



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155720	Application No.:	77000354244
Customer Name:	Akshay Anil Akare	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Akshay Anil Akare	Mobile :	8007414176 8007810359

PROPERTY ADDRESS

Property Address:	Plot No-43, Mouza- Chikhli Khurd, Kh No- 15/1, , Sheet No-442/19, Cts No- 34, Nmc House No-4707/43, Ward No- 20, Near Cooperation Colony, Tah And Dist. Nagpur- 440034	Location:	Mhalgi Nagar Bidipeth
Legal Address:	Plot No-43, Mouza- Chikhli Khurd, Kh No- 15/1, Sheet No-442/19, Cts No- 34, Nmc House No- 4707/43, Ward No- 20, In The Layout Of Balkrishna Gruhnirman Sanstha Maryadit, Bhole Nagar , Near Cooperation Colony , Tah And Dist. Nagpur- 440034	City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
		Nearby Landmark:	Near Cooperation Colony
		Collateral ID:	I26NAG034-086410

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	100 PERCENT
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
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	3	1	2	1 BHK WITH 1 POOJA ROOM AND DINNING
Second Floor	5	0	3	3 BEDROOM HALL PLUS LIBRARY WITH T/B
Other1				
Other2				
Ground Floor	1	0	1	1 COMBINE COMMERTIAL SHOP BLOCK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Akshay Akare, Dream Furniture	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Self	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	60 Ft Raod	Plot No- 44	Plot No- 42	Open Space
Actual on Site	60 Ft Raod	Plot No- 44	Plot No- 42	Open Space
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2313	8000	18504000
Carpet Area	1746	0	0
Super Built Up/Sellable Area	2181	2400	5234400
Lift	1	1200000	1200000
Other 2	1	0	0
% Completion	100	TOTAL	24938400
% Recommended	100	Realizable Value:	24938000
Realizable Value In Words : Rupees Two Crore Forty-Nine Lakh Thirty-Eight Thousand			

Visited By:	Vedant Associates_Hfc	Visited on:	12-Sep-2026
Violations observed (if any):			

Remarks:	null this is a lap case, 1). said property is a gf plus upper 2 floor residential cum commercial house, which is having 1 combine shop on gf name as dream furniture, 1bhk with t/b plus pooja room and dinning on ff and 3 bedrooms with 1 library on sf (self plus tenant occupied) 2). land area is 214.9030 sqmt/ 2313 sqft (as per rl), 3). built up area is gf- 975 sqft , ff- 1098 sqft and sf- 1084 sqft , total 3157 sqft as per sanction building plan, in which at site gf is used as a commercial, so we are consider ff and sf builtup area for valuation total area 2182 sqft, 4). approach road to the property is 60 feet cc road, 5). provided documents are- copy of gift deed in the name of mr. akshay anil akare in between mr. anil aanadrao akare same was duly regsitered in the sub regsitrar nagpur sr no- 8459-2025 dated- 13/10/2025, 6) copy of rl letter no- be(s)1900ul/818/16/911 case no. 200304052976 layout no. 1900/chikh/1569 dated- 22/7/2001 by nit , copy of tax receipt no- 20026069a076 dated- 8/8/2025 by nmc , copy of pr card , copy of sanction building plan permit no. b.e.(south)/case no. bul-g-088520125/tracking no. 2021121475/408 date-23-03-2022, by nit 7). property situated within the limits of nmc, 8) 1 lift is available 9). as per sanction building plan gf having 1 drawing hall and actual on site there is a 1 shop name as dream furniture, so we are not consider gf built up area in valuation, 10). we are consider 12,00,000/- for lift as per extra amenities.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
BOOK2.PDF			

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	15-Sep-2026
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. Sanctioned Building Plan And RI Letter From Nit Along With Nmc Tax Receipt Is Received. Ground Floor Commercial Bua Is Deducted And Only Residential Bua On Above Floors Is Considered For Valuation. Property Has Lift And Good Interior Work Done. Visit Is Done By Tm Saurabh Rangari.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property usage as mixed purposes only sanctioned residential built up area considered located in developed residential premises		



Longitude: 79.11637083333333

Latitude: 21.1015

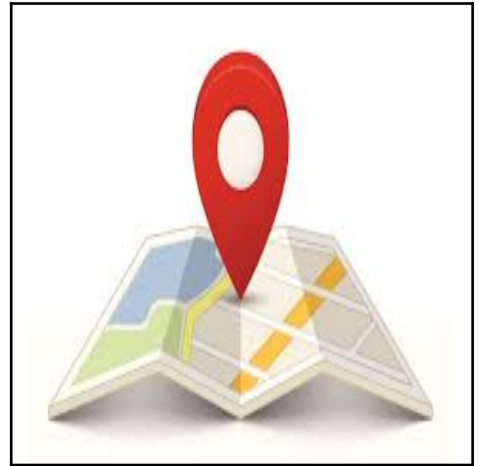
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Longitude: 79.11637083333333

Latitude: 21.1015

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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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