

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-136913	Application No.:	77000331267
Customer Name:	Subodh Ramchandra Naik	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HL - Ag Premium - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Subodh Ramchandra Naik	Mobile :	9673447961 7709/83326

PROPERTY ADDRESS

Property Address:	Plot No. 17/1, Mouza Mhasala, Mouza No. 110, T.S.K No. 22, Old Shet Survey No. 50/3.53/2.54/3k., New 32.37, Tah. And Dist Wardha, 442001.	Location:	Wardha H O	Pin Code	442001
Legal Address:	Plot No. 17/1, Mouza Mhasala, Mouza No. 110, T.S.K No. 22, Old Shet Survey No. 50/3.53/2.54/3k., New 32.37, Tah. And Dist Wardha, 442001.	City:	Wardha	State:	Maharashtra
		Nearby Landmark:	Near Jija Mata School	Country	India
		Collateral ID:	126WAR001-075878		

PROPERTY DETAILS

Type Of Property:	Land Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	75 PERCENT
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	150
Green Housing:	No	Distance from City Center Km:	75
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	3	1	2	PROPOSED 2 BHK RESIDENTIAL
Second Floor				
Other1				
Other2				
Ground Floor	3	1	2	PROPOSED 2 BHK RESIDENTIAL

Structure	Occupancy Status	Occupied By	Apprx. Property Age
Rcc Structure	Vacant	Na	(For Home Improvement/ Home 0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Layout Road	Layout Of Dhole	Plot No. 16	Plot No. 17/2 Of Subhash
Actual on Site	Layout Road	Layout Of Dhole	Plot No. 16	Plot No. 17/2 Of Subhash
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 (R)
Landarea	1401	2500	3502500
Carpet Area	1600	0	0
Super Built Up/Sellable Area	2000	2000	4000000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0		
% Recommended	0		
		TOTAL	7502500
		Realizable Value:	7503000

Realizable Value In Words : Rupees Seventy-Five Lakh Three Thousand

Visited By: Dheera Valuers And Advisor_Hfc

Visited on: 14-Aug-2026

Violations observed
(if any):

Remarks:

null | 1. this is resale plot plus construction case., 2. said property vacant plot, where demarcated by rcc poles on site., 3. documents copies verified are sale deed reg. no. wrd2-191-2018 on dated. 12/01/2018 in the name of sachin arvindrao shid, 7/12 extract, na order rev. case no. nap-34/mhasala 92/93-94 on dated. 17/06/1994 by sdo, sanction layout layout plan by sdo, architect building plan and estimate., 4. land area is taken as per sale deed and bua as per architect 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
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Entered By: Dheera Valuers And Adviso
Recommended by:
Recommender's
Comment:

Entered On: 17-Aug-2026
Completion Status: Semi-Constructed

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

Approver ID: HE002951
Approved On: 17-Aug-2026

Approver's
Comment: ok to proceed. plot is demarcated using concrete poles. as on date construction work is yet to commence on site.



Longitude: 78.62407999999999

Latitude: 20.745488333333334

Image Taken



Longitude: 78.62407999999999

Latitude: 20.745488333333334

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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