



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-138396	Application No.:	77000321190
Customer Name:	Amit Anand Kankanwadi	Branch :	(10124) RATNAGIRI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Amit Anand Kankanwadi	Mobile :	8766926509 7776943121

PROPERTY ADDRESS

Property Address:	Plot No 15 S No 125/42 House No 812,At Mouje Khedashi ,Tal Dist Ratnagiri	Location:	Midc Ratnagiri
		City:	Ratnagiri
		State:	Maharashtra
		Pin Code	415639
		Country	India
Legal Address:	Plot No 15 S No 125/42 House No 812 At Mouje Khedashi Tal Dist Ratnagiri	Nearby Landmark:	Near Shree Mahalaxmi Temple
		Collateral ID:	I26RTG639-076744

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	14
Green Housing:	No	Distance from City Center Km:	7
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	4	1	1	2BHK 1 STOREROOM AS PER SITE
First Floor	4	2	2	2 UNITS OF 1RK 1 HALL 1 ROOM AS PER SITE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Occupied	Self	25
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Self As Tenant	25

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	S No 123	9 Mtr Wide Internal Road	6 Mtr Wide Internal Road	Plot No 14
Actual on Site	S No 123	Road	Road	Plot No 14
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:

RESIDENTIAL USE

VALUATION

Description

Area in Sq.Ft

Rate/Sq.Ft

Amount (R)

Landarea

2497

800

1997600

Carpet Area

1301

0

0

Super Built Up/Sellable Area

1561

1000

1561000

Other 1

1

0

0

Other 2

1

0

0

% Completion

100

TOTAL

3558600

% Recommended

100

Realizable Value:

3559000

Realizable Value In Words : Rupees Thirty-Five Lakh Fifty-Nine Thousand

Visited By:

Mourya Concepts Opc Pune_Hfc

Visited on:

19-Aug-2026

Violations observed (if any):

Remarks:

null | 1) this is hl rhl home purchase-resale case 2) subject property is ground plus 1 floors residential building 3) we have received copy of draft agreement between kasturi balasaheb akivate akshay balasaheb akivate and bharati anand kankanwadi amit anand kankanwadi 4) copy of seller sale deed with ref no 136/1999 dated 25/01/1999 between tanaji gunderao narmude and balasaheb satyappa akivate 5) copy of correction deed with ref no 856/1999 dated 03/05/1999 between tanaji gunderao narmude and balasaheb satyappa akivate 6) copy of na order with ref no lna/sr/448 dated 06/03/1998 issued by collector ratnagiri 7) copy of building plan by er prasad rahate 8) copy of 7/12 extract 9) copy of tax paid receipt dated 06/08/2024 issued by grampanchayat khedashi 10) copy of extract 8a dated 05/07/2021 issued by grampanchayat khedashi 11) plot area as per draft agreement as per sale deed and as per actual site is 3229 sqft and as per 7/12 extract is 2497 sqft hence least area is considered 12) bua as per building plan is gf 1561 sqft and ff 1196 sqft making total of 2757 sqft and as per actual site gf 1667 sqft and ff 1667 sqft making total of 3334 sqft therefor least bua is considered 13) 1st floor is sheet roofing hence not considered for valuation

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-18 AT 1.07.42 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-18 AT 1.07.43 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-18 AT 1.07.27 PM (1).JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-08-18 AT 1.07.54 PM (1).JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-08-18 AT 1.07.48 PM (2).JPEG			
WHATSAPP IMAGE 2026-08-18 AT 1.07.36 PM (1).JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-08-18 AT 1.07.53 PM.JPEG			

Entered By:	Mourya Concepts Opc Pune_	Entered On:	19-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	19-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.37029799999999
Latitude: 17.003195
Image Taken 19-AUG-2026 11:24:43



Longitude: 73.37029799999999
Latitude: 17.003195
Image Taken 19-AUG-2026 11:24:55



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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