



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-173376	Application No.:	77000371528
Customer Name:	Babaso Gulab Yelurkar	Branch :	(10021) KOLHAPUR
Product Name:	Apna Ghar - HI + Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Babaso Gulab Yelurkar	Mobile :	8421384199 7741079393

PROPERTY ADDRESS

Property Address:	R S No 255 Plot No 71, Balaji Park , Near Cyrus Poonawala, Kasaba Vadgaon, Tal Hatkanangle Dist Kolhapur	Location:	Vadgaon (Kolhapur)
		City:	Kolhapur
		State:	Maharashtra
		Pin Code	416112
		Country	India
Legal Address:	R S No 255 Plot No 71 Balaji Park , Near Cyrus Poonawala, Kasaba Vadgaon, Tal Hatkanangle Dist Kolhapur	Nearby Landmark:	Near Cyrus Poonawala
		Collateral ID:	I26KPR112-095829

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:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	32
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	4		1	2 HALL PLUS 2 ROOM
Second Floor				
Other1				
Other2				
Ground Floor	3	1	2	2 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Under Construction	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Other	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 58	9 Mtr Wide Road	Plot No 72	Plot No 70
Actual on Site	Open Plot Of Patil	Road	Open Plot Of Prakash Katkar	Open Plot Of Mulla
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:	GF 2 BHK AND FF 2 HALL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1013	1700	1722100
Carpet Area	1364	0	0
Super Built Up/Sellable Area	1605	1800	2889000
Other 1	1	0	0
Other 2	1	0	0
% Completion	47	TOTAL	4611100
% Recommended	47	Realizable Value:	4611000
Realizable Value In Words : Rupees Forty-Six Lakh Eleven Thousand			

Visited By:	Vishal B Patil_Hfc	Visited on:	08-Oct-2026
Violations observed (if any):	Na		
Remarks:	null apna ghar-hl construction case 1) the said property is proposed g plus 1 residential bungalow structure 2) we have received copy of i) sale deed having reg.no.4901 dt 24/08/2021 in the name of babaso yelurkar ii) layout approval letter na order having no.12/2021 dt 19/04/2021 issued by collector kolhapur for residential purpose iii) approved layout dt 12/03/2021 by tp kolhapur iv) individual 7/12 v) engineer plan given executed by er rahul mane having lic no 5/2014/2021 vi) estimate given by er rahul mane 3) we have considered area as per engineer plan wrt 1.5 fsi as fsi violated in given plan and rates as per market references 4) correct lat lond details 16.808060,74.294378. 5)plot area as per deed is 99.43 sqmtr and bua as per engineer plan is 188.36 sqmtr 6)relogin case previous report given with app no 77000341915 req id hrq-26-143157 dt 17 09 2026 2)on site gf slab wip		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-10-08 AT 10.23.34 AM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-08 AT 10.23.31 AM.JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-10-08 AT 10.23.35 AM (2).JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-10-08 AT 10.23.33 AM.JPEG	NULL	NULL	

Entered By:	Vishal Patil	Entered On:	09-Oct-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	09-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.2942388888888

Latitude: 16.80817638888889

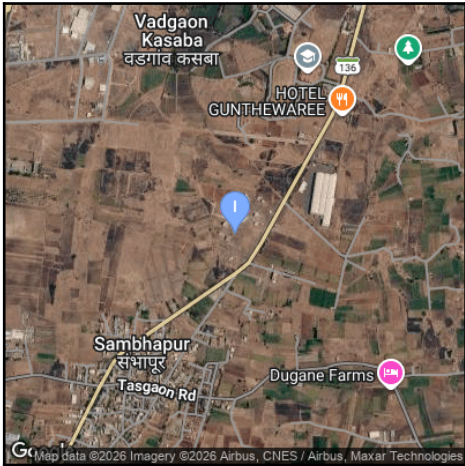
Image Taken 08-OCT-2026 10:19:20



Longitude: 74.2943030555556

Latitude: 16.80812361111111

Image Taken 08-OCT-2026 10:21:00



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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