



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-145286	Application No.:	4600000490
Customer Name:	Tulashiram Khandu Dighe	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Tulashiram Khandu Dighe	Mobile :	7875641530 9370284160

PROPERTY ADDRESS

Property Address:	Flat No 806, 8 Th Floor, Aurum Vatika ,Gat No 323/1/A/1 And 323/1/A/2 ,Mauje Pirangut Tal Mulshi Dist Pune	Location:	Pirangut
		City:	Pune Pin Code 412115
		State:	Maharashtra Country India
Legal Address:	Flat No 806, 8 Th Floor, Aurum Vatika Gat No 323/1/A/1 And 323/1/A/2 Mauje Pirangut Tal Mulshi Dist Pune	Nearby Landmark:	Pirangut Road
		Collateral ID:	I26PUN115-080813

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	10	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	50
Green Housing:	No	Distance from City Center Km:	25
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
8 Th Floor	2	1	1	1 BHK RESIEDENTIAL FLAT
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Kajal Singh	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2 YEARS	Seller Occupied	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance /Flat No 803	Open To Sky	Flat No 805	Duct And Refuge Area
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	PARKING PLUS 10 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	419	0	0
Super Built Up/Sellable Area	566	5000	2830000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2830000
% Recommended	100	Realizable Value:	2830000
Realizable Value In Words : Rupees Twenty-Eight Lakh Thirty Thousand			

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	25-Aug-2026
Violations observed (if any):	1) Ownership Docuemnts In The Name Of Applicant Not Received		
Remarks:	null 1) this is resale case 2) subjected property is 1bhk residential flat on 8 th floor comprising of parking plus 10 upper floor residential 3) area as per sale deed 4) sale deed made between oram developers and kajal singh , saket thakur havingreff no 16811/2024 dt 03/07/2014 5) commencementcertificate issued by pmrda having reff no dp/bmu/m pirangut/gat no 323/cno 807/22-23 dt 03/05/2023 6) rera certificate no p52100032355 dt 30/12/2024 7) na order no pmrda/na/sr/90/2016 dt 16/11/2016 8) flat no and building board observed on site 9) 18.504858,73.698775 10) part occupancy certificate issued by pmrda having reff no dp/bhu/m pirangute /gat no 323(p)/c no 386/24-25/7170 dt 21/11/2024		

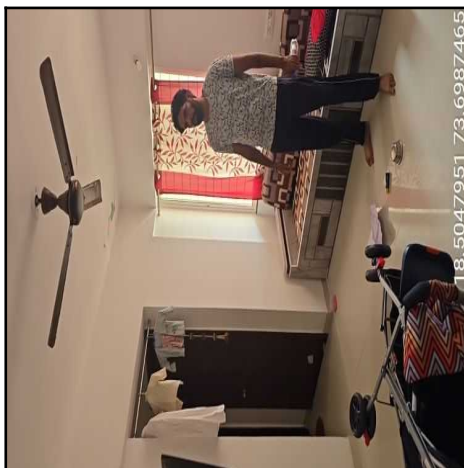
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Entered By:	Propedge Valuations Priva	Entered On:	27-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	28-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



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Latitude: 18.504512777777776
Image Taken 25-AUG-2026 13:53:26



Longitude: 73.69882194444445
Latitude: 18.504512777777776
Image Taken 25-AUG-2026 13:59:51



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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