



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154498	Application No.:	77000353247
Customer Name:	Shubham Dilip Bhusari	Branch :	(10021) KOLHAPUR
Product Name:	Apna Ghar - HI + Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Shubham Dilip Bhusari	Mobile :	7249676479 7741079393

PROPERTY ADDRESS

Property Address:	Proposed First Floor At R S No 419 Part,Ghevari Colony,At Nagaon Taluka- Hatkanangale Dist- Kolhapur	Location:	Palachi Shirol		
		City:	Kolhapur	Pin Code	416122
		State:	Maharashtra	Country	India
Legal Address:	Proposed First Floor At R S No 419 Part, Ghevari Colony At Nagaon Taluka- Hatkanangale Dist- Kolhapur	Nearby Landmark:	Near Sanjivani Ice Cream / Main Road		
		Collateral ID:	I26KPR122-097701		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	22
Green Housing:	No	Distance from City Center Km:	11
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Proposed Second	1		1	PROPOSED 1ROOM
Other1				
Other2				
Existing Ground	3	1	1	2BHK RESIDENTIAL
Proposed First Floor	3	1	1	PROPOSED 2BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Gf-Bhusari Family Ff-Uc	6
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	6 YRS	Self	54

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Porperty Of Savita Sanjay	Internal Road	Porperty Of Shivaji Shripati	Porperty Of Anita Maruti
Actual on Site	Farm Land Of Dudhale	Road	Porperty Of Shivaji Shripati	Porperty Of Anita Maruti
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

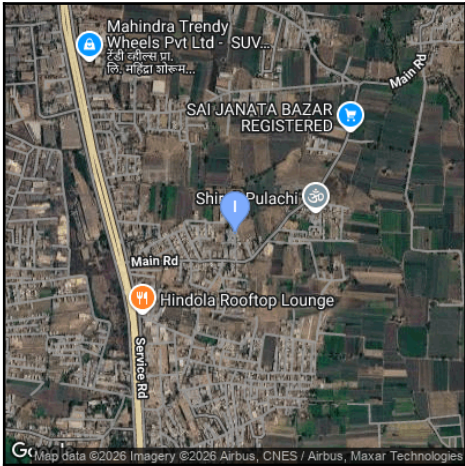
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GF PLUS 2 -PROPOSED

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	989	1710	1691190
Carpet Area	876	0	0
Super Built Up/Sellable Area	1051	2200	2312200
Gf Existing Bu Area	835	0	0
Ff Sf Total Proposed Bu Area	1051	0	0
% Completion	30	TOTAL	4003390
% Recommended	30	Realizable Value:	4003000
Realizable Value In Words : Rupees Forty Lakh Three Thousand			

Visited By:	Mr. Amit Patil	Visited on:	12-Oct-2026
Violations observed (if any):			
Remarks:	null apna ghar hl construction-first second floor extension case 1) gift deed reg no 3034 2018 dated 11 5 2018 in favor of bharati dilip bhusari 2) common 7 12 extract for rs no 419 3) sdo ichalkaranji issued the na order ref no sr 667 07 dated 26 4 2007 approved for residential use 4) building plan and construction estimate by er vivek madhukar shete reg lic no state r 2025 apl 17731 5) property asesement extrcat for milkat no 419/9 issued by nagaon gp 6) plot area and proposed bua of first second floor (1051 sqft) is considered as per plan wrt 1.9 fsi permissible 7) correct geotags 16.746989, 74.285443 8) gf is completed in yr 2020 and same is occupied by customer and extension work is now started 9) current const status- first floor brickwork is completed up to lintel level 10) rates are matched with the unit price value of property		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
13.JPG	NULL	NULL	
3.JPG	NULL	NULL	
9.JPG	NULL	NULL	
12.JPG	NULL	NULL	
15.JPG	NULL	NULL	
6.JPG	NULL	NULL	
11.JPG	NULL	NULL	
LB.JPG	NULL	NULL	
4.JPG	NULL	NULL	
5.JPG	NULL	NULL	
7.JPG	NULL	NULL	
8.JPG	NULL	NULL	
14.JPG	NULL	NULL	

Entered By:	Amit Patil	Entered On:	15-Oct-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	15-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 74.285443
 Latitude: 16.746989
 Image Taken 12-OCT-2026 17:06:29

Longitude: 74.285443
 Latitude: 16.746989
 Image Taken 12-OCT-2026 17:06:48

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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