



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153389	Application No.:	77000351619
Customer Name:	Sultan Maula Baragir	Branch :	(10021) KOLHAPUR
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sultan Maula Baragir	Mobile :	9158488490 9028781717

PROPERTY ADDRESS

Property Address:	Flat No E 01 Third Floor C Wing Nisargayan ,Vikram Nagar R Sno 622 1 623 1 Plot No F1 ,Cts No 18089 18090 At Ichalkaranji ,Taluka Hatkanangale District Kolhapur	Location:	Ichalkaranji		
		City:	Kolhapur	Pin Code	416115
		State:	Maharashtra	Country	India
Legal Address:	Flat No E 01 Third Floor C Wing Nisargayan Vikram Nagar R S No 622 1 623 1 Plot No F1 Cts No 18089 18090 At Ichalkaranji Taluka Hatkanangale District Kolhapur	Nearby Landmark:	Near Balaji Chowk		
		Collateral ID:	I26KPR115-088013		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	60
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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	Side Margin	Passage And C Wing Flat No	Side Margin	Ots And C Wing Flat No E02
Actual on Site	Side Margin	Passage And C Wing Flat No	Side Margin	Ots And C Wing Flat No E02
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	0	0	0
Carpet Area	412	0	0
Super Built Up/Sellable Area	536	3900	2090400
Other 1	0	0	0
Other 2	0	0	0
% Completion	100	TOTAL	2090400
% Recommended	100	Realizable Value:	2090000
Realizable Value In Words : Rupees Twenty Lakh Ninety Thousand			

Visited By:	Klarheit Valuers And Consultants Pvt Ltd_Hfc	Visited on:	17-Sep-2026
Violations observed (if any):	No		
Remarks:	null 1) case type hl rhl home purchase builder 2) documents provided by icici hfc 3) development agreement having ref no 492 and dated 14 02 2022 is between sidra developers through its partner firm partner firoj shikalgar and 06 others 4) approved building plan and commencement certificate having ref no cakim rb 2025 apl 00182 an dated 06 08 2025 issued by ichalkaranji municipal corporation 5) approved layout plan having ref no 23 and dated 13 11 2019 issued by ichalkaranji municipal council 6) agreement to sale having ref no 4273 2026 dated 10 06 2026 is between babu bhau vathare and others seller and sultana maula bargir buyer 7) carpet area is considered as per ats for valuation 8) super built up area calculation 412 sqft carpet area into 30 percent loading is equal to 536 sqft 9) parking floor flooring pending remaining all work completed 10) correct geotag is 16.701967,74.470232 11) non apf proceed to be followed 12) project is registered under rera having project reg no p53000045421 commencing from 18 05 2022 and ending with 02 06 2029		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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336.JPG	NULL	NULL	

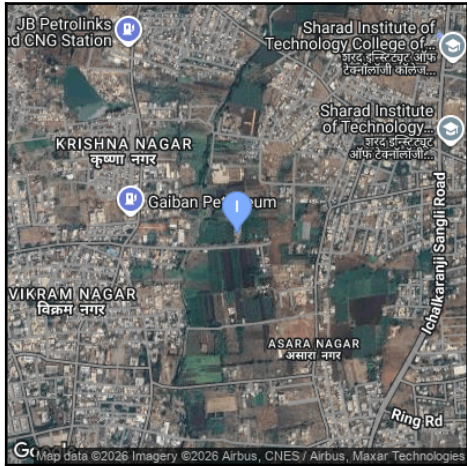
Entered By:	Klarheit Valuers And Cons	Entered On:	19-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.470232
Latitude: 16.701967
Image Taken



Longitude: 74.470232
Latitude: 16.701967
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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ICICI Group has not undertaken any investigation into the title of the property and the valuation is made on the presumption that the property possesses a good and marketable title and is free from encumbrances.

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