



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-140842	Application No.:	77000334479
Customer Name:	Aniruddha Rajesh Gondhalikar	Branch :	(10021) KOLHAPUR
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Aniruddha Rajesh Gondhalikar	Mobile :	9307489686 7083035704

PROPERTY ADDRESS

Property Address:	Flat No A-313 Third Floor Building No A,Ideal Colony Phase 1, R S No 1334/4,D Ward Kolhapur Taluka-Karveer Dist-Kolhapur	Location:	Phalenwadi (Kolhapur)
		City:	Kolhapur
		State:	Maharashtra
		Pin Code	416010
		Country	India
Legal Address:	Flat No A-313 Third Floor Building No A Ideal Colony Phase 1, R S No 1334/4 At D Ward Kolhapur Taluka-Karveer Dist-Kolhapur	Nearby Landmark:	Sutar Mala
		Collateral ID:	126KPR010-079650

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	9	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	13
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Flat No A313 Thrid	3	1	1	2BHK RESIDENTIAL
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self Gondhalikar	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Self	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Colony Road	Passage And Flat No A-314	Colony Road	Flat No A-312
Actual on Site	Colony Road	Passage And Flat No A-314	Colony Road	Flat No A-312
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	1	0	0
Carpet Area	560	0	0
Super Built Up/Sellable Area	756	4950	3742200
Covered Car Parking Area Of 111 Sqft	1	260000	260000
Other 2	1	0	0
% Completion	100	TOTAL	4002200
% Recommended	100	Realizable Value:	4002000
Realizable Value In Words : Rupees Forty Lakh Two Thousand			

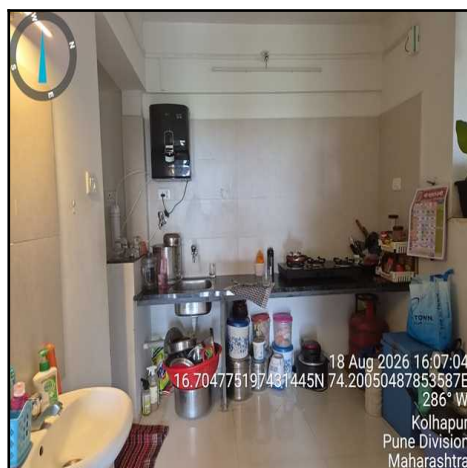
Visited By:	Mr. Amit Patil	Visited on:	18-Aug-2026
Violations observed (if any):			
Remarks:	null bt plus top up case 1) sale deed reg no 603 2025 date 22 1 2025 in favor of aniruddha rajesh gondhalikar 2) cc and sanction building plan ref no d-782 2018 19 date 23 1 2019 issued by kmc 3) completion certificate ref no d-23 2021 22 date 28 3 2022 issued by kmc 3) area considered as per deed and plan, rates are considered as per market references 5) 35 percent loading is considered over carpet area to get the salable area of said flat 6) correct geotags 16.704466, 74.200686		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
11.JPG	NULL	NULL	
13.JPG	NULL	NULL	
14.JPG	NULL	NULL	
3.JPG	NULL	NULL	
5.JPG	NULL	NULL	
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17.JPG			
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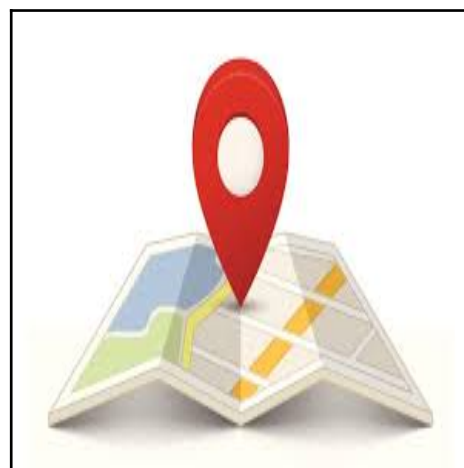
Entered By:	Amit Patil	Entered On:	26-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	26-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.200686
Latitude: 16.704466
Image Taken 18-AUG-2026 16:07:04



Longitude: 74.200686
Latitude: 16.704466
Image Taken 18-AUG-2026 16:07:04



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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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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