



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-116798	Application No.:	77000308126
Customer Name:	Edwin Jungchoo Chang	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Edwin Jungchoo Chang	Mobile :	9860181904 9325020191

PROPERTY ADDRESS

Property Address:	Shop No 9, Lower Ground Floor,,Geras Imperium Alpha Sno 64,,Hissa No 1 To 6 Mauje Kharadi Tal Haveli Dist Pun	Location:	Wadgaon Sheri
		City:	Pune Pin Code 411014
		State:	Maharashtra Country India
Legal Address:	Shop No 9, Lower Ground Floor, Geras Imperium Alpha Sno 64, Hissa No 1 To 6 Mauje Kharadi Tal Haveli Dist Pune	Nearby Landmark:	Near Gera Sky Villa Society
		Collateral ID:	I26PUN014-065101

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	11	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	30
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
Lower Ground Floor	1			1 SHOP
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Gurunank Di Rasoi Ankit Singh	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Tenant	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrnace	Internal Open Space	Shop No 10	Shop No 8
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 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:	3 BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	213	0	0
Super Built Up/Sellable Area	309	23800	7354200
Common Area	91	23800	2165800
Car Parking	1	500000	500000
% Completion	100	TOTAL	10020000
% Recommended	100	Realizable Value:	10020000
Realizable Value In Words : Rupees One Crore Twenty Thousand			

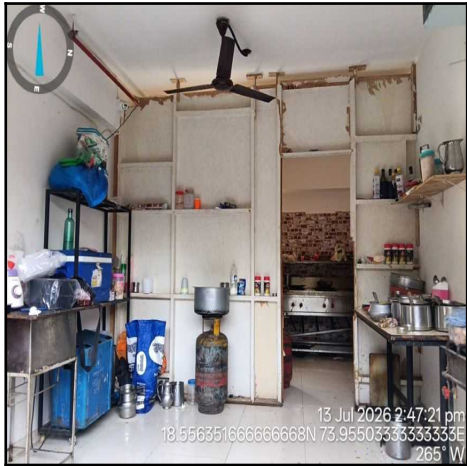
Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	13-Jul-2026
Violations observed (if any):	1) Ownership Documents In The Name Of Applicant Not Received 2) Latest Tax To Be Paid Before Disbursement		
Remarks:	null 1) this is nrp resale case 2) subjected property is 1 commercial shop on lower ground floor comprising of 3 basement plus lower ground plus upper ground plus mezzanine floor plus first floor parking plus second floor parking plus 3rd to 11 th floor commercial use 3) area as per sale deed consider for valuation 4) sale deed made between mr kiran choudhary and vilas badhe having reff no 1580/2024 dt 20/01/2024 5) commencement certificate issued by pmc having reff no cc/2588/17 dt 05/01/2018 6)/rera certificate no p52100015242 ending with 31/01/2022 7) shop no and building name observed on site 8) 18.556684,73.955235 9) occupancy certificate issued by pmc having reff no occ/0718/20 dt 20/01/2021 9) tax paid for year 2021 to 2025 with property id o/g/07/07220008 to pmc		

OMNI DOCS FILES			
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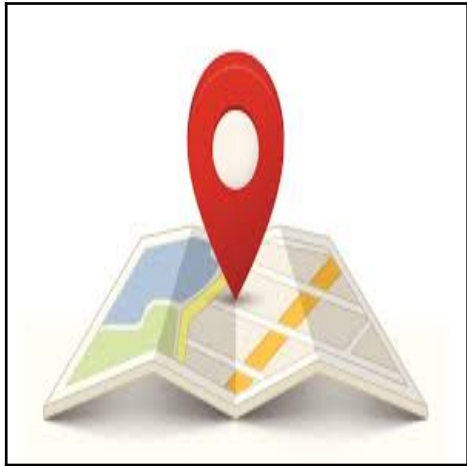
Entered By:	Propedge Valuations Priva	Entered On:	17-Jul-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	17-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.95525472222222
Latitude: 18.556869444444444
Image Taken 13-JUL-2026 14:43:28



Longitude: 73.95525472222222
Latitude: 18.556869444444444
Image Taken 13-JUL-2026 14:47:21



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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