



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168060	Application No.:	77000331692
Customer Name:	Riyaz Abdul Khalek Kureshi	Branch :	(10097) LATUR
Product Name:	HI - Ag Regular - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Riyaz Abdul Khalek Kureshi	Mobile :	7620763826 7020273692

PROPERTY ADDRESS

Property Address:	Bungalow On Cts No. 4902, Sheet No. 90 Part, Khore,Galli, Opp. Garam Masala Hotel, Silver Jubilee ,Road, At Latur, Tal. And Dist. Latur 413512	Location:	Latur Ho
		City:	Latur Pin Code 413512
		State:	Maharashtra Country India
Legal Address:	Bungalow On Cts No. 4902, Sheet No. 90 Part, Khore Galli, Opp. Garam Masala Hotel, Silver Jubilee Road, At Latur, Tal. And Dist. Latur 413512	Nearby Landmark:	Opp. Garam Masala Hotel, Silver Jubilee
		Collateral ID:	I26LUR512-092029

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor	5	1	2	2 SHOP COMMERCIAL AND 2BHK
First Floor	2		1	2 ROOM WITH TIN SHED ROOF
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Maniyar And Sayyad	30
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	10 YEARS	Tenant Occupied	30

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Abubakar Saed Chaus And	Abar Juber Mammad Chaus	60ft Road	10ft Road
Actual on Site	Chaus Property	Chaus Property	Road	10ft Road
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	0	Land/Build up/Saleable Rate	0
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	1	Floorwise Usage:	MIXED USAGE

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	990	17500	17325000
Carpet Area	715	0	0
Super Built Up/Sellable Area	858	1200	1029600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	18354600
% Recommended	100	Realizable Value:	18355000

Realizable Value In Words : Rupees One Crore Eighty-Three Lakh Fifty-Five Thousand

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	27-Sep-2026
Violations observed (if any):	Na.		
Remarks:	null /// documents /// 1) draft ats made between riyaz abdul khalek kureshi and harun nasarsaab chaus with 1 other-consideration rs. 2,15,00,000/- 2) pr card. 3) engineer plan by expert engineers and consultant having reg. no. state/r/2024/apl/10402. /// remarks /// 4) plot area as per draft deed is 1098 sqft, as per actual site measurement is 1105 sqft and as per pr card is 990 sqft so minimum area as per pr card i.e. 990 sqft is considered for valuation. 5) bua of only rcc structure from architect plan is considered for valuation. 6) property was identified through provided documents and local enquiry.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260831_104041.JPG	NULL	NULL	
TIMEPHOTO_20260831_104236.JPG	NULL	NULL	
TIMEPHOTO_20260831_104302.JPG	NULL	NULL	
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TIMEPHOTO_20260831_104327.JPG	NULL	NULL	
TIMEPHOTO_20260831_104334.JPG	NULL	NULL	
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TIMEPHOTO_20260831_104443.JPG	NULL	NULL	
TIMEPHOTO_20260831_104528.JPG	NULL	NULL	
TIMEPHOTO_20260831_104547.JPG	NULL	NULL	

Entered By:	Truemark Advisors Llp	Entered On:	27-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok. Pr Card, Cts Map And Engineer Building Plan Received. A Load Bearing Tin Roof Structure On 01st And Commercial On Ground Floor Part Is Observed. However, The Area Of The Same Is Excluded From Calculation. Bua As Per Plan (Rcc-Residential-Within Permissible Limit) Is Considered For The Valuation.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	27-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. property visit was conducted by tm balasaheb		



Longitude: 76.567977

Latitude: 18.399784999999998

Image Taken 31-AUG-2026 10:45:48



Longitude: 76.567977

Latitude: 18.399784999999998

Image Taken 31-AUG-2026 10:43:34



DECLARATION

I/We herby 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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