



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160952	Application No.:	77000346015
Customer Name:	Aizaz Ahmed Babumiya Pathan	Branch :	(10097) LATUR
Product Name:	HI - Rhl - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Aizaz Ahmed Babumiya Pathan	Mobile :	9028872984 9284464495

PROPERTY ADDRESS

Property Address:	Plot No. 25-B,Sr. No. 22, Gat No.45, M.C.H. No. ,R2-2512-1kb-25(Old), A5-6449-1(New)(As Per Deed) ,And A5-6412-1(As Per Assessment), Sohel Nagar,,At-Latur (Basawantpur), Tal And Dist Latur.	Location:	Latur Ho
Legal Address:	Plot No. 25-B,Sr. No. 22, Gat No.45, M.C.H. No. R2-2512-1kb-25(Old), A5-6449-1(New)(As Per Deed) And A5-6412-1(As Per Assessment), Sohel Nagar, Near Somani Agency, Near Shree Mauli Krupa Clinic, Basawantpur Road, At-Latur (Basawantpur), Tal And Dist Latur.	City:	Latur Pin Code 413512
		State:	Maharashtra Country India
		Nearby Landmark:	Near Somani Agency, Near Shree Mauli
		Collateral ID:	I26LUR512-087268

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				OPEN PLOT
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	6 M. Road	Plot No. 26	Plot No. 25a	Plot No. 24
Actual on Site	Road	Plot No. 26	Plot No. 25a	Plot No. 24
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:	OPEN PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1000	4800	4800000
Carpet Area	917	0	0
Super Built Up/Sellable Area	1100	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	4800000
% Recommended	0	Realizable Value:	4800000

Realizable Value In Words : Rupees Forty-Eight Lakh

Visited By:	Mr. Balasaheb Shinde	Visited on:	17-Sep-2026
Violations observed (if any):			
Remarks:	null documents // 1) copy of ats draft between shahebaz aizaz pathan taufik salim sayyad. 2) copy of seller sale deed no. 9156/2025, dated-26/09/2025. 3) copy of plot sub division lay out order issued by additional municipal corporation latur, dated-22/07/2025, no. ddlmcsa/2025/apl/00088. 4) copy of sub division lay out plan issued by town planner latur, no. ddlmcsa/2025/apl/00088, dated-21/07/2025. 5) copy of assessment extract issued by lmc, receipt no-as262704272, dated-15/09/2026. 6) copy of tax receipt issued by lmc dated- 15/09/2026. 7) copy of 7/12 extract issued talathi pu-id-22431103784 //remarks// 8) plot area 1000 sqft is considered as per 7/12 extract for the valuation. 9) plot is demarcated with the cement poles and name board plate. 10) this is plot purchase case but bua is mentioned as per the fsi norms.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Balasaheb Shinde	Entered On:	17-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the plot is marked with the cement poles and nameplate installed on-site. the sub-division order and layout received. the carpet area and built-up area are mentioned as per permissible limit. the property is located in under-developed area.		



Longitude: 76.5510688888889
Latitude: 18.41881
Image Taken



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Latitude: 18.41881
Image Taken



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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