



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160846	Application No.:	77000341905
Customer Name:	Dnyaneshwar Sakham Lad	Branch :	(10811) PUNE - VISHRANTWADI
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Dnyaneshwar Sakham Lad	Mobile :	9689692169 9762535214

PROPERTY ADDRESS

Property Address:	Row House No 2, Shivrtna Housing Society, ,Gat No 30/2/3/4, At Shirur Tal Shirur And Dist ,Pune	Location:	Ghodnadi		
		City:	Pune	Pin Code	412210
		State:	Maharashtra	Country	India
Legal Address:	Row House No 2, Shivrtna Housing Society, Gat No 30/2/3/4, At Shirur Tal Shirur And Dist Pune	Nearby Landmark:	Near Zp School		
		Collateral ID:	I26PUN210-086883		

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	70
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1 BHK
First Floor	1		1	1 BEDROOM
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Dnyaneshwar Lad	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2020	Self Occupied	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Row House No. 03	Row House No. 01	Gat No 31	9m Wide Road
Actual on Site	Row House No. 03	Row House No. 01	Adj Property	Road
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	682	0	0
Super Built Up/Sellable Area	971	5200	5049200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5049200
% Recommended	100	Realizable Value:	5049000
Realizable Value In Words : Rupees Fifty Lakh Forty-Nine Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	17-Sep-2026
Violations observed (if any):	Nill		

Remarks:	null 1) this captioned case is bt top up 2) technical visit done by prakash and report made by vaishnavi 3) latitude 18.827947 longitude 74.355127 4) occupancy certificate no. dp/bsh/mouze shirur/gat no. 30, plot no. 234/cr. no. 155/16-18, dt. 07/12/2018, issued by pmrda. for plot no. 02, including floor ground floor plus 1 upper floor 5) na order no 201/2010, dt 06/11/2010 is issued by sdo maval for residential purpose 6) sale deed (index ii) issued by sro shirur having reg. no. 5604/2021 dt. 28/09/2021 between mr. dnyaneshwar sakharam lad mrs. sunit dnyaneshwar lad and mr. vijay ramdas shirke 7) as per index ii plot area 64.25 sq m i.e., 691.59 sq ft and b/up area 82.32 sq m i.e., 886.09 sqft. as per site construction area gf 588 sq ft, ff 588 sq ft 8) during technical visit observed that on gf parking area 01 no of 1-rk and ff 2 m. bed terrace area 9) property visited in presence of mrs. sunit dnyaneshwar lad (wief of applicant) and his contact no is 9689692169 10) area as per sale deed is considered for valuation. 11) same case done for other institute 12) parking 85 sqft and saleable 886 alltogether 971 sqft bua
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OMNI DOCS FILES			
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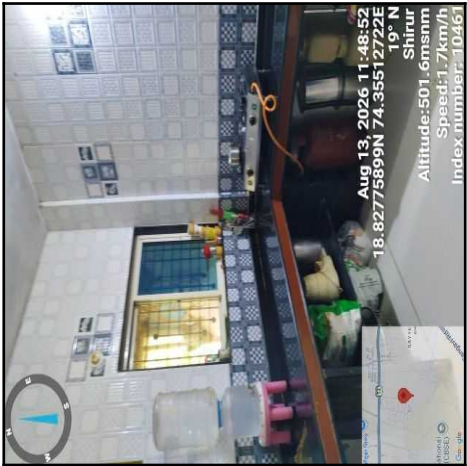
Entered By:	Propedge Valuations Pvt L	Entered On:	17-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. self occupied unit		



Longitude: 74.35512999999999

Latitude: 18.827939999999998

Image Taken 13-AUG-2026 12:54:15



Longitude: 74.35512999999999

Latitude: 18.827939999999998

Image Taken 13-AUG-2026 12:54:15



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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