


**Asset Valuation**
**INDIVIDUAL TECHNICAL REPORT**

|                     |                                    |                    |                       |
|---------------------|------------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-170083                      | Application No.:   | 77000362063           |
| Customer Name:      | Vishal Pandurang Hedau             | Branch :           | (10107) NAGPUR        |
| Product Name:       | HI - RHI - Home Purchase - Builder | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR                            | Visited User Type: | In House              |
| Contact Name:       | Vishal Pandurang Hedau             | Mobile :           | 8888981020 9579998710 |

**PROPERTY ADDRESS**

|                   |                                                                                                                                                                                                |                  |                           |                 |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|-----------------|
| Property Address: | Flat No 402 Fourth Floor Wing B In 288 Ews And 38,Lig<br>Flats Scheme At Beltrodi, Kh No 4/1 4/2 9/2,9/3 18, Ph No<br>38 Mouza- Beltarodi Nagar Panchayat,Besa Pipla Tah Dist<br>Nagpur 440001 | Location:        | Nagpur Gpo                | Pin Code 440001 |
| Legal Address:    | Flat No 402 Fourth Floor Wing B In 288 Ews And 38 Lig<br>Flats Scheme At Beltrodi, Kh No 4/1 4/2 9/2 9/3 18, Ph No<br>38 Mouza- Beltarodi Nagar Panchayat Besa Pipla Tah Dist<br>Nagpur 440001 | City:            | Nagpur                    | Country India   |
|                   |                                                                                                                                                                                                | State:           | Maharashtra               |                 |
|                   |                                                                                                                                                                                                | Nearby Landmark: | Near Sdpl Ashray Beltrodi |                 |
|                   |                                                                                                                                                                                                | Collateral ID:   | I26NAG001-093027          |                 |

**PROPERTY DETAILS**

|                       |                                   |                                         |                   |
|-----------------------|-----------------------------------|-----------------------------------------|-------------------|
| Type Of Property:     | Flat                              | Plot Demarcated At Site:                | YES               |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | 80 PERCENT        |
| No of Floors:         | 9                                 | Class Of Locality:                      | Middle Class Area |
| Carpet Area Measured: | No                                | Property Location:                      | Gram Panchayat    |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 30                |
| Green Housing:        | No                                | Distance from City Center Km:           | 15                |
| 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 |              |                 |                 |                         |
| Fourth Floor | 3            | 1               | 1               | 2BHK RESIDENTIAL VACANT |
| Other2       |              |                 |                 |                         |

|                   |                  |                          |                                                    |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
| Rcc Structure     | Vacant           | Na                       | 1                                                  |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | NA               | Na                       | 59                                                 |

**BOUNDARIES ON SITE**

|                  | East        | West                   | North               | South       |
|------------------|-------------|------------------------|---------------------|-------------|
| As per Sale Deed | Na          | Na                     | Na                  | Na          |
| Actual on Site   | Flat No 402 | Township Internal Road | Emergency Staircase | Side Margin |
| Boundary         | Na          |                        |                     |             |

### 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:            |   |

### VALUATION

| Description                  | Area in Sq.Ft | Rate/Sq.Ft               | Amount (R) |
|------------------------------|---------------|--------------------------|------------|
| Landarea                     | 1             | 0                        | 0          |
| Carpet Area                  | 482           | 0                        | 0          |
| Super Built Up/Sellable Area | 675           | 3550                     | 2396250    |
| Other 1                      | 1             | 0                        | 0          |
| Other 2                      | 1             | 0                        | 0          |
| % Completion                 | 100           |                          |            |
| % Recommended                | 100           |                          |            |
|                              |               | <b>TOTAL</b>             | 2396250    |
|                              |               | <b>Realizable Value:</b> | 2396000    |

Realizable Value In Words : Rupees Twenty-Three Lakh Ninety-Six Thousand

Visited By: Mr. Pravin Mange

Visited on: 29-Sep-2026

Violations observed (if any):

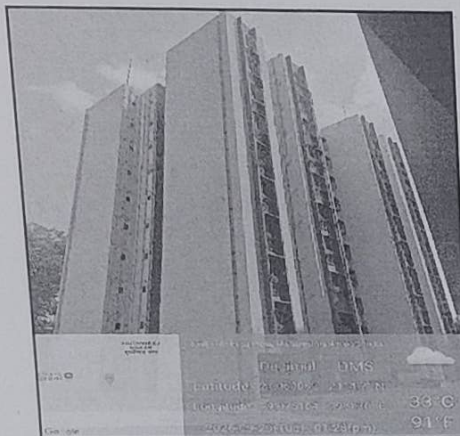
Remarks:

null | 1. this is home purchase case of builder (mhada). 2. said property is 2bhk vacant flat on 4th floor internally finished, g plus 9 building externally finished. 2 lifts are available in building.3. provided documents are primary allotment letter on the name of shri vishal pandurang headu letter no 6200/2026 dt 23/07/2026, rera certificate reg no p50500016949, 7/12 extract on the name of mhada, nmrda sanctioned building plan vide its permit no be-nmrda-south nagpur rural case no mb-14172016012572/053 dt 15/09/2017, building permit and commencement certificate vide its letter no mb-14172016012572/053 dt 15/09/2017, township layout map, land title clearance certificate by ex. engg of mhada dt 15/06/2018, 4. carpet area as per allotment letter is 482sqft, sbua is derived from carpet area by loading 40 percent ie 675sqft, same is considered for valuation

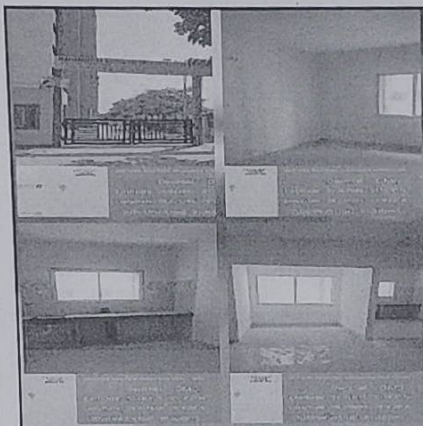
### OMNI DOCS FILES

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

|                           |                                                                                                                                                                                                                                                              |                    |                          |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Entered By:               | Pravin Mange                                                                                                                                                                                                                                                 | Entered On:        | 29-Sep-2026              |
| Recommended by:           |                                                                                                                                                                                                                                                              | Completion Status: | Construction Is Complete |
| Recommender's Comment:    |                                                                                                                                                                                                                                                              |                    |                          |
| Approver Name:            | Ashay Khade                                                                                                                                                                                                                                                  | Approver ID:       | HE002951                 |
| Designation:              | Technical Manager                                                                                                                                                                                                                                            | Approved On :      | 29-Sep-2026              |
| Approver Recommendation : | RECOMMENDED                                                                                                                                                                                                                                                  |                    |                          |
| Conditional Remark:       |                                                                                                                                                                                                                                                              |                    |                          |
| Approver's Comment:       | ok for builder purchase case. approved building plan, cc, allotment letter from mhada along with rera certificate is received. as on date construction work of building is complete. this is non apf builder purchase case, necessary approvals to be taken. |                    |                          |



Longitude: 79.0751036111111  
Latitude: 21.068851944444443  
Image Taken



Longitude: 79.0751036111111  
Latitude: 21.068851944444443  
Image Taken



#### 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.

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