



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149264	Application No.:	77000341568
Customer Name:	Naqeeb Farid Pathan	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Naqeeb Farid Pathan	Mobile :	9923392885 9503818362

PROPERTY ADDRESS

Property Address:	Survey No 259 Hissa No 3/2/9 , Mauje Lohegaon Tal Haveli Dist Pune	Location:	I A F Station Pune
		City:	Pune Pin Code 411032
		State:	Maharashtra Country India
Legal Address:	Survey No 259 Hissa No 3/2/9 Mauje Lohegaon Tal Haveli Dist Pune	Nearby Landmark:	Near Jj English Medium School
		Collateral ID:	I26PUN032-093215

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	26
Green Housing:	No	Distance from City Center Km:	13
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	2	2	2 UNITS OF 01 RK
First Floor	3	1	2	02 BHK
Second Floor				
Terrace Floor				OPEN TERRACE
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller Mr. Kishor Katta	11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2023	Seller Occupied	49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Survey No Part	Road	Property Of Mr. Hargude	Property Of Mr. Waghmare
Actual on Site	Adjacent Bungalow	Road	Property Of Mr. Bhalerao	Property Of Mr. Waghmare
Boundary	Yes			

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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 01ST

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1076	4300	4626800
Carpet Area	1195	0	0
Super Built Up/Sellable Area	1614	2200	3550800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8177600
% Recommended	100	Realizable Value:	8178000

Realizable Value In Words : Rupees Eighty-One Lakh Seventy-Eight Thousand

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	02-Sep-2026
Violations observed (if any):			

Remarks:	null 1) we have received index ii, draft sale deed, zone certificate. 2) i) draft sale deed agreement made between mr. kishor gangadhar katta and others and mr. naqeeb farid pathan, mr. nayab farid pathan, mr. shadab farid pathan, dated -2026, (av - rs. 80,00,000/-) documented for valuation. ii) sale deed made between mr. jafar farid hannure and mr. kishor gangadhar katta, mrs. chhaya kishor katta with reg no. 4776/2021 sro - haveli 07, date of registration 12/05/2021. iii) zone certificate with ref no. zc2021221212431884 issued by pmc dtd 23/12/2020 for residential. iv) property tax receipt with property id. p/1/09/05410000 in the name of mr. kishor g katta paid from the year 2021 to 2026. 3) property is identified through number plate near entrance, light bill and person met at site. 4) plot area as per index ii and 1.5 fsi construction area is considered. 5) column dowels are found left on terrace floor, for future developments, no such a work is in progress. 6) property lies in airport height restriction zone hence land rate is derived accordingly.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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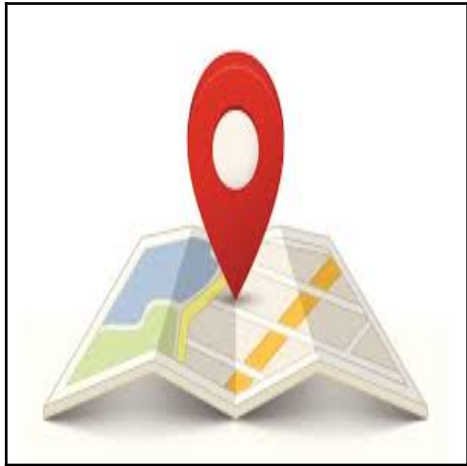
Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	29-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. property to be vacated before cheque handover		



Longitude: 73.90661124296021
Latitude: 18.592805646630236
Image Taken 02-SEP-2026 11:41:48



Longitude: 73.90661124296021
Latitude: 18.592805646630236
Image Taken 02-SEP-2026 11:41:57



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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