



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156908	Application No.:	77000355670
Customer Name:	Shriram Manik Tiwari	Branch :	(10651) KHARADI
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Shriram Manik Tiwari	Mobile :	9359620193 7499623879

PROPERTY ADDRESS

Property Address:	Plot No 17, Gat No 363 Part, 364 Part, Mount ,Villa At Dongargaon Tal Haveli And Dist Pune	Location:	Vagholi		
		City:	Pune	Pin Code	412207
		State:	Maharashtra	Country	India
Legal Address:	Plot No 17, Gat No 363 Part, 364 Part, Mount Villa At Dongargaon Tal Haveli And Dist Pune	Nearby Landmark:	Wagholi Road		
		Collateral ID:	I26PUN207-087743		

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	35
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor				OPEN PLOT
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	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	Plot No 18	Plot No 16	Amenity Space	9m Wide Road
Actual on Site	Plot No 18	Plot No 16	Amenity Space	Road
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	OPEN PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1615	2000	3230000
Carpet Area	1346	0	0
Super Built Up/Sellable Area	1615	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	3230000
% Recommended	0	Realizable Value:	3230000
Realizable Value In Words : Rupees Thirty-Two Lakh Thirty Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	15-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is land purchase-resale 2) technical visit done by chinmay and report made by vaishnavi 3) latitude 18.589674 longitude 74.082554 4) draft deed between shreeram manik tiwari and kiran nanasaheb gaikwad 5) sale deed between mukesh jauikishan agarwal, chirag mukesh agarwal and kiran nanasaheb gaikwad, chetan vilas gaikwad reff no 6524/2025, dt 18/03/2025 6) layout plan approval letter is issued by pmrda reff no 3827, dt 08/08/2023 7) na order no 14/2023, dt 31/03/2023 is issued by pmrda for residential purpose 8) rera certificate no p52100077166 9) layout plan is not provided 10) plot is demarcated by small compound wall 11) plot area consider as per draft deed and bua is consider a sper permissible fsi 1 and as per plot area is 1614 sqft 12) layout plan is issued by pmrda reff no 115/22-23, dt 08/08/2023		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

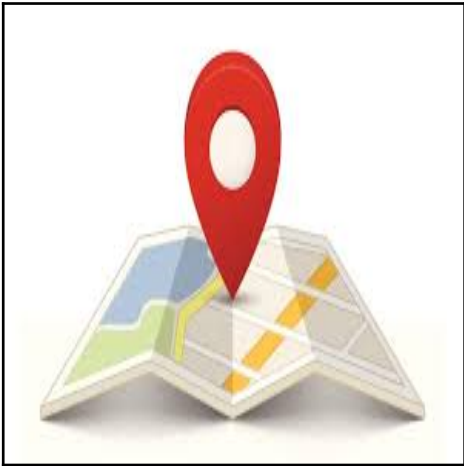
Entered By:	Propedge Valuations Pvt L	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.082554
Latitude: 18.589674
Image Taken 15-SEP-2026 11:08:46



Longitude: 74.082554
Latitude: 18.589674
Image Taken 15-SEP-2026 11:08:42



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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