



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149123	Application No.:	77000338752
Customer Name:	Pandurang Namdev Gaikwad	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Pandurang Namdev Gaikwad	Mobile :	7769062243 9518759889

PROPERTY ADDRESS

Property Address:	Flat No 4b Stilt 2nd Floor (As Per Site 2nd Floor),Vishwa Leela Chsl Cts No 574,Mauje Shaniwar Peth Tal Haveli Dist Pune	Location:	S P College
		City:	Pune Pin Code 411030
		State:	Maharashtra Country India
Legal Address:	Flat No 4b Stilt 2nd Floor (As Per Site 2nd Floor) Vishwa Leela Chsl Cts No 574 Mauje Shaniwar Peth Tal Haveli Dist Pune	Nearby Landmark:	Opp To Kesari Wada
		Collateral ID:	I26PUN030-082674

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:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Other1				
Other2				
Ground Floor				
Second Floor	1	1	1	1RK RESI

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller	38
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025 YEAR		22

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky	Adj Building	A Wing	Entrance
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 4 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	280	0	0
Super Built Up/Sellable Area	336	11300	3796800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3796800
% Recommended	100	Realizable Value:	3797000

Realizable Value In Words : Rupees Thirty-Seven Lakh Ninety-Seven Thousand

Visited By:	Mr. Shubham Arabale	Visited on:	30-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is an resale purchase case. 2) for valuation seller index ii and pmc tax is provided. 3) on site entry door of flat seller name is observed and also building name is observed. 4) bup area is considered as per seller index ii. 5) seller index ii mr. nitin vilas mane with mr. amit charudatta kelkar. 6) draft agreement in between mr. nitin vishal mane with mr. pandurang namdev gaikawad. 7) pmc tax property id. f/2/27/01026000 from 2004 to 2026 paid. 8) as per seller agreement and drfat agreement 1 car parking is mentioned but on site same is not observed. 9) and in seller agreement and draft agreement on carpet area 20 percent loading is considered so same is cosidered for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG20260830101525.JPG	18.51675413888889	73.84907530555554	
IMG20260830101317.JPG	18.51614188888889	73.84876249999999	
IMG20260830101444.JPG	18.51614188888889	73.84876249999999	
IMG20260830101505.JPG	18.51597022222222	73.84833524999999	
IMG20260830102216.JPG			
IMG20260830101310.JPG	18.51614188888889	73.84876249999999	
IMG20260830101313.JPG	18.51614188888889	73.84876249999999	
IMG20260830101427.JPG	18.51614188888889	73.84876249999999	

Entered By:	Shubham Arabale	Entered On:	31-Aug-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 :	01-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.84876249999999
Latitude: 18.51614188888889
Image Taken 30-AUG-2026 10:13:11



Longitude: 73.84876249999999
Latitude: 18.51614188888889
Image Taken 30-AUG-2026 10:14:34



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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