



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142727	Application No.:	77000335848
Customer Name:	Sachin Siddharam Kumbhar	Branch :	(10651) KHARADI
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sachin Siddharam Kumbhar	Mobile :	8055861612 8888431024

PROPERTY ADDRESS

Property Address:	Plot No 11, Sno 151a, Hissa No 5/1, ,Mauje Manjri Bk Tal Haveli Dist Pune	Location:	Manjari Farm		
		City:	Pune	Pin Code	412307
		State:	Maharashtra	Country	India
Legal Address:	Plot No 11, Sno 151a, Hissa No 5/1, Mauje Manjri Bk Tal Haveli Dist Pune	Nearby Landmark:	Near Mahadev Madir		
		Collateral ID:	I26PUN307-084038		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	24
Green Housing:	No	Distance from City Center Km:	12
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	2	1	2	1 BHK RESIDENTIAL USE
First Floor	2	1	1	1 BHK RESIDENTIAL USE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	3 YEARS	Tenant	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	20 Ft Common Road	Milkat No Of S No 151part	Plot No 10	Plot No 12
Actual on Site	Road	Adj Building	Kale House	Shinde House
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 1 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1000	3700	3700000
Carpet Area	1213	0	0
Super Built Up/Sellable Area	1455	1800	2619000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6319000
% Recommended	100	Realizable Value:	6319000

Realizable Value In Words : Rupees Sixty-Three Lakh Nineteen Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	24-Aug-2026
Violations observed (if any):	1) Ownership Documents In The Name Of Appliacnt Not Received		
Remarks:	null 1) this is resale case 2) subjected property is ground plus 1 upper floor residential building 3) plot area and bua consider as per site measurement 4) sale deed made between mrs jayashri ghule and mr sanjiv lahavne having reff no 1551/2014 dt 10/03/2014 5) zone certificate issued by adtp ahaving reff no 1698 dt 11/02/2013 under agricultural and no development zone 6) 7/12 of sno 151a, hissa no 5/1 dt 09/01/2014 7) extract no 8 issueb by grampanchayat manjri bk dt 07/03/2017 8) architect plan by arc harshal rokade but received plan without stamp and sign 9) tax paid from 2023 to 2025 having property id p/t/19/11374000 10) no name board observed on site , property verified by person meet at site and documents provided 11)18.520084,73.971816		

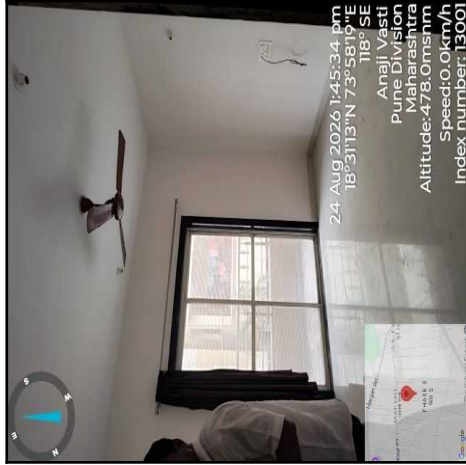
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Entered By:	Propedge Valuations Priva	Entered On:	08-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	08-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended as concurrence taken from rlm and recommended by city head		



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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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