



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-167841	Application No.:	77000359287
Customer Name:	Anil Adinath Bansode	Branch :	(10811) PUNE - VISHRANTWADI
Product Name:	Lap-Residential Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Anil Adinath Bansode	Mobile :	9822200590 9689325305

PROPERTY ADDRESS

Property Address:	Flat No 23, 3rd Floor, A Wing As Per Site,Tathe Heights Chsl, Survey No 36, Hissa No ,1/4, 1/5, 1/6 And 1/1/5, Ambegaon Bk.,Tal- Haveli, Pune	Location:	Katraj
		City:	Pune
		State:	Maharashtra
		Nearby Landmark:	Near Bhairanvanth Temple
		Collateral ID:	I26PUN046-092389
Legal Address:	Flat No 23, 3rd Floor, Tatthe Heights Chsl, Survey No 36, Hissa No 1/4, 1/5, 1/6 And 1/1/5, Ambegaon Bk., Tal- Haveli, Pune		
		Pin Code	411046
		Country	India

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	17
Green Housing:	No	Distance from City Center Km:	
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
3rd Floor	2	1	1	1 BHK FLAT
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Anil Bansode	18
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	3 YEAR	Self	42

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open To Sky	Flat No 24	Flat No 21	Open To Sky
Actual on Site	Open To Sky	Flat No 24	Flat No 21	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:	PARKING/ GROUND PLUS

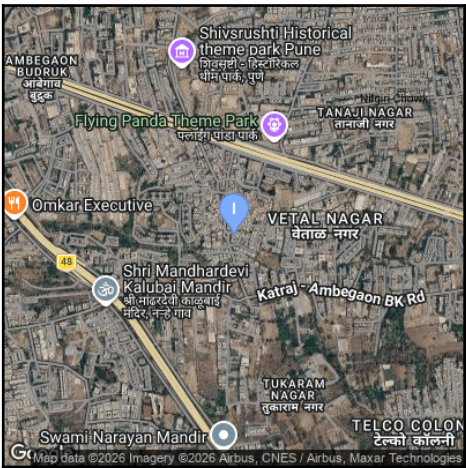
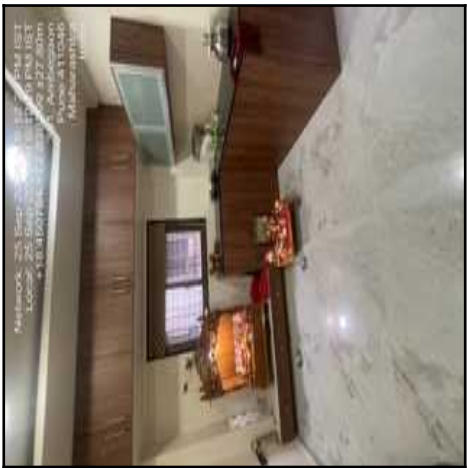
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	435	0	0
Super Built Up/Sellable Area	565	5000	2825000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2825000
% Recommended	100	Realizable Value:	2825000
Realizable Value In Words : Rupees Twenty-Eight Lakh Twenty-Five Thousand			

Visited By:	Mr. Sagar Mane	Visited on:	26-Sep-2026
Violations observed (if any):	Na		

Remarks:	null 1) this is lap case 2) the property is identified with the help of building name , society board and document refred. 3) the sale deed having ref no 7179/2021 dated 08/06/2021 in the favor of anil adinath bansode recived. 4) na order having ref no iv/55/2207 dated 22/03/2007 recived from subdivisional officer pune. 5) the property tax copy recived from pmc having ref no p/p/86/15040000 paid from 2019 to 2024.6) the tax not paid from 2025 to 2026.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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TC_00815.JPG	18.45089722222222	73.83827222222222	
TC_00819.JPG	18.45114722222222	73.83798055555555	
TC_00823.JPG	NULL	NULL	

Entered By:	Sagar Mane	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PENDING PROPERTY TAX TO BE PAID BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended		



Longitude: 73.83777777777777
Latitude: 18.451111111111111
Image Taken 25-SEP-2026 18:15:40

Longitude: 73.83777777777777
Latitude: 18.451111111111111
Image Taken 25-SEP-2026 18:12:29

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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