



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154738	Application No.:	77000340876
Customer Name:	Prashant Shankar Sonkusare	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Ag Premium - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Prashant Shankar Sonkusare	Mobile :	8668620411 8668900570

PROPERTY ADDRESS

Property Address:	Plot No 26 In Kh No 108,Ph No 15 ,Gp House No 53,Ward No 1 Mouza,Bhilgaon Near Nk Fitness Gym,Tah Kamptee Dist Nagpur 440026	Location:	Laxminagar
		City:	Nagpur Pin Code 440022
		State:	Maharashtra Country India
Legal Address:	Plot No 26 In Kh No 108,Ph No 15 Gp House No 53,Ward No 1 Mouza Bhilgaon Near Nk Fitness Gym Tah Kamptee Dist Nagpur 440026	Nearby Landmark:	Bhilgaon Near N K Fitness Gym
		Collateral ID:	I26NAG022-084318

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	40 PERCENT
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	30
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	2	2BHK RESIDENTIAL UC
First Floor	3	1	2	2BHK RESIDENTIAL UC
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Kh No 106 / Open Land	9 M Wide Road	Plot No 27	9 M Wide Road
Actual on Site	Kh No 106 / Open Land	9 M Wide Road	Plot No 27	9 M Wide 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	1602	2100	3364200
Carpet Area	2178	0	0
Super Built Up/Sellable Area	2723	1500	4084500
Other 1	1	0	0
Other 2	1	0	0
% Completion	45	TOTAL	7448700
% Recommended	45	Realizable Value:	7449000

Realizable Value In Words : Rupees Seventy-Four Lakh Forty-Nine Thousand

Visited By:	Mr. Pravin Mange	Visited on:	09-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is self construction case. 2. said property is under construction in which gf slab completed, first floor in progress. 3. documents provided are copy of sale deed in the name of shree prashant sonkusare and shree vishal sonkusare with sr no 3298-2025 dated on 26/03/2025, architect plan and estimate, gaon namuna extract in the name of previous owner mohd javed sharif abdul latif sharif and mohd yasin haji dilawar maka, na order vide letter no 433/nap-34/2005/2006 dated on 25/04/2006,layout plan of town planner nagpur dated on 14/01/2009. 3. plot area in valuation is taken from tp layout plan which is 1602 sqft as per sale deed plot area is 1647 sqft hence lower side plot area is considered and bua is taken as per udcpr norms (table no 6g) fsi 1.7 is 2723 and as per architect plan 3000 sqft hence lower side bua area is considered. 4. this property has an ongoing plot plus construction loan having appliication no is. 77000015353.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Pravin Mange	Entered On:	09-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. construction work is in progress.		



Longitude: 79.1487737

Latitude: 21.1899857

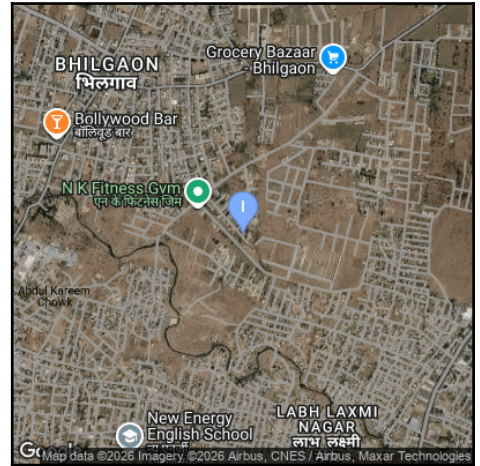
Image Taken



Longitude: 79.1487737

Latitude: 21.1899857

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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