



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154825	Application No.:	77000317523
Customer Name:	Mainoddin M Momin	Branch :	(10097) LATUR
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Mainoddin M Momin	Mobile :	9665921702 9970881238

PROPERTY ADDRESS

Property Address:	Bungalow On Plot No. 38, Sr. No. 118, Gp Milkat No.,5709/1, Near Hamidiya Function Hall, Udgir-,Shelhal Road, At Nideban, Tal. Udgir, Dist. Latur	Location:	Udgir
		City:	Solapur
		State:	Maharashtra
		Pin Code	413517
		Country	India
Legal Address:	Bungalow On Plot No. 38, Sr. No. 118, Gp Milkat No. 5709/1, Near Hamidiya Function Hall, Udgir-Shelhal Road, At Nideban, Tal. Udgir, Dist. Latur 413517	Nearby Landmark:	Near Hamidiya Function Hall, Udgir-Shelhal
		Collateral ID:	I26SUR517-086169

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	140
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
Ground Floor	3	1	2	2BHK
First Floor	4	2	2	TWO 1BHK
Second Floor	1			1 ROOM - LOAD BEARING TIN ROOF
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Momin And Tenant	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2016	Self And Tenant	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	15ft Road	Plot No. 35	20ft Road	Plot No. 37
Actual on Site	15ft Road	Plot No. 35	20ft Road	Plot No. 37
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1400	3400	4760000
Carpet Area	1283	0	0
Super Built Up/Sellable Area	1540	2000	3080000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7840000
% Recommended	100	Realizable Value:	7840000

Realizable Value In Words : Rupees Seventy-Eight Lakh Forty Thousand

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	09-Sep-2026
Violations observed (if any):	Na.		

Remarks:	null /// documents /// 1) sale deed made between momin mainoddin shamshoddin and momin mainoddin shamshoddin with 1 other- reg. no. 4495/2015 dated 10/08/2015. 2) na order issued by sdo, udgir- ref. no. 1987/jmb/cr/53 dated 21/12/1987. 3) plot layout issued by town planner, latur. 4) extract-8 issued by gram panchayat-nideban - no.8047 - page no.230 dated 24/08/2026. 5) tax receipt issued by gram panchayat - nideban - pavati no. 22508 dated 24/02/2026. 6) 7/12 extract with pu id- 39072406180 dated 17/02/2026. /// remarks /// 7) plot area considered from sale deed. 8) property was identified through provided documents and local enquiry. 9) a single roof having tin roof structure on second flor observed on site. the construction area of same is not considered for the valuation. 10) bua as per namuna-8 is 1000 x 2i.e. 2000 sqft however bua as per basic 1.1 fsi i.e. 1540 sqft is considered for valuation. 11) previously report was updated on application no.77000216436. 12) report is review to cahnge the prooduct.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-09 AT 11.28.42 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-09 AT 11.28.32 AM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-09 AT 11.28.32 AM.JPEG	NULL	NULL	
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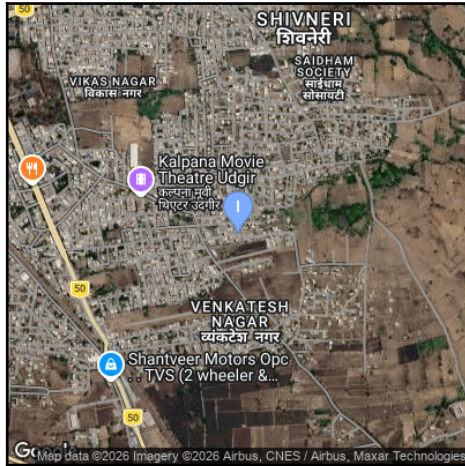
Entered By:	Truemark Advisors Llp	Entered On:	15-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	15-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. only rcc bua within fsi norms is considered for valuation. age of property is 10 years. the report is reviewed to update the product.		



Longitude: 77.128722
Latitude: 18.380222
Image Taken



Longitude: 77.128722
Latitude: 18.380222
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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