



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-167285	Application No.:	77000347030
Customer Name:	Lalasaheb Shivaji Kshirsagar	Branch :	(10830) PUNE-HADAPSAR-B
Product Name:	Apna Ghar - Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Lalasaheb Shivaji Kshirsagar	Mobile :	7304104104 8600097345

PROPERTY ADDRESS

Property Address:	Plot No D-40, Sno 140/4b, Mauje Manjari Bk,Tal Haveli Dist Pune	Location:	Manjari Farm
		City:	Pune Pin Code 412307
		State:	Maharashtra Country India
Legal Address:	Plot No D-40, Sno 140/4b, Mauje Manjari Bk Tal Haveli Dist Pune	Nearby Landmark:	Lane No 4 Ghule Nagar
		Collateral ID:	I26PUN307-092811

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	3	2	2	1 BHK AND 1 RK
Second Floor	3	2	2	1 BHK AND 1 RK
Other1				
Other2				
Ground Floor	1			PARKING PLUS 1 STORE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Gokhale And Vacant	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2020	Tenant A Plus Vacant	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Internal Road	Milkat Of S No 140 P	Part D- 41a	Part D-39
Actual on Site	Internal Road	Milkat Of S No 140 P	Part D- 41a	Part D-39
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 2 UPPER

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1000	3500	3500000
Carpet Area	1250	0	0
Super Built Up/Sellable Area	1500	1800	2700000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6200000
% Recommended	100	Realizable Value:	6200000

Realizable Value In Words : Rupees Sixty-Two Lakh

Visited By:

Propedge Valuations Private Limited_Hfcc

Visited on:

28-Sep-2026

Violations observed (if any):

1) Ownership Documents In The Name Of Applicnat Not Received

Remarks:

null | 1) this is resale case 2) subjected property is 3) plot area consider as per sale deed and bua as per 1.5 fsi consider for valuation 4) sale deed made between kishor raikar and kalpna chavan having reff no 7465/2016 dt 16/06/2016 5) na order no 43/sr/09/2014 dt 01/04/2015 6) copy of 7/12 in the favour of kishor vishnu raikar of sno 140/4b dt 30/09/2023 7) property tax with property id p/t/19/25763000 dt 27/06/2026 tax paid from 2023 to 2025 8) zone certificate issued by pmrda having reff no zc-0000-ha-25-0-00036 dt 07/02/2025 uder residential zone 9) approching road to the property is kachha 10) 18.531467,73.964206

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-28 AT 3.31.26 PM (1).JPEG	24.17752888888889	72.48853777777778	
WHATSAPP IMAGE 2026-09-28 AT 3.31.27 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-28 AT 3.31.27 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-28 AT 3.31.27 PM.JPEG	24.17752888888889	72.48853777777778	
WHATSAPP IMAGE 2026-09-28 AT 3.31.28 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-28 AT 3.31.26 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-28 AT 3.31.29 PM (2).JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-09-28 AT 3.31.30 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-28 AT 3.31.31 PM (1).JPEG			
MANJARI-HOME-JULY-ELECTRICITY-BILL (1).PDF	NULL	NULL	
WHATSAPP IMAGE 2026-09-25 AT 2.16.44 PM (2).JPEG			
WHATSAPP IMAGE 2026-09-28 AT 3.31.26 PM (2).JPEG	NULL	NULL	

Entered By:	Propedge Valuations Priva	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.9642097222222

Latitude: 18.531466944444443

Image Taken



Longitude: 73.9642097222222

Latitude: 18.531466944444443

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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