



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156398	Application No.:	77000343200
Customer Name:	Gangadhar Siddarth Jadhav	Branch :	(10651) KHARADI
Product Name:	Apna Ghar - Dreamz- Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	Technical Agency
Contact Name:	Gangadhar Siddarth Jadhav	Mobile :	8888240952 9561793982

PROPERTY ADDRESS

Property Address:	Gp Milkat No Old 1010 New 0432/3 Gat No 537/1,At Koregaon Mul,Tal Haveli Dist Pune	Location:	Uruli Kanchan		
		City:	Pune	Pin Code	412202
		State:	Maharashtra	Country	India
Legal Address:	Gp Milkat No Old 1010 New 0432/3 Gat No 537/1 At Koregaon Mul Tal Haveli Dist Pune	Nearby Landmark:	Near Unnati Vatika Layout		
		Collateral ID:	I26PUN202-097109		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	60
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
Ground Floor	4	1	3	2BHK WC/BATH AS PER SITE
First Floor	2		2	1 HALL 1 BEDROOM WC/BATH AS PER SITE
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller Occupied	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Property Of Uttam Kakade	Property Of Mahesh Rohira	Road And Property Of Babai	Property Of Narayan Bhiku
Actual on Site	Property Of Uttam Kakade	Property Of Mahesh Rohira	Road And Property Of Babai	Property Of Narayan Bhiku
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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:	RESIDENTIAL USAGE

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2690	900	2421000
Carpet Area	1720	0	0
Super Built Up/Sellable Area	2064	1750	3612000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6033000
% Recommended	100	Realizable Value:	6033000

Realizable Value In Words : Rupees Sixty Lakh Thirty-Three Thousand

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	15-Sep-2026
Violations observed (if any):			

Remarks:	null 1) this is apna ghar dreamz home loan da resale case 2) subject property is ground plus 1st floor residential bungalow 3) documents provided a) copy of draft sale agreement between mr gangadhar siddharth jadhav mrs chotrabai siddharth jadhav and mrs satyabhama subhash kakade b) copy of old sale deed between mrs babai ishwar bhandari and mr thakur hasemal dhamecha ref no 3726/2008 dated 29/04/2008 c) copy of sale deed between mr thakur hasemal dhamecha mrs vidhya thakur dhamecha and mr manoharlal kisanchand jasuja ref no 6170/2009 dated 10/09/2009 d) copy of sellers sale deed between mr manoharlal kisanchand jasuja and mrs satyabhama subhash kakade ref no 7253/2015 dated 28/07/2015 e) copy of zone certificate ref no zc 0000-ha2026-o-21059 dated 09/09/2026 issued by pmrda for residential purpose f) copy of 7/12 extract 4) plot area as per sale deed and as per actual site is 2690 sqft 5) bua as per actual site is gf 1427 sqft and ff 637 sqft making total of 2064 sqft is considered 6) area and other details are considered as per latest sale deed
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-15 AT 10.55.41 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-15 AT 10.55.42 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-15 AT 10.55.46 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-15 AT 10.55.37 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-15 AT 10.55.49 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-15 AT 10.55.52 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-15 AT 10.56.03 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-15 AT 10.56.08 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-15 AT 10.56.11 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-15 AT 10.56.16 AM.JPEG	13.007231666666666	77.51685388888889	

Entered By:	Mourya Concepts Opc Pune_	Entered On:	14-Oct-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	14-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended in agd property to be vacant before cheque handover		



Longitude: 74.11825999999999

Latitude: 18.503446

Image Taken 15-SEP-2026 11:03:01

Longitude: 74.11825999999999

Latitude: 18.503446

Image Taken 15-SEP-2026 11:02:51

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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