


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-127650	Application No.:	77000322125
Customer Name:	Varsha Rakesh Surve	Branch :	(10124) RATNAGIRI
Product Name:	Apna Ghar - Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Varsha Rakesh Surve	Mobile :	7387367775 8806644419

PROPERTY ADDRESS

Property Address:	Flat No B 201 2nd Floor B Wing,Mayureshwar Anandimay Sankul,Malmatta No 1686 Plot No 1 Gat No 37/3, At Bharnenaka Taluka Khed Dist Ratnagiri	Location:	Bharne		
		City:	Ratnagiri	Pin Code	415621
		State:	Maharashtra	Country	India
Legal Address:	Flat No B 201 2nd Floor B Wing Mayureshwar Anandimay Sankul Malmatta No 1686 Plot No 1 Gat No 37/3 At Bharnenaka Taluka Khed Dist Ratnagiri	Nearby Landmark:	Royal Hospital Khed		
		Collateral ID:	I26RTG621-082789		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Natute of Location:	Rural	Distance Travelled From Operating	20
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
Second Floor	2	1	1	1BHK RESIDENTIAL
Other1				
Ground Floor				
Other2				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			39

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Common Passage	Open Space	Flat No B 202
Actual on Site	Open Space	Common Passage	Open Space	Flat No B 202
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	397	0	0
Super Built Up/Sellable Area	580	2800	1624000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1624000
% Recommended	100	Realizable Value:	1624000
Realizable Value In Words : Rupees Sixteen Lakh Twenty-Four Thousand			

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	02-Sep-2026
Violations observed (if any):			

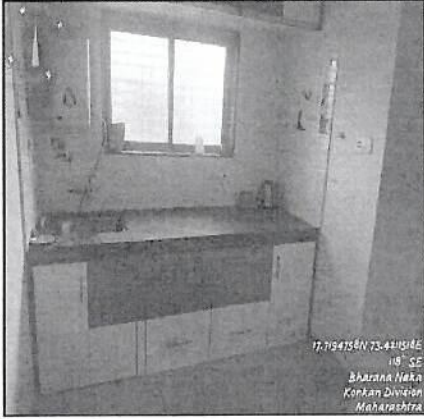
Remarks:	null 1)this is hl - apna ghar - home loan - da resale 2) subject property is 1 bhk residential flat situated on 2nd floor 3) we have received copy of draft agreement between mr rakesh rajaram surve mrs varsha rakesh surve and mr amrut mahajan vayangankar mrs kalpna amrut vayangankar 4) copy of sale deed between mr amrut mahajan vayangankar mrs kalpna amrut vayangankar and ashtvinayak developers mrs malan sandesh butala mr milind tukaram evlekar bring ref no 2060/2017 dated 06/07/2017 sro khed 5) copy of na order with ref no lna/sr/6472/2013 dated 07/08/2013 issued by tahsildar khed 6)building construction permission issued by bharne grampanchayat with ref no 161/2013 dated 27/07/2013 7) completion certificate with ref no gp/bharne/369 dated 05/11/2015 issued by grampanchayat officer bharne taluka khed dist ratnagiri ratnagiri 8) copy of sanctioned building plan approved by sdo khed with ref no sr/125/2015 dated 19/02/2015 in which building permission copy not received 9) area considered as per sale deed 10)correct geotag 17.724826 73.418432
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-01 AT 4.44.00 PM.JPGEG	NULL	NULL	
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WHATSAPP IMAGE 2026-09-01 AT 4.44.02 PM.JPGEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-01 AT 4.43.43 PM.JPGEG	NULL	NULL	
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Entered By:	Mourya Concepts Opc Pune_	Entered On:	02-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	02-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.418432000000001
Latitude: 17.724826999999998
Image Taken 02-SEP-2026 10:19:09



Longitude: 73.418432000000001
Latitude: 17.724826999999998
Image Taken 02-SEP-2026 10:19:24



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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