

**INDIVIDUAL TECHNICAL REPORT**

|                     |                                   |                    |                            |
|---------------------|-----------------------------------|--------------------|----------------------------|
| Request ID:         | HRQ-26-156282                     | Application No.:   | 77000350889                |
| Customer Name:      | Shubham Shreeramji Katkar         | Branch :           | (10650) NAGPUR WARDHA ROAD |
| Product Name:       | HI - RHI - Home Purchase - Resale | BSM/RM Name:       | Los_Channel                |
| Loan Property Type: | REGULAR                           | Visited User Type: | Technical Agency           |
| Contact Name:       | Shubham Shreeramji Katkar         | Mobile :           | 9511625469 7709783326      |

**PROPERTY ADDRESS**

|                   |                                                                                                                    |                  |                     |                 |
|-------------------|--------------------------------------------------------------------------------------------------------------------|------------------|---------------------|-----------------|
| Property Address: | Plot No. 134, Mouza Borgaon Meghe, Mouza No. 100, P.H. No. 19, Shet Survey No. 102, Tah. And Dist. Wardha, 442001. | Location:        | Wardha H O          | Pin Code 442001 |
| Legal Address:    | Plot No. 134, Mouza Borgaon Meghe, Mouza No. 100, P.H. No. 19, Shet Survey No. 102, Tah. And Dist. Wardha, 442001. | City:            | Wardha              | Country India   |
|                   |                                                                                                                    | State:           | Maharashtra         |                 |
|                   |                                                                                                                    | Nearby Landmark: | Near Hanuman Temple |                 |
|                   |                                                                                                                    | Collateral ID:   | I26WAR001-086208    |                 |

**PROPERTY DETAILS**

|                       |                                   |                                         |                   |
|-----------------------|-----------------------------------|-----------------------------------------|-------------------|
| Type Of Property:     | Bungalow                          | Plot Demarcated At Site:                | YES               |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | 65 PERCENT        |
| No of Floors:         | 0                                 | Class Of Locality:                      | Middle Class Area |
| Carpet Area Measured: | Yes                               | Property Location:                      | Gram Panchayat    |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 160               |
| Green Housing:        | No                                | Distance from City Center Km:           | 80                |
| Report Condition:     | Property Visited Report Submitted |                                         |                   |

**UNIT DETAILS**

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark              |
|--------------|--------------|-----------------|-----------------|------------------------------|
| First Floor  |              |                 |                 |                              |
| Second Floor |              |                 |                 |                              |
| Other1       |              |                 |                 |                              |
| Other2       |              |                 |                 |                              |
| Ground Floor | 4            | 2               | 2               | 2 UNITS OF 1 BHK RESIDENTIAL |

|               |                  |                 |                                |
|---------------|------------------|-----------------|--------------------------------|
| Structure     | Occupancy Status | Occupied By     | Apprx. Property Age            |
| Rcc Structure | Occupied         | Seller Occupied | (For Home Improvement/ Home 15 |

|                   |                |                          |                          |
|-------------------|----------------|--------------------------|--------------------------|
| Maintenance Level | Occupied Since | Relationship of Occupant | Residual Age Of Property |
| Good              | NA             | Na                       | 45                       |

**BOUNDARIES ON SITE**

|                  | East        | West        | North | South        |
|------------------|-------------|-------------|-------|--------------|
| As per Sale Deed | Plot No. 35 | Plot No. 33 | Road  | Plot No. 128 |
| Actual on Site   | Plot No. 35 | Plot No. 33 | Road  | Plot No. 128 |
| Boundary         | Yes         |             |       |              |

## NDMA Details

|                                        |                    |              |   |
|----------------------------------------|--------------------|--------------|---|
| Height Of Building(Above Ground Level) | Less than 15 meter | Seismic Zone | 2 |
| 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:            |   |

## VALUATION

| Description                  | Area in Sq.Ft | Rate/Sq.Ft               | Amount (₹)     |
|------------------------------|---------------|--------------------------|----------------|
| Landarea                     | 1650          | 1500                     | 2475000        |
| Carpet Area                  | 872           | 0                        | 0              |
| Super Built Up/Sellable Area | 1090          | 1800                     | 1962000        |
| Other 1                      | 1             | 0                        | 0              |
| Other 2                      | 1             | 0                        | 0              |
| % Completion                 | 100           |                          |                |
| % Recommended                | 100           |                          |                |
|                              |               | <b>TOTAL</b>             | <b>4437000</b> |
|                              |               | <b>Realizable Value:</b> | <b>4437000</b> |

Realizable Value In Words : Rupees Forty-Four Lakh Thirty-Seven Thousand

Visited By: Dheera Valuers And Advisor\_Hfc

Violations observed (if any):

Visited on: 15-Sep-2026

## Remarks:

null | 1. this is resale home purchase case., 2. said property is residential house has 2 units of 1 bhk where seller occupied on site., 3. documents copies verified are drafted sale deed, sale deed reg. no. wrd-3922-2014 on dated. 23/07/2024 in the name of sheikh irfan sheikh ramjan, tax receipt no. 7875 on dated. 04/07/2014 by grampanchayat borgaon meghe, 7/12 extract, tax assessment by grampanchayat borgaon meghe, na order rev. case no. nap-34/42/1984-85 on dated. 06/06/1985 by tahsildar, sanction layout plan by tahsildar., sanction building plan by gram panchayat borgaon meghe., 4. land area is taken as per sale deed and bua as per sanction building plan, same is consider for valuation., 5. property photos are uploaded in omni doc.

## OMNI DOCS FILES

| File Name                  | Latitude | Longitude | Go To Map |
|----------------------------|----------|-----------|-----------|
| KATKAR PICS_COMPRESSED.PDF | NULL     | NULL      |           |

Entered By:  
Recommended by:  
Recommender's  
Comment:

Dheera Valuers And Adviso

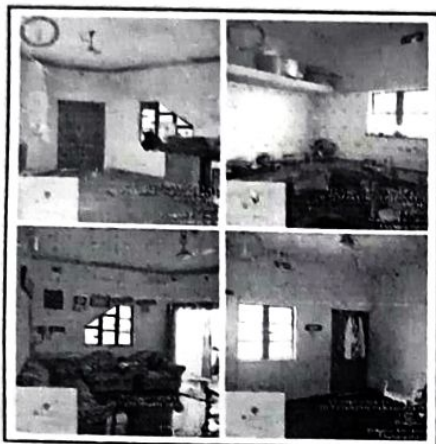
Entered On: 15-Sep-2026  
Completion Status: Constructed

Approver Name: Ashay Khade  
Designation: Technical Manager  
Approver Recommendation: RECOMMENDED  
Conditional Remark:

Approver ID: HE002951  
Approved On: 15-Sep-2026

Approver's  
Comment:

ok to proceed. sanctioned layout plan and na order from tahsildar along with gp building plan and tax assesment sheet is received. age of property is 15 years.



Longitude: 78.61067444444444  
Latitude: 20.723671111111111  
Image Taken 15-SEP-2026 13:38:49



Longitude: 78.61067444444444  
Latitude: 20.723671111111111  
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.

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.

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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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