



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-136427	Application No.:	77000334228
Customer Name:	Tanzim Asif Chougule	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:	Tanzim Asif Chougule	Mobile :	9699319770 8806644419

PROPERTY ADDRESS

Property Address:	Flat No 301 2nd Floor (As Per Site 3rd Floor) ,Municipal Property No Khed00002948 Cts No 3188/12 ,S No 202 Hissa No 2/9 At Khed,Tal Khed And Dist Ratnagiri	Location:	Khed (Ratnagiri)
		City:	Ratnagiri
		Pin Code	415709
		State:	Maharashtra
		Country	India
Legal Address:	Flat No 301 2nd Floor (As Per Site 3rd Floor) Wariya Apartment Municipal Property No Khed00002948 Cts No 3188/12 S No 202 Hissa No 2/9 At Khed Tal Khed And Dist Ratnagiri	Nearby Landmark:	Near Jagbudi Rover
		Collateral ID:	I26RTG709-093604

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	62
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Negative Report		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
3rd Floor				
Other2				
Ground Floor				
First Floor				
Second Floor	2	1	1	1 BHK WC/BATH

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		17
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			33

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Main Door/Entrance Staircase	Front Margin	Flat No 302	Open Space
Actual on Site	Main Door/Entrance Staircase	Front Margin	Flat No 302	Open Space
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	440	0	0
Super Built Up/Sellable Area	812	1900	1542800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1542800
% Recommended	100	Realizable Value:	1543000

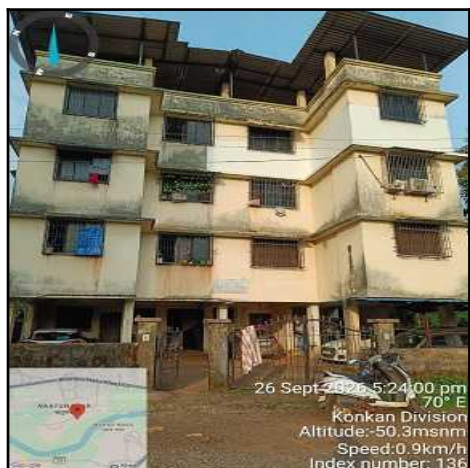
Realizable Value In Words : Rupees Fifteen Lakh Forty-Three Thousand

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	28-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is hl rhl home purchase resale case 2) subject property is 1 bhk residential flat situated on 3rd floor 3) documents provided a) draft agreement between mr tanzim asif chougule and mrs rabiya abdul aziz baharun b) copy of sellers sale deed between mrs rabiya abdul aziz baharun and m/s nbs developers ref no 1446/2009 dated 14/12/2009 c) cc and approved building plan ref no 746/08/09 dated 26/06/2008 issued by khed municipal council d) copy of na order ref no lna/sr/314/02 dated 16/01/2003 issued by subdivisional office khed e) copy of tax receipts for the year 2011/12 2016/17 2018/19 2022/23 and 2026/27 4) documented bua of 960 sqft has been considered 5) as per the approved plan and sale deed 2nd floor is mentioned but as per site flat is situated at 3rd floor 6) structure is matched with the sanction plan 7) documented bua of 812 sqft (ie 665 sqft bua and terrace 147 sqft (half of 295 sqft) is considered 8) common terrace is merged with the flat and same area is mentioned in the sale deed 9) river is located at distance of 100 mtr from the property but the property is not affected by the flood		

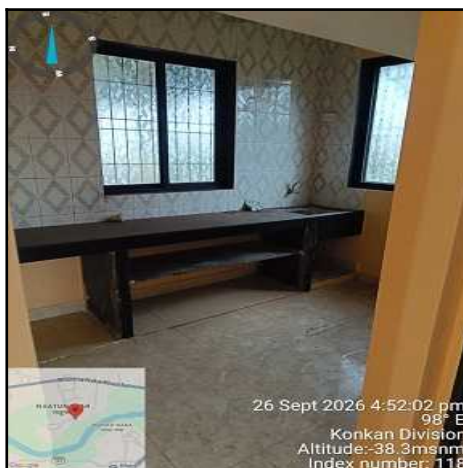
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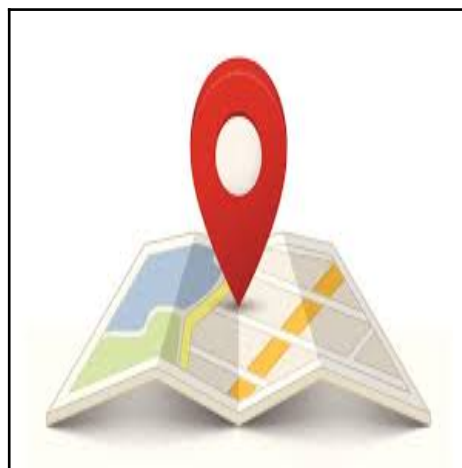
Entered By:	Mourya Concepts Opc Pune_	Entered On:	30-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



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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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