



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157153	Application No.:	77000347015
Customer Name:	Amar Sadhuram Madhyani	Branch :	(10030) PUNE-MAIN
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Amar Sadhuram Madhyani	Mobile :	9890400002 9096687794

PROPERTY ADDRESS

Property Address:	Shop No.13, Ground Floor, Building No. B, Nisarg ,City, Sr No. 207/2/1/5, 207/2/1 Plus 6/1 ,207/2/1/4a/1, Mauje Wakad, Tal Haveli, Dist. Pune	Location:	Wakad Hinjewadi Tathawade Punawale
		City:	Pune Pin Code 411057
		State:	Maharashtra Country India
Legal Address:	Shop No.13, Ground Floor, Building No. B, Nisarg City, Sr No. 207/2/1/5, 207/2/1 Plus 6/1 207/2/1/4a/1, Mauje Wakad, Tal Haveli, Dist. Pune	Nearby Landmark:	Riddhi Shidhi Apartment
		Collateral ID:	I26PUN057-088640

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	23
Green Housing:	No	Distance from City Center Km:	23
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	1			1SHOP
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	21
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	39

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance	Parking	Shop No.12	Shop No. 14
Boundary	Na			

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:	GROUND PLUS STILT

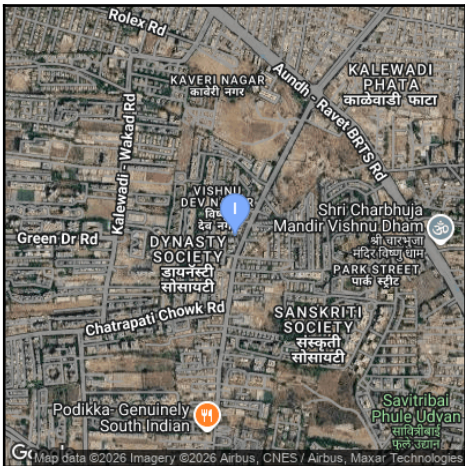
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	286	0	0
Super Built Up/Sellable Area	415	35100	14566500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	14566500
% Recommended	100	Realizable Value:	14567000

Realizable Value In Words : Rupees One Crore Forty-Five Lakh Sixty-Seven Thousand

Visited By:	Assureval Private Limited_Hfc	Visited on:	14-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this case is nrp resale case. 2. subject property is commercial shop. 3. we have received draft deed in between mr. ghasiram laduram kumavat and mr. amar sadhuram madhyani and ms. manpreet amar madhyani. 4. sale deed in favor of mr. ghasiram laduram kumavat reg no. 893/2004 dated 16/02/2004 issued by sro haveli 4. 5. pcmc tax receipt piad from year 2026 malmatta no. 1040104255 6. letter of demand in favor of mr. ghasiram laduram kumavat by vishwa and lunkad associates dated 06/04/2004 7.onsite loft are is observed same is not mentioned on register agreement and draft agreement, hence minimum area as per index ii is considered and rate is given considering box price of unit 8. sanctioned plan and occupancy not provided to us 9. property identified with the help of person meet at site and document provided. 10. correct latlongs are 18.598778,73.774302 11. index ii in favor of mr. ghasiram laduram kumavat reg no. 10282/2006 dated 19/12/2006 issued by sro haveli 17. 12. rate is given inclusive of all		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260911_122542.JPG	NULL	NULL	
TIMEPHOTO_20260911_123031.JPG	NULL	NULL	
TIMEPHOTO_20260911_123042.JPG	NULL	NULL	
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TIMEPHOTO_20260911_124135.JPG			
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TIMEPHOTO_20260911_123151.JPG	NULL	NULL	

Entered By:	Assureval Private Limited_Hfc	Entered On:	21-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. property is located off main road having good commercial potential		



Longitude: 73.77416666666666
Latitude: 18.598611111111111
Image Taken

Longitude: 73.77416666666666
Latitude: 18.598611111111111
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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