



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152924	Application No.:	77000348051
Customer Name:	Ashish Shrikant Kurane	Branch :	(10021) KOLHAPUR
Product Name:	Nhl - Rnhl - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Ashish Shrikant Kurane	Mobile :	9049499548 7020617019

PROPERTY ADDRESS

Property Address:	Plot No B-85, R S No 176 1, Gp Milkat No 2039, Magdum Colony, At Pachgaon Taluka- Karveer Dist- Kolhapur	Location:	Pachgaon
		City:	Kolhapur
		State:	Maharashtra
		Pin Code	416013
		Country	India
Legal Address:	Plot No B-85, R S No 176 1, Gp Milkat No 2039, Magdum Colony At Pachgaon Taluka- Karveer Dist- Kolhapur	Nearby Landmark:	Hanuman Galli Zenda Chowk
		Collateral ID:	126KPR013-084221

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2		1	2 ROOMS RESIDENTIAL
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1BHK RESIDENTIAL

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Kurane Family	24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2002	Self	36

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No B-86	Plot No B-84	9m Colony Road	Plot No B-99
Actual on Site	House Of Mr Lohar	House Of Mr Kothmire	Colony Road	House Of Mr Magdum
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	1	0	0
Carpet Area	737	0	0
Super Built Up/Sellable Area	884	4000	3536000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3536000
% Recommended	100	Realizable Value:	3536000

Realizable Value In Words : Rupees Thirty-Five Lakh Thirty-Six Thousand

Visited By:	Mr. Amit Patil	Visited on:	05-Sep-2026
Violations observed (if any):			
Remarks:	null nhl rnhl lap residential bt top up case 1) sale deed reg no 390 2002 date 18 1 2002 in favor of shrikant parashram kurane 2) 7 12 extract for plot no b85 in the name of shrikant parashram kurane 3) collector kolhapur issued the na order ref no sr 65 dated 21 7 1992 approved for residential use 4) building plan by er shashank dilip more 5) porperty assessment extract dt 15 8 2026 issued by pachgaon grampanchayat 6) area considered as per deed and rates are considered as per market references 7) correct geotags 16.662702, 74.218843		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
9.JPG	NULL	NULL	
5.JPG	NULL	NULL	
11.JPG	NULL	NULL	
10.JPG	NULL	NULL	
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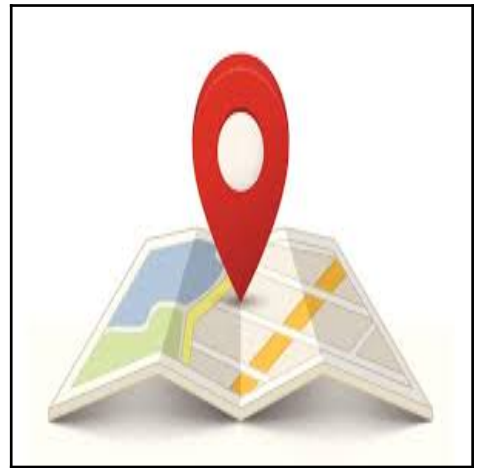
Entered By:	Amit Patil	Entered On:	08-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. value is in line with market		



Longitude: 74.218843
Latitude: 16.662702
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Longitude: 74.218843
Latitude: 16.662702
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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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