



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159708	Application No.:	77000342605
Customer Name:	Sharan Basraj Kampali	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sharan Basraj Kampali	Mobile :	9834674989 9822990694

PROPERTY ADDRESS

Property Address:	Flat No 404 04th Floor Sri Sri Nikunj,Chsl Plot No 06 Survey No 176 Hissa No 1/3,Mouje Wakad Tal Mulshi Dist Pune	Location:	Wakad Hinjewadi Tathawade Punawale
		City:	Pune Pin Code 411057
		State:	Maharashtra Country India
Legal Address:	Flat No 404 04th Floor Sri Sri Nikunj Chsl Plot No 06 Survey No 176 Hissa No 1/3 Mouje Wakad Tal Mulshi Dist Pune	Nearby Landmark:	Little Millennium Preschool
		Collateral ID:	I26PUN033-079931

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	24
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
04th Floor	3	1	2	02 BHK
Other2				
Ground Floor				
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In
Actual on Site	Entrance / Passage	Open Space	Flat No. 405	Open Space
Boundary	No			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	Yes	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:	GROUND PLUS 04

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	669	0	0
Super Built Up/Sellable Area	903	8000	7224000
Car Parking	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	7724000
% Recommended	100	Realizable Value:	7724000

Realizable Value In Words : Rupees Seventy-Seven Lakh Twenty-Four Thousand

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	17-Sep-2026
Violations observed (if any):	1) Ownership Documents In The Name Of Mr. Sharan Kampali Is Not Provided.		

Remarks:	null 1) we have received index ii, cc and oc. 2) i) assignment deed made between mr. vijay gangaram deshमुख and others and mr. milind shammo jagtap, mrs. netrali milind jagtap with reg no. 14833/2023 sro - haveli 20 and date of registration 07/08/2023. ii) building completion certificate with ref no. 147/2017 issued by pcmc dtd 16/04/2017 3) property is identified through name plate on door, society board and person met at site. 4) subject property is 02 bhk residential flat and is vacant. 5) area calculations - i) as per site measurement - 598 sq.ft. carpet area plus 66 sq.ft. balcony area, however documented area as per index is considered for valuation. 6) no of units per floor and position of units - 05 flats / right hand side 02nd flat from lift.
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OMNI DOCS FILES			
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Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	19-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



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Latitude: 18.60675953899519
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Longitude: 73.76120447123839
Latitude: 18.60675953899519
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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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