



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156840	Application No.:	77000355537
Customer Name:	Rajvardhan Bajirao Patil	Branch :	(10021) KOLHAPUR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rajvardhan Bajirao Patil	Mobile :	7744001769 9028781717

PROPERTY ADDRESS

Property Address:	Tenament No D-5 And D-6, R S No 862,Prathmesh Nagar At Surve Nagar,A Ward Kolhapur Taluka- Karveer Dist- Kolhapur	Location:	Kalamba (Kolhapur)		
		City:	Kolhapur	Pin Code	416007
		State:	Maharashtra	Country	India
Legal Address:	Tenament No D-5 And D-6, R S No 862, Prathmesh Nagar At Surve Nagar, A Ward Kolhapur Taluka- Karveer Dist- Kolhapur	Nearby Landmark:	Mahaveer English Medium School / Moog		
		Collateral ID:	I26KPR007-088995		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	14
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
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1BHK VACANT
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Vacant	Na	30
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	20

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Tenament No D-3 And D-4	Tenament No D-7 And D-8	Colony Road	Mahaveer Highschool
Actual on Site	Tenament No D-3 And D-4	Tenament No D-7 And D-8	Colony Road	Mahaveer Highschool
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:	VACANT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	538	3600	1936800
Carpet Area	376	0	0
Super Built Up/Sellable Area	452	1200	542400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2479200
% Recommended	100	Realizable Value:	2479000

Realizable Value In Words : Rupees Twenty-Four Lakh Seventy-Nine Thousand

Visited By:	Mr. Amit Patil	Visited on:	21-Sep-2026
Violations observed (if any):			
Remarks:	null hl rhl home purchase-resale case 1) draft copy of agreement executed bw sujata bajirao patil,harshvardhan bajirao patil, rajvardhan bajirao patil as purchaser and vaishali patil rajratna patil as seller 2) sale deed reg no 1460 2022 dated 28 3 2022 in favor of vaishali patil and rajratna patil 3) seperate 7 12 extract for tenement no d-5 and d-6 4) na order ref no rb lna sr 524 dated 20 3 1991 issued by collector kolhapur 5) cc and building plan dated 28 11 1996 issued by kmc 6) area considered as per deed and plan (as per plan tenament no d5 and d6 having 25 sqm land area each and 21 sqm bua each) 7) correct geotags 16.663872, 74.206268		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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6.JPG	NULL	NULL	
8.JPG	NULL	NULL	
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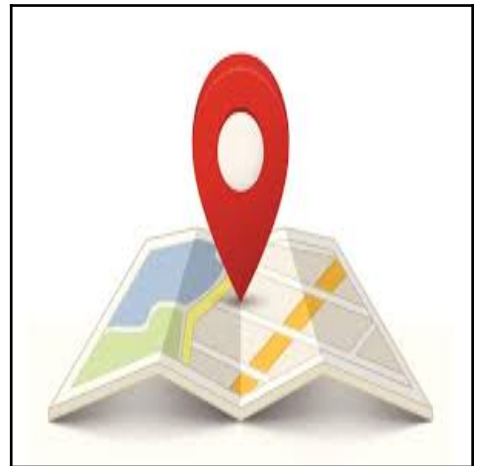
Entered By:	Amit Patil	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



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Longitude: 74.20626800000001
Latitude: 16.663871999999998
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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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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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