

Application Number :*

MH/YAV/YAVA/A000000984

Application Date:

10-Mar-2026

Location Name :*

Yavatmal

Customer No:

MH/YAV/YAVA/B000000984

Applicant First Name :*

MOHDMMAAD EJAS

Applicant Last Name

SHEIKH

Product :*

Housing Loan

Purpose:

Purchase Existing

Verification Request Files :

Document Type :

Technical

Borrower Type :

Borrower

Borrower Name :

Mr. MOHDMMAAD EJAS SHEIKH

Address Details :

Property Address :

PLOT NO 14 AC,HOUSE NO 35,RAJA NAGAR,NAGAR BHUMAPAN NO 124/2/1 TO 4 SHEET NO 9 B, , MALMATTA NO 1242 NEAR BY VIDYA NIKETAN SCHOOL, , MOUJA DIGRAS NAGAR PARISHAD DIGRAS DIST YAVATMAL,Digras,Maharashtra,445203 , Semiurban , Digras , Maharashtra , India - 445203

Legal Address : *

PLOT NO 14 AC,HOUSE NO 35,RAJA NAGAR,NAGAR BHUMAPAN NO 124/2/1 TO 4 SHEET NO 9 B,MALMATTA NO 1242,WARD NO 1,NEAR BY VIDYA NIKETAN SCHOOL,MOUJA DIGRAS NAGAR PARISHAD DIGRAS DIST YAVATMAL 445203

Technical Property Address :

PLOT NO 14 AC,HOUSE NO 35,RAJA NAGAR,NAGAR BHUMAPAN NO 124/2/1 TO 4 SHEET NO 9 B,MALMATTA NO 1242 NEAR BY VIDYA NIKETAN SCHOOL,MOUJA DIGRAS NAGAR PARISHAD DIGRAS DIST YAVATMAL,Digras,Maharashtra,445203

House / Flat number.*

PLOT NO 14 AC

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

HOUSE NO 35

Survey Number/Municipal Number.*

124

Street Name/Number: *

RAJA NAGAR

Name of the Project/Scheme/Society: *

NAGAR BHUMAPAN NO 124/2/1 TO 4 SHEET NO 9 B

Area Name: *

MALMATTA NO 1242 NEAR BY VIDYA NIKETAN SCHOOL

Land Mark:

MOUJA DIGRAS NAGAR PARISHAD DIGRAS DIST YAVATMAL

Pin code: *

445203

Country: *

India

State: *

Maharashtra

City: *

Digras

Location: *

Semiurban

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

59.10

Nearest HHFL Location: *

Maharashtra 7 - Yavatmal - Digras

Distance from HHFL Location (KMS).:**

2

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	LAYOUT 9 M WIDE ROAD	SHOUKATALI MALNAS HOUSE	SHRIMATI SUNITA GARUD AND OTHER NASHIR BANO J SH SADIK	HOUSE NO 34	Yes		Select	Delete
2	AS PER SITE INVESTIGATION	LAYOUT ROAD	SHOUKATALI MALNAS HOUSE	MOH SADIK SHEIKH	JABBAR CHAVHAN			Select	Delete

General Details:

Municipal Limit * MUNICIPAL COUNCIL

Municipal Authority (NAME) *

NAGAR PARISHAD DIGRAS

Age Of Property * 25

Seller Name *

KHALIDABANO MOH RAFIQ AND ATIK M

Occupancy Status * SELF OCCUPIED

Occupant Name *

MR MOH EJAS SHEIKH

Person Met At Site * MR MOH EJAS SHEIKH

Property/Dwelling Unit Type *

INDIVIDUAL HOUSE

Approach Road To Property * CONCRETE ROAD

Property Furnished/Unfurnished *

SEMI-FURNISHED

Special Category Property * NO

Type of Special Category *

--Select--

Residual Age * 35

Purchase Cost (ATS) *

1275000

Plot Recommended *

Amenities cost / Interior cost *

1

Plot Value (ATS/SALES) *

Total Cost *

1275001

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	BUS STAND DIGRAS	Select	Delete
2	NEAREST SCHOOL/ COLLEGE	0 - 1 KMS	VIDYA NIKETAN INTERNATIONAL SCHOOL DIGRAS	Select	Delete

3	NEAREST BANK	0 - 1 KMS	ICICI BANK DIGRAS	Select	Delete
4	NEAREST HIGHWAY/MAJOR ROAD	0 - 1 KMS	YAVATMAL DIGRAS STATE HIGHWAY	Select	Delete
5	NEAREST HOSPITAL	1 - 3 KMS	GOVERMENT HOSPITAL DIGRAS	Select	Delete

AREA DETAILS

AREA TYPE *

--Select--

SQUARE FEET

SQUARE METER

REMARKS ON AREA OF PROPERTY

Id	AREATYPE	SQUAREFEET	SQUAREMETER	Remarks		Delete
1	PLOT AREA	1192.20	110.76	AS PER SELLER SALE DEED	Select	Delete
2	BUILT-UP AREA	827	76.83	AS PER SITE INVESTIGATION	Select	Delete

RENTAL INFORMATION

GROSS MONTHLY RENTAL FOR
SIMILAR PROPERTIES IN LOCALITY *

8000

FLOOR DETAILS

FLOORS *

--Select--

APPROVED

PLANNED

REMARKS ON NO. OF FLOORS

Id	FLOORS	APPROVED	PLANNED	REMARKS		Delete
1	NO OF GROUND /PARKING/STILT		1	2 BHK WITH WC AND BATH	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 NOREF 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	NPD 772 2022	07-12-2022 00:00:00	City Municipal Corporation	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 *	NO	STRUCTURAL SYSTEM *	REGULAR FRAME
MORTAR TYPE *	CEMENT	ROOF TYPE *	FLAT ROOF
FOOTING TYPE *	NO	CONCRETE GRADE *	M 20
CYCLONE ZONE- WIND SPEED (M/S) *	33	COSTAL REGULATORY ZONE *	ZONE III
SEISMIC ZONE *	III	ENVIRONMENT EXPOSURE CONDITION *	
MODERATE		SOIL STRATA *	MEDIUM
SOIL TYPE *	BLACK COTTON	GROUND SLOPE MORE THAN 20% *	
SOIL LIQUEFIABLE *	NO	FLOOD PRONE AREA *	NO
NO			
SOIL SLOPE VULNERABLE TO LANDSLIDE *	NO		
FIRE EXIT *	NO		

VALUATION DETAILS

A). AREA VALUATION		
AREA TYPE *	PLOT AREA	AREA (SQ. FEET) *
		1192.2
RATE/SFT *	1500	VALUATION*
	1788300	
B). CONSTRUCTION COST		
AREA TYPE *	CONSTRUCTION AREA	AREA (SQ. FEET) *
	827	
RATE/SFT *	900	VALUATION*
	744300	
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 *

Id	DESCRIPTION	AMOUNT		Delete
1	stamp duty charges	126630.00	Select	Delete

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

2659230.0000

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

2532600.0000

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

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	Before cheque handover - Latest tax receipt	Select	Delete
2	OTC Conditions	seller buyer pic in front of the property with selfie	Before cheque handover - Seller buyer selfie in fr	Select	Delete
3	OTC Conditions	Specific Authority NOC/ Clearance letter	Before cheque handover - Building plan	Select	Delete
4	OTC Conditions	E bill/Utility bill	Before cheque handover - Electric bill name change	Select	Delete

SR.No.	TSRCONDITIONSCOMPLIANCE		Delete
1		Select	Delete

TSR PREPARED BY *

HHF02212 DHANANJAY GARUD JARILE

TSR APPROVED BY *

HHF00593 NIRAJ AWATADE

TSR PREPARED ON(DATE) *

10-Mar-2026

SUBMITTED ON (DATE) *

10-Mar-2026

Feedback as stated by respondent :

Feedback :

Upload :

Choose File

No file chosen

Id	File Uploaded	File Download
1	ERPS/Documents/Applications/2026/3/9/TSRSITEVISIT_130566090326220819_Ejasaddharcad.pdf	Download
2	ERPS/Documents/Applications/2026/3/9/TSRSITEVISIT_130566090326220819_EjasATSDraft.pdf	Download
3	ERPS/Documents/Applications/2026/3/9/TSRSITEVISIT_130566090326220819_EjasEbill.pdf	Download
4	ERPS/Documents/Applications/2026/3/9/TSRSITEVISIT_130566090326220820_EjasPRCard.pdf	Download
5	ERPS/Documents/Applications/2026/3/9/TSRSITEVISIT_130566090326220820_Ejaspropertyphotos.pdf	Download
6	ERPS/Documents/Applications/2026/3/9/TSRSITEVISIT_130566090326220820_Ejasselleroldsaledeedd.pdf	Download
7	ERPS/Documents/Applications/2026/3/9/TSRSITEVISIT_130566090326220820_Ejassellersaledeedd.pdf	Download

Property Dedupe(Negative List):*

NO

Dedupe Found:*

NO

Site Visit Details :

Visit Completed :*

☒

Latitude:*

20.108007

Longitude:*

77.719275

Current Date & Time:*

06-03-2026 16:39:35

Upload :*

Choose File

No file chosen

Id	File Uploaded	File Download
1	ERPS/Documents/Applications/2026/3/6/TSRSITEVISIT_130566060326163934_mohejajpiv.jpg	Download

Comments Block:

Comments :

Comments By :

HHF05424

Comments On:

11-Mar-2026

Status :*

Approved

Documents Required

S.#	Comments By	Comments On	Status
1	System User	05-Mar-2026	Approved
Comments :System Auto Assign			
2	DHANANJAY GARUD JARILE	09-Mar-2026	Approved
Comments :Case Type - Existing Purchase. As per ATS Draft provided between Mr. Mohammad Ejas inamorahim sheikh (Buyer) and Mr. Khaledabano moh Rafik and Moh Atik moh Rafik (Seller) and Mr. Mohammad Ejas inamorahim sheikh met at site. Property details Plot area = 15,5 m * 7.5 m = 110.80 Sq.m (1192 Sq.ft) and same has been considered for Valuation. Existing BUA area is 827 sq.ft as per site investigation. Subject property is GF Residential house. GF - 1 BHK with wc and bath. Observation - Age of property is 25 year old. E- Bill is matched with old property owner name. Property is identified on the basis of layout map and local information. Area Development and Marketability Good. Property Situated Under a Nagar Parishad Digras Limits. LAT LONG 20.107474, 77.719292. Documents Received - Seller sale deed, Property Card, Plot Amalgamation, sub division order, layout map,old tax receipt and ATS Draft.			
3	NIRAJ AWATADE	10-Mar-2026	Clarify
Comments :recheck...			
4	DHANANJAY GARUD JARILE	10-Mar-2026	Clarified
Comments :Updated.			
5	NIRAJ AWATADE	10-Mar-2026	Approved
Comments :Resale purchase case. Property is buyer occupied residential house. Property is located at MC digras limits having good marketability. ATS, seller deed, PR card, NA and layout plan, Subdivision plan and old E-bill documents are received. Okay			
6	ABHISHEK SHANKAR PANCHAL	10-Mar-2026	Approved
Comments :OKay to process			

GEO Location Capture :

Latitude:

20.107474

Longitude:

77.719292



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