



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-125328	Application No:	77000303788
Customer Name:	Gaffarkhan Amirkhan Pathan		(10097) LATUR
Product Name:	HI - Ag Regular - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Gaffarkhan Amirkhan Pathan	Mobile :	9823753670 9970881238

PROPERTY ADDRESS

Property Address:	Proposed Bungalow On Cts No. 2607 (East Part) And Cts No.2606 (Part), Sheet No.138, Sr. No. 122 PartMch No.C3-1435-2 And C3-357(As Per Tax Receipt)Labour Colony, At Latur, Tal. And Dist. Latur	Location:	Latur Ho
Legal Address:	Proposed Bungalow On Cts No. 2607 (East Part) And Cts No.2606 (Part), Sheet No.138, Sr. No. 122 Part,Mch No.C3-1435-2 And C3-357(As Per Tax Receipt), Labour Colony, Near Sana Hospital, At Latur, Tal. And Dist. Latur 413512	City:	Latur Pin Code 413512
		State:	Maharashtra Country India
		Nearby Landmark:	Near Sana Hospital,Labour Colony
		Collateral ID:	I26LUR512-082623

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Material at site:		Distance Travelled From Operating Office:	6
Nature of Location:	Urban	Distance from City Center Km:	3
Green Housing:	No	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1BHK AND DINNING
First Floor	3	1	2	2BHK AND DINNING
Second Floor	4		3	3 BEDROOM AND 1 HALL
Third Floor	2		1	1 HALL, 1 BED
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction	Na	
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	Not Mention	Not Mention	Not Mention	Not Mention
Actual on Site	Ayat Khan Property	Mohammad Pathan Property	20ft Road	Dr. Khaled Siddiqui Property
Boundary	Na			

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:

0

Constructed Rate:

0

Realizable

₹

:

1

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1822

5000

9110000

(A)

Construction

2733

2000

5466000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

0

Desc 7

0

0

0

Desc 8

0

0

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Desc 9

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Desc 10

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Desc 11

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0

0

Desc 12

0

0

0

Desc 1

0

0

0

Desc 2

0

0

0

Desc 3

0

0

0

Value As On Date:

13209500

Value of extra Amenities

0

% Completion

75

Amenities %Completion

0

% Recommended

75

Amenities %Recommendation

0

Reliazable value:

14576000

Realizable value Round Off:

14576000

Realizable Value In Words:

One Crore Forty-Five Lakh Seventy-Six Thousand

Visited By:

Truemark Advisors Llp_Hfc

Visited on:

31-Aug-2026

Violations observed

Na.

(if any):

Remarks:

null | /// documents /// 1) draft relequishment deed in the name of gaffarkhan amirkhan pathan 2) relequishment deed in the name of gaffarkhan amirkhan pathan with 1 other- reg. no. 7105/2021 dated 23/07/2021. 3) sale deed in the name of tayyababi gafar pathan with reg. no. 2891/2023 dated 25/03/2023. 4) pr card with pu id- 79662097197 dated 29/03/2024 (cts no. 2607) and pr card with pu id- 74351684443 dated 20/03/2024 (cts no. 2606). 5) tax receipt no. ltr2627000790 dated 24/06/2026 issued by lmc and tax receipt no. ltr2627000812 dated 24/06/2026 issued by lmc. 6) engineer plan by expert engineers and consultant having reg. no. state/r/2024/apl/10402. 7) estimate of rs. 1,30,00,000/- by expert engineers and consultant having reg. no. state/r/2024/apl/10402. /// remarks /// 8) total plot area as per engineer plan is 2155 sqft. plot area as per agreement (no. 7105/2021) is 1000 sqft and as per pr card (cts no. 2607 east part) is 667 sqft so minimum plot area as per pr card i.e 667 sqft is conidered and plot area as per agrrement (reg. no. 2891/2023) and as per pr card (cts- 2606 part) is 1155 sqft i.e. total plot area of 1822 sqft is considered for valuation. 9) total bua as per engineer plan is 7150 sqft. we have considered bua as per 1.5 fsi i.e. 2733 sqft as per udcpr. 10) as on date property is under construction. construction upto plastring work is completed and remaining work is in progress. 11) property was identified through provided documents and local enquiry. 12) four boundaries document of the cts no. 2607 east part and cts- 2606 part of joint plot is not provided.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

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TIMEPHOTO_20260831_101602.JPG

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TIMEPHOTO_20260831_101203.JPG

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File Name	Latitude	Longitude	Go To Map
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TIMEPHOTO_20260831_101239.JPG			
TIMEPHOTO_20260831_101317.JPG	NULL	NULL	
TIMEPHOTO_20260831_101344.JPG	NULL	NULL	
TIMEPHOTO_20260831_101347.JPG	NULL	NULL	

Entered By:	Truemark Advisors Llp	Entered On:	31-Aug-2026
Recommended by:	Ganesh Pawar	Completion Status:	Semi-Constructed
Recommender's Comment:	Ok For Ag-Self Construction Case. The Construction Work Is In Progress. The Cts No.2607(East Part) And 2606 (Part) Have Been Combined, And Construction Is Taking Place On This Site. The Cts Extract And Engineer Plan Received. Bua As Per 1.5 Fsi Is Considered. Tm-Balasaheb Shinde Visted The Property.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
App Designation:	Regional Technical Manager	Approved On:	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 76.59112499999999
Latitude: 18.395967
Image Taken 31-AUG-2026 10:16:04



Longitude: 76.59112499999999
Latitude: 18.395967
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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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