



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-114597	Application No.:	77000306834
Customer Name:	Pramod Namdeo Shinde	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Pramod Namdeo Shinde	Mobile :	7038396183 8208810090

PROPERTY ADDRESS

Property Address:	Flat No. 905, 9th Floor, Building No. A,,Nakshtra Angan, Gat No. 299 Part, 301, 302,Urwade, Tal. Mulshi, Dist. Pune,412115	Location:	Pirangut
		City:	Pune Pin Code 412115
		State:	Maharashtra Country India
Legal Address:	Flat No. 905, 9th Floor, Building No. A, Nakshtra Angan, Gat No. 299 Part, 301, 302, Urwade, Tal. Mulshi, Dist. Pune- 412115	Nearby Landmark:	Near Kaeser Compressor Pvt Ltd
		Collateral ID:	I26PUN115-063909

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	9	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	30
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Nineth Floor	2	1	1	01 BHK FLAT
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Kishor	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2022	Tenant	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Provided	Not Provided	Not Provided	Not Provided
Actual on Site	Open Space	Flat No. 904	Entrance	Flat No. 906
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	2
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:	BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	534	0	0
Super Built Up/Sellable Area	721	3200	2307200
1 Car Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	2607200
% Recommended	100	Realizable Value:	2607000
Realizable Value In Words : Rupees Twenty-Six Lakh Seven Thousand			

Visited By:	Patwardhan Consultants Pvt Ltd_Hfc	Visited on:	09-Jul-2026
Violations observed (if any):	On The Name Of Customer Document Not Received		
Remarks:	null 1.caption case is resale purchase case 2. area consider as per index ii 3. ca 440 sft plus 94 sft terrace as per index ii ca as per site measurement bua 721sft considering 35 percent loading on index ii ca and 100 percent terrace 4. document referred index ii in between first party as sarvesh rality through mahesh rajaram sawant pravin dattatrya rayrikar and milind madhav potnis and others and second party as vishal kisan mastood and shubhangi vishal mastood with index ii no. 23898 2022 dated 25 11 2022 mulshi-2, pmrda part occupancy certificate no. 1573 16-17 dated 30 08 2022 car parking allotment letter pmrda sanction plan no. 1573 16-17 dated 06 07 2015 5. technical visit done by mr. tejas sir 6. latitude 18.491488 longitude 73.664353		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-07-10 AT 11.52.35 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-10 AT 11.52.32 AM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-10 AT 11.52.32 AM.JPEG	NULL	NULL	
5 (1).JPG	18.491488	73.66435300012527	
WHATSAPP IMAGE 2026-07-10 AT 11.52.39 AM (3).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-10 AT 11.52.38 AM.JPEG	NULL	NULL	
4 (1).JPG	NULL	NULL	
WHATSAPP IMAGE 2026-07-10 AT 11.52.37 AM (2).JPEG	NULL	NULL	

Entered By:	Patwardhan Consultants Pv	Entered On:	14-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	14-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.66435300012527

Latitude: 18.491488

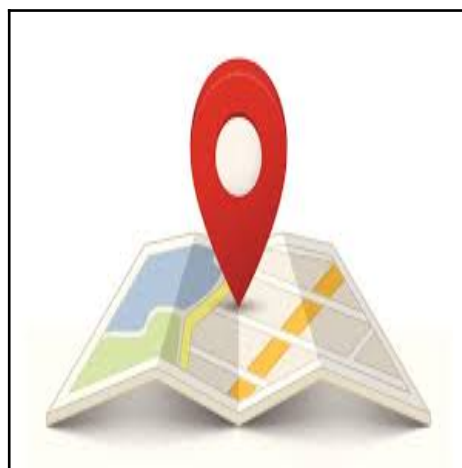
Image Taken



Longitude: 73.66435300012527

Latitude: 18.491488

Image Taken



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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