



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144551	Application No.:	77000340500
Customer Name:	Shubham Balkrishna Dharerao	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:	Shubham Balkrishna Dharerao	Mobile :	9665193004 9518751112

PROPERTY ADDRESS

Property Address:	Flat No 1001,10th Floor, Tower J, Sector R 16,,Avenue 16, Life Republic, Sr No. 91/1(Part), 91/2,,91/3, 91/4(Part), 91/5, 91/6, 91/7(Part),And Other,Mauje Marunji, Tal. Mulshi, Dist. Pune	Location:	Wakad Hinjewadi Tathawade Punawale
Legal Address:	Flat No 1001,10th Floor, Tower J, Sector R 16, Avenue 16, Life Republic, Sr No. 91/1(Part), 91/2, 91/3, 91/4(Part), 91/5, 91/6, 91/7(Part), 91/8, 91/9, And Others, Mauje Jambe,Nere And Marunji, Tal. Mulshi, Dist. Pune	City:	Pune Pin Code 411057
		State:	Maharashtra Country India
		Nearby Landmark:	Shrusti Society
		Collateral ID:	I26PUN057-079888

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	22	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	34
Green Housing:	No	Distance from City Center Km:	21
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
10th Floor	3	1	2	2BHK
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
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	Na	Na	Na	Na
Actual on Site	Side Margine	Lobby	Side Margine	Flat No. 1002
Boundary	Na			

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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	P PLUS 22 UPPER

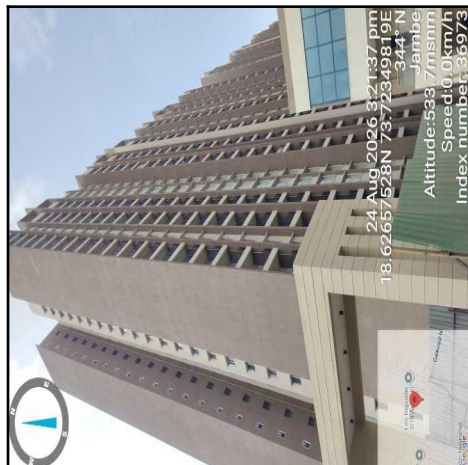
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	738	0	0
Super Built Up/Sellable Area	996	9000	8964000
Car Parking	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	9464000
% Recommended	100	Realizable Value:	9464000
Realizable Value In Words : Rupees Ninety-Four Lakh Sixty-Four Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	24-Aug-2026
Violations observed (if any):			
Remarks:	null 1. this case is resale purchase case. 2. subject property is 2bhk flat. 3. index ii in favor of mr. sampath kumar ramchandran reg no. 1214/2024 dated 29/12/2023 issued by sro mulshi. 4. occupancy certificate no. 1062 dated 01/07/2026 issued by pmrda. 5. rera certificate no. p52100050599 commencing from 21/04/2023 ending with 30/03/2028 6. bua as per index ii is considered. 7. property identified with the help of person meet at site and document provided. 8. correct latlongs are 18.627239,73.723433 9. index ii in favor of mr. sampath kumar ramchandra reg no. 1214/2024 dated 29/12/2023 issued by sro mulshi.		

OMNI DOCS FILES			
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Entered By:	Assureval Private Limited_Hfc	Entered On:	26-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	26-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.7233333333333

Latitude: 18.62722222222223

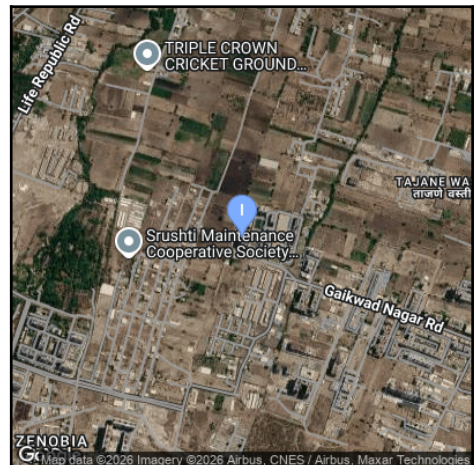
Image Taken



Longitude: 73.7233333333333

Latitude: 18.62722222222223

Image Taken



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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