



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162489	Application No.:	77000335818
Customer Name:	Basant Gawande	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Ag Premium - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Basant Gawande	Mobile :	8329127702 9922388191

PROPERTY ADDRESS

Property Address:	Plot No 55, Kh No 107, Ph No 12, Mouza Godhani Rly, Near Sn Public School Tah Nagpur Rural Dist Nagpur, 441203	Location:	Umred
		City:	Nagpur Pin Code 441203
		State:	Maharashtra Country India
Legal Address:	Plot No 55, Kh No 107, Ph No 12, Mouza Godhani Rly, Near Sn Public School Tah Nagpur Rural Dist Nagpur 441203	Nearby Landmark:	Near Sn Public School
		Collateral ID:	I26NAG203-089377

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	60 PERCENT
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	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	2	2	1BHK AND 1 RK WITH LAT BATH
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	12
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	48

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	20 Ft Wide Road	Plot No 54	Plot No 56	Road
Actual on Site	20 Ft Wide Road	Plot No 54	Plot No 56	Layout Road
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

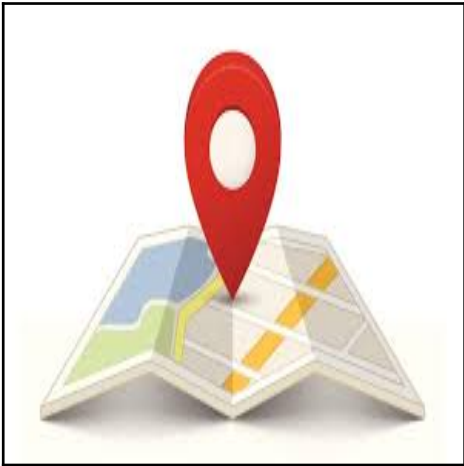
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1850	1800	3330000
Carpet Area	880	0	0
Super Built Up/Sellable Area	1100	1500	1650000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4980000
% Recommended	100	Realizable Value:	4980000
Realizable Value In Words : Rupees Forty-Nine Lakh Eighty Thousand			

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	21-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is resale case of house 2. said property is gf structure, presently vacant, as discussed with customer he will occupied the property after purchase 3. documents provided includes copy of sale deed in the name of smt mira devidas gilbile and shree devidas pundlikrao gilbile with sr no 7588-2026 dated on 30/07/2026, tax receipt of nagar panchayat godhani in the name of previous owner, un approved layout plan zone certificate, 7/12 extract 4. plot area in valuation is taken from sale deed and bua is taken as per site measurement, which is under permissible fsi, this is to be noted.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ashish Kedar	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product. as per discussion with customer he will occupy the property after purchasing it.		



Longitude: 79.06185083333332

Latitude: 21.20964888888889

Image Taken 21-SEP-2026 12:35:07

Longitude: 79.06185083333332

Latitude: 21.20964888888889

Image Taken 21-SEP-2026 12:34:47

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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