



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156912	Application No.:	77000322881
Customer Name:	Gaurav Rajendra Kumar Saxena	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:	Gaurav Rajendra Kumar Saxena	Mobile :	9561840420 9162393045

PROPERTY ADDRESS

Property Address:	Flat No.306, 3rd Floor, Wing A Madhuvanti Building,Madhuban Gat No.16 Hissa No.A 2 Off Sinhgad Road,Mauje Kirkatwadi, , Pune 411024.	Location:	Khada Kwasla R S
		City:	Pune Pin Code 411024
		State:	Maharashtra Country India
Legal Address:	Flat No.306, 3rd Floor, Wing A, Madhuvanti Building Madhuban , Gat No.16 Hissa No.A 2,Mauje Kirkatwadi, Pune 411024.	Nearby Landmark:	Near Royal Cars And Sonchafa Building
		Collateral ID:	I26PUN024-088726

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:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Rural	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	17
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other2				
Ground Floor				
First Floor				
Second Floor				
Third Floor	3	1	2	2 BHK RESIDENTIAL FLAT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr.Abhijit	11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	6 MONTHS	Tenant Occupied	49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No.305	Open Space	Lobby	Open Space
Actual on Site	Flat No.305	Open Space	Lobby	Open Space
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	690	0	0
Super Built Up/Sellable Area	931	6300	5865300
1 Car Parking	1	350000	350000
Other 2	1	0	0
% Completion	100	TOTAL	6215300
% Recommended	100	Realizable Value:	6215000
Realizable Value In Words : Rupees Sixty-Two Lakh Fifteen Thousand			

Visited By:	Libra Valuers_Hfc	Visited on:	11-Sep-2026
Violations observed (if any):	Na		

Remarks:	null 1. this is a resale case 2.we have received index 2 having number 913/2014 which is dated on 01-02-2014 in between m/s.sahyadri propertied and jayashri pandir and pravin pandir 3. we have received tax receipt having number p/t/06/05248000 dated 30/08/2026 paid from 2023 to 2026 approved by pmc 4. we have received sale deed having number (913/3/34) registered in registered office haveli no 11 between m/s.sahyadri propertied and jayashri pandir and pravin pandir 5. as per society name board owner of the unit is mrs.jayashri p pandir7.6. adtp sanction plan no.4729 dated 07-08-2013
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

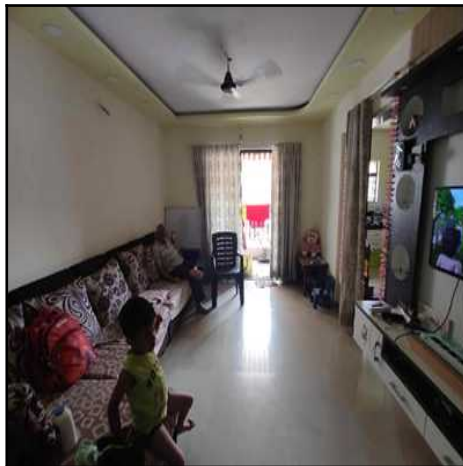
Entered By:	Libra Valuers_Hfc	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.78805555555556

Latitude: 18.441388888888888

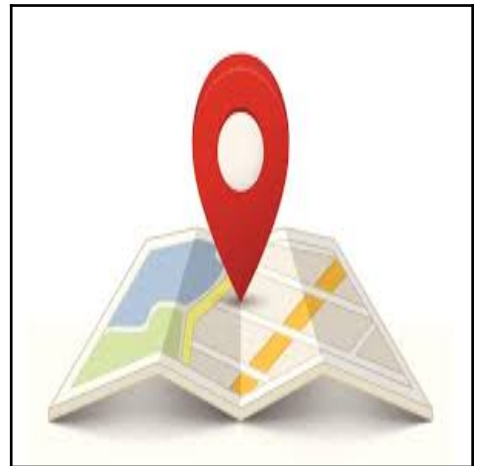
Image Taken



Longitude: 73.78805555555556

Latitude: 18.441388888888888

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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