



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-145587	Application No.:	7792139350
Customer Name:	Amit Damodar Joshi	Branch :	(10812) PUNE BANER
Product Name:	Lap-Residential Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Amit Damodar Joshi	Mobile :	9922409798 9518751112

PROPERTY ADDRESS

Property Address:	Flat No 8 Parking Floor (Stilt Floor As Per Site) ,Building Vs 6 (Kaveri As Per Site),Indira Shankar Nagari S No 94/1a-1 94/2/1(P)3/2 ,And Others Mauje Kothrud Tal Haveli Dist Pune	Location:	Ex Serviceman
Legal Address:	Flat No 8 Parking Floor (Stilt Floor As Per Site) Building Vs 6 (Kaveri As Per Site) Indira Shankar Nagari S No 94/1a-1 94/2/1(P)3/2 And Others Mauje Kothrud Tal Haveli Dist Pune	City:	Pune Pin Code 411038
		State:	Maharashtra Country India
		Nearby Landmark:	Near Maharaja Complex
		Collateral ID:	I26PUN038-080184

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESI
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
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
Ground Floor				
First Floor				
Second Floor				
Stilt Floor	2	1	1	1BHK RESI
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenent	31
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2019		29

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky	Entrance	Flat No 2	Open To Sky
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:	GROUND PLUS 3 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	390	0	0
Super Built Up/Sellable Area	507	8500	4309500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4309500
% Recommended	100	Realizable Value:	4310000
Realizable Value In Words : Rupees Forty-Three Lakh Ten Thousand			

Visited By:	Mr. Shubham Arabale	Visited on:	26-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is an lap case. 2) for valuation customer index ii and pmc tax is provided. 3) on site flat no building name is observed. 4) bup area is considered as per customer index ii. 5) customer index ii 7365/2008 date 04/09/2008 in between mr. amit damodar joshi with mrs. amita shamrao rege. 6) pmc tax property id. f/4/41/03245000 from year 2003 to 2026 paid. 7) site bup area- 553 sq.ft.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG20260826105408.JPG	18.50633047222222	73.7975463611111	
IMG20260826105427.JPG	18.50633047222222	73.7975463611111	
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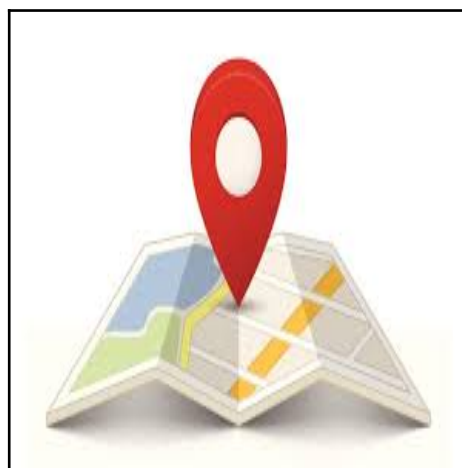
Entered By:	Shubham Arabale	Entered On:	27-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.7975463611111
Latitude: 18.5063304722222
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Longitude: 73.7975463611111
Latitude: 18.5063304722222
Image Taken 26-AUG-2026 10:55:56



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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