

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161754	Application No.:	77000359665
Customer Name:	Shashikant Raut	Branch :	(10107) NAGPUR
Product Name:	HI - Ag Premium - Home Improvement -	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Shashikant Raut	Mobile :	8744810369 7768024401

PROPERTY ADDRESS

Property Address:	Plot 42 In Adiwasi Samaj Unnati Gnss Ltd Corp,House No 553/A/42 Ward No 74 Kh No 54/2 Ph No 44 ,Cts No 58 Sheet No 19/602 Mz- Jaitala Tah ,Dist Nagpur 440036	Location:	Nagpur	Pin Code	440036
Legal Address:	Plot 42 In Adiwasi Samaj Unnati Gnss Ltd Corp House No 553/A/42 Ward No 74 Kh No 54/2 Ph No 44 Cts No 58 Sheet No 19/602 Mz- Jaitala Tah Dist Nagpur 440036	City:	Nagpur	State:	Maharashtra
		Nearby Landmark:	Bh Ganrak Celebrations	Country	India
		Collateral ID:	I26NAG036-090626		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
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	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	3		1	1 SHOP AND 3 ROOMS EXISTING STRUCTURE
First Floor	4	1	2	3BHK UNDER CONSTRUCTION
Second Floor	10		3	HALL PLUS 9 ROOMS UNDER CONSTRUCTION
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2 YEARS	Self	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 34	Open Land	Land Of Railway Line	Road
Actual on Site	Plot No 34	Open Land	Others Plot/ Land Of Railway	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	1485	3200	4752000
Carpet Area	2020	0	0
Super Built Up/Sellable Area	957	1800	1722600
Ff Sf Bua	1568	2000	3136000
Other 2	1	0	0
% Completion	65	TOTAL	9610600
% Recommended	65	Realizable Value:	9611000

Realizable Value In Words : Rupees Ninety-Six Lakh Eleven Thousand

Visited By: Mr. Pravin Mange

Visited on: 24-Sep-2026

Violations observed
(if any):

Remarks: null | 1. this is hl ag premium home improvement/ renovation case. 2. said property is g plus 2 residential cum commercial building in which gf has 1 shop and 3 rooms, ff has 3bhk under construction, sf has hall plus 9 rooms under construction. 3. documents provided are sale deed on the name of shri shashikant narhari raut reg no 22/11/2021, 7/12 extract, tax receipt dt 09/04/2021, society layout map, architects proposed building plan, 4. plot area as per sale deed is 1485 sqft, same is considered for valuation. 5. bua of gf is 957sqft, and ff, sf proposed bua is 2350sqft, ie total bua is 3307sqft, and as per fsi 1.7 bua is 2525sqft, by deducting gf bua ie 957 from permissible bua, remaining bua i.e 1568sqft is considered for construction value. 7. on north side, earlier, a railway line was passing behind the property. the railway line has since been demolished, and a new layout has been developed at the said location.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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ended by:
mender's
ment:

Pravin Mange

Entered On: 24-Sep-2026
Completion Status: Semi-Constructed

Approver Name: Ashay Khade
Designation: Technical Manager
Approver Recommendation: RECOMMENDED
Conditional Remark:

Approver ID: HE002951
Approved On: 24-Sep-2026

Approver's Comment: ok to proceed, this is home extension/improvement case where ground floor is complete and occupied while construction work of 1st and 2nd floor is in progress. home improvement cost given for 1st and 2nd floor i.e. 31.36,000/- can be maximum disbursed in said case. kindly note.



Longitude: 79.0279811111112
Latitude: 21.1164427777777
Image Taken



Longitude: 79.0279811111112
Latitude: 21.1164427777777
Image Taken



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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