



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-88209	Application No.:	77000280043
Customer Name:	Vijay Vishvanath Jadhav	Branch :	(10030) PUNE-MAIN
Product Name:	Apna Ghar - Dreamz- Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	In House
Contact Name:	Vijay Vishvanath Jadhav	Mobile :	9822256693 9011550228

PROPERTY ADDRESS

Property Address:	Flat No 7 And 8 4th Floor Pranjali Villa Sr No 26 ,Hissa No 7 To 14/2a/1/4 (Old Sr No 46 Hissa No 7 ,To 14/2) Mouje Hingane Khurd Tal Haveli Dist Pune	Location:	Anand Nagar		
		City:	Pune	Pin Code	411051
		State:	Maharashtra	Country	India
Legal Address:	Flat No 7 And 8 4th Floor Pranjali Villa Sr No 26 Hissa No 7 To 14/2a/1/4 (Old Sr No 46 Hissa No 7 To 14/2) Mouje Hingane Khurd Tal Haveli Dist Pune	Nearby Landmark:			
		Collateral ID:	I26PUN051-057185		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	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:	14
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other2				
Ground Floor				
First Floor				
Second Floor				
4th Floor	4	1	2	2.5 BHK RESIDENTIAL FLAT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Vijay Jadhav	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 YEARS	Self As Tenant	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Adj House	Madhukamal House	Entrance	Road
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:	GROUND PLUS 6 UPPER

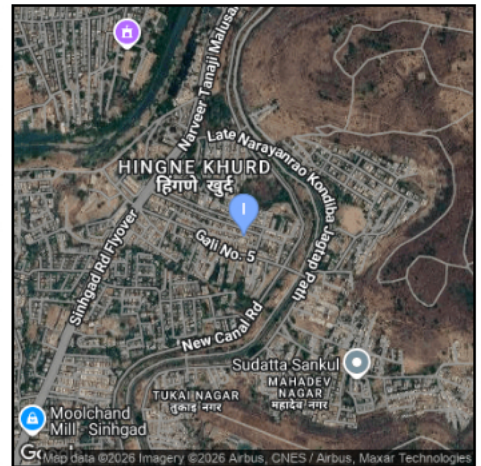
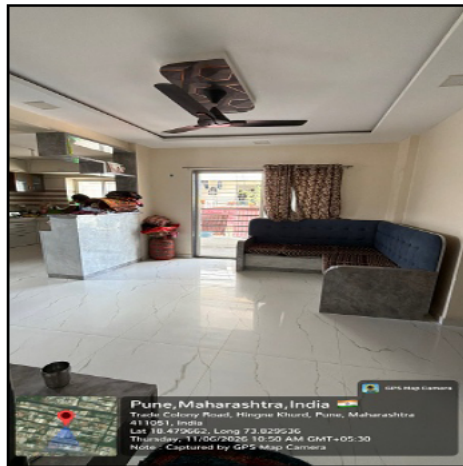
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	741	0	0
Super Built Up/Sellable Area	1000	4500	4500000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4500000
% Recommended	100	Realizable Value:	4500000

Realizable Value In Words : Rupees Forty-Five Lakh

Visited By:	Miss. Priyanka Jadhav	Visited on:	11-Jun-2026
Violations observed (if any):	1) Flat No 7 And 8 Are Internally Merged		
Remarks:	null 1) this is builder purchase case 2) we have received a) draft agreement b) occupancy certificate 3) area as per draft agreement is considered for valuation 4) draft agreement made between dhananjay achyut deshpande and vijay vishwanath jadhav 5) on site only building name observed 6) property identified through documents provided and customer met at site 7) the seller is the landowner, we have received land sale deed, oc on the name of seller 8) (land) sale deed issued by haveli 9 made between sagar moreshwar dev, sarita sagar dev and nirmala achyut deshpande with reg no 1009/93 dated 12/03/1993 9) this is non apf builder purchase case, take necessary approval for funding before disbursement		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG_3531.JPG	18.479463888888887	73.82904444444443	
IMG_3533.JPG	NULL	NULL	
IMG_3525.JPG	18.479311111111111	73.82910277777778	
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IMG_3534.JPG	NULL	NULL	
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Entered By:	Priyanka Jadhav	Entered On:	23-Jun-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	23-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended under agd		



Longitude: 73.82925833333333
Latitude: 18.479627777777775
Image Taken 11-JUN-2026 10:59:53

Longitude: 73.82953611111111
Latitude: 18.479661111111111
Image Taken 11-JUN-2026 10:50:46

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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