

INDIVIDUAL TECHNICAL REPORT

Request ID : HRQ-26-136672	Application No : 77000329397
Customer Name : PRIYANKA MANGESH VAJE	Branch : (10124) RATNAGIRI
Channel Name : LOS_CHANNEL	Business Group : HFCMORTGAGES
Report Type : HFC	Product Name : HL - RHL - HOME PURCHASE - RESALE
Product Type : NON HOME LOAN	Loan Property Type : REGULAR

Property Details

Property Type : RESIDENTIAL	Unit Type : FLAT
Unit No : 01	Road Width (Feet): 30
Property Address : FLAT NO 21 SECOND FLOOR D WING SHANKHESHWAR SAMUHA CHS S NO 358 H NO 1 5B 1 6A2A AND H NO 1 5B 16A2B CTS NO 655 AND 653 AT SHIVAJINAGAR NACHANE TALUKA- DIST-RATNAGIRI	Country : INDIA State : MAHARASHTRA City : RATNAGIRI
Collateral Id : I26RTG612-077165	Nearby Landmark : AROGYA MANDIR STOP Pincode : 415612

Legal Address :

FLAT NO 21 SECOND FLOOR D WING SHANKHESHWAR SAMUHA COOPERATIVE HOUSING SOCEITY, S NO 358 H NO 1 5B 1 6A2A AND H NO 1 5B 16A2B CTS NO 655 AND 653 AT SHIVAJINAGAR NACHANE TALUKA-DIST-RATNAGIRI

Contact Details

Name : PRIYANKA MANGESH VAJE	Sales Manager Mobile No : 9156870626
Customer Mobile No : 9405743201	Req Initiator Name / CPC Code : LOS_CHANNEL
Req Initiator Id : 1611364	

Attached Document Details

Document Name	Field Name	Field Value	Field Name	Field Value	Field Name	Field Value
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Boundaries on Site

Directions	As Per Sale Deed	Actual At Site
East :	PASSAGE AND FLAT NO 22	PASSAGE AND FLAT NO 22
West :	OPEN SPACE	OPEN SPACE
North :	OPEN SPACE	OPEN SPACE
South :	FLAT NO 20	FLAT NO 20
Boundary Matching :	YES	

Property Details

Plot Area : 1	Plot Demarcated At Site : YES
Approved Land Use : RESIDENTIAL	Infrastructure Of The Surrounding Area : GOOD
Nature Of Locality : DEVELOPED ELITE CLASS	Class Of Locality : MIDDLE CLASS AREA

Property Area : 585

Property Location : MUNICIPAL COUNCIL

Distance From City
Center(Km) : 1

Distance Travelled From Operating Office : 1

No. Of Floors : 2

Type Of Property : FLAT

Cost Of
Construction :

Report Condition : PROPERTY VISITED REPORT
SUBMITTED

Carpet Area
Measured : No

Green Housing : No

Nature Of Location : Urban

Virtual Visit : No

Finnone Project Id :

Finnone Building Id :

Project Approval No
:

Builder Group :

Builder Company :

Builder Grade :

Unit Details

Detail	No. of Rooms	No. of Kitchen	No. of Bathrooms	Usages and Remarks
FIRST FLOOR				
SECOND FLOOR	2	1	1	1BHK VACANT
OTHER1				
OTHER2				
GROUND FLOOR				

NDMA Details

Height Of Building(Above Ground Level):	Less than 15 meter	Seismic Zone: 4
Flood Prone Area:	No	CRZ: 1

Structure

Structure :	RCC STRUCTURE	Interior : GOOD
Exterior :	GOOD	
Approx Age Of Property For Home Improvement/ Home Extension : 17		Status Of Occupancy : VACANT
Occupied By :		Relationship Of Occupant With Customer :
Occupied Since :		Residual Age Of Property : 33

Valuation

Description	Area(in Sq.Ft)	Rate(Per Sq.Ft)	Amount
LANDAREA	1	0	0
CARPET AREA	487	0	0
SUPER BUILT UP/SELLABLE AREA	585	4000	2340000
OTHER 1	1	0	0
OTHER 2	1	0	0
TOTAL			2340000
Realizable Value :			23,40,000
Realizable Value in Words :			Twenty Three Lakh Forty Thousand

[View Review Report Comparison](#)

Valuation as per Govt. approved rate

Land Area/BuiltUp
Area/Saleable Area : 1
Area(Sq.Ft.) :
Constructed Area : 0
Total Value : 1

Land Area/BuiltUp
Area/Saleable Area : 1
Rate(Per Sq. Ft.) :
Constructed Rate : 0
Floorwise Building Usage : PARKING PLUS UPPER FLOORS
RESIDENTIAL

Request Code	Request Date	Parent Prod.Type	Product Type
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HRQ-26-136672 2026-08-10 19:24:01.0 NON HOME LOAN HL - RHL - HOME PURCHASE - RESALE

Stage of Construction	Description of Structure	(Description of stage)	% Completion	% Recommended
	RCC STRUCTURE	COMPLETED	100	100

Completion Status : CONSTRUCTED

Violations Observed If Any :

Remarks : HL RHL HOME PURCHASE-RESALE CASE 1) DRAFT COPY OF AGREEMENT EXECUTED BETWEEN PRIYANKA MANGESH VAJE AS PURCHASER AND RAVINDRA DATTARAM BHANDVALKAR AS SELLER 2) SALE DEED REG NO 2796 2009 DATE 24 6 2009 IN FAVOR OF RAVINDRA DATTARAM BHANDVALKAR 3) RATNAGIRI COUNCIL ISSUED THE CC REF NO 815 6565 DATE 1 3 2007 AND SANCTION BUILDING PLAN IN WHICH APPROVAL DETAILS ARE NOT MENTIONED 4) COMPLETION CERTIFICATE REF NO 432 6237 DATE 24 12 2008 ISSUED BY RATNAGIRI COUNCIL 5) SOCEITY REGISTRATION CERTIFICATE DATED 30 3 2010 IN THE NAME OF SHANKHESHWAR SAMUHA CHS 6) PROPERTY ASSESSMENT FOR MILKAT NO 816 D21 AND TAX PAID RECEIPT FOR YR 2025-26 ISSUED BY RATNAGIRI MC 7) AREA CONSIDERED AS PER DEED AND PLAN RATES ARE CONSIDERED AS PER MARKET REFERENCES 8) FOUR BOUNDARIES ARE NOT MENTIONED IN SALE DEED BUT BOUNDARIES ARE MATCHED WITH THE SANCTION PLAN 9) CORRECT GEOTAGS 16.992513, 73.317899

Visited By : MR. AMIT PATIL

Visited On : 20-Aug-2026

Visited User Type: IN HOUSE

Approved On : 20-Aug-2026

Entered By : AMIT PATIL

Entered On : 20-Aug-2026

Approver ID : HE012261

Approver Name : CHAITANYA KOSHATWAR

Approver Designation : TECHNICAL MANAGER

Approver Remarks : OK AS RECOMMENDED

Recommender Name :

Recommender Remark :

Recommender Flag : Recommended

Conditional Remark :

Request Report Type : FRESH

	Image / Document :1	Image / Document :2
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Attached Documents

Attached Images



Longitude 73.317899

73.317899

Latitude 16.99251299992353

16.99251299992353

Geo Location A WING XV KSP RESIDENCY NEAR AROGYA MANDIR

A WING XV KSP RESIDENCY NEAR AROGYA MANDIR

Image Taken Date 20-AUG-2026 11:02:20

20-AUG-2026 11:02:20

OD Request List

Omnidocs Files

Document Name	Uploaded Stage	Uploaded By / Uploaded On	Latitude	Longitude	Go To Map
3.JPG	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 20-AUG-2026 12:13:16			
12.JPG	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 20-AUG-2026 12:14:11			
13.JPG	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 20-AUG-2026 12:14:14			
4.JPG	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 20-AUG-2026 12:13:21			
8.JPG	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 20-AUG-2026 12:13:42			
10.JPG	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 20-AUG-2026 12:13:55			
11.JPG	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 20-AUG-2026 12:14:07			
5.JPG	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 20-AUG-2026 12:13:27			
6.JPG	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 20-AUG-2026 12:13:32			
7.JPG	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 20-AUG-2026 12:13:38			
9.JPG	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 20-AUG-2026 12:13:49			

Broker Details

Broker Name: DASHRATH PATIL

Broker's Contact No: 9623183122

Broker's Email ID:

This property is funded to following customer(s)

Application No.

Customer Name

**Channel Name/
Employee Name**

Date

Declaration

I/We hereby declare that

1. The property was inspected by me/us.

Signature with seal

2. I/We have no direct or Indirect Interest in the property valued

Date

3. The information furnished above is true and correct to my/our knowledge

Place

**** Disclaimer ****

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ICICI Group has not undertaken any investigation into the title of the property and the valuation is made on the presumption that the property possesses a good and marketable title and is free from encumbrances.

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