



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142139	Application No.:	77000336797
Customer Name:	Sharad Jagannath Sawant	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:	Sharad Jagannath Sawant	Mobile :	8691985246 8554046144

PROPERTY ADDRESS

Property Address:	Flat No S-1 Second Floor,Pandurang Residency Type li H No 4133,S. No 110a1a1a1 Hissa No 2,At Kudal Tal Kudal Dist Sindhudurg	Location:	Kudal
		City:	Sindhudurg
		State:	Maharashtra
		Pin Code	416520
		Country	India
Legal Address:	Flat No S-1 Second Floor Pandurang Residency Type li H No 4133 S. No 110a1a1a1 Hissa No 2 At Kudal Tal Kudal Dist Sindhudurg	Nearby Landmark:	Dr Nandan Samants Om Kartavya Sadhana
		Collateral ID:	I26SIN520-083252

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:	Municipal Council
Natute of Location:	Urban	Distance Travelled From Operating	20
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
First Floor				
Second Floor	3	1	2	2 BHK RESIDENTIAL
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sharath Shersha Tenant	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	5 MONTH	Tenant Of Seller	37

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 2	Open Space	Open Space	Staircase
Actual on Site	Flat No 2	Open Space	Open Space	Staircase
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	690	0	0
Super Built Up/Sellable Area	931	3000	2793000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2793000
% Recommended	100	Realizable Value:	2793000

Realizable Value In Words : Rupees Twenty-Seven Lakh Ninety-Three Thousand

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	02-Sep-2026
Violations observed (if any):			
Remarks:	null 1)this is 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 sharad jagannath sawant and mrs radha rohan padate 4) copy of agreement to sale between mrs radha rohan padate and developer partner mr sadanand tukaram padate and others bring ref no 106/2021 dated 12/01/2021 sro kudal 5) copy of development agreement between m/s padate developers patner mr sadanand tukaram padate balkrushna anand gavade and mr pandurang shrikrushna padate and other with ref no 977/2015 dated 20/05/2015 sro kudal 6)copy of poa between mr tulshidas sitaram padate and madhukar shrikrushna padate mr pandurang shrikrushna padate and other with ref no 7759/2013 dated 11/01/2013 7) copy of 7/12 extract s no 110a1a1a1 hissa no 2 8) copy of architect building plan by er ajay p ransubhe d art associates 9) copy of oc ref no knp/badh/oc/660/2017 dated 26/07/2017 issued by kudal nagarpanchayat 10) area consideredas per draft agreement and ats		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-30 AT 2.45.44 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-30 AT 2.45.46 PM (1).JPEG	NULL	NULL	
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File Name	Latitude	Longitude	Go To Map
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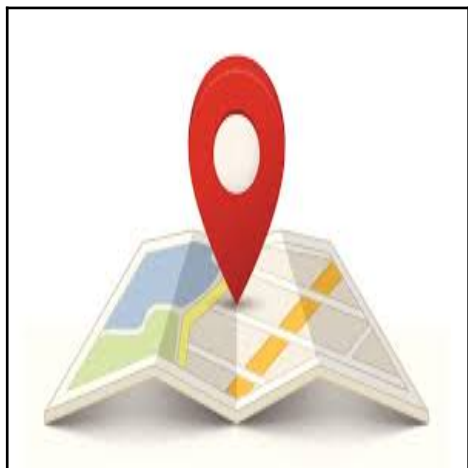
Entered By:	Mourya Concepts Opc Pune_	Entered On:	05-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	05-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. property to be vacated before cheque handover.		



Longitude: 73.685716
Latitude: 16.002144
Image Taken 02-SEP-2026 12:20:00



Longitude: 73.685716
Latitude: 16.002144
Image Taken 02-SEP-2026 122010



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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