



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148390	Application No.:	77000343577
Customer Name:	Santosh Maruti Belekar	Branch :	(10830) PUNE-HADAPSAR-B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Santosh Maruti Belekar	Mobile :	8767178393 9765708933

PROPERTY ADDRESS

Property Address:	Flat No 804, 8th Floor, Wing V, Type D, Jade,Residency Gat No 1403/12, 1405a, 1405b At,Wagholi Tal Haveli And Dist Pune	Location:	Vagholi		
		City:	Pune	Pin Code	412207
		State:	Maharashtra	Country	India
Legal Address:	Flat No 804, 8th Floor, Wing V, Type D, Jade Residency Gat No 1403/12, 1405a, 1405b At Wagholi Tal Haveli And Dist Pune	Nearby Landmark:	Near Ishanya Hundai Showroom		
		Collateral ID:	I26PUN207-086380		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	9	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:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
8th Floor	4	1	2	3 BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Kartik Rana	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Tenant Occupied	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Space	Entrance	Open Space	Flat No 805
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

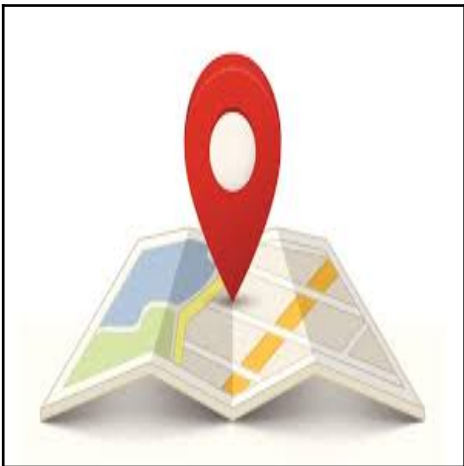
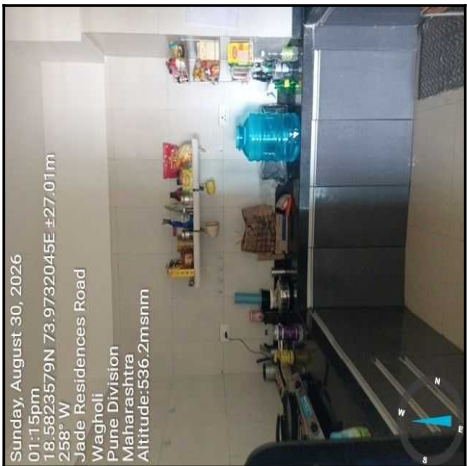
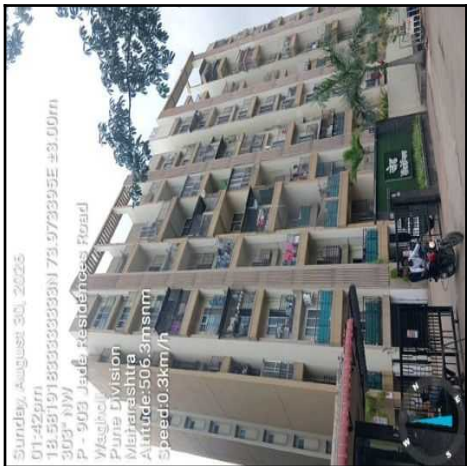
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	886	0	0
Super Built Up/Sellable Area	1196	6900	8252400
Other 1	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	8552400
% Recommended	100	Realizable Value:	8552000
Realizable Value In Words : Rupees Eighty-Five Lakh Fifty-Two Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	30-Aug-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is resale purchase 2) technical visit done by sandeep and report made by vaishnavi 3) latitude 18.582225 longitude 73.973348 4) sale deed between creatoz builders pvt ltd and sachin bhartiya and mrs akanksha goel reff no 6189/2017, dt 12/08/2017 5) commencement certificate is issued by pmrda reff no 3633/2016, dt 08/03/2016 6) occupancy certificate is issued by pmrda reff no 1610/2017, dt 23/02/2017 7) building plan s issued by pmrda reff no 1610, dt 01/03/2016 8) carpet area consider as per draft deed and 35 percent loading is consider for bua 9) society name board and flat no is observed on site 10) rate consider as per unit cost		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	16-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 :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	AGREEMENT TO BE CHECKED BY AVG BEFORE CHEQUE HANDOVER		
Approver's Comment:	approved as recommended. property to be vacated before cheque handover		



Longitude:	73.973348	Longitude:	73.973348
Latitude:	18.582225	Latitude:	18.582225
Image Taken	30-AUG-2026 13:42:37	Image Taken	30-AUG-2026 13:15:49

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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