



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159200	Application No.:	77000356768
Customer Name:	Priti Vishvajit Dhone	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Priti Vishvajit Dhone	Mobile :	8446142584 9372884449

PROPERTY ADDRESS

Property Address:	Flat No. 302, Third Floor, Swapnshilp Heights-1,,Plot No.R-4, Mouza- Besa, Kh No. 38/2 And 38/3, ,P.H. No. 38, Tah. Nagpur (Rural) ,And Dist. Nagpur 440034.	Location:	Mhalgi Nagar Bidipeth
		City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
Legal Address:	Flat No. 302, Third Floor, Swapnshilp Heights-1, Plot No.R-4, Mouza- Besa, Kh No. 38/2 And 38/3, P.H. No. 38, Tah. Nagpur (Rural) And Dist. Nagpur 440034.	Nearby Landmark:	Near Tajshree Honda Showroom
		Collateral ID:	I26NAG034-087288

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	90 PERCENT
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Third Floor	3	1	2	RESIDENTIAL 2BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self Occupied	20
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	40

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 28,29,30,31,32,33	Passage And Open To Sky	Aptment No. 301	Aptment No. 303
Actual on Site	Plot No. 28,29,30,31,32,33	Passage And Open To Sky	Aptment No. 301	Aptment No. 303
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	1	0	0
Carpet Area	575	0	0
Super Built Up/Sellable Area	963	5000	4815000
Bua	718	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4815000
% Recommended	100	Realizable Value:	4815000
Realizable Value In Words : Rupees Forty-Eight Lakh Fifteen Thousand			

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	17-Sep-2026
Violations observed (if any):			
Remarks:	null 1.this is bt case., 2.said property is residential 2hbk flat on third floor. which is owner occupied. 3. documents provided are sale deed reg no. ngn7-3811-2023 on dated 21/04/2023 in the name of priti vishwajeet dhone, tax receipt no. 12751 on dated 26/12/2022 in the name of abhishekh dhanshamdas vaidya by gat grampanchayat, , tax assessment, n.a order wide no. 447/nap-34/2003-2004 on dated 22/07/2004. by collector nagpur, 7/12 extract, approved layout plan details not visible , saction building plan no.40 on dated 29/11/2006 by grampanchaya besa., 4. super built up area is taken as per sale deed, same is consider for valuation., 5. property photo uploaded in omni doc.6. undivided land share is 2.943 percent.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
DHONE PICS_COMPRESSED.PDF	NULL	NULL	

Entered By:	Dheera Valuers And Adviso	Entered On:	17-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. na order from collector, gp layout plan and tax assesment sheet is received. age of property is 20 years.		



Longitude: 79.0825088888888
Latitude: 21.090685277777776
Image Taken 17-SEP-2026 12:24:16



Longitude: 79.08219444444444
Latitude: 21.090924444444443
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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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