



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-126427	Application No.:	77000322404
Customer Name:	Makarand Kashinath Salunkhe	Branch :	(10034) SATARA
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Makarand Kashinath Salunkhe	Mobile :	8888466804 7973847575

PROPERTY ADDRESS

Property Address:	C S No 409 5 H Plot No 3 ,Yojna Nagar Co Op Housing Society Ltd,Sadar Bazar ,Tal Satara Dist Satara	Location:	Satara City
		City:	Satara
		State:	Maharashtra
		Pin Code	415002
		Country	India
Legal Address:	C S No 409 5 H Plot No 3 Yojna Nagar Co Op Housing Society Ltd Sadar Bazar Tal Satara Dist Satara	Nearby Landmark:	Near Kbp Collage
		Collateral ID:	I26SRA002-080384

PROPERTY DETAILS

Type Of Property:	Commercial Premise	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	256
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Basement Floor				PARKING - AS PER PLAN
Upper Floor And	2			SHOP AND PARKING - AS PER PLAN
Third Floor	4	1	3	2 BHK PLUS STUDY ROOM - AS PER PLAN
First Floor	4	1	3	2 BHK PLUS STUDY ROOM - AS PER PLAN
Second Floor	4	1	3	2 BHK PLUS STUDY ROOM - AS PER PLAN

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self Plus Tenant	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Self Plus Tenant	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	C S No 409 5 Society Open	C S No 409 5 I Plot No 4	C S No 409 5 I Plot No 2
Actual on Site	Road	C S No 409 5 Society Open	C S No 409 5 I Plot No 4	C S No 409 5 I Plot No 2
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:	BF- PARKING UPPER

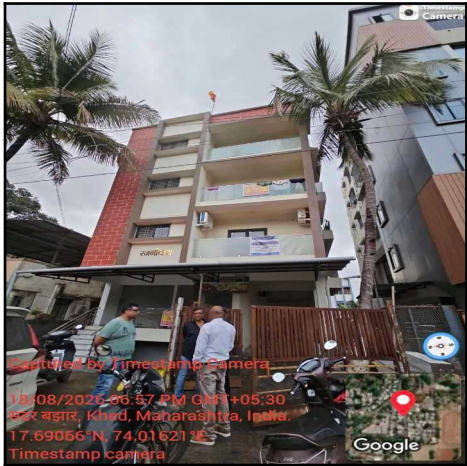
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2330	6000	13980000
Carpet Area	3931	0	0
Super Built Up/Sellable Area	4717	2000	9434000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	23414000
% Recommended	100	Realizable Value:	23414000

Realizable Value In Words : Rupees Two Crore Thirty-Four Lakh Fourteen Thousand

Visited By:	Vishal B Patil_Hfc	Visited on:	18-Aug-2026
Violations observed (if any):	As Per Plan Bf- Parking Upper Floor And Parking Floor - Shop Plus Parking Typical First Second And Third Floor 2 Bhk Plus Study Room But As Per Site Bf 2 Shop Gf 2 Shop Ff Office Sf 1 Bhk Plus 2 Bhk Tf 3 Bhk		
Remarks:	null bt top up 1) the said property is b plus g plus 3 multi unit structure 2) we have received copy of i)na order having no.3015 dt 24/09/1973 issued by collector satara ii)gift deed having reg.no.3773 dt 07/06/2010 in the name of kashinath salunkhe iii) gift deed having reg.no.4121 dt 16/12/2020 in the name of makarand salunkhe iv) property card having c tenure v) b tenure noc having no 02 dt 07/08/2020 issued by collector satara vi) survey map vii) cc and approved building plan having no cassr/rb/2023/apl/00128 dt 23/10/2023 issued by satara municipal council for valuation 3) we have considered area as per approved building plan and rates as per market references 4) correct lat long details 17.69088,74.01608 5) minor finishing work is pending at parking floor lift installation not done		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
MAKARAND SALUNKHE (24).JPEG	NULL	NULL	
MAKARAND SALUNKHE (25).JPEG	NULL	NULL	
MAKARAND SALUNKHE (2).JPEG	NULL	NULL	
MAKARAND SALUNKHE (4).JPEG	NULL	NULL	
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MAKARAND SALUNKHE (21).JPEG			
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MAKARAND SALUNKHE (7).JPEG	NULL	NULL	

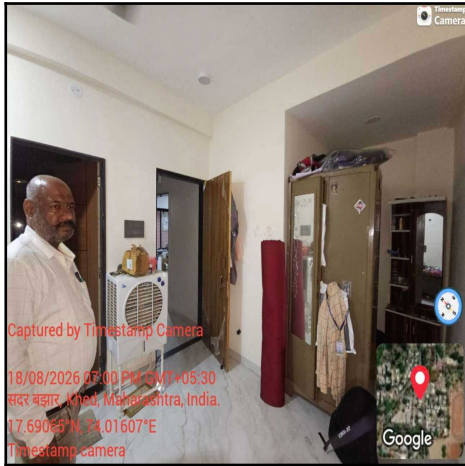
Entered By:	Vishal Patil	Entered On:	27-Aug-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended.		



Longitude: 74.01608

Latitude: 17.69088

Image Taken



Longitude: 74.01608

Latitude: 17.69088

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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