



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-171336	Application No.:	77000366359
Customer Name:	Vijay Ravindra Thakur	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vijay Ravindra Thakur	Mobile :	8999693334 8484959528

PROPERTY ADDRESS

Property Address:	Flat No 404, 4th Floor, A Wing, Skyline Pride, Gat.No. 272, Hissa No. 1/2, (Old Gat No. 1390), Near,Shri Swami Samrtha Math, Nashik Pune Highway,Mauje,Borhadewadi, Tal. Haveli, Dist. Pune	Location:	Chovisawadi		
		City:	Pune	Pin Code	412105
		State:	Maharashtra	Country	India
Legal Address:	Flat No 404, 4th Floor, A Wing, Skyline Pride, Gat No. 272, Hissa No. 1/2, (Old Gat No. 1390), Mauje Borhadewadi, Tal. Haveli, Dist. Pune	Nearby Landmark:	Shri Swami Samrtha Math		
		Collateral ID:	I26PUN105-095823		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	29
Green Housing:	No	Distance from City Center Km:	22
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
4th Floor	2	1	1	1BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open To Sky	Entrance/Flat No.405	Flat No 403	Open To Sky
Actual on Site	Open To Sky	Entrance/Flat No.405	Flat No 403	Open To Sky
Boundary	Yes			

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:	G PLUS 4 UPPER FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	461	0	0
Super Built Up/Sellable Area	624	5000	3120000
Parking	1	300000	300000
Other 2	1	0	0
% Completion	98	TOTAL	3420000
% Recommended	98	Realizable Value:	3420000

Realizable Value In Words : Rupees Thirty-Four Lakh Twenty Thousand

Visited By:	Assureval Private Limited_Hfc	Visited on:	06-Oct-2026
Violations observed (if any):			
Remarks:	null 1.this case is builder purchase case. 2. subject property is 1bhk flat. 3. we have received draft deed in between m/s. g. b. associates and mr. vijay ravindra thakur. 4. rera certificate no. p52100028847 commencing from 05/04/2021 and ending with 31/10/2026 5. sanctioned plan no. bp/borhadewadi/78/2025 dated 05/12/2025 issued by pcmc. 6. commencement certificate no. 17/2020 dated 08/06/2020 issued by pcmc.7. bua as per sanctioned plan is considered. 8. property identified with the help of person meet at site and document provided.9. correct latlongs are 18.685067,73.843921		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
572658.JPG	NULL	NULL	
572667.JPG	NULL	NULL	
572668.JPG	NULL	NULL	
572671.JPG	NULL	NULL	
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572724.JPG	NULL	NULL	
572725.JPG	NULL	NULL	
572727.JPG	NULL	NULL	
BUILDING PLAN A WING (1).PDF			
COMMENCEMENT CERTIFICATE SKYLINE (1).PDF			
DRAFT AGREEMENT (2) (1).PDF			
572657.JPG	NULL	NULL	
572666.JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
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572721.JPG	NULL	NULL	
RERA CERTIFICATE SKYLINE PRIDE (1).PDF			
572726.JPG			

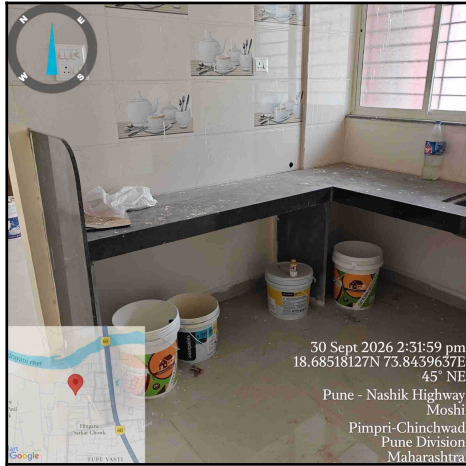
Entered By:	Assureval Private Limited_Hfc	Entered On:	09-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	09-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	NON APF APPRORORVAL TO BE TAKEN BEFORE DISBUREMENT		
Approver's Comment:	ok as recommended		



Longitude: 73.8438888888888

Latitude: 18.685

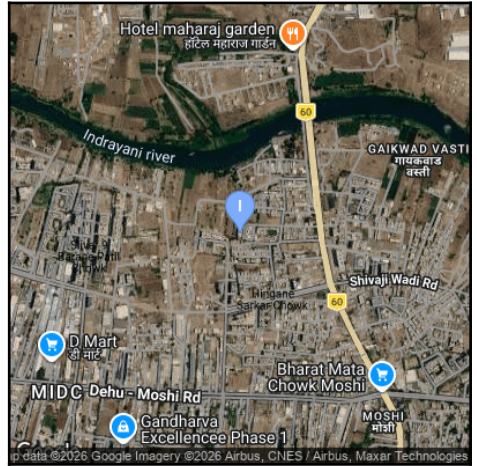
Image Taken



Longitude: 73.8438888888888

Latitude: 18.685

Image Taken



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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