



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                     |                    |                             |
|---------------------|---------------------|--------------------|-----------------------------|
| Request ID:         | HRQ-26-68332        | Application No.:   | 77000226799                 |
| Customer Name:      | Mundhe Bhagwat      | Branch :           | (10811) PUNE - VISHRANTWADI |
| Product Name:       | Home Loan-Da Resale | BSM/RM Name:       | Los_Channel                 |
| Loan Property Type: | REGULAR             | Visited User Type: | Technical Agency            |
| Contact Name:       | Mundhe Bhagwat      | Mobile :           | 7697914116 7020168924       |

### PROPERTY ADDRESS

|                   |                                                             |                  |                  |          |        |
|-------------------|-------------------------------------------------------------|------------------|------------------|----------|--------|
| Property Address: | Survey No 23,Hissa No 01,Mauje Dhanori Tal Haveli Dist Pune | Location:        | Dighi Camp       |          |        |
|                   |                                                             | City:            | Pune             | Pin Code | 411015 |
|                   |                                                             | State:           | Maharashtra      | Country  | India  |
| Legal Address:    | Survey No 23 Hissa No 01 Mauje Dhanori Tal Haveli Dist Pune | Nearby Landmark: | Near Arcvista    |          |        |
|                   |                                                             | Collateral ID:   | I26PUN015-048801 |          |        |

### PROPERTY DETAILS

|                       |                                   |                                         |                       |
|-----------------------|-----------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Bungalow                          | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | GOOD                  |
| No of Floors:         | 1                                 | Class Of Locality:                      | Middle Class Area     |
| Carpet Area Measured: | Yes                               | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 4                     |
| Green Housing:        | No                                | Distance from City Center Km:           | 2                     |
| Report Condition:     | Property Visited Report Submitted |                                         |                       |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------|--------------|-----------------|-----------------|-----------------|
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |
| Ground Floor | 4            | 1               | 3               | 03 BHK          |
| First Floor  | 4            | 1               | 3               | 03 BHK          |
| Second Floor |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Occupied         | Mr Nisar Sayyed          | 18                                                 |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 2011             | Seller Occupied          | 42                                                 |

### BOUNDARIES ON SITE

|                  | East               | West                  | North                   | South |
|------------------|--------------------|-----------------------|-------------------------|-------|
| As per Sale Deed | Survey No. 23 Part | Property Of Mr. Patil | Property Of Mr. Tingare | Road  |
| Actual on Site   | Adj. Property      | Property Of Mr. Patil | Property Of Mr. Tingare | Road  |
| Boundary         | Yes                |                       |                         |       |

| NDMA Details                           |                    |              |   |
|----------------------------------------|--------------------|--------------|---|
| Height Of Building(Above Ground Level) | Less than 15 meter | Seismic Zone | 3 |
| Flood Prone Area                       | Yes                | 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:            | GROUND PLUS 01 FLOOR |

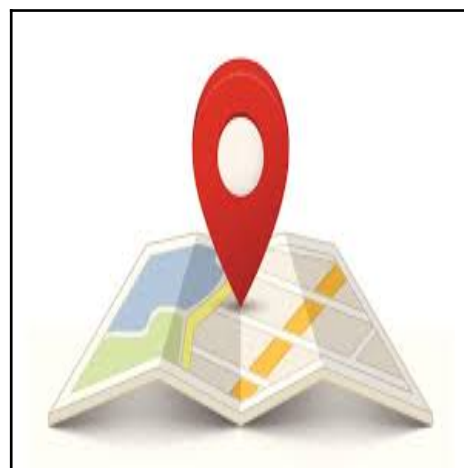
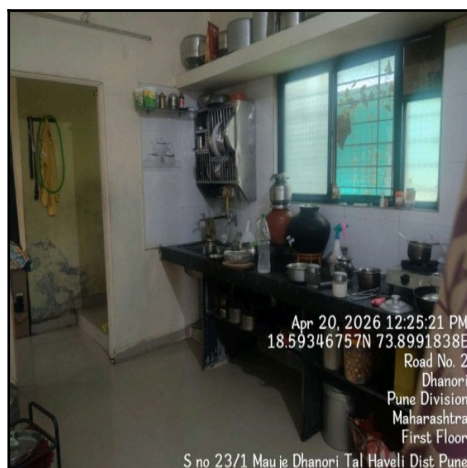
| VALUATION                    |               |                   |            |
|------------------------------|---------------|-------------------|------------|
| Description                  | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                     | 1500          | 3700              | 5550000    |
| Carpet Area                  | 1546          | 0                 | 0          |
| Super Built Up/Sellable Area | 2088          | 1600              | 3340800    |
| Other 1                      | 1             | 0                 | 0          |
| Other 2                      | 1             | 0                 | 0          |
| % Completion                 | 100           | TOTAL             | 8890800    |
| % Recommended                | 100           | Realizable Value: | 8891000    |

Realizable Value In Words : Rupees Eighty-Eight Lakh Ninety-One Thousand

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |             |             |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Creative Valuers And Engineers Pvt. Ltd._Hfc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Visited on: | 20-Apr-2026 |
| Violations observed (if any): | 1) Ownership Document In The Name Of Mr. Mundhe Bhagwat Is Not Provided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |             |
| Remarks:                      | null   1) we have received index ii, tax receipt 2) i) sale deed made between mr. muktaji kaluram tingare and others and mr. nisar sayyed nijam with reg. no. 4353/1998 sro - haveli, date of registration 22/09/1998. ii) tax receipt with property id p/g/06/03019000, from 2008 to 2026 in the name of mr. nisar sayyed nijam. 3) property is identified through electricity bill and person met at site. 4) during site inspection 01 room on ground floor was locked. 5) column dowels are found left on terrace floor, for future developments, no such a work is in progress. 6) plot area from index ii and on-site measured construction has been considered while deriving the valuation, as it is less than 1.5 fsi. |             |             |

| OMNI DOCS FILES       |          |           |           |
|-----------------------|----------|-----------|-----------|
| File Name             | Latitude | Longitude | Go To Map |
| 1863002861221217.JPG  | NULL     | NULL      |           |
| 1863002861223189.JPG  | NULL     | NULL      |           |
| 1863002861227446.JPG  | NULL     | NULL      |           |
| PNE05405260418_49.JPG | NULL     | NULL      |           |
| 1863002861205877.JPG  | NULL     | NULL      |           |
| 1863002861238139.JPG  | NULL     | NULL      |           |
| 1863002861239707.JPG  | NULL     | NULL      |           |
| 1863002861207154.JPG  | NULL     | NULL      |           |
| 1863002861219620.JPG  | NULL     | NULL      |           |

|                           |                                                       |                    |             |
|---------------------------|-------------------------------------------------------|--------------------|-------------|
| Entered By:               | Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar | Entered On:        | 27-May-2026 |
| Recommended by:           | Pranav Purohit                                        | Completion Status: | Constructed |
| Recommender's Comment:    |                                                       |                    |             |
| Approver Name:            | Pranav Purohit                                        | Approver ID:       | HE018418    |
| Designation:              | Regional Technical Manager                            | Approved On :      | 27-May-2026 |
| Approver Recommendation : | RECOMMENDED                                           |                    |             |
| Conditional Remark:       |                                                       |                    |             |
| Approver's Comment:       | approved as recommended basis property tax paid.      |                    |             |



Longitude: 73.89925919473481  
Latitude: 18.593508499170813  
Image Taken 20-APR-2026 16:28:18

Longitude: 73.89925919473481  
Latitude: 18.593508499170813  
Image Taken 20-APR-2026 16:28:29

## 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.

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.