



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-136982	Application No.:	77000335895
Customer Name:	Hemendra Surendra Chopda	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Hemendra Surendra Chopda	Mobile :	9011092816 9284479730

PROPERTY ADDRESS

Property Address:	Flat No.05, 02nd, 03rd 04th Floor, Royal Homes,Apartment Condominium, Private Plot No 22,S No. 258/1village. Baner, Tal. Haveli, Dist. Pune	Location:	Ganeshkhind		
		City:	Pune	Pin Code	411007
		State:	Maharashtra	Country	India
Legal Address:	Flat No.05, 02nd, 03rd 04th Floor, Royal Homes Apartment Condominium, Private Plot No 22, S No. 258/1/1, Village. Baner, Tal. Haveli, Dist. Pune	Nearby Landmark:	Near Durga Temple		
		Collateral ID:	I26PUN007-077375		

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:	Elite Class
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	0	0	0	
First Floor	0	0	0	
Second Floor	1	0	1	01 BEDROOM
Third Floor	2	1	2	HALL, KITCHEN AND STORE ROOM
Fourth Floor	2	0	2	02 BEDROOMS

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	30
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	30

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Space	Open Space	Open Space	Entrance / Flat No. 06
Boundary	Na			

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

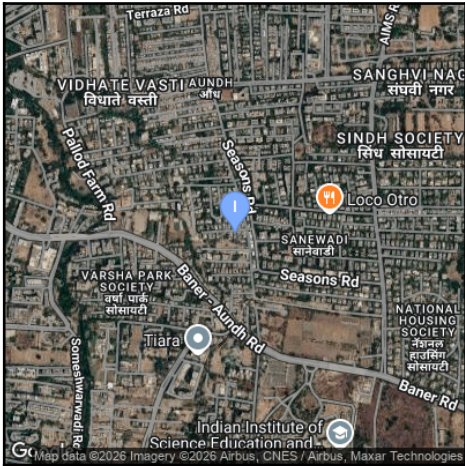
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GROUND PLUS 04

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1389	0	0
Super Built Up/Sellable Area	1875	9700	18187500
Parking	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	18687500
% Recommended	100	Realizable Value:	18688000
Realizable Value In Words : Rupees One Crore Eighty-Six Lakh Eighty-Eight Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	14-Aug-2026
Violations observed (if any):			
Remarks:	null 1.subject case is resale case 2. subject property is 03 bhk flat, as per site information the subject flat is occasionally occupied for pooja vidhi by seller 3. subject property is identify through person met at site, society board and documets provided 4. copy of agreement in the favour of mr. dinesh kishanchand pherwani, mr. sudhir kishanchand pherwani with reg no. 3629/2008, dt.26/05/2008, sro. haveli 19 5. draft agreement in favour of mr. hemendra surendra chopda, mrs. hemangi hemendra chopda 6. gunthewari certificate issued by pmc ref no. 65912 dated. 08/05/2006 7. sanction floor plan, tax receipt are not provided 8. bua as per index ii is considered for valuation 9. correct lat longs are 18.555067, 73.804045 10. tax receipt by pmc, tax paid from 2003 to 2023 11. property occupied for temporary use.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-14 AT 12.48.32 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-14 AT 12.48.30 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-14 AT 12.48.38PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-14 AT 12.48.31 PM (1).JPEG	NULL	NULL	

Entered By:	Assureval Private Limited_Hfc	Entered On:	20-Aug-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 :	20-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended atm has visited the property.		



Longitude: 73.804045
Latitude: 18.555067
Image Taken

Longitude: 73.804045
Latitude: 18.555067
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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