



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-97901	Application No.:	77000288774
Customer Name:	Ganesh Parashram Nalawade	Branch :	(10034) SATARA
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ganesh Parashram Nalawade	Mobile :	9421962544 9960849904

PROPERTY ADDRESS

Property Address:	Flat No 12 1st Floor Ganeshprasad Sr No 31 Milkat ,No 677/30 (Old Milkat No 4016/31) Mouje Dhankawadi,Tal Haveli Dist Pune	Location:	Dhank Wadi
		City:	Pune Pin Code 411043
		State:	Maharashtra Country India
Legal Address:	Flat No 12 1st Floor Ganeshprasad Sr No 31 Milkat No 677/30 (Old Milkat No 4016/31) Mouje Dhankawadi Tal Haveli Dist Pune	Nearby Landmark:	Near Suyog Hospital
		Collateral ID:	I26PUN043-057760

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor				
First Floor	1	1	1	1 RK RESIDENTIAL FLAT
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sachin Kadam	33
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1.5 YEARS	Tenant	27

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 11	Flat No 4	Staircase / Flat No 7	Flat No 3
Actual on Site	Flat No 11	Entrance	Duct / Flat No 7	Flat No 3
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

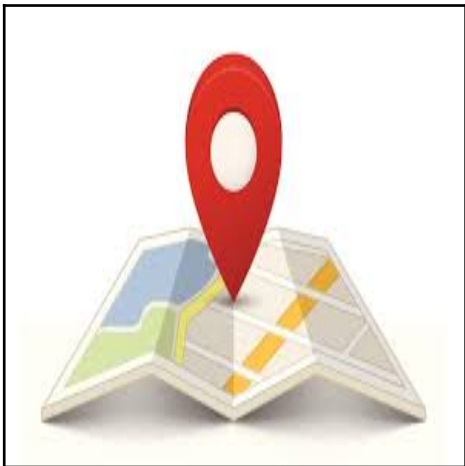
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 3 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	265	0	0
Super Built Up/Sellable Area	345	6000	2070000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2070000
% Recommended	100	Realizable Value:	2070000
Realizable Value In Words : Rupees Twenty Lakh Seventy Thousand			

Visited By:	Miss. Priyanka Jadhav	Visited on:	20-Jun-2026
Violations observed (if any):	1) Tax Not Paid For Year 2026, Tax To Be Paid Before Disbursement		
Remarks:	null 1) this is resale case 2) we have received a) seller index ii agreement b) draft agreement c) pmc tax receipt for valuation 3) area as per index ii agreement is considered for valuation 4) index ii agreement issued by haveli 1 made between sangita vasant suke and vikram narendra shaha with reg no 4714/2012 dated 22/05/2012 5) draft agreement made between vikram narendra shaha and ganesh parshuram nalawade, pallavi ganesh nalawade 6) pmc tax paid from 2003 to 2025 with property id no p/d/32/05633000 6) on site building name, society name board and name plate on main door are observed 7) property identified through documents provided and tenant met at site		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG_3896.JPG	18.46789722222222	73.85630277777777	
IMG_3897.JPG	18.467513888888888	73.85630555555555	
IMG_3895.JPG	18.46772222222222	73.85635277777777	
IMG_3899.JPG	18.467558333333333	73.85641666666666	
IMG_3901.JPG	18.45138611111111	73.82288888888888	

Entered By:	Priyanka Jadhav	Entered On:	24-Jun-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	24-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	LATEST PROPERTY TAX TO BE PAID BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.8562972222221
Latitude: 18.46778888888887
Image Taken 20-JUN-2026 10:48:25

Longitude: 73.8563805555555
Latitude: 18.467858333333332
Image Taken 20-JUN-2026 10:46:28

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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