



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146322	Application No.:	77000342490
Customer Name:	Fiza Jalil Khatib	Branch :	(10124) RATNAGIRI
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Fiza Jalil Khatib	Mobile :	9022390238 8806644419

PROPERTY ADDRESS

Property Address:	Flat No 7 2nd Floor Abbasiya Apartment,S No 125a, 125a1, H No 4d2/1/2, 4/1/2, ,Cts No 259/1, At Mouje Gowalkot,Tal Chiplun Dist Ratnagiri	Location:	Chiplun Ho
		City:	Ratnagiri
		State:	Maharashtra
		Pin Code	415605
		Country	India
Legal Address:	Flat No 7 2nd Floor Abbasiya Apartment S No 125a, 125a1, H No 4d2/1/2, 4/1/2, Cts No 259/1, At Mouje Gowalkot Tal Chiplun Dist Ratnagiri	Nearby Landmark:	Near Khadija English Medium School
		Collateral ID:	I26RTG605-092775

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	5
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	1	2 BHK RESIDENTIAL FLAT
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		28
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			22

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Open Space	Open Space	Staircase Passage Flat No 8
Actual on Site	Open Space	Open Space	Open Space	Staircase Passage Flat No 8
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 USAGE

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	500	0	0
Super Built Up/Sellable Area	600	2800	1680000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1680000
% Recommended	100	Realizable Value:	1680000
Realizable Value In Words : Rupees Sixteen Lakh Eighty Thousand			

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	04-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is home loan da resale case 2) subject property is 2 bhk residential flat situated on 2nd floor 3) we have received copy of draft sale deed between mr shakil abdul gafur surve and mrs fiza jalil khatib 4) copy of sellers sale deed ref no 5103/2012 dated 29/12/2012 between mr mohammed shafi rajak chanda and mr shakil abdul gafur surve 5) copy of na order ref no sr/2066 dated 31/01/2000 issued by tahasildar ratnagiri 6) copy of construction permission and building plan dated 14/08/1996 issued by chiplun municipal council 7) copy of occupancy certificate ref no 4428 dated 03/07/1998 issued by chiplun municipal council 8) documented bua of 600 sqft has been considered 9) collection team approval is taken		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-03 AT 6.24.51 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-03 AT 6.24.51 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-03 AT 6.24.54 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-03 AT 6.24.52 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-03 AT 6.24.57 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-03 AT 6.24.56 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-03 AT 6.24.57 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-03 AT 6.24.53 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-03 AT 6.24.55 PM (1).JPEG	NULL	NULL	
MAIL APPROVAL FROM COLLECTION TEAM.PDF			

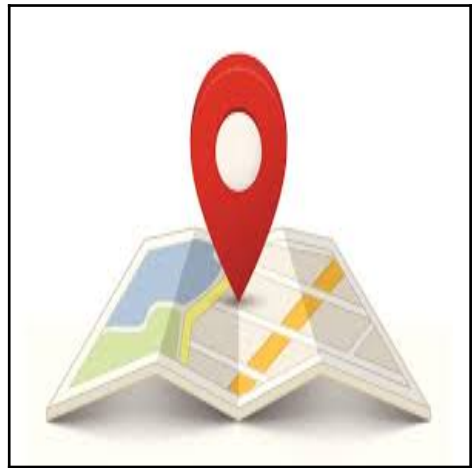
Entered By:	Mourya Concepts Opc Pune_	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. collection feedback taken.		



Longitude: 73.485917
Latitude: 17.547250000000002
Image Taken 04-SEP-2026 11:45:41



Longitude: 73.485917
Latitude: 17.547250000000002
Image Taken 04-SEP-2026 11:45:50



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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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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