



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-122211	Application No:	77000317667
Customer Name:	Narayan Bakshiji Pchare		(10107) NAGPUR
Product Name:	HI - Ag Premium - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Narayan Bakshiji Pchare	Mobile :	9158446945 9325878259

PROPERTY ADDRESS

Property Address:	Plot No. 23, Dhurvansh Infra, Mouza Bori, Ph No. 76, Kh No. 94, Buttibori, Tah Nagpur Gramin, Dist Nagpur - 441108.	Location:	Bori
		City:	Nagpur Pin Code 441108
		State:	Maharashtra Country India
Legal Address:	Plot No. 23, Dhurvansh Infra, Mouza Bori, Ph No. 76, Kh No. 94, Buttibori, Tah Nagpur Gramin, Dist Nagpur - 441108.	Nearby Landmark:	The Dream School And College
		Collateral ID:	I26NAG108-084164

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	40 PERCENTAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Material at site:	Foundation Work Are Completed	Distance Travelled From Operating Office:	56
Nature of Location:	Urban	Distance from City Center Km:	28
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	2	UNDER CONSTRUCTION - RESIDENTIAL
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction	Na	
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	Plot No. 30	9 Mtr Wide Road	Plot No. 22 To 31	Plot No. 24
Actual on Site	Plot No. 30	30 Ft Wide Road	Plot No. 22 To 31	Plot No. 24
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

Realizable

₹

:

2

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

943

1800

1697400

(A)

Construction

900

1650

1485000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

0

Desc 7

0

0

0

Desc 8

0

0

0

Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Desc 1

0

0

0

Desc 2

0

0

0

Value As On Date:

2142900

Value of extra Amenities

0

% Completion

30

Amenities %Completion

0

% Recommended

30

Amenities %Recommendation

0

Reliazable value:

3182400

Realizable value Round Off:

3182000

Realizable Value In Words:

Thirty-One Lakh Eighty-Two Thousand

Visited By:

Dhananjay Datar And Asscoiates_Hfc

Visited on:

29-Aug-2026

Violations observed

Cannot Comment, Said Proeprty Is Under Construction At The Time Of Visit.

(if any):

Remarks:

null | 1) this is self construction case. 2) said proeprty is under construction, foundation work are completed and plinth work are progress. 3) copy of sale deed provided in the name of narayan bakshiji pchare bearing reg no. 6273-2025 dated 04/06/2025. 4) copy of tax receipt provided in the name of narayan bakshiji pchare. 5) copy of tax assesment letter provided in the name of narayan bakshiji pchare. 6) copy of na order provided bearing no. r.m.k 12/nap-34/2024-2025 dated 04/03/2025.7) copy of land sub division plan letter provided in the name of durvansh infra through partners shri. chetan c zade and others bearing no. 3655414 dated 01/01/2025. 8) copy of approved layout plan provided which is not readable. 9) copy of draft building plan provided by ravindra gajanan gharde. 10) copy of draft estimate provided rs. 15,00,000/- for the only ground floor mentioned. 11) plot area as per sale deed and proposed bua area as per draft building plan is considered for valuation. 12) this case is reviewed for revision in stage.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

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File Name	Latitude	Longitude	Go To Map
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PHOTO1.JPG	NULL	NULL	

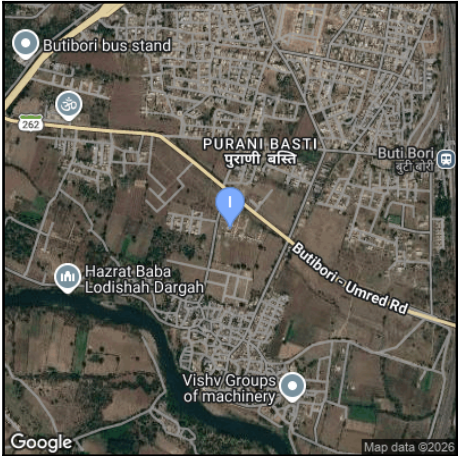
Entered By:	Dhananjay Datar And Assco Datar	Entered On:	08-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	08-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. plinth work is in progress.		



Longitude: 79.00503166666667
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 Image Taken 29-AUG-2026 18:08:41



Longitude: 79.00508666666667
 Latitude: 20.916059166666667
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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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