



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-131162	Application No.:	77000327087
Customer Name:	Ashwini Vinod Kulkarni	Branch :	(10811) PUNE - VISHRANTWADI
Product Name:	Lap-Residential Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ashwini Vinod Kulkarni	Mobile :	7387971414 8390273819

PROPERTY ADDRESS

Property Address:	Flat No 304/Unit No 20 3rd Floor, Wing A, ,Venkatesh Joynest Apartment Phase 1, ,Gat No 33(Old Sno 117/3) Gat No 34/2 (Old S No ,117/2) Mauje Loni Kalbhor Tal Haveli Dist Pune	Location:	Loni Kalbhor		
		City:	Pune	Pin Code	412201
Legal Address:	Flat No 304/Unit No 20 3rd Floor , Wing A, Venkatesh Joynest Apartment Phase 1, Gat No 33(Old Sno 117/3) Gat No 34/2(Old S No 117/2) Mauje Loni Kalbhor Tal Haveli Dist Pune	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Mit College		
		Collateral ID:	I26PUN201-076884		

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:	Development Authority
Nature of Location:	Rural	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
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				
3rd Floor	3	1	2	2 BHK RESIDENTIAL USE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ashwini Vinod Kulkarni	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	5 YEARS	Self	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky	Entrance Passage	Open To Sky	Staircase Lift
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	PARKING PLUS 11 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	717	0	0
Super Built Up/Sellable Area	968	5200	5033600
Open Car Parking	1	250000	250000
Other 2	1	0	0
% Completion	100	TOTAL	5283600
% Recommended	100	Realizable Value:	5284000

Realizable Value In Words : Rupees Fifty-Two Lakh Eighty-Four Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	04-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is lap residential case 2) subjeceted property is 2 bhk residential flat on 3rd floor comprising of parking plus 11 upper floor residential building 3) area as per deed of apartment consider for valuation 4) carpet area asper sale deed on that 35 percent loading consider for valuation 5) deed of apartment made bewteen mahavir chinchwade and ashwini vinod kulkarni having reff no 16072/2022 dt 22/06/2022 6) na order issued by collector office pune having reff no pmh/na/sr/652/14 dt 27/10/2014 7) occupancy certificate issued by pmrda having reff no dp/bha/m lonikalbhor/ sno 33.34/2/c no 54/15-16 dt 10/03/2017 8) building board observed on site 9) 18.487827,74.030557		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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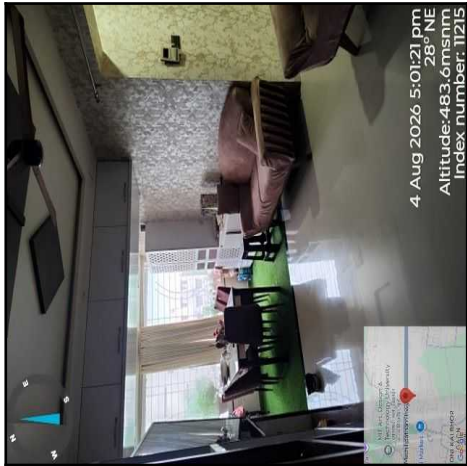
Entered By:	Propedge Valuations Priva	Entered On:	19-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	19-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.03057083333333

Latitude: 18.487906944444447

Image Taken



Longitude: 74.03057083333333

Latitude: 18.487906944444447

Image Taken 04-AUG-2026 17:01:21



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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