



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                           |                    |                       |
|---------------------|-------------------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-149136                             | Application No.:   | 77000341113           |
| Customer Name:      | Vedant Padmakar Joshi                     | Branch :           | (10097) LATUR         |
| Product Name:       | HI - Ag Regular - Home Purchase - Builder | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | APNA GHAR                                 | Visited User Type: | In House              |
| Contact Name:       | Vedant Padmakar Joshi                     | Mobile :           | 9175704025 8765432345 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                                                                                                                             |                  |                                    |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------|
| Property Address: | Row House No. 3, On Plot No. 24, (As Per Plan) And, Plot No. 24 East Part (As Per Site), Gat No. 46, ,G.P.H. No. 7072 ( As Per Assessment), New Jijau ,Colony, At-Arvi, Tal And Dist Latur.                                                                                 | Location:        | Latur Ho                           |
| Legal Address:    | Row House No. 3, On Plot No. 24, (As Per Plan) And Plot No. 24 East Part (As Per Site), Gat No. 46, G.P.H. No. 7072 ( As Per Assessment), New Jijau Colony, Athrav Residency, Back Side Of Parayag Karad Nursing College, Near Mahadev Temple, At-Arvi, Tal And Dist Latur. | City:            | Latur Pin Code 413512              |
|                   |                                                                                                                                                                                                                                                                             | State:           | Maharashtra Country India          |
|                   |                                                                                                                                                                                                                                                                             | Nearby Landmark: | Back Side Of Parayag Karad Nursing |
|                   |                                                                                                                                                                                                                                                                             | Collateral ID:   | I26LUR512-081133                   |

### PROPERTY DETAILS

|                       |                                   |                                         |                   |
|-----------------------|-----------------------------------|-----------------------------------------|-------------------|
| Type Of Property:     | Row House                         | 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:                      | Gram Panchayat    |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 10                |
| 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, 1TB       |
| First Floor  | 1            |                 |                 | 1 BED           |

|                   |                  |                          |                                                    |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
| Rcc Structure     | Vacant           | Na                       | 0                                                  |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | NA               | Na                       | 60                                                 |

### BOUNDARIES ON SITE

|                  | East           | West           | North             | South     |
|------------------|----------------|----------------|-------------------|-----------|
| As per Sale Deed | Row House No-4 | Row House No-2 | 30 Feet Wide Road | Plot No.7 |
| Actual on Site   | Row House No-4 | Row House No-2 | Road              | Plot No.7 |
| Boundary         | Yes            |                |                   |           |

| NDMA Details                           |                    |              |   |
|----------------------------------------|--------------------|--------------|---|
| Height Of Building(Above Ground Level) | Less than 15 meter | Seismic Zone | 2 |
| 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                                                              | 818           | 0                 | 0          |
| Super Built Up/Sellable Area                                             | 982           | 3600              | 3535200    |
| Other 1                                                                  | 1             | 0                 | 0          |
| Other 2                                                                  | 1             | 0                 | 0          |
| % Completion                                                             | 100           | TOTAL             | 3535200    |
| % Recommended                                                            | 100           | Realizable Value: | 3535000    |
| Realizable Value In Words : Rupees Thirty-Five Lakh Thirty-Five Thousand |               |                   |            |

|                               |                      |             |             |
|-------------------------------|----------------------|-------------|-------------|
| Visited By:                   | Mr. Balasaheb Shinde | Visited on: | 28-Aug-2026 |
| Violations observed (if any): |                      |             |             |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remarks: | null   documents // 1) copy of ats copy between vedant padamakar joshi and saddam pathan. 2) copy of seller sell deed on the name of saddam mozzamkhan pathan no.3307/2025. dated-25/03/2025. sro lmc-2 2) copy of 7/12 extract digitally signed, pu-id-31489283763, dated-18/04/2025. 3) copy of assessment extract issued by gramsewak, arvi r. no. 29, page no-115. 4) copy of tax receipt issued by gp office arvi, dated-09/07/2025. 5) copy of engineer building plan issued by sohel n. bagawan, reg.no. state/r/2024/apl/10119. 6) copy of na order issued by collector latur, approval no-rplat/lf/2025/apl/00196, dated-11/03/2025. and na lay out issued by assistant director town planning, latur no. rplat/lf/2025/apl/00196. //remarks// 5) bua area 982 sqft is considered as per the engineer building plan. 6) valuation given as per unit box price. 7) property is situated in developing area. |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

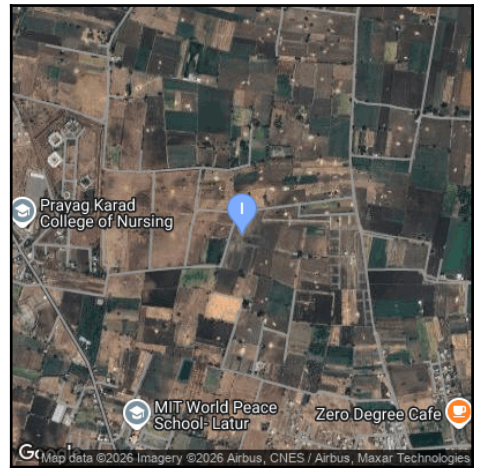
|                           |                                                                                                                                                                                                                              |                    |             |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Balasaheb Shinde                                                                                                                                                                                                             | Entered On:        | 28-Aug-2026 |
| Recommended by:           |                                                                                                                                                                                                                              | Completion Status: | Constructed |
| Recommender's Comment:    |                                                                                                                                                                                                                              |                    |             |
| Approver Name:            | Ganesh Pawar                                                                                                                                                                                                                 | Approver ID:       | HE008008    |
| Designation:              | Technical Manager                                                                                                                                                                                                            | Approved On :      | 28-Aug-2026 |
| Approver Recommendation : | RECOMMENDED                                                                                                                                                                                                                  |                    |             |
| Conditional Remark:       |                                                                                                                                                                                                                              |                    |             |
| Approver's Comment:       | ok to proceed under ag. this builder purchase case. the property is located in developing area. the na order, layout, extract 7/12, and engineer building plan received. a necessary approvals to be taken for non-apf case. |                    |             |



Longitude: 76.5687619444445  
Latitude: 18.44498555555554  
Image Taken 28-AUG-2026 13:17:57



Longitude: 76.5686805555555  
Latitude: 18.444894166666668  
Image Taken 28-AUG-2026 13:15:31



## 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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