



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144579	Application No.:	77000340231
Customer Name:	Manisha Dhanaji Yedage	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Manisha Dhanaji Yedage	Mobile :	7558476598 9923917718

PROPERTY ADDRESS

Property Address:	Flat No 102, 1st Floor, Parijat, Survey No 120 P,Mauje Wadmukhwadi, ,Taluka Haveli, District Pune	Location:	Chovisawadi		
		City:	Pune	Pin Code	412105
		State:	Maharashtra	Country	India
Legal Address:	Flat No 102, 1st Floor, Parijat, Survey No 120 P, Mauje Wadmukhwadi, Taluka Haveli, District Pune	Nearby Landmark:	Near Shree Sai Temple		
		Collateral ID:	I26PUN105-086590		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Entrance Plus Flat No 101	Open To Sky	Flat No 103	Open To Sky
Actual on Site	Entrance Plus Flat No 101	Open To Sky	Flat No 103	Open To Sky
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

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 4 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	501	0	0
Super Built Up/Sellable Area	676	6000	4056000
1 Parking	1	500000	500000
Other 2	1	0	0
% Completion	98	TOTAL	4556000
% Recommended	98	Realizable Value:	4556000

Realizable Value In Words : Rupees Forty-Five Lakh Fifty-Six Thousand

Visited By:	Klarheit Valuers And Consultants Pvt Ltd_Hfc	Visited on:	28-Aug-2026
Violations observed (if any):	No		

Remarks:	null 1. case type is builder purchase. 2. we have received approved building plan, draft agreement and na order for valuation. 3. area as per approved building plan is considered for valuation. 4. draft agreement is between m/s srs constructions and manisha dhanaji yedage dhanaji vasant yedage 5. approved building plan having ref. no 56/2023 dated 11/08/2023 issued by pcmc. 6. na order having ref. no na/sr/523/2023 dated 09/11/2023 issued by upper tahsildar 7. rera no p52100054385 commencing from 18/01/2024 and ending with 31/03/2028 8. this is non apf builder purchase case necessary approvals to be taken before disbursement 9. oc not received 10. valuation is given considering unit price of the property.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000275706.JPG	NULL	NULL	
1000275728.JPG	NULL	NULL	
1000275711.JPG	NULL	NULL	
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1000275727.JPG	NULL	NULL	
1000275708.JPG	NULL	NULL	
1000275709.JPG	NULL	NULL	
1000275710.JPG	NULL	NULL	

Entered By:	Klarheit Valuers And Cons	Entered On:	16-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 :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.87453699999999
Latitude: 18.642008
Image Taken



Longitude: 73.87453699999999
Latitude: 18.642008
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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