



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161534	Application No.:	77000355099
Customer Name:	Joy Francis Kasbe	Branch :	(10812) PUNE BANER
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Joy Francis Kasbe	Mobile :	9822244110 9822990694

PROPERTY ADDRESS

Property Address:	Flat No 01, Ground Floor, Indrayani Heights Phase li, Near Shirur International School, Parner Pune, Highway, Gat No. 689 Part, Plot No. 42 Plus 45 ,Plus 57 Mauje Koregaon Bhima, Tal Shirur, Dist Pune	Location:	Bhoisar
Legal Address:	Flat No 01, Ground Floor, Indrayani Heights Phase li, Gat No. 689 Part, Plot No. 42 Plus 45 Plus 46 Plus 48 Plus 57 Mauje Koregaon Bhima, Tal Shirur, Dist Pune	City:	Bhoisar
		Pin Code	412216
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Shirur International School
		Collateral ID:	I26BHO216-091258

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:	Rural	Distance Travelled From Operating	25
Green Housing:	No	Distance from City Center Km:	30
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Balasaheb Holkar	08
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	6 MONTHS	Tenant	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Staircase	Open To Sky	Entrance	Flat No. 02
Actual on Site	Staircase	Open To Sky	Entrance	Flat No. 02
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	G PLUS 4 UPPER FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	333	0	0
Super Built Up/Sellable Area	450	4000	1800000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1800000
% Recommended	100	Realizable Value:	1800000
Realizable Value In Words : Rupees Eighteen Lakh			

Visited By:	Assureval Private Limited_Hfc	Visited on:	24-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this case is bt top up. 2. subject property is 1bhk. 3. we have received index ii in favor of joy francis kasbe reg no. 57/2015 dated 26/12/2014 issued by sro talegaon. 4. sanctioned plan no. bsh/cr no 3316/mouza koregaon bhima/gat no. 689 hissa no. 42 and other, dated 06/02/2016 issued by pmrda. 5. area mentioned on index ii are not specify as ca/bua, same is inline with bua hence same is considered as bua. 6. property identified with the help of person meet at site and document provided. 7. correct latlongs are 18.650105,74.083874		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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Entered By:	Assureval Private Limited_Hfc	Entered On:	26-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 74.08361111111111

Latitude: 18.65

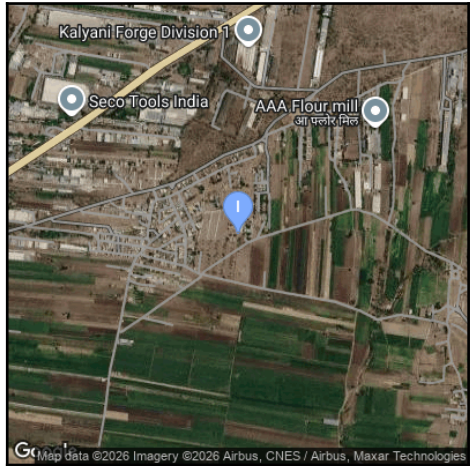
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Longitude: 74.08361111111111

Latitude: 18.65

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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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