



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-145778	Application No.:	77000341963
Customer Name:	Parmeshwar Anirudh Mahamuni	Branch :	(10097) LATUR
Product Name:	Nhl - Micro Lap - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Parmeshwar Anirudh Mahamuni	Mobile :	9699851377 9561014423

PROPERTY ADDRESS

Property Address:	Bungalow On Cts No. 4476 (P), Sheet No. 108, Sr. No. 206 (P), M.C.H. No. R-3/1280(As Per Sell Deed),And D1-4321(New) And 1280 (Old)(As Per Assessment),Mitra Nagar, At-Latur, Tal And Dist Latur	Location:	Latur Ho
Legal Address:	Bungalow On Cts No. 4476 (P), Sheet No. 108, Sr. No. 206 (P), M.C.H. No. R-3/1280 (As Per Sell Deed) And D1-4321(New) And 1280 (Old) (As Per Assessment), Mitra Nagar, Back Side Of Chandani Bar And Hotel, Shivaji Maharaj Chowak, At-Latur, Tal And Dist Latur	City:	Latur Pin Code 413512
		State:	Maharashtra Country India
		Nearby Landmark:	Back Side Of Chandani Bar And Hotel,
		Collateral ID:	I26LUR512-081602

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
Nature of Location:	Urban	Distance Travelled From Operating	4
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
First Floor	2		2	2ROOMS, 2TB
Second Floor	2		2	2ROOMS, 2TB
Third Floor	2		2	2ROOMS, 2TB
Other2				
Ground Floor	1	1	1	1RK, 1TB

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Mahamuni And Tenants	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	23 YEARS	Self And Tenants	37

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Property Of Shriram Ekanath	Property Of Jade	Property Of Dr. Jayant Patil	10 Feet Wide Road
Actual on Site	Property Of Shriram Ekanath	Property Of Jade	Property Of Dr. Jayant Patil	10 Feet Wide 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	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	300	7200	2160000
Carpet Area	625	0	0
Super Built Up/Sellable Area	750	1600	1200000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3360000
% Recommended	100	Realizable Value:	3360000
Realizable Value In Words : Rupees Thirty-Three Lakh Sixty Thousand			

Visited By:	Mr. Balasaheb Shinde	Visited on:	29-Aug-2026
Violations observed (if any):			
Remarks:	null documents // 1) copy of sell deed on the name of anirudha pandharinath mahamuni no.7353/2014. dated-29/12/2014. sro lmc-2 2) copy of cts extract online downloaded, pu-id-50077216025, dated-27/07/2026. 3) copy of assessment extract issued by lmc, receipt no. as262702841. 4) copy of tax receipt issued by lmc, dated-03/08/2026. 5) copy of engineer building plan issued by mr. waman u. patil. //remarks// 6) plot area 300 sqft is considered as per sell deed. 6) bua area as per engineer building plan is 1200 sqft however bua 750 sqft as per fsi 2.5 is considered for valuation. 7) property is multi tenant property.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

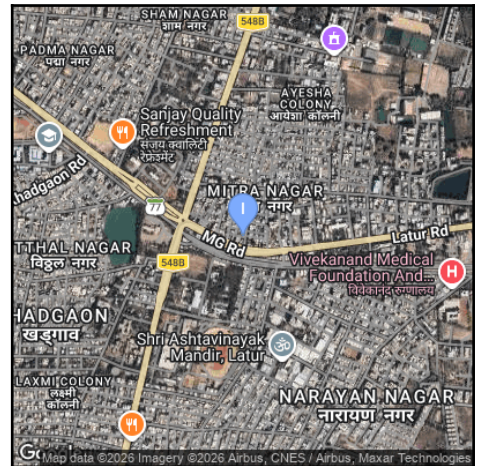
Entered By:	Balasaheb Shinde	Entered On:	29-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	29-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under micro-lap. the cts extract, tax assessment, tax receipt, and engineer building plan received. the plot area as per deed and bua as per fsi is considered for the valuation. the age of the property is 23 years old and occupied by the customer and multi tenants. a tenant noc must be documented.		



Longitude: 76.56583694444444
Latitude: 18.398340833333332
Image Taken 29-AUG-2026 13:15:48



Longitude: 76.56583694444444
Latitude: 18.398340833333332
Image Taken 29-AUG-2026 13:16:39



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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