


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-145957	Application No.:	77000311088
Customer Name:	Dayanand Ramesh Potdar	Branch :	(10021) KOLHAPUR
Product Name:	Nhl - Micro Lap - Lap Residential - Top Up For Existing	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Dayanand Ramesh Potdar	Mobile :	9763435151 9730680917

PROPERTY ADDRESS

Property Address:	Milkat No 122 Plot No 122, Shivaji Nagar At Hupari, Taluka Hatkanangale, Dist Kolhapur	Location:	Hupri	Pin Code	416203
Legal Address:	Milkat No 122 Plot No 122 Shivaji Nagar At Hupari Taluka Hatkanangale Dist Kolhapur	City:	Kolhapur	State:	Maharashtra
		Nearby Landmark:	Yalgud Jawahar Karkhana Main Road	Country	India
		Collateral ID:	I26KPR203-064781		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	50
Green Housing:	No	Distance from City Center Km:	25
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	4	2	2	1 ROOM 3 ROOM PLUS KITCHEN
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant Occupied	22
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2010	Tenant Occupied	38

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 123-Tavnappa	Plot No 121- Pandurang	Road	Plot No 58-Balaso Kagade
Actual on Site	Property Of Bandu Lagare	Property Of Potdar	Road	Open Plot
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 ROOM PLUS 3

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1500	2500	3750000
Carpet Area	811	0	0
Super Built Up/Sellable Area	1014	1000	1014000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4764000
% Recommended	100	Realizable Value:	4764000

Realizable Value In Words : Rupees Forty-Seven Lakh Sixty-Four Thousand

Visited By: Vishal B Patil_Hfc
Violations observed (if any): No

Visited on: 24-Jul-2028

Remarks: null | nhl micro lap lap residential top up for existing customer 1) the said property is ground floor residential structure 2) we have recived area details provided by icici hfc for valuation 3) we have considered area as per provided by icici hfc and rates as per market rferences 4) correct lat long details for valuation 16.61754,74.40379

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
DAYANAND POTDAR (12).JPEG	NULL	NULL	
DAYANAND POTDAR (14).JPEG	NULL	NULL	
DAYANAND POTDAR (19).JPEG	NULL	NULL	
DAYANAND POTDAR (41).JPEG	NULL	NULL	
DAYANAND POTDAR (45).JPEG	NULL	NULL	
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DAYANAND POTDAR (42).JPEG			
DAYANAND POTDAR (48).JPEG	NULL	NULL	
DAYANAND POTDAR (28).JPEG			
MAIL FOR MULTIPLE REQUEST UNDER SAME LAN.PDF	NULL	NULL	

Entered By: Vishal Patil

Entered On: 24-Aug-2026

Recommended by:

Completion Status: Constructed

Recommender's
Comment:

Approver Name: Chaitanya Koshatwar

Approver ID: HE012261

Designation: Technical Manager

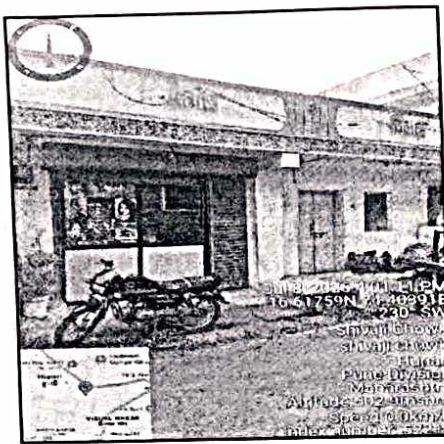
Approved On: 25-Aug-2026

Approver Recommendation: RECOMMENDED

Conditional
Remark:

Approver's
Comment:

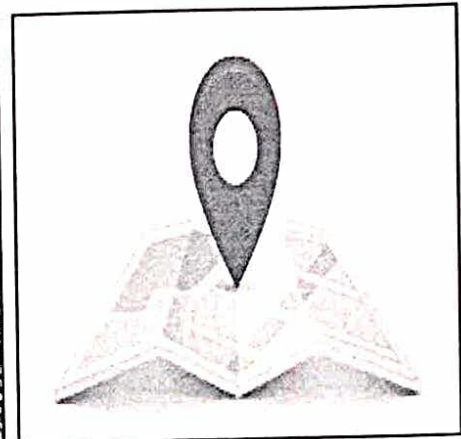
ok as recommended internal top up case



Longitude: 74.40379
Latitude: 16.61754
Image Taken 08-JUL-2026 16:01:11



Longitude: 74.40379
Latitude: 16.61754
Image Taken 08-JUL-2026 15:55:21



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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