



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159729	Application No.:	77000355402
Customer Name:	Ajinath Bappaji Bade	Branch :	(10120) PUNE - WAKAD
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ajinath Bappaji Bade	Mobile :	9850208068 9175505453

PROPERTY ADDRESS

Property Address:	Flat No B-101, 1st Floor, Wing B,Vinayakam Residency,Gat No 1039,,Chikhali Tal Haveli Dist Pune	Location:	Talwade
		City:	Pune Pin Code 411062
		State:	Maharashtra Country India
Legal Address:	Flat No B-101, 1st Floor, Wing B, Vinayakam Residency, Gat No 1039, Chikhali Tal Haveli Dist Pune	Nearby Landmark:	Near Dy Patil College
		Collateral ID:	I26PUN062-091513

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	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
Other1				
Other2				
Ground Floor				
First Floor	3	1	2	02 BHK
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Ajinath Bappaji Bade	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2021	Self	55

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	Open Space	Staircase / Flat No. 106 / Lift	Open Space	Flat No. 102
Boundary	No			

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 PLUS 05

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	621	0	0
Super Built Up/Sellable Area	838	6000	5028000
01 Car Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	5428000
% Recommended	100	Realizable Value:	5428000

Realizable Value In Words : Rupees Fifty-Four Lakh Twenty-Eight Thousand

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	16-Sep-2026
Violations observed (if any):			
Remarks:	null 1) we have received index ii, rera certificate and oc. 2) i) agreement for sale made between m/s. regency builders and others mr. ajinath bappaji bade, mrs. tejshvini ajinath bade with reg no 2140/2020 sro - haveli 24 date of registration 06/02/2020 . ii) rera certificate no p52100012783 commencing from 07/09/2017 and ending with 30/06/2021. 3) property is 02 bhk residential flat and same is self occupied by mr. ajinath bappaji bade since 05 years 4)property is identified through society board, name plate on door, person met at site and documents provided. 5) area as per index ii is considered for valuation. 6) sanction plan is not provided, valuation may be differ subject to verification of plan if documented. 7) no of units per floor position of units - 06 flats / left hand side 01st flat from staircase		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1876479103804736.JPG	NULL	NULL	
1876479103803471.JPG	NULL	NULL	
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Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	26-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.80684569996767
Latitude: 18.672320300002625
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Longitude: 73.80684569996767
Latitude: 18.672320300002625
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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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