



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154139	Application No.:	77000350721
Customer Name:	Santosh Babu Varak	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:	Santosh Babu Varak	Mobile :	9764564699 9503818362

PROPERTY ADDRESS

Property Address:	Apartment No 02 01st Floor,Shreepad Apartment ,Survey No 05 Hissa No 1/1 Cts No 4161,Mouje Warje Tal Haveli Dist Pune	Location:	Warje		
		City:	Pune	Pin Code	411058
		State:	Maharashtra	Country	India
Legal Address:	Apartment No 02 01st Floor Shreepad Apartment Survey No 05 Hissa No 1/1 Cts No 4161 Mouje Warje Tal Haveli Dist Pune	Nearby Landmark:	Near Warje Fire Station		
		Collateral ID:	I26PUN058-086365		

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	28
Green Housing:	No	Distance from City Center Km:	14
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				
First Floor	4	1	2	02 BHK 01 STORE ROOM

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Sanjay Dabir	17
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2009	Seller Occupied	43

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In
Actual on Site	Open Space / Road	Entrance / Open Space	Staircase / Open Space	Open Space
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 03

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	797	0	0
Super Built Up/Sellable Area	1076	8500	9146000
01 (01 Cp 01 Twp)	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	9546000
% Recommended	100	Realizable Value:	9546000

Realizable Value In Words : Rupees Ninety-Five Lakh Forty-Six Thousand

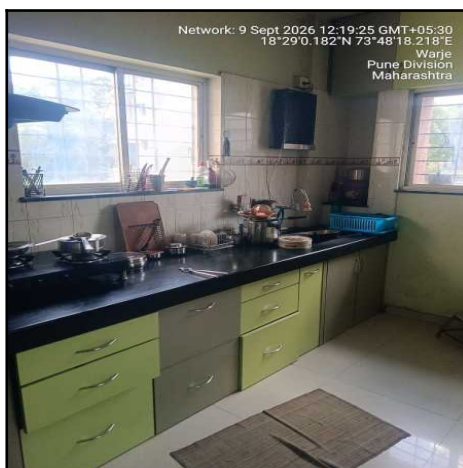
Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	09-Sep-2026
Violations observed (if any):	1) Ownership Document In The Name Of Mr. Santosh Babu Varak Is Not Provided.		
Remarks:	null 1) we have received index ii, commencement certificate and occupancy certificate 2) i) apartment deed made between m/s. k k enterprises and others and mrs. pratiksha sanjay dabir with reg no 9844/2022 sro - haveli 16, date of registration 08/06/2022 ii) commencement certificate with ref no. cc/1963/07 issued by pmc dtd 01/10/2007. iii) occupancy certificate with ref no. bco/442 (05118) issued by pmc dtd 02/01/2009. 3) property is 02 bhk residential flat and same is seller occupied by mr. sanjay dabir since 2009. 4) property is identified through name plate near entrance, society board, person met at site and documents provided. 5) area as per index ii is considered for valuation. 6) area as per site - 793 sq.ft. carpet area plus 138 sq.ft. terrace area. 7) no of units per floor / position of units - 01 flat on 01st floor 8) all inclusive rate is given.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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1875836514554361.JPG	NULL	NULL	
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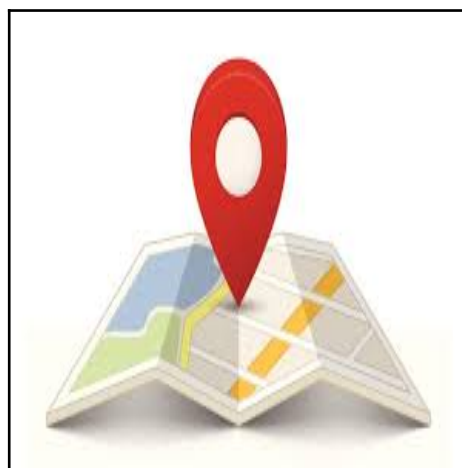
Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	16-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommneded For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.80498929999436
Latitude: 18.483295499999997
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Longitude: 73.80498929999436
Latitude: 18.483295499999997
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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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