



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142569	Application No.:	77000334789
Customer Name:	Nagesh Pandurang Lohar	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Nagesh Pandurang Lohar	Mobile :	8830670478 8796973599

PROPERTY ADDRESS

Property Address:	Flat No 102 1st Floor Shree Heights,S No 14/2 Mauje Pimple Gurav Tal Haveli Dist Pune	Location:	Pimple Gurav Nilakh Saudagar
		City:	Pune Pin Code 411061
		State:	Maharashtra Country India
Legal Address:	Flat No 102 1st Floor Shree Heights S No 14/2 Mauje Pimple Gurav Tal Haveli Dist Pune	Nearby Landmark:	Near Shree Vishwakarma Temple
		Collateral ID:	126PUN061-080193

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:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	9
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tanent	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	8 YEARS	Tanent	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance Plus Staircase Plus	Open To Sky	Open To Sky	Open To Sky
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:	PARKING PLUS 5 UPPER

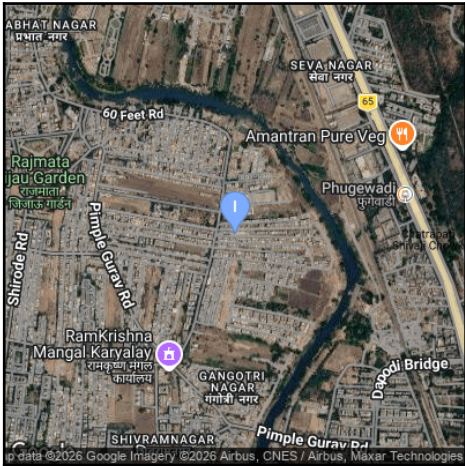
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	482	0	0
Super Built Up/Sellable Area	651	5500	3580500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3580500
% Recommended	100	Realizable Value:	3581000

Realizable Value In Words : Rupees Thirty-Five Lakh Eighty-One Thousand

Visited By:	Mr. Pratham Dhotkar	Visited on:	22-Aug-2026
Violations observed (if any):			
Remarks:	null 1 index ii is made between mr sameer sunil kadam and mr abhiram murti, mrs kartika chandra devi reg no 2717/2016 dated 23/03/2016 at haveli no 19 3 draft agreement is made between mr abhiram murti, mrs kartika chandra devi and mr nagesh pandurang lohar for flat no 102 4 tax paid issued by pcmc with malmatta no 1050212248.00 is paid for years 2015 to 2026 5 area as per index ii is considered for valuation 6 as per site visit building name and flat no on main door is observed 7 property identified through documents provided and person meet at site 8 we have checked latest dp plan s no 14 falls under residential and green belt, however said property falls in residential zone 9 18.58988695782839, 73.82475086059239		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
143007-GEOTAGGED-COMPRESSED.JPG	18.58972222222222	73.82472222222222	
142994-GEOTAGGED-COMPRESSED.JPG	22.99702111111113	72.51842388888889	

Entered By:	Pratham Dhotkar	Entered On:	27-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.82472222222222
Latitude: 18.58972222222222
Image Taken

Longitude: 73.82472222222222
Latitude: 18.58972222222222
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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