


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168744	Application No.:	77000341706
Customer Name:	Javeed Amir Isane	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:	Javeed Amir Isane	Mobile :	9970558022 9028595922

PROPERTY ADDRESS

Property Address:	Flat No 412 4th Floor Sai Vishwa,S No 39/11b/10(New) 39/A/1/A11b/3 (Old),At Jogeje Dapoli ,Tal Dapoli Dist Ratnagiri	Location:	Dapoli		
		City:	Ratnagiri	Pin Code	415712
		State:	Maharashtra	Country	India
Legal Address:	Flat No 412 4th Floor Sai Vishwa S No 39/11b/10(New) 39/A/1/A11b/3 (Old) At Jogeje Dapoli Tal Dapoli Dist Ratnagiri	Nearby Landmark:	Near Bhatkar Hospital		
		Collateral ID:	I26RTG712-092791		

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:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	54
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				
Second Floor				
4th Floor	3	1	1	2BHK RESIDENTIAL FLAT
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age
Rcc Structure	Vacant		(For Home Improvement/ Home
			8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Flat No 411	Open Space	Flat No 413
Actual on Site	Open Space	Flat No 411	Open Space	Duct And Flat No 413
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	549	0	0
Super Built Up/Sellable Area	870	3200	2784000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2784000
% Recommended	100	Realizable Value:	2784000

Realizable Value In Words : Rupees Twenty-Seven Lakh Eighty-Four Thousand

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	29-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is hl rhl home purchase builder case 2) subject property is 2 bhk residential flat situated on 4th floor 3) documents provided a) draft sale deed between mr javeed amir isane and m/s gio constarctions b) copy of cc ref no 877/17 dated 23/08/2017 issued by dapoli nagarpanchayat c) copy of approved building plan ref no 785/21 dated 17/08/2021 issued by dapoli nagarpanchayat d) copy of poa between mr masiuddin salddin khan and m/s gio constarctions ref no 1488/2021 dated 03/05/2021 e) copy of full oc ref no 548/2026-27 dated 25/06/2026 issued by dapoli nagarpanchayat 4) documented bua of 870 sqft has been considered 5) the building is approximately 8 years old although full oc was obtained in 2026 for which mail approval is taken 7) non apf process to be followed 8) overall occupancy in the building is 40 to 50 percent		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-28 AT 6.41.41 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-28 AT 6.41.41 PM.JPEG	NULL	NULL	
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Entered By:	Mourya Concepts Opc Pune_	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.197798

Latitude: 17.753452

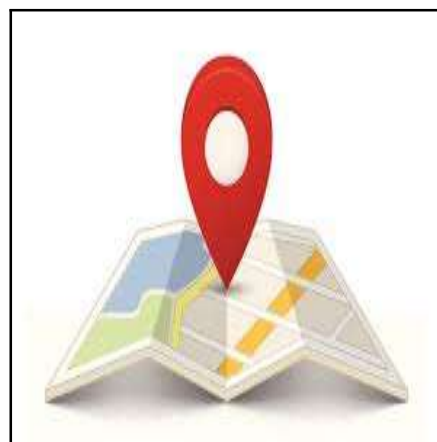
Image Taken 29-SEP-2026 10:22:36



Longitude: 73.197798

Latitude: 17.753452

Image Taken 29-SEP-2026 10:22:36



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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