



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155751	Application No.:	77000347420
Customer Name:	Praveen Dattatray Galinde	Branch :	(10030) PUNE-MAIN
Product Name:	Nhl - Rnhl - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Praveen Dattatray Galinde	Mobile :	9604051001 9421552143

PROPERTY ADDRESS

Property Address:	Row House No 02 Sai Villa ,Survey No 44 Hissa No 2/1/14,Ambegaon Bk Tal Haveli Dist Pune	Location:	Katraj		
		City:	Pune	Pin Code	411046
		State:	Maharashtra	Country	India
Legal Address:	Row House No 02 Sai Villa Survey No 44 Hissa No 2/1/14 Ambegaon Bk Tal Haveli Dist Pune	Nearby Landmark:	Near Madarsa-E-Taleem (Mosque) Masjid		
		Collateral ID:	I26PUN046-089621		

PROPERTY DETAILS

Type Of Property:	Row House	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
Natute 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
Ground Floor				
First Floor	2	1	1	01 BHK
Second Floor	3			03 BEDROOM
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ms. Rekha Gaikwad	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Tenant	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	10 Feet Road	Road	Row No. 01 Of Mr. Gole	Property Of Mr. Manoj Sony,
Actual on Site	Other Property	Road	Himani Care Building	Parvati Bulding
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 02

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1080	0	0
Super Built Up/Sellable Area	1350	8200	11070000
Car Parking	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	11570000
% Recommended	100	Realizable Value:	11570000
Realizable Value In Words : Rupees One Crore Fifteen Lakh Seventy Thousand			

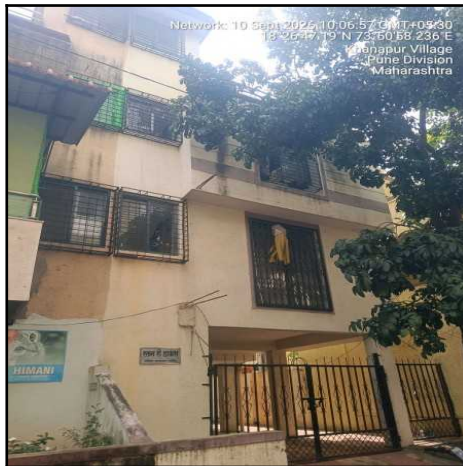
Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	10-Sep-2026
Violations observed (if any):			
Remarks:	null 1) we have received index ii, cc and oc. 2) i) sale deed made between m/s. shriram vardayini developers and others and mr. praveen dattatray galinde with reg no. 1213/2014 sro - haveli 20, date of registration 24/02/2014. 3) property is 04 bhk row house and same is tenant occupied by ms. rekha gaikwad since 2025. 4) property is identified through name plate near entrance, person met at site and documents provided. 5) area as per index ii is considered for valuation. 5) as per site information, sai vill is the name of the row-house scheme, whereas ratan is the specific name/identification of the subject row house.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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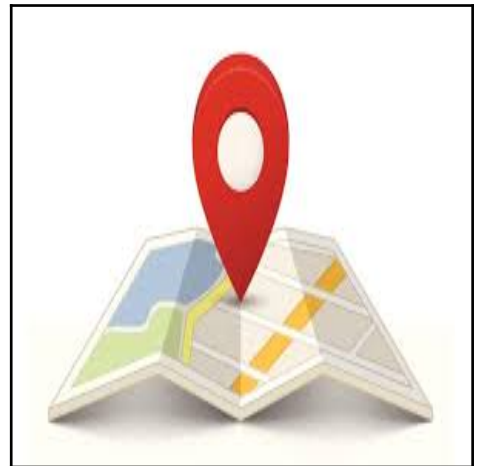
Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	21-Sep-2026
Recommended by:	Amol Jadhav	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval. Value Is Revised By 6 Percent		
Approver Name:	Shourya Gupta	Approver ID:	HE005626
Designation:	Head-Avg	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.8494991111111
Latitude: 18.446285064015957
Image Taken 10-SEP-2026 16:25:50



Longitude: 73.8494991111111
Latitude: 18.446285064015957
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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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