



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                            |                    |                       |
|---------------------|----------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-148032              | Application No.:   | 77000345832           |
| Customer Name:      | Kiran Vitthal Andre        | Branch :           | (10120) PUNE - WAKAD  |
| Product Name:       | Home Loan-BUILDER Purchase | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR                    | Visited User Type: | Technical Agency      |
| Contact Name:       | Kiran Vitthal Andre        | Mobile :           | 9764503455 7020670541 |

### PROPERTY ADDRESS

|                   |                                                                                                                  |                  |                           |
|-------------------|------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|
| Property Address: | Flat No A 108 ,1st Floor, Building No A, Aranya, Plot No A, S. No. 129/1/2/1/3/1/4,Wadgaon Tal Maval Dist Pune   | Location:        | Talegaon Dabhade          |
|                   |                                                                                                                  | City:            | Lonavala Pin Code 410506  |
|                   |                                                                                                                  | State:           | Maharashtra Country India |
| Legal Address:    | Flat No A 108 , 1st Floor, Building No A, Aranya, Plot No A, S. No. 129/1/2/1/3/1/4, Wadgaon Tal Maval Dist Pune | Nearby Landmark: | Tata Lamantona            |
|                   |                                                                                                                  | Collateral ID:   | I26LON506-084485          |

### PROPERTY DETAILS

|                       |                                   |                                         |                   |
|-----------------------|-----------------------------------|-----------------------------------------|-------------------|
| Type Of Property:     | Flat                              | Plot Demarcated At Site:                | YES               |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | GOOD              |
| No of Floors:         | 12                                | Class Of Locality:                      | Middle Class Area |
| Carpet Area Measured: | No                                | Property Location:                      | Municipal Council |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 60                |
| Green Housing:        | No                                | Distance from City Center Km:           | 30                |
| Report Condition:     | Property Visited Report Submitted |                                         |                   |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------|--------------|-----------------|-----------------|-----------------|
| First Floor  | 3            | 1               | 2               | 2 BHK           |
| null         |              |                 |                 |                 |
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Occupied         | Sale Office              | 0                                                  |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 4 MONTHS         | Sale Office              | 60                                                 |

### BOUNDARIES ON SITE

|                  | East      | West                  | North    | South      |
|------------------|-----------|-----------------------|----------|------------|
| As per Sale Deed | Na        | Na                    | Na       | Na         |
| Actual on Site   | Staircase | Duact And Flat No 107 | Entrance | Open Space |
| Boundary         | Na        |                       |          |            |

| NDMA Details                           |                       |              |   |
|----------------------------------------|-----------------------|--------------|---|
| Height Of Building(Above Ground Level) | Greater than 45 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:            | LOWER PARKING FLOOR |

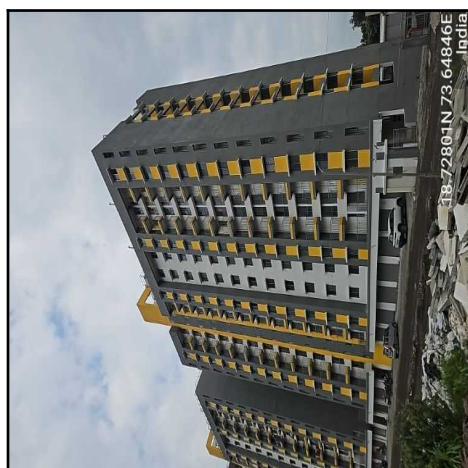
| VALUATION                    |               |                   |            |
|------------------------------|---------------|-------------------|------------|
| Description                  | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                     | 1             | 0                 | 0          |
| Carpet Area                  | 562           | 0                 | 0          |
| Super Built Up/Sellable Area | 759           | 4500              | 3415500    |
| Parking                      | 1             | 300000            | 300000     |
| Other 2                      | 1             | 0                 | 0          |
| % Completion                 | 100           | TOTAL             | 3715500    |
| % Recommended                | 100           | Realizable Value: | 3716000    |

Realizable Value In Words : Rupees Thirty-Seven Lakh Sixteen Thousand

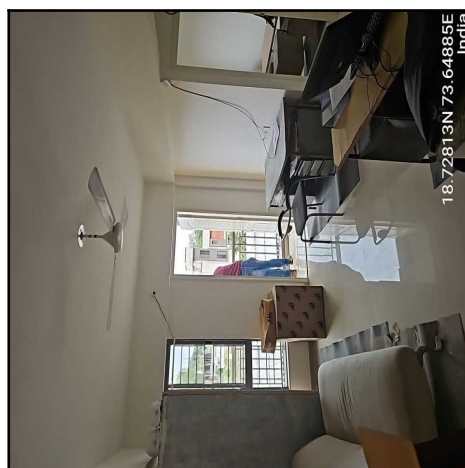
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |             |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Propedge Valuations Private Limited_Hfcc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Visited on: | 08-Sep-2026 |
| Violations observed (if any): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |             |
| Remarks:                      | null   1) this is builder purchase case 2) subjected property is 2bhk residential use on 1st floor comprising of lower parking floor plus ground floor plus 12 upper floor mixed usage building 3) area as per draft of agreement to sell consider for valuation 4) draft of agreement to sell made between naiknavare township llp and andre kiran vitthal 5) rera certificate no p52100052216 commencing from 31/07/2023 and ending with 31/03/2027 6) occupancy certificate issued by vadgaon maval nagar panchayat having reff no npvmn/fo/2026/apl/00089 dt 09/04/2026 7) flat no and name board observed on site , flat is used as builders sale office 8)18.728234, 73.648897 |             |             |

| OMNI DOCS FILES                                 |                    |                   |           |
|-------------------------------------------------|--------------------|-------------------|-----------|
| File Name                                       | Latitude           | Longitude         | Go To Map |
| 1. ARANYA RERA CERTIFICATE.PDF                  | 20.161572777777778 | 72.79067916666666 |           |
| 07. ARANYA - FLAT ATS - (108) KIRAN ANDRE.DOCX  | 20.161572777777778 | 72.79067916666666 |           |
| TIMEPHOTO_20260908_135658.JPG                   | NULL               | NULL              |           |
| TIMEPHOTO_20260908_135727.JPG                   | NULL               | NULL              |           |
| TIMEPHOTO_20260908_140801.JPG                   | NULL               | NULL              |           |
| TIMEPHOTO_20260908_135702.JPG                   | NULL               | NULL              |           |
| TIMEPHOTO_20260908_135710.JPG                   | NULL               | NULL              |           |
| NAIKNAVARE CERT_FO_626028_397T1H8PSIGN (1) (1). | 20.161572777777778 | 72.79067916666666 |           |
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| TIMEPHOTO_20260908_135722.JPG                   | NULL               | NULL              |           |
| TIMEPHOTO_20260908_141027.JPG                   | 12.992642222222221 | 77.51263861111111 |           |

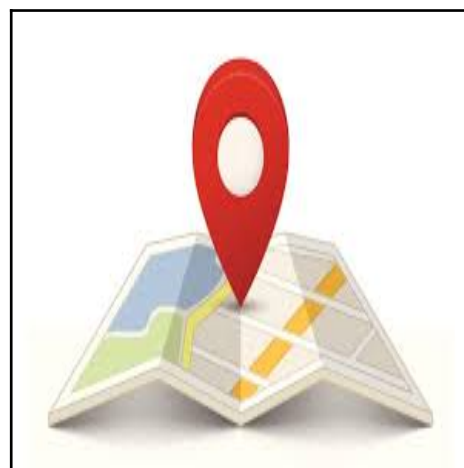
|                           |                                                                |                    |             |
|---------------------------|----------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Propedge Valuations Priva                                      | Entered On:        | 09-Sep-2026 |
| Recommended by:           |                                                                | Completion Status: | Constructed |
| Recommender's Comment:    |                                                                |                    |             |
| Approver Name:            | Chaitanya Koshatwar                                            | Approver ID:       | HE012261    |
| Designation:              | Technical Manager                                              | Approved On :      | 09-Sep-2026 |
| Approver Recommendation : | RECOMMENDED                                                    |                    |             |
| Conditional Remark:       |                                                                |                    |             |
| Approver's Comment:       | ok as recommended property to be vacant before cheque handover |                    |             |



Longitude: 73.6486988888889  
Latitude: 18.7282777777777  
Image Taken 08-SEP-2026 14:10:23



Longitude: 73.6486988888889  
Latitude: 18.7282777777777  
Image Taken 08-SEP-2026 13:56:58



## 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.

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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