



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                      |                    |                             |
|---------------------|----------------------|--------------------|-----------------------------|
| Request ID:         | HRQ-26-130678        | Application No.:   | 77000310186                 |
| Customer Name:      | Ritesh Satish Shinde | Branch :           | (10831) PUNE- CHINCHWAD - B |
| Product Name:       | Home Loan-Da Resale  | BSM/RM Name:       | Los_Channel                 |
| Loan Property Type: | REGULAR              | Visited User Type: | Technical Agency            |
| Contact Name:       | Ritesh Satish Shinde | Mobile :           | 8530978004 7020692966       |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                             |                  |                            |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------|
| Property Address: | Flat No. 101, 1st Floor, Building Q, Vision City,Vision City Sahakari Gruhrachana Sanstha Maryadit,,Gat No. 308, 309, 338 And 339, Jambhul, ,Tal. Maval, Dist. Pune- 412106 | Location:        | Vadgaon (Pune)             |
| Legal Address:    | Flat No. 101, 1st Floor, Building Q, Vision City, Vision City Sahakari Gruhrachana Sanstha Maryadit, Gat No. 308, 309, 338 And 339, Jambhul, Tal. Maval, Dist. Pune- 412106 | City:            | Warnanagar Pin Code 412106 |
|                   |                                                                                                                                                                             | State:           | Maharashtra Country India  |
|                   |                                                                                                                                                                             | Nearby Landmark: | Near Xrbia Abode           |
|                   |                                                                                                                                                                             | Collateral ID:   | I26WAN106-073827           |

### PROPERTY DETAILS

|                       |                                   |                                         |                      |
|-----------------------|-----------------------------------|-----------------------------------------|----------------------|
| Type Of Property:     | Flat                              | Plot Demarcated At Site:                | YES                  |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | GOOD                 |
| No of Floors:         | 7                                 | Class Of Locality:                      | Middle Class Area    |
| Carpet Area Measured: | No                                | Property Location:                      | Development Authoriy |
| Natute of Location:   | Urban                             | Distance Travelled From Operating       | 20                   |
| Green Housing:        | No                                | Distance from City Center Km:           | 5                    |
| Report Condition:     | Property Visited Report Submitted |                                         |                      |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------|--------------|-----------------|-----------------|-----------------|
| First Floor  | 3            | 1               | 2               | 02 BHK FLAT     |
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |
| Ground Floor |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Vacant           | Na                       | 05                                                 |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | NA               | Na                       | 55                                                 |

### BOUNDARIES ON SITE

|                  | East         | West       | North      | South      |
|------------------|--------------|------------|------------|------------|
| As per Sale Deed | Na           | Na         | Na         | Na         |
| Actual on Site   | Flat No. 102 | Open Space | Open Space | Open Space |
| Boundary         | Na           |            |            |            |

| NDMA Details                           |                       |              |   |
|----------------------------------------|-----------------------|--------------|---|
| Height Of Building(Above Ground Level) | Greater than 45 meter | Seismic Zone | 3 |
| 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:            | GROUND PLUS 07 FLOOR |

| VALUATION                                                          |               |                   |            |
|--------------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                        | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                           | 1             | 0                 | 0          |
| Carpet Area                                                        | 774           | 0                 | 0          |
| Super Built Up/Sellable Area                                       | 1045          | 2300              | 2403500    |
| Covered Car Parking                                                | 1             | 300000            | 300000     |
| Other 2                                                            | 1             | 0                 | 0          |
| % Completion                                                       | 100           | TOTAL             | 2703500    |
| % Recommended                                                      | 100           | Realizable Value: | 2704000    |
| Realizable Value In Words : Rupees Twenty-Seven Lakh Four Thousand |               |                   |            |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |             |             |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Patwardhan Consultants Pvt Ltd_Hfc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Visited on: | 10-Aug-2026 |
| Violations observed (if any): | Na                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |             |
| Remarks:                      | null   1 caption case is of resale case, 2 area considered as per draft agreement, 3 documents referred a. draft agreement in between first party mr.vijay dhondu pawar and mrs.vandana vijay pawar and second party mr.satish arjun shinde and mr.ritesh satish shinde dated apr 2026 b pmrda sanction plan no. 641/21-22, dated 28/06/2023 c occupancy certificate no pmrda/fo/2026/apl/00175, dated 17/03/2026, issued by pmrda, d seller index ii in between first party m/s. shubban properties through mr. rajeshkumar noupatlal makala and second party mr.vijay dhondu pawar and mrs.vandana vijay pawar no. 4658/2024, dated 06/09/2014, maval-2. e light bill no. 065m42515800220, dated july 2026 4 visit is done by mr. shikhare, 5 latitude 18.758156 and longitude 73.611966. |             |             |

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

|                           |                           |                    |             |
|---------------------------|---------------------------|--------------------|-------------|
| Entered By:               | Patwardhan Consultants Pv | Entered On:        | 11-Aug-2026 |
| Recommended by:           |                           | Completion Status: | Constructed |
| Recommender's Comment:    |                           |                    |             |
| Approver Name:            | Chaitanya Koshatwar       | Approver ID:       | HE012261    |
| Designation:              | Technical Manager         | Approved On :      | 11-Aug-2026 |
| Approver Recommendation : | RECOMMENDED               |                    |             |
| Conditional Remark:       |                           |                    |             |
| Approver's Comment:       | ok as recommended         |                    |             |



Longitude: 73.611966

Latitude: 18.758156

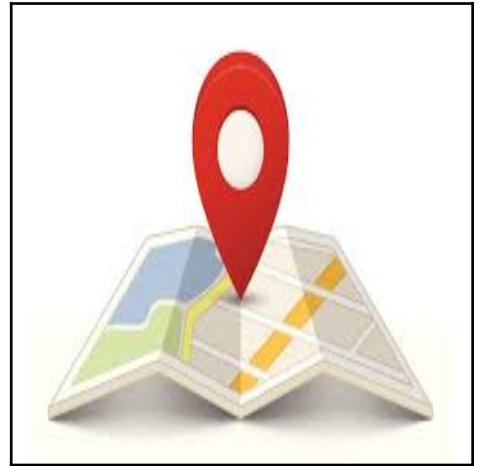
Image Taken



Longitude: 73.611966

Latitude: 18.758156

Image Taken



## 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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