



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-135257	Application No.:	77000327466
Customer Name:	Ketan Krushnat Tambekar	Branch :	(10030) PUNE-MAIN
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ketan Krushnat Tambekar	Mobile :	7875161683 9860748437

PROPERTY ADDRESS

Property Address:	Flat No 104 1st Floor Ganesh Residency,S No 41/2/6a 41/2/6b Mauje Narhe Tal Haveli ,Dist Pune	Location:	Vadgaon Bk
		City:	Pune Pin Code 411041
		State:	Maharashtra Country India
Legal Address:	Flat No 104 1st Floor Ganesh Residency S No 41/2/6a 41/2/6b Mauje Narhe Tal Haveli Dist Pune	Nearby Landmark:	Old Vittal Mandir
		Collateral ID:	I26PUN041-076242

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	RESI
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	15
Green Housing:	No	Distance from City Center Km:	18
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Customer	6
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2019		54

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Flat No 103	Open Space	Passage And Staircase	Open Space
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:	PARKING PLUS 5 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	434	0	0
Super Built Up/Sellable Area	565	6000	3390000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3390000
% Recommended	100	Realizable Value:	3390000
Realizable Value In Words : Rupees Thirty-Three Lakh Ninety Thousand			

Visited By:	Mr. Rushikesh Gaikwad	Visited on:	10-Aug-2026
Violations observed (if any):	Latest Year Pmc Tax Is Not Paid.		
Remarks:	null 1) this is an bt plus top up case. 2) for valuation customer index ii pmc tax is received. 3) on site flat no and building name is mentioned. 4) bup area is considered as per customer index ii. 5) customer index ii no 2101/2019 date 29/03/2019 in between mr. ketan krushant tambekar and 1 other with m/s ganesh construction and others. 6) pmc tax property id. p/t/09/05634000 from 2021 to 2025 paid. 7) site bup area- 595 sq.ft		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000371651.JPG	NULL	NULL	
1000371653.JPG	NULL	NULL	
1000371657.JPG	12.793225	77.71317333333333	
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1000371660.JPG	12.7931641	77.7131975	
1000371661.JPG	19.15967130656155	72.93164927804192	

Entered By:	Rushikesh Gaikwad	Entered On:	18-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	18-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended additional document required		



Longitude: 73.82737

Latitude: 18.44951

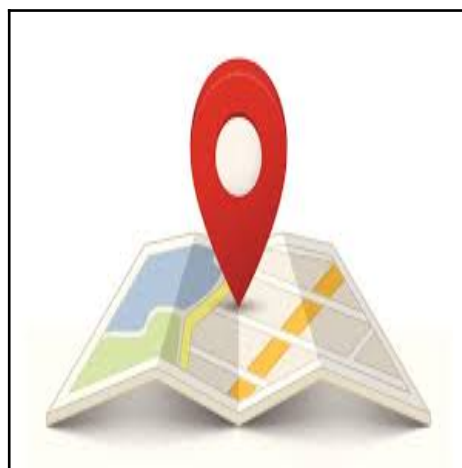
Image Taken



Longitude: 73.82737

Latitude: 18.44951

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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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