



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168905	Application No.:	77000353744
Customer Name:	Omkar Udaysing Rane	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Omkar Udaysing Rane	Mobile :	7350123579 9604243407

PROPERTY ADDRESS

Property Address:	Apartment No 208, 02nd Floor, Shubhlabh, Cts No 933 Survey No 120/59, Mauhe Kothrud, Tal Haveli, Dist Pune	Location:	Ex Serviceman
		City:	Pune Pin Code 411038
		State:	Maharashtra Country India
Legal Address:	Apartment No 208, 02nd Floor, Shubhlabh, Cts No 933 Survey No 120/59, Mauhe Kothrud, Tal Haveli, Dist Pune	Nearby Landmark:	Near Tirupati Apartment
		Collateral ID:	I26PUN038-092926

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	8	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor	2	1	1	01 BHK
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Akshay Sonje	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Tenant	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In
Actual on Site	Entrance / Lift	Open Space	Open Space	Flat No. 207
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:	02 LEVEL PARKING PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	470	0	0
Super Built Up/Sellable Area	635	8500	5397500
01 Ccp	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	5897500
% Recommended	100	Realizable Value:	5898000
Realizable Value In Words : Rupees Fifty-Eight Lakh Ninety-Eight Thousand			

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	28-Sep-2026
Violations observed (if any):	1) Ownership Document In The Name Of Mr. Omkar Rane Is Not Provided.		
Remarks:	null 1) we have received index ii cc, oc. 2) i) agreement for sale made between m/s. shubhlabh chsl and others and mr. sachin baburao babar with reg no. 5804/2022 sro - haveli 21, date of registration 25/03/2022. 3) subject property is 01 bhk flat same is tenant occupied by mr. akshay sonje since 2025. 4) property is identified through number plate on door, society board and person met at site. 5) area as per index ii is considered for valuation. 6) no of units per floor / position of units - 08 flats / right hand side 01st flat from lift. 7) measured area - 554 sq.ft. 478 sq.ft. carpet area plus 76 sq.ft. balcony area		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1877559656864445.JPG	NULL	NULL	
1877559656881276.JPG	NULL	NULL	
PNE48319260928_95.JPG	NULL	NULL	
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1877559656879782.JPG			
1877559656886032.JPG			
1877559656883331.JPG	NULL	NULL	

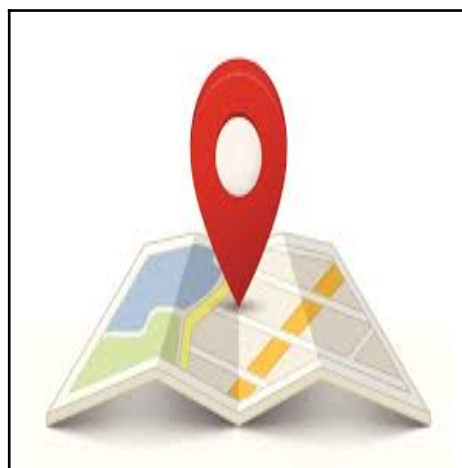
Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.809235
Latitude: 18.513245
Image Taken 28-SEP-2026 11:23:41



Longitude: 73.809235
Latitude: 18.513245
Image Taken 28-SEP-2026 11:23:48



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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