



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-140495	Application No.:	77000339147
Customer Name:	Atul Anil Mirajkar	Branch :	(10021) KOLHAPUR
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Atul Anil Mirajkar	Mobile :	8767038637 9730680917

PROPERTY ADDRESS

Property Address:	Flat No 203 2nd Floor Balaji Residency,Plot No 23 Gat No 272/A/273/A/23,At Kurundwad,Tal Shirol Dist Kolhapur	Location:	Kurunvad		
		City:	Kolhapur	Pin Code	416106
		State:	Maharashtra	Country	India
Legal Address:	Flat No 203 2nd Floor Balaji Residency Plot No 23 Gat No 272/A/273/A/23 At Kurundwad Tal Shirol Dist Kolhapur	Nearby Landmark:	Near Renuka Mandir		
		Collateral ID:	I26KPR106-087136		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:		Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	62
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor				
First Floor				
Second Floor	2	1	1	1 BHK RESIDENTIAL FLAT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Side Margine And Plot No 18	Flat No 202	Side Margine And Plot No 24	Side Margine And Plot No 22
Actual on Site	Side Margine And Plot No 18	Flat No 202	Side Margine And Plot No 24	Side Margine And Plot No 22
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 USE

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	392	0	0
Super Built Up/Sellable Area	499	4600	2295400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2295400
% Recommended	100	Realizable Value:	2295000
Realizable Value In Words : Rupees Twenty-Two Lakh Ninety-Five Thousand			

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	25-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is balance transfer plus top up case 2) subject property is 1 bhk residential flat situated on 2nd floor 3) we have received copy of sale deed ref no 4598/2025 dated 16/07/2025 between mr rohit baburao adasul mrs rucha rohit adasul and mr anil suryakant mirajkar mr atul anil mirajkar 4) copy of cc and approved building plan ref no ccksm/rb/2024/apl/00007 dated 29/03/2024 issued by kurundwad municipal council for ground plus 3rd upper floors 5) copy of full occupancy certificate ref no ccksm/fo/2024/apl/00003 dated 23/12/2024 issued by kurundwad municipal council for ground plus 3rd upper floors 6) copy of 7/12 extract 7) copy of layout plan ref no 23/95/2015/2016 dated 19/12/2015 issued by kurundwad municipal council 8) documented sbua of 499 sqft has been considered for valuation 9) carpet area as per actual site is 570 sqft (ie 532 sqft ca 38 sqft balcony) 10) rates are matched with the unit price value		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-22 AT 12.01.21 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.01.20 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.01.22 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.01.22 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.01.17 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.01.05 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.01.18 PM.JPEG	NULL	NULL	

Entered By:	Mourya Concepts Opc Pune_	Entered On:	17-Sep-2026
Recommended by:	Pranav Purohit	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended.		



Longitude: 74.58694399999999

Latitude: 16.68013900008896

Image Taken 25-AUG-2026 10:03:16



Longitude: 74.58694399999999

Latitude: 16.68013900008896

Image Taken 25-AUG-2026 10:03:07



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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