



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158004	Application No.:	77000355664
Customer Name:	Vedprakash Omprakash Sharma	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vedprakash Omprakash Sharma	Mobile :	9764001999 9325020191

PROPERTY ADDRESS

Property Address:	Flat No B-401, 04th Floor Wing B,The Indraprastha Condominium Kalyani Nagar,Plot No B-3 B-4 Cts No 2107/1 To32 Survey No 211/2,Hissa No B Mauje Yerwada Tal Haveli Dist Pune	Location:	Yerwada		
		City:	Pune	Pin Code	411006
Legal Address:	Flat No B-401, 04th Floor Wing B The Indraprastha Condominium Kalyani Nagar Plot No B-3 B-4 Cts No 2107/1 To 32 Survey No 211/2 Hissa No B Mauje Yerwada Tal Haveli Dist Pune	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Kalyani Nagar Metro Station		
		Collateral ID:	I26PUN006-089233		

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	18
Green Housing:	No	Distance from City Center Km:	9
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
04th Floor	4	1	3	03 BHK
Other 2				
Ground Floor				
Second Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home)
Rcc Structure	Vacant	Na	24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	36

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In
Actual on Site	Open Space	Open Space	Entrance / Flat No. 402	Open Space
Boundary	Na			

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:	GROUND PLUS 05

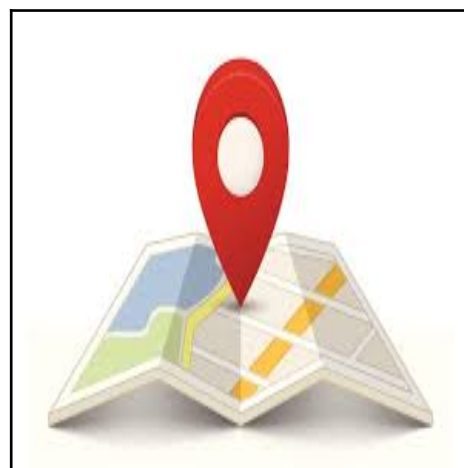
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1979	0	0
Super Built Up/Sellable Area	2573	17300	44512900
01 Cp No. B-401	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	45012900
% Recommended	100	Realizable Value:	45013000
Realizable Value In Words : Rupees Four Crore Fifty Lakh Thirteen Thousand			

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	15-Sep-2026
Violations observed (if any):			

Remarks:	null 1) we have received index ii, draft agreement and occupancy certificate. 2) i) apartment deed made between mr. alok kumar singh and mr. prasad sukhdev gurav, mrs. swati prasad gurav with reg. no. 15822/2024 sro - haveli 23, date of registration 06/07/2024. ii) draft agreement made between mr. prasad sukhdev gurav, mrs. swati prasad gurav and mr. vedprakash omprakash sharma dated - sep 2026 (av - rs 3,00,00,000/-) documented for valuation. 3) subject property is residential duplex flat and same is vacant. 4) property is identified through number plate on main door, society board and person met at site. 5) area difference is observed as per site and as per index ii, however documented area as per index ii is considered for valuation. 6) measured area - 1408 sq.ft. carpet area plus 26 sq.ft. balcony area plus 192 sq.ft. att. terrace area plus 663 sq.ft. top terrace area. 7) no of units per floor / position of units - 02 flats / right hand side 01st flat from lift.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PNE44925260915_73.JPG	NULL	NULL	
1876384269337745.JPG	NULL	NULL	
1876384269347580.JPG	NULL	NULL	
1876384269349210.JPG	NULL	NULL	
1876384269351976.JPG	NULL	NULL	
1876384269354638.JPG	NULL	NULL	
1876384269355598.JPG	NULL	NULL	
1876384269357437.JPG	NULL	NULL	
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1876384269361895.JPG	NULL	NULL	
1876384269363730.JPG			

Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	22-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. ztm has visited the property		



Longitude: 73.90291071534845
Latitude: 18.544826226635514
Image Taken 15-SEP-2026 17:40:46

Longitude: 73.90291071534845
Latitude: 18.544826226635514
Image Taken 15-SEP-2026 17:39:53

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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