



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-120020	Application No.:	77000297184
Customer Name:	Samadhan Pandurang Dhobi	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Samadhan Pandurang Dhobi	Mobile :	9823431369 9175505453

PROPERTY ADDRESS

Property Address:	Flat No 305, 3rd Floor, Building H, Tanish Srushti,Co Operative Housing Society Ltd, Gat No 504,,Mauje Charholi Khurd, Tal Khed, Dist Pune	Location:	Chovisawadi		
		City:	Pune	Pin Code	412105
		State:	Maharashtra	Country	India
Legal Address:	Flat No 305, 3rd Floor, Building H, Tanish Srushti, Gat No 504, Mauje Charholi Khurd, Tal Khed, Dist Pune	Nearby Landmark:	Tanish Shruti		
		Collateral ID:	I26PUN105-067471		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	8	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	27
Green Housing:	No	Distance from City Center Km:	23
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
3rd Floor	2	1	1	1BHK
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	09 YEARS	Tenant	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance	Open Space	Wing No. J1	Flat No. 304
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	PARKING PLUS 08

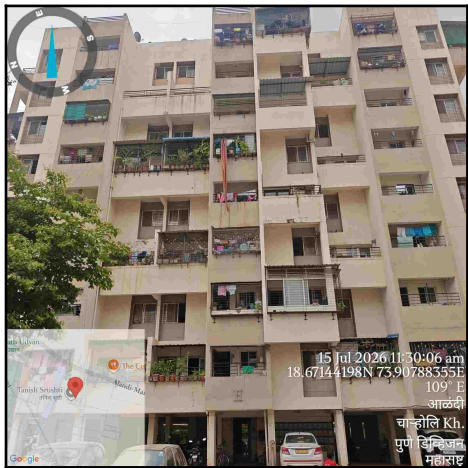
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	434	0	0
Super Built Up/Sellable Area	587	5000	2935000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2935000
% Recommended	100	Realizable Value:	2935000
Realizable Value In Words : Rupees Twenty-Nine Lakh Thirty-Five Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	17-Jul-2026
Violations observed (if any):	Ownership Documents Are In The Name Of Applicant Are Not Provided		
Remarks:	null 1.this case is home loan da resale. 2.subject property is 1bhk residential flat, property is identify through person met at site, society board, name plate and doc proovided 3.we have recieved copy of index ii in favor of mr. pankaj ramchandra kokate and mr. prashant ramchanfra kokate reg no. 8547/2012 dated 20/12/2012 issued by sro khed 2 4. copy of occupancy certificate no. 1210/16-17 dated 30/7/2017 issued byy pmrda. 5. copy of commencement certificate no. 1210/16-17 dated 24/10/2016 issued by pmrda. 6. property identified with the help of person meet at site and document provided. 7. bua as per index ii is considered. 8. correct latlongs are 18.671367,73.908295		

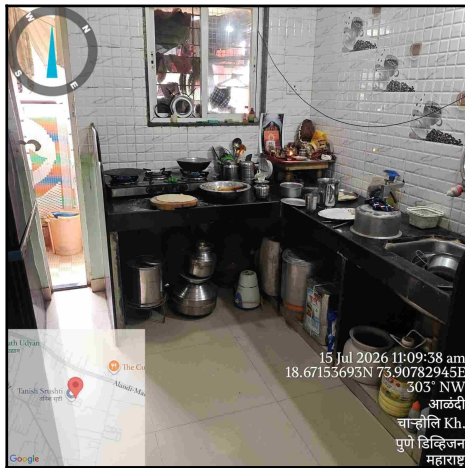
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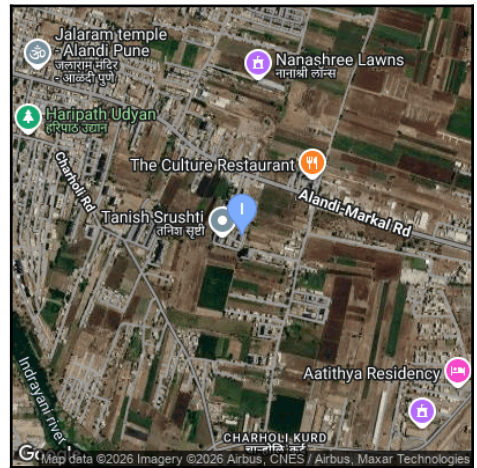
Entered By:	Assureval Private Limited_Hfc	Entered On:	23-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	23-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.90829500000001
Latitude: 18.671367
Image Taken



Longitude: 73.90829500000001
Latitude: 18.671367
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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