



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-173539	Application No.:	7792139338
Customer Name:	Vickrant Atul Dhawade	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vickrant Atul Dhawade	Mobile :	9975323077 9130526474

PROPERTY ADDRESS

Property Address:	Flat No 604, 6th Floor, Wing E, Windsor County, Sr.No. 39/17b, 39/18, 39/18/1, 39/19, 39/20, 39/21, ,39/22, 39/23, 39/24, 39/25, Mauje Ambegaon Bk, Tal,Haveli, Dist. Pune	Location:	Katraj
		City:	Pune Pin Code 411046
		State:	Maharashtra Country India
Legal Address:	Flat No 604, 6th Floor, Wing E, Windsor County, Sr No. 39/17b, 39/18, 39/18/1, 39/19, 39/20, 39/21, 39/22, 39/23, 39/24, 39/25, Mauje Ambegaon Bk, Tal. Haveli, Dist. Pune	Nearby Landmark:	Malhar Co Operative Society
		Collateral ID:	I26PUN046-095746

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	11	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	13
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
6th Floor				
6th Floor	4	1	3	3BHK
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance	Open To Sky	Staircase	Open To Sky
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	G PLUS 11 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	908	0	0
Super Built Up/Sellable Area	1226	9100	11156600
Parking	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	11656600
% Recommended	100	Realizable Value:	11657000
Realizable Value In Words : Rupees One Crore Sixteen Lakh Fifty-Seven Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	08-Oct-2026
Violations observed (if any):			
Remarks:	null 1. this case is resale case. 2. subject property is 3bhk flat. 3.we have received draft deed in between mrs. mandakini vasant rampure and mr. vickrant atul dhawade and mrs. tejaswini vickrant dhawade dated june 2026 4. occupancy certificate no. occ/1242/2016 dated 28/4/2016 issued by pmc. 5. allotment letter in favor of mrs. mandakini vasant rampure dated 29/04/2016 issued by windsor shelter. 6. sd copy of true copy plan reg no. cc/0595/12 dated 24/05/12 issued by pmc, true copy certified by vinod khanjode reg no. ca8610088. 7. bua as per sanction plan is considered for valuation. 8. property identified with the help of person meet at site and document provided. 9. correct latlongs are 18.449955,73.844619 10. tax received by pcmc property id o/d/04/04065008 is paid from year 2017 to 2026 11. rate is given inclusive of all charges.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-10-08 AT 2.08.45 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-08 AT 2.08.47 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-08 AT 2.08.49 PM (3).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-08 AT 2.08.52 PM (2).JPEG	NULL	NULL	
PHASE 1.PDF	NULL	NULL	
WHATSAPP IMAGE 2026-10-08 AT 2.08.53 PM.JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-10-08 AT 2.08.55 PM (1).JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-10-08 AT 2.08.46 PM.JPEG	NULL	NULL	
NEW DOC 09-19-2026 15.02.PDF	NULL	NULL	
WHATSAPP IMAGE 2026-10-08 AT 2.08.47 PM (3).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-08 AT 2.08.48 PM (2).JPEG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
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WHATSAPP IMAGE 2026-10-08 AT 2.08.51 PM (1).JPEG			
WHATSAPP IMAGE 2026-10-08 AT 2.08.55 PM.JPEG	NULL	NULL	
NEW DOC 09-19-2026 14.50.PDF	NULL	NULL	
WHATSAPP IMAGE 2026-10-08 AT 2.08.47 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-08 AT 2.08.48 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-08 AT 2.08.51 PM.JPEG	NULL	NULL	

Entered By:	Assureval Private Limited_Hfc	Entered On:	09-Oct-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	09-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. rlm concurrence to be taken to confirm ownership.		



Longitude: 73.84444444444443
Latitude: 18.449722222222224
Image Taken



Longitude: 73.84444444444443
Latitude: 18.449722222222224
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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