



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157825	Application No.:	77000356451
Customer Name:	Swati Harshdeep Bansode	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Swati Harshdeep Bansode	Mobile :	7219229120 8381064177

PROPERTY ADDRESS

Property Address:	Flat No.2 1st Floor Sadguru Heights,S No.54 Hissa No. 8/1b,Mauje Narhe Tal Haveli Dist Pune	Location:	Vadgaon Bk
		City:	Pune Pin Code 411041
		State:	Maharashtra Country India
Legal Address:	Flat No.2 1st Floor Sadguru Heights S No.54 Hissa No. 8/1b, Mauje Narhe Tal Haveli Dist Pune	Nearby Landmark:	Near Gurudev Apartment And Jijai Heights
		Collateral ID:	I26PUN041-091983

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	13
Green Housing:	No	Distance from City Center Km:	15
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	1 BHK RESIDENTIAL FLAT
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	17
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2 YEARS	Na	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Space	Lift	Flat No 3	Flat No 1
Boundary	Na			

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

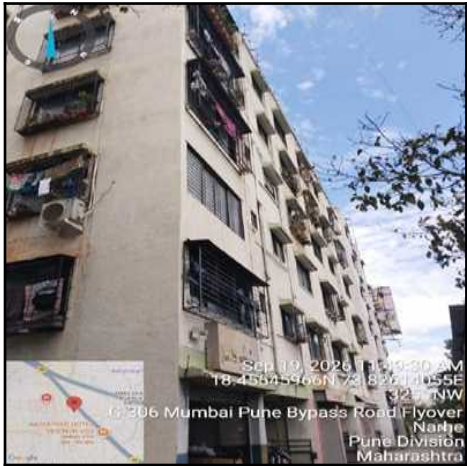
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 5

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	403	0	0
Super Built Up/Sellable Area	525	4700	2467500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2467500
% Recommended	100	Realizable Value:	2468000
Realizable Value In Words : Rupees Twenty-Four Lakh Sixty-Eight Thousand			

Visited By:	Libra Valuers_Hfc	Visited on:	19-Sep-2026
Violations observed (if any):	Pmc Tax Not Paid From 2023 To 2026		
Remarks:	null 1. this is a resale case 2. we have received index ii having number 2242/2010 which is dated on 02/03/2010 in between sunil jadhav and dattatray jagtap and chitra jagtap 3. we have received 7/12 having number 2242/9/19 which is dated on 31-12-2009 4.we have received tax receipt having number pt/09/32466000 not paid from 2023 to 2026 5. as per society name board owner of the unit is dattaray jagtap. 6.at the time of visit we have observed that property is tenant occupied and in possession with seller		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Libra Valuers_Hfc	Entered On:	27-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	27-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PROPERTY TAX TO BE PAID BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.8255555555555

Latitude: 18.4563888888889

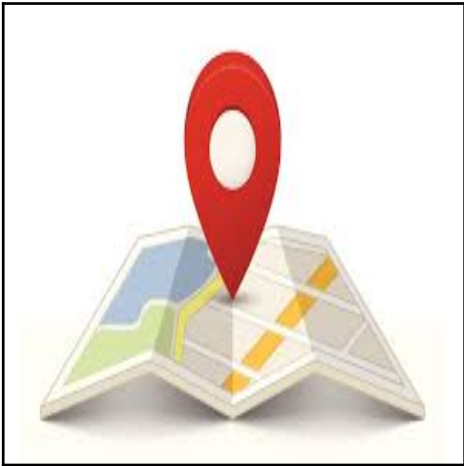
Image Taken



Longitude: 73.8255555555555

Latitude: 18.4563888888889

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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