



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-120925	Application No.:	77000306392
Customer Name:	Ramhari Devrav Admane	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ramhari Devrav Admane	Mobile :	8830115652 9300006159

PROPERTY ADDRESS

Property Address:	Flat No 33 And 34 3rd Floor B Wing Building No 4 ,Sadguru Residency S No 68 2 Pandharinath Complex ,Near Indian Oil Petrol Pump Village Shivane,Tal Haveli Dist Pune	Location:	Khadakwasala Nc
Legal Address:	Flat No 33 And 34 3rd Floor B Wing Building No 4 Sadguru Residency S No 68 2 Pandharinath Complex Near Indian Oil Petrol Pump Village Shivane Tal Haveli Dist Pune	City:	Pune Pin Code 411023
		State:	Maharashtra Country India
		Nearby Landmark:	Near Indian Oil Petrol Pump
		Collateral ID:	I26PUN023-081200

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	UNDER DEVELOPMENT
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Rural	Distance Travelled From Operating	13
Green Housing:	No	Distance from City Center Km:	14
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Third Floor	3	1	2	2 BHK RESIDENTIAL FLAT
Other2				
Ground Floor				
First Floor				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Adj Building	Open Space	Entrance Passage
Actual on Site	Open Space	Adj Building	Open Space	Entrance Passage
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	523	0	0
Super Built Up/Sellable Area	706	4500	3177000
Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	3477000
% Recommended	100	Realizable Value:	3477000

Realizable Value In Words : Rupees Thirty-Four Lakh Seventy-Seven Thousand

Visited By:	Mr. Rushikesh Gaikwad	Visited on:	24-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is resale case 2) on site flat no 33 and 34 merged into single unit 3) bua 706 sqft is considered from seller agreement 4) assignment deed no 10345/2017 dated 22/06/2017 register in register office haveli 18 between seller sandhya rahul gore and buyer nitin namdev fansekar and others 5) draft sale deed between seller nitin namdev fansekar and others and buyer ramhari devrao admame and others 7) grampanchayat building plan dated null provided 8) property tax id p r 88 05754000 paid for year 2019 to 2025, year 2026 unpaid 9) flat number on door not observed during site visit		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000382518.JPG	NULL	NULL	
1000382460.JPG	NULL	NULL	
1000382511.JPG	NULL	NULL	
1000382519.JPG			
1000382522.JPG	NULL	NULL	
1000382507.JPG	NULL	NULL	
1000382508.JPG	NULL	NULL	
1000382509.JPG	NULL	NULL	
1000382510.JPG	NULL	NULL	
1000382515.JPG	NULL	NULL	
1000382525.JPG	NULL	NULL	
1000382512.JPG	NULL	NULL	
1000382514.JPG	NULL	NULL	
1000382520.JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
1000382523.JPG	NULL	NULL	

Entered By:	Rushikesh Gaikwad	Entered On:	28-Aug-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	29-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PENDING PROPERTY TAX TO BE PAID BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.78388888888888

Latitude: 18.469444444444444

Image Taken

Longitude: 73.78388888888888

Latitude: 18.469444444444444

Image Taken

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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