



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-130124	Application No.:	77000323829
Customer Name:	Vinod Mourya	Branch :	(10651) KHARADI
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Vinod Mourya	Mobile :	9766047998 7709597849

PROPERTY ADDRESS

Property Address:	Flat No 7 2nd Floor Trimurti Apartment, S No 72 Hissa No 1 Mauje Dhayari Tal Haveli Dist	Location:	Vadgaon Bk
		City:	Pune Pin Code 411041
		State:	Maharashtra Country India
Legal Address:	Flat No 7 2nd Floor Trimurti Apartment S No 72 Hissa No 1 Mauje Dhayari Tal Haveli Dist Pune	Nearby Landmark:	Near Twinkle Star Pre Primary School
		Collateral ID:	I26PUN041-080777

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	12
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
First Floor				
Second Floor	2	1	2	1BHK FLAT
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Vinod Mourya	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2015	Self Occupied	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Passage Plus Flat No 8	Open To Sky	Open To Sky	Staircase
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	PARKING PLUS 4 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	423	0	0
Super Built Up/Sellable Area	550	5700	3135000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3135000
% Recommended	100	Realizable Value:	3135000

Realizable Value In Words : Rupees Thirty-One Lakh Thirty-Five Thousand

Visited By:	Mr. Pratham Dhotkar	Visited on:	07-Aug-2026
Violations observed (if any):	1 As Per Latest Zone Certificate S No 72 Falls Under Agriculture And No Development Zone 2 Property Tax Is Unpaid For		
Remarks:	null 1 this is bt topup case 2 documents received are index ii sale deed tax receipt zone certificate 3 index ii is made between mr dilip bhanudas chaudhari, 1 other and mr vinod bharaat mourya, mrs pushpa vinod morya reg no 1870/2016 dated 02/03/2016 at haveli no 17 4 zone certificate with ref no 1993 dated 16/06/2026 issued by pmc, mentioning that s no 72 falls under agriculture and no development zone 5 tax issued by pmc with property id p/q/87/00309000 is not paid for years 2018 to 2022 6 as per site visit building name is observed 7 onsite kitchen is used as bedroom and bedroom is used as kitchen 8 property identified through documents provided and local enquiry, and person meet at site 9 latlongs - 18.43469 73.81188 10 as per surrounding 70 pct development observed		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
140341.JPG			
140334.JPG	NULL	NULL	
140340.JPG	30.379966666666668	77.8735375	
140342.JPG	30.379967777777778	77.87353722222221	

Entered By:	Pratham Dhotkar	Entered On:	27-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. legal concurrenc is recommended on applicability of sarfaesi		



Longitude: 73.81166666666667

Latitude: 18.434444444444445

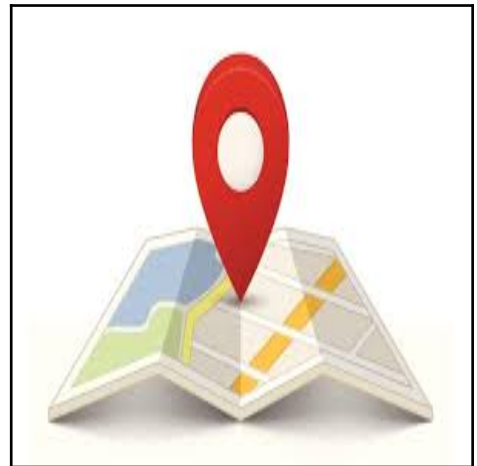
Image Taken



Longitude: 73.81166666666667

Latitude: 18.434444444444445

Image Taken



DECLARATION

I/We hereby 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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