



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-143974	Application No.:	77000339414
Customer Name:	Dayanand Krishna Chavan	Branch :	(10030) PUNE-MAIN
Product Name:	Micro Lap - Residential	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	Technical Agency
Contact Name:	Dayanand Krishna Chavan	Mobile :	9922485346 8265011248

PROPERTY ADDRESS

Property Address:	Sankalp Galaxy Bungalow On Plot No.312 , S No.178 ,Old S No 150, At Fursungi Tal Haveli And Dist Pune	Location:	Phurasangi
		City:	Pune Pin Code 412308
		State:	Maharashtra Country India
Legal Address:	Sankalp Galaxy Bungalow On Plot No.312 , S No.178 Old S No. 150 Mauje Fursungi Tal Haveli Dist Pune	Nearby Landmark:	Near Visionary Kids Preschool And Day
		Collateral ID:	I26PUN308-084048

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Rural	Distance Travelled From Operating	40
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	4	2	2	1 BHK- 2UNITS
3rd And 4th Floor	8	4	4	1 BHK- 2UNITS EACH FLOOR
5th Floor	2	1	1	1 BHK GI SHEET
Ground Floor	3	1	1	1 BHK AND PARKING AND SHOP
First Floor	4	2	2	1 BHK-2 UNITS

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Chavan	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	3 YEARS	Tenant And Self	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Milkat Of Shubhangi	Plot No 311	Milkat No Bhintade
Actual on Site	Road	Bungalow Of Chavan	Open Plot Of Memane	House Of Bhintade
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

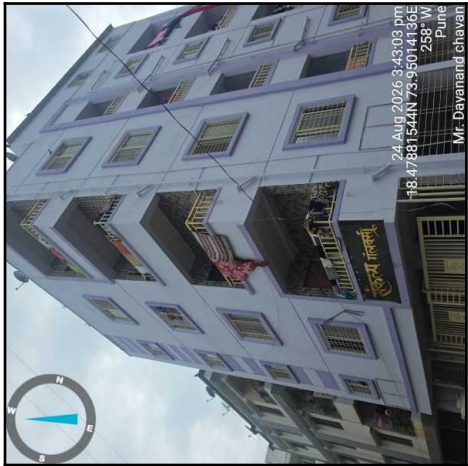
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1356	4100	5559600
Carpet Area	1603	0	0
Super Built Up/Sellable Area	1923	1800	3461400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	9021000
% Recommended	100	Realizable Value:	9021000
Realizable Value In Words : Rupees Ninety Lakh Twenty-One Thousand			

Visited By:	Propedg Valuations Pvt Ltd_Solapur_Hfc	Visited on:	24-Aug-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is lap 2) technical visit done by sagar and report made by vaishnavi 3) latitude 18.4788159 longitude 73.9501422 4) sale deed between dayanand krushna chavan, shubhangi ganeshrao kene, rajendra krushna chavan and chanbasappa bramhanand salagar reff no 3955/2020, dt 28/02/2020 5) na order no 778/2002, 23/05/2003 is issued by collector office pune for residential purpose 6) sale deed between dayanand krushna chavan and rajendra krushna chavan reff no 5440/2022, dt 31/03/2022 7) tax paid year 2025-26, tax due from 2023-2024 property id o/l/82/284/36003 8) plot area consider as per sale deed and bua is consider as per permissible fsi 1.5 9) architecture plan is issued by engineer shivswa associates lic no 0147		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	08-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	08-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PENDING PROPERTY TAX TO BE PAID BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended		



Longitude: 73.9501422
Latitude: 18.478815900021
Image Taken 24-AUG-2026 15:43:03



Longitude: 73.9501422
Latitude: 18.478815900021
Image Taken 24-AUG-2026 15:50:18



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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