual on Site	9 Mt Wide Road	Plot No. 46	Plot No. 40	Plot No. 38
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	972	2000	1944000
Carpet Area	855	0	0
Super Built Up/Sellable Area	1069	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	1944000
% Recommended	0	Realizable Value:	1944000
Realizable Value In Words : Rupees Nineteen Lakh Forty-Four Thousand			

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	27-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is plot purchase case. 2) said property is an open plot which is demarcated by cement pegs. 3) copy of draft sale deed is in name of shri rakeshkumar suresh patle. 4) copy of sale deed is in the name of lcpl infrastructure private limited, through authorized director shri kush s/o pramod agrawal details vide sr. no. 12453-2025, dated. 12/11/2025. 5) sanctioned layout plan details vide sr no. approval / certificate no. nmrda / lf / 2026 / apl / 00521, dt. 12-03-2026, by nmrda. 6) copy of release letter of nmrda details vide letter no. no. a.e.(west)/nmrda/2666, dt. 24/7/2026, by nmrda. 7) copy of draft plot map. 8) copy of zonal certificate by nmrda details vide sr. no. 6205004172, dt. 21/4/2025. 9) copy of legal report by rh agrawal details vide dt. 16/3/2026. 10) copy of rera certificate details vide rera no. pp1190002600222, dt. 20/04/2026 to dt. 31/12/2028. 11) plot area as per release letter is considered for valuation. 12) property comes under the limits of gp shirul. 13) sewer line and rain water line completed in layout, cc road complete with footpath pavement work in progress. 14) electrification work completed with street light. 15) scrutiny carried out at the time of visit property shown by mr mahendra khairwal. 16) copy of developement agreement details vide sr. no. ee/nmrda/dpc/agree/2049, dt. 30/4/2026, by nmrda.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
P1_COMPRESSED (1).PDF			

Entered By:	Dhananjay Datar And Assco Datar	Entered On:	27-Aug-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using concrete pegs. sanctioned layout plan, zone certificate and rl letter from nmrda along with rera certificate is received. surrounding area is developing.		



Longitude: 79.0008422222222

Latitude: 20.9543175

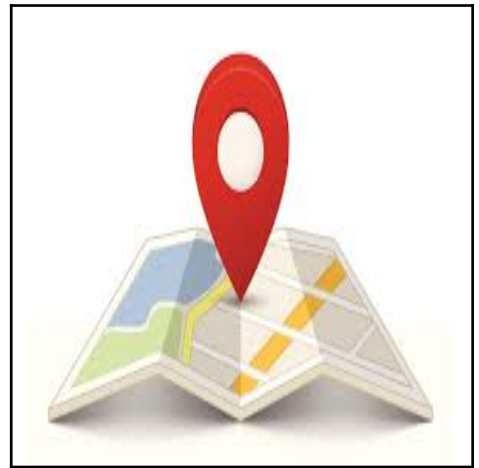
Image Taken 24-AUG-2026 15:53:04



Longitude: 79.0008105555556

Latitude: 20.9542108333333

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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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