



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                            |                    |                       |
|---------------------|----------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-142159              | Application No.:   | 77000329837           |
| Customer Name:      | Shivmurti Suddhuram Yadav  | Branch :           | (10064) BOISAR        |
| Product Name:       | Nhl - Rnhi - Nrp - Builder | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | VACANT                     | Visited User Type: | Technical Agency      |
| Contact Name:       | Shivmurti Suddhuram Yadav  | Mobile :           | 8976261516 7709542023 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                 |                  |                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------|
| Property Address: | Gala No. 07, Ground Plus Loft Floor,,Hydros Industrial Estate I, Nandore Road,Palghar (East) 401404                                                             | Location:        | Palghar H O                       |
|                   |                                                                                                                                                                 | City:            | Thane Pin Code 401404             |
|                   |                                                                                                                                                                 | State:           | Maharashtra Country India         |
| Legal Address:    | Gala No. 07, Ground Plus Loft Floor, Hydros Industrial Estate - I, Gut No. 361/2/364/1/19 Of Village Nadore, Taluka And District Palghar, Palghar (East) 401404 | Nearby Landmark: | Near Nandore Devkhop Krida Sankul |
|                   |                                                                                                                                                                 | Collateral ID:   | I26TNE404-091377                  |

### PROPERTY DETAILS

|                       |                                   |                                         |                       |
|-----------------------|-----------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Industrial                        | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Industrial                        | Infrastructure Of The Surrounding Area: | AVAILABLE             |
| No of Floors:         | 0                                 | Class Of Locality:                      | Middle Class Area     |
| Carpet Area Measured: | Yes                               | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 141                   |
| Green Housing:        | No                                | Distance from City Center Km:           | 6                     |
| 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 | 1            | 0               | 0               | GALA            |
| First Floor  |              |                 |                 |                 |

| Structure         | Occupancy Status  | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|-------------------|--------------------------|----------------------------------------------------|
| Load Bearing      | Underconstruction | Underconstruction        | 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 | Na   | Na        | Na            | Na      |
| Actual on Site   | Road | Open Plot | Internal Road | Company |
| Boundary         | Na   |           |               |         |

| NDMA Details                           |                    |              |   |
|----------------------------------------|--------------------|--------------|---|
| Height Of Building(Above Ground Level) | Less than 15 meter | Seismic Zone | 3 |
| Flood Prone Area                       | No                 | CRZ          | 2 |

| 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 LOFT |

| VALUATION                    |               |                   |            |
|------------------------------|---------------|-------------------|------------|
| Description                  | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                     | 1             | 0                 | 0          |
| Carpet Area                  | 724           | 0                 | 0          |
| Super Built Up/Sellable Area | 1134          | 5200              | 5896800    |
| Other 1                      | 1             | 0                 | 0          |
| Other 2                      | 1             | 0                 | 0          |
| % Completion                 | 90            | TOTAL             | 5896800    |
| % Recommended                | 90            | Realizable Value: | 5897000    |

Realizable Value In Words : Rupees Fifty-Eight Lakh Ninety-Seven Thousand

|                               |                         |             |             |
|-------------------------------|-------------------------|-------------|-------------|
| Visited By:                   | Vds Advisory Sangoi_Hfc | Visited on: | 20-Aug-2026 |
| Violations observed (if any): | Na                      |             |             |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remarks: | null   1. the subject building covered with ac shed having structure of ground plus loft area. 2. the building is under construction. brickwork done with ac shed roofing, external and internal plaster completed, flooring pending, internal painting pending, finishing pending and rest of the other work is in progress. labors and material were available on site. 3. cost sheet of gala no. 07, ground and loft area, project known hydrose industria estate - i on the name of mr.shivmurti suddhuram yadav 4. cc for building on land bearing gut no. 361/2, 364/1/19, plot no. 19 of village nandore for (ground plus 1st (loft) upper floors). 5. approved building plan for building on land bearing gut no. 361/2, 364/1/19, plot no. 19 of village nandore for (ground plus 1st (loft) upper floors), 6. as per cost sheet for gala no. 07, carpet area is 724 sq. ft. loft area is 240 sq.ft. total area is 964 sq.ft. and adjioing open space area is 1358 sq.ft. 7. as per approved building plan, for gala no. 07 carpet area is 724 sq.ft and loft floor area is 240 sq.ft. total area is 964 sq.ft. we have considered the total area and the rate given is average rate. 8. as per measurement, carpet area is 740 sq feet and 1st floor area is 238 sq.ft 9. for valuation purpose, we have considered carpet area as per approved building plan. (i.e. 724 sq. ft.). 10. we have considered loading of 40 percent on carpet area and added half of loft area (120 sq.ft) for arriving at super built-up area. 11. this report is accomplished basis of site visit, cost sheet, copy of cc and approved building plan. 12. during property visit mr. shankar (9920420594) who is builder, and it was clearly explained to him that property visit has been done for valuation purpose on behalf of icici hfc. 13. kindly note that we have done same case for other institute in march 2026. 2. we have visited on 20-08-2026 |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| OMNI DOCS FILES                                  |          |           |           |
|--------------------------------------------------|----------|-----------|-----------|
| File Name                                        | Latitude | Longitude | Go To Map |
| WHATSAPP IMAGE 2026-08-20 AT 3.23.13 PM (1).JPEG | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-20 AT 3.23.13 PM (3).JPEG | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-20 AT 3.23.14 PM (2).JPEG | NULL     | NULL      |           |
| 1.JPEG                                           | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-20 AT 3.23.12 PM.JPEG     | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-20 AT 3.23.14 PM (3).JPEG | NULL     | NULL      |           |

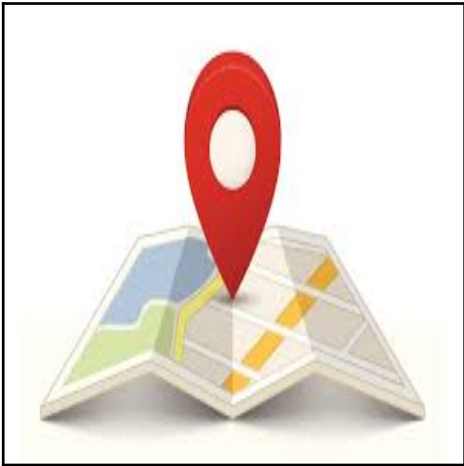
|                           |                                                                                              |                    |                  |
|---------------------------|----------------------------------------------------------------------------------------------|--------------------|------------------|
| Entered By:               | Vds Advisory Sangoi                                                                          | Entered On:        | 26-Sep-2026      |
| Recommended by:           |                                                                                              | Completion Status: | Semi-Constructed |
| Recommender's Comment:    |                                                                                              |                    |                  |
| Approver Name:            | Altamas Khan                                                                                 | Approver ID:       | HE005741         |
| Designation:              | Technical Manager                                                                            | Approved On :      | 26-Sep-2026      |
| Approver Recommendation : | RECOMMENDED                                                                                  |                    |                  |
| Conditional Remark:       |                                                                                              |                    |                  |
| Approver's Comment:       | ok for case as an exception ensure non apf approval to be obtained and documented on records |                    |                  |



Longitude: 72.7915184099991  
Latitude: 19.719159510019306  
Image Taken 20-AUG-2026 18:20:22



Longitude: 72.7915184099991  
Latitude: 19.719159510019306  
Image Taken 20-AUG-2026 18:20:41



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.