



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155738	Application No.:	77000353311
Customer Name:	Nida Akil Jugari	Branch :	(10124) RATNAGIRI
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Nida Akil Jugari	Mobile :	7028796596 8554046144

PROPERTY ADDRESS

Property Address:	Flat No 118 1st Floor Building B Apana Ghar,S No 71/B At Kolgaon ,Tal Sawantwadi Dist Sindhudurg	Location:	Sawantwadi Ho		
		City:	Sindhudurg	Pin Code	416510
		State:	Maharashtra	Country	India
Legal Address:	Flat No 118 1st Floor Building B Apana Ghar S No 71/B At Kolgaon Tal Sawantwadi Dist Sindhudurg	Nearby Landmark:	Near Aqsa Masjid		
		Collateral ID:	I26SIN510-086304		

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:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	66
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
Ground Floor				
First Floor	2	1	1	1 BHK RESIDENTIAL FLAT
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction		0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Passage And Flat No 101	Flat No 117	Open Space
Actual on Site	Open Space	Passage And Flat No 101	Flat No 117	Open Space
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	291	0	0
Super Built Up/Sellable Area	403	2400	967200
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	967200
% Recommended	95	Realizable Value:	967000
Realizable Value In Words : Rupees Nine Lakh Sixty-Seven Thousand			

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	12-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 agreement to sale deed between vyankatesh vasant deshpane and mrs nida akil jugari ref no 2590/2026 dated 24/08/2026 4) copy of 7/12 extract 5) copy of na order ref no sr/55/2022 dated 29/09/2022 issued by sub divisional officer sawantwadi 6) copy of revised cc ref no ee/bp/pmay/a/mhada/589/2023 dated 17/07/2023 issued by mhada 7) copy of cc ref no ee/bp/pmay/652/2022 dated 07/12/2022 issued by mhada 8) copy of approved building plan ref no ee/bp/pmay/a/mhada/186/2023 dated 03/03/2023 issued by mhada 9) copy of part oc ref no ee/bp/pmay/a/mhada/e-7206938/2025 dated 14/10/2025 issued by mhada 10) documented bua of 403 sqft has been considered 11) correct location 15.919528,73.819306 12) non apf process to be followed 13) rera certificate no p52900053000 dated 10/10/2023 valid till 31/05/2028
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-12 AT 10.05.35 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-12 AT 10.05.36 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-12 AT 10.05.37 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-12 AT 10.05.38 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-12 AT 10.05.38 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-12 AT 10.05.40 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-12 AT 10.05.40 AM (1).JPEG			
WHATSAPP IMAGE 2026-09-12 AT 10.05.32 AM.JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-09-12 AT 10.05.39 AM (1).JPEG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-12 AT 10.05.39 AM.JPEG	NULL	NULL	

Entered By:	Mourya Concepts Opc Pune_	Entered On:	15-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.819306

Latitude: 15.919528

Image Taken 12-SEP-2026 10:17:02

Longitude: 73.819306

Latitude: 15.919528

Image Taken 12-SEP-2026 10:17:10

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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