



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-89134	Application No.:	77000276478
Customer Name:	Kavita Ranjit Satav	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Kavita Ranjit Satav	Mobile :	7719961084 9970073654

PROPERTY ADDRESS

Property Address:	Flat No 303 3rd Floor Wing B Shriram Nysa,S No 9 Mauje Dhanori Tal Haveli Dist Pune	Location:	Dighi Camp		
		City:	Pune	Pin Code	411015
		State:	Maharashtra	Country	India
Legal Address:	Flat No 303 3rd Floor Wing B Shriram Nysa S No 9 Mauje Dhanori Tal Haveli Dist Pune	Nearby Landmark:	Near Kohinoor Viva City		
		Collateral ID:	I26PUN015-048369		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	UNDERDEVELOPMENT
No of Floors:	9	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	14
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
3rd Floor	4	1	3	3BHK FLAT
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Duct / Adj Flat No 304	Entrance / Duct	Passage / Lift / Staircase	Open To Sky
Actual on Site	Duct / Adj Flat No 304	Entrance / Duct	Passage / Lift / Staircase	Open To Sky
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	2B PLUS G PLUS 9

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	901	0	0
Super Built Up/Sellable Area	1216	5800	7052800
Parking	300000	0	0
Other 2	1	0	0
% Completion	95	TOTAL	7052800
% Recommended	95	Realizable Value:	7053000

Realizable Value In Words : Rupees Seventy Lakh Fifty-Three Thousand

Visited By:	Mr. Pratham Dhotkar	Visited on:	25-May-2026
Violations observed (if any):			
Remarks:	null 1 this is builder purchase case 2 documents received are draft agreement sanction plan rera certificate 3 draft agreement is made between m/s shriram developers through partner mr santosh namdeoao pawar and mrs kavita ranjit sathav, mr ranjit ramesh sathav for flat no b303 4 sanction plan with ref no 1740/24 dated 26/09/24 approved by pmc 5 rera certificate with ref no p52100049622 commencing from 22/02/2023 and ending with 31/12/2027 6 area is considered as per sanction plan for valuation 7 as per site visit all rcc work completed brickwork completed i/e plaster work with gypsum completed flooring work completed external painting work completed sanitary fitting work plumbing work electrification completed door window fitting, internal painting, finishing wip 8 this is non apf builder purchase case approval to be taken before disbursement 9 correct latlongs -18.61347509282632, 73.90614955618449		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
76944.JPG	NULL	NULL	
76953.JPG	NULL	NULL	
76956.JPG	NULL	NULL	
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76948.JPG	NULL	NULL	
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76952.JPG	NULL	NULL	
76959.JPG	NULL	NULL	
76945.JPG	NULL	NULL	
76946.JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
76947.JPG	NULL	NULL	
76949.JPG			
76950.JPG			

Entered By:	Pratham Dhotkar	Entered On:	26-May-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			

Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	27-May-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	approved as recommended. ownership to be verified with registered agreement.
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Longitude: NULL

Latitude: NULL

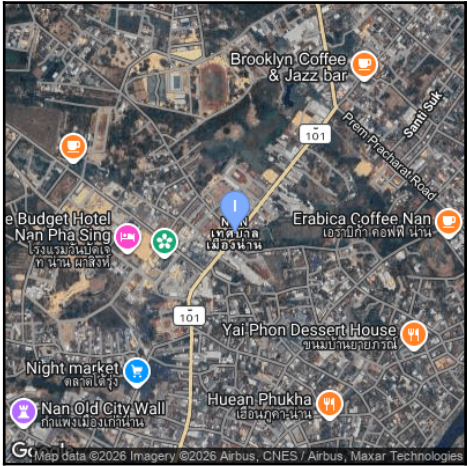
Image Taken 25-MAY-2026 11:40:18



Longitude: NULL

Latitude: NULL

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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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