



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160582	Application No.:	7792145388
Customer Name:	Vikram Hindurao Thorat	Branch :	(10030) PUNE-MAIN
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Vikram Hindurao Thorat	Mobile :	9527534300 7448000858

PROPERTY ADDRESS

Property Address:	Flat No 01, First Floor, A Building, Supriya ,Sankul Chsl, Survey No 112, Hissa No 1/3,,Baner, Pune	Location:	Pashan
		City:	Pune
		State:	Maharashtra
Legal Address:	Flat No 01, First Floor, A Building, Supriya Sankul Chsl, Survey No 112, Hissa No 1/3, Baner, Pune	Pin Code	411045
		Country	India
		Nearby Landmark:	Near Croma Baner
		Collateral ID:	I26PUN045-087425

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	15
Green Housing:	No	Distance from City Center Km:	
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	4	1	2	3 BHK FLAT RESI
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Pratik	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2 YEAR	Tenant	37

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 4	Open Space	Flat No 2	Open Space
Actual on Site	Flat No 4	Open Space	Flat No 2	Open Space
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 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:	PARKING PLUS UPPER 7

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1	0	0
Super Built Up/Sellable Area	1226	8100	9930600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	9930600
% Recommended	100	Realizable Value:	9931000
Realizable Value In Words : Rupees Ninety-Nine Lakh Thirty-One Thousand			

Visited By:	Mr. Sagar Mane	Visited on:	18-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1) the property is identified with the help of person met at site, society board and document refred. 2) the agreement recived in favour of vikram hindurao thorat and shital vikram thorat having ref no 11419/2025 dated 07/12/2025 3) the part oc recived from pmc having ref no 777 dated 12/09/2023 4) the property lies in pmc limit. 5) the built up area taken for valuation from agreement.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

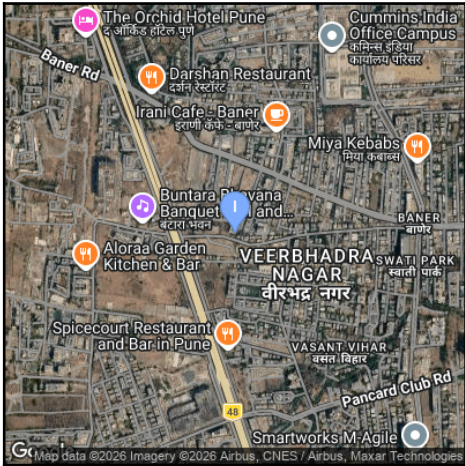
Entered By:	Sagar Mane	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. value is in line with market		



Longitude: 73.77
 Latitude: 18.56388888888889
 Image Taken 18-SEP-2026 10:16:40



Longitude: 73.77
 Latitude: 18.56388888888889
 Image Taken 18-SEP-2026 10:11:56



DECLARATION

I/We herby 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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