



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-125102	Application No.:	77000274084
Customer Name:	Akash Vasant Bhingole	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:	Akash Vasant Bhingole	Mobile :	9766400577 8007021875

PROPERTY ADDRESS

Property Address:	Plot No 243, Peninsul Ashokvan Phase 1, Chsl, Sr No 184, 186, 189, 190, 192, Ghaunje Tal Maval Dist, Pune	Location:	Mamurdi
		City:	Pune Pin Code 412101
		State:	Maharashtra Country India
Legal Address:	Plot No 243, Peninsul Ashokvan Phase 1, Sr No 184, 186, 189, 190, 192, Ghaunje Tal Maval Dist Pune	Nearby Landmark:	Near Omc Cricket Stadium
		Collateral ID:	I26PUN101-067586

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:	Development Authority
Nature of Location:	Urban	Distance Travelled From Operating	15
Green Housing:	No	Distance from City Center Km:	05
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	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	Open Space	9 M Internal Road	Plot No. 244	Plot No. 242
Actual on Site	Open Space	9 M Internal Road	Plot No. 244	Plot No. 242
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

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:	OPEN PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1033	8500	8780500
Carpet Area	861	0	0
Super Built Up/Sellable Area	1033	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	8780500
% Recommended	0	Realizable Value:	8781000

Realizable Value In Words : Rupees Eighty-Seven Lakh Eighty-One Thousand

Visited By:	Patwardhan Consultants Pvt Ltd_Hfc	Visited on:	22-Jul-2026
Violations observed (if any):	Na		
Remarks:	null 1.this caption case is resale plot purchase case, 2. area considered as per register agreement, 3. plot area 1033 sft (plot no. 243) (as per register agreement) 4. document referred. a. sale deed made between penninsula land limited and vidya deepak mestry having reg no 171/2023 dated 13/01/2023, b. commencement certificate reg no dp/bsa/m ghaunje/g no 188 and other/cr no 1242/21-22 dated 14/07/2022 issued by pmrda, c. na order no maval/na/sr/49/2022 dated 14/09/2022, d.adtp sanctioned zone certificate reg no 6713 dated 10/11/2009 as residential zone, e. received draft of sale deed between vidya deepak mestry and 1 other with mr.akash vasant bhingole and 1 other, 5. latitude 18.672399, longitude 73.708460, 6. technical visit done by mr sandeep. 7. plot is demarctaed at site .		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-07-20 AT 5.19.43 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-20 AT 5.19.42 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-20 AT 5.19.44 PM (1).JPEG			
WHATSAPP IMAGE 2026-07-20 AT 5.19.40 PM.JPEG	NULL	NULL	

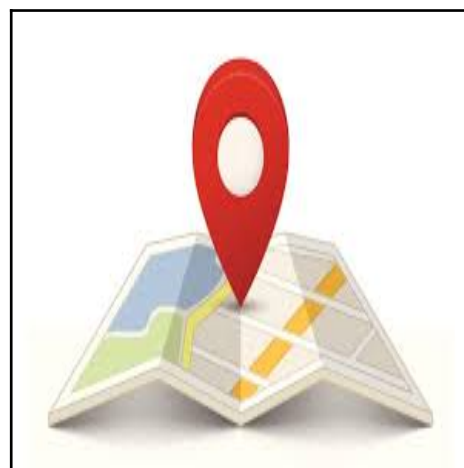
Entered By:	Patwardhan Consultants Pv	Entered On:	28-Aug-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	28-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.7846
Latitude: 18.672399000000002
Image Taken



Longitude: 73.7846
Latitude: 18.672399000000002
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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