



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-167648	Application No.:	77000352098
Customer Name:	Anil Eknath Gavali	Branch :	(10812) PUNE BANER
Product Name:	Nhl - Rnhl - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Anil Eknath Gavali	Mobile :	8888148280 9503284027

PROPERTY ADDRESS

Property Address:	Property At Survey No 14,Hissa No 1/2/27, Cts No 284 Near Varad Vinayak, Apartment And Sai Krupa Apartment Thite ,Nagar, Lane No 2, Kharadi, Pune 411014	Location:	Wadgaon Sheri
		City:	Pune Pin Code 411014
		State:	Maharashtra Country India
Legal Address:	Property At Survey No 14, Hissa No 1/2/27, Cts No 284 Near Varad Vinayak Apartment And Sai Krupa Apartment Thite Nagar, Lane No 2, Kharadi, Pune 411014	Nearby Landmark:	Near Varad Vinayak Apartment And Sai
		Collateral ID:	I26PUN014-092572

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	2	2	1 RK 2 UNITS
Second Floor	4	2	3	1 RK 2 BHK
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Partly Self And Partly Tenant	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2	Self And Tenant	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Property Of Mr Bhise	Property Of Mr Dhawale	Road	Property Of Tukaram Shewale
Actual on Site	Building	Building	Road	Building
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

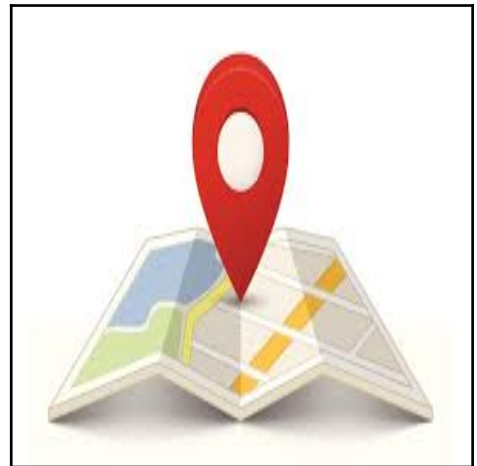
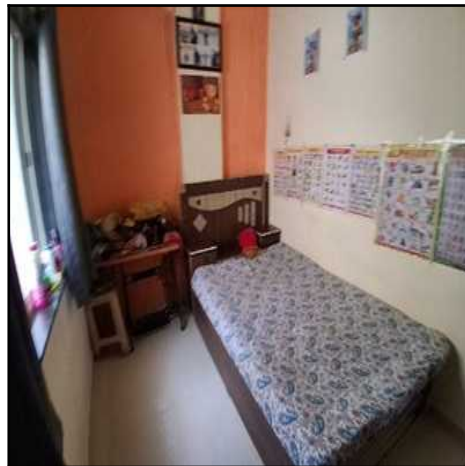
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 2 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1260	5600	7056000
Carpet Area	1170	0	0
Super Built Up/Sellable Area	1404	1800	2527200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	9583200
% Recommended	100	Realizable Value:	9583000
Realizable Value In Words : Rupees Ninety-Five Lakh Eighty-Three Thousand			

Visited By:	Libra Valuers_Hfc	Visited on:	27-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1. this captioned case is lap residential bt top up 2. technical visit done by amin and report made by vaishnavi. 3.latitude18.546237 longitude 73.940331 4. property is independent house situated on residential building of p plus 2 floor having 2-1rk at ff and 1-1rk and 1-2bhk at sf we have received architect plan index ii , 7/12 abstract zone certificate and light bill 6.index ii having number 13161/2024 which is dated on 18/06/2024 7.agreement made between mr. sharda navnath davale,mr. dinesh pandurang aabnave and mr. anil eknath gavali 8.architect plan issued by ar.mahalaxmi associates 9. 7/12 abstract no. 37877000737 dated 01/08/2024 issued by government of maharashtra 10.mutation certificate no. 28859 dated 01/01/2021 issued by government of maharashtra 11. electricity bill no. 170055034900 dated 03/09/2019 issued by msedcl 12. zone certificate no. zo2021254103211056 dated 25/04/2023 issued by pmc 13. as per index ii plot is 1260 sq.ft sq.ft and bua is 1386 sq.ft 14. area as per site 1202 sqft 15. s per bank policy we are submitting report on available documents (architect plan, index ii, , 7/12 abstract, zone certificate and light bill) 16. area as per site is considered for valuation (minimum area) 17. tax receipt is issued by pmc p/g/27/00893000 paid from 2003 to 2024, due 2025 to 2026 19.as per site observation 2nd floor is self-occupied and other is rented.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG4_LVPL20260908212068202609081325 (1).JPG			
IMG7_LVPL20260908212068202609081341.JPG	NULL	NULL	
IMG5_LVPL20260908212068202609081330 (1).JPG			
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IMG1_LVPL20260908212068202609081300 (2).JPG	NULL	NULL	

Entered By:	Libra Valuers_Hfc	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.9402777777778

Latitude: 18.546111111111113

Image Taken

Longitude: 73.9402777777778

Latitude: 18.546111111111113

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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