



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                            |                    |                       |
|---------------------|----------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-153309              | Application No.:   | 77000351034           |
| Customer Name:      | Ramkumar Udayraj Prajapati | Branch :           | (10120) PUNE - WAKAD  |
| Product Name:       | Nhl - Rnhl - Nrp - Resale  | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | VACANT                     | Visited User Type: | Technical Agency      |
| Contact Name:       | Ramkumar Udayraj Prajapati | Mobile :           | 9834966369 8983828213 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                |                  |                           |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|
| Property Address: | Shop No 3 Upper Ground Floor Vardhman Square,Rakshak Nagar Gold Road Near Quantum Care,Hospital, Sr No. 4, Hissa No. 1, Mauje Kharadi,,Tal. Haveli, Dist. Pune | Location:        | Wadgaon Sheri             |
|                   |                                                                                                                                                                | City:            | Pune Pin Code 411014      |
|                   |                                                                                                                                                                | State:           | Maharashtra Country India |
| Legal Address:    | Shop No 3, Upper Ground Floor, Vardhaman Square, Sr No. 4, Hissa No. 1, Mauje Kharadi, Tal. Haveli, Dist. Pune                                                 | Nearby Landmark: | Texas Tower               |
|                   |                                                                                                                                                                | Collateral ID:   | I26PUN014-086760          |

### PROPERTY DETAILS

|                       |                                   |                                         |                       |
|-----------------------|-----------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Shop                              | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Mixed Usage                       | Infrastructure Of The Surrounding Area: | GOOD                  |
| No of Floors:         | 4                                 | Class Of Locality:                      | Middle Class Area     |
| Carpet Area Measured: | No                                | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 5                     |
| Green Housing:        | No                                | Distance from City Center Km:           | 13                    |
| Report Condition:     | Property Visited Report Submitted |                                         |                       |

### UNIT DETAILS

| Details            | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------------|--------------|-----------------|-----------------|-----------------|
| Other1             |              |                 |                 |                 |
| Other2             |              |                 |                 |                 |
| Upper Ground Floor | 1            |                 |                 | 1SHOP           |
| First Floor        |              |                 |                 |                 |
| Second Floor       |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Vacant           | Na                       | 12                                                 |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | NA               | Na                       | 48                                                 |

### BOUNDARIES ON SITE

|                  | East        | West       | North   | South          |
|------------------|-------------|------------|---------|----------------|
| As per Sale Deed | Na          | Na         | Na      | Na             |
| Actual on Site   | Shop No. 02 | Shop No.04 | Parking | Entrance/Lobby |
| 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:                     | 1 | Constructed Rate :          | 1                 |
| Total Value ₹:                        | 2 | Floorwise Usage:            | LOWER GROUND PLUS |

| VALUATION                                                       |               |                   |            |
|-----------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                     | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                        | 1             | 0                 | 0          |
| Carpet Area                                                     | 374           | 0                 | 0          |
| Super Built Up/Sellable Area                                    | 420           | 20500             | 8610000    |
| Other 1                                                         | 1             | 0                 | 0          |
| Other 2                                                         | 1             | 0                 | 0          |
| % Completion                                                    | 100           | TOTAL             | 8610000    |
| % Recommended                                                   | 100           | Realizable Value: | 8610000    |
| Realizable Value In Words : Rupees Eighty-Six Lakh Ten Thousand |               |                   |            |

|                               |                               |             |             |
|-------------------------------|-------------------------------|-------------|-------------|
| Visited By:                   | Assureval Private Limited_Hfc | Visited on: | 12-Sep-2026 |
| Violations observed (if any): |                               |             |             |

Remarks:

null | 1. this is resale case. 2. subject property is commercial shop. 3. we have received draft deed in between mr. jaswant kumar jagdish prasad rathore and mr. jagdish prasad s/o mr. ram bahdur and mr. ramkumar udayraj prajapati and mrs. fulmati ramkumar prajapati dated january 2026. 4. index ii in favor of mr. jaswant kumar jagdish prasad rathore and mr. jagdish prasad reg no. 5453/2014 dated 16/07/2014 issued by sro haveli 2. 5. bua as per index ii is considered. 6. property identified with the help of person meet at site and document provided. 9. correct latlongs are 18.55183409987461, 73.94186722837507 10. copy of part oc issued by pmc ref no.0000225 dt. 27/06/2014

| OMNI DOCS FILES                              |                   |                   |           |
|----------------------------------------------|-------------------|-------------------|-----------|
| File Name                                    | Latitude          | Longitude         | Go To Map |
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| TIMEPHOTO_20260911_141435.JPG                | NULL              | NULL              |           |
| DOCSCANNER 8 SEPT 2026 10-38&#8239;AM.PDF    |                   |                   |           |
| RATHORE - PRAJAPATI SHOP ASSIGNMENT DEED.PDF | NULL              | NULL              |           |
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| File Name                                        | Latitude | Longitude | Go To Map |
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|                           |                               |                    |             |
|---------------------------|-------------------------------|--------------------|-------------|
| Entered By:               | Assureval Private Limited_Hfc | Entered On:        | 16-Sep-2026 |
| Recommended by:           |                               | Completion Status: | Constructed |
| Recommender's Comment:    |                               |                    |             |
| Approver Name:            | Chaitanya Koshatwar           | Approver ID:       | HE012261    |
| Designation:              | Technical Manager             | Approved On :      | 16-Sep-2026 |
| Approver Recommendation : | RECOMMENDED                   |                    |             |
| Conditional Remark:       |                               |                    |             |
| Approver's Comment:       | ok as recommended             |                    |             |



Longitude: 73.94166666666668

Latitude: 18.551666666666666

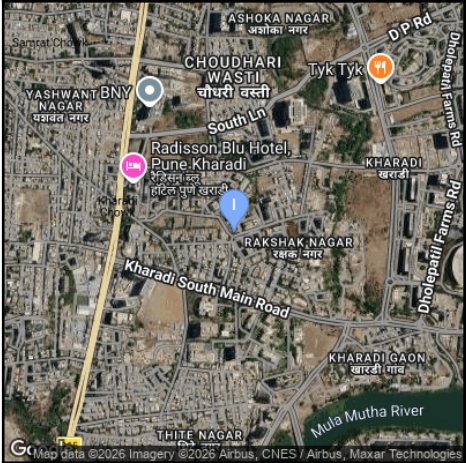
Image Taken



Longitude: 73.94166666666668

Latitude: 18.551666666666666

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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