



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                                    |                    |                       |
|---------------------|----------------------------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-169845                                      | Application No.:   | 77000366917           |
| Customer Name:      | Nikhil Patilbuva Ugale                             | Branch :           | (10623) NASHIK ROAD   |
| Product Name:       | Nhl - Rnhl - Lap Residential - Top Up For Existing | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | SELF OCCUPIED                                      | Visited User Type: | Technical Agency      |
| Contact Name:       | Nikhil Patilbuva Ugale                             | Mobile :           | 9594006333 8888199813 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                                        |                  |                                   |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------|
| Property Address: | Bungalow On Plot No.05, S.No.1054 (Old.S.No.1116)/1 To 9/6/1 And 2,Nr.Matoshreehospital, Opp.,Hp Gas Agency,Varandalmala,Shivaji Nagar, At.,Sinnar, Tal.Sinnar, Dist.Nashik.           | Location:        | Sinnar                            |
| Legal Address:    | Bungalow On Plot No.05, S.No.1054 (Old.S.No.1116)/1 To 9/6/1 And 2, Nr.Matoshree Hospital, Opp. Soni Hp Gas Agency, Varandal Mala, Shivaji Nagar, At. Sinnar, Tal.Sinnar, Dist.Nashik. | City:            | Nashik                            |
|                   |                                                                                                                                                                                        | Pin Code         | 422103                            |
|                   |                                                                                                                                                                                        | State:           | Maharashtra                       |
|                   |                                                                                                                                                                                        | Country          | India                             |
|                   |                                                                                                                                                                                        | Nearby Landmark: | Nr.Matoshreehospital, Opp.Soni Hp |
|                   |                                                                                                                                                                                        | Collateral ID:   | I26NSK103-093219                  |

### PROPERTY DETAILS

|                       |                                   |                                         |                   |
|-----------------------|-----------------------------------|-----------------------------------------|-------------------|
| Type Of Property:     | Bungalow                          | Plot Demarcated At Site:                | YES               |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | AVERAGE           |
| No of Floors:         | 2                                 | Class Of Locality:                      | Middle Class Area |
| Carpet Area Measured: | No                                | Property Location:                      | Municipal Council |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 50                |
| Green Housing:        | No                                | Distance from City Center Km:           | 5                 |
| Report Condition:     | Property Visited Report Submitted |                                         |                   |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark            |
|--------------|--------------|-----------------|-----------------|----------------------------|
| Ground Floor | 3            | 1               | 2               | 01 BHK 01 DINING           |
| Second Floor | 3            | 0               | 1               | 01 FAMILY HALL 02 BED ROOM |
| Other1       |              |                 |                 |                            |
| Other2       |              |                 |                 |                            |
| First Floor  | 3            | 0               | 3               | 03 BED ROOM                |

|                   |                  |                          |                                                    |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
| Rcc Structure     | Occupied         | Mr. Ugale                | 00                                                 |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 2026             | Self Occupied            | 60                                                 |

### BOUNDARIES ON SITE

|                  | East         | West       | North         | South      |
|------------------|--------------|------------|---------------|------------|
| As per Sale Deed | 9.00mtr Road | Plot No.04 | 12.00mtr Road | Plot No.06 |
| Actual on Site   | Colony Road  | Plot No.04 | Colony Road   | Plot No.06 |
| Boundary         | Yes          |            |               |            |

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

| 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:            | RESIDENTIAL |

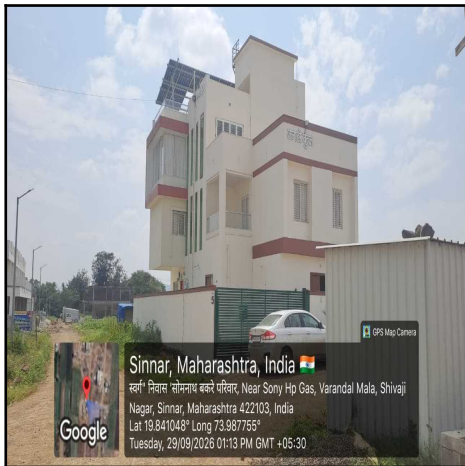
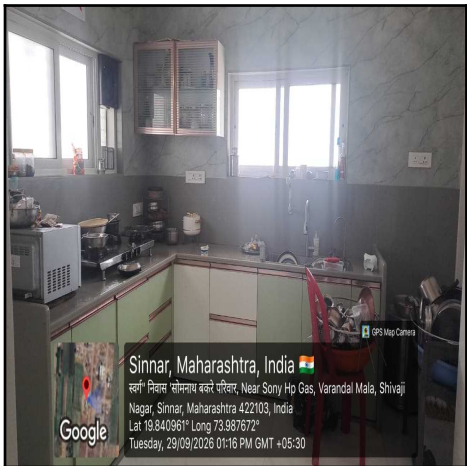
| VALUATION                                                             |               |                   |            |
|-----------------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                           | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                              | 2378          | 2000              | 4756000    |
| Carpet Area                                                           | 2607          | 0                 | 0          |
| Super Built Up/Sellable Area                                          | 3128          | 2000              | 6256000    |
| Other 1                                                               | 1             | 0                 | 0          |
| Other 2                                                               | 1             | 0                 | 0          |
| % Completion                                                          | 100           | TOTAL             | 11012000   |
| % Recommended                                                         | 100           | Realizable Value: | 11012000   |
| Realizable Value In Words : Rupees One Crore Ten Lakh Twelve Thousand |               |                   |            |

|                               |                     |             |             |
|-------------------------------|---------------------|-------------|-------------|
| Visited By:                   | Er Kiran Jadhav_Hfc | Visited on: | 29-Sep-2026 |
| Violations observed (if any): | Na                  |             |             |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remarks: | null   documents submitted for valuation 1) plot sale deed no.5671/2024. date 10/10/2024. 2) 7/12 extract pu id no.34709992824. date 09/01/2025. 3) na order no. sr/42b sanad/54/2023. date 11/12/2023. 4) plot subdivision layout letter no.cbnsn/lf/2024/apl/00325. date 07/10/2024. 5) layout plan no.cbnsn/lf/2024/apl/00325. date 07/10/2024. 6) commencement certificate no. cbnsn/b/2025/apl/01992. date 04/03/2025. 7) building plan no. cbnsn/b/2025/apl/01992. date 04/03/2025 and inward no. cbnsn/24/113950. date 08/01/25. 8) net plot area and bup area considered as per approved building plan. 9) subject property identified as per provided approved layout plan, building plan, plot sale deed and contact person met at site 10) this is internal topup case all documents are seen at the time of last report app no 77000010223 req id |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

|                           |                                                                                                                                                                                                                                                                                                           |                    |             |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Er Kiran Jadhav_Hfc                                                                                                                                                                                                                                                                                       | Entered On:        | 29-Sep-2026 |
| Recommended by:           | Ganesh Pawar                                                                                                                                                                                                                                                                                              | Completion Status: | Constructed |
| Recommender's Comment:    | Ok Being Internal Top-Up Case. The Construction Is Recently Completed And Occupied By The Customer. The Building Plan And Cc Issued By Municipal Council, Sinnar. The Net Plot Area And Built-Up Area As Per Approved Building Plan Is Considered For The Valuation. A Property Visited By To-Sagar Aher. |                    |             |
| Approver Name:            | Amol Jadhav                                                                                                                                                                                                                                                                                               | Approver ID:       | HE009909    |
| Designation:              | Senior Product Manager                                                                                                                                                                                                                                                                                    | Approved On :      | 29-Sep-2026 |
| Approver Recommendation : | RECOMMENDED                                                                                                                                                                                                                                                                                               |                    |             |
| Conditional Remark:       |                                                                                                                                                                                                                                                                                                           |                    |             |
| Approver's Comment:       | approved as recommended. internal top up case. value is in line with current market.                                                                                                                                                                                                                      |                    |             |



Longitude: 73.98768626153229

Latitude: 19.840860803834808

Image Taken

Longitude: 73.98767586797744

Latitude: 19.84088381410256

Image Taken

## 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.

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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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