



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-134089	Application No.:	77000331730
Customer Name:	Siddhant Anand Gajare	Branch :	(10021) KOLHAPUR
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Siddhant Anand Gajare	Mobile :	9112217871 7892345678

PROPERTY ADDRESS

Property Address:	Shop No G 6 Ground Floor,Runwal Tower C S No 9225 B,Near Png Jwellers Ichalkaranji,Tal Hatkanangale Dist Kolhapur	Location:	Ichalkaranji
		City:	Kolhapur
		State:	Maharashtra
		Pin Code	416115
		Country	India
Legal Address:	Shop No G 6 Ground Floor Runwal Tower C S No 9225 B Near Png Jwellers Ichalkaranji Tal Hatknangale Dist Kolhapur	Nearby Landmark:	Near Png Jwellers
		Collateral ID:	I26KPR115-079292

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	60
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	1			1 SHOP

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Siddhant Gajare	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2026	Self As Tenant	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Common Passage	Shop No G 5	Shop No G 4	Staircase
Actual on Site	Common Passage	Shop No G 5	Shop No G 4	Staircase
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	SHOP

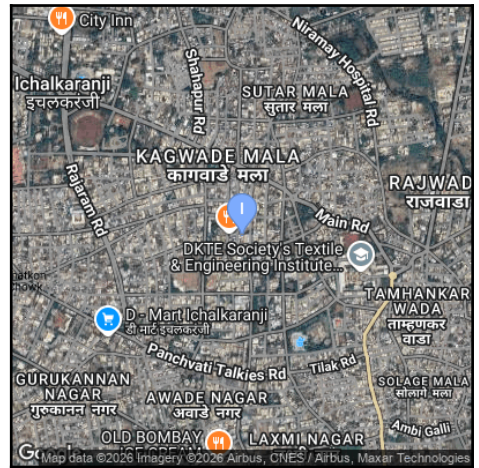
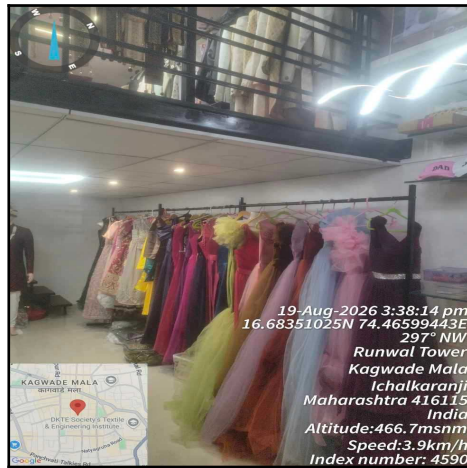
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	275	0	0
Super Built Up/Sellable Area	385	12000	4620000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4620000
% Recommended	100	Realizable Value:	4620000
Realizable Value In Words : Rupees Forty-Six Lakh Twenty Thousand			

Visited By:	Vishal B Patil_Hfc	Visited on:	19-Aug-2026
Violations observed (if any):	Na		

Remarks:	null nhl rnhl nrp builder 1) the said property is commercial shop unit 2) we have received copy of i)sale deed having reg no 7337 dt 06/12/2010 in the name of vision infra developers through partners mahendra runwal and shrikisan bhutada ii) oc having no cakim/fo/2023/apl/00014 dt 29/08/2023 issued by imc iii) property card having a tenure iv) approved building plan issued by imc v) allotment letter executed between mahendra k runwal and siddhant gajare for valuation 3) we have considered area as per approved building plan wrt 40 percent loading over carpet area and rates as per market references 4) correct lat long details 16.683510,74.465994 5) non apf process to be followed
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-22 AT 12.20.03 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.20.11 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.20.10 PM.JPEG			
WHATSAPP IMAGE 2026-08-22 AT 12.20.09 PM (2).JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-08-22 AT 12.20.09 PM (1).JPEG	NULL	NULL	

Entered By:	Vishal Patil	Entered On:	25-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	25-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PROPERTY TAX TO BE DOCUMENTED BEFORE CHEQUE HANDOVER		
Approver's Comment:	ok as recommended		



Longitude: 74.46599400000001

Latitude: 16.683510000000002

Image Taken 19-AUG-2026 15:51:26

Longitude: 74.46599400000001

Latitude: 16.683510000000002

Image Taken 19-AUG-2026 15:38:14

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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