



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148354	Application No.:	77000345949
Customer Name:	Shyam Dattatray Phule	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Shyam Dattatray Phule	Mobile :	7020203144 7558273183

PROPERTY ADDRESS

Property Address:	Flat No 2,1st Floor, Samruddhi Corner Apartment ,Condominium, Sr No 114/2/4 And Sr No 112/2/1/8, Ra,Rahatani Tal Haveli Dist Pune	Location:	Pimpri Colony		
		City:	Pune	Pin Code	411017
		State:	Maharashtra	Country	India
Legal Address:	Flat No 2,1st Floor, Samruddhi Corner Apartment Condominium, Sr No 114/2/4 And Sr No 112/2/1/8, Rahatani Tal Haveli Dist Pune	Nearby Landmark:	Near Krishna Heights		
		Collateral ID:	I26PUN017-081688		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	12
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	1 BHK RESIDENTIAL
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr.Mayur Patil	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Tenant	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky	Open To Sky	Open To Sky	Entrance/Flat No 01
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GROUND PLUS 4 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	456	0	0
Super Built Up/Sellable Area	616	6300	3880800
Open Car Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	4180800
% Recommended	100	Realizable Value:	4181000

Realizable Value In Words : Rupees Forty-One Lakh Eighty-One Thousand

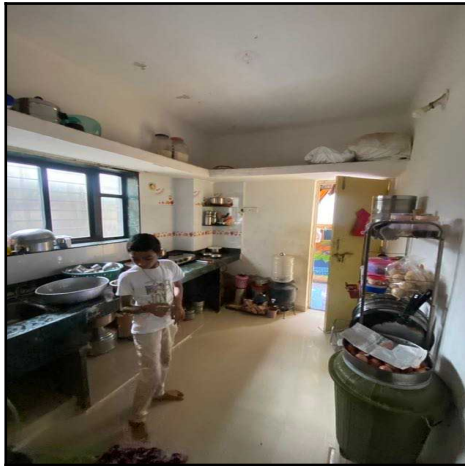
Visited By:	Mr. Mohammad Ashraf	Visited on:	29-Aug-2026
Violations observed (if any):			
Remarks:	null 1).this is resale purchase case.2) details are collected on site 3).we have received index ii and agreement to sale executed between mrs.shubhangi lodh and mrs.shital kirankumar nikam and 1 other with reg no 7453/2021 dated 25/05/2021 at sro haveli 26 4).received sanctioned plan with reg no rahatani /29/2011 dated 21/05/2011 issued by pcmc 5).property identified by person met on site 6).details for area and valuation taken as per plan 7).boundaries taken as per plan. 7). name plate observed on door and society name board 8).we have received property tax paid receipts in name of shital nikam and nandkishor ramesh nikam with malmatta no 1040507629.00 for years 2012-2025 issued by pcmc 10).we have received electricity bill in name of nandkishor ramesh nikam with customer no 170210436165 and purvatha dated 10/03/2012 issued by mahaviteran		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG_4213.JPG	18.615683333333333	73.793175	
IMG_4214.JPG	18.615730555555558	73.79299999999999	
IMG_4209.JPG	18.6157	73.79296944444444	
IMG_4215.JPG	NULL	NULL	
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IMG_4212.JPG	18.615680555555556	73.79300555555555	

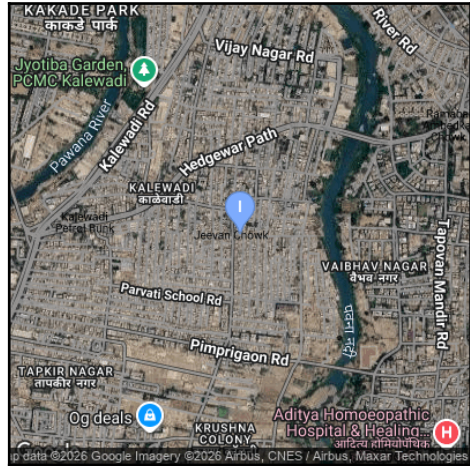
Entered By:	Mohammad Ashraf	Entered On:	29-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	29-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.79289166666666
Latitude: 18.615516666666668
Image Taken 29-AUG-2026 09:58:03



Longitude: 73.79319722222222
Latitude: 18.615686111111113
Image Taken 29-AUG-2026 09:54:18



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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