

Technical

Applicant Details				
Loan Application No	Applicant Name	Applicant Type	Branch	Product
HOU/KRDI/0926/5225086	REKHA SWIKAR SUGANDHI	Applicant	KHARADI	Housing Loan
Partner / Verifier Details				
Verifier Name	CREATIVE PROPTECH PRIVATE LIMITED	Allocation Date	Sep 27 2026 12:05:36	
Verifier Code	CVMMR			
Case Details				
Date Of Report	09/27/2026			
Date Of Visit	09/21/2026			
Report Reference ID (Verifier)	2026092711574890			
Contacted Person Name	Mrs. Rekha Swikar Sugandhi			
Address as per title document	., PLOT NO 827, S NO 92/1 AND 163, ., AMAR SRUSTI CO-OPARATIVE HOUSING SOCIETY LTD, PUNE, MANJARI BK, Pune, MANJARI BK, Pune, MAHARASHTRA, India, 412307,,,,Pune,MAHARASHTRA,India,412307			
Address As Per Site	Residential Bungalow, Ground + 01 Floor, Amar Srishti CHSL, Amar Srishti Phase 02, Plot No. 827, Near Venus World School, Off. Amar Srusti Road, Survey No. 163, 92/1, Manjri Budruk, Pune, Taluka - Haveli, District - Pune, 412307			
Valuation Done Before	NO			
If Yes ? Related Details				
Technical Type	Fresh			
Surrounding & Locality details				
Status of Site	Developing	Class of Locality	Middle	
Railway Station (In KM)	5	Bus Stop (In KM)	1	
LandMark	Near Venus World School	Distance from City Centre(In KM)	17	
Condition & Width of Road Approach (ft)	25	Proximity to Transport	Near By	
Property details				
Occupant	Occupant Status	Under Construction		
	Occupant Name	Na		
	Relation With Applicant	OTHERS		
Building Details	Property Type	Bungalow / Villa		
	Current Usage	Residential		
	Property Demarcation	NO		
	Type of Structure	RCC Framed		
	Plot Area / Land Area (Sq ft)	2679		
	No of Blocks	0		
	No of Units	1		
	No of Floors	1		
	No of Lifts	1		
	Building Remarks	Na		
	Unit Detail	Unit Located on Floor	0	
No of Rooms		2		
Super Built up Area/Plot Area (Sq ft)		2940.00		
Unit Documented Carpet Area		2178.00		
Remarks On Property		Na		
Quality of Construction		Good		
Age of Property		0		
Residual Life		60		
Unit Remarks	Na			

Sanction Plan Approval & Other Document details			
Sanction plan verified	Sanction Floor Plan with Ref No. BHA/1996/24-25/Mouze Manjari Bk/S No. 92/1A/163/827/Plot No. 27 issued by PMRDA Dtd 06/12/2024	OwnerShip Type	Free Hold
Documents Verified	Agreement for sale Reg No. 16847/2022 SRO - Haveli 23 & date of Registration 25/07/2022		
Property Location Limits	Municipal Corporation		
Usage allowed	Residential		
Setbacks	As per plan/ Bye laws	Actual at site	Deviation
Front			
Side1(Left)			
Side2(Right)			
Rear			
Boundaries	As per deed documents	Actual at site	Deviation
East	06 M Wide Road	Road	
West	Plot No. 823/824	Plot No. 823/824	
North	Plot No. 828	Plot No. 828	
South	Plot No. 826	Plot No. 826	
Boundaries Remark	Yes		
Area Details			
Carpet Area As Measured (sq. ft)	2178		
Carpet Area as per Document/Carpet area as per actual for Plot+Construction/Resale (sq. ft)	2178		
Carpet Area As Per Approved (sq. ft)	2178		
Carpet Area considered for Valuation (sq. ft)	2178		
Loading	35		
Super Area (sq. ft)	2940		
Realisable Value			
(A) Land & Building Value			
Description	Area(Sft.)	Rate(Sft.)	Amount(Rs.)
Land	2679	7500	20092500
Construction cost(On Completion)	2940	2800	8232000
Stage of Construction (%)	85	Disbursement Recommendation (%)	95
(B) Value of Extra Amenities if Applicable			
Description	Cost	Remark	
Car Parking	0	Na	
PLC	0	Na	
EDC	0	Na	
IDC	0	Na	
OTHER	0	Na	
Total Amenities cost	0	Na	
Realisable Value	28324500	Forced Distress (%)	80
Forced/Distress Sale Value	22659600		
Approx. rentals in case of 100% completed property	0		
Final Remarks	Remarks: 1. Subject property is under construction Ground + 01 Floor residential bungalow. 2. On site Footing/Excavation, Plinth, RCC Slabs, External Brick work, Internal Brick work, Internal Plaster, External Plaster, Flooring is completed. However, remaining is pending and Same is In Progress. Stage of Construction is given 85% accordingly. 3. Basis stage of construction value as on date is Rs. 24410700/- and value post completion shall be Rs. 25645500/-. 4. On site no demarcation is observed, however the plot area as per index-II is consider for valuation. 5. Report released on the basis of Index II and Sanction Floor Plan provided.		
Declaration	Na		
GeoCoordinates	User denied the request for Geolocation.		
Remark by Reviewer	Na		

Kanna

Santosh

Dattatraya

Digitally signed by Kanna Santosh Dattatraya

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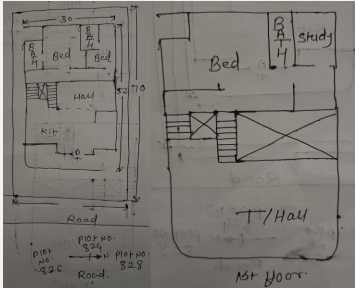
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