


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-132043	Application No.:	77000329228
Customer Name:	Rajendra Marutirao Yelwadekar	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:	Rajendra Marutirao Yelwadekar	Mobile :	9096424848 7083035704

PROPERTY ADDRESS

Property Address:	Unit No 1 Plot No C-7,R S No 124,At Pachgaon Taluka-Karveer Dist-Kolhapur	Location:	Pachgaon		
		City:	Kolhapur	Pin Code	416013
		State:	Maharashtra	Country	India
Legal Address:	Unit No 1 Plot No C-7, R S No 124, At Pachgaon Taluka-Karveer Dist-Kolhapur	Nearby Landmark:	Shri Patoba Prakash City Girgaon Road		
		Collateral ID:	I26KPR013-075184		

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	13
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Unit No 2 Plot No C-7	Plot No C-8	Plot No C-4	6m Colony Road
Actual on Site	Unit No 2 Plot No C-7 (Mrs	Plot No C-8 (Mr Sapate)	Plot No C-4 (Mr Nimbalkar)	6m Colony Road
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:	PROPOSED RSIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	626	0	0
Super Built Up/Sellable Area	751	4400	3304400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3304400
% Recommended	100	Realizable Value:	3304000
Realizable Value In Words : Rupees Thirty-Three Lakh Four Thousand			

Visited By:	Mr. Amit Patil	Visited on:	06-Aug-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 bw madhuri rajendra yelwadekar as purchaser and mahadev pundlik misal as seller 2) sale deed reg no 7350 2012 dt 27 12 2012 in favour of mahadev pundlik misal and mallari babu manolkar 3) release deed reg no 4360 2023 dt 3 8 2023 4) 7/12 extract for plot no c7 in the name of mahadev pundlik misal 5) sdo karveer issued the na order ref no sr 21 2012 dt 31 1 2012 for residential use 6) gunthewari cert and layout plan tharav no 185 3 46 dt 31 3 2011 issued by pachgaon grampanchayat 7) tahasildar karveer issued the building plan ref no sr 469 2018 dt 31 3 2018 and completion certificate ref no 189 2018 dt 16 8 2018 8) property assessment extract dt 23 2 26 for unit no 1 milkat no 9605 issued by pachgaon grampanchayat 9) area considered as per plan and rates are considered as per market references 10) correct geotags 16.649526, 74.227263
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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12.JPG	NULL	NULL	
14.JPG	NULL	NULL	
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6.JPG	NULL	NULL	
8.JPG	NULL	NULL	
11.JPG	NULL	NULL	

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

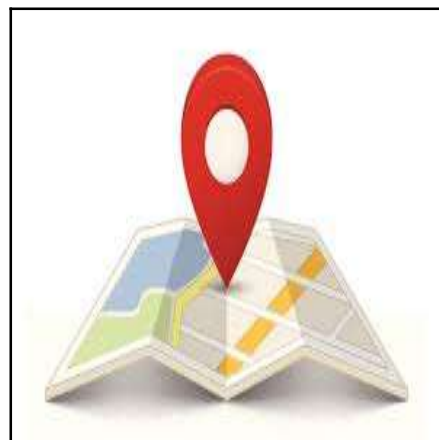
Entered By:	Amit Patil	Entered On:	14-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	14-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.2272222222222
Latitude: 16.649444444444445
Image Taken



Longitude: 74.2272222222222
Latitude: 16.649444444444445
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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