

INDIVIDUAL TECHNICAL REPORT**Request ID :** HRQ-26-150301**Application No :** 77000321409**Customer Name :** MOIN FATTEAHEMED SHAIKH**Branch :** (10097) LATUR**Channel Name :** LOS_CHANNEL**Business Group :** HFCMORTGAGES**Report Type :** HFC**Product Name :** HL - RHL - HOME
PURCHASE -
RESALE**Product Type :** NON HOME LOAN**Loan Property Type :** REGULAR**Property Details****Property Type :** RESIDENTIAL**Unit Type :** BUNGALOW**Unit No :** 01**Road Width (Feet):** 30**Property Address :** BUNGALOW ON PLOT NO. 14 (EAST
PART), SR. NO. 42(P)**Country :** INDIAM.C.H. NO. R5-819/2 (OLD) AND C5-
3258(NEW),**State :** MAHARASHTRABARAKAT NAGAR, NEAR APJ ABDUL
KALAM SCHOOL, AT-**City :** LATUR

LATUR (RURAL), TAL AND DIST LATUR

Nearby Landmark : NEAR APJ ABDUL
KALAM SCHOOL**Collateral Id :** I26LUR512-082546**Pincode :** 413512**Legal Address :**BUNGALOW ON PLOT NO. 14 (EAST PART), SR. NO. 42 (P), M.C.H. NO. R5-819/2 (OLD) AND C5-3258(NEW), BARAKAT
NAGAR, NEAR APJ ABDUL KALAM SCHOOL, AT-LATUR (RURAL), TAL AND DIST LATUR**Contact Details****Name :** MOIN FATTEAHEMED SHAIKH**Customer Mobile No :** 7020833950**Sales Manager Mobile No :** 9970881238**Req Initiator Id :** 1611364**Req Initiator Name / CPC Code :** LOS_CHANNEL**Attached Document Details**

Document Name	Field Name	Field Value	Field Name	Field Value	Field Name	Field Value
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Boundaries on Site

Directions	As Per Sale Deed	Actual At Site
East :	SAID PLOT NO.14 REMAINING PART	SAID PLOT NO.14 REMAINING PART
West :	PLOT NO.13	HOUSE OF HUSEN SHAIKH ON PLOT NO.13
North :	PLOT NO. 15	PLOT NO. 15
South :	30 FEET WIDE ROAD	ROAD
Boundary Matching :	YES	

Property Details

Plot Area : 1000	Plot Demarcated At Site : YES
Approved Land Use : RESIDENTIAL	Infrastructure Of The Surrounding Area : AVERAGE
Nature Of Locality : UNDER DEVELOPMENT	Class Of Locality : MIDDLE CLASS AREA
Property Area : 1000	Property Location : MUNICIPAL CORPORATION
Distance From City Center(Km) : 2	Distance Travelled From Operating Office : 6
No. Of Floors : 1	Type Of Property : BUNGLOW
Cost Of Construction : 1800	Report Condition : PROPERTY VISITED REPORT SUBMITTED
Carpet Area Measured : No	Green Housing : No
Nature Of Location : Urban	Virtual Visit : No
Finnone Project Id :	Finnone Building Id :
Project Approval No :	Builder Group :
Builder Company :	Builder Grade :

Unit Details

Detail	No. of Rooms	No. of Kitchen	No. of Bathrooms	Usages and Remarks
GROUND FLOOR	3	1	1	2BHK, TB
FIRST FLOOR	2			2 ROOMS WITH GI SHEET ROOF
SECOND FLOOR				
OTHER1				
OTHER2				

NDMA Details

Height Of Building(Above Ground Level):	Less than 15 meter	Seismic Zone: 2
Flood Prone Area: No		CRZ: 1

Structure

Structure : RCC STRUCTURE	Interior : GOOD
Exterior : GOOD	
Approx Age Of Property For Home Improvement/ Home Extension : 7	Status Of Occupancy : OCCUPIED
Occupied By : MR. PATHAN	Relationship Of Occupant With Customer : SELLER
Occupied Since : 2024	Residual Age Of Property : 53

Valuation

Description	Area(in Sq.Ft)	Rate(Per Sq.Ft)	Amount
LANDAREA	1000	4000	4000000
CARPET AREA	800	0	0

SUPER BUILT UP/SELLABLE AREA	1000	1800	1800000
OTHER 1	1	0	0
OTHER 2	1	0	0
TOTAL			5800000
Realizable Value :			58,00,000
Realizable Value in Words :			Fifty Eight Lakh

View Review Report Comparison

Valuation as per Govt. approved rate

Land Area/BuiltUp Area/Saleable Area(Sq.Ft.) :	1	Land Area/BuiltUp Area/Saleable Area Rate(Per Sq. Ft.) :	1
Constructed Area :	0	Constructed Rate :	0
Total Value :	1	Floorwise Building Usage :	RESIDENTIAL

Request Code	Request Date	Parent Prod.Type	Product Type	
HRQ-26-128321	2026-07-25 19:30:51.0	HOME LOAN	HL - RHL - HOME PURCHASE - RESALE	
HRQ-26-128322	2026-07-25 19:30:56.0	HOME LOAN	HL - RHL - HOME PURCHASE - RESALE	
HRQ-26-150301	2026-08-31 14:10:57.0	NON HOME LOAN	HL - RHL - HOME PURCHASE - RESALE	
Stage of Construction	Description of Structure	(Description of stage)	% Completion	% Recommended
	RCC STRUCTURE	COMPLETED	100	100

Completion Status :

CONSTRUCTED

Violations
Observed If Any

:

Remarks :

DOCUMENTS // 1) COPY OF ATS DRAFT BETWEEN SHAIKH MOIN FATEAHAMAD AND SAMDAKHA MAHEBUB PATHAN 2) COPY OF SELLER SELL DEED ON THE NAME OF SAMDAKHA MAHEBUB PATHAN NO.2768/2024. DATED-21/03/2024. SRO LMC-1 3) COPY OF 7/12 EXTRACT ISSUED BY TALATHI, PU-ID-21932354866, DATED-26/05/2026. 4) COPY OF GUNTHEWARI REGULARIZATION CERTIFICATE ISSUED BY CHIEF OFFICER LATUR, DATED-09/02/2004, NO. MC/TP/8/GUN/1441/2003-04. . 5) COPY OF ASSESSMENT EXTRACT ISSUED BY LMC, RECEIPT NO-AS262703793, DATED- 31/08/2026 //REMARKS// 6) PLOT AREA 1000 SQFT IS CONSIDERED AS PER SELL DEED. 8) BUA AREA 1000 SQFT IS CONSIDERED AS PER ASSESSMENT EXTRACT FOR THE VALUATION. 9) AS PER SITE VISIT TEMPORARY FABRICATED KITCHEN PLATFORM OBSERVED, GRANITE KITCHEN PLATFORM NOT INSTALLED.

Visited By :

MR. BALASAHEB SHINDE

Visited On :

31-Aug-2026

Visited User Type:

IN HOUSE

Approved On :

31-Aug-2026

Entered By :

BALASAHEB SHINDE

Entered On :

31-Aug-2026

Approver ID :

HE008008

Approver Name :

GANESH PAWAR

Approver
Remarks :

OK TO PROCEED. THIS IS RESALE PURCHASE CASE. THE AGE OF THE PROPERTY IS 07 YEARS. THE EXTRACT 7/12, GUNTHEWARI REGULARIZATION CERTIFICATE, AND ASSESSMENT EXTRACT RECEIVED. THE PLOT AREA AS PER DEED AND BUA AS PER TAX ASSESSMENT IS CONSIDERED FOR VALULATION.

Approver Designation :

TECHNICAL MANAGER

Recommender Name :

Recommender
Remark :

Recommender Flag :

Recommended

Conditional
Remark :

Request Report Type :

FRESH

	Image / Document :1	Image / Document :2
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Attached Documents

Attached Images



Longitude 76.59516777777777

76.59516777777777

Latitude 18.410968055555553

18.410968055555553

Geo Location HPSBA-A662263 SAI NAGAR HATTE NAGAR UNDEFINED

HPSBA-A662263 SAI NAGAR HATTE NAGAR UNDEFINED

Image Taken Date

OD Request List

Satellite Image	Route Image
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Broker Details

Broker Name: NA

Broker's Contact No: 0000000000

Broker's Email ID:

This property is funded to following customer(s)

Application No.

Customer Name

Channel Name/
Employee Name

Date

Declaration

I/We hereby declare that

1. The property was inspected by me/us.

Signature with seal

2. I/We have no direct or Indirect Interest in the property valued

Date

3. The information furnished above is true and correct to my/our knowledge

Place

****** Disclaimer ******

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