



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156312	Application No.:	77000356045
Customer Name:	Pratap Vilas Katkar	Branch :	(10120) PUNE - WAKAD
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Pratap Vilas Katkar	Mobile :	8888954042 7499469732

PROPERTY ADDRESS

Property Address:	Flat No 203 02nd Floor Datta Krupa Heights,Survey No 105 Hissa No 03,Mauje Ravet Tal Haveli Dist Pune	Location:	Chinchwadagaon		
		City:	Pune	Pin Code	411033
		State:	Maharashtra	Country	India
Legal Address:	Flat No 203 02nd Floor Datta Krupa Heights Survey No 105 Hissa No 03 Mauje Ravet Tal Haveli Dist Pune	Nearby Landmark:	Near Pccoer College		
		Collateral ID:	I26PUN033-088848		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	36
Green Housing:	No	Distance from City Center Km:	18
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor	2	1	1	01 BHK
Other1				
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Tejas	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2022	Tenant	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Staircase	Open Space	Entrance / Staircase / Flat No.
Actual on Site	Open Space	Staircase	Open Space	Entrance / Staircase / Flat No.
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:	PARKING PLUS 05

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	434	0	0
Super Built Up/Sellable Area	587	7000	4109000
01 Cp	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	4409000
% Recommended	100	Realizable Value:	4409000
Realizable Value In Words : Rupees Forty-Four Lakh Nine Thousand			

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	21-Sep-2026
Violations observed (if any):			
Remarks:	null 1) we have received index ii, draft agreement, sanction floor plan, cc and oc. 2) i) draft agreement made between mr. gorakhnath shankar liman and others and mr. pratap vilas katkar, dated september 2026, (av - rs. 38,00,000/-) documented for valuation. ii) agreement for sale made between m/s. swastik construction and others and mr. gorakhnath shankar liman, mrs. sangita gorakhnath liman with reg no. 4379/2014 sro - haveli 24, date of registration 04/06/2014. iii) oc with ref no. 267/2018 issued by pcmc dtd 01/06/2018. iv) cc with ref no. bp/ravet/29/2013 issued by pcmc, v) true copy plan with ref no. bp/ravet/29/2013 issued by pcmc dtd 22/07/2013, true copy certified by ar. pramod s. shinde with reg. no. 22/13. 3) property is identified through society board, number plate on main door, person met at site and plan provided. 4) internal changes are done in unit. position of bedroom and kitchen is interchanged. 5) provided plan is for parking plus 03 floors, however as per site and provided oc same is parking plus 05 floors. 6) area as per index ii is considered for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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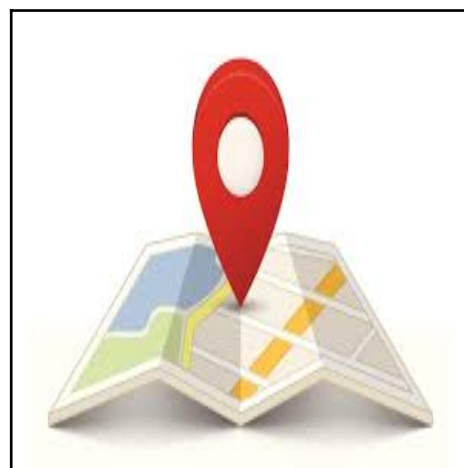
Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.74381026994337
Latitude: 18.649074158556367
Image Taken 21-SEP-2026 18:05:21



Longitude: 73.74381026994337
Latitude: 18.649074158556367
Image Taken 21-SEP-2026 18:05:29



DECLARATION

I/We hereby 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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