



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-147608	Application No.:	77000345935
Customer Name:	Shubham Shirish Pujari	Branch :	(10021) KOLHAPUR
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Shubham Shirish Pujari	Mobile :	9130584024 7083035704

PROPERTY ADDRESS

Property Address:	Flat No 401 Fourth Floor Swaroop Anand Sahniwas, Plot No 3 R S No 906, Manorama Nagar Mohite Mala Devkar Panand, A Ward Kolhapur Taluka- Karveer Dist- Kolhapur	Location:	Kolhapur New Palace
		City:	Kolhapur
		State:	Maharashtra
		Pin Code	416003
		Country	India
Legal Address:	Flat No 401 Fourth Floor Swaroop Anand Sahniwas, Plot No 3 R S No 906, Manorama Nagar Mohite Mala Devkar Panand, A Ward Kolhapur Taluka- Karveer Dist- Kolhapur	Nearby Landmark:	Mohite Mala
		Collateral ID:	I26KPR003-081778

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
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
Second Floor				
4th Floor Flat No	2	1	1	1BHK PROPOSED RESIDENTIAL
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction		0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 2 In R S No 906	Staircase And Lift	Plot No 1 In R S No 906	Flat No 402
Actual on Site	Marginal Space And Adj Plot	Staircase And Lift	Marginal Space And Adj Plot	Flat No 402
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GF-PARKING PLUS 5

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	452	0	0
Super Built Up/Sellable Area	580	4200	2436000
Other 1	1	0	0
Other 2	1	0	0
% Completion	70	TOTAL	2436000
% Recommended	70	Realizable Value:	2436000

Realizable Value In Words : Rupees Twenty-Four Lakh Thirty-Six Thousand

Visited By:	Mr. Amit Patil	Visited on:	29-Aug-2026
Violations observed (if any):	Non Apf Process To Be Followed		
Remarks:	null this is hl rhl home purchase builder case 1) draft copy of agreement executed bw shubham pujari sharada pujari as purchaser and cube infra through arun gound rajun gound shivaji patil sagar patil with janardan giribuva as seller 2) development agreement reg no 3260/2022 date 27 6 2022 and poa reg no 3261/2022 date 27 6 2022 executed bw cube infra through arun gound rajun gound shivaji patil sagar patil and janardan giribuva 3) 7 12 extract for plot no 3 in the name of janardan giribuva 4) collector office kolahpur issued the na order ref no sr 71 99 date 21 12 2000 approved for residential use 5) building permission and sanction plan ref no a-588 2021-22 dated 24 11 2022 issued by kmc 6) area considered as per draft agreement and plan 7) rates are considered as per market references 8) current construction status- rcc and brickwork is completed up to fifth floor 9) correct geotags- 16.675812, 74.210979 10) plot area is less than 500 sqm so rera is not applicable		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
7.JPG	NULL	NULL	
5.JPG	NULL	NULL	
8.JPG	NULL	NULL	
9.JPG	NULL	NULL	
10.JPG	NULL	NULL	
SANCTION PLAN.PDF			
6.JPG	NULL	NULL	
11.JPG	NULL	NULL	
12.JPG	NULL	NULL	
4.JPG	NULL	NULL	

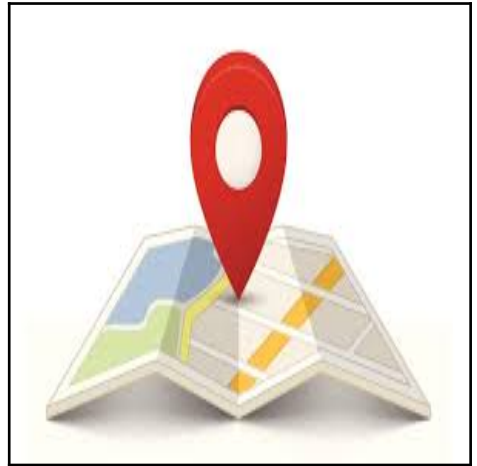
Entered By:	Amit Patil	Entered On:	30-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	30-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.21097899991393
Latitude: 16.675812
Image Taken 29-AUG-2026 13:34:52



Longitude: 74.21097899991393
Latitude: 16.675812
Image Taken 29-AUG-2026 13:34:52



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.