



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-139997	Application No.:	77000335476
Customer Name:	Dayanand Nagoji Patil	Branch :	(10021) KOLHAPUR
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Dayanand Nagoji Patil	Mobile :	7350036234 7741079393

PROPERTY ADDRESS

Property Address:	Flat No 2 First Floor B Wing Landmark Pride,Milkat No Gadh00010275 Plot No 3 Old S No 352 1b,New S No 158 1 B 3 Kdccc Colony At Gadhinglaj,Taluka- Gadhinglaj Dist-Kolhapur	Location:	Gadhinglaj		
		City:	Kolhapur	Pin Code	416502
Legal Address:	Flat No 2 First Floor B Wing Landmark Pride, Milkat No Gadh00010275 Plot No 3 Old S No 352 1b New S No 158 1 B 3, Kdccc Colony At Gadhinglaj Taluka- Gadhinglaj Dist-Kolhapur	State:	Maharashtra	Country	India
		Nearby Landmark:	Vadarage Road		
		Collateral ID:	I26KPR502-087647		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	130
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		12
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			48

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Staircase And B Wing Flat No	Side Margin	A Wing Flat No 2	Side Margin
Actual on Site	Staircase Passage And B	Side Margin	A Wing Flat No 2	Rear Margin
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- PARKING PLUS 3

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	519	0	0
Super Built Up/Sellable Area	675	2500	1687500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1687500
% Recommended	100	Realizable Value:	1688000

Realizable Value In Words : Rupees Sixteen Lakh Eighty-Eight Thousand

Visited By:	Mr. Amit Patil	Visited on:	28-Aug-2026
Violations observed (if any):			
Remarks:	null hl resale case 1) notarised agreement dt 25 6 2026 executed bw dayanand nagoji patil as purchaser and sanjay baswani kurade rohidas baswani kurade as seller 2) ats reg no 704 2017 date 15 3 2017 and sale deed reg no 2494 2018 date 10 7 2018 in favor of sanjay baswani kurade and rohidas baswani kurade 3) collector kolhapur issued the na order ref no sr 11 05 date 25 10 2005 approved for residential use 4) cc and building sanction plan ref no 25 76 date 27 6 2011 issued by badyachiwadi grampanchayat 5) property assessment extract and tax paid receipt for yr 2026-2027 issued by gadhinglaj council 6) as per sale deed plan carpet area is 519 sqft hence 30 percent loading is considered to get the salable area of said flat 7) rates are considered as per market references 8) correct geotags 16.234621, 74.343531		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
5.JPG	NULL	NULL	
6.JPG	NULL	NULL	
13.JPG	NULL	NULL	
3.JPG	NULL	NULL	
10.JPG	NULL	NULL	
11.JPG			
12.JPG	NULL	NULL	
4.JPG	NULL	NULL	
7.JPG	NULL	NULL	
8.JPG	NULL	NULL	
9.JPG	NULL	NULL	
ASSESSMENT EXTRACT PATIL.PDF			

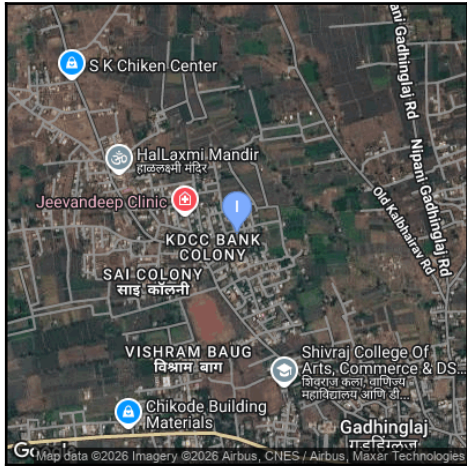
Entered By:	Amit Patil	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's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



Longitude: 74.343531
Latitude: 16.234621
Image Taken 28-AUG-2026 18:30:50



Longitude: 74.343531
Latitude: 16.234621
Image Taken 28-AUG-2026 18:30:50



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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