



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-174476	Application No.:	77000371791
Customer Name:	Prajakta Kedar Deshpande	Branch :	(10120) PUNE - WAKAD
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Prajakta Kedar Deshpande	Mobile :	7387505737 9284479730

PROPERTY ADDRESS

Property Address:	Plot No B-6 East Side Part S No 17/1/1, Mauje,Baner, Tal. Haveli, Dist. Pune	Location:	Pashan		
		City:	Pune	Pin Code	411045
		State:	Maharashtra	Country	India
Legal Address:	Plot No B-6 East Side Part S No 17/1/1, Mauje Baner, Tal. Haveli, Dist. Pune	Nearby Landmark:	Om Pg		
		Collateral ID:	I26PUN045-097409		

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	11
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor				OPEN PLOT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Open Space	Adjacent Plot No. B-7	Adjacent Plot No. B-5
Actual on Site	By 4.5 M Wide Road	Open Space	Adjacent Plot No. B-7	Adjacent Plot No. B-5
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:	OPEN PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	4433	14000	62062000
Carpet Area	4064	0	0
Super Built Up/Sellable Area	4876	1600	7801600
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	69863600
% Recommended	0	Realizable Value:	69864000

Realizable Value In Words : Rupees Six Crore Ninety-Eight Lakh Sixty-Four Thousand

Visited By:	Assureval Private Limited_Hfc	Visited on:	14-Oct-2026
Violations observed (if any):			
Remarks:	null 1. this case is resale plot plus construction. 2. subject property is open plot which is demarcated by compound wall 3. we have received index ii in favor of sandip dattatreya kamat through poa mr yogesh khaladkar reg no. 2625/2004 dated 01/07/2004 issued by sro haveli 15 dighi 4. copy of gunthawari plan and gunthawari regularization certificate with ref no. 0007602 dt. 31/10/2003 issued pmc 5. copy of na order issued by sdo pune ref no. na/sr/i/89/2004 dt. 22/03/004 na grant for residential use 6. latest sanction plan are not provided 7. as per index ii, na order and gunthawari certificate property address is sr no. 17/1/1, plot no. b6 however as per gunthawari plan same is sr no. 17/1/2, plot no. b6 8. 10. no name plate and address is display onsite subject property identified with the help of person meet at site and document provided. 11. correct latlongs are 18.550938,73.777829 12.draft agreement made between mr sandip dattatraya kamat and mr kedar vikasrao deshpande, mrs. praiakta kedar deshpande 12.plot area as per index ii and construction area as per 1.5 fsi is considered		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000282418.JPG	NULL	NULL	
1000282419.JPG	NULL	NULL	
1000282420.JPG	NULL	NULL	
1000282421.JPG	NULL	NULL	
1000282422.JPG	NULL	NULL	
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1000282426.JPG	NULL	NULL	
1000282428.JPG	NULL	NULL	
1000282429.JPG	NULL	NULL	
1000282431.JPG	NULL	NULL	
1000282434.JPG			
INDEX 2 (1).PDF	NULL	NULL	

Entered By:	Assureval Private Limited_Hfc	Entered On:	14-Oct-2026
Recommended by:	Pranav Purohit	Completion Status:	Not Applicable-Land Loan
Recommender's Comment:	Recommended For Approval. Rtm Has Visited Property.		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	14-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. rtm has visited the property. full fsi potential has been considered to derive the land value.		



Longitude: 73.7777777777777

Latitude: 18.5508333333333

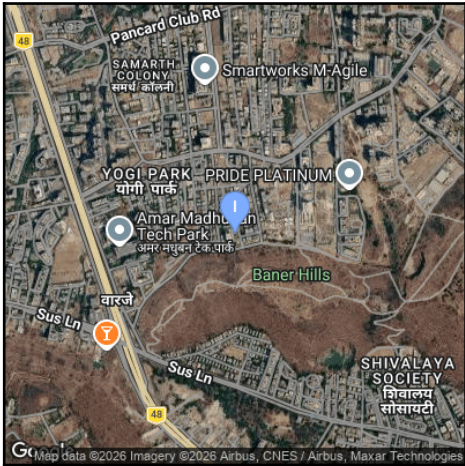
Image Taken



Longitude: 73.7777777777777

Latitude: 18.5508333333333

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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