



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151413	Application No.:	77000347510
Customer Name:	Ritesh Sanjay Dhanokar	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ritesh Sanjay Dhanokar	Mobile :	9529242723 9503284027

PROPERTY ADDRESS

Property Address:	Flat No 705, 7 Th Floor, Wing F, Silver 9 Chsl ,Gat No 227/1, Old Gat No 1345, 227/2 Old Gat No ,1345 And Other Opposite To Pristine ,Old Gat No 1347 Borhadewadi T Tal Haveli Dist Pune	Location:	Pimpri P F
Legal Address:	Flat No 705, 7 Th Floor, Wing F, Silver 9 Chsl , Gat No 227/1, Old Gat No 1345, 227/2 Old Gat No 1345, 228/1 Old Gat 1346, 228/2 Old Gat No 1346 230 Old Gat No 1347 Borhadewadi T Tal Haveli Dist Pune	City:	Pune Pin Code 411018
		State:	Maharashtra Country India
		Nearby Landmark:	Opposite To Pristine Green Society
		Collateral ID:	I26PUN018-084455

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	14	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
7 Th Floor	3	1	2	2 BHK RESIDENTIAL USE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Vinay	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 YEARS	Tenant	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Entrance And Flat No 704	Open To Sky	Flat No 706	Open To Sky
Actual on Site	Entrance And Flat No 704	Open To Sky	Flat No 706	Open To Sky
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)	Greater than 45 meter	Seismic Zone	4
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:	BASEMENT PLUS

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	567	0	0
Super Built Up/Sellable Area	765	5800	4437000
Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	4837000
% Recommended	100	Realizable Value:	4837000

Realizable Value In Words : Rupees Forty-Eight Lakh Thirty-Seven Thousand

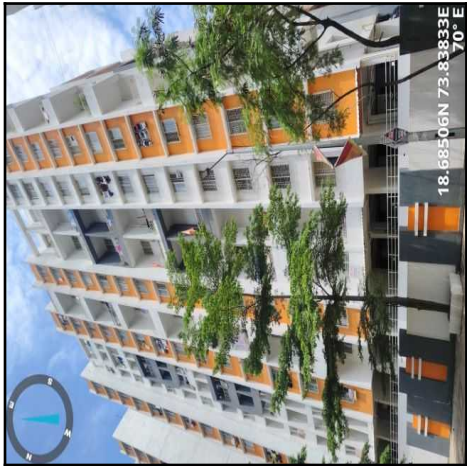
Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	08-Sep-2026
Violations observed (if any):			

Remarks:	null 1) this is resale case 2) subjected property is 2bhk residential flat on 7 th floor comprising of basement plus parking plus 14 upper floor residential building 3) area as per sale deed consider for valuation 4) agreement to sale made between ekalavya koli , jyoti koli and ritesh sanjay dhanokar having reff no ritesh sanjay dhanokar having reff no 16918/2026 dt 27/06/2026 5) sanction plan issued by pcmc having reff no bp/borhadewadi/84/2021 dt 14/10/2021 6) rera certificate no ps2100019377 ending with 30/06/2024 7) soceity regg no pna/pna6/hsg/tc/28172/25-26 dt 15/04/2025 7) building board and flat no observed on site 8) 18.685682,73.838692 9) previous sale deed made between m/s silver properties and ekalavya koli , jyoti koli having reff no 4872/2021
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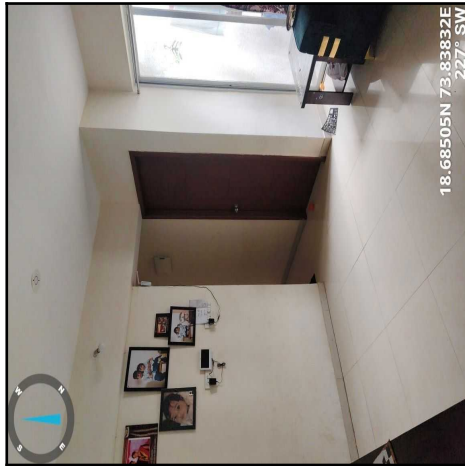
OMNI DOCS FILES

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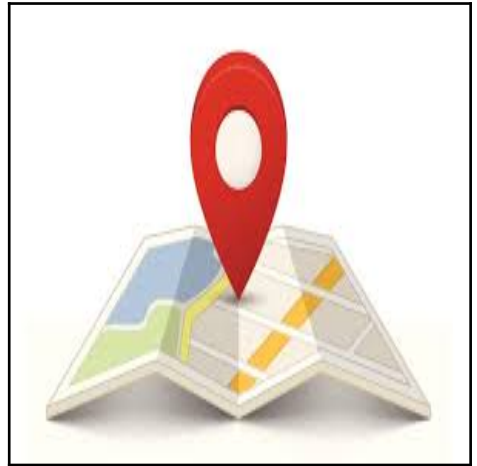
Entered By:	Propedge Valuations Priva	Entered On:	09-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.83845083333333
Latitude: 18.685713888888888
Image Taken 08-SEP-2026 13:15:07



Longitude: 73.83845083333333
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Image Taken 08-SEP-2026 13:22:30



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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