

Application Number : * MH/NGR/WARD/A000000986

Application Date:

08-Aug-2026

Location Name : * Wardha

Customer No:

MH/NGR/WARD/B000000986

Applicant First Name : * SUKHADEV SINGH DHAN SINGH

Applicant Last Name

RAJPUROHIT

Product : * Housing Loan

Purpose:

Purchase Existing

Verification Request Files :

Document Type : Technical

Borrower Type : Borrower

Borrower Name :

Mr. SUKHADEV SINGH DHAN SINGH RA.

Address Details :

Property Address : FLAT NO G 1 PLOT NO 3 4 SURVEY NO 143 MOUJA SAWANGI MEGHE MOUJA NO 138 , CHINTAMANI ARCADE SUKHARTA NAGARI , YAVATMAL ROAD GRAM PANCHAYAT SAWANGI MEGHE WARDHA 442001 , Rural , Wardha , Maharashtra , India - 442001

Legal Address : * FLAT NO G 1 PLOT NO 3 4 SURVEY NO 143 MOUJA SAWANGI MEGHE MOUJA NO 138 CHINTAMANI ARCADE SUKHARTA NAGARI YAVATMAL ROAD GRAM PANCHAYAT SAWANGI MEGHE WARDHA 442001

Technical Property Address : Flat No G 1, Survey No 143, PLOT NO 3 4 CHINTAMANI ARCADE, YAVATMAL ROAD, MOUJA SAWANGI MEGHE, CHINTAMANI ARCADE, SUKHARTA NAGARI, Wardha, Maharashtra, 442001

Identify by * Flat No

G 1

Survey/Municipal details * Survey No

143

Building(/Tower)Name/Number.: * Others

PLOT NO 3 4 CHINTAMANI ARCADE

Street Name/Number: * YAVATMAL ROAD

Name of the Project/Scheme/Society: * Others

MOUJA SAWANGI MEGHE

Area Name: *

CHINTAMANI ARCADE

Land Mark:

SUKHARTA NAGARI

Pin code: * 442001

Country: *

India

State: * Maharashtra

City: *

Wardha

Location: * Rural

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

41.00

Nearest HHFL Location: * Maharashtra 7 - Wardha - Wardha

Distance from HHFL Location
(KMS):.**

7

Floor No if any:** 2

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	STAIRCASE AND PASSAGE	MARGIN OF SPACE OF BUILDING	MARGIN SPACE OF BUILDING	FLAT NO G2	Yes		Select Delete
2	AS PER SITE INVESTIGATION	STAIRCASE AND PASSAGE	MARGIN OF SPACE OF BUILDING	MARGIN SPACE OF BUILDING	FLAT NO G2			Select Delete

General Details:

Municipal Limit *

GRAM PANCHAYAT

Municipal Authority (NAME) *

GRAM PANCHAYAT SAWANGI MEGHE

Age Of Property *

20

Seller Name *

MR DEVRAOJI KHAPARE

Occupancy Status *

VACANT

Occupant Name *

VACANT

Person Met At Site *

MR SUKHDEVISING RAJPUROHIT

Property/Dwelling Unit Type *

FLAT

Approach Road To Property *

CONCRETE ROAD

Property Furnished/Unfurnished *

NOT APPLICABLE

Special Category Property *

NO

Type of Special Category *

--Select--

Residual Age *

40

Purchase Cost (ATS) *

1250000

Plot Recommended *

Amenities cost / Interior cost *

250000

Plot Value (ATS/SALES) *

Total Cost *

1500000

RERA *

No

RERA Number *

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
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1	NEAREST HOUSES WITHIN 1KM RADIUS	501 & above	SUKHAKARTA NAGARI	Select	Delete
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AREA DETAILS

AREA TYPE *

--Select--

SQUARE FEET

SQUARE METER

REMARKS ON AREA OF PROPERTY

Id	AREATYPE	SQUAREFEET	SQUAREMETER	Remarks		Delete
1	CARPET AREA	446	41.43	1BHK WITH TB	Select	Delete

RENTAL INFORMATION

GROSS MONTHLY RENTAL FOR
SIMILAR PROPERTIES IN LOCALITY

7000

FLOOR DETAILS

FLOORS *

--Select--

APPROVED

PLANNED

REMARKS ON NO. OF FLOORS

Id	FLOORS	APPROVED	PLANNED	REMARKS		Delete
1	NO OF GROUND / PARKING / STILT	0	1		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	NAP34/SAWANGIMEGHE-37/2002-03	24-06-2004 00:00:00		Select	Delete

NDMC PARAMETERS

NATURE OF BUILDING/WING *

RESIDENTIAL

PLAN ASPECT RATIO *

1:100

STRUCTURE TYPE *

R.C.C.

SHAPE OF BUILDING *

BOTH			
TYPE OF MASONARY *	BURNT CLAY BRICK	EXPANSION JOINT AVAILABLE *	NO
PROJECTED PARTS AVAILABLE *	YES	STRUCTURAL SYSTEM *	REGULAR FRAME
MORTAR TYPE *	CEMENT	ROOF TYPE *	FLAT ROOF
FOOTING TYPE *	YES	CONCRETE GRADE *	M20
CYCLONE ZONE- WIND SPEED (M/S) *	33	COSTAL REGULATORY ZONE *	ZONE II
SEISMIC ZONE *	II	ENVIRONMENT EXPOSURE CONDITION *	
MODERATE			
SOIL TYPE *	BLACK COTTON	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 *	CARPET AREA	AREA (SQ. FEET) *	446
RATE/SFT *	3300	VALUATION*	1471800

B). CONSTRUCTION COST

AREA TYPE *	CONSTRUCTION AREA	AREA (SQ. FEET) *	
	0	VALUATION*	
RATE/SFT *	0		
	0		

C). EXTENSION/IMPROVEMENT ESTIMATE

AREA TYPE *	EXTENSION / IMPROVEMENT AREA	AREA (SQ. FEET) *	
	0	VALUATION*	
RATE/SFT *	0		
	0		

D). AMENITIES

DESCRIPTION		AREA/QUANTITY	
UNIT (LOV)	--Select--	AMOUNT	

Id	DESCRIPTION	AREA	QUANTITY	UNIT	LOV	AMOUNT	Delete
1						Select	Delete

E). MISCELLANEOUS CHARGES

DESCRIPTION *	AMOUNT *
73590.00	

Id	DESCRIPTION	AMOUNT	Delete
1	stamp duty	66900.00	Select Delete

FAIR MARKET VALUE (A + B + C + D + E) : 1538700.0000

REALIZABLE VALUE (A + B + C + D) : 1471800.0000

MARKETABILITY

Location *	Well-developed area, good ameniti	Accessibility *	Good road and public transport nea
Physical Condition *	Well-maintained and updated	Reputation of Developer *	Well-known, reliable developer
Salability *	Needs competitive pricing to sell	Locality *	Safe, clean, decent facilities
Basic Infrastructure *	Reliable utilities and services	Construction Quality *	Solid build, good materials
Age of Property *	20-40 years old property		

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* GOOD
REMARKS ON THE PROPERTY		

TSR DEVIATION

DEVIATIONS IN THE
PROPERTY/DOCUMENTS
AVAILABLE

TSR CONDITION

TSR CONDITIONS FOR COMPLIANCE

Type :

---Select---

Conditions :

Id	Type	Condition	Condition Value	Delete	
1	OTC Conditions	Property Tax receipt	LATEST TAX RECEIPT	Select	Delete
2	OTC Conditions	Structure Stability Certificate	CLEAR LAYOUT COPY	Select	Delete
3	Pre-Disbursement Conditions	Signed ATS/ Sale Agreement	BUYER SELLER SIGNATURE ON ATS	Select	Delete
4	Pre-Disbursement Conditions	Indemnity bond	BUYER SELLER PIC	Select	Delete

SR.No.	TSRCONDITIONSCOMPLIANCE	Delete	
1		Select	Delete

TSR PREPARED BY *

HHF05295 HITESH VILASRAO AKRE

TSR APPROVED BY *

HHF00593 NIRAJ AWATADE

TSR PREPARED ON(DATE) *

05-Aug-2026

SUBMITTED ON (DATE) *

05-Aug-2026

Feedback as stated by respondent :

Feedback :

DocumentCategory : *

---Select---

Upload :

Choose file

 No file chosen

Id	Proof	File Uploaded	File Download
1	Property Photos	ERPS/Documents/Applications/2026/8/5/TSRSITEVISIT_151966050826164305_propphotorajpurohit.pdf	Download
2	Ownership Documents	ERPS/Documents/Applications/2026/8/5/TSRSITEVISIT_151966050826164306_propphotorajpurohit.pdf	Download
3	Revenue Documents	ERPS/Documents/Applications/2026/8/5/TSRSITEVISIT_151966050826164306_Satbarachintamaniarcade.pdf	Download
4	Other Documents	ERPS/Documents/Applications/2026/8/5/TSRSITEVISIT_151966050826164306_ATSrajpurohit.pdf	Download
5	Other Documents	ERPS/Documents/Applications/2026/8/5/TSRSITEVISIT_151966050826164306_DODrajpurohit.pdf	Download
6	Other Documents	ERPS/Documents/Applications/2026/8/5/TSRSITEVISIT_151966050826164306_DRAFTFANDE.pdf	Download
7	Other Documents	ERPS/Documents/Applications/2026/8/5/TSRSITEVISIT_151966050826164307_NAbpgp.pdf	Download
8	Ownership Documents	ERPS/Documents/Applications/2026/8/6/TSRSITEVISIT_151966060826101624_propdockhapare.pdf	Download

Property Dedupe(Negative List):*

NO

Dedupe Found:*

NO

Site Visit Details :

Visit Completed :* ☒

Latitude:*

20.724332

Longitude:*

78.575639

Current Date & Time:*

04-08-2026 12:44:16

Upload :*

Choose file

 No file chosen

Id	File Uploaded	File Download
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Comments Block:

Comments :

Comments By : HHS18550

Comments On:

11-Aug-2026

Status :* Approved

Documents Required

S.#	Comments By	Comments On	Status
1	104359 - System User - EXECUTIVE-IT DEVELOPER	01-Aug-2026	Approved
Comments :System Auto Assign			
2	HHF05295 - HITESH VILASRAO AKRE - CLUSTER MANAGER TECHNICAL	05-Aug-2026	Approved
Comments :1.CASE TYPE- BT-RESALE PURCHASE. 2.PROPERTY IS G+2 FLOOR STRUCTURE .3. AS PER DOCUMENTS PROPERTY IS IN THE NAME OF MR.DEVRAOJI DADAJI KHAPARE (SELLER) 3.PERSON MEET AT SITE IS MR.SUKHDEVSINGH DHANSING RAJPUROHIT (APPLICANT) 4. AS PER SALE DEED & AS PER SITE VISIT TOTAL LAND AREA OF PROPERTY IS 13757 SQ.FT. WHICH IS SAME CONSIDER FOR VALUATION 5.PRAPOSED OF CONSTRUCTION TYPE RCC FRAME STRUCTURE WITH SLAB ROOF ON EACH FLOOR. 7. BUA CONSIDER FOR VALUATION IS 446 SQ.FT. 8. OBSERVATION- - SOC 100% COMPLETED - AGE OF PROPERTY IS 22 YEARS OLD. 9. - AREA DEVELOPMENT & MARKABILITY OF PROPERTY IS AVERAGE. -BASIC AMENITIES AVAILABLE IN THIS AREA. 10. PROPERTY IS SITUATED UNDER GRAM PANCHAYAT SAWANGI MEGHE LIMITS . 11.DEVIATION - NA. 12. DOCUMENTS RECIEVED-SALE DEED,DOD,ATS,BUILDING PLAN,NAORDER,SATBARA13.PENDING DOCUMENTS-LATEST ASSESSMENT AND TAX RECEIPT14.PLEASECHECKLAT:20.724100 LONG: 78.575639.			
3	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	05-Aug-2026	Clarify
Comments :Recheck..			
4	HHF05295 - HITESH VILASRAO AKRE - CLUSTER MANAGER TECHNICAL	06-Aug-2026	Clarified
Comments :documents added.			
5	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	06-Aug-2026	Approved
Comments :Resale purchase case. Property is vacant residential flat on GF. Porperty is located at GP savangi meghe limits having good marketability. Age of property is 20 years old. ATS, seller deed, NA layout plan, GP permission and building plan documents are received. Okay			
6	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	06-Aug-2026	Approved
Comments :Okay to process System generated : (Approved Application, Re-Opened based on approver request.)			
7	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	11-Aug-2026	Approved
Comments :System generated Record: (Approved Application Re-Opened based on approver request.) and Re-Opened Comments is : Reopen			
8	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	11-Aug-2026	Clarify
Comments :Pls check			
9	HHF05295 - HITESH VILASRAO AKRE - CLUSTER MANAGER TECHNICAL	11-Aug-2026	Clarified
Comments :Corrections done.			
10	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	11-Aug-2026	Clarify
Comments :recheck..			
11	HHF05295 - HITESH VILASRAO AKRE - CLUSTER MANAGER TECHNICAL	11-Aug-2026	Clarified
Comments :Corrections done.			
12	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	11-Aug-2026	Approved
Comments :Okay to process..			
13	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	11-Aug-2026	Approved
Comments :Okay to process.			

GEO Location Capture :

Latitude: 20.724100

Longitude: 78.575639