



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-102835	Application No.:	77000295882
Customer Name:	Nitesh Bandu Dhumal	Branch :	(10120) PUNE - WAKAD
Product Name:	Apna Ghar - Dreamz- Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	In House
Contact Name:	Nitesh Bandu Dhumal	Mobile :	9767353764 8551997731

PROPERTY ADDRESS

Property Address:	Flat No 42 6th Floor Building D Platinum Park Chsl,Sr No 41 Hissa No 2/6a Mouje Narhe Tal Haveli,Dist Pune	Location:	Vadgaon Bk
		City:	Pune Pin Code 411041
		State:	Maharashtra Country India
Legal Address:	Flat No 42 6th Floor Building D Platinum Park Sr No 41 Hissa No 2/6a Mouje Narhe Tal Haveli Dist Pune	Nearby Landmark:	Near Shree Gajanan Maharaj Mandir Narhe
		Collateral ID:	I26PUN041-066233

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
6th Floor	2	1	1	1 BHK VACANT FLAT
Other2				
Ground Floor				
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance / Flat No 47	Open Space	Lift / Flat No 43	Open Space
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	GROUND PLUS 6 UPPER

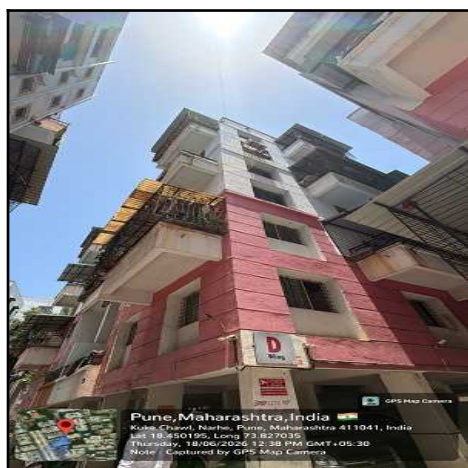
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	462	0	0
Super Built Up/Sellable Area	600	4800	2880000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2880000
% Recommended	100	Realizable Value:	2880000

Realizable Value In Words : Rupees Twenty-Eight Lakh Eighty Thousand

Visited By:	Miss. Priyanka Jadhav	Visited on:	18-Jun-2026
Violations observed (if any):	1) Pmc Tax Not Paid For Year 2026, Tax To Be Paid Before Disbursement 2) Documents On The Name Of Customer Are Not Received		
Remarks:	null 1) this is resale case 2) we have received a) seller index ii agreement b) na order c) pmc tax receipt for valuation 3) area as per index ii agreement is considered for valuation 4) index ii agreement issued by haveli 16 made between ms r b construction through its partners and vijay shamkant mandavale, ajay shamkant mandavale, sunita shamkant mandavale with reg no 5675/2016 dated 11/07/2016 5) na order no na/sr/407/10 dated 24/09/2010 issued by collector office pune 6) pmc tax paid from 2023 to 2025 with property id no p/t/09/19784000 7) on site building name and society name board are observed 8) property identified through documents provided and person met at site 9) as property is on 6th floor and we have received grampanchayat sanction plan, same is attached in omnidoc		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG_3742.JPG	18.449555555555555	73.82728333333333	
IMG_3741.JPG	18.44986388888889	73.82667777777777	
IMG_3749.JPG	18.45017777777778	73.82703055555555	
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IMG_3750.JPG	18.44998888888889	73.82695555555556	
IMG_3746.JPG	18.44981111111111	73.82634444444444	
IMG_3744.JPG	18.44987777777778	73.82675277777777	
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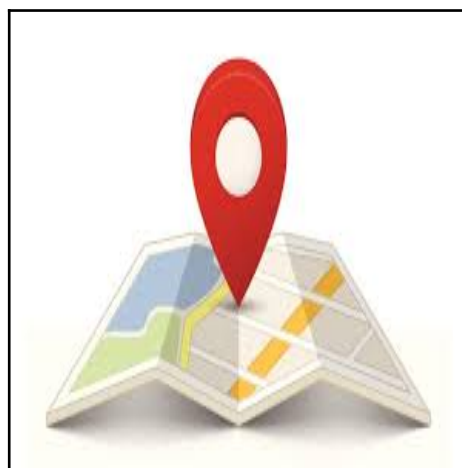
Entered By:	Priyanka Jadhav	Entered On:	20-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	20-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PENDING PROPERTY TAX TO BE PAID BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended		



Longitude: 73.8270305555555
Latitude: 18.450191666666665
Image Taken 18-JUN-2026 12:38:42



Longitude: 73.82675277777777
Latitude: 18.44987777777778
Image Taken 18-JUN-2026 12:35:08



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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