



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-129916	Application No.:	7792139363
Customer Name:	Sanjay Subhash Rane	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sanjay Subhash Rane	Mobile :	9422002752 9022888944

PROPERTY ADDRESS

Property Address:	Flat No 1208 12 Floor Building No F, ,Park Pebbles Phase 1, Sno 197/15,197/16 And Other,Sector R 08 ,Mauje Bhugaon Tal Mulshi Dist Pune	Location:	Pirangut
		City:	Pune Pin Code 412115
		State:	Maharashtra Country India
Legal Address:	Flat No 1208 12 Floor Building No F, Park Pebbles Phase 1, Sno 197/15,197/16 And Other , Sector R 08 ,Mauje Bhugaon Tal Mulshi Dist Pune	Nearby Landmark:	Opposite To Rohan Saroha Building
		Collateral ID:	I26PUN115-070084

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	16	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	50
Green Housing:	No	Distance from City Center Km:	25
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				
12 Th Floor	3	1	2	2 BHK RESIDENTIAL USE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Fire Lift Staircase	Open To Sky	Entrance Lift And Flat No	Open To Sky
Actual on Site	Fire Lift Staircase	Open To Sky	Entrance Lift And Flat No	Open To Sky
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 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:	2 PARKING PLUS 16

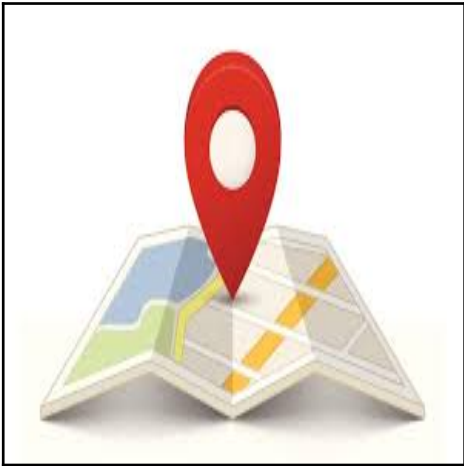
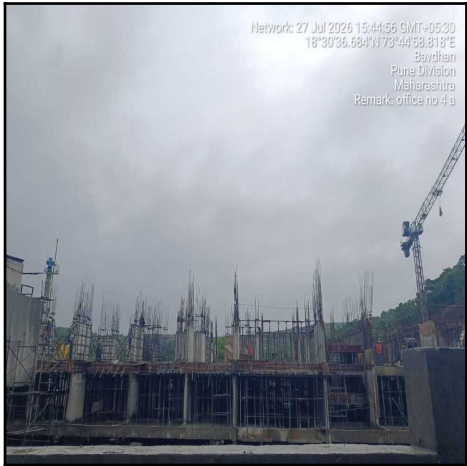
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	796	0	0
Super Built Up/Sellable Area	1075	7500	8062500
Parking	1	400000	400000
Other 2	1	0	0
% Completion	40	TOTAL	8462500
% Recommended	40	Realizable Value:	8463000

Realizable Value In Words : Rupees Eighty-Four Lakh Sixty-Three Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	29-Jul-2026
Violations observed (if any):			
Remarks:	Group Name- MS RAINBOW PURPLE CONSTRUCTION LLP Company Name - MS RAINBOW PURPLE CONSTRUCTION LLP Grade - B Project Approval No - PUN/26/1604 Project ID Finone - 511697 Building ID Finone - 613533 1) this is builder purchase case 2) subjected property is 2 bhk residential flat on 12 th floor comprising of 2 parking plus 16 upper floor residential building 3) area consider as per draft of sale deed 4) carpet area as per sale deed on that 35 percent loading consider for valuation 5) draft of sale deed made between m/s rainbow purple construction llp and sanjay subhash rane 6) rera certificate no pr1261012600124 commencing from 17/04/2026 and ending with 30/06/2030 7) sanction plan issued by pmrda having reff no bmu/c no 506/25-26/m bhugaon / s no 197/15 and other /sector r 08 dt 22/01/2026 8) as per site project is underconstruction ,plinth completed , further work is in progress 9) this project is apf with icici hfc haviung apf no pun/26/1604 10) 18.506934,73.749422		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-07-27 AT 4.09.58 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-27 AT 4.10.01 PM.JPEG			
PLAN.PDF			
RERA.PDF			
WHATSAPP IMAGE 2026-07-27 AT 4.09.58 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-27 AT 4.09.58 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-27 AT 4.09.59 PM (2).JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-07-27 AT 4.10.00 PM (1).JPEG	NULL	NULL	
PARK PEBBLES DRAFT F 1208 MRS.MADHURI SANJAY			

Entered By:	Propedge Valuations Priva	Entered On:	29-Jul-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	29-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended credit to note 2 litigations observed on rera		



Longitude: 73.75012777777778

Latitude: 18.507304722222223

Image Taken

Longitude: 73.75012777777778

Latitude: 18.507304722222223

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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