



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158803	Application No.:	77000343106
Customer Name:	Kunal Eknath Charde	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Kunal Eknath Charde	Mobile :	7038208023 9422818735

PROPERTY ADDRESS

Property Address:	Flat No. H-B-104, First Floor, Plot No. R-1,,At 32 Higt/S, Midc,Mouza - Butibori,,Tah. And Dist Nagpur - 441108	Location:	Bori		
		City:	Nagpur	Pin Code	441108
		State:	Maharashtra	Country	India
Legal Address:	Flat No. H-B-104, First Floor, Plot No. R-1, At 32 Higt/S, Midc, Mouza - Butibori, Tah. And Dist Nagpur - 441108	Nearby Landmark:	Near Aai Sabagruha		
		Collateral ID:	I26NAG108-089848		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	90 PERCENTAGE
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Natute of Location:	Urban	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
Other1				
Other2				
Ground Floor				
First Floor	3	1	2	RESIDENTIAL
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. B-106	Open Land	Open Land And Wing A	Lobby And Passage
Actual on Site	Flat No. B-106	Open To Sky	Open To Sky And Wing A	Lobby And Passage
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 2

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	0	0	0
Carpet Area	826	0	0
Super Built Up/Sellable Area	1033	2500	2582500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2582500
% Recommended	100	Realizable Value:	2583000

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

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	15-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is resale purchase case. 2) said property is a 2 bhk residential flat on first floor. 3) copy of agreement to sale is in name of kunal eknath charde details vide sr no. ds357112, dt. 02/4/2026. 4) copy of mhada allotment letter is in name of vinod shamji gajbhiye details vide sr. no. 9643, dt. 12/12/2012, by mhada. 5) sanctioned building plan details vide letter no. db/plan/170, dt. 22/1/2010, by mhada. 6) super built up area as per agreement to sale is considered for valuation. 7) said property is an mhada leasehold property. 8) said property was vacant 2 months. 8) the apartment building consists of ground floor and upper four floors. 9) scrutiny carried out at the time of visit property shown by mr. kunal charde. 10) this case is review for providing value. four boundaries taken as per draft sale deed, and customer confirmation is taken regarding property occupancy.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
P2_COMPRESSED.PDF			
P3_COMPRESSED.PDF			
P1_COMPRESSED.PDF			

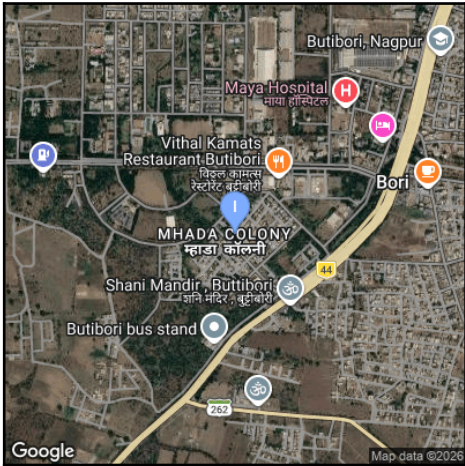
Entered By:	Dhananjay Datar And Assco Datar	Entered On:	23-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned building plan from mhada is received. as per confirmation from customer he will occupy the property after the execution of sale deed. kindly note.		



Longitude: 78.99761333333333
 Latitude: 20.926220555555556
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Longitude: 78.99812388888888
 Latitude: 20.925866666666668
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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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