



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152501	Application No.:	77000346332
Customer Name:	Gaurav Rajesh Pandey	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Nhl - Rnhi - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	In House
Contact Name:	Gaurav Rajesh Pandey	Mobile :	8668446354 8551034245

PROPERTY ADDRESS

Property Address:	Flat/Apartment No.G-3 On Ground Floor, Shubham, Apartment-3, On Plot No.39, Bhamti-Parsodi, Street Scheme Of Nagpur, Nit Kh.No.25/2, Mouza-, Takali Seem, Tah And Dist-Nagpur.	Location:	Laxminagar
Legal Address:	Flat/Apartment No.G-3 On Ground Floor, Shubham Apartment-3, On Plot No.39, Bhamti-Parsodi Street Scheme Of Nagpur, Nit Kh.No.25/2, Mouza-Takali Seem, Cts No.99, Sheet No.72, Nmc House No.1152/A/39, Ward No.74, Tah And Dist-Nagpur.	City:	Nagpur Pin Code 440022
		State:	Maharashtra Country India
		Nearby Landmark:	B/S Rachana Ring Road Junction Metro
		Collateral ID:	I26NAG022-086067

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	10
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
Ground Floor	1	0	0	SHOP
First Floor				
Second Floor				
Other1				
Other2				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.40	Plot No.38	Road	Plot No.32
Actual on Site	Shop No.G-2/ Plot No.40	Entrance Gate / Plot No.38	Road	Parking/ Plot No.32
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	1	0	0
Carpet Area	174	0	0
Super Built Up/Sellable Area	218	21000	4578000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4578000
% Recommended	100	Realizable Value:	4578000

Realizable Value In Words : Rupees Forty-Five Lakh Seventy-Eight Thousand

Visited By:	Mr. Nikhilesh Kukade	Visited on:	05-Sep-2026
Violations observed (if any):			
Remarks:	null 1)the subject case is resale case of shop 2)the subject property is shop on ground floor which currently vacant from 1yrs as disscuss with customer he will occuppied the property after purchase as per customer, internally and exeternally finished g plus 3 bldg, 3)documents received- sale deed draft, correccetion deed its in the name of shri.vinita vijay kale reg no.ngn4/2059/2022,sale deed reg no.ngn-2/6787/2006, correccetion deed of decleration reg no.426/2006 on dated 24/01/2006, sanctioned building plan and permit letter by nit permit no.178/tp(w)/nmc/1333 on dated 6/07/2005, layout plan approved by nit, pr card. 5)areas taken from sale deed and dod for the valuation. 6)as per building plan shop is sanctioned as one room tenanment but at site shop is construted. 7)rate consideration for matching the unit cost of the property.8)this case is review for revision in address.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Nikhilesh Kukade	Entered On:	15-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	15-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned building plan and permission from nit along with pr card is received. said shop as per building plan is sanctioned as tenament, its position on site exactly matches with building plan. age of property is 20 years.		



Longitude: 79.0290582
Latitude: 21.1211399
Image Taken



Longitude: 79.0290582
Latitude: 21.1211399
Image Taken



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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