



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149091	Application No.:	77000345874
Customer Name:	Amol Andenappa Gadave	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Amol Andenappa Gadave	Mobile :	8149831959 9696361622

PROPERTY ADDRESS

Property Address:	Flat No 801 8th Floor Tower 1 Godrej Boulevard,Gat No.124,125,127,128,129,130,131,132,137part,138,139,140,141,142,144,145,146 Part,147,148 And Other,Sec No. R-7,Mouje Majari Kh, Tal Haveli, Dist Pune	Location:	Manjari Farm
Legal Address:	Flat No 801, 8th Floor, Tower 1, Godrej Boulevard,Gat No. 124,125,127,128,129,130,131,132,137(Part),138,139,140,141,142,144,145,146(Part),147,148,149,150,151,152,153,155,156,157,158,159(Part),160,162,163,164,166,167,169(P),170(P) And 194(P), Gat No. 124,125,127,128,129,130,131,132,137(P),138,139,140,141,142,144, 145,146(P), 147,156,157,158,159(P),160,162,163,164,166,167,169(P), 170(P)And 194(P) And Gat No.124(P)125(P),127(P) And 137(P), Sector No. R-7, Mouje Majari Kh, Tal Haveli, Dist.Pune	City:	Pune Pin Code 412307
		State:	Maharashtra Country India
		Nearby Landmark:	Vtp Dolce Vita Tower 9
		Collateral ID:	I26PUN307-085354

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	23	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	13
Green Housing:	No	Distance from City Center Km:	19
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
8th Floor	4	1	3	3BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Shubham Sarthak	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 YEAR	Tenant	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Flat No. 802	Open To Sky	Open To Sky	Entrance/Passage
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

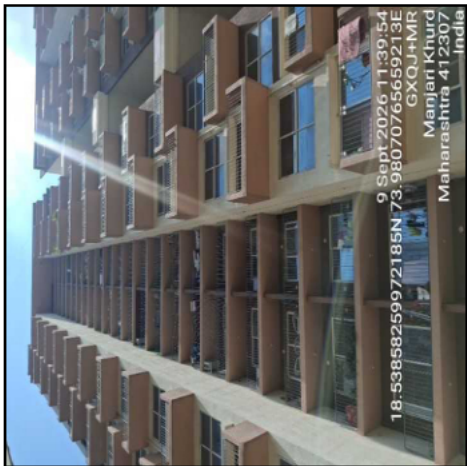
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	G/P PLUS 23 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	952	0	0
Super Built Up/Sellable Area	1285	8500	10922500
Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	11322500
% Recommended	100	Realizable Value:	11323000
Realizable Value In Words : Rupees One Crore Thirteen Lakh Twenty-Three Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	10-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is bt top up case. 2. subject property is 3bhk. 3. we have received index ii in favor of mr. vijayalaxmi andenpaa gadawe and amol andenppa gadawe reg no. 923/2021 dated 24/12/2020 issued by sro haveli 15. 4. occupancy certificate no. 862 dated 31/03/2023 issued by pmrda. 5. rera certificate no. p52100024616 commencing from 24/02/2020 ending with 30/03/2025. 6. bua as per index ii is considered. 7. property identified with the help of person meet at site and document provided. 8. correct latlongs are 18.539163,73.981115		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Assureval Private Limited_Hfc	Entered On:	10-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 :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. value is in line with market		



Longitude: 73.98111111111112

Latitude: 18.53888888888889

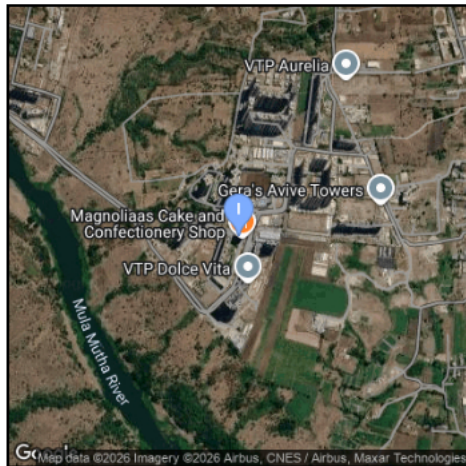
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Longitude: 73.98111111111112

Latitude: 18.53888888888889

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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