



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-129953	Application No.:	77000326357
Customer Name:	Dilip Ankush Sathe	Branch :	(10830) PUNE-HADAPSAR-B
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Dilip Ankush Sathe	Mobile :	9834277440 9373621645

PROPERTY ADDRESS

Property Address:	Flat No 37, 4th Floor, Shivshakti Villa Chsl,Sr No,165, Hissa No.3 Plus 4/1a/1, New Sr No.204, Hissa ,No.2, Mauje Fursungi, Tal. Haveli, Dist. Pune	Location:	Phurasangi		
		City:	Pune	Pin Code	412308
		State:	Maharashtra	Country	India
Legal Address:	Flat No 37, 4th Floor, Shivshakti Villa Chsl, Sr No.165, Hissa No.3 Plus 4/1a/1, New Sr No.204, Hissa No.2, Mauje Fursungi, Tal. Haveli, Dist. Pune	Nearby Landmark:	Sigma Centuria		
		Collateral ID:	I26PUN308-078829		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Rural	Distance Travelled From Operating	7
Green Housing:	No	Distance from City Center Km:	15
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	Occupied	Dilip Sathe	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	8 YEARS	Self	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance/ Lift/Staircase	Flat No. 33 And 34	Flat No. 38	Open To Sky
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	G PLUS 6 UPPER FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	405	0	0
Super Built Up/Sellable Area	547	4200	2297400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2297400
% Recommended	100	Realizable Value:	2297000
Realizable Value In Words : Rupees Twenty-Two Lakh Ninety-Seven Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	20-Aug-2026
Violations observed (if any):	Property Tax From Year 2025 To 2026 Not Paid, Property Id No. P/L/82/08166000		
Remarks:	null 1. this is bt topup case. 2. subject property is 1bhk. 3. we have received index ii in favor of mr. dilip ankush sathe and mrs. namrata dilip sathe reg no. 13844/2019 dated 05/10/2019 issued by haveli 3. 4. copy of na order no. 28/2009 dated 03/04/2009 issued by sdo pune. 5. bua considered as per index ii 6. property identified with the help of person meet at site and document provided. 6. correct latlongs are 18.484149,73.947753 7. pmc tax receipt paid from year 2019 to 2024 property id no. p/l/82/08166000		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
268354.JPG	NULL	NULL	
268360.JPG	NULL	NULL	
268364.JPG	NULL	NULL	
268365.JPG	NULL	NULL	
268356.JPG	NULL	NULL	
268291.JPG	NULL	NULL	
268294.JPG	NULL	NULL	
268322.JPG	NULL	NULL	
268330.JPG	NULL	NULL	
268359.JPG	NULL	NULL	
268366.JPG			
268361.JPG	NULL	NULL	
268355.JPG	NULL	NULL	
268333.JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
268332.JPG	NULL	NULL	
268323.JPG	NULL	NULL	
268319.JPG	NULL	NULL	
268290.JPG	NULL	NULL	

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

Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	24-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	approved as recommended
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Longitude: 73.9475

Latitude: 18.483888888888888

Image Taken



Longitude: 73.9475

Latitude: 18.483888888888888

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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