



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-143498	Application No.:	77000340694
Customer Name:	Gangaram Nau Bodake	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:	Gangaram Nau Bodake	Mobile :	9881396152 9239873456

PROPERTY ADDRESS

Property Address:	R S No 1483 B 2 Part, Shivshakti Nagar At Phulewadi Ring Road, A Ward Kolhapur Taluka- Karveer Dist- Kolhapur	Location:	Phalenwadi (Kolhapur)
		City:	Kolhapur
		State:	Maharashtra
		Pin Code	416010
		Country	India
Legal Address:	R S No 1483 B 2 Part, Shivshakti Nagar At Phulewadi Ring Road, A Ward Kolhapur Taluka- Karveer Dist- Kolhapur	Nearby Landmark:	Phulewadi Ring Road
		Collateral ID:	I26KPR010-079493

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3			PROPOSED 2 SHOP AND HALL
First Floor	2	1	1	PROPOSED 1BHK
Second Floor	2	1	1	PROPOSED 1BHK
Basement Floor				PARKING
Other2				

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	Property Of Anandi Dattatray	30 M Road	Property Of Nilam Harun	Property Of Yasmin Gulaanam
Actual on Site	Open Plot Of Bondkar-Current	Road	Open Plot Of Patel	Open Plot Of Hardikar-
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1539	4200	6463800
Carpet Area	1961	0	0
Super Built Up/Sellable Area	2308	2300	5308400
Other 1	985	1200	1182000
Other 2	1	0	0
% Completion	48	TOTAL	12954200
% Recommended	48	Realizable Value:	12954000
Realizable Value In Words : Rupees One Crore Twenty-Nine Lakh Fifty-Four Thousand			

Visited By:	Mr. Amit Patil	Visited on:	24-Aug-2026
Violations observed (if any):			
Remarks:	null apna ghar hl construction case 1) sale deed reg no 292 2023 date 12 1 2023 in favor of gangaram nau bodake 2) common 7/12 for r s no 1483 b 2 3) na order ref no 3 2023 dt 3 1 2023 issued by tahasildar karveer 4) building plan by er rutwik gangaram bodake reg license no 494/2026 5) construction estimate rs 7340000 issued by er rutwik gangaram bodake 6) zone certificate ref no 22 23 dt 14 11 2022 issued by kmc 7) tax paid receipt dt 3 8 2026 issued by kmc 8)plot area is considered as per deed and plan 9) built up area is considered as per plan wrt 1.5 permissible fsi 10) correct geotags 16.681378, 74.190138		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
3.JPG	NULL	NULL	
9.JPG	NULL	NULL	
5.JPG	NULL	NULL	
4.JPG	NULL	NULL	
6.JPG	NULL	NULL	
7.JPG	NULL	NULL	
8.JPG	NULL	NULL	

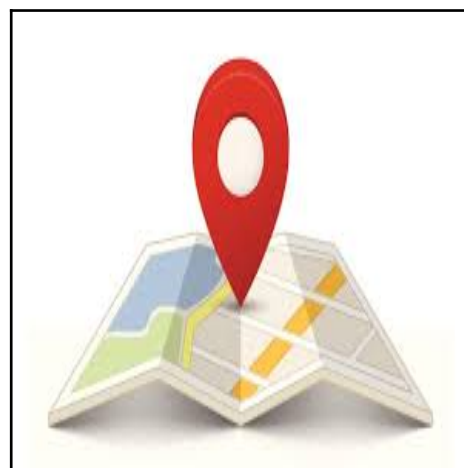
Entered By:	Amit Patil	Entered On:	25-Aug-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	25-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended in apna ghar		



Longitude: 74.190138
Latitude: 16.681378000000002
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Longitude: 74.190138
Latitude: 16.681378000000002
Image Taken 24-AUG-2026 16:15:50



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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