



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                    |                    |                       |
|---------------------|------------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-169963                      | Application No.:   | 77000329920           |
| Customer Name:      | Swapnil Narayan More               | Branch :           | (10167) DHULE         |
| Product Name:       | HI - Rhl - Home Purchase - Builder | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR                            | Visited User Type: | Technical Agency      |
| Contact Name:       | Swapnil Narayan More               | Mobile :           | 9673520171 9922118488 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                      |                  |                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------|
| Property Address: | Rowhouse No.3c Plot No.3 Part,Sr No.313/2b/1/A Part Madhuban Rowhouse,Madhuban Nagar Near Ahinsa International School,Mauje-Nandurbar Tal.Dist.Nandurbar.            | Location:        | Nandurbar                                |
|                   |                                                                                                                                                                      | City:            | Nandurbar Pin Code 425412                |
|                   |                                                                                                                                                                      | State:           | Maharashtra Country India                |
| Legal Address:    | Rowhouse No.3c Plot No.3 Part Sr No.313/2b/1/A Part Madhuban Rowhouse Madhuban Nagar Near Ahinsa International School Dhule Road Mauje-Nandurbar Tal.Dist.Nandurbar. | Nearby Landmark: | Madhuban Nagar Near Ahinsa International |
|                   |                                                                                                                                                                      | Collateral ID:   | I26NDB412-093665                         |

### PROPERTY DETAILS

|                       |                                   |                                         |                   |
|-----------------------|-----------------------------------|-----------------------------------------|-------------------|
| Type Of Property:     | Row House                         | Plot Demarcated At Site:                | YES               |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | UNDER DEVELOPMENT |
| No of Floors:         | 0                                 | Class Of Locality:                      | Middle Class Area |
| Carpet Area Measured: | Yes                               | Property Location:                      | Municipal Council |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 200               |
| 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 |
|--------------|--------------|-----------------|-----------------|-----------------|
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |
| Ground Floor | 2            | 1               | 1               | 1BHK WC BATH    |
| First Floor  |              |                 |                 |                 |

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

### BOUNDARIES ON SITE

|                  | East           | West           | North     | South   |
|------------------|----------------|----------------|-----------|---------|
| As per Sale Deed | Rowhouse No.3b | Rowhouse No.3d | Plot No.2 | 6m Road |
| Actual on Site   | Rowhouse No.3b | Rowhouse No.3d | Plot No.2 | 6m Road |
| Boundary         | Yes            |                |           |         |

| NDMA Details                           |                    |              |   |
|----------------------------------------|--------------------|--------------|---|
| Height Of Building(Above Ground Level) | Less than 15 meter | Seismic Zone | 3 |
| Flood Prone Area                       | No                 | CRZ          | 4 |

| 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:            |   |

| VALUATION                                                        |               |                   |            |
|------------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                      | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                         | 799           | 1000              | 799000     |
| Carpet Area                                                      | 311           | 0                 | 0          |
| Super Built Up/Sellable Area                                     | 484           | 1800              | 871200     |
| Other 1                                                          | 1             | 0                 | 0          |
| Other 2                                                          | 1             | 0                 | 0          |
| % Completion                                                     | 75            | TOTAL             | 1670200    |
| % Recommended                                                    | 75            | Realizable Value: | 1670000    |
| Realizable Value In Words : Rupees Sixteen Lakh Seventy Thousand |               |                   |            |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |             |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Truemark Advisors Llp_Hfc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Visited on: | 30-Sep-2026 |
| Violations observed (if any): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |             |
| Remarks:                      | null   provided docs for valuation. 1.ats draft-dod-1716/2025,7/12 extract,sanction building plan and building permission-3711/2021 date-12/05/2021 municipal council nandurbar,layout plan-454 date-18/3/2021 adtp nandurbar 2.considering plot area as per deed of declaration or ats draft and bua as per sanction plan for calculations. 3.as on site gf 1bhk wc bath rowhouse bbm and slab work is completed.4. valuation has been concluded based on comparative market data of similar properties in the vicinity. 5. the final valuation has been concluded basis comparative market valuation approach and rates are cross-verified with the rates prevalent in the nearby localities.6.this is only valuation report and it does not contain any legal aspect. |             |             |

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

|                           |                                                                                                                                                                         |                    |                  |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|
| Entered By:               | Truemark Advisors Llp                                                                                                                                                   | Entered On:        | 30-Sep-2026      |
| Recommended by:           |                                                                                                                                                                         | Completion Status: | Semi-Constructed |
| Recommender's Comment:    |                                                                                                                                                                         |                    |                  |
| Approver Name:            | Ganesh Pawar                                                                                                                                                            | Approver ID:       | HE008008         |
| Designation:              | Technical Manager                                                                                                                                                       | Approved On :      | 30-Sep-2026      |
| Approver Recommendation : | RECOMMENDED                                                                                                                                                             |                    |                  |
| Conditional Remark:       |                                                                                                                                                                         |                    |                  |
| Approver's Comment:       | ok for builder purchase case. the construction work is in progress. the building plan and permission issued by nmc. a necessary approvals to be taken for non apf case. |                    |                  |



Longitude: 74.2753930555555

Latitude: 21.3609327777778

Image Taken



Longitude: 74.2753930555555

Latitude: 21.3609327777778

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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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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