

INDIVIDUAL TECHNICAL REPORT

Request ID : HRQ-26-113714 **Application No :** 77000297978

Customer Name : ASIF ABUBAKAR KHALIFA **Branch :** (10124)
RATNAGIRI

Channel Name : LOS_CHANNEL **Business Group :** HFCMORTGAGES

Report Type : HFC **Product Name :** HOME LOAN-DA
RESALE

Product Type : NON HOME LOAN **Loan Property Type :** REGULAR

Property Details

Property Type : RESIDENTIAL **Unit Type :** FLAT

Unit No : 01 **Road Width (Feet):** 15

Property Address : FLAT NO 102 1ST FLOOR B WING ROYAL
PARADISE **Country :** INDIA

HOUSE NO 2165/E NEW MALMATT
CHIP00009522 **State :** MAHARASHTRA

OLD MALMATT NO W8/1Z1000873 S NO
38/6 CTS NO 1262 **City :** RATNAGIRI

AT GOVALKOT TALUKA CHIPLUN AND
DISTRICT RATNAGIRI **Nearby Landmark :** NEAR VASHISHTI
RIVER

Collateral Id : I26RTG605-073768 **Pincode :** 415605

Legal Address :

FLAT NO 102 1ST FLOOR B WING ROYAL PARADISE HOUSE NO 2165/E NEW MALMATT CHIP00009522 OLD
MALMATT NO W8/1Z1000873 S NO 38/6 CTS NO 1262 AT GOVALKOT TALUKA CHIPLUN AND DISTRICT RATNAGIRI

Contact Details

Name : ASIF ABUBAKAR KHALIFA

Customer Mobile No : 8446867874 **Sales Manager Mobile No :** 9028595922

Req Initiator Id : 1611364 **Req Initiator Name / CPC Code :** LOS_CHANNEL

Attached Document Details

Document Name	Field Name	Field Value	Field Name	Field Value	Field Name	Field Value
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Boundaries on Site

Directions

As Per Sale Deed

Actual At Site

East :	FLAT NO B 103	FLAT NO B 103
West :	OPEN SPACE	OPEN SPACE
North :	OPEN SPACE	OPEN SPACE
South :	FLAT NO B 101	FLAT NO B 101

Boundary Matching : YES

Property Details

Plot Area : 1 **Plot Demarcated At Site :** YES

Approved Land Use : RESIDENTIAL **Infrastructure Of The Surrounding Area :** GOOD

Nature Of Locality : UNDER DEVELOPMENT **Class Of Locality :** MIDDLE CLASS AREA

Property Area : 986 **Property Location :** MUNICIPAL COUNCIL

Distance From City
Center(Km) : 1

Distance Travelled From Operating Office : 4

No. Of Floors : 3

Type Of Property : FLAT

Cost Of
Construction : 1

Report Condition : PROPERTY VISITED REPORT
SUBMITTED

Carpet Area
Measured : Yes

Green Housing : No

Nature Of Location : Urban

Virtual Visit : No

Finnone Project Id :

Finnone Building Id :

Project Approval No
:

Builder Group :

Builder Company :

Builder Grade :

Unit Details

Detail	No. of Rooms	No. of Kitchen	No. of Bathrooms	Usages and Remarks
FIRST FLOOR	3	1	1	2 BHK AS PER SITE
SECOND FLOOR				
OTHER1				
GROUND FLOOR				
OTHER2				

NDMA Details

Height Of Building(Above Ground Level):	Between 15-45 meter	Seismic Zone: 3
Flood Prone Area:	No	CRZ: 1

Structure

Structure :	RCC STRUCTURE	Interior :	GOOD
Exterior :	GOOD		
Approx Age Of Property For Home Improvement/ Home Extension :	4	Status Of Occupancy :	VACANT
Occupied By :		Relationship Of Occupant With Customer :	
Occupied Since :		Residual Age Of Property :	56

Valuation

Description	Area(in Sq.Ft)	Rate(Per Sq.Ft)	Amount
LANDAREA	1	0	0
CARPET AREA	789	0	0
SUPER BUILT UP/SELLABLE AREA	986	2800	2760800
OTHER 1	1	0	0
OTHER 2	1	0	0
TOTAL			2760800
Realizable Value :			27,61,000
Realizable Value in Words :			Twenty Seven Lakh Sixty One Thousand

[View Review Report Comparison](#)

Valuation as per Govt. approved rate

Land Area/BuiltUp
Area/Saleable Area : 1
Area(Sq.Ft.) :
Constructed Area : 1
Total Value : 2

Land Area/BuiltUp
Area/Saleable Area : 1
Rate(Per Sq. Ft.) :
Constructed Rate : 1
Floorwise Building
Usage :

Request Code	Request Date	Parent Prod.Type	Product Type
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HRQ-26-113714

2026-07-03 20:07:44.0

NON HOME LOAN

HOME LOAN-DA RESALE

Stage of Construction	Description of Structure	(Description of stage)	% Completion	% Recommended
	RCC STRUCTURE	COMPLETED	100	100

Completion Status : CONSTRUCTED

Violations Observed If Any :

Remarks : 1) THIS IS HOME LOAN DA RESALE CASE 2) SUBJECT PROPERTY IS 2 BHK RESIDENTIAL FLAT SITUATED ON 1ST FLOOR 3) WE HAVE RECEIVED COPY OF DRAFT AGREEMENT BETWEEN MR JEEVAN KASHINATH RELEKAR AND MR ASIF ABUBAKAR KHALIFA 4) COPY OF SELLERS SALE DEED WITH REF NO 3091 2022 DATED 24 06 2022 BETWEEN MS PARADISE BUILDERS AND DEVELOPERS AND MR JEEVAN KASHINATH RELEKAR 5) COPY OF CONSTRUCTION PERMISSION AND APPROVED BUILDING PLAN WITH REF NO BPA000192018 19 DATED 11 06 2018 ISSUED BY CHIPLUN MUNICIPAL COUNCIL 6) COPY OD OCCUPANCY CERTIFICATE WITH REF NO 364 DATED 02 05 2022 ISSUED BY CHIPLUN MUNICIPAL COUNCIL 7) COPY OF PROPERTY CARD DATED 06 04 2022 8) CORRECT LOCATION LAT 17 541806 LONG 73 503889 9) OVERALL BUILDING OCCUPANCY IS 80 PERCENT 10) MAIL APPROVAL IS TAKEN FOR FUNDING UNDER THE SINGLE COMMUNITY OCCUPIED BUILDING

Visited By : MOURYA CONCEPTS OPC
PUNE_HFC

Visited On : 18-Jul-2026

Visited User Type: TECHNICAL AGENCY

Approved On : 11-Aug-2026

Entered By : MOURYA CONCEPTS OPC PUNE_

Entered On : 11-Aug-2026

Approver ID : HE012261

Approver Name : CHAITANYA KOSHATWAR

Approver Designation : TECHNICAL MANAGER

Approver Remarks : OK AS RECOMMENDED

Recommender Name :

Recommender Remark :

Recommender Flag : Recommended

Conditional Remark :

Request Report Type : FRESH

	Image / Document :1	Image / Document :2
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Attached Documents

Attached Images



Longitude 73.503885

73.503885

Latitude 17.541408

17.541408

Geo Location

Image Taken Date 18-JUL-2026 13:50:01

18-JUL-2026 13:50:11

OD Request List

Omnidocs Files					
Document Name	Uploaded Stage	Uploaded By / Uploaded On	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-07-18 AT 1.44.47 PM.JPG	INDIVIDUAL SITE VISIT	MOURYA CONCEPTS OPC PUNE_ - (HTA2023035) /	23.815715833333336	72.99536305555556	

		18-JUL-2026 16:33:13			
WHATSAPP IMAGE 2026-07-18 AT 1.04.27 PM.JPEG	INDIVIDUAL SITE VISIT	MOURYA CONCEPTS OPC PUNE_ - (HTA2023035) / 18-JUL-2026 16:33:25			
WHATSAPP IMAGE 2026-07-18 AT 1.44.46 PM.JPEG	INDIVIDUAL SITE VISIT	MOURYA CONCEPTS OPC PUNE_ - (HTA2023035) / 18-JUL-2026 16:32:53	23.815715833333336	72.99536305555556	
WHATSAPP IMAGE 2026-07-18 AT 1.44.48 PM.JPEG	INDIVIDUAL SITE VISIT	MOURYA CONCEPTS OPC PUNE_ - (HTA2023035) / 18-JUL-2026 16:33:01	23.815715833333336	72.99536305555556	
WHATSAPP IMAGE 2026-07-18 AT 1.44.45 PM (1).JPEG	INDIVIDUAL SITE VISIT	MOURYA CONCEPTS OPC PUNE_ - (HTA2023035) / 18-JUL-2026 16:33:07			
WHATSAPP IMAGE 2026-07-18 AT 1.04.27 PM (1).JPEG	INDIVIDUAL SITE VISIT	MOURYA CONCEPTS OPC PUNE_ - (HTA2023035) / 18-JUL-2026 16:33:18			
WHATSAPP IMAGE 2026-07-18 AT 1.04.28 PM (2).JPEG	INDIVIDUAL SITE VISIT	MOURYA CONCEPTS OPC PUNE_ - (HTA2023035) / 18-JUL-2026 16:33:32			
MAIL APPROVAL FOR SINGLE COMMUNITY.PDF	INDIVIDUAL SITE VISIT	AMIT PATIL - (HE010059) / 11-AUG-2026 12:07:23			

Broker Details

Broker Name: DATTARAJ

Broker's Contact No: 8123046002

Broker's Email ID:

This property is funded to following customer(s)

Application No.	Customer Name	Channel Name/ Employee Name	Date
Declaration			

I/We hereby declare that

- | | |
|--|---------------------|
| 1. The property was inspected by me/us. | Signature with seal |
| 2. I/We have no direct or Indirect Interest in the property valued | Date |
| 3. The information furnished above is true and correct to my/our knowledge | Place |

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ICICI Group has not undertaken any investigation into the title of the property and the valuation is made on the presumption that the property possesses a good and marketable title and is free from encumbrances.

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