



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154787	Application No.:	77000344788
Customer Name:	Amit Ashok Bhivgade	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:	Amit Ashok Bhivgade	Mobile :	9518589096 8007810359

PROPERTY ADDRESS

Property Address:	Plot No. 1, Mouza- Pipla, Ph No. 38, Ensaara Metro, Near Icad Residential Campus, , Tah And Dist- Nagpur-440001	Location:	Nagpur Gpo
		City:	Nagpur Pin Code 440001
		State:	Maharashtra Country India
Legal Address:	Plot No. 1, Mouza- Pipla, Ph No. 38, Ensaara Metropark, Near Icad Residential Campus, Cluster R -3.16,Kh No.56/2,65/4 And Others,Tah And Dist- Nagpur-440001	Nearby Landmark:	Near Icad Residential Campus,
		Collateral ID:	I26NAG001-085385

PROPERTY DETAILS

Type Of Property:	Land-Residential	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:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	60
Green Housing:	No	Distance from City Center Km:	30
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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	Not Provided	Not Provided	Not Provided	Not Provided
Actual on Site	9 Mtr Wide Internal Road	9 Mtr Wide Internal Road	18 Mtr Wide Internal Road	Plot No. 2 And 31
Boundary	No			

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	5511	4400	24248400
Carpet Area	4849	0	0
Super Built Up/Sellable Area	6062	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	24248400
% Recommended	0	Realizable Value:	24248000

Realizable Value In Words : Rupees Two Crore Forty-Two Lakh Forty-Eight Thousand

Visited By:	Vedant Associates_Hfc	Visited on:	10-Sep-2026
Violations observed (if any):			
Remarks:	null this is a plot purchase case from builder, builder category is cat-c, 1). said property is a vacant plot which is demarcated by three side by road but at south side demarcated by small cement pegs, 2). land area is 511.98 sqmt/ 5511 sqft (as per ats draft and layout plan), 3). built up area is 6062 sqft (as per fsi 1.1), 4). approach road to the property is 60 feet cc road, 5). provided documents are- copy of ats draft in the name of mr. amit ashok bhivgade in between luxora infrastructure private limited, copy of sale deed of kh no. 56/2,65/4,70/73/1,83,91,96/3,104/2,110/2, in the name of luxora infrastructure private limited in between shri rajkumar goverdhandas chandak same was duly reistered in the sub registrar nagpur sr. no. 02783-2008 date- 15-05-2008, sale deed of kh no.63/1,63/2,64/1,64/2,66/1,66/2,108/3,80/2, in the name of luxora infrastructure private limited sr. no. 2785-2008 date- 15-05-2008, sale deed of kh no. 63/3,68,76, sr. no. 04012-2011 date- 30-05-2011, sale deed of kh no. 65/5,67,69,74,75/3,75/4,94,95/a,96/1,96/4,97/1,98,101/1,101/2,107, sr.no.02788-2008 date-15-05-2008, sale deed of kh no. 51 sr.no. 04531-2011 date-20-06-2011, 6). copy of na order revenue no. 239/nap-34/2019-20 date-08-07-2020 by collector nagpur, copy of rera no. p50500014787 date- 02/01/2018 expired on 31/03/2020, 7).release leteer are not obtain, 8)master layout plan no- 82820 dated-14/6/2017,9). property situated within the limits of nagar panchayat- besa pipla. 9. since this is builder purchase case plot boundaries not mentioned specifically hence actual boundariesto be mentioned in proposed deed. 10). this case is review for correction in loan property type.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
AMIT.PDF			

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	25-Sep-2026
Recommended by:	Ashay Khade	Completion Status:	Not Applicable-Land Loan
Recommender's Comment:	Plot Demarcated Using Concrete Pegs. Sanctioned Layout Plan From Tp, Na Order From Collector And Rera Certificate Is Received. Release Letter Should Be Part Of Docket. Four Boundaries To Be Mentioned In Proposed Sale Deed. Legal Clearance To Be Taken For Same. Kindly Note.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	its direct builder purchase case plotrelease letter /legal clearance tobe check		



Longitude: 79.114312
Latitude: 21.067648
Image Taken

Longitude: 79.114312
Latitude: 21.067648
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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