



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-173611	Application No.:	77000350420
Customer Name:	Shekhar Devidas Surdas	Branch :	(10830) PUNE-HADAPSAR-B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Shekhar Devidas Surdas	Mobile :	8855860072 8600097345

PROPERTY ADDRESS

Property Address:	Flat No 203, 2nd Floor, Building G-6, Ivy Estate ,Niya , Gat No 677,687, 689 Part, 690 To 710 At,Wagholi Tal Haveli And Dist Pune	Location:	Vagholi		
		City:	Pune	Pin Code	412207
		State:	Maharashtra	Country	India
Legal Address:	Flat No 203, 2nd Floor, Building G-6, Ivy Estate Niya , Gat No 677,687, 689 Part, 690 To 710 At Wagholi Tal Haveli And Dist Pune	Nearby Landmark:	Near Snbp International School		
		Collateral ID:	I26PUN207-095205		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	11	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	30
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Shiva	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	3 YEARS	Tenant Occupied	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky And Flat No 202	Flat No 204	Door And Entrance	Open Space
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

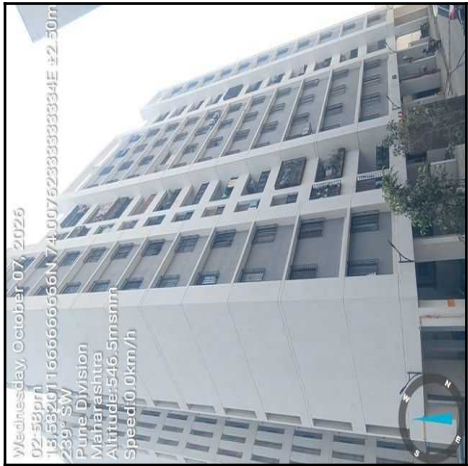
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	PARKING FLOOR PLUS 11

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	611	0	0
Super Built Up/Sellable Area	825	6200	5115000
Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	5515000
% Recommended	100	Realizable Value:	5515000
Realizable Value In Words : Rupees Fifty-Five Lakh Fifteen Thousand			

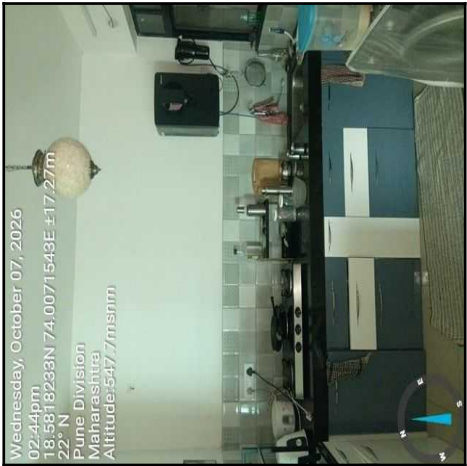
Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	07-Oct-2026
Violations observed (if any):	In The Name Of Customer Ownership Document Is Not Provided		
Remarks:	null 1) this captioned case is resale purchase 2) technical visit done by sandeep and report made by vaishnavi 3) latitude 18.581850 longitude 74.007456 4) deed of declaration between kolte patil developers limited and mr. rajesh a. patil reff no 8903/2022, dt 29/09/2022 5) rera certificate no p52100017955 6) building plan is issued by pmrda reff no 868/18-19, dt 05/11/2018 7) commencement certificate is issued by pmrda reff no 868/18-19, dt 05/11/2018 8) ats index ii between kolte patil developers and shailesh sarjerao lahane, suchita shailesh lahane reff no 4914/2022 9) occupancy certificate is not provided 10) ca is consider as per index ii and 35 percent loading is consider for bua 11) as per site observation society name board and flat no is observed on site		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	08-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	08-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 74.007456
Latitude: 18.58185
Image Taken 07-OCT-2026 14:58:47



Longitude: 74.007456
Latitude: 18.58185
Image Taken 07-OCT-2026 14:44:34



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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