



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-147440	Application No.:	77000302234
Customer Name:	Rahul Dilip Patil	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rahul Dilip Patil	Mobile :	8007429994 7020670541

PROPERTY ADDRESS

Property Address:	Flat No J 201 2nd Floor Rio Tower Building J,(Pride World City),S No 138p 139p Mauje Charholi Tal Haveli Dist Pune	Location:	Chovisawadi		
		City:	Pune	Pin Code	412105
		State:	Maharashtra	Country	India
Legal Address:	Flat No J 201 2nd Floor Rio Tower Building J S No 138p 139p Mauje Charholi Tal Haveli Dist Pune	Nearby Landmark:	Near Kingsburry Appartment		
		Collateral ID:	I26PUN033-079416		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	UNDERDEVELOPMENT
No of Floors:	26	Class Of Locality:	Middle Class Area
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:	18
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor	2	1	2	1BHK FLAT
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Duct Plus Adj Flat No 206	Adj Flat No 202	Entrance / Passage/ Duct	Open To Sky
Actual on Site	Duct Plus Adj Flat No 206	Adj Flat No 202	Entrance / Passage/ Duct	Open To Sky
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:	3 BASEMENTS PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	496	0	0
Super Built Up/Sellable Area	669	3060	2047140
Other 1	1	0	0
Other 2	1	0	0
% Completion	62	TOTAL	2047140
% Recommended	62	Realizable Value:	2047000
Realizable Value In Words : Rupees Twenty Lakh Forty-Seven Thousand			

Visited By:	Mr. Pratham Dhotkar	Visited on:	26-Aug-2026
Violations observed (if any):			

Remarks:	null 1 this is builder purchase case 2 documents received are mhada offer letter sanction floor plan rera certificate 3 caption property is mhada attoted 1bhk flat and same is underconstruction 4 as per site project is underconstruction, 13 th slab wip, upto 9 th floor bbm work completd, external and internal plaster upto 8 th floor completd further wip 5 offer letter with app no 3150171427 in the name of rahul dilip patil and swati rahul patil dated 5/03/2026 issued by mhada 6 rera certificate with ref no p52100055493 commencing from 02/04/2024 and ending with 31/12/2028 7 sanction plan with ref no 74/2024 on dated 26/04/2024 approved by pcmc 8 area and boundries as per plan is considered for valuation 9 internal visit not allowed due to safety reasons 10 latlongs 18.626006676088583, 73.9124153563496
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
145825-GEOTAGGED-COMPRESSED.JPG	18.625833333333333	73.9122222222223	
145826-GEOTAGGED-COMPRESSED.JPG			

Entered By:	Pratham Dhotkar	Entered On:	26-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	NON APF APPROVAL TO BE TAKEN BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended mhada allotted property credit to note 2 litigations observed on rera		



Longitude: 73.9122222222223

Latitude: 18.625833333333333

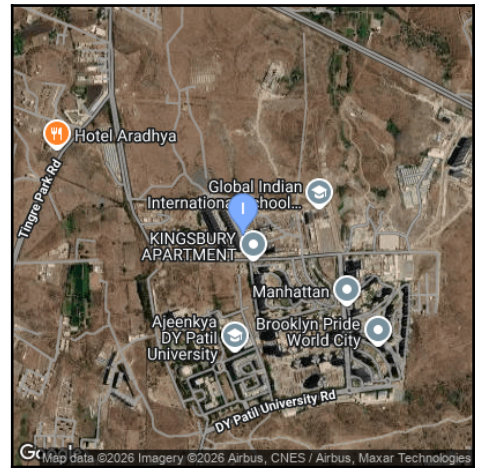
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Longitude: 73.9122222222223

Latitude: 18.625833333333333

Image Taken



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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