



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-126959	Application No.:	77000324002
Customer Name:	Deepak Subhash Raut	Branch :	(10021) KOLHAPUR
Product Name:	Apna Ghar - Dreamz- Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	In House
Contact Name:	Deepak Subhash Raut	Mobile :	8007487111 7083035704

PROPERTY ADDRESS

Property Address:	Bungalow At R S No 120 2 Part, Trimurti Colony Anant Roto, At Kagal Taluka- Kagal Dist-Kolhapur	Location:	Kagal
		City:	Kolhapur
		State:	Maharashtra
		Pin Code	416216
		Country	India
Legal Address:	Bungalow At R S No 120 2 Part, Trimurti Colony Anant Roto At Kagal Taluka- Kagal Dist-Kolhapur	Nearby Landmark:	Near Aadi Plastic Factory Anant Roto
		Collateral ID:	126KPR216-092187

PROPERTY DETAILS

Type Of Property:	Bungalow	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:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		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	Property Of Dilip Rajaram	Road	Remaining Land	Property Of Ravindra Baburao
Actual on Site	Adjacent House	Road	Open Plot Of Mangaonkar	House Of Ravindra Mardane
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1184	1680	1989120
Carpet Area	996	0	0
Super Built Up/Sellable Area	1195	2000	2390000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4379120
% Recommended	100	Realizable Value:	4379000
Realizable Value In Words : Rupees Forty-Three Lakh Seventy-Nine Thousand			

Visited By:	Mr. Amit Patil	Visited on:	03-Sep-2026
Violations observed (if any):			
Remarks:	null apna ghar dreamz hl resale case 1) draft copy of agreement amt of 50 lac executed bw deepak subhash raut ashwini ganpati pendpale as purchaser and lata sanjay jadhav as seller 2) sale deed reg no 1359 2026 dated 13 04 2026 in favor of lata sanjay jadhav 3) common 7 12 extract for rs no 120/2 4) r zone certificate and map ref no 3095 dated 18 3 2026 issued by kagal municipal council 5) plot area is considered as per deed 6) total bua as per plan is 1439 sft and measured bua on site is 1195 sft hence least bua is considered for valuation 7) correct geotags 16.575101, 74.303912 8) rates are matched with the unit price value of property		

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

File Name	Latitude	Longitude	Go To Map
17.JPG	NULL	NULL	

Entered By:	Amit Patil	Entered On:	28-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Construction Is Complete
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 74.303912
Latitude: 16.575101
Image Taken 03-SEP-2026 18:03:13



Longitude: 74.303912
Latitude: 16.575101
Image Taken 03-SEP-2026 18:03:13



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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