



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151515	Application No.:	77000348174
Customer Name:	Kishor Mahadev Jogdand	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Kishor Mahadev Jogdand	Mobile :	9552492549 9798438611

PROPERTY ADDRESS

Property Address:	Flat No 206 2nd Floor B Wing Civic Paradise,S No 72 Hissa No 1 ,Off Raykar Mala Road Mouje Dhayari,Tal Haveli Dist Pune	Location:	Vadgaon Bk
		City:	Pune Pin Code 411041
		State:	Maharashtra Country India
Legal Address:	Flat No 206 2nd Floor B Wing Civic Paradise S No 72 Hissa No 1 Mouje Dhayari Tal Haveli Dist Pune	Nearby Landmark:	Near Twinkle Stars Pre School
		Collateral ID:	I26PUN041-086128

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	15
Green Housing:	No	Distance from City Center Km:	16
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor	2	1	1	1 BHK RESIDENTIAL FLAT
Other1				
Other2				
Ground 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	Open Space	Passage Then Flat No 202	Flat No 207	Duct And Flat No 205
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:	GROUND PARKING PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	433	0	0
Super Built Up/Sellable Area	584	4000	2336000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2336000
% Recommended	100	Realizable Value:	2336000
Realizable Value In Words : Rupees Twenty-Three Lakh Thirty-Six Thousand			

Visited By:	Mr. Rushikesh Gaikwad	Visited on:	10-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is resale transaction 2) bua 584 sqft consider from seller agreement 3) agreement no 6407 2014 dated 19 10 2014 register in sub register office haveli no 17 between seller civic developers and buyer archana hanumant ubhe 4) gram panchayat plan dated 12 09 2008 5) pmc property tax id p q 87 05227000 paid from year 2019 to 2023 and unpaid from year 2024 to 2026		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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1000395575.JPG	NULL	NULL	
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1000395599.JPG			

Entered By:	Rushikesh Gaikwad	Entered On:	15-Sep-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	15-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PENDING PROPERTY TAX TO BE PAID BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended		



Longitude: 73.81194444444444

Latitude: 18.434444444444445

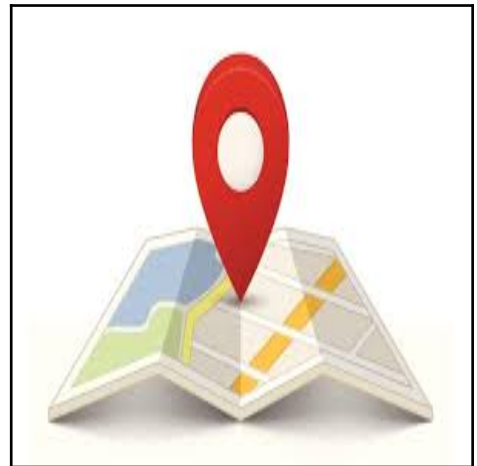
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Longitude: 73.81194444444444

Latitude: 18.434444444444445

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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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