



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-147679	Application No.:	77000342484
Customer Name:	Arunkumar Rabindranath Mondal	Branch :	(10030) PUNE-MAIN
Product Name:	Lap-Commercial Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Arunkumar Rabindranath Mondal	Mobile :	9028162140 7040385443

PROPERTY ADDRESS

Property Address:	Office No 8 1st Floor Prachit Plaza Apartment,Cts No 743 Mauje Raviwar Peth Tal Haveli,Dist Pune	Location:	Pune City H O
		City:	Pune Pin Code 411002
		State:	Maharashtra Country India
Legal Address:	Office No 8 1st Floor Prachit Plaza Apartment Cts No 743 Mauje Raviwar Peth Tal Haveli Dist Pune	Nearby Landmark:	Near Agarwal Dairy
		Collateral ID:	I26PUN002-083652

PROPERTY DETAILS

Type Of Property:	Offices	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
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
First Floor	1	0	1	1 OFFICE WITH MEZZ AS PER SITE
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Customer	25
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2016		35

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Office No 5	Open To Sky	Entrance	Adj Building
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	BASEMENT PLUS

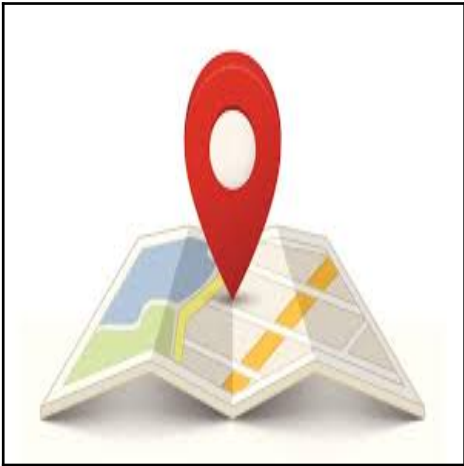
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	217	0	0
Super Built Up/Sellable Area	305	20000	6100000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6100000
% Recommended	100	Realizable Value:	6100000

Realizable Value In Words : Rupees Sixty-One Lakh

Visited By:	Mr. Shubham Arabale	Visited on:	03-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is an lap case. 2) for valuation customer agreement and completion certificate is received. 3) on site building name is observed. 4) bup area is considered as per customer agreement. 5) customer agreement index ii 4045/2017 date 03/05/2017 in between mr. arunkumar rabindranath mondal and 1 other with mr. vilas rasiklal soni and 1 other. 6) completion certificate approval no. 002248 (bco/14/4/252) date 29/03/2001 issued by pmc. 7) on site mezz also observed but on agreement mezz area is not mentioned so same is not considered for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG20260903175007.JPG			
IMG20260903175201.JPG	18.51753233333333	73.86017608333333	
IMG20260903175209.JPG			
IMG20260903175256.JPG			
IMG20260903175001.JPG	18.51751325	73.86042783333333	

Entered By:	Shubham Arabale	Entered On:	07-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	07-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.86042783333333

Latitude: 18.51751325

Image Taken 03-SEP-2026 17:50:03

Longitude: 73.86017608333333

Latitude: 18.51753233333333

Image Taken 03-SEP-2026 17:52:09

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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