



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156327	Application No.:	77000354138
Customer Name:	Gajanan Mohanrao Nimbalkar	Branch :	(10155) BARAMATI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Gajanan Mohanrao Nimbalkar	Mobile :	8080469188 7057469575

PROPERTY ADDRESS

Property Address:	Flat No 19 05th Floor Jagdish Nagar ,Building No 04 Chsl,Survey No 58/1b 58/2b 59/1 Plus 22b/1 Cts No 1065,Mouje Aundh Tal Haveli Dist Pune	Location:	Ganeshkhind		
		City:	Pune	Pin Code	411007
		State:	Maharashtra	Country	India
Legal Address:	Flat No 19 05th Floor Jagdish Nagar Building No 04 Chsl Survey No 58/1b 58/2b 59/1 Plus 22b/1 Cts No 1065 Mouje Aundh Tal Haveli Dist Pune	Nearby Landmark:	Near Datavision Software Solutions Pvt.		
		Collateral ID:	I26PUN007-086133		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
05th Floor	3	1	2	02 BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Gajanan Nimbalkar	30
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	03 MONTHS	Self Occupied	30

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Entrance / Flat No. 18	Open Space	Flat No. 20
Actual on Site	Open Space	Entrance / Flat No. 18	Open Space	Flat No. 20
Boundary	Yes			

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 UPPER 6

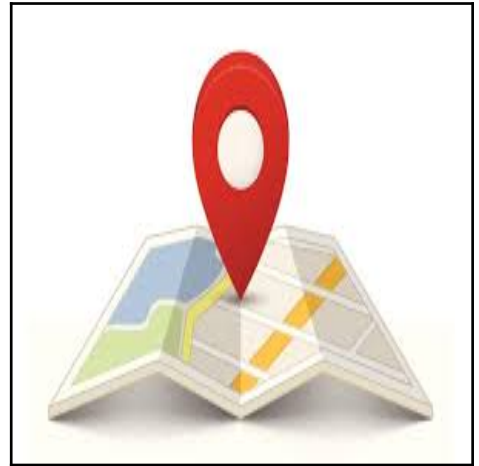
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	754	0	0
Super Built Up/Sellable Area	980	12000	11760000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	11760000
% Recommended	100	Realizable Value:	11760000

Realizable Value In Words : Rupees One Crore Seventeen Lakh Sixty Thousand

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	12-Sep-2026
Violations observed (if any):			
Remarks:	null 1) we have received index ii, draft agreement, and sanctioned floor plan. 2) i) transfer deed made between mr. vishwanath ganesh desai and others and mr. jacob johnson ennacheril, mrs. sheela jacob ennacheril with reg no. 6610/2005 sro - haveli 15 (dighi), date of registration 21/10/2005. ii) release deed made between releasor - mrs. sheela jacob ennacheril and releasee - mr. jacob johnson ennacheril with reg no. 1383/2013 sro - haveli 19, date of registration 30/01/2013. iii) draft agreement made between mr. jacob johnson ennacheril and miss. supriya vinayak bhosale (before marriage name) mrs. supriya gajanan nimbalkar (after marriage name). dated - sep - 2026 (av - rs. 8600000/-) documented for valuation. 3) property is 02 bhk residential flat and same is self occupied by mr. gajanan nimbalkar as a tenant since july 2026. 4) property is identified through society board, number plate on door and person met at site. 5) no of units per floor / position of units - 04 flats / left hand side 01st flat from lift. 6) area as per site - 780 sq.ft. 737 sq.ft. carpet area 43 sq.ft. balcony area. 7) area as per index ii is considered for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	15-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	15-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.81611943255666

Latitude: 18.555519519061185

Image Taken 12-SEP-2026 12:13:11

Longitude: 73.81611943255666

Latitude: 18.555519519061185

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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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