



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-130738	Application No.:	77000326064
Customer Name:	Santosh Kumar Nemaram Dangi	Branch :	(10830) PUNE-HADAPSAR-B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Santosh Kumar Nemaram Dangi	Mobile :	9784235172 7507429251

PROPERTY ADDRESS

Property Address:	Flat No 2 Ground Floor Datta Krupa Apartment,Condominium S No 1 Hissa No 1a/1b,Mauje Warje Tal Haveli Dist Pune	Location:	Warje		
		City:	Pune	Pin Code	411058
		State:	Maharashtra	Country	India
Legal Address:	Flat No 2 Ground Floor Datta Krupa Apartment Condominium S No 1 Hissa No 1a/1b Mauje Warje Tal Haveli Dist Pune	Nearby Landmark:	Near Atul Avenue Society		
		Collateral ID:	I26PUN058-093717		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	11
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tanent	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Tanent	37

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Space	Adj Flat No 1	Open Space	Entrance Plus Passage Plus
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	361	0	0
Super Built Up/Sellable Area	470	5900	2773000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2773000
% Recommended	100	Realizable Value:	2773000

Realizable Value In Words : Rupees Twenty-Seven Lakh Seventy-Three Thousand

Visited By:	Mr. Pratham Dhotkar	Visited on:	05-Aug-2026
Violations observed (if any):	1 Documented Flat No 002 Whereas As Per Site On Society Name Board Flat No 3, Onsite Flat No 1 Is Subdivided Into 2 Units Is Observed 2 Property Tax Not Paid From Year 2021 To 2026		
Remarks:	null 1 this is resale case 2 documents received are deed of declaration draft agreement tax receipts 3 index ii in favour of mr bhadri sopan mhatre reg no 5183/2003 dated 20/10/2003 at haveli no 13 mentioning that flat no 002 belongs to mr bhadri sopan mhatre 4 tax issued by pmc with property id o/b/03/00403002 is paid for years 2003 to 2021 5 gunthewari building plan and regularization certificate with ref no 0000665 dated 4/9/2003 issued by pmc 6 as per site visit building name, society name board is observed 7 property identified through documents provided and person meet at site 8 correct latlongs - 18.477100251692793, 73.80609774265302 9 copy of index ii with reg no 6520/2009 dated 27/11/2009 for unit no 1 flat no 1 is made between mr rambhau mhatre and mr shivdas narayan deshmane 10 copy of index ii with reg no 6321 dated 21/11/2009 for unit no 1 flat no 2 is made between mr rambhau mhatre and mr balu ramdas jadhav		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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132879-GEOTAGGED.JPG	18.476944444444444	73.80583333333333	
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IMG-20260804-WA0053.JPG			
DEED_APARTMENT_FLAT_SANTOSHKUMAR_DANGI_2026.	NULL	NULL	
IMG-20260804-WA0039.JPG			
DOCSCANNER 5 AUG 2026 7-26 			

Entered By:	Pratham Dhotkar	Entered On:	30-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	REGISTER MORTGAGE WITH HATCH ANNEX PLAN OF UNIT MENTIONING APPLICANTS FLAT TO BE DONE		
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.80583333333333

Latitude: 18.476944444444444

Image Taken



Longitude: 73.80583333333333

Latitude: 18.476944444444444

Image Taken



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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