

Application Number :*

MH/YAV/YAVA/A000001081

Application Date:

16-Jul-2026

Location Name :*

Yavatmal

Customer No:

MH/YAV/YAVA/B000001081

Applicant First Name :*

SHEIKH SHAFIK SHEIKH

Applicant Last Name

NASIR

Product :*

Non Housing Loan

Purpose:

Loan Against Property

Verification Request Files :

Document Type :

Technical

Borrower Type :

Borrower

Borrower Name :

Mr. SHEIKH SHAFIK SHEIKH NASIR

Address Details :

Property Address :

Plot No 94, Survey No 11/2, MASHA ALLAHA, MOUJA NAWABPUR GAON NO 178 SAHARA NAGAR, , NEAR BY AKBANI WATER PURIFIER, , NAGAR PARISHAD NER TQ NER DIST YAVATMAL, Ner, Maharashtra, 445102 , Semiurban , Ner , Maharashtra , India - 445102

Legal Address : *

Plot No 94, Survey No 11/2, MOUJA NAWABPUR GAON NO 178, SAHARA NAGAR, NAGAR PARISHAD NER TQ NER DIST YAVATMAL 445102

Technical Property Address :

Plot No 94, Survey No 11/2, MASHA ALLAHA, MOUJA NAWABPUR GAON NO 178 SAHARA NAGAR, NEAR BY AKBANI WATER PURIFIER, NAGAR PARISHAD NER TQ NER DIST YAVATMAL, Ner, Maharashtra, 445102

Identify by*

Plot No

94

Survey/Municipal details*

Survey No

11/2

Building(/Tower)Name/Number.:

Others

MASHA ALLAHA

Street Name/Number: *

NA

Name of the
Project/Scheme/Society: *

Others

MOUJA NAWABPUR GAON NO 178 SAHARA NAGAR

Area Name: *

NEAR BY AKBANI WATER PURIFIER

Land Mark:

NAGAR PARISHAD NER TQ NER DIST YAVATMAL

Pin code: *

445102

Country: *

India

State: *

Maharashtra

City: *

Ner

Location: *

Semiurban

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

115.34

Nearest HHFL Location: *

Maharashtra 7 - Yavatmal - NER

Distance from HHFL Location
(KMS).:**

1

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 95	PLOT NO 93	LAYOUT ROAD	NALA	Yes		Select	Delete
2	AS PER SITE INVESTIGATION	PLOT NO 95 MOH IRFAN HAJIUNUS AKBANI HOUSE	PLOT NO 93 MOH RAHIL ABDUL RAJJAK OPEN PLOT	LAYOUT ROAD	NALA			Select	Delete

General Details:

Municipal Limit * MUNICIPAL COUNCIL

Municipal Authority (NAME) *

NAGAR PARISHAD ARNI

Age Of Property * 5

Seller Name *

NA

Occupancy Status * SELF OCCUPIED

Occupant Name *

MR SHEIKH SHAFIK SHEIKH NASIR

Person Met At Site * MR SHEIKH SHAFIK SHEIKH NASIR

Property/Dwelling Unit Type *

INDIVIDUAL HOUSE

Approach Road To Property * TAR ROAD

Property Furnished/Unfurnished *

SEMI-FURNISHED

Special Category Property * YES

Type of Special Category *

Community Dominant Area (81-100%)

Residual Age * 55

Purchase Cost (ATS) *

Plot Recommended *

Amenities cost / Interior cost *

Plot Value (ATS/SALES) *

Total Cost *

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	0 - 1 KMS	BUS STAND NER	Select	Delete
2	NEAREST SCHOOL/COLLEGE	1 - 3 KMS	SHIVAJI HIGH SCHOOL NER	Select	Delete

3	NEAREST BANK	0 - 1 KMS	SBI BANK NER	Select	Delete
4	NEAREST HIGHWAY / MAJOR ROAD	0 - 1 KMS	YAVATMAL AMRAVATI ROAD	Select	Delete
5	NEAREST HOSPITAL	1 - 3 KMS	RURAL HOSPITAL NER	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	1614	149.94	AS PER 7 12	Select	Delete
2	BUILT-UP AREA	1614	149.94	AS PER SITE INVESTIGATION	Select	Delete

RENTAL INFORMATION

GROSS MONTHLY RENTAL FOR
SIMILAR PROPERTIES IN LOCALITY *

6000

FLOOR DETAILS

FLOORS *

--Select--

APPROVED

PLANNED

REMARKS ON NO. OF FLOORS

Id	FLOORS	APPROVED	PLANNED	REMARKS		Delete
1	NO OF GROUND / PARKING / STILT		1	3 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 NO

REF DATE

DETAILS OF APPROVAL *

--Select--

DOC.NEED TO BE COLLECTED

☐

REMARKS ON DOCUMENTS
VERIFIED

Id	DOCUMENTNAME	RECDDTYPE	REFNO	REFDATE	DETAILSAPPROVAL		Delete
1	PROPERTY TAX RECIEPTS	COPY	34404	6/9/2026 00:00:00	City Municipal Corporation	Select	Delete
2	NON AGRICULTURAL PERMISSION / LAND CONVERSION / DIVERSION ORDER	COPY	SR NO 1 NAP 34 2000 2001	5/30/2001 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 *	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 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 *	PLOT AREA	AREA (SQ. FEET) *	1614
RATE/SFT *	1100	VALUATION*	
1775400			

B). CONSTRUCTION COST

AREA TYPE *	CONSTRUCTION AREA	AREA (SQ. FEET) *	
1614		VALUATION*	
RATE/SFT *	1300		
2098200			

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	AREAQUANTITY	UNITLOV	AMOUNT		Delete
1					Select	Delete

E). MISCELLANEOUS CHARGES

DESCRIPTION *

AMOUNT *

193680.00

Id	DESCRIPTION	AMOUNT		Delete
1		0	Select	Delete

FAIR MARKET VALUE (A + B + C + D + E) : 3873600.0000

REALIZABLE VALUE (A + B + C + D) : 3873600.0000

MARKETABILITY

Location *

Well-developed area, good amenities

Accessibility *

Good road and public transport nearby

Physical Condition *

Well-maintained and updated

Reputation of Developer *

--Select--

Salability *

Attracts buyers easily at fair price

Locality *

Safe locality, limited amenities

Basic Infrastructure *

Adequate infrastructure, occasional iss

Construction Quality *

Meets minimum standards

Age of Property *

5-20 years old with modern features

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

SR.No.	DEVIATIONSPROPERTYDOCUMENTSAVAILABLE		Delete
1		Select	Delete

TSR CONDITION

TSR CONDITIONS FOR
COMPLIANCE

Type :

Conditions :

Id	Type	Condition	Condition Value		Delete
1	Pre-Disbursement Conditions	Indemnity bond	before disbursment - Community dominant area appro	Select	Delete
2	OTC Conditions	Specific Authority NOC/ Clearance letter	Before cheque handover - Building plan	Select	Delete
3	OTC Conditions	E bill/Utility bill	Updated E bill with property owner name	Select	Delete
4	OTC Conditions	QC/ CC/ Possession certificate	Registered Hiba nama/Gift deed/Registered mortgagu	Select	Delete

SR.No.	TSRCONDITIONSCOMPLIANCE		Delete
1		Select	Delete

TSR PREPARED BY *

TSR APPROVED BY *

TSR PREPARED ON(DATE) *

SUBMITTED ON (DATE) *

Feedback as stated by respondent :

Feedback :

DocumentCategory : *

Upload : No file chosen

Id	Proof	File Uploaded	File Download
1	Property Photos	ERPS/Documents/Applications/2026/7/15/TSRSITEVISIT_130566150726163825_Shafikpropertyphotoss.pdf	Download
2	Ownership Documents	ERPS/Documents/Applications/2026/7/15/TSRSITEVISIT_130566150726163825_ShafikHibanamaa.pdf	Download
3	Ownership Documents	ERPS/Documents/Applications/2026/7/15/TSRSITEVISIT_130566150726163825_Shafikoldsaledeedd.pdf	Download
4	Revenue Documents	ERPS/Documents/Applications/2026/7/15/TSRSITEVISIT_130566150726163826_Shafik712.pdf	Download
5	Revenue Documents	ERPS/Documents/Applications/2026/7/15/TSRSITEVISIT_130566150726163826_Shafiktaxreceipt.pdf	Download
6	Approval Documents	ERPS/Documents/Applications/2026/7/15/TSRSITEVISIT_130566150726163826_ShafikLayoutmapp.pdf	Download
7	Other Documents	ERPS/Documents/Applications/2026/7/15/TSRSITEVISIT_130566150726163826_ShafikEbill.pdf	Download

Property Dedupe(Negative List):*

Dedupe Found:*

Site Visit Details :

Visit Completed : * ☒

Latitude:*

Longitude:*

Current Date & Time:*

Upload : * No file chosen

Id	File Uploaded	File Download
1	ERPS/Documents/Applications/2026/7/15/TSRSITEVISIT_130566150726104103_Sheikhshafikpic.jpg	Download

Comments Block:

Comments :

Comments By :

Comments On:

Status : * Documents Required

S.#	Comments By	Comments On	Status
1	104359 - System User - EXECUTIVE-IT DEVELOPER	14-Jul-2026	Approved
	Comments :System Auto Assign		
2	HHF02212 - DHANANJAY GARUD JARILE - CLUSTER MANAGER TECHNICAL	15-Jul-2026	Approved
	Comments :Case Type - LAP case. As per 7/12 mutation Property is in the name of Mrs. Shamim bano sheikh shafik. At the time of site visit Mr. Sheikh shafik sheikh nasir (Applicant) met at site. Relation between both Husband and wife 2) Property details - Plot area = 15 m * 10 m = 150 sq.m i.e 1614 sq.ft same has been considered for valuation. Built up area is GF is 1614 sq ft and same has been considered for Valuation. 3) Observation - SOC 100 % Complete. Age of property is 5 year old. Property is self occupied by applicant. Existing property is GF Residential house. Subject Property is Frame structure. - Area Development and Marketability is Good. - Distance from Branch is 34 km and from spoke location is 1 km. Property Situated Under a Nagar Parishad Ner Limits. 4) LAT LONG 20.489914, 77.873680 5) Documents Received - Hiba Nama, old Sale deed, NA Order, layout map, 7/12, mutation and E bill.		
3	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	16-Jul-2026	Clarify
	Comments :recheck as discussed..		
4	HHF02212 - DHANANJAY GARUD JARILE - CLUSTER MANAGER TECHNICAL	16-Jul-2026	Clarified
	Comments :Updated		
5	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	16-Jul-2026	Approved
	Comments :LAP case. Property is self occupied residential house. Property is located at MC Arni limits having good marketability. Age of property is 5 years old. Old sale deed, hibanama, 7/12 extract, NA and layout plan documents are received. Okay		
6	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	16-Jul-2026	Clarify
	Comments :Pls check		
7	HHF02212 - DHANANJAY GARUD JARILE - CLUSTER MANAGER TECHNICAL	16-Jul-2026	Clarified
	Comments :Sbuject case book into LAP Take over		
8	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	16-Jul-2026	Approved
	Comments :Okay to process...		
9	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	16-Jul-2026	Approved
	Comments :Okay as recommended System generated : (Approved Application, Re-Opened based on approver request.)		
10	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	17-Jul-2026	Approved
	Comments :System generated Record: (Approved Application Re-Opened based on approver request.) and Re-Opened Comments is : reopen		
11	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	17-Jul-2026	Clarify
	Comments :Pls check		
12	HHF02212 - DHANANJAY GARUD JARILE - CLUSTER MANAGER TECHNICAL	17-Jul-2026	Clarified
	Comments :Case book into the LAP.		
13	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	17-Jul-2026	Approved
	Comments :Okay to process..		
14	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	17-Jul-2026	Approved
	Comments :Okay to process		

GEO Location Capture :

Latitude:

Longitude:

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