

**INDIVIDUAL TECHNICAL REPORT**

|                     |                                                         |                    |                            |
|---------------------|---------------------------------------------------------|--------------------|----------------------------|
| Request ID:         | HRQ-26-169089                                           | Application No.:   | 77000356234                |
| Customer Name:      | Jyoti Sanjay Jadhav                                     | Branch :           | (10147) AHMEDNAGAR         |
| Product Name:       | HI - RHL - Home Purchase - Top Up For Existing Customer | BSM/RM Name:       | Los_Channel                |
| Loan Property Type: | REGULAR                                                 | Visited User Type: | In House                   |
| Contact Name:       | Jyoti Sanjay Jadhav                                     | Mobile :           | 9890443024      9923549535 |

**PROPERTY ADDRESS**

|                   |                                                                                                                                                                                 |                  |                                         |          |             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------|----------|-------------|
| Property Address: | Flat No 103, First Floor, Gananayak Apartment, Plot No 1 And 2, Sr No 39/1b/3, Near Kohinoor Mangal Karyalaya, Ekveera Chowk Road, At Savedi, Tal Dist Ahilyanagar (Ahmednagar) | Location:        | H.O                                     | Pin Code | 414001      |
| Legal Address:    | Flat No 103, First Floor, Gananayak Apartment, Plot No 1 And 2, Sr No 39/1b/3, Near Kohinoor Mangal Karyalaya, Ekveera Chowk Road, At Savedi, Tal Dist Ahilyanagar (Ahmednagar) | City:            | Ahmednagar                              | State:   | Maharashtra |
|                   |                                                                                                                                                                                 | Nearby Landmark: | Near Kohinoor Mangal Karyalaya, Ekveera | Country  | India       |
|                   |                                                                                                                                                                                 | Collateral ID:   | I26ADR001-092392                        |          |             |

**PROPERTY DETAILS**

|                       |                                   |                                         |                       |
|-----------------------|-----------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Flat                              | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Mixed Usage                       | Infrastructure Of The Surrounding Area: | GOOD                  |
| No of Floors:         | 2                                 | Class Of Locality:                      | Middle Class Area     |
| Carpet Area Measured: | No                                | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 12                    |
| Green Housing:        | No                                | Distance from City Center Km:           | 1                     |
| Report Condition:     | Property Visited Report Submitted |                                         |                       |

**UNIT DETAILS**

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------|--------------|-----------------|-----------------|-----------------|
| Ground Floor |              |                 |                 |                 |
| First Floor  | 2            | 1               | 1               | 01BHK           |
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |

|                                   |                                     |                                         |                                                                  |
|-----------------------------------|-------------------------------------|-----------------------------------------|------------------------------------------------------------------|
| <b>Structure</b><br>Rcc Structure | <b>Occupancy Status</b><br>Occupied | <b>Occupied By</b><br>Mrs. Jyoti Jadhav | <b>Apprx. Property Age</b><br>(For Home Improvement/ Home)<br>20 |
| <b>Maintenance Level</b><br>Good  | <b>Occupied Since</b><br>2006       | <b>Relationship of Occupant</b><br>Self | <b>Residual Age Of Property</b><br>40                            |

**BOUNDARIES ON SITE**

|                  | East        | West                    | North       | South       |
|------------------|-------------|-------------------------|-------------|-------------|
| As per Sale Deed | Flat No 102 | Staircase And Flat No 3 | Side Margin | Side Margin |
| Actual on Site   | Flat No 102 | Staircase               | Open To Sky | Open To Sky |
| Boundary         | Yes         |                         |             |             |

By: \_\_\_\_\_  
 nended by: \_\_\_\_\_  
 mender's \_\_\_\_\_  
 ent: \_\_\_\_\_

### 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 | null | Land/Build up/Saleable Rate | null |
| Constructed Area:           | 1    | Constructed Rate :          | 1    |
| Total Value ₹:              | 1    | Floorwise Usage:            |      |

### VALUATION

| Description                  | Area in Sq.Ft | Rate/Sq.Ft               | Amount (R) |
|------------------------------|---------------|--------------------------|------------|
| Landarea                     | 1             | 0                        | 0          |
| Carpet Area                  | 474           | 0                        | 0          |
| Super Built Up/Sellable Area | 639           | 4700                     | 3003300    |
| Other 1                      | 1             | 0                        | 0          |
| Other 2                      | 1             | 0                        | 0          |
| % Completion                 | 100           | <b>TOTAL</b>             | 3003300    |
| % Recommended                | 100           | <b>Realizable Value:</b> | 3003000    |

Realizable Value In Words : Rupees Thirty Lakh Three Thousand

27.02.970

Visited By: Mr. Dipak Gunjal Visited on: 28-Sep-2026

Violations observed (if any):

Remarks: null | 1) sale deed made between jyoti sanjay jadhav and pramod himmatlal shah, ravindra ganesh mulay partners of shah-mulay and associates reg no 209/2006 dated 18/01/2006. 2) commencement certificate issued by municipal council, ahmednagar reg no 511 dated 24/03/2004. 3) sanctioned building plan issued by town planner, municipal council, ahmednagar dated 24/03/2004. 4) built up area as per as per sanctioned building is considered for the valuation, 35 percent loading is considered on carpet area. 5) this is internal top up case old application no is 7790881244.

### OMNI DOCS FILES

| File Name | Latitude | Longitude | Go To Map |
|-----------|----------|-----------|-----------|
|-----------|----------|-----------|-----------|

Entered On: 28-Sep-2026

Completion Status: **Constructed**

mmender's  
ment:

Approver ID: HE009909

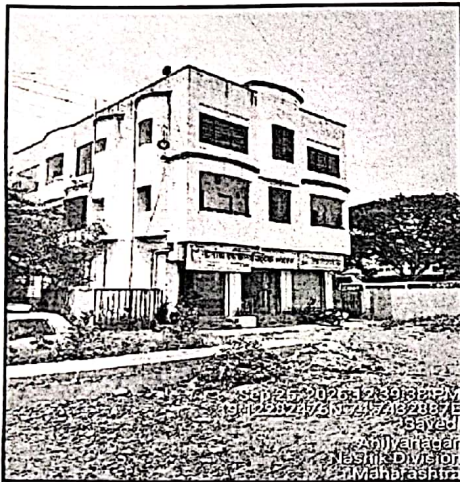
Approved On : 28-Sep-2026

pprover RECOMMENDED

Conditional  
Remark:

approved as recommended. internal top up case

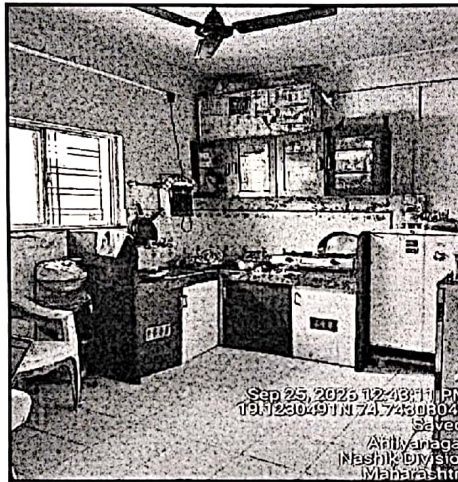
Approver's  
Comment:



Longitude: 74.74328916666667

Latitude: 19.122823333333333

Image Taken 25-SEP-2026 12:39:38



Longitude: 74.74308027777778

Latitude: 19.12304888888889

Image Taken 25-SEP-2026 12:43:11



## 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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.