

Application Number : * MH/NGR/WARD/A000000998

Application Date:

17-Aug-2026

Location Name : * Wardha

Customer No:

MH/NGR/WARD/B000000998

Applicant First Name : * UMESH LAXMANRAO

Applicant Last Name

GEDAM

Product : * Housing Loan

Purpose:

Purchase New

Verification Request Files :

Document Type : Technical

Borrower Type : Borrower

Borrower Name :

Mr. UMESH LAXMANRAO GEDAM

Address Details :

Property Address : PLOT NO 37/1 OLD SURVEY NO 58/4 NEW SURVEY NO 181 MOUJA SINDI MEGHE , MOUJA NO 143 MANDAVGADE LAYOUT SINDI MEGHE , W NEAR HANUMANJI TEMPLE TAHSIL DISTRICT WARDHA , Rural , Wardha , Maharashtra , India - 442001

Legal Address : * PLOT NO 37/1 OLD SURVEY NO 58/4 NEW SURVEY NO 181 MOUJA SINDI MEGHE MOUJA NO 143 MANDAVGADE LAYOUT SINDI MEGHE NEAR HANUMANJI TEMPLE TAHSIL DISTRICT WARDHA 442001

Technical Property Address : Plot No 37/1, Survey No 181, OLD SURVEY NO 58/4 DHAWALE HOUSE, MHADA COLONY ROAD, MOUJA SINDI MEGHE MOUJA NO 143, MANDAVGADE LAYOUT, NEAR HANUMANJI TEMPLE, Wardha, Maharashtra, 442001

Identify by * Plot No

37/1

Survey/Municipal details * Survey No

181

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

OLD SURVEY NO 58/4 DHAWALE HOUSE

Street Name/Number: * MHADA COLONY ROAD

Name of the Project/Scheme/Society: * Others

MOUJA SINDI MEGHE MOUJA NO 143

Area Name: *

MANDAVGADE LAYOUT

Land Mark:

NEAR HANUMANJI TEMPLE

Pin code: * 442001

Country: *

India

State: * Maharashtra

City: *

Wardha

Location: * Rural

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

130.00

Nearest HHFL Location: * Maharashtra 7 - Wardha - Wardha

Distance from HHFL Location
(KMS):.**

6

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	9M LAYOUT ROAD	SANCTION LAYOUT	PLOT NO 37/2	PLOT NO 38	Yes		Select Delete
2	AS PER SITE INVESTIGATION	ROAD	H/O RAUT	VACANT PLOT PLOT NO 37/2	H/O SURAJ GHODKHANDE			Select Delete

General Details:

Municipal Limit * GRAM PANCHAYAT

Municipal Authority (NAME) *

GRAM PANCHAYAT SINDI MEGHE

Age Of Property * 0

Seller Name *

MR.NILESH NARAYANRAO DHAVALE

Occupancy Status * VACANT

Occupant Name *

VACANT

Person Met At Site * MR UMESH GEDAM

Property/Dwelling Unit Type *

INDIVIDUAL HOUSE

Approach Road To Property * CONCRETE ROAD

Property Furnished/Unfurnished *

NOT APPLICABLE

Special Category Property * NO

Type of Special Category *

--Select--

Residual Age * 60

Purchase Cost (ATS) *

2600000

Plot Recommended *

Amenities cost / Interior cost *

2080000

Plot Value (ATS/SALES) *

Total Cost *

4680000

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

1	NEARESTR BUS STOP	3 - 5 KMS	BUS STOP ARVI NAKA	Select	Delete
2	NEAREST RAILWAY STATION	3 - 5 KMS	RAILWAY STATION WARDHA	Select	Delete
3	NEAREST SCHOOL/COLLEGE	1 - 3 KMS	HINDI VISHWA VIDYALAYA WARDHA	Select	Delete
4	NEAREST BANK	1 - 3 KMS	BOI ARVI NAKA	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	1650	153.29	1BHK WITH ON GF AND 1R TB ON FF	Select Delete
2	PLOT AREA	1122.48	104.28	AS PER SALE DEED & AS PER SITE VISIT TOTAL LAND AREA OF PROPERTY IS 1122.48 SQ.FT. WHICH IS SAME CONSIDER FOR VALUATION	Select Delete

RENTAL INFORMATION

GROSS MONTHLY RENTAL FOR SIMILAR PROPERTIES IN LOCALITY *	5000
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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/SINDI MEGHE	19-04-1993 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 *	PLOT AREA	AREA (SQ. FEET) *	1122.48
RATE/SFT *	1500	VALUATION*	1683720

B). CONSTRUCTION COST

AREA TYPE *	CONSTRUCTION AREA	AREA (SQ. FEET) *	
1650			
RATE/SFT *	1800	VALUATION*	2970000

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 *

232686.00

Id	DESCRIPTION	AMOUNT		Delete
1	stamp duty	227074.00	Select	Delete

FAIR MARKET VALUE (A + B + C + D + E) : 4880794.0000

REALIZABLE VALUE (A + B + C + D) : 4653720.0000

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 *

Attracts buyers easily at fair price

Locality *

Safe, clean, decent facilities

Basic Infrastructure *

Reliable utilities and services

Construction Quality *

Solid build, good materials

Age of Property *

New/recently built, energy efficien

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.	DEVIATIONS	PROPERTY	DOCUMENTS	AVAILABLE	Delete
1					Select Delete

TSR CONDITION

TSR CONDITIONS FOR
COMPLIANCEType : Conditions :

Id	Type	Condition	Condition Value	Delete
1	OTC Conditions	Specific Authority NOC/ Clearance letter	ARCHITECT BUILDING PLAN AND ESTIMATE	Select Delete
2	Pre-Disbursement Conditions	Correction/Rectification deed	buyer seller signature on ATS DRAFT	Select Delete
3	Pre-Disbursement Conditions	Endorsement Certificate	APPLICANTS SIGNATURE ON F AND F AGREEMENT DRAFT	Select Delete

SR.No.	TSR	CONDITIONS	COMPLIANCE	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/2026/8/14/TSRSITEVISIT_151966140826163748_PROPPHOTODHAWALE.pdf	Download
2	Ownership Documents	ERPS/Documents/Applications/2026/8/14/TSRSITEVISIT_151966140826163748_PROPDOCGEDAMDHAWALE.pdf	Download
3	Revenue Documents	ERPS/Documents/Applications/2026/8/14/TSRSITEVISIT_151966140826163748_SATBARADHAWALE.pdf	Download
4	Revenue Documents	ERPS/Documents/Applications/2026/8/14/TSRSITEVISIT_151966140826163749_TAXRECEIPT.pdf	Download
5	Other Documents	ERPS/Documents/Applications/2026/8/14/TSRSITEVISIT_151966140826163749_SUBDIVISION.pdf	Download
6	Other Documents	ERPS/Documents/Applications/2026/8/14/TSRSITEVISIT_151966140826163749_EBILLDHAWALE.pdf	Download
7	Other Documents	ERPS/Documents/Applications/2026/8/17/TSRSITEVISIT_151966170826143403_ATSGEDAM.pdf	Download
8	Other Documents	ERPS/Documents/Applications/2026/8/17/TSRSITEVISIT_151966170826152737_fnf.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/2026/8/13/TSRSITEVISIT_151966130826124549_selfieumeshgedam.pdf	Download

Comments Block:

Comments :

Comments By : HHS18550

Comments On:

17-Aug-2026

Status : * Documents Required ☐

S.#	Comments By	Comments On	Status
1	104359 - System User - EXECUTIVE-IT DEVELOPER	12-Aug-2026	Approved
Comments :System Auto Assign			
2	HHF05295 - HITESH VILASRAO AKRE - CLUSTER MANAGER TECHNICAL	14-Aug-2026	Approved
Comments :1.CASE TYPE :- PURCHASE. 2.PROPERTY IS GROUND FLOOR AND FIRST FLOOR STRUCTURE .3. AS PER DOCUMENTS PROPERTY IS IN THE NAME OF MR.NILESH NARAYANRAO DHAVALE (SELLER)3.PERSON MEET AT SITE IS MR.UMESH GEDAM (APPLICANT) 4. AS PER SALE DEED & AS PER SITE VISIT TOTAL LAND AREA OF PROPERTY IS 1122.48 SQ.FT. WHICH IS SAME CONSIDER FOR VALUATION 5.PRAPOSED OF CONSTRUCTION TYPE RCC FRAME STRUCTURE WITH SLAB ROOF. 7. BUA CONSIDER FOR VALUATION IS 1650 SQ.FT 8. OBSERVATION- - SOC 100% COMPLETED - AGE OF PROPERTY IS 0 YEARS OLD. 9. - AREA DEVELOPMENT & MARKABILITY OF PROPERTY IS AVERAGE. -BASIC AMENITIES AVAILABLE IN THIS AREA. 10. PROPERTY IS SITUATED UNDER GRAM PANCHAYAT SINDI MEGHE LIMITS . 11.DEVIATION - NA. 12. DOCUMENTS RECIEVED-SALE DEED,NA ORDER,LAYOUTCOPY,SATBARA,SUBDIVISION13.PENDING DOCUMENTS :- ARCHITECT BUILDING PLAN AND ESTIMATE,LATEST TAX RECEIPT 14.PLEASECHECKLAT:20.750836 LONG: 78.583848.			
3	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	14-Aug-2026	Sent Back
Comments :(Application Sent Back to previous user) Documents Pending on :Sale Agreement.Comments : ATS pending			
4	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	17-Aug-2026	Approved
Comments :Re-assign Verification request is Re-Assigned from HHF05295 : HITESH VILASRAO AKRE To HHF05295 : HITESH VILASRAO AKRE			
5	HHF05295 - HITESH VILASRAO AKRE - CLUSTER MANAGER TECHNICAL	17-Aug-2026	Approved
Comments :DOCUMENTS ATTACHED.			
6	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	17-Aug-2026	Clarify
Comments :Recheck as discussed			
7	HHF05295 - HITESH VILASRAO AKRE - CLUSTER MANAGER TECHNICAL	17-Aug-2026	Clarified
Comments :CORRECTIONS DONE.			
8	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	17-Aug-2026	Clarify
Comments :check property address.			
9	HHF05295 - HITESH VILASRAO AKRE - CLUSTER MANAGER TECHNICAL	17-Aug-2026	Clarified
Comments :Corrections done.			
10	HHF00593 - NIRAJ AWATADE - AREA MANAGER TECHNICAL	17-Aug-2026	Approved
Comments :New purchase case. Property is G+1 constructed residential house. Property is located at GP sindhi meghe limits having good marketability. ATS, seller deed, NA and layout plan, subdivision order and plan, E-bill documents are received. Okay			
11	HHF03100 - ABHISHEK SHANKAR PANCHAL - REGIONAL MANAGER TECHNICAL	17-Aug-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