



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146855	Application No.:	77000338005
Customer Name:	Ganesh Maruti Gavari	Branch :	(10120) PUNE - WAKAD
Product Name:	Lap-Residential Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ganesh Maruti Gavari	Mobile :	9762675952 8007021875

PROPERTY ADDRESS

Property Address:	Flat No 1306, 13 Th Floor, Wing A, Stellar Homes , Sno 269 Hissa No 2/1a (Sno 269/2/1/A),Mauje Hinjewadi Tal Haveli Dist Pune	Location:	Wakad Hinjewadi Tathawade Punawale
		City:	Pune Pin Code 411057
		State:	Maharashtra Country India
Legal Address:	Flat No 1306, 13 Th Floor, Wing A, Stellar Homes Sno 269 Hissa No 2/1a(Sno 269/2/1/A) , Mauje Hinjewadi Tal Haveli Dist Pune	Nearby Landmark:	Bhumkar Chowk Road
		Collateral ID:	I26PUN057-080721

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	13	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
13 Th Floor	3	1	2	2 BHK RESIDENTIAL USE
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ganesh Maruti Gavari	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 YEARS	Self	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance	Open To Sky	Flat No 1301	Open To Sky
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 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	757	0	0
Super Built Up/Sellable Area	1022	8000	8176000
Parking	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	8676000
% Recommended	100	Realizable Value:	8676000

Realizable Value In Words : Rupees Eighty-Six Lakh Seventy-Six Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	26-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is lap residential case 2) subjected property is 2 bhk residential flat on 13 th floor comprising of basement plus parking plus 13 upper floor residential building 3) area as per sale deed consider for valuation 4) carpert area as per sale deed on that 35 percent loading consider for valuation 4) sale deed made between rajlaxmi realcon and vanita ganesh gawari havin g reff no 7996/2025 dt 10/03/2025 5) commencementcertificate issued by pmrda having reff no dp/bmu/m hinjewadi/gat no 269/2/1a/c no 2807/23-24/666 dt 29/04/2024 6) rera certificate no p52100048267 dt 30/09/2024 7) part occupancy certifiocate issued by pmrda having reff no dp/bmu/m hinjewadi/gat no 269/2/1ap/c no 2807/23-24/ 10088 dt 06/02/2025 8) flat no and building board observed on site 9) 18.599697,73.738331		

OMNI DOCS FILES			
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File Name	Latitude	Longitude	Go To Map
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Entered By:	Propedge Valuations Priva	Entered On:	27-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			

Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

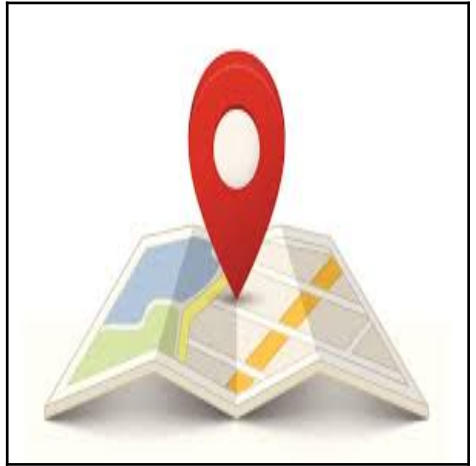
Approver's Comment:	ok as recommended
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Longitude: 73.73802
Latitude: 18.599709999999998
Image Taken 26-AUG-2026 13:14:02



Longitude: 73.73802
Latitude: 18.599709999999998
Image Taken 26-AUG-2026 13:04:08



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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