



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153342	Application No.:	77000350517
Customer Name:	Sahil Satish Anarse	Branch :	(10030) PUNE-MAIN
Product Name:	Nhl - Prime Nhl - Lap Rgc - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Sahil Satish Anarse	Mobile :	9049443955 9607873307

PROPERTY ADDRESS

Property Address:	Flat No 201 And 202 On 2nd Floor Sky Angan , Apartment Condominium Private Plot No 7,,Behind Hanuman Mandir,Sno 28/5,, Mauje Pimple Nilakh Tal Haveli Dist Pune	Location:	Aundh		
		City:	Pune	Pin Code	411027
		State:	Maharashtra	Country	India
Legal Address:	Flat No 201 And 202 On 2nd Floor Sky Angan Apartment Condominium Private Plot No 7, Sno 28/5, Mauje Pimple Nilakh Tal Haveli Dist Pune	Nearby Landmark:	Behind Hanuman Mandir		
		Collateral ID:	I26PUN027-086130		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Flat No 201 2nd	3	1	2	2 BHK RESIDENTIAL USE
Second Floor				
Other1				
Other2				
Flat No 202 2nd	3	1	2	2 BHK RESIDENTIAL USE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	5 YEARS	Tenant	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Entrance Staircase Lift And	Open To Sky /Entrance	Open To Sky / Open To Sky	Open To Sky / Open To Sky
Actual on Site	Entrance Staircase Lift And	Open To Sky /Entrance	Open To Sky / Open To Sky	Open To Sky / Open To Sky
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:	PARKING PLUS 4 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1168	0	0
Super Built Up/Sellable Area	1578	12500	19725000
Parking	2	500000	1000000
Other	1	0	0
% Completion	100	TOTAL	20725000
% Recommended	100	Realizable Value:	20725000

Realizable Value In Words : Rupees Two Crore Seven Lakh Twenty-Five Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	07-Sep-2026
Violations observed (if any):	1)Residential Flat Used As Pg , Property Is Rental Unit		

Remarks:	null 1) this is bt top up case 2) subjected property is 2 bhk residential flats on 2nd floor comprising of parking plus 4 upper floor residential use building 3) area consider as per deed of apartment 4) carpert area as per deed of apartment on that 35 percent loading consider for valuation 5) for flat no 201 - deed of apartment made between mrs veena mahendra agarwal and sonali satish anarse having reff no 6862/2025 dt 26/03/2025 6)for flat no 202 - deed of apartment made between mrs veena mahendra agarwal and amruta sahil anarse having reff no 6863/2025 dt 27/03/2025 7) sanction plan issued by pcmc having reff no bp/piple nilakh /35/2015 dt 09/09/2015 8) for flat no 201 property tax receipt of pcmc having property id 1050809513. for year 26-27 9)for flat no 202 property tax receipt of pcmc having property id 1050809514. for year 26-27 10) residential flat used as pg , property is rental unit 11) building board and flat no observedd on site 12) 18.588934,73.781913 13)bua of flat no 201-789 and flat no 202-789 14) valuation derived by rental method per flat rent 56 k , per bed 8k rate per flat
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PROPERTY TAX SKY ANGAN 2026 -27.PDF	NULL	NULL	
WHATSAPP IMAGE 2026-09-07 AT 1.20.32 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-07 AT 1.20.34 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-07 AT 1.20.35 PM (1).JPEG	NULL	NULL	
SKY ANGAN ANARSE ALL INDEX.PDF	NULL	NULL	
PROPERTY TAX SKY ANGAN 2025-26.PDF	NULL	NULL	
WHATSAPP IMAGE 2026-09-07 AT 1.20.32 PM.JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-09-07 AT 1.20.34 PM (1).JPEG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-07 AT 1.20.34 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-07 AT 1.20.35 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-07 AT 1.20.35 PM.JPEG			

Entered By:	Propedge Valuations Priva	Entered On:	15-Sep-2026
Recommended by:	Amol Jadhav	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval. Property Is Being Used As Pg Hence Appropriate Premium Rate Has Been Considered		
Approver Name:	Shourya Gupta	Approver ID:	HE005626
Designation:	Head-Avg	Approved On :	15-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.7819097222222

Latitude: 18.5888627777777

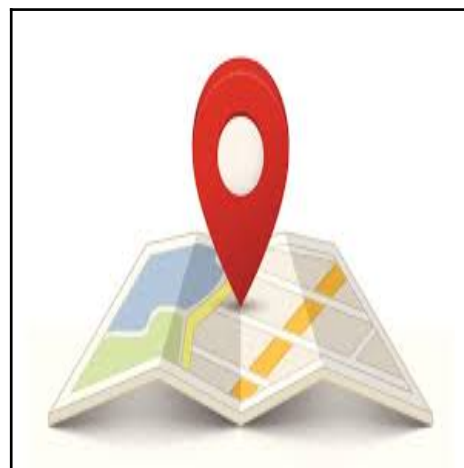
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Longitude: 73.7819097222222

Latitude: 18.5888627777777

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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