



**INSPECTION REPORT OF IMMOVABLE PROPERTIES
MORTGAGED/OFFERED AS SECURITY TO THE BANK**

1	Name of the borrower	M/S Dak automotive
2	Date of visit	18.03.2026
3	Name of the reported owner	Mrs. Bharti Nandlal Khubchandani
4	Brief description of documents produced for perusal	Reference-Original Sale Agreement.5122/2024 dated 14.11.2024
5	Brief description of the property	NA plot at Gat No 17/2/15, plot no 129,130,131,132,133 area admeasuring 960 sq.mts, Daund village, pune-413802
6	Location of the property Plot/House No Area Place Postal Address	Boundaries of Plot No. 129 are as under:- East: By 9 Mtr Road, South: By Plot No. 130, West: By Plot No. 140, North: By Plot No. 128. Boundaries of Plot No. 130 are as under:- East: By 9 Mtr Road, South: By Plot No. 131, West: By Plot No. 139, North: By Plot No. 129. Boundaries of Plot No. 131 are as under:- East: By 9 Mtr Road, South: By Plot No. 132, West: By Plot No. 138, North: By Plot No. 130. Boundaries of Plot No. 132 are as under:- East: By 9 Mtr Road, South: By Plot No. 133, West: By Plot No. 137, North: By Plot No. 131. Boundaries of Plot No. 133 are as under:- East: By 9 Mtr Road, South: By Plot No. 134, West: By Plot No. 136, North: By Plot No. 132.



7	Boundaries of the property North South East West	Boundaries of Plot No. 129 are as under:- East: By 9 Mtr Road, South: By Plot No. 130, West: By Plot No. 140, North: By Plot No. 128. Boundaries of Plot No. 130 are as under:- East: By 9 Mtr Road, South: By Plot No. 131, West: By Plot No. 139, North: By Plot No. 129. Boundaries of Plot No. 131 are as under:- East: By 9 Mtr Road, South: By Plot No. 132, West: By Plot No. 138, North: By Plot No. 130. Boundaries of Plot No. 132 are as under:- East: By 9 Mtr Road, South: By Plot No. 133, West: By Plot No. 137, North: By Plot No. 131. Boundaries of Plot No. 133 are as under:- East: By 9 Mtr Road, South: By Plot No. 134, West: By Plot No. 136, North: By Plot No. 132.
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Questionnaire

1	Category of the Locality	Residential cum Commercial/Shopping Agricultural/Industrial/Mixed
2	Classification	Aristocrat/Upper Middle Class/Middle Class/Poor/Slum/Not Applicable
3	Availability of the civic amenities like school, hospital, offices, markets etc	Nearby/Moderate distance/Far away
4	Type of property	Residential/Commercial/Mixed/Industrial
5	Road facilities	Available/Not available
6	Water facilities	Available/Not available
7	Underground sewerage system	Available/Not available
8	(a) Commercial potentiality of the property appears to be	Poor/Fair/Good -NA
	(b) Construction of building, if any, appears to	Poor/Fair/Good





	be	
9	Any other deterrent factors noticed like Occupied by tenants for a long time/social issues-slums/burial ground/religious place etc, which may affect the value	No Such Issues Noticed at the time of Visit No land locked property
10	Name and address of at least two local people, who were contacted for verifying the title of the property*	Contacted Mr. Anand gilda, the property is perfect and absolute ownership
	The realizable value as per Market enquiry*	Approx. 50 to 70 lakhs
11	Whether Easily Accessible and Saleable	Yes

* Branch officials are required to discuss in greater details with contacted persons if property inspected is Agricultural property, occupied by old tenants, building appears to have been constructed in gross violation of building laws, commercial establishments in residential areas etc. If market value enquired through independent enquiries by branch officials varies substantially (say more than 20%) from the market value indicated by the valuer, the same to be reported to Zonal Office for information.

Observations:

CERTIFICATE

I/We k ayyappa swamy (Name/s of the Senior Manager/Manager/Officer of the Branch) have inspected the above property on the date/s mentioned and based on market enquiry/inspection of the property state as under:

(a) Market enquiry does not appear to reveal any pending litigation/dispute.

(b) No adverse features noticed during our inspection.

(c) The subject property is in consonance with EVR & LSR and as in order, independent access is available.

(d) Following adverse features notices during our inspection: No Major Adverse Observation.

Place: pune

Date: 18.03.2026

Name of the Officer		MR. K AYYAPPA SWAMY
Signature of the Officer		
Date of Report		18.03.2026