



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-120334	Application No.:	77000301113
Customer Name:	Mangesh Vishnu Utekar	Branch :	(10124) RATNAGIRI
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mangesh Vishnu Utekar	Mobile :	9405982689 8806644419

PROPERTY ADDRESS

Property Address:	Flat No.303, 3rd Floor, Shree Kaleshwari,Residency, House No. 602/12, S No. 126/2,,At - Post - Kalambaste, ,Tal - Chiplun, Dist - Ratnagiri 415605	Location:	Chiplun Ho		
		City:	Ratnagiri	Pin Code	415605
		State:	Maharashtra	Country	India
Legal Address:	Flat No.303, 3rd Floor, Shree Kaleshwari Residency, House No. 602/12, S No. 126/2, At - Post - Kalambaste, Tal - Chiplun, Dist - Ratnagiri 415605	Nearby Landmark:	Near Family Bazar		
		Collateral ID:	I26RTG605-063243		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	200
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
3rd Floor Flat No.	1	1	1	1RK WITH 1 TOILET
Other1				
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	4
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open	Flat No. 302	Open	Open Terrace
Actual on Site	Open	Flat No. 302	Open	Open Terrace
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

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:	RESIDENTIAL USES.

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	452	0	0
Super Built Up/Sellable Area	543	2800	1520400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1520400
% Recommended	100	Realizable Value:	1520000
Realizable Value In Words : Rupees Fifteen Lakh Twenty Thousand			

Visited By:	Prakash Joshi_Hfc	Visited on:	22-Jul-2026
Violations observed (if any):	Non-Apf Process To Be Followed		

Remarks:

null | 1) this is an hl rhl home builder purchase case. 2) the said flat is 1rk consisting of 1 hall, kitchen, and 1 toilet with general amenities in part ground parking, 3rd floor stored building. the said building is 100 pc completed. and there is 40-50 occupancy in it.3) documents verified as per a) draft deed of the year 2026 between shrusti enterprises proprietor mrs. shrusti hemant kolambekar and buyer mrs. and mr. mr. mayuri mangesh vishnu utekar 2) building permission of sub division officer chiplun no. lna/bp/sr/35/16 dated 04/07/2017. 3) na order of sub div officer chiplun of no. lna/vp/sr/1868/98 dated 28/02/2006 4) occupancy certificate of gram panchayat kalambaste of no. 914/2022 dated 07/09/2022.5) rera project no. p52800019889 dated 11/03/2019 to 30/12/2022.6) tax receipt of the year 2026-2027 for no. 182dated 22/06/2026. 7) assessment of the year 2023-2024 to 2026-2027 for no. 225/2026 dated 24/06/2026. 8) approved building plan recommended by town planning ratnagiri no. 1127 dated 19/06/2017. and approved by sdo no. lna/bp/sr/35/16 dated04/07/2017. 4) as per the visit, the measured carpet area of the property is 603 sq.ft. the carpet and open terrace is 112sq.ft. as per the provided document, the draft deed area is 543 sq.ft.the built-up and the opted area for valuation is543 sq.ft. (with consider documents area) and finalized report. 5) the property lat 17.531058, long 73.546207. due to veloct error, a new request is initiated for the previous report request id. hrq-26-111082 application no. 77000301113.

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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Entered By:	Prakash Joshi	Entered On:	22-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	22-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.546022

Latitude: 17.531328

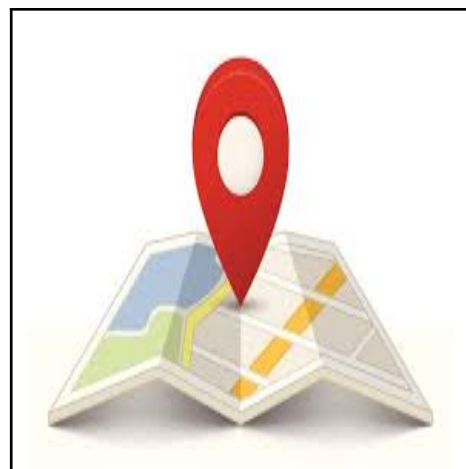
Image Taken



Longitude: 73.546022

Latitude: 17.531328

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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

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