



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166262	Application No.:	77000365134
Customer Name:	Kapil Hemant Garud	Branch :	(10120) PUNE - WAKAD
Product Name:	Lap-Commercial Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Kapil Hemant Garud	Mobile :	9850022299 8007021875

PROPERTY ADDRESS

Property Address:	Flat No 601, 6 Th Floor Garud House Apartment,Condominium Near Ekdanta Apartment, Model Colony ,Final Plot No 484/1 , Cts No 1101/1 ,Mauje Shivaji Nagar Tal Haveli Dist Pune	Location:	S.B.Road
Legal Address:	Flat No 601, 6 Th Floor Garud House Apartment Condominium Final Plot No 484/1 , Cts No 1101/1 Mauje Shivaji Nagar Tal Haveli Dist Pune	City:	Pune Pin Code 411016
		State:	Maharashtra Country India
		Nearby Landmark:	Model Colony , Shivaji Nagar
		Collateral ID:	I26PUN016-091708

PROPERTY DETAILS

Type Of Property:	Offices	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	6	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	25
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
6 Th Floor	3	0	2	1 COMMERCIAL OFFICE
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Saniro Developers	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Tenant	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 604	Open To Sky	Entrance , Duct And Staircase	Open To Sky
Actual on Site	Flat No 604	Open To Sky	Entrance , Duct And Staircase	Open To Sky
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	LOWER PARKING PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	934	0	0
Super Built Up/Sellable Area	1261	15200	19167200
Parkung	2	400000	800000
Other 2	1	0	0
% Completion	100	TOTAL	19967200
% Recommended	100	Realizable Value:	19967000
Realizable Value In Words : Rupees One Crore Ninety-Nine Lakh Sixty-Seven Thousand			

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	25-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is lap case 2) subjectd property id 2bhk residential flat on 6 th floor comprising of lower parking plus upper parking plus 6 upper floor mixed usage building 3) area consider as per confirmation deed 4) confirmation deed made between m/s fortune developers and kapil hemant garud having reff no 151/2024 dt 02/01/2024 5) sanction plan issued by pmc having reff no 0833/23 dt 11/07/2023 6) commencement certificate issued by pmc having reff no cc/0833/23 dt 11/07/2023 7) occupancy certificate issued by pmc having reff no occ/0896/25 dt 18/11/2025 8) sanctioned as residential flat, but on site kitchen is not observed and the unit is used as a commercial office. 9) building board observed on site 10) 18.528246,73.840572		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
FULL OCCUPANCY CERTIFICATE.PDF			
TIMEPHOTO_20260925_120001.JPG	NULL	NULL	
COMMENCEMENT CERTIFICATE- REVISED-DTD- 11-07-			
REVISED SACTIONED PLAN - FULL POTENTIAL PLAN-	NULL	NULL	
TIMEPHOTO_20260925_120346.JPG	NULL	NULL	
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TIMEPHOTO_20260925_121522.JPG	NULL	NULL	
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TIMEPHOTO_20260925_124321.JPG	NULL	NULL	
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TIMEPHOTO_20260925_121507.JPG	NULL	NULL	

Entered By:	Propedge Valuations Priva	Entered On:	26-Sep-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 :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. tenant noc to be documented.		



Longitude: 73.84059472222222
Latitude: 18.528246944444444
Image Taken 25-SEP-2026 12:00:01



Longitude: 73.84059472222222
Latitude: 18.528246944444444
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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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