



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151904	Application No.:	77000348622
Customer Name:	Agrani Vinod Dhoble	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Ag Premium - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Agrani Vinod Dhoble	Mobile :	9145777923 9130239715

PROPERTY ADDRESS

Property Address:	Plot No. 1, Mouza Jamtha, Kh. No. 172, P.H. No. 42, Khate No. 93, G.P Jamtha, Tah. And Dist. Nagpur, ,440015.	Location:	Vivekanand Nagar
		City:	Nagpur Pin Code 440015
		State:	Maharashtra Country India
Legal Address:	Plot No. 1, Mouza Jamtha, Kh. No. 172, P.H. No. 42, Khate No. 93, G.P Jamtha, Tah. And Dist. Nagpur, 440015.	Nearby Landmark:	Near Sandesh City Stella Iii Type D-4
		Collateral ID:	I26NAG015-093714

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	40 PERCENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor	4	1	2	PROPOSED 3 BHK
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	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	Remaining Part Of Same Land	6 Mtr Wide Road	Boundry Of Same Land	Plot No. 2
Actual on Site	Remaining Part Of Same Land	6 Mtr Wide Road	Boundry Of Same Land	Plot No. 2
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	1453	1700	2470100
Carpet Area	800	0	0
Super Built Up/Sellable Area	1000	2000	2000000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	4470100
% Recommended	0	Realizable Value:	4470000

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

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	28-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is resale plot plus consruction case., 2. said property is vacant plot, where demarcated by small rcc pegs on site., 3. proposed 3 bhk on site., 4. documents copies verified are drafted sale deed, sale deed reg. no. ngn7-06779-2006 on dated. 05/12/2006 in the name of swapnil shankarraoji naravre, sanction layout plan by gram panchayat jamtha, 7/12 extract, na order rev. case no. rmk 297/nap-34/2005-2006 on dated. 19/10/2006 by collector, architect building plan and estimate., 5. land area is taken as per sale deed and bua as per architect building plan, same is consider for valuation., 5. property photos are uploaded in omni doc., 7. road to aporach the property is not properly developed., 8. at the time of our site visit, the plot was not properly demarcated. however, the plot has now been properly demarcated at the site. accordingly, based on the present site conditions, we have provide the valuation., 9. this case is review for providing the value.		

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

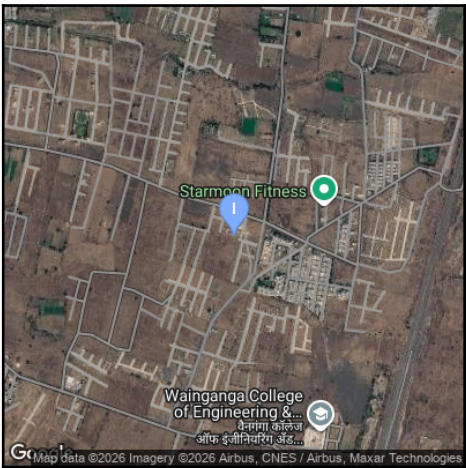
Entered By:	Dheera Valuers And Adviso	Entered On:	30-Sep-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using layout stones. na order from collector along with gp layout plan is received. as on date particular layout has low habitation and low development while surrounding area is developing.		



Longitude: 79.0252627777778
Latitude: 21.002178611111113
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Longitude: 79.0252627777778
Latitude: 21.002178611111113
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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