



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155538	Application No.:	77000350402
Customer Name:	Vinod Shivajirao Suryawanshi	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vinod Shivajirao Suryawanshi	Mobile :	8482843181 9765448060

PROPERTY ADDRESS

Property Address:	Flat No 202, 2nd Floor, A2 Building, Xerbia,Hinjewadi, Hinjewadi Hills Phase 1 Chs, Sr No.38/2,38/3, 39, 56 And 57, Plot No. R22 To R29,,Mauje Dattawadi Nere, Tal Haveli, Dist. Pune	Location:	Bhosarigaon		
Legal Address:	Flat No 202, 2nd Floor, A2 Building, Xerbia Hinjewadi, Hinjewadi Hills Phase 1 Chs, Sr No. 38/2, 38/3, 39, 56 And 57, Plot No. R22 To R29, Mauje Dattawadi Nere, Tal Haveli, Dist. Pune	City:	Pune	Pin Code	411039
		State:	Maharashtra	Country	India
		Nearby Landmark:	Mount Dale School		
		Collateral ID:	I26PUN039-090304		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
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	39
Green Housing:	No	Distance from City Center Km:	28
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Lift/Staircase	Flat No. 201 And Flat No. 212	Open To Sky	Flat No. 211
Boundary	Na			

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:

1

Constructed Rate :

1

Total Value ₹:

2

Floorwise Usage:

B1 PLUS G PLUS 7 UPPER

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	418	0	0
Super Built Up/Sellable Area	564	4000	2256000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2256000
% Recommended	100	Realizable Value:	2256000

Realizable Value In Words : Rupees Twenty-Two Lakh Fifty-Six Thousand

Visited By:

Assureval Private Limited_Hfc

Visited on:

22-Sep-2026

Violations observed (if any):

1. Ownership Documents In The Name Of Applicant Are Not Provided Being Resale Case

Remarks:

null | 1. this case is resale case. 2. subject property is 2bhk flat. 3. we have received index ii in favor of mr. ankur nayak reg no. 2569/2025 dated 23/01/2025 issued by sro mulshi 2. 4. index ii in favour of mr. samarth sanjay nayak with reg no. 24176/2024 dt13/09/2024 sro. mulshi 02 5. part completion certificate reg no. 2384/2016 dated 01/02/2017 issued by adtp 6. bua as per index ii is considered. 7. sanctioned plan not provided to us. 8. property identified with the help of person meet at site and document provided. 9. correct latlongs are 18.605845,73.687951

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000249587.JPG	NULL	NULL	
1000249588.JPG	NULL	NULL	
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File Name	Latitude	Longitude	Go To Map
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XRBI A2-202 REGISTRY.PDF	NULL	NULL	
1000249641.JPG			
1000249634.JPG	NULL	NULL	

Entered By:	Assureval Private Limited_Hfc	Entered On:	24-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			

Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok as recommended
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Longitude: 73.6877777777778

Latitude: 18.605833333333333

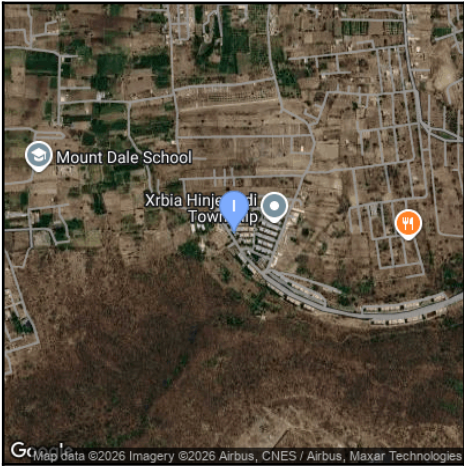
Image Taken



Longitude: 73.6877777777778

Latitude: 18.605833333333333

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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