



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160041	Application No.:	77000347250
Customer Name:	Rakesh Soraj Walmiki	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rakesh Soraj Walmiki	Mobile :	8412090293 9162393045

PROPERTY ADDRESS

Property Address:	Flat No 03 1st Floor C Wing Wanjale Patil Heritage,Chsl Off Nda Road,S No 4 Hissa No 2b Mouje Kondhawe Dhawade,Tal Haveli Dist Pune	Location:	Khadakwasala Nc
		City:	Pune Pin Code 411023
		State:	Maharashtra Country India
Legal Address:	Flat No 03 1st Floor C Wing Wanjale Patil Heritage Chsl S No 4 Hissa No 2b Mouje Kondhawe Dhawade Tal Haveli Dist Pune	Nearby Landmark:	Near Anjani Lawns
		Collateral ID:	I26PUN023-088107

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:	Rural	Distance Travelled From Operating	15
Green Housing:	No	Distance from City Center Km:	16
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor				
First Floor	2	1	1	1 BHK RESIDENTIAL UNIT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2023	Seller	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Passage And Flat No 4	Open Space	Open Space	Staircase
Actual on Site	Passage And Flat No 4	Open Space	Open Space	Staircase
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 4 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	423	0	0
Super Built Up/Sellable Area	550	5000	2750000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2750000
% Recommended	100	Realizable Value:	2750000

Realizable Value In Words : Rupees Twenty-Seven Lakh Fifty Thousand

Visited By:	Mr. Rushikesh Gaikwad	Visited on:	18-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is resale transaction 2) bua 550 sqft considered from seller agreement 3) deed of assignment no 8615/2023 dated 18/05/2023 register in register office haveli 13 between seller milind subhash aarage and buyer manasi shekhar palaskar and others 4) adtp sanction building plan no 40/2008 dated 31/05/2008 5) flat no on door not observed during site visit		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000402717.JPG	NULL	NULL	
1000402720.JPG			
1000402721.JPG	NULL	NULL	
1000402724.JPG	NULL	NULL	
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1000402719.JPG			
1000402725.JPG	NULL	NULL	
1000402727.JPG	NULL	NULL	
1000402729.JPG	NULL	NULL	

Entered By:	Rushikesh Gaikwad	Entered On:	19-Sep-2026
Recommended by:		Completion Status:	Rcc Structure Completed
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		



Longitude: 73.76861111111111

Latitude: 18.455277777777777

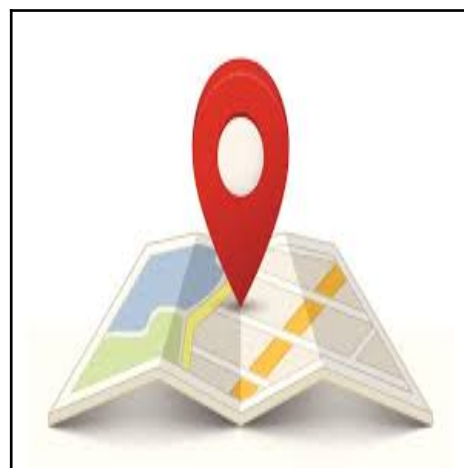
Image Taken



Longitude: 73.76861111111111

Latitude: 18.455277777777777

Image Taken



DECLARATION

I/We hereby 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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