



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                |                    |                       |
|---------------------|--------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-168722                  | Application No.:   | 77000367077           |
| Customer Name:      | Harshawardhan Sandeep Pawar    | Branch :           | (10120) PUNE - WAKAD  |
| Product Name:       | Lap-Residential Property - Hfc | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR                        | Visited User Type: | Technical Agency      |
| Contact Name:       | Harshawardhan Sandeep Pawar    | Mobile :           | 7887982595 8484959528 |

### PROPERTY ADDRESS

|                   |                                                                                                        |                  |                  |          |        |
|-------------------|--------------------------------------------------------------------------------------------------------|------------------|------------------|----------|--------|
| Property Address: | Flat No 20 04th Floor Adinath Aangan Chsl,Survey No 70 Hissa No 2a/2,Mouje Kiwale Tal Haveli Dist Pune | Location:        | Mamurdi          |          |        |
|                   |                                                                                                        | City:            | Pune             | Pin Code | 412101 |
|                   |                                                                                                        | State:           | Maharashtra      | Country  | India  |
| Legal Address:    | Flat No 20 04th Floor Adinath Aangan Chsl Survey No 70 Hissa No 2a/2 Mouje Kiwale Tal Haveli Dist Pune | Nearby Landmark: | Near Isa Church  |          |        |
|                   |                                                                                                        | Collateral ID:   | I26PUN101-093369 |          |        |

### PROPERTY DETAILS

|                       |                                   |                                         |                       |
|-----------------------|-----------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Flat                              | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | GOOD                  |
| No of Floors:         | 5                                 | Class Of Locality:                      | Middle Class Area     |
| Carpet Area Measured: | No                                | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 38                    |
| Green Housing:        | No                                | Distance from City Center Km:           | 19                    |
| Report Condition:     | Property Visited Report Submitted |                                         |                       |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------|--------------|-----------------|-----------------|-----------------|
| Ground Floor |              |                 |                 |                 |
| First Floor  |              |                 |                 |                 |
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| 04th Floor   | 2            | 1               | 1               | 01 BHK          |

|                   |                  |                          |                                                    |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
| Rcc Structure     | Occupied         | Mr. Kiran Pille          | 15                                                 |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 08 MONTHS        | Tenant                   | 45                                                 |

### BOUNDARIES ON SITE

|                  | East               | West       | North       | South       |
|------------------|--------------------|------------|-------------|-------------|
| As per Sale Deed | Entrance / Passage | Open Space | Flat No. 21 | Flat No. 19 |
| Actual on Site   | Entrance / Passage | Open Space | Flat No. 21 | Flat No. 19 |
| Boundary         | Yes                |            |             |             |

| NDMA Details                           |                    |              |   |
|----------------------------------------|--------------------|--------------|---|
| Height Of Building(Above Ground Level) | Less than 15 meter | Seismic Zone | 3 |
| Flood Prone Area                       | No                 | CRZ          | 1 |

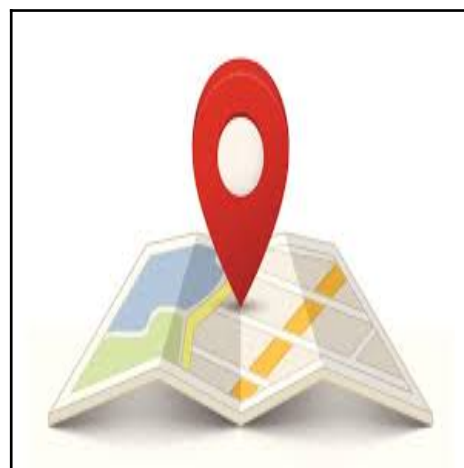
| VALUATION AS PER GOVT. APPROVED RATES |   |                             |                |
|---------------------------------------|---|-----------------------------|----------------|
| Land/Build up/Saleable Area           | 1 | Land/Build up/Saleable Rate | 1              |
| Constructed Area:                     | 0 | Constructed Rate :          | 0              |
| Total Value ₹:                        | 1 | Floorwise Usage:            | GROUND PLUS 05 |

| VALUATION                                                             |               |                   |            |
|-----------------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                           | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                              | 1             | 0                 | 0          |
| Carpet Area                                                           | 472           | 0                 | 0          |
| Super Built Up/Sellable Area                                          | 637           | 6100              | 3885700    |
| 01 Cp                                                                 | 1             | 400000            | 400000     |
| Other 2                                                               | 1             | 0                 | 0          |
| % Completion                                                          | 100           | TOTAL             | 4285700    |
| % Recommended                                                         | 100           | Realizable Value: | 4286000    |
| Realizable Value In Words : Rupees Forty-Two Lakh Eighty-Six Thousand |               |                   |            |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |             |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Creative Valuers And Engineers Pvt. Ltd._Hfc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Visited on: | 29-Sep-2026 |
| Violations observed (if any): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |             |
| Remarks:                      | null   1) we have received index ii, cc and true copy plan. 2) i) assignment made between mr. sachin uttamrao suryawanshi and others and mr. sandeep pralhad pawar, mr. harshwardhan sandeep pawar with reg no. 13094/2025 sro - haveli 05, date of registration 17/10/2025. ii) commencement certificate with ref no. bp/kiwale/14/2011 issued by pcmc dtd 30/08/2011. iii) true copy plan with ref no. bp/kiwale/14/2011, dated 30/08/2011, true copy certified by ar. sanjeev bhosale (lic. no. ca/92/14809). 3) property is 01 bhk residential flat and same is tenant occupied by mr. kiran pille from last 08 months. 4) property is identified through society board and person met at site. 5) the name displayed on the society board is of the previous owner. 6) area as per index ii is considered for valuation. 7) no of units per floor / position of units - 06 flats / right hand side 02nd flat from lift. |             |             |

| OMNI DOCS FILES       |                    |                   |           |
|-----------------------|--------------------|-------------------|-----------|
| File Name             | Latitude           | Longitude         | Go To Map |
| 1877474334712463.JPG  | NULL               | NULL              |           |
| 1877474334713556.JPG  | 21.169265833333334 | 72.85868333333333 |           |
| 1877474334719364.JPG  | NULL               | NULL              |           |
| 1877474334721705.JPG  | 21.169280555555556 | 72.85881944444444 |           |
| 1877474334724339.JPG  | 21.169277777777778 | 72.85878694444443 |           |
| PNE48233260927_12.JPG | 21.169161388888889 | 72.85874083333333 |           |
| 1877474334705603.JPG  | NULL               | NULL              |           |
| 1877474334722390.JPG  | NULL               | NULL              |           |

|                           |                                                       |                    |             |
|---------------------------|-------------------------------------------------------|--------------------|-------------|
| Entered By:               | Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar | Entered On:        | 30-Sep-2026 |
| Recommended by:           |                                                       | Completion Status: | Constructed |
| Recommender's Comment:    |                                                       |                    |             |
| Approver Name:            | Chaitanya Koshatwar                                   | Approver ID:       | HE012261    |
| Designation:              | Technical Manager                                     | Approved On :      | 30-Sep-2026 |
| Approver Recommendation : | RECOMMENDED                                           |                    |             |
| Conditional Remark:       |                                                       |                    |             |
| Approver's Comment:       | ok as recommended tenant noc to be documented         |                    |             |



Longitude: 73.7375555

Latitude: 18.6667405

Image Taken 29-SEP-2026 15:27:12

Longitude: 73.7375555

Latitude: 18.6667405

Image Taken 29-SEP-2026 15:27:29

## 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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