



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-104576	Application No.:	77000299242
Customer Name:	Shaikh Mohsin	Branch :	(10120) PUNE - WAKAD
Product Name:	Apna Ghar - Dreamz- Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	In House
Contact Name:	Shaikh Mohsin	Mobile :	9302223520 9356086654

PROPERTY ADDRESS

Property Address:	Flat No 102, 1st Floor, Building Amrutvel, Sno 420,420/A, 420/B, Mauje Mhalunge, Tal Mulshi, , Dist Pune	Location:	Pashan		
		City:	Pune	Pin Code	411045
		State:	Maharashtra	Country	India
Legal Address:	Flat No 102, 1st Floor, Building Amrutvel, Sno 420, 420/A, 420/B, Mauje Mhalunge, Tal Mulshi, Dist Pune	Nearby Landmark:	Near Orchid Hotel		
		Collateral ID:	I26PUN045-060155		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	14
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
Ground Floor				
First Floor	3	1	2	2BHK FLAT
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Babasaheb Shaikh	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Seller	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky	Entrance/ Passage/Flat No	Open To Sky	Flat No 103
Boundary	Na			

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

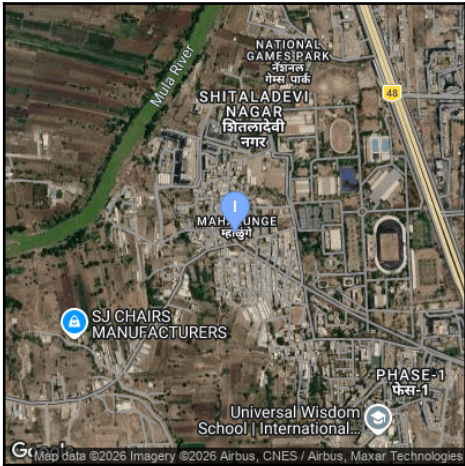
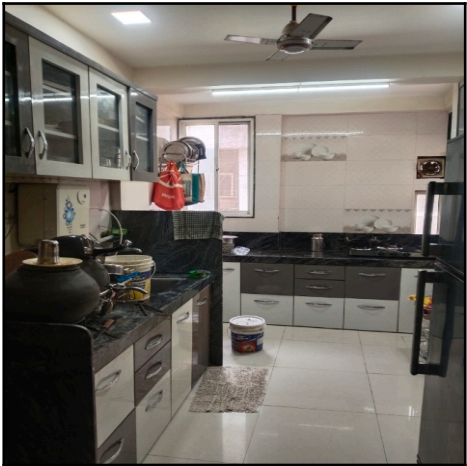
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	P PLUS 3 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	808	0	0
Super Built Up/Sellable Area	1091	5500	6000500
Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	6400500
% Recommended	100	Realizable Value:	6401000
Realizable Value In Words : Rupees Sixty-Four Lakh One Thousand			

Visited By:	Mr. Sahil Babare	Visited on:	25-Jun-2026
Violations observed (if any):	Na		
Remarks:	null 1) the subject case is resale purchase case 2) document received a) possession receipt deed executed between shree samarth associates and babasaheb babulal shaikh reg no 2368 dtd 11/02/2021 issued by sro haveli 13. b) sanction floor plan having reg no 1195 dtd 02/06/2015 issued by adtp c) rera certificate having reg no p5210007601 commencing from to 28/08/2018 to 09/09/2020 d) draft in the name of customer not provided. 3) as per site visit flat no observed and lift is not in working condition since 2 months. 4) one covered parking space seen at site.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
17822890395731.JPG	NULL	NULL	
17822889836530.JPG			
17822887714432.JPG	NULL	NULL	
17822888359962.JPG	NULL	NULL	
17822889842801.JPG	NULL	NULL	
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17822888358981.JPG	NULL	NULL	

Entered By:	Sahil Babare	Entered On:	29-Jun-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	29-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended under agd		



Longitude: 73.75611111111111
Latitude: 18.574166666666667
Image Taken 25-JUN-2026 14:52:14

Longitude: 73.75611111111111
Latitude: 18.574166666666667
Image Taken 25-JUN-2026 14:52:41

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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