



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159498	Application No.:	77000348176
Customer Name:	Vinayak Krishna Patil	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	HI - RHI - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vinayak Krishna Patil	Mobile :	8550909920 7020692966

PROPERTY ADDRESS

Property Address:	Plot No. 4f, Vision View 21, Gat No. 308 Plus 309,,338 And 339, Village Jambhul, Tal. Haveli, Dist,Pune	Location:	Vadgaon (Pune)
		City:	Warnanagar Pin Code 412106
		State:	Maharashtra Country India
Legal Address:	Plot No. 4f, Vision View 21, Gat No. 308 Plus 309, 338 And 339, Village Jambhul, Tal. Haveli, Dist Pune	Nearby Landmark:	Vision World School
		Collateral ID:	I26WAN106-088718

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	49
Green Housing:	No	Distance from City Center Km:	42
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other2				
Ground Floor	0	0	0	OPEN PLOT
First Floor				
Second Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	0	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 4e	Plot No. 4g	12 Mt Wide Road	Plot No. 4i And 4h
Actual on Site	Plot No. 4e	Adjacent Plot	12 Mt Wide Road	Adjacent Plot
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:	OPEN PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1211	1500	1816500
Carpet Area	1009	0	0
Super Built Up/Sellable Area	1211	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	1816500
% Recommended	0	Realizable Value:	1817000

Realizable Value In Words : Rupees Eighteen Lakh Seventeen Thousand

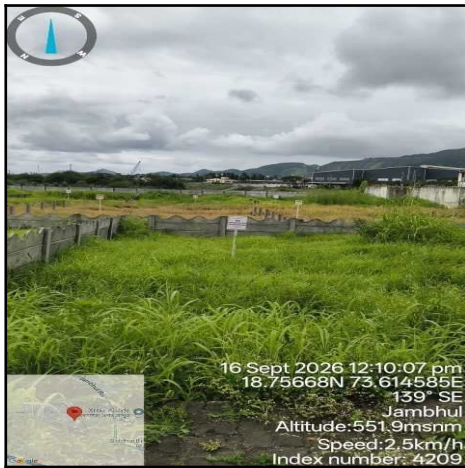
Visited By:	Assureval Private Limited_Hfc	Visited on:	16-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1.subject case is hl rhl purchase of land builder case. 2. subject property is open plot and same is demarcated by compound wall and plot nos 3. subject property is identified with the help of plot nos, contact person and provided documents 4. copy of approved layout plan issued by pmrda ref no. bma/cr no641/21 22 dt. 02/03/2026 5. copy of draft sale deed in favour mr vinayak krishna patil and mrs priti vinayak patil 6. copy of na order sanctioned for residential purpose issued by collector pune ref no. na/sr/228/09 dt.08/03/2010 7.as per sale deed plot area is 1393 however as per plan plot area is 1211 and same is considered for valuation. 9.correct lat long. 18.756644, 73.614620 10.received oc with reg no pmrda/fo/2026/apl/00175 dated 17/03/2026 issued by pmrda		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000209064.JPG	NULL	NULL	
1000209078.JPG			
1000209068.JPG			
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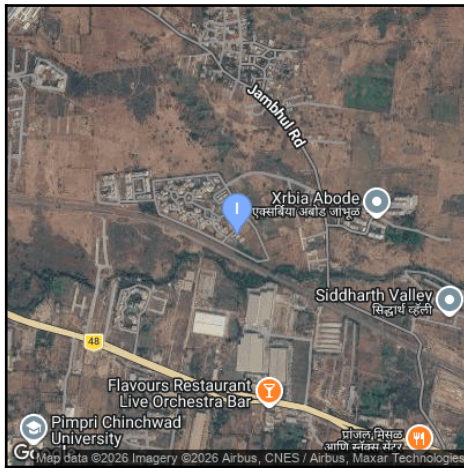
Entered By:	Assureval Private Limited_Hfc	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended non apf approval to be taken before disbursement		



Longitude: 73.61444444444444
Latitude: 18.75638888888889
Image Taken



Longitude: 73.61444444444444
Latitude: 18.75638888888889
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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