



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158685	Application No.:	77000354009
Customer Name:	Anita Madhu Giri	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Anita Madhu Giri	Mobile :	7385249227 8669489882

PROPERTY ADDRESS

Property Address:	Flat No 401, 4th Floor, Wing A, Palaash Enlite, ,Plot No 02, Sr No 156/1, Ravet Tal Haveli Dist,Pune	Location:	Ravet
		City:	Pune Pin Code 411044
		State:	Maharashtra Country India
Legal Address:	Flat No 401, 4th Floor, Wing A, Palaash Enlite, Plot No 02, Sr No 156/1, Ravet Tal Haveli Dist Pune	Nearby Landmark:	Rajlaxmi Greens Point
		Collateral ID:	I26PUN044-092560

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	28
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
Second Floor				
Other1				
Other2				
Ground Floor				
4th Floor	4	1	3	3BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Entrance/Flat No 404	Open To Sky	Duct/Flat No 402	Open To Sky
Actual on Site	Entrance/Flat No 404	Open To Sky	Duct/Flat No 402	Open To Sky
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	PARKING PLUS 7 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	788	0	0
Super Built Up/Sellable Area	1336	8500	11356000
Car Parking	1	500000	500000
Other 2	1	0	0
% Completion	95	TOTAL	11856000
% Recommended	95	Realizable Value:	11856000

Realizable Value In Words : Rupees One Crore Eighteen Lakh Fifty-Six Thousand

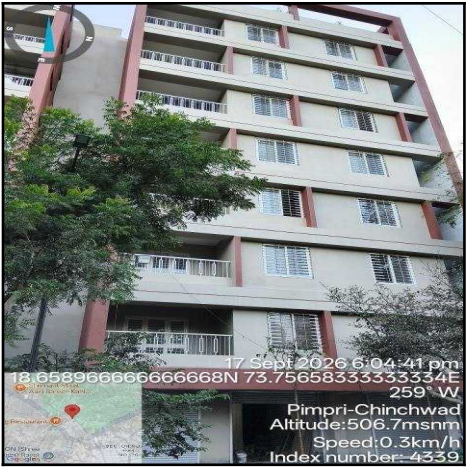
Visited By:	Assureval Private Limited_Hfc	Visited on:	26-Sep-2026
Violations observed (if any):			

Remarks:	null 1. this case is builder purchase. 2. subject property is 3bhk flat. 3. we have received received draft of agreement made between m/s g s promoters and mrs.anita madhu giri 4. cost sheet in favor of suryakant bhimrao surve dated 01/09/2026 issued by palaash elite. 5. sanctioned plan no. 19/2025 dated 05/02/2025 issued by pcmc. 6. rera certificate no. p52100078813 commencing from 13/01/2025 and ending with 31/12/2026 7. bua as per cost sheet is considered for valuation. 8. property identified with the help of person meet at site and document provided. 9. correct latlongs are 18.659066,73.756577 10.as per site visit it is seen that all rcc slabs,bbm,i/e plaster flooring,painting work completed and further finishing work is in progress. 11. this is non apf builder purchase case necessary approval to be taken at your end. 12. confirmation of cheque favouring and original document verification to be taken prior to disbursement 13. rate is given inclusive of all
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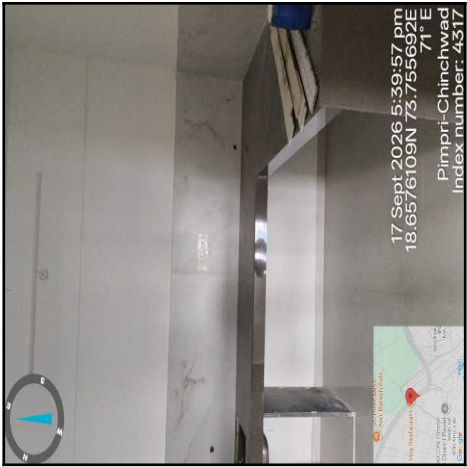
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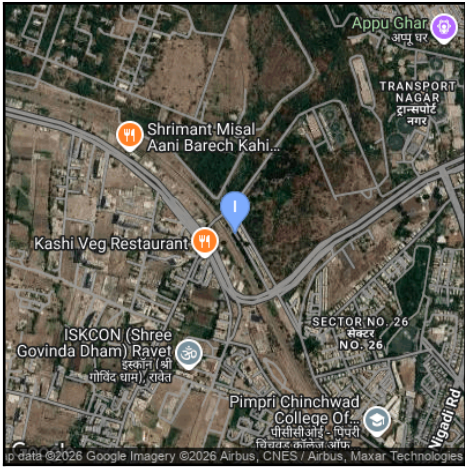
Entered By:	Assureval Private Limited_Hfc	Entered On:	28-Sep-2026
Recommended by:	Pranav Purohit	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. non apf approval to be availed		



Longitude: 73.75638888888889
Latitude: 18.65888888888889
Image Taken



Longitude: 73.75638888888889
Latitude: 18.65888888888889
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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