


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149714	Application No.:	77000328394
Customer Name:	Bhaurao Parasharam Hosurkar	Branch :	(10124) RATNAGIRI
Product Name:	Apna Ghar - Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Bhaurao Parasharam Hosurkar	Mobile :	9011547874 9422454563

PROPERTY ADDRESS

Property Address:	Flat No A-04 First Floor A Wing Building No 1, Shree Ganesh Krupa Apartment, Gat No 799 Mauje Janavali, Taluka Kankavli District Sindhudurg	Location:	Kankavali
		City:	Sindhudurg
		State:	Maharashtra
		Nearby Landmark:	Vrindavan Hall
		Collateral ID:	I26SIN602-081860
Legal Address:	Flat No A-04 First Floor A Wing Building No 1 Shree Ganesh Krupa Apartment Gat No 799 Mauje Janavali Taluka Kankavli District Sindhudurg	Pin Code	416602
		Country	India

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:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	5
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Prasad Patil (Tenant)	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 YEAR	Tenant Of Seller	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Lift And Open Passage	Open Space	Flat No A-05	Flat No B-04
Actual on Site	Lift And Open Passage	Open Space	Flat No A-05	Flat No B-04
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	4
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:	

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	262	0	0
Super Built Up/Sellable Area	364	3300	1201200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1201200
% Recommended	100	Realizable Value:	1201000
Realizable Value In Words : Rupees Twelve Lakh One Thousand			

Visited By: Mourya Concepts Opc Pune_Hfc

Visited on: 30-Aug-2026

Violations observed (if any):

Remarks:

null | 1) this is apna ghar hl resale case 2) subject property is 1 rk residential flat situated on 1st floor 3) we have received copy of draft agreement between mr bhaurao parshuram hosurkar mrs laxmi bhaurao hosurkar and mrs archana milind dalavi mr milind ashok dalavi 4) copy of na order with ref no na.sr.314/2018 dated 30.08.2018 issued by collector kankavli 5) copy of construction permission ref no 330/2011/12 dated 17.02.2012 approved by grampanchayat officer janavali taluka kankavli district sindhudurg 6) copy of occupancy certificate ref no 550/2023/24 dated 26/10/2023 approved by grampanchayat janavali taluka kankavli district sindhudurg 7) copy of agreement to sale ref no. 384/2022 date 25.02.2022 in between mrs archana milind dalavi mr milind ashok dalavi and dipesh namdev marathe mrs sulochna namdev marathe 8) copy of sanctioned building plan approved by grampanchayat officer janavali taluka kankavli district sindhudurg and recommended by adtp sindhudurg with ref no 875 dated 17.06.2021

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-29 AT 7.03.49 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 7.03.51 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 7.03.52 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 7.03.40 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 7.03.44 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 7.03.49 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 7.03.52 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 7.03.53 PM.JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-08-29 AT 7.03.48 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-30 AT 11.34.10 AM (1).JPEG			
WHATSAPP IMAGE 2026-08-29 AT 7.03.41 PM (1).JPEG	NULL	NULL	

Entered By: Mourya Concepts Opc Pune_

Entered On: 30-Aug-2026

Recommended by:

Completion Status: Constructed

Recommender's
Comment:

Approver Name: Chaitanya Koshatwar

Approver ID: HE012261

Designation: Technical Manager

Approved On : 30-Aug-2026

Approver Recommendation : RECOMMENDED

Conditional
Remark:

Approver's
Comment: ok as recommended property to be vacant before cheque handover



Longitude: 73.710409

Latitude: 16.276616

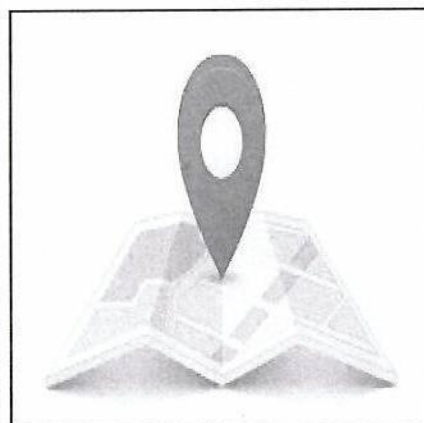
Image Taken 23-AUG-2026 13:15:17



Longitude: 73.710409

Latitude: 16.276616

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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