



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153991	Application No.:	77000351664
Customer Name:	Varsha Nikhil Randive	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Varsha Nikhil Randive	Mobile :	7218166463 7040385443

PROPERTY ADDRESS

Property Address:	Flat No 301 3rd Floor Vighnaharta Residency,Lane No 2 Sudharshan Nagar,S No 80 Hissa No 2/2/4 Mauje Pimple Gurav,Tal Haveli Dist Pune	Location:	Pimple Gurav Nilakh Saudagar		
		City:	Pune	Pin Code	411061
		State:	Maharashtra	Country	India
Legal Address:	Flat No 301 3rd Floor Vighnaharta Residency S No 80 Hissa No 2/2/4 Mauje Pimple Gurav Tal Haveli Dist Pune	Nearby Landmark:	Near Hp Petrol Pump		
		Collateral ID:	I26PUN061-086309		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
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
Ground Floor				
First Floor				
Second Floor				
Third Floor	2	1	2	1BHK RESIDENTIAL
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Pramod More	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 WEEK	Tanent	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky	Entrance Plus Staircase	Open To Sky	Adj Flat No 302
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 4 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	388	0	0
Super Built Up/Sellable Area	504	7000	3528000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3528000
% Recommended	100	Realizable Value:	3528000

Realizable Value In Words : Rupees Thirty-Five Lakh Twenty-Eight Thousand

Visited By:	Mr. Pratham Dhotkar	Visited on:	10-Sep-2026
Violations observed (if any):	1 Latest Property Tax To Be Paid Before Disbursement		
Remarks:	null 1 this is resale case 2 documents received are seller index ii sale deed tax receipts 3 index ii is made between mr manish babulal rampariya, 2 others and mr sagar kishor suroshe reg no 10052/2013 dated 19/12/2013 3 tax issued by pcmc with malmatta no 1050211157.00 is paid for years 2013 to 2026 4 area as per index ii 504 sqft bua, same is considered for valuation 5 as per site visit building name, society name board is observed 5 property identified through documents provided and person meet at site 6 latlongs - 18.59768847336243, 73.81286261059306		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
156184-GEOTAGGED-COMPRESSED.JPG	18.5975	73.81277777777777	
156169-GEOTAGGED-COMPRESSED.JPG	NULL	NULL	
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156172.JPG	NULL	NULL	
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156177.JPG	NULL	NULL	
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156183.JPG	NULL	NULL	
156185.JPG	NULL	NULL	

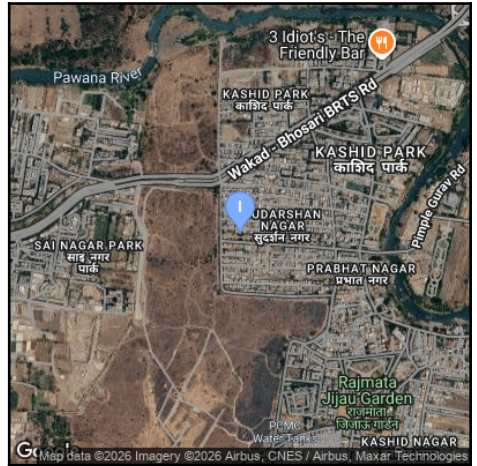
Entered By:	Pratham Dhotkar	Entered On:	16-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PENDING PROPERTY TAX TO BE PAID BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.81277777777777
Latitude: 18.5975
Image Taken



Longitude: 73.81277777777777
Latitude: 18.5975
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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