



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153034	Application No.:	77000343578
Customer Name:	Pratibha Atulbhai Patil	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Pratibha Atulbhai Patil	Mobile :	9924756793 7020692966

PROPERTY ADDRESS

Property Address:	Flat No D 1007 10th Floor D Wing Abhiman Vishwa,Gat No 1651 And 752 ,Chikhali Tal Haveli Dist Pune	Location:	Talwade		
		City:	Pune	Pin Code	411062
		State:	Maharashtra	Country	India
Legal Address:	Flat No D 1007 10th Floor D Wing Abhiman Vishwa Gat No 1651 And 752 Chikhali Tal Haveli Dist Pune	Nearby Landmark:	Near Ashok Super Market And Avinash		
		Collateral ID:	I26PUN062-088808		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	22
Green Housing:	No	Distance from City Center Km:	9
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor				
First Floor				
10th Floor	2	1	1	1 BHK RESIDENTIAL FLAT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2 YEARS	Tenant	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Entrance Passage	Opento Sky	Flat No. D1008	Flat No. D1006
Actual on Site	Entrance Passage	Opento Sky	Flat No. D1008	Flat No. D1006
Boundary	Yes			

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:	GROUND PLUS 12

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	357	0	0
Super Built Up/Sellable Area	482	5300	2554600
1 Car Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	2854600
% Recommended	100	Realizable Value:	2855000
Realizable Value In Words : Rupees Twenty-Eight Lakh Fifty-Five Thousand			

Visited By:	Libra Valuers_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1. this is a resale case 2. we have received index ii having number 12373/2022 which is dated on 29/06/2022 in between dnyanoba more and others and mr.onkar baburao gunjmurte 3. we have received sanction plan having number bp/chikhali/69/2025 which is dated on 26/06/2025 approved by pcmc 4. we have received tax payment receipt having number 252600440061202 it is paid for year 2025 to 2026 approved by pmc 5. as per society name board owner of the unit is mr.onkar baburao gunjmurte 6. property identified by the person met on site		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Libra Valuers_Hfc	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.81083333333333

Latitude: 18.689166666666665

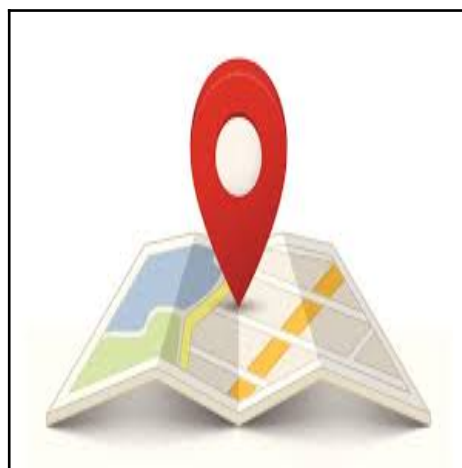
Image Taken



Longitude: 73.81083333333333

Latitude: 18.689166666666665

Image Taken



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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