



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155052	Application No.:	77000352263
Customer Name:	Ganesh Raghunath Dalvi	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ganesh Raghunath Dalvi	Mobile :	8007006100 8888167545

PROPERTY ADDRESS

Property Address:	Flat No 908 9th Floor Sai Heritage Swami,Vivekanand Chsl Tp Scheme No 3 Final Plot No 543,S No 118/A Mauje Parvati Tal Haveli Dist Pune	Location:	Parvati
		City:	Pune Pin Code 411009
		State:	Maharashtra Country India
Legal Address:	Flat No 908 9th Floor Sai Heritage Swami Vivekanand Chsl Tp Scheme No 3 Final Plot No 543 S No 118/A Mauje Parvati Tal Haveli Dist Pune	Nearby Landmark:	Near Darshan Tyre
		Collateral ID:	I26PUN009-089318

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	RESI
No of Floors:	11	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	14
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
First Floor				
Second Floor				
9th Floor	2	1	1	1BHK RESI (OPEN KITCHEN)
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	12
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	FROM 2016		48

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Flat No 909	Duct And Flat No 907	Open To Sky	Entrance
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	262	0	0
Super Built Up/Sellable Area	353	6000	2118000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2118000
% Recommended	100	Realizable Value:	2118000

Realizable Value In Words : Rupees Twenty-One Lakh Eighteen Thousand

Visited By:	Mr. Shubham Arabale	Visited on:	21-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is an resale purchase case. 2) for valuation seller agreement and completion certificate is provided. 3) on site building name is observed. 4) bup area is considered as per provided seller index ii. 5) seller index ii in between mrs. saraswati dattatray korde and 1 other with m/s nakoda constrction. 6) completion certificate approval no. 155/14 date 28/1/2014 issued by sra pune and pcmc. 7) draft agreement is not provided in favor of customer. 8) site bup area- 332 sq.ft.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG20260921094002.JPG			
IMG20260921094358.JPG			
IMG20260921095334.JPG	18.49184225	73.83316038888888	
IMG20260921093116.JPG	18.491973861111113	73.83305358333332	
IMG20260921093145.JPG			
IMG20260921095335.JPG	NULL	NULL	
IMG20260921093904.JPG	18.49218177777778	73.83290099999999	

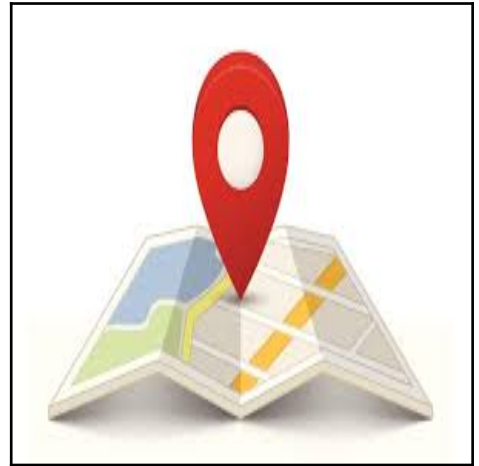
Entered By:	Shubham Arabale	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.83305358333332
Latitude: 18.491973861111113
Image Taken 21-SEP-2026 09:31:07



Longitude: 73.83290099999999
Latitude: 18.492181777777778
Image Taken 21-SEP-2026 09:39:14



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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