



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151665	Application No.:	77000337758
Customer Name:	Dadaso Laxman Sonwalkar	Branch :	(10155) BARAMATI
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Dadaso Laxman Sonwalkar	Mobile :	9890286551 8408824534

PROPERTY ADDRESS

Property Address:	Flat No 203 2nd Floor Vitthal Pride, Plot No 9 S No 62/1 To 6/78/B, At Kolki Phaltan, Tal Phaltan Dist Satara	Location:	Phaltan
		City:	Satara Pin Code 415523
		State:	Maharashtra Country India
Legal Address:	Flat No 203 2nd Floor Vitthal Pride Plot No 9 S No 62/1 To 6/78/B At Kolki Phaltan Tal Phaltan Dist Satara	Nearby Landmark:	Near Anant Mangal Karyalay
		Collateral ID:	I26SRA523-088641

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	130
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other2				
Ground Floor				
First Floor				
Second Floor	3	1	1	2BHK RESIDENTIAL FLAT
Other1				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space And Compound	Duct And Flat No 202	Open Space And Compound	Flat No 204
Actual on Site	Open Space And Compound	Duct And Flat No 202	Open Space And Compound	Flat No 204
Boundary	Yes			

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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:

1

Constructed Rate :

1

Total Value ₹:

2

Floorwise Usage:

MIXED USAGE

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	571	0	0
Super Built Up/Sellable Area	742	2700	2003400
Other 1	1	0	0
Other 2	1	0	0
% Completion	70	TOTAL	2003400
% Recommended	70	Realizable Value:	2003000

Realizable Value In Words : Rupees Twenty Lakh Three Thousand

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Visited By:

Mourya Concepts Opc Pune_Hfc

Visited on:

07-Sep-2026

Violations observed (if any):

Remarks:

null | 1) this is hl rhl home purchase builder case 2) subject property is 2 bhk residential flat situated on 2nd floor 3) copy of agreement to sale between m/s agastya properties and mr dadaso laxman sonwalkar mrs bhakti dadaso sonwalkar ref no 2350/2026 dated 27/08/2026 4) copy of sale deed between mr shankar vitthal bhujbal and mrs manisha dilip nale ref no 4757/2011 dated 12/07/2011 5) copy of na order ref no phaltan1227/06 dated 15/05/2007 issued by subdivisional office satara 6) copy of cts map dated 20/05/2024 7) copy of layout map issued by land revenue department phaltan 8) construction permission and approved building plan ref no bp/sr-05/2024 dated 17/02/2025 issued by subdivisional office satara 9) rera certificate no p52700080645 dated 23/06/2025 valid till 31/03/2028 10) copy of 7/12 extract dated 07/06/2019 11) copy of legal opinion dated 07/09/2026 by adv santosh khandekar 12) the bua of 742 sqft (571 sqft ca x 30 percent loading) is considered for valuation 13) property is under construction as per site plastering work is in progress 14) non apf process to be followed

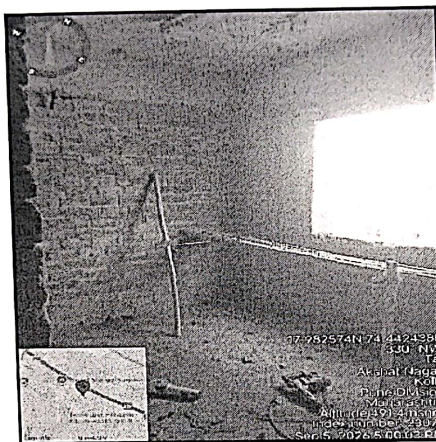
OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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WHATSAPP IMAGE 2026-09-05 AT 5.44.50 PM.JPEG	NULL	NULL	
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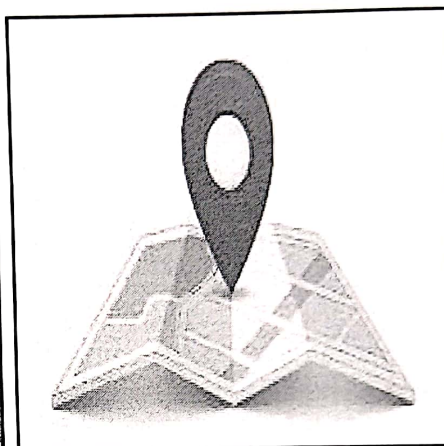
Entered By:	Mourya Concepts Opc Pune_	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.442278
Latitude: 17.98263899991118
Image Taken 07-SEP-2026 09:40:53



Longitude: 74.442278
Latitude: 17.98263899991118
Image Taken 07-SEP-2026 09:41:03



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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