



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156341	Application No.:	77000350235
Customer Name:	Mohnish Ankushrao Parteti	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Top Up - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mohnish Ankushrao Parteti	Mobile :	9049197287 7387243012

PROPERTY ADDRESS

Property Address:	Plot No 19/B In Nehru Co Op Hsg Society Ltd, Kh No,123/1, 124/1, 125/1, 126/1 And 128/1, Ph No 8, Co ,House No 486/A/19-B, Cts No 435, Sheet No 40,,Mouza Borgaon, Tah And Dist Nagpur 440013	Location:	Katol Road (Nagpur)
Legal Address:	Plot No 19/B In Nehru Co Op Hsg Society Ltd, Kh No 123/1, 124/1, 125/1, 126/1 And 128/1, Ph No 8, Co House No 486/A/19-B, Cts No 435, Sheet No 40, Mouza Borgaon, Near Dinshaw Factory Sharda Chwok Tah And Dist Nagpur 440013	City:	Nagpur Pin Code 440013
		State:	Maharashtra Country India
		Nearby Landmark:	Near Dinshaw Factory Sharda Chwok
		Collateral ID:	I26NAG013-086886

PROPERTY DETAILS

Type Of Property:	Commercial Premise	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	3	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	4		1	1 SHOP RENTED, 3 ROOMS SELF USED FOR
First Floor	4		1	4 CLASSROOMS
Second Floor	3	1		3 CLASSROOMS AND 1 KITCHEN
Third Floor	3			3 CLASSROOMS WITH TINSHED
Basement	1			1 HALL

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self And Tenant	22
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	38

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot Of Durgabai Agarwal	House Of Shri Mendhe	Plot No 16	Road
Actual on Site	House Of Jose On Plot Of	Olive Plaza Apartment /	Plot No 16 Of Junghare	Road
Boundary	Yes			

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

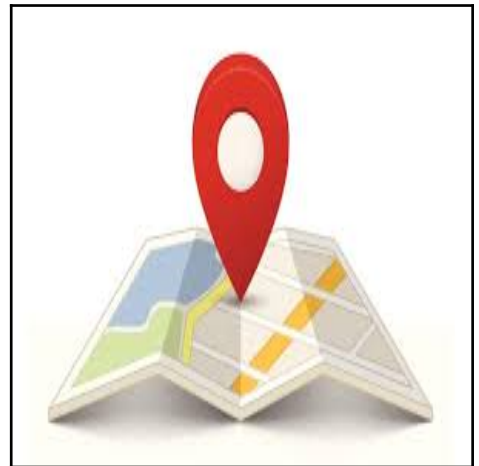
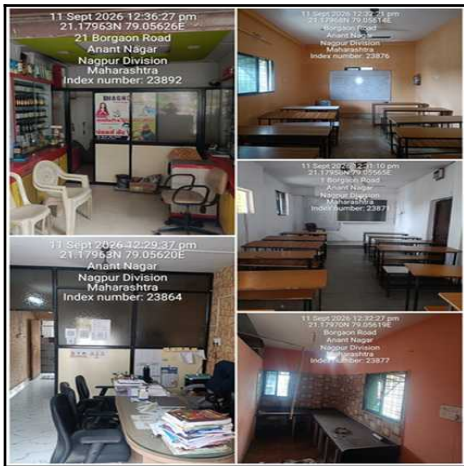
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1354	12200	16518800
Carpet Area	914	0	0
Super Built Up/Sellable Area	1143	1500	1714500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	18233300
% Recommended	100	Realizable Value:	18233000
Realizable Value In Words : Rupees One Crore Eighty-Two Lakh Thirty-Three Thousand			

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	11-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is top up case 2. said property is basement, g plus three floor, basement is having 1 hall, gf is having one medical shop which is rented and three rooms which are used as office and store by applicant, ff is having four classrooms, sf is having three classrooms and one kitchen which is not in use and tf is having 3 classrooms with tin shed, only gf medical shop is rented remaining all the property self occupied 3. documents provided includes copy of sale deed in the name of shree mohnish ankushrao parteti with sr no 2001-2021 dated on 16/03/2021, rl and building plan of nit dated on 27/07/2004 4. plot area and bua in valuation are taken from rl of nit, this is to be noted. 5. building plan is approved for existing residential structure, but at site property is used for commercial purpose, change of use as well as internal changes observed in property. 6. main file application no. is 77936324478.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ashish Kedar	Entered On:	16-Sep-2026
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	This Is Internal Top Up Case. Pr Card, Sanctioned Building Plan Along With RI Letter From Nit Is Received. Property Is Entirely Used For Commercial Purpose, Hence It Is Tagged Under Commercial Product. Age Of Property Is 22 Years.		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 79.05619694444444

Latitude: 21.17959388888889

Image Taken 11-SEP-2026 13:41:25

Longitude: 79.05619694444444

Latitude: 21.17959388888889

Image Taken 11-SEP-2026 13:41:54

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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