



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                   |                    |                       |
|---------------------|-----------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-130702                     | Application No.:   | 4600000214            |
| Customer Name:      | Sharad Jaysing Nangare            | Branch :           | (10034) SATARA        |
| Product Name:       | HI - RHI - Home Purchase - Resale | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR                           | Visited User Type: | Technical Agency      |
| Contact Name:       | Sharad Jaysing Nangare            | Mobile :           | 9970515154 7397941428 |

### PROPERTY ADDRESS

|                   |                                                                                                                         |                  |                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|
| Property Address: | Flat No 102, 1st Floor(Stilt First Floor As ,Per Plan ) , Wing B, Gat No 619, At Shirwal , Tal Khandala And Dist Satara | Location:        | Shirwal                   |
|                   |                                                                                                                         | City:            | Satara                    |
|                   |                                                                                                                         | State:           | Maharashtra               |
|                   |                                                                                                                         | Pin Code         | 412801                    |
|                   |                                                                                                                         | Country          | India                     |
| Legal Address:    | Flat No 102, 1st Floor(Stilt First Floor As Per Plan ) , Wing B, Gat No 619, At Shirwal Tal Khandala And Dist Satara    | Nearby Landmark: | Near Dhanalaxmi Apartment |
|                   |                                                                                                                         | Collateral ID:   | I26SRA801-071016          |

### PROPERTY DETAILS

|                       |                                   |                                         |                   |
|-----------------------|-----------------------------------|-----------------------------------------|-------------------|
| Type Of Property:     | Flat                              | Plot Demarcated At Site:                | YES               |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | GOOD              |
| No of Floors:         | 2                                 | Class Of Locality:                      | Middle Class Area |
| Carpet Area Measured: | No                                | Property Location:                      | Gram Panchayat    |
| Nature of Location:   | Rural                             | Distance Travelled From Operating       | 60                |
| 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 |
|--------------|--------------|-----------------|-----------------|-----------------|
| Ground Floor |              |                 |                 |                 |
| First Floor  | 2            | 1               | 1               | 1 BHK           |
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Occupied         | Kiran Nanavare           | 9                                                  |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 2017             | Seller Occupied          | 51                                                 |

### BOUNDARIES ON SITE

|                  | East        | West        | North       | South       |
|------------------|-------------|-------------|-------------|-------------|
| As per Sale Deed | Wing A      | Flat No 103 | Flat No 101 | Gat No 620  |
| Actual on Site   | Wing A Flat | Flat No 103 | Flat No 101 | Side Margin |
| 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:           | 1 | Constructed Rate :          | 1                    |
| Total Value ₹:              | 2 | Floorwise Usage:            | RESIDENTIAL BUILDING |

### VALUATION

| Description                  | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
|------------------------------|---------------|-------------------|------------|
| Landarea                     | 1             | 0                 | 0          |
| Carpet Area                  | 442           | 0                 | 0          |
| Super Built Up/Sellable Area | 530           | 3100              | 1643000    |
| Other 1                      | 1             | 0                 | 0          |
| Other 2                      | 1             | 0                 | 0          |
| % Completion                 | 100           | TOTAL             | 1643000    |
| % Recommended                | 100           | Realizable Value: | 1643000    |

Realizable Value In Words : Rupees Sixteen Lakh Forty-Three Thousand

|                               |                                         |             |             |
|-------------------------------|-----------------------------------------|-------------|-------------|
| Visited By:                   | Propedge Valuations Pvt Ltd_Solapur_Hfc | Visited on: | 30-Jul-2026 |
| Violations observed (if any): | Nill                                    |             |             |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remarks: | <p>nill   1) this captioned case is hl rhl home purchase resale 2) technical visit done by udaykumar and report made by vaishnavi 3) latitude 18.138746 longitude 73.973455 4) sale deed between m/s sonari developers partnership through dnyaneshwar pandurang more and vitthal dinkar magar, mansingh dinkar magar and other reff no 2380/2020, dt02/11/2020 5) na order no 140/13, dt 10/03/2014 is issued by sdo satara for residential purpose 6) sale deed between kiran ramchandra nanaware and m/s sonari developers partnership through dnyaneshwar pandurang more reff no 3163/2015, dt 20/10/2015 7)commencement certificate is issued by grampanchayat shirwal reff no 99, dt 08/05/20148) tax assessment is issued by grampanchayat shirwal year of 2023-24 to 2026-27 datedon 26/03/2025 9) draft deed between kiran ramchandra nanaware and sharad jaysingh nagare, jaywanta sharad nagare 10) building plan recommend by adtp satara with reff no 4101 dt 22/11/2013 and approved by sdo wai with reff no 140/2013 dt 10/3/2014 11)bua is consider as per sale deed 12) as per site carpet area is 485.89 sqft 13) flat no and society name board is not observed on site hence flat is identified through as per plan and person meet on site 14) we have already updated this case under req id hrq-26-110699, application no. 364010460531, dated 29-jun-2026. due to a system error, a new request was initiated therefore, the same report has been updated again.</p> |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### OMNI DOCS FILES

| File Name                     | Latitude | Longitude | Go To Map |
|-------------------------------|----------|-----------|-----------|
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| TIMEPHOTO_20260625_114748.JPG | NULL     | NULL      |           |
| TIMEPHOTO_20260625_114222.JPG | NULL     | NULL      |           |
| TIMEPHOTO_20260625_114125.JPG |          |           |           |

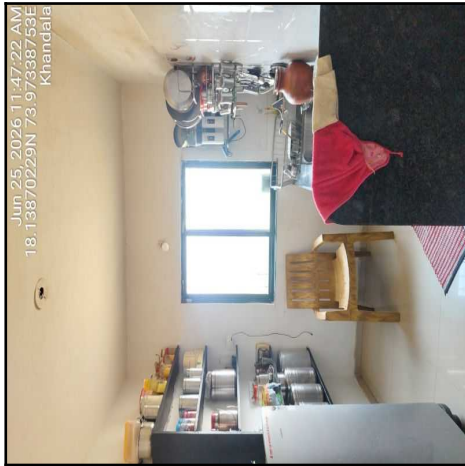
|                           |                           |                    |             |
|---------------------------|---------------------------|--------------------|-------------|
| Entered By:               | Propedge Valuations Pvt L | Entered On:        | 30-Jul-2026 |
| Recommended by:           |                           | Completion Status: | Constructed |
| Recommender's Comment:    |                           |                    |             |
| Approver Name:            | Chaitanya Koshatwar       | Approver ID:       | HE012261    |
| Designation:              | Technical Manager         | Approved On :      | 30-Jul-2026 |
| Approver Recommendation : | RECOMMENDED               |                    |             |
| Conditional Remark:       |                           |                    |             |
| Approver's Comment:       | ok as recommended         |                    |             |



Longitude: 18.13874611111111

Latitude: 18.13874611111111

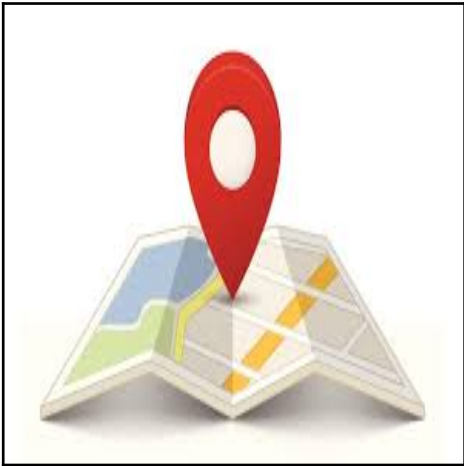
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Longitude: 18.13874611111111

Latitude: 18.13874611111111

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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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