



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157925	Application No.:	77000313853
Customer Name:	Baliram Ramsuratray Pandit	Branch :	(10021) KOLHAPUR
Product Name:	Apna Ghar - HI + Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Baliram Ramsuratray Pandit	Mobile :	9518727877 9730680917

PROPERTY ADDRESS

Property Address:	R S No 207 1 Plot No 16 North Side Part , Near Alliance Hospital Mouje Kabnoor Ichalkaranji, Tal Hatknangale Dist Kolhapur	Location:	Ichal Kasanji Ganganagar
		City:	Kolhapur Pin Code 416116
		State:	Maharashtra Country India
Legal Address:	R S No 207 1 Plot No 16 North Side Part Near Alliance Hospital Mouje Kabnoor Ichalkaranji Tal Hatknangale Dist Kolhapur	Nearby Landmark:	Near Alliance Hospital
		Collateral ID:	I26KPR116-074275

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	56
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	1	0	1	1 ROOM
Second Floor				
Other1				
Other2				
Ground Floor	2	1	2	1BHK

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	R S No 206 Property Of	9 Mtr Wide Road	Plot No 15 Property Of	Plot No 16 Part Property Of
Actual on Site	R S No 206 Property Of	9 Mtr Wide Road	Plot No 15 Property Of	Plot No 16 Part Property Of
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:	GF 1 BHK FF 1 ROOM

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	997	1800	1794600
Carpet Area	950	0	0
Super Built Up/Sellable Area	1118	2000	2236000
Other 1	1	0	0
Other 2	1	0	0
% Completion	45	TOTAL	4030600
% Recommended	45	Realizable Value:	4031000
Realizable Value In Words : Rupees Forty Lakh Thirty-One Thousand			

Visited By:	Vishal B Patil_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):	Na		

Remarks:	null apna ghar hl construction case1) the said property is proposed g plus 1 residential bungalow structure 2) we have received copy i) sale deed having reg no 992 dt 16/02/2026 in the name of savita pandit ii) common 7/12 for r s no 207/1 plot no 16 iii) approved layout letter having no. rpklp/lf/2024/apl/00080 dt 24/09/2024 issued by collector kolhapur iv) approved layout (not clear) v)na order having no.19 dt 23/09/2024 issued by collector kolhapur vi) engineer plan issued by ar. dhairyavardhan a. choche having licence no ca/2019/104398 vii) estimate given rs 2686551/- issued by ar. dhairyavardhan a. choche having licence no ca/2019/104398 for valuation 3) we have considered area as per engineer plan and rates as per market references 4)correct lat long details 16.684235,74.443689 5)on site gf brickwork upto lintel level completed 6)previous report received dt 12 08 2026 req id hrq 26 117236
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PANDIT (3).JPEG	NULL	NULL	
PANDIT (1).JPEG	NULL	NULL	
PANDIT (2).JPEG	NULL	NULL	
PANDIT (4).JPEG	NULL	NULL	
PANDIT (5).JPEG	NULL	NULL	

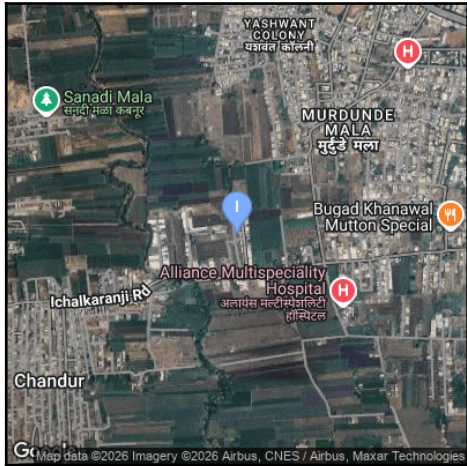
Entered By:	Vishal Patil	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.443725
Latitude: 16.68428888888889
Image Taken



Longitude: 74.443725
Latitude: 16.68428888888889
Image Taken



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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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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