



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-133929	Application No.:	77000330840
Customer Name:	Abhijeet Amar Badave	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:	Abhijeet Amar Badave	Mobile :	9613961555 9730680917

PROPERTY ADDRESS

Property Address:	Plot No 2 Gat No 605 1 Galli No 6 Jayhind Nagar ,Chandur Road At Kabnoor ,Taluka Hatkanangale ,District Kolhapur	Location:	Ichalkaranji		
		City:	Kolhapur	Pin Code	416115
		State:	Maharashtra	Country	India
Legal Address:	Plot No 2 Gat No 605 1 Galli No 6 Jayhind Nagar Chandur Road At Kabnoor Taluka Hatkanangale District Kolhapur	Nearby Landmark:	Near Gangwal Factory		
		Collateral ID:	I26KPR115-076398		

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:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	56
Green Housing:	No	Distance from City Center Km:	27
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	1	PROPOSED RESIDENTIAL
First Floor				
Second Floor				
Other1				
Other2				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 3	Plot No 1	23 Ft Wide Road	Property Of Sunil Kadappa
Actual on Site	Plot No 3	Plot No 1	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:	UNDER CONSTRUCTION

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1480	1000	1480000
Carpet Area	1108	0	0
Super Built Up/Sellable Area	1330	1600	2128000
Other 1	0	0	0
Other 2	0	0	0
% Completion	35	TOTAL	3608000
% Recommended	35	Realizable Value:	3608000
Realizable Value In Words : Rupees Thirty-Six Lakh Eight Thousand			

Visited By:	Klarheit Valuers And Consultants Pvt Ltd_Hfc	Visited on:	17-Aug-2026
Violations observed (if any):	No		

Remarks:

null | 1) case type is apna ghar hl construction 2) documents provided by icii hfc 3) sale deed having ref no 6414 2024 and dated 27 12 2024 is between mr amar suresh badave and laxmibai dada kadappa 04 others 4) engineer buidling and estimate provided by er kadar b patel having lic no is cakim r 2021 24 apl 00401 5) group 7 12 extract having dated 12 08 2026 in favor of mr amar suresh badave and others 6) na order having ref no 103 2023 and dated 06 11 2023 issued by upper tahasildar ichalaranji 7) mojani naksha having dated 26 01 2023 issued by land and survey department ichalkaranji 8) plot area is considered as per sale deed and built up area is considered as per building plan for valuation 9) completion status plinth work completed 10) correct geotag is 16.691251,74.433413 11) as per icii hfc poicy report is released as per provided documents 11) plot is demarcated by small cement poles

OMNI DOCS FILES			
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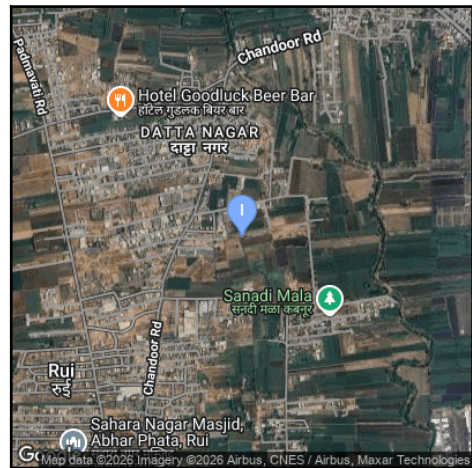
Entered By:	Klarheit Valuers And Cons	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.433413
Latitude: 16.691251
Image Taken



Longitude: 74.433413
Latitude: 16.691251
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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