



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151338	Application No.:	7792139358
Customer Name:	Pratik Raju Patil	Branch :	(10812) PUNE BANER
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Pratik Raju Patil	Mobile :	8308027440 9765448060

PROPERTY ADDRESS

Property Address:	Bhag No 22b, Gat No 458 P , Sant Dyneshwar Nagar ,Gandharv Nagari Phase 2 , ,Gandharv Nagari Road ,Mauje Moshi Tal Haveli Dist Pune	Location:	Chovisawadi		
		City:	Pune	Pin Code	412105
		State:	Maharashtra	Country	India
Legal Address:	Bhag No 22b, Gat No 458 P , Mauje Moshi Tal Haveli Dist Pune	Nearby Landmark:	Sant Dyneshwar Nagar		
		Collateral ID:	I26PUN105-083169		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	1	1	1 BHK
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	PARKING AND 1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self And Tenant	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2012	Self And Tenant	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Property Of Nigadkar	Road	Bhag 23 A	Bhag 22a
Actual on Site	Adj Property	Entrance Road	Property Of Rupali Tilak	Adj Property
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:	GROUND PLUS 1 UPPER

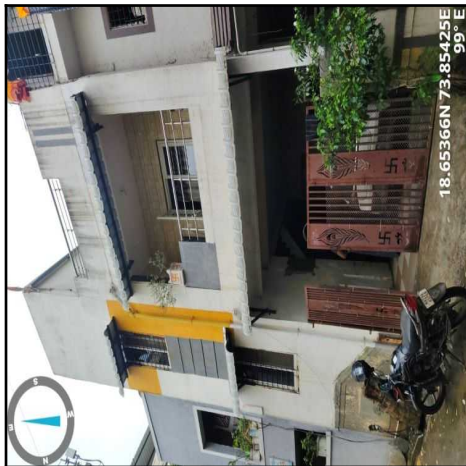
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1000	4000	4000000
Carpet Area	693	0	0
Super Built Up/Sellable Area	901	1600	1441600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5441600
% Recommended	100	Realizable Value:	5442000

Realizable Value In Words : Rupees Fifty-Four Lakh Forty-Two Thousand

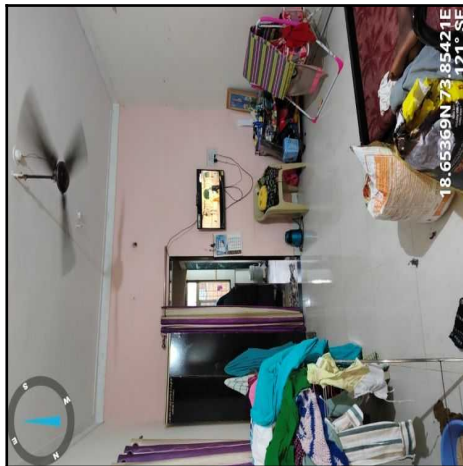
Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	02-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this bt top up case 2) subjected property is ground plus 1 upper floor residential bunglow 3) plot area as per sale deed and bua as per property tax 4) sale deed made between haribhau borate and raju patil having reff no 1904/2002 dt 31/05/2002 5) copy of 7/12 dt 15/01/2000 6) zone certificate no nrv/kv/zc/04/169/2023 dt 05/06/2023 under residential zone 7) tax recipt ofpcmc having property id 1120202454 dt 01/04/2026 tax paid from 2011 to 2026 8) property verified by person meet at site 9) 18.653622,73.854301		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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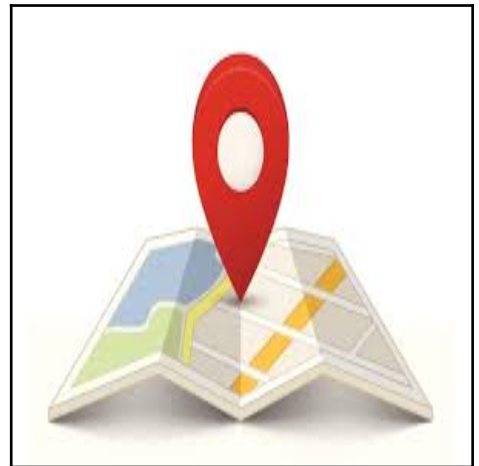
Entered By:	Propedge Valuations Priva	Entered On:	04-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	04-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. partly self and partly tenant occupied property. value is in line with market		



Longitude: 73.85429194444444
Latitude: 18.653627777777775
Image Taken 02-SEP-2026 14:44:49



Longitude: 73.85429194444444
Latitude: 18.653627777777775
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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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