



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                      |                    |                          |
|---------------------|--------------------------------------|--------------------|--------------------------|
| Request ID:         | HRQ-26-155721                        | 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, In Shri Badkrushna Gnss Bhole Nagar, House No. 4707/43, Ward No. 20, Cts No. 34, Sheet No. 442/19, Kh No. 15/1, Mouza Chikhali(Kh.), Tah. And Dist Nagpur - 440034                                  | Location:        | Mhalgi Nagar Bidipeth     |
| Legal Address:    | Plot No. 43, In The Layout Known As Shri Badkrushna G.N.S.S., Bhole Nagar, House No. 4707/43, Ward No. 20, City Survey No. 34, Sheet No. 442/19, Kh No. 15/1, Mouza Chikhali(Kh.), Tah. And Dist Nagpur - 440034 | City:            | Nagpur Pin Code 440034    |
|                   |                                                                                                                                                                                                                  | State:           | Maharashtra Country India |
|                   |                                                                                                                                                                                                                  | Nearby Landmark: | Near Madan Ratan City     |
|                   |                                                                                                                                                                                                                  | Collateral ID:   | I26NAG034-086410          |

### PROPERTY DETAILS

|                       |                                   |                                         |                       |
|-----------------------|-----------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Bungalow                          | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | 100 PERCENTAGE        |
| No of Floors:         | 2                                 | Class Of Locality:                      | Developed             |
| Carpet Area Measured: | Yes                               | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 10                    |
| Green Housing:        | No                                | Distance from City Center Km:           | 9                     |
| Report Condition:     | Property Visited Report Submitted |                                         |                       |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark                  |
|--------------|--------------|-----------------|-----------------|----------------------------------|
| Ground Floor | 1            | 0               | 1               | 1 SHOP (COMMERCIAL)              |
| First Floor  | 3            | 1               | 2               | 1 BHK POOJA ROOM (RESIDENTIAL)   |
| Second Floor | 5            | 0               | 3               | HALL, LIBRARY, 3 BEDROOM, 3 BATH |
| Other1       |              |                 |                 |                                  |
| Other2       |              |                 |                 |                                  |

|                   |                  |                               |                                                    |
|-------------------|------------------|-------------------------------|----------------------------------------------------|
| Structure         | Occupancy Status | Occupied By                   | Apprx. Property Age<br>(For Home Improvement/ Home |
| Rcc Structure     | Occupied         | Akshay Akare, Dream Furniture | 2                                                  |
| Maintenance Level | Occupied Since   | Relationship of Occupant      | Residual Age Of Property                           |
| Good              | 2024             | Self And Tenant               | 58                                                 |

### BOUNDARIES ON SITE

|                  | East            | West        | North       | South     |
|------------------|-----------------|-------------|-------------|-----------|
| As per Sale Deed | 60 Ft Wide Road | Plot No. 44 | Plot No. 42 | Open Land |
| Actual on Site   | 60 Ft Wide Road | Plot No. 44 | Plot No. 42 | Open Land |
| 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 A |

| VALUATION                                               |               |                   |            |
|---------------------------------------------------------|---------------|-------------------|------------|
| Description                                             | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                | 2313          | 7500              | 17347500   |
| Carpet Area                                             | 1636          | 0                 | 0          |
| Super Built Up/Sellable Area                            | 2181          | 2500              | 5452500    |
| Amenities (For Lift)                                    | 1             | 1200000           | 1200000    |
| Other 2                                                 | 1             | 0                 | 0          |
| % Completion                                            | 100           | TOTAL             | 24000000   |
| % Recommended                                           | 100           | Realizable Value: | 24000000   |
| Realizable Value In Words : Rupees Two Crore Forty Lakh |               |                   |            |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |             |             |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Dhananjay Datar And Asscoiates_Hfc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Visited on: | 11-Sep-2026 |
| Violations observed (if any): | Gf Is Sanctioned As Residential Whereas Actual Site Visit It Is Used As Commercial Purpose.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |             |
| Remarks:                      | null   1) this is lap case. 2) said property is a residential cum commercial building on gf and upper two floors. 3) copy of sale deed is in the name of details vide sr. no. 2506, dated. 17/3/1986. 4) copy of gift deed is in the name of mr akshay anil akare details vide sr. no. 8459-2025, dated. 13/1/2025. 5) rl of nit is in name of mr anil anandrao akare details vide permit no. be(s)/1900ul//818/16/911, dt. 22/7/2004, by nit. 6) copy of nmc tax receipt is in name of shri anil anandrao akare details vide receipt no. rcpt2526270189, dt. 08/08/2025. 7) copy of sanctioned building plan by nit details vide permit no. b.e(south)/case no.bul-g-088520125/tracking no. 2021121475/408, dt. 23/3/2022. 8) plot area as per rl of nit and built up area as per sanctioned building plan is considered for valuation. 9) rupees 12 lac is added in valuation for lift, presently said property is self and tenant occupied where 1 commercial units on gf were rented to dream furnitures. 10) approve use of property as per rl of nit and sanctioned building plan is residential but as per site visit said property is used as residential cum commercial building. 11) scrutiny carried out at the time of visit property shown by mr. anil akare. 12) as per sanctioned building on gf there is 1 drawing hall, as per site visit 1 commercial shop with toi. bath observed, on first floor 1 bhk, with 2 toi bath, wash area, dinning room with pooja room (as per sanctioned building plan) but as per site visit 1 bhk, with 2 toi. bath, dinning room with pooja room was observed, on second floor as per sanctioned building plan there is 3 bedroom, 1 living room, dressing room with 2 toi bath but as per site visit hall, library, 3 bedroom with 3 toi/ bath was observed. 13) gf constructed as commercial hence bua not considered for gf. only ff and sf residential bua considered in valuation. |             |             |

| OMNI DOCS FILES   |          |           |           |
|-------------------|----------|-----------|-----------|
| File Name         | Latitude | Longitude | Go To Map |
| P2_COMPRESSED.PDF | NULL     | NULL      |           |
| P3_COMPRESSED.PDF |          |           |           |
| P4_COMPRESSED.PDF |          |           |           |
| P1_COMPRESSED.PDF |          |           |           |

|                           |                                                                                                                                                                                                                                                                                                          |                    |             |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Saurabh Rangari                                                                                                                                                                                                                                                                                          | 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: 79.11666194444444

Latitude: 21.101480833333333

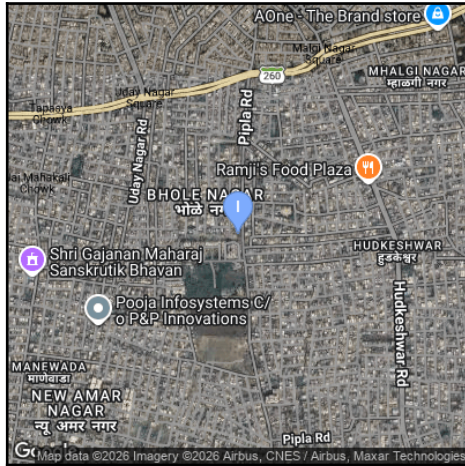
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Longitude: 79.11644777777778

Latitude: 21.101403333333334

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## 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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