



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-128764	Application No.:	77000324128
Customer Name:	Sukhasen Arjunrao Salunke	Branch :	(10120) PUNE - WAKAD
Product Name:	Lap-Residential Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sukhasen Arjunrao Salunke	Mobile :	9881367715 9765604379

PROPERTY ADDRESS

Property Address:	Gat No 495, Old Gat/Survey No 92/1, ,Mauje Chikhali, Taluka Haveli, District Pune	Location:	Talwade		
		City:	Pune	Pin Code	411062
		State:	Maharashtra	Country	India
Legal Address:	Gat No 495, Old Gat/Survey No 92/1, Mauje Chikhali, Taluka Haveli, District Pune	Nearby Landmark:	Near Shankeshwar Dreams		
		Collateral ID:	I26PUN062-071901		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	23
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
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1 BHK HOUSE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sukhsen Salunkhe	19
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2018	Self	41

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	20 Feet Road	Property Of Malekar	Property Of Sonkanwali	Property Of Satav
Actual on Site	Road	Property Of Shinde	Adjacent House	Open Plot
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

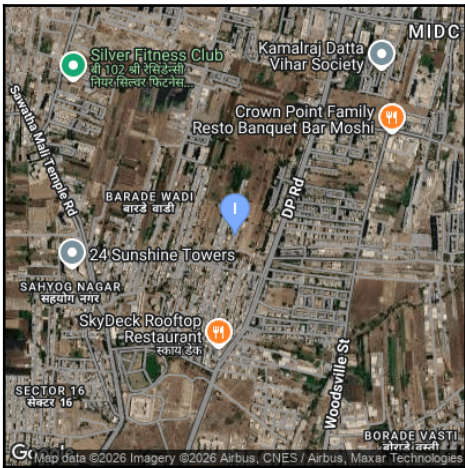
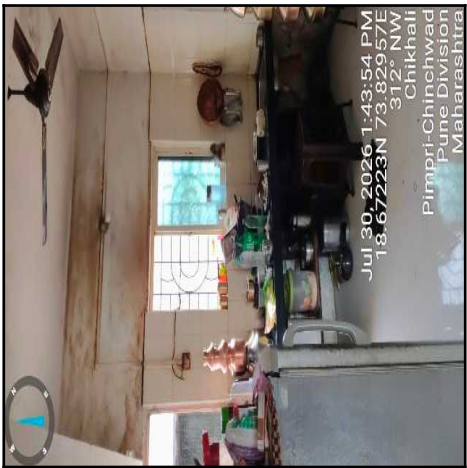
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2000	3000	6000000
Carpet Area	532	0	0
Super Built Up/Sellable Area	639	1600	1022400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7022400
% Recommended	100	Realizable Value:	7022000
Realizable Value In Words : Rupees Seventy Lakh Twenty-Two Thousand			

Visited By:	Klarheit Valuers And Consultants Pvt Ltd_Hfc	Visited on:	30-Jul-2026
Violations observed (if any):	No		
Remarks:	null 1. case type is lap. 2. we have received sale deed, tax receipt and draft building plan for valuation. 3. plot area and bua as per sale deed is considered for valuation. 4. sale deed having ref. no 7518/2017 dated 08/09/2017 is between kiran padmakar kanpile and sukhsen arjun salunke gangaram arjun arjun salunke 5. property is identified and demarcated as per person available on site. 6. tax receipt paid from 2010 to 2026 having property id 1130601696. 7.on site temporary tin shed structure is observed and same is not considered for valuation		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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Entered By:	Klarheit Valuers And Cons	Entered On:	03-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	03-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.82964899999999

Latitude: 18.672220000000003

Image Taken

Longitude: 73.82963199999999

Latitude: 18.672225

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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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