

Application Number : * MH/AKL/KMGN/A000000924

Application Date: 31-Jul-2026

Location Name : * KHAMGAON

Customer No: MH/AKL/KMGN/B000000924

Applicant First Name : * HUSAIN KHAN RAUF

Applicant Last Name KHAN

Product : * Housing Loan

Purpose: Lih-Purchase Existing

Verification Request Files :

Document Type : Technical

Borrower Type : Borrower

Borrower Name : Mr. HUSAIN KHAN RAUF KHAN

Address Details :

Property Address : Plot No 28, Survey No 20, As per Extract 7/12 - 20/PlotNo/28/NAP/36/10, Khawaja Nagar, Mouje Nandura Khurd, Nandura Khurd, Tq. Nandura, Dist. Buldhana , Plot No 28, Survey No 20, As per Extract 7/12 - 20/PlotNo/28/NAP/36/10, Khawaja Nagar, Mouje Nandura , Plot No 28, Survey No 20, As per Extract 7/12 - 20/PlotNo/28/NAP/36/10, Khawaja Nagar, Mouje Nandura, Dist. Buldhana

Legal Address : * Plot No 28, Survey No 20, As per Extract 7/12 - 20/PlotNo/28/NAP/36/10, Khawaja Nagar, Mouje Nandura Khurd, Nandura Khurd, Tq. Nandura, Dist. Buldhana

Technical Property Address : Plot No 28, Survey No 20, As per Extract 7/12-20/PlotNo/28/NAP/36/10, Mouje Nadura Khurd Dist Buldhana, Khawaja Nagar, Khawaja Nagar, Nandura, Maharashtra, 443404

Identify by* Plot No 28

Survey/Municipal details* Survey No 20

Building(/Tower)Name/Number.* Others As per Extract 7/12-20/PlotNo/28/NA

Street Name/Number: * NA

Name of the Project/Scheme/Society: * Others

Mouje Nadura Khurd Dist Buldhana

Area Name: * Khawaja Nagar

Land Mark: Khawaja Nagar

Pin code: * 443404

Country: * India

State: * Maharashtra

City: * Nandura

Location: * Rural

Total Carpet Area including Extended/Repaired portion(sq.m): * 71.06

Nearest HHFL Location: * Maharashtra 5 - Khamgaon - KHAMGAON

Distance from HHFL Location (KMS):.* 17

Floor No if any:.* 0

Additional Collateral: * No

Boundaries:

Directions: --Select--

North:

South:

East:

West:

Boundaries Matching:* ---Select---

Reason:

Id	BOUNDRYTYPE	North	South	East	West	BoundariesMatching	Reason		Delete
1	AS PER DOCUMENT	Plot No 9	Road	Plot No 27	Road	Yes		Select	Delete
2	AS PER SITE INVESTIGATION	Plot No 9 - House of Mr. Dawood Shah	Road	Plot No 27 - Open Plot	Road			Select	Delete

General Details:

Municipal Limit *

MUNICIPAL COUNCIL

Age Of Property *

2

Occupancy Status *

SELF OCCUPIED

Person Met At Site *

Mr. Husain Khan (Buyer) 8482880426

Approach Road To Property *

WBM ROAD

Special Category Property *

NO

Residual Age *

58

Plot Recommended *

Plot Value (ATS/SALES) *

Municipal Authority (NAME) *

Nandura

Seller Name *

Mr. Javeed Khan Masjied Khan 860528

Occupant Name *

Mr. Hussain Khan Rauf Khan - 8482880

Property/Dwelling Unit Type *

INDIVIDUAL HOUSE

Property Furnished/Unfurnished *

NOT APPLICABLE

Type of Special Category *

Community Dominant Area (81-100%)

Purchase Cost (ATS) *

1000000

Amenities cost / Interior cost *

800000

Total Cost *

1800000

Surrounding External Amenities

PREMISES LIST *

--Select--

"Approx. Distance From Property(IN KMS)/ No of Houses"

--Select--

Name Of The Premises/Description*

Id	PREMISESLIST	APPROXPROPERTY	NAMEPREMISESDESCRIPTION		Delete
1	NEAREST BUS STOP	1 - 3 KMS	Nandura Railway Station	Select	Delete
2	NEAREST RAILWAY STATION	1 - 3 KMS	Nandura Railway Station	Select	Delete
3	NEAREST HIGHWAY / MAJOR ROAD	0 - 1 KMS	Mumbai Kolkata Highway	Select	Delete
4	NEAREST BANK	1 - 3 KMS	State Bank of India	Select	Delete
5	NEAREST SCHOOL / COLLEGE	0 - 1 KMS	Ilnayatia High School And Jr. College Nandura	Select	Delete

AREA DETAILS

AREA TYPE *

--Select--

SQUARE FEET

SQUARE METER

REMARKS ON AREA OF PROPERTY

Id	AREATYPE	SQUAREFEET	SQUAREMETER	Remarks		Delete
1	CONSTRUCTION AREA	900	83.61	As per Site -2BHK	Select	Delete
2	PLOT AREA	1150	106.84	As per Reg Sale Deed & Extract 7/12	Select	Delete

RENTAL INFORMATION

GROSS MONTHLY RENTAL FOR SIMILAR PROPERTIES IN LOCALITY *

2000

FLOOR DETAILS

FLOORS *

--Select--

APPROVED

PLANNED

REMARKS ON NO. OF FLOORS

Id	FLOORS	APPROVED	PLANNED	REMARKS		Delete
1	NO OF GROUND /PARKING/STILT		1	GF - 2BHK Resi Unit	Select	Delete
	(E) = (A + B + C + D) TOTAL NO. OF FLOOR(S)	0.00	1.00			

TECHNICAL DOCUMENTS DETAILS

DOCUMENT NAME *	--Select--	RECD TYPE	--Select--
REF NO		REF DATE	
DETAILS OF APPROVAL *	--Select--	DOC.NEED TO BE COLLECTED	☐
REMARKS ON DOCUMENTS VERIFIED			

Id	DOCUMENTNAME	RECDDTYPE	REFNO	REFDATE	DETAILSAPPROVAL		Delete
1	NON AGRICULTURAL PERMISSION / LAND CONVERSION / DIVERSION ORDER	COPY	NAP-36/Nandura Kh/10/2011-12	18-04-2012 00:00:00	Development Authority	Select	Delete

NDMC PARAMETERS

NATURE OF BUILDING/WING *	RESIDENTIAL	PLAN ASPECT RATIO *	1:100
STRUCTURE TYPE *	R.C.C.	SHAPE OF BUILDING *	NONE
TYPE OF MASONARY *	BURNT CLAY BRICK	EXPANSION JOINT AVAILABLE *	NO
PROJECTED PARTS AVAILABLE *	NO	STRUCTURAL SYSTEM *	REGULAR FRAME
MORTAR TYPE *	CEMENT	ROOF TYPE *	FLAT ROOF
FOOTING TYPE *	YES	CONCRETE GRADE *	M25
CYCLONE ZONE- WIND SPEED (M/S) *	39	COSTAL REGULATORY ZONE *	ZONE II
SEISMIC ZONE *	II	ENVIRONMENT EXPOSURE CONDITION *	MODERATE
SOIL TYPE *	ALLUVIAL	SOIL STRATA *	MEDIUM
SOIL LIQUEFIABLE *	NO	GROUND SLOPE MORE THAN 20% *	NO
SOIL SLOPE VULNERABLE TO LANDSLIDE *	NO	FLOOD PRONE AREA *	NO
FIRE EXIT *	NO		

VALUATION DETAILS

A). AREA VALUATION

AREA TYPE *	PLOT AREA	AREA (SQ. FEET) *	1150
RATE/SFT *	400	VALUATION*	460000

B). CONSTRUCTION COST

AREA TYPE *	CONSTRUCTION AREA	AREA (SQ. FEET) *	900
RATE/SFT *	1500	VALUATION*	1350000

C). EXTENSION/IMPROVEMENT ESTIMATE

AREA TYPE *

EXTENSION / IMPROVEMENT AREA

AREA (SQ. FEET) *

0

RATE/SFT *

0

VALUATION*

0

D). AMENITIES

DESCRIPTION

AREA/QUANTITY

UNIT (LOV)

--Select--

AMOUNT

Id	DESCRIPTION	AREAQUANTITY	UNITLOV	AMOUNT		Delete
1					Select	Delete

E). MISCELLANEOUS CHARGES

DESCRIPTION *

AMOUNT *

90500.00

Id	DESCRIPTION	AMOUNT		Delete
1	STAMP DUTY, BROKARGE, OTHER	90500.00	Select	Delete

FAIR MARKET VALUE (A + B + C + D + E) :

1900500.0000

REALIZABLE VALUE (A + B + C + D) :

1810000.0000

MARKETABILITY

Location *

Developing locality, basic amenities

Accessibility *

Main road access, limited transport

Physical Condition *

Requires major repairs

Reputation of Developer *

--Select--

Salability *

Needs competitive pricing to sell

Locality *

Safe locality, limited amenities

Basic Infrastructure *

Frequent outages, weak infrastructure

Construction Quality *

Solid build, good materials

Age of Property *

New/recently built, energy efficient

SITE INVESTIGATION

Previous Site Investigation Report

Sr.No.	Activity	Alloted % for Activity	Present completion (%)	Remarks on progress
1	FOUNDATION	10.00%	10.00	
2	PLINTH	20.00%	20.00	
3	R.C.C. ABOVE GROUND	40.00%	40.00	
4	BRICKWORK	10.00%	10.00	
5	INTERNAL & EXTERNAL PLASTER	5.00%	5.00	
6	FLOORING	5.00%	5.00	
7	PLUMBING & ELECTRIC WORK	5.00%	5.00	
8	DOOR, WINDOW & PAINT	3.00%	3.00	
9	FINISHING & POSSESSION	2.00%	2.00	
	Total Completion (%)	100%	100	

Recommended

100

IS THE PROPERTY TECHNICALLY ACCEPTABLE ?*

YES

MARKETABILITY OF PROPERTY*

AVERAGE

REMARKS ON THE PROPERTY

Offered Collateral is Land + Building. Case is proposed Resale Purchase case. Unit is Buyer Occupied. Unit is Ground

TSR DEVIATION

DEVIATIONS IN THE PROPERTY/DOCUMENTS AVAILABLE

SR.No.	DEVIATIONSPROPERTYDOCUMENTSAVAILABLE		Delete
1		Select	Delete

TSR CONDITION

TSR CONDITIONS FOR COMPLIANCE

Type :

---Select---

Conditions :

Id	Type	Condition	Condition Value		Delete
1	OTC Conditions	Property Tax receipt	Latest Property Tax receipt and Tax Assessment	Select	Delete
2	OTC Conditions	QC/ CC/ Possession certificate	Building plan	Select	Delete
3	OTC Conditions	Construction activity seen to be in progress (semi constructed)	External plaster work need to be done	Select	Delete
4	OTC Conditions	seller buyer pic in front of the property with selfie	Buyer seller Selfie	Select	Delete
5	Pre-Disbursement Conditions	Indemnity bond	CD approval need to be placed	Select	Delete
6	OTC Conditions	Specific Authority NOC/ Clearance letter	F&F Agreement Need to be Documented	Select	Delete
7	OTC Conditions	E bill/Utility bill	Latest Ebill	Select	Delete

SR.No.	TSRCONDITIONSCOMPLIANCE		Delete
1		Select	Delete

TSR PREPARED BY * HHF04290 MANDAR DAMODHAR WARE

TSR APPROVED BY * HHF00802 SATYAJEET SHINDE

TSR PREPARED ON(DATE) * 30-Jul-2026

SUBMITTED ON (DATE) * 30-Jul-2026

Feedback as stated by respondent :

Feedback :

DocumentCategory : *

---Select---

Upload :

Choose File

 No file chosen

Id	Proof	File Uploaded	File Download
1	Ownership Documents	ERPS/Documents/Applications/2026/7/30/TSRSITEVISIT_146387300726124003_HUSSAINsaledeed.pdf	Download
2	Property Photos	ERPS/Documents/Applications/2026/7/30/TSRSITEVISIT_146387300726124003_HUSSAINpropertypics.pdf	Download
3	Revenue Documents	ERPS/Documents/Applications/2026/7/30/TSRSITEVISIT_146387300726124004_HUSAINextract712onlineverified.pdf	Download
4	Mail Approvals	ERPS/Documents/Applications/2026/7/30/TSRSITEVISIT_146387300726124004_HUSAINbuyersellerotcapprovalbyztmsir.pdf	Download
5	Mail Approvals	ERPS/Documents/Applications/2026/7/30/TSRSITEVISIT_146387300726153844_HUSAINrtmsirapprovalforOTCconditionforexternalplaster.pdf	Download
6	Other Documents	ERPS/Documents/Applications/2026/7/30/TSRSITEVISIT_146387300726171303_HUSAINagreementtosell.pdf	Download

Property Dedupe(Negative List):*

NO

Dedupe Found:*

NO

Site Visit Details :

Visit Completed :* ☒

Latitude:* 19.1299

Longitude:* 77.1877

Current Date & Time:* 29-07-2026 12:34:09

Upload :* No file chosen

Id	File Uploaded	File Download
1	ERPS/Documents/Applications/2026/7/29/TSRSITEVISIT_146387290726123409_KHANSIR.jpeg	Download

Comments Block:

Comments :

Comments By : HHF04974

Comments On: 31-Jul-2026

Status :* Approved

Documents Required

S.#	Comments By	Comments On	Status
1	104359 - System User - EXECUTIVE-IT DEVELOPER	28-Jul-2026	Approved
Comments : System Auto Assign			
2	HHF04290 - MANDAR DAMODHAR WARE - CLUSTER MANAGER TECHNICAL	30-Jul-2026	Approved
Comments : Case Type-Resale Purchase 1)Unit is Buyer Occupied. 2)Building is Ground floor constructed residential Individual unit. 3)During the course of site visit Mr. Husain Khan Rauf Khan (Buyer/8482880426) was present on site. 4)Area Calculation - Plot area 1150.34 Sq. ft / 106.87 Sq.mt (As per Reg seller sale deed & Extract 7/12) and Built up area- 900 Sq. ft./ 83.61 Sq.mt (As per Site-2BHK) is considered for valuation purpose. 5)TSR Deviation - 1) Single Community approval 2)Buyer Seller Selfie 6)Marketability - Average. Nearest HHF Branch Distance- 17 km. 7) Age of the Property -2 Year (i.e. Unit is Buyer Occupied) 8) Documents Received- ATS/Draft Deed, Reg Seller Sale Deed, NA Order, Layout Plan, Extract 7/12 is documented in captioned case. 10)Geo Coordinate -20.336899, 76.247096. DIGI PIN - 3MT JK6L 754			
3	HHF00802 - SATYAJEET SHINDE - AREA MANAGER TECHNICAL	30-Jul-2026	Clarify
Comments : Attach approval & mark conditions.			
4	HHF04290 - MANDAR DAMODHAR WARE - CLUSTER MANAGER TECHNICAL	30-Jul-2026	Clarified
Comments : Clarified.			
5	HHF00802 - SATYAJEET SHINDE - AREA MANAGER TECHNICAL	30-Jul-2026	Clarify
Comments : Add conditions.			
6	HHF04290 - MANDAR DAMODHAR WARE - CLUSTER MANAGER TECHNICAL	30-Jul-2026	Clarified
Comments : Signed ATS is placed			
7	HHF00802 - SATYAJEET SHINDE - AREA MANAGER TECHNICAL	30-Jul-2026	Approved
Comments : 1) Subject case is existing purchase individual house. 2) Property is going to be registered in the name of applicant. 3) Sellers registered sale deed copy, Online 7/12 & NA order is provided. 4) Existing structure is RCC GF= 2BHK unit. External plastering is pending. 5) Total stage of construction is 100%. Markatability is average. ZTM approval attached. Property is buyer occupied. Conditions:- 1) 7/12, assessment, tax receipt, Notarized F&F, e-bill & licensed engineer plan copy to be documented before cheque handover. 2) Approval to be taken before disbursement. Putting for your recommendation.			
8	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	30-Jul-2026	Approved
Comments : Okay to process. System generated : (Approved Application, Re-Opened based on approver request.)			
9	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	31-Jul-2026	Approved
Comments : System generated Record: (Approved Application Re-Opened based on approver request.) and Re-Opened Comments is : Reopen			
10	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	31-Jul-2026	Clarify
Comments : Pls check			
11	HHF04290 - MANDAR DAMODHAR WARE - CLUSTER MANAGER TECHNICAL	31-Jul-2026	Clarified
Comments : Clarified - We are booking caption case under LIH -Purchase existing.			
12	HHF00802 - SATYAJEET SHINDE - AREA MANAGER TECHNICAL	31-Jul-2026	Approved
Comments : Okay as recommended.			
13	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	31-Jul-2026	Approved
Comments : Okay to process			

GEO Location Capture :

Latitude: 20.826514

Longitude:

76.465777

☒ Property under valuation is based on the Sanctioned Plan/By-Laws at the time of assessment