



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168150	Application No.:	77000361122
Customer Name:	Rohaniprasad Rahangdale	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - RHI - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rohaniprasad Rahangdale	Mobile :	9168134016 8624037270

PROPERTY ADDRESS

Property Address:	Plot No. 30, Metro City-9, Khasra No. 241, ,Mouza Lava, Psk No. 4-A, ,Situatued In Lava Village,Tah Nagpur (Rural) Dist Nagpur - 440001	Location:	Nagpur Gpo
		City:	Nagpur Pin Code 440001
		State:	Maharashtra Country India
Legal Address:	Plot No. 30, Metro City-9, Khasra No. 241, Mouza Lava, Psk No. 4-A, Situatuad In Lava Village, Tah Nagpur (Rural) Dist Nagpur - 440001.	Nearby Landmark:	Near Global International School
		Collateral ID:	I26NAG001-092414

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	30 PERCENTAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	28
Green Housing:	No	Distance from City Center Km:	13
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Other1				
Other2				

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	Khasra Boundary	9 Mtr Wide Road	Plot No. 31	Plot No. 29
Actual on Site	Khasra Boundary	Road	Plot No. 31	Plot No. 29
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:	SAID PROPERTY IS OPEN

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1211	2350	2845850
Carpet Area	1110	0	0
Super Built Up/Sellable Area	1332	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2845850
% Recommended	0	Realizable Value:	2846000
Realizable Value In Words : Rupees Twenty-Eight Lakh Forty-Six Thousand			

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	27-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is plot purchase case. 2) said property is open plot and demarcated by small concrete wall and numbering of plot done on site. 3) copy of draft agreement to sale provided in the name of rohaniprasad rahangdale. 4) copy of na order provided rmk 27/nap-34/2025-2026 dated 06/10/2025 issued by tahsildar gamin nagpur. 5) copy of rera certificate provided in the name of metrocity 9 bearing no. pp1190002502366, sanctioned layout plan details vide permit no. e.e./nmrda/dpc/agree/1994, dt. 20/1/2026, by nmrda. 6) copy of release letter provided in the name metro city developers through authorized partner shri. prashant manoharrao bongirwar and others 01 bearing permit no. e.e./nmrda/dpc.r.l/1996 dated 22/01/2026. 7) copy of sale deed provided in the name of metro city developers through authorized partner shri. prashant manoharrao bongirwar and others 01 bearing reg no. 8795-2023 dated 24/08/2024. 8) copy of sale deed provided in the name of metro city developers through authorized partner shri. prashant manoharrao bongirwar and others 01 bearing reg no. 8380-2023 dated 11/08/2023. 9) plot area as per release letter and agreement to sale is considered for valuation. 10) copy of sale deed is in name of m/s. metro city developers, through its partner prashant manoharrao bongirwar (h.u.f.) and vishal vasant gandhewar details vide sr. no. 12942-2023, dt. 20/12/2023.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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SIDEVIEW.JPG	21.17349888888889	78.97646833333333	
PLOT.JPG	21.172868333333334	78.97655027777778	
TIMEPHOTO_20260927_145355.JPG	21.173513611111111	78.9765063888889	
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Entered By:	Dhananjay Datar And Assco Datar	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using layout stones and precast small concrete wall. na order from tahsildar, sanctioned layout plan and release letter from nmrda along with rera certificate is received. surrounding area is developing.		



Longitude: 78.9764683333333

Latitude: 21.1734988888889

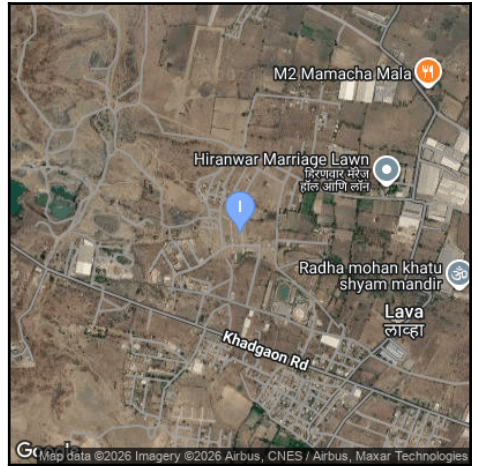
Image Taken 27-SEP-2026 14:51:59



Longitude: 78.9764925

Latitude: 21.17356333333334

Image Taken 27-SEP-2026 14:52:10



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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