



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-171827	Application No:	77000363530
Customer Name:	Savita Jagdish Waghade		(10650) NAGPUR WARDHA ROAD
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:	Savita Jagdish Waghade	Mobile :	9011033870 9111190075

PROPERTY ADDRESS

Property Address:	Plot No 6, Kh No 31/2 C, Ph No 39, Sheet No 46Cts No 76, Mouza Chikhali Khurd, Near Vrindavan Estate Tah And Dist Nagpur 440034	Location:	Mhalgi Nagar Bidipeth
		City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
Legal Address:	Plot No 6, Kh No 31/2 C, Ph No 39, Sheet No 46, Cts No 76, Mouza Chikhali Khurd, Near Vrindavan Estate Tah And Dist Nagpur 440034	Nearby Landmark:	Near Vrindavan Estate
		Collateral ID:	I26NAG034-095200

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:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Material at site:		Distance Travelled From Operating Office:	30
Nature of Location:	Urban	Distance from City Center Km:	15
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	2BHK UC
First Floor	3	1	2	2BHK PROPOSED
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	Road	Plot No 31	Plot No 7	Plot No 5
Actual on Site	Layout Road	Plot No 31	Plot No 7	Open Plot Of Bende / Plot No
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

Realizable ₹ :

1

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1383

2000

2766000

(A)

Construction

2075

2000

4150000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 1

1

0

0

Desc 2

0

0

0

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

Value As On Date:

4218500

Value of extra Amenities

0

% Completion

35

Amenities %Completion

0

% Recommended

35

Amenities %Recommendation

0

Reliazable value:

6916000

Realizable value Round Off:

6916000

Realizable Value In Words:

Sixty-Nine Lakh Sixteen Thousand

Visited By:

Reckoner Technical Service Private Limited_Hfc

Visited on:

06-Oct-2026

Violations observed

(if any):

Remarks:

null | 1. this is self construction case 2. said property is under construction,currentlly plinth completed and column work in progress 3. documents provided includes copy of sale deed in the name of smt savita govindrao raut with sr no 1269-2022 dated on 25/02/2022, nmc tax receipt and assessment sheet, unapproved layout plan, architect building plan and estimate 4. plot area in valuation is taken from sale deed 5. bua as per architect building plan is 2400 sqft and as per udcpr norms for fsi 1.5 is 2075 sqft, therefore lower side bua has considered in valuation.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

Entered By:	Ashish Kedar	Entered On:	08-Oct-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	08-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. plinth work is done and further column shuttering work is in progress.		



Longitude: 79.11034805555555
Latitude: 21.089012777777775
Image Taken 06-OCT-2026 15:41:30



Longitude: 79.11034805555555
Latitude: 21.089012777777775
Image Taken 06-OCT-2026 15:41:44



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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