



Technical Evaluation Report
ABDUL HAMEED ABDUL GANI
SHAIKH

Application Form No:
77211782841
Req No.: IND-8250129
Product type: Home Loan

Address: FLAT NO 404, 4TH FLOOR, B1 BUILDING, ALCON ACACIA, FLAT NO 404, WING B1, ALCON ACACIA, S.NO 7, KONDHWA BK, PUNE 411048, NEAR SUYOG LEHER, S.NO 7, Pune, PUNE, Maharashtra, 411048

Product	Home Loan	Transaction Type	REO
Date of Site Visit	02/07/2024	Property Type	Residential
Sub Type	--	Unit Type	Flat
Approval Date/Time	02/07/2024 5:21:43 PM	Visited By/Type /UserName:	HYDERALI LALDESAHAB SHAIKH /Internal /482951
Project/Society /Commercial /IndustrialEstate Name	ALCON ACACIA,	Revenue Record Details	FLAT NO 404, WING B1, ALCON ACACIA, S.NO 7, KONDHWA BK, PUNE 411048

Property Details					
Class of Locality	Middle Class	Society Registered	Yes	Property Jurisdiction	Municipality /Corporation
Sanction Name	PMC	Type of Structure	RCC	Sanction Usage	Residential
Actual Usage	Residential	Plot Area(Sq.ft)	1	Structure Config.	P + 6
Construction Status	Complete	Unique Property ID		Floor No	4th Floor
Builder Category	NA	APF Flag	No	APF Number	NA
Property Entrance Facing	East	Latitude	18.52043	Longitude	73.85674

Floor Details					
Floor No	Unit No	Unit Config.	Occupied by	Occupied Name	Occupied Since
4th Floor	B1-404	2 BHK	V		

Property Maintenance			
Property age	13	Residual Area(Yrs)	47
Internal Maintenance	Good	External Maintenance	Good

Boundaries

Direction	As per Document	As per Site	Linear Dimension (ft.)
East	NA	OPEN TO SKY	
West	NA	ENTRANCE	
North	NA	ADJ FLAT	
South	NA	OPEN TO SKY	
Plot Demarcated:		Boundaries Matching:	are
Boundaries Remark:			

Amenities**Unit Amenities**

Flooring	Tiles	Paint Quality	Good	Doors	NA	Any Other	NA
Windows	NA	Plumbing	NA	Electricity Fittings	NA		
Kitchen	NA	Views Facing	NA	Corner Plot	NA		

Project Amenities

Project Amenities	Lift	Any Other	NA
Seating Capacity	NA	Ceiling Height	NA

Surrounding Amenities

Public Transport In 1 KM vicinity	NA	Other amenities in 1 KM Vicinity	NA
Infra Surroundings	NA	Any Other	NA

Caution Area

Not a Caution Area

Fair Market Valuation

Valuation Methodology	Sale Comparison	Valuation On	Saleable Area
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Land/Existing Structure Value

Description	Area(sq.ft)	Rate per Sq.ft	Amount
Plot Area (Sqft)	1		

Unit Value

Description	Carpet Area(sq.ft)	Salable Area(Sq.ft)	Rate per Sq.ft	Amount (INR)
B1-404	663	1,101	6,000	Rs. 66,06,000 /-
Total	663	1,101		Rs. 66,06,000 /-
CAR PARKING	1	1	3,00,000	Rs. 3,00,000 /-
Total Appraised Value:			Rs. 6,906,000 (Sixty Nine Lakh Six Thousand rupees only) /-	
Round Off Total:			Rs. 6906000 (Sixty Nine Lakh Six Thousand rupees only) /-	

Construction Value

Constructed Area (Sq.ft)	0	Approved Cost(per Sq.ft)
Cost of Construction		

Construction Progress Details

Stage of Amenities			
%Completion	100	%Recommendation:	100
Stage of Structure			
%Completion	100	%Recommendation:	100
Recommended Value	Rs.69,06,000 (Sixty Nine Lakh Six Thousand rupees only)		

Remarks

comment on construction:

Site Visit info(Details of person met on site &other)

Name	ABDUL HAMEED ABDUL GANI SHAIKH	Relationship with Customer	Self
Mobile no	+91 9970712821	No of visits	1
Is it valued under			

2.1/We have no direct or indirect interest in the property valued

Rapid Valuation

Market Practice

No

Reason for Rejecting the report

Remarks

NFA's/Adherence checks required based on observation:

General Observation:

1. WE HAVE BEEN PROVIDED WITH INDEX II AND OC
2. AREA HAS BEEN REFRRED FROM INDEX II
3. OCCUPANCY STATUS IS VACANT
4. THIS IS A 2BHK FLAT WITH PARKING
5. PROPERTY WAS SHOWN BY THE BROKER
6. WHOSE CONTACT NO IS 9371098808
7. PROVIDED INDEX II IS EXECUTED BETWEEN SHAKUNTALA V KAMTHE AND KARNAL VIJAY SINGH

Is it valued under Market Practice?

No

Document Vetted

Document name

Document ref

Document Date

Authority

INDEX II

6182/2008

18/07/2008

HAVELI6

OC

OCC/0654/10

02/12/2010

PMC

Recommendation & Approver Comments:

User

Type & Designation

Date & Time

Comments

HIMANSHU SHARA
(362667)

Unit Approved by |
RTM

02/07/2024 5:21:43 PM

Site Photographs

Declaration

I/We hereby declare

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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