

Application Number :*

MH/NGR/WARD/A000001014

Application Date:

28-Aug-2026

Location Name :*

Wardha

Customer No:

MH/NGR/WARD/B000001014

Applicant First Name :*

SUREDRA MORESHWAR

Applicant Last Name

PATIL

Product :*

Housing Loan

Purpose:

Purchase New

Verification Request Files :

Document Type :

Technical

Borrower Type :

Borrower

Borrower Name :

Mr. SUREDRA MORESHWAR PATIL

Address Details :

Property Address :

FLAT NO 503 WING C PLOT NO 7 8 9 SURVEY NO 63/1 Z A CITY SURVEY NO 7170 SHEET NO 66 , WARD NO 15 MOUJA BABULKHEDA , MEHER GANGA SHILPA SOCIETY NEAR SHANI DHAM MANDIR , NEW NARENDRA NAGAR MANEWADA ROAD NAGPUR 440027 , Rural , Nagpur , Maharashtra , India - 440027

Legal Address : *

FLAT NO 503 WING C PLOT NO 7 8 9 SURVEY NO 63/1 Z A CITY SURVEY NO 7170 SHEET NO 66 WARD NO 15 MOUJA BABULKHEDA MEHER GANGA SHILPA SOCIETY NEAR SHANI DHAM MANDIR NEW NARENDRA NAGAR MANEWADA ROAD NAGPUR 440027

Technical Property Address :

Flat No 503, Khasra No 63/1ZA, MEHER GANGA SHILPA SOCIETY, MANEWADA ROAD, MOUJA BABULKHEDA PLOT NO 7 8 9, NEW NARENDRA NAGAR, NEAR SHANI DHAM MANDIR, Nagpur (Urban), Maharashtra, 440027

Identify by*

Flat No

503

Survey/Municipal details*

Khasra No

63/1ZA

Building(/Tower)Name/Number.:

Others

MEHER GANGA SHILPA SOCIETY

Street Name/Number: *

MANEWADA ROAD

Name of the
Project/Scheme/Society: *

Others

MOUJA BABULKHEDA PLOT NO 7 8 9

Area Name: *

NEW NARENDRA NAGAR

Land Mark:

NEAR SHANI DHAM MANDIR

Pin code: *

440027

Country: *

India

State: *

Maharashtra

City: *

Nagpur (Urban)

Location: *

Urban

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

970.00

Nearest HHFL Location: *

Maharashtra 7 - Wardha - Wardha

Distance from HHFL Location
(KMS).:**

90

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	FLAT NO 502	OPEN SPACE AND NALA	WING B	STAIRCASE AND FLAT NO 501	Yes		Select Delete
2	AS PER SITE INVESTIGATION	FLAT NO 502	OPEN SPACE AND NALA	WING B	STAIRCASE AND FLAT NO 501			Select Delete

General Details:

Municipal Limit * MUNICIPAL COUNCIL

Municipal Authority (NAME) *

MUNICIPAL COUNCIL NAGPUR

Age Of Property * 0

Seller Name *

MR.SACHIN DINKARRAO MEHER

Occupancy Status * UNDER-CONSTRUCTION

Occupant Name *

UNDER CONSTRUCTION

Person Met At Site * MR.SURENDRA MORESHWAR PATIL

Property/Dwelling Unit Type *

FLAT

Approach Road To Property * TAR ROAD

Property Furnished/Unfurnished *

NOT APPLICABLE

Special Category Property * NO

Type of Special Category *

--Select--

Residual Age * 60

Purchase Cost (ATS) *

4000000

Plot Recommended *

Amenities cost / Interior cost *

1

Plot Value (ATS/SALES) *

Total Cost *

4000001

RERA * Yes

RERA Number *

P50500055232

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	NEARESTR BUS STOP	1 - 3 KMS	BUS STOP CHATRAPATI SQUARE	Select Delete

2	NEAREST RAILWAY STATION	5 - 10 KMS	RAILWAY STATION NAGPUR	Select	Delete
3	NEAREST SCHOOL/COLLEGE	1 - 3 KMS	SANTAJI SCHOOL	Select	Delete
4	NEAREST BANK	1 - 3 KMS	HDFC	Select	Delete

AREA DETAILS

AREA TYPE *

--Select--

SQUARE FEET

SQUARE METER

REMARKS ON AREA OF PROPERTY

Id	AREATYPE	SQUAREFEET	SQUAREMETER	Remarks		Delete
1	CARPET AREA	970	90.12	3BHK WITH TB	Select	Delete

RENTAL INFORMATION

GROSS MONTHLY RENTAL FOR
SIMILAR PROPERTIES IN LOCALITY

15000

*

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	NAP/34/MOUJABABULKHEDA/ 2022-23	21-10-2022 00:00:00	DTCP	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) *

970

RATE/SFT *

7800

VALUATION*

7566000

B). CONSTRUCTION COST

AREA TYPE *

CONSTRUCTION AREA

AREA (SQ. FEET) *

0

RATE/SFT *

0

VALUATION*

0

C). EXTENSION/IMPROVEMENT ESTIMATE

AREA TYPE *

EXTENSION / IMPROVEMENT AREA

AREA (SQ. FEET) *

0

RATE/SFT *

0

VALUATION*

0

D). AMENITIES

DESCRIPTION

AREA/QUANTITY

Id	DESCRIPTION	AREAQUANTITY	UNITLOV	AMOUNT		Delete
1					Select	Delete

E). MISCELLANEOUS CHARGES

DESCRIPTION *

AMOUNT *

378300.00

Id	DESCRIPTION	AMOUNT		Delete
1	stamp duty	378300.00	Select	Delete

FAIR MARKET VALUE (A + B + C + D + E) : 7944300.0000

REALIZABLE VALUE (A + B + C + D) : 7566000.0000

MARKETABILITY

Location *

Prime location, high demand, near i

Physical Condition *

Well-maintained and updated

Salability *

Sells quickly even at premium pricir

Basic Infrastructure *

Reliable utilities and services

Age of Property *

New/recently built, energy efficien

Accessibility *

Excellent connectivity, metro/multi

Reputation of Developer *

Well-known, reliable developer

Locality *

Safe, clean, decent facilities

Construction Quality *

Solid build, good materials

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%	2.00	
6	FLOORING	5.00%	0.00	
7	PLUMBING & ELECTRIC WORK	5.00%	0.00	
8	DOOR, WINDOW & PAINT	3.00%	0.00	
9	FINISHING & POSSESSION	2.00%	0.00	
Total Completion (%)		100%	82	

Recommended

82

IS THE PROPERTY TECHNICALLY ACCEPTABLE ?*

YES

MARKETABILITY OF PROPERTY*

EXCELLENT

REMARKS ON THE PROPERTY

TSR DEVIATION

DEVIATIONS IN THE
PROPERTY/DOCUMENTS
AVAILABLE

SR.No.	DEVIATIONS	PROPERTY DOCUMENTS	AVAILABLE	Delete
1			Select	Delete

TSR CONDITION

TSR CONDITIONS FOR COMPLIANCE

Type : ---Select---

Conditions :

Id	Type	Condition	Condition Value	Delete
1			Select	Delete

SR.No.	TSR CONDITIONS	COMPLIANCE	Delete
1		Select	Delete

TSR PREPARED BY * HHF05295 HITESH VILASRAO AKRE

TSR APPROVED BY *

HHF00593 NIRAJ AWATADE

TSR PREPARED ON (DATE) * 28-Aug-2026

SUBMITTED ON (DATE) *

28-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/2026/8/28/TSRSITEVISIT_151966280826094722_propphotopatil.pdf	Download
2	Ownership Documents	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826094722_atspatilfourty.pdf	Download
3	Mail Approvals	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826094722_MAILAPPROVALPATILSURENDRA.pdf	Download
4	Other Documents	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826094722_DODMEHERGANGA.pdf	Download
5	Other Documents	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826094722_locationpatiol.pdf	Download
6	Other Documents	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826094723_nalettermeherganga.pdf	Download
7	Other Documents	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826094723_RERACERTIFICATEMEHERGANGA.pdf	Download
8	Other Documents	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826094723_SANCTIONLETTER.pdf	Download
9	Other Documents	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826094723_SUBDIVISION.pdf	Download
10	Other Documents	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826094723_sanctionedbuildingplanpatil.pdf	Download
11	Mail Approvals	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826114322_dedupeapprovalsurendrapatil.pdf	Download
12	Other Documents	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826114322_TSRPATIL.pdf	Download
13	Mail Approvals	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826115109_dedupeapprovalsurendrapatil.pdf	Download

Property Dedupe(Negative List):* NO

Dedupe Found:*

YES

Site Visit Details :

Visit Completed :* ☒

Latitude:* 20.74095

Longitude:*

Current Date & Time:* 28-08-2026 08:58:24

Upload :* Choose file No file chosen

Id File Uploaded		File Download
1	ERPS/Documents/Applications/2026/8/28/TSRSITEVISIT_151966280826085824_selfiepatilsurendra.pdf	Download

Comments Block:

Comments :

Comments By : HHS18550

Comments On:

29-Aug-2026

Status :* Approved

Documents Required

S.#	Comments By	Comments On	Status
1	104359 - System User - EXECUTIVE-IT DEVELOPER	27-Aug-2026	Approved
Comments :System Auto Assign			
2	HHF05295 - HITESH VILASRAO AKRE - CLUSTER MANAGER TECHNICAL	28-Aug-2026	Approved
Comments :1.CASE TYPE- purchase. 2.PROPERTY IS GROUND FLOOR + seventh floor STRUCTURE .3 AS PER DOCUMENTS PROPERTY IS IN THE NAME OF MR.SACHIN DINKARRAO MEHER (FOR MEHER INFRA SOLUTION PRIVATE LIMITED) (seller) 3.PERSON MEET AT SITE IS MR.SURENDRA MORESHWAR PATIL (APPLICANT),MRS SANDHYA SURENDRA PATIL (CO APPLICANT AND WIFE).4. AS PER PROPERTY DRAFT DEED & AS PER SITE VISIT TOTAL LAND AREA OF PROPERTY IS 3968 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 1209 SQ.FT. 8. OBSERVATION- - SOC 80% COMPLETED - AGE OF PROPERTY IS 0 YEARS OLD. 9. - AREA DEVELOPMENT & MARKABILITY OF PROPERTY Is GOOD. -BASIC AMENITIES AVAILABLE IN THIS AREA. 10. PROPERTY IS SITUATED UNDER NAGPUR MUNICIPAL CORPORATION LIMITS . 11.DEVIATION - NA. 12. DOCUMENTS RECIEVED:- ATS DRAFT,DOD,SANCTIONED BUILDING PLAN,NA ORDER,SUBDIVISION,RERA CERTIFICATE,BUILDING PERMISSION13.PENDING DOCUMENTS- BUYER SELLER SIGNATURE ON ATS. 14.PLEASECHECKLAT: 21.098652 LONG:79.082689.			
3	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	28-Aug-2026	Clarify
Comments :Recheck..			
4	HHF05295 - HITESH VILASRAO AKRE - CLUSTER MANAGER TECHNICAL	28-Aug-2026	Clarified
Comments :dedupe approval added.			
5	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	28-Aug-2026	Clarify
Comments :recheck			
6	HHF05295 - HITESH VILASRAO AKRE - CLUSTER MANAGER TECHNICAL	28-Aug-2026	Clarified
Comments :dedupe approval added.			
7	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	28-Aug-2026	Approved
Comments :Re-login case. OLD LAN No. MH/NGR/WARD/A000000985. New purchase case. Property is under-construction residential RERA approved flat. Flat no 503 on fifth floor having carpet area is 970.00 sqft. Property is located at NMC limits having good marketability. SOC is 80% complete. ATS, NMC sanctioned plan, permission, RERA certificate, DOD documents are received. Okay			
8	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	28-Aug-2026	Approved
Comments :Okay to process. Approved mail conditions to be complied			

GEO Location Capture :

Latitude: 21.098652

Longitude:

79.082689

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