



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164321	Application No.:	7782202381
Customer Name:	Nisha Prakash Mankikar	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Nisha Prakash Mankikar	Mobile :	9096666503 9518751112

PROPERTY ADDRESS

Property Address:	Flat No 104,1st Floor, F Wing, One Hallmark Avenue,Sr No. 91, Hissa No. 2a, 2b Mauje Ravet, Tal.,Haveli, Dist. Pune	Location:	Mamurdi
		City:	Pune Pin Code 412101
		State:	Maharashtra Country India
Legal Address:	Flat No 104,1st Floor, F Wing, One Hallmark Avenue, Sr No. 91, Hissa No. 2a, 2b Mauje Ravet, Tal. Haveli, Dist. Pune	Nearby Landmark:	Hdfc Bank
		Collateral ID:	I26PUN101-089939

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	31
Green Housing:	No	Distance from City Center Km:	21
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Rahul Wagchaure	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2023	Tenant	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance	Flat No. 103	Open To Sky	Staircase/Lift
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	G PLUS 7 UPPER FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	506	0	0
Super Built Up/Sellable Area	683	7000	4781000
Open Parking	1	250000	250000
Other 2	1	0	0
% Completion	100	TOTAL	5031000
% Recommended	100	Realizable Value:	5031000
Realizable Value In Words : Rupees Fifty Lakh Thirty-One Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	23-Sep-2026
Violations observed (if any):	1. Ownership Documents In The Name Of Applicant Are Not Provided Being Resale Case		
Remarks:	null 1.this case is resale. 2. subject property is 1bhk flat. 3. we have received index ii in favor of mr. rakesh dinkar kulkarni reg no. 6309/2015 dated 20/06/2015 issued by sro haveli 22. 4. part occupancy certificate reg no. 458/2018 dated 24/07/2018 issued by pcmc. 5. pcmc tax receipt paid for year 2026 malmatta no. 1150413726. 6. carpet area as per sale deed with suitable loading is considered, as per sale deed it is understood that 60 percent loading is considered on carpet area to convert into bua (409 sq.ft. ca plus 97 sq.ft. ta equal to 506 sq.ft. total carpet area, 683 sq.ft. bua considered as per 35 percent loading on carpet area 7. property identified with the help of person meet at site and document provided. 8 correct latlongs are 18.650011, 73.742830 9. rate is given inclusive of all		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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COMPLITION CERTIFICATE.PDF			
PROPERTY TAX RECEIPT.PDF			
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WHATSAPP IMAGE 2026-09-21 AT 10.44.12 AM.JPEG			

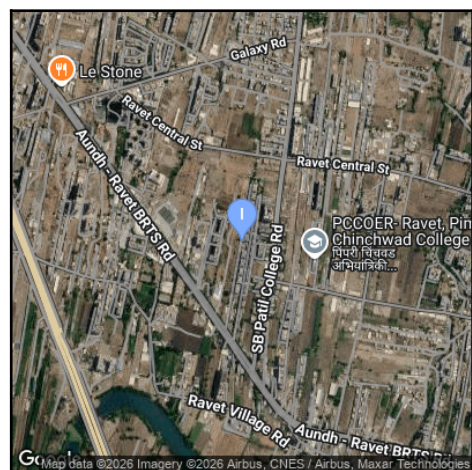
Entered By:	Assureval Private Limited_Hfc	Entered On:	23-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.7425
Latitude: 18.65083333333333
Image Taken



Longitude: 73.7425
Latitude: 18.65083333333333
Image Taken



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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