



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-107203	Application No.:	77000287136
Customer Name:	Shareef Mukhtar Shaikh	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:	Shareef Mukhtar Shaikh	Mobile :	8237241424 9421346626

PROPERTY ADDRESS

Property Address:	House No 1/540 Sr No 73 Hissa No 5/8 Mauje Hadpsar,Tal Haveli Dist Pune	Location:	Hadapsar		
		City:	Pune	Pin Code	411028
		State:	Maharashtra	Country	India
Legal Address:	House No 1/540 Sr No 73 Hissa No 5/8 Mauje Hadpsar Tal Haveli Dist Pune	Nearby Landmark:	Gini Sanskruti Gardern		
		Collateral ID:	I26PUN028-061913		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	13
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	3	1	2	2BHK
Ground Floor	2		1	1SHOP PLUS 1 GODOWN
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	37

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Milkat Of Mr. Bhujbal	Milkat Of Mr.Kapse	Shabir Hasham Sayyad	15 Ft Road
Actual on Site	Inamdar	Nath Engineering Industry	Adj. Property	15 Ft Road
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	G PLUS 1ST FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1614	3400	5487600
Carpet Area	1346	0	0
Super Built Up/Sellable Area	1750	1800	3150000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8637600
% Recommended	100	Realizable Value:	8638000
Realizable Value In Words : Rupees Eighty-Six Lakh Thirty-Eight Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	26-Jun-2026
Violations observed (if any):			
Remarks:	null 1.this case is home loan da resale. 2. subject property is residential bungalow. 3. we have recieved copy of sale deed in favor of mr. manoj mohanrao naram reg no. 8521/1997 dated 26/12/1997 issued by sro haveli 3 4. copy of pmc tax receipt with property id p/f/24/01802000 paid from 2003 to 2024 and not paid for 2025 and 2026 5. copy of draft deed draft is made between shareef mukhtar shaikh and anupama manoj naram with shubham manoj naram on behalf of late manoj mohnrao naram dated 07/2026 6. copy of gunthewari certificate no. g/6211 dated 22/6/2005 issued by pmc. 7. in provided draft agreement four boundaries are not mentioned 8. plot area and bua considered as per site measurement. 9. correct lat longs are 18.482195,73.931002		

OMNI DOCS FILES			
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Entered By:	Assureval Private Limited_Hfc	Entered On:	07-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	07-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PENDING PROPERTY TAX TO BE PAID		
Approver's Comment:	ok as recommended		



Longitude: 73.93083333333334

Latitude: 18.481944444444444

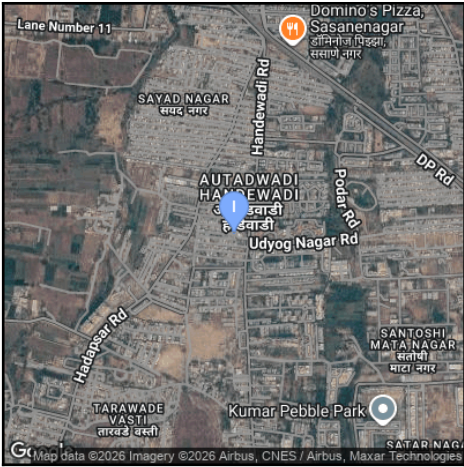
Image Taken



Longitude: 73.93083333333334

Latitude: 18.481944444444444

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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