



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-139266	Application No.:	77000332885
Customer Name:	Navin Chandanlal Bajaj	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Navin Chandanlal Bajaj	Mobile :	9923500005 9011550228

PROPERTY ADDRESS

Property Address:	Flat No 104, 1st Floor, Building A, Radhainagari, Sno 6/2 , Cts No 1578, S No 7/9 Cts No 1579 ,Mauje Pimple Saudagartal Haveli Dist Pune	Location:	Aundh		
		City:	Pune	Pin Code	411027
		State:	Maharashtra	Country	India
Legal Address:	Flat No 104, 1st Floor, Building A, Radhainagari Sno 6/2 , Cts No 1578, S No 7/9 Cts No 1579 Mauje Pimple Saudagartal Haveli Dist Pune	Nearby Landmark:	Near Govind Garden		
		Collateral ID:	I26PUN027-087402		

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:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	42
Green Housing:	No	Distance from City Center Km:	21
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				
First Floor	4	1	3	3 BHK RESIDENTIAL USE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	18
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	42

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance Passage	Open To Sky	Staircase	Open To Sky
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:	PARKING PLUS STILT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1130	0	0
Super Built Up/Sellable Area	1470	9800	14406000
Parking	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	14906000
% Recommended	100	Realizable Value:	14906000

Realizable Value In Words : Rupees One Crore Forty-Nine Lakh Six Thousand

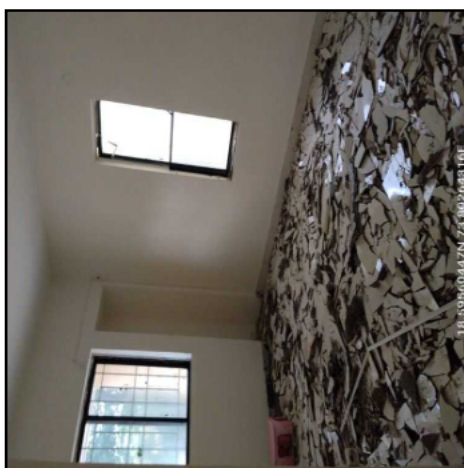
Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	17-Aug-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this is resale case 2) subjectd property is 3bhk residential flat on 1st floor comprising of parking plus stilt plus 5 upper floor residential 3) area consider as per sale deed 4) sale deed made between m/s d b developers and mrs sarika bhurani having reff no 6938/2004 dt 28/07/2004 5) commencement certificate issued by pcmc having reff no bp/pimple saudagar /27/2003 dt 14/11/2003 6) tax receipt dt 06/07/2026 and tax paid to pcmc having property no 1060308084 7) flat no and building board observed on site 8) flat is under renovation observed on site 9) 18.59571466,73.80259598 10) pmc tax paid year, 2026, 2017,2018,2020 property id 1060308084 11) rate quoted is inclusive of all charges		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-20 AT 2.53.39 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-20 AT 2.53.42 PM.JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-08-14 AT 9.00.30 AM.JPEG			

Entered By:	Propedge Valuations Priva	Entered On:	17-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.80256388888888
Latitude: 18.595722777777777
Image Taken 17-AUG-2026 14:07:53



Longitude: 73.80256388888888
Latitude: 18.595722777777777
Image Taken 17-AUG-2026 14:11:52



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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