



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-135046	Application No.:	77000333326
Customer Name:	Akshay Pramod Ulhe	Branch :	(10812) PUNE BANER
Product Name:	Lap-Residential Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Akshay Pramod Ulhe	Mobile :	8237311540 8600867157

PROPERTY ADDRESS

Property Address:	Plot No 5a, Sno 8, Hissa No 4, Mauje Karvenagar,Tal Haveli Dist Pune	Location:	Karve Nagar		
		City:	Pune	Pin Code	411052
		State:	Maharashtra	Country	India
Legal Address:	Plot No 5a, Sno 8, Hissa No 4, Mauje Karvenagar Tal Haveli Dist Pune	Nearby Landmark:	Lane No 4, Vikas Chowk		
		Collateral ID:	I26PUN052-074864		

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
Ground Floor	2	2	2	2 NO OF 1 RK
First Floor	2	2	2	2 NO OF 1 RK
Second Floor	1	1	1	1 NO OF 1 RK
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self And Tenant	36
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1990	Self And Tenant	24

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 5 B Of Same S No	Plot No 4 A Of Same S No	Plot Of Mr Kulkarni	10 Ft Road
Actual on Site	Adj Property	Adj Property	Adj Property	Road
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	4
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	1089	6500	7078500
Carpet Area	1256	0	0
Super Built Up/Sellable Area	1633	1600	2612800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	9691300
% Recommended	100	Realizable Value:	9691000

Realizable Value In Words : Rupees Ninety-Six Lakh Ninety-One Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	10-Aug-2026
Violations observed (if any):			

Remarks:	null 1) this is lap residential case 2) subjected property is ground plus 1 upper floor residential bungalow 3) plot area as per sale deed and bua as per 1.5 fsi consider for valuation 4) sale deed made between dasharath mokate and vinod rambhau ulhe having reff no 2612/1991 dt 12/10/1991 5) a) pmc tax receipt for ground floor with property id o/4/07/00791001 tax paid from 2004 to 2026 b)pmc tax receipt for first floor with property id o/4/07/00791002 tax paid from 2004 to 2026 6) building name geetai observed on site , right side property is tenated and terrace s covered 7) 18.4895508,73.8186726
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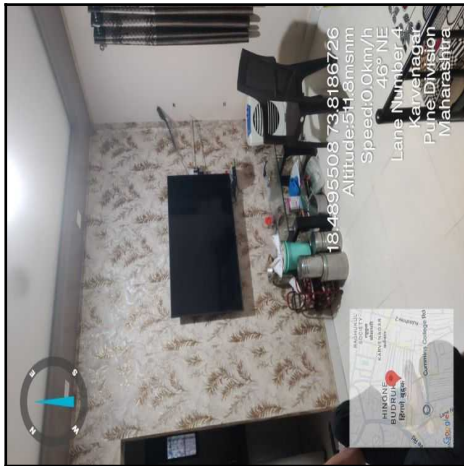
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Entered By:	Propedge Valuations Priva	Entered On:	13-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	13-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



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Latitude: 18.48949388888889
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Longitude: 73.81866888888888
Latitude: 18.48949388888889
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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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