


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159817	Application No.:	77000342005
Customer Name:	Santosh Dipak Mane	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:	Santosh Dipak Mane	Mobile :	9545513728 8806644419

PROPERTY ADDRESS

Property Address:	Flat No 103 1st Floor Imperial Residency, Gat No 84/E, At Khed-Bhadgaon Tal Khed Dist Ratnagiri	Location:	Khed (Ratnagiri)
		City:	Ratnagiri Pin Code 415709
		State:	Maharashtra Country India
Legal Address:	Flat No 103 1st Floor Imperial Residency Gat No 84/E At Khed-Bhadgaon Tal Khed Dist Ratnagiri	Nearby Landmark:	Near Dnyandeep Vidhya Mandir
		Collateral ID:	I26RTG709-087753

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	66
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	1	1	1 BHK WC BATH
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		6
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Duct And Flat No 102	Flat No 104	Entrance And Common	External Wall Of Flat And
Actual on Site	Duct And Flat No 102	Flat No 104	Entrance And Common	External Wall Of Flat And
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	MIXED USAGE

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	2800	1540000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1540000
% Recommended	100	Realizable Value:	1540000
Realizable Value In Words : Rupees Fifteen Lakh Forty Thousand			

Visited By: Mourya Concepts Opc Pune_Hfc

Visited on: 17-Sep-2026

Violations observed (if any):

Remarks:

null | 1) this is hl rhl home purchase builder case 2) subject property is 1 bhk residential flat situated on 1st floor 3) copy of draft sale deed between m/s imperial buildcon by mr tousif abdul kadir khot and mr santosh dipak mane mrs parvati dipak mane 4) copy of na order ref no lna/sr/118/2015 dated 20/04/2017 subdivisional officer khed 5) copy of occupancy certificate ref no lna/sr/118/2015 dated 30/07/2020 6) copy of rera certificate no p52800019895 dated 11/03/2019 7) copy of building plan ref no lna/sr/118/16 dated 20/04/2017 8) documented bua of 550 sqft (ie 423 sqft ca x 30 percent loading) has been considered 9) four boundaries are mismatching as per draft sale deed corrected boundaries to be mentioned in applicants sale deed 10) four boundaries are mentioned as per building plan which are matching with actual site boundaries 11) non apf process to be followed

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-17 AT 12.56.44 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-17 AT 12.56.55 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-17 AT 12.57.02 PM (1).JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-09-17 AT 12.57.02 PM.JPEG	NULL	NULL	

Entered By: Mourya Concepts Opc Pune_
Recommended by:
Recommender's
Comment:

Entered On: 18-Sep-2026
Completion Status: Constructed

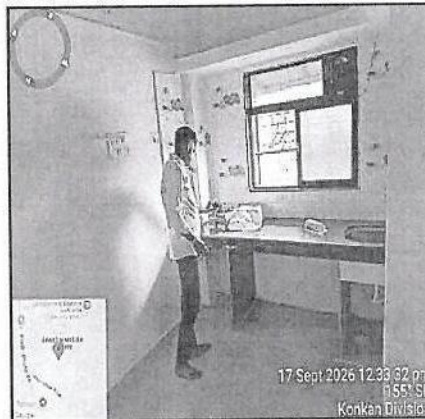
Approver Name: Chaitanya Koshatwar
Designation: Technical Manager
Approver
Recommendation : RECOMMENDED
Conditional
Remark:

Approver ID: HE012261
Approved On : 18-Sep-2026

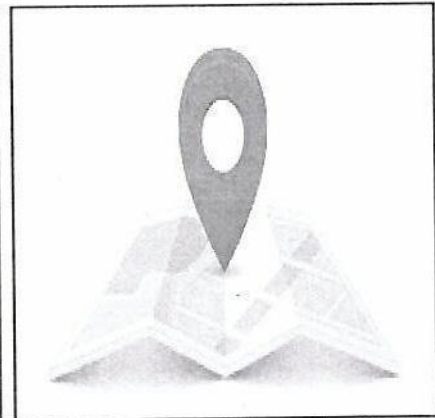
Approver's
Comment: ok as recommended



Longitude: 73.398835
Latitude: 17.727303
Image Taken 17-SEP-2026 16:12:02



Longitude: 73.398835
Latitude: 17.727303
Image Taken 17-SEP-2026 16:12:09



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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