



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153359	Application No.:	77000350131
Customer Name:	Jyoti Dattatraya Sulke	Branch :	(10021) KOLHAPUR
Product Name:	Apna Ghar - Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Jyoti Dattatraya Sulke	Mobile :	8421858729 8308565936

PROPERTY ADDRESS

Property Address:	R S No 344 3 Plot No 20 North Side Unit No 2,Gp Milkat No 7748 1 Near Vithlai Colony,At Uchgaon Taluka- Karveer Dist- Kolhapur	Location:	Gur Market Yard
		City:	Kolhapur Pin Code 416005
		State:	Maharashtra Country India
Legal Address:	R S No 344 3 Plot No 20 North Side Unit No 2 Gp Milkat No 7748 1 Near Vithlai Colony At Uchgaon Taluka- Karveer Dist- Kolhapur	Nearby Landmark:	Near Vithlai Colony
		Collateral ID:	I26KPR005-084363

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	HALL AND KITCHEN-VACANT
First Floor	2		1	2 ROOM-VACANT
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Colony Road	Plot No 21	Plot No 19	Unit No 1
Actual on Site	Colony Road	Plot No 21	Plot No 19	Unit No 1
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 PLUS 1-PROPOSED

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	605	0	0
Carpet Area	794	0	0
Super Built Up/Sellable Area	935	3000	2805000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2805000
% Recommended	100	Realizable Value:	2805000
Realizable Value In Words : Rupees Twenty-Eight Lakh Five Thousand			

Visited By:	Mr. Amit Patil	Visited on:	08-Sep-2026
Violations observed (if any):	Non Apf Process To Be Followed		
Remarks:	null apna ghar hl builder purchase case 1) draft copy of agreement executed between pradip sawant as purchaser and shivputrappa ishwarappa jakati as seller 2) sale deed having reg no 3359 dt 26 7 2022 in the name of shivputrappa ishwarappa jakati 3) individual 7/12 for r s no 344/3 plot no 20 4) na order having no.218 dt 18/09/2012 issued by tahasildar karveer 5) property assessment dt 4 7 2023 issued by gp uchgaon 6) cc and building sanction plan having no 95 96 dt 30 10 2015 issued by gp uchgaon 7) completion cert dt 29 12 2023 issued by gp uchgaon 8) plot layout plan having no 31 57 dt 30 7 2011 issued by gp uchgaon 9) area is considered as per deed and plan 10) correct geotags 16.68580 74.277481 11) property owner should be on the loan structure 12) relogin case and previous report request id hrq-26-64991 application no 77000257713 dt 20 4 2026 13) previously login with the applicant name of pradip appasaheb sawant who is the husband of current applicant		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
3.JPG	NULL	NULL	
7.JPG	NULL	NULL	
8.JPG	NULL	NULL	
10.JPG	NULL	NULL	
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9.JPG	NULL	NULL	
11.JPG	NULL	NULL	
13.JPG	NULL	NULL	
4.JPG	NULL	NULL	
14.JPG	NULL	NULL	

Entered By:	Amit Patil	Entered On:	09-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	ALL PROPERTY OWNERS TO BE TAKEN ON LOAN STRUCTURE		
Approver's Comment:	ok as recommended		



Longitude: 74.27747100008285

Latitude: 16.685811

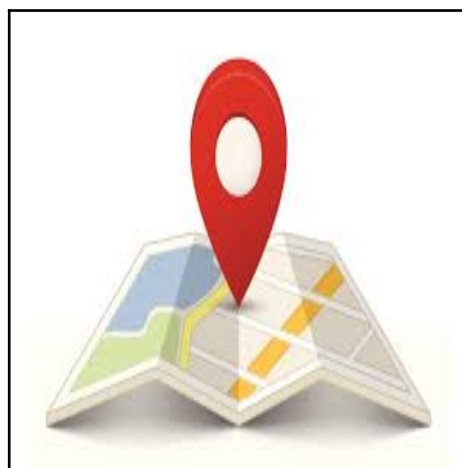
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Longitude: 74.27747100008285

Latitude: 16.685811

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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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