



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149115	Application No.:	77000343767
Customer Name:	Ashish Chokha Moon	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ashish Chokha Moon	Mobile :	9890285090 8551034245

PROPERTY ADDRESS

Property Address:	Plot No.20, Mahalaxmi Nagar Xv, Kh.No.50/2,Ouza-Gotalpanjari, Ph.No.38-A, Khate No.57,,Near Mkh Sancheti Public School, ,Tah And Dist-Nagpur	Location:	Nagpur
		City:	Nagpur
		Pin Code	440036
		State:	Maharashtra
		Country	India
Legal Address:	Plot No.20, Mahalaxmi Nagar Xv, Kh.No.50/2, Mouza-Gotalpanjari, Ph.No.38-A, Khate No.57, Near Mkh Sancheti Public School, Tah And Dist-Nagpur	Nearby Landmark:	Near Mkh Sancheti Public School
		Collateral ID:	I26NAG036-082667

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	60 PERCENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
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				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant		0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	By 9.00mtrs Wide Road	By Plot No.30	By Plot No.21	By Plot No.19
Actual on Site	Road	By Plot No.30	By Plot No.21	By Plot No.19
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	1206	3800	4582800
Carpet Area	1061	0	0
Super Built Up/Sellable Area	1327	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	4582800
% Recommended	0	Realizable Value:	4583000

Realizable Value In Words : Rupees Forty-Five Lakh Eighty-Three Thousand

Visited By:	Mr. Nikhilesh Kukade	Visited on:	31-Aug-2026
Violations observed (if any):			
Remarks:	null 1)the subject case resale case, 2)east facing open plot which is partially demarcated at site rhs and back side demarcated by other house wall and lhs side not demarcated at site, 3)documents received- sale deed draft, sale deed its in the name of mr. vijay katore reg no.ngn7-10276-2021, na order by collector vide order no.294/nap-34/2006-2007 on dated 13-03-2017, sanctioned layout plan by nmrda vide permit no.e.e.(nmrda)/dpc/agree-428 on dated 03/06/2021, approved layout letter no.e.e./nmrda/dpc/rl/603 on dated 09-06-2021. 5)plot area taken from sale deed for the valuation. 6)lhs side plot demraction required before cheque handover.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Nikhilesh Kukade	Entered On:	31-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 :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. na order from collector and sanctioned layout plan from nmrda is received. plot is partly demarcated on site. clear and permanent demarcation with concrete poles required before cheque handover. same to be verified by tm on site. kindly note.		



Longitude: 79.0890842
Latitude: 21.0655599
Image Taken

Longitude: 79.08937138888888
Latitude: 21.065741666666668
Image Taken 31-AUG-2026 17:36:41

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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