

Application Number :*

MH/PCM/PCMC/A000001006

Application Date:

26-Jun-2026

Location Name :*

PCMC

Customer No:

MH/PCM/PCMC/B000001006

Applicant First Name :*

SHAHID MEHMOOD

Applicant Last Name

SHAIKH

Product :*

Housing Loan

Purpose:

Purchase Existing

Verification Request Files :

Document Type :

Technical

Borrower Type :

Borrower

Borrower Name :

Mr. SHAHID MEHMOOD SHAIKH

Address Details :

Property Address :

Flat No 8, 2nd Floor, Survey No 382138313841, Building No G, Dehu- Alandi Road, Devi Indrayani Co-operative Housing SocietyLimited, Talwade, Near Devendra Rane Chowk, Pune, Maharashtra, 411062 , Flat No 8, 2nd Floor, Survey No 382138313841, Building No G, Dehu- Alandi Road, Devi Indrayani Co-op , Flat No 8, 2nd Floor,

Legal Address : *

Flat No. 8, 2nd Floor, Building No. G, Devi Indrayani Co-operative Housing Society Limited, Gat No. 382/1 + 383/1 + 384/1, Village- Talwade, Taluka- Haveli, District- Pune.

Technical Property Address :

Flat No 8, 2nd Floor, Survey No 382138313841, Building No G, Dehu- Alandi Road, Devi Indrayani Co-operative Housing SocietyLimited, Talwade, Near Devendra Rane Chowk, Pune, Maharashtra, 411062

Identify by*

Flat No

8, 2nd Floor

Survey/Municipal details*

Survey No

382138313841

Building(/Tower)Name/Number.:

Others

Building No G

Street Name/Number: *

Dehu- Alandi Road

Name of the Project/Scheme/Society: *

Others

Devi Indrayani Co-operative Housing SocietyLimited

Area Name: *

Talwade

Land Mark:

Near Devendra Rane Chowk

Pin code: *

411062

Country: *

India

State: *

Maharashtra

City: *

Pune

Location: *

Semiurban

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

66.20

Nearest HHFL Location: *

Maharashtra 1 - PCMC - PCMC

Distance from HHFL Location (KMS).: **

13

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 Flat No. 7	Side Margin	Side Margin	Entrance, Passage and Flat No 5	Yes		Select	Delete
2	AS PER SITE INVESTIGATION	Staircase and Flat No. 7	Side Margin	Side Margin	Entrance, Passage and Flat No 5	Yes		Select	Delete

General Details:

Municipal Limit *

MUNICIPALITY

Municipal Authority (NAME) *

PCMC

Age Of Property *

20

Seller Name *

Deepak Naik and Ramesh Naik

Occupancy Status *

TENANT

Occupant Name *

Padmapriya Kella

Person Met At Site *

Tenant- Padmapriya Kella

Property/Dwelling Unit Type *

FLAT

Approach Road To Property *

TAR ROAD

Property Furnished/Unfurnished *

SEMI-FURNISHED

Special Category Property *

NO

Type of Special Category *

--Select--

Residual Age *

40

Purchase Cost (ATS) *

3335000

Plot Recommended *

0

Amenities cost / Interior cost *

Plot Value (ATS/SALES) *

3335000

Total Cost *

RERA *

--Select--

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 BUS STOP	0 - 1 KMS	Devi indrayani Bus Stop	Select	Delete
2	NEAREST RAILWAY STATION	3 - 5 KMS	Dehu Road Station	Select	Delete
3	NEAREST AIRPORT	ABOVE 10 KMS	Pune Airport	Select	Delete
4	NEAREST SCHOOL/COLLEGE	3 - 5 KMS	The Lotus International School	Select	Delete
5	NEAREST BANK	1 - 3 KMS	HDFC bank	Select	Delete
6	NEAREST HIGHWAY/MAJOR ROAD	0 - 1 KMS	Dehu- Alandi Road	Select	Delete
7	NEAREST HOSPITAL	0 - 1 KMS	Talwade Hospital	Select	Delete

AREA DETAILS

AREA TYPE *

--Select--

SQUARE FEET

SQUARE METER

REMARKS ON AREA OF PROPERTY

Id	AREATYPE	SQUAREFEET	SQUAREMETER	Remarks		Delete
1	BUILT-UP AREA	965.32	89.68	Built up area as per sellers agreement has been taken for valuation.	Select	Delete

RENTAL INFORMATION

GROSS MONTHLY RENTAL FOR
SIMILAR PROPERTIES IN LOCALITY *

10000

FLOOR DETAILS

FLOORS *

--Select--

APPROVED

PLANNED

REMARKS ON NO. OF FLOORS

Id	FLOORS	APPROVED	PLANNED	REMARKS		Delete
1	NO OF GROUND /PARKING/STILT	1	1	Ground/ Parking Floor	Select	Delete
2	NO. OF UPPER FLOOR(S)	7	7	Residential upper floors	Select	Delete
	(E) = (A + B + C + D) TOTAL NO. OF FLOOR(S)	8.00	8.00			

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	RECDTYPE	REFNO	REFDATE	DETAILSAPPROVAL		Delete
1						Select	Delete

NDMC PARAMETERS

NATURE OF BUILDING/WING *	RESIDENTIAL	PLAN ASPECT RATIO *	1:100
STRUCTURE TYPE *	R.C.C.	SHAPE OF BUILDING *	NONE
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 *	YES	CONCRETE GRADE *	M20
CYCLONE ZONE- WIND SPEED (M/S) *	33	COSTAL REGULATORY ZONE *	NA
SEISMIC ZONE *	II	ENVIRONMENT EXPOSURE CONDITION *	
MILD		SOIL STRATA *	HARD
SOIL TYPE *	ALLUVIAL	GROUND SLOPE MORE THAN 20% *	
SOIL LIQUEFIABLE *	NO		
NO		FLOOD PRONE AREA *	NO
SOIL SLOPE VULNERABLE TO LANDSLIDE *	NO		
FIRE EXIT *	NO		

VALUATION DETAILS

A). AREA VALUATION

AREA TYPE *	BUILT-UP AREA	AREA (SQ. FEET) *	965.32
RATE/SFT *	3500	VALUATION*	
3378620			

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	AREAQUANTITY	UNITLOV	AMOUNT		Delete
1					Select	Delete

E). MISCELLANEOUS CHARGES

DESCRIPTION *

AMOUNT *

168931.00

Id	DESCRIPTION	AMOUNT		Delete
1	Other charges	168931.00	Select	Delete

FAIR MARKET VALUE (A + B + C + D + E) : 3547551.0000

REALIZABLE VALUE (A + B + C + D) : 3378620.0000

MARKETABILITY

Location *

Developing locality, basic amenities

Accessibility *

Main road access, limited transport

Physical Condition *

Well-maintained and updated

Reputation of Developer *

Moderately known, fair track recor

Salability *

Attracts buyers easily at fair price

Locality *

Safe, clean, decent facilities

Basic Infrastructure *

Adequate infrastructure, occasional

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	Completed
2	PLINTH	20.00%	20.00	Completed
3	R.C.C. ABOVE GROUND	40.00%	40.00	Completed
4	BRICKWORK	10.00%	10.00	Completed
5	INTERNAL & EXTERNAL PLASTER	5.00%	5.00	Completed
6	FLOORING	5.00%	5.00	Completed
7	PLUMBING & ELECTRIC WORK	5.00%	5.00	Completed
8	DOOR, WINDOW & PAINT	3.00%	3.00	Completed
9	FINISHING & POSSESSION	2.00%	2.00	Completed
	Total Completion (%)	100%	100	

Recommended

100

IS THE PROPERTY TECHNICALLY ACCEPTABLE ?*

YES

MARKETABILITY OF PROPERTY*

GOOD

REMARKS ON THE PROPERTY

Subject property is 2 BHK flat situated on 2nd floor of Building- G consisting of Ground + 7 upper floors.

TSR DEVIATION

DEVIATIONS IN THE
PROPERTY/DOCUMENTS
AVAILABLE

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	Signed ATS/ Sale Agreement	Signed draft agreement mentioning boundaries to be	Select	Delete
2	OTC Conditions	Vacant property for Resale case	Property should be vacated before cheque handover.	Select	Delete
3	OTC Conditions	Property Tax receipt	Latest PTR to be documented.	Select	Delete
4	OTC Conditions	E bill/Utility bill	E Bill to be documented.	Select	Delete
5	OTC Conditions	seller buyer pic in front of the property with selfie	Seller buyer selfie to be documented before cheque	Select	Delete

SR.No.	TSRCONDITIONSCOMPLIANCE		Delete
1		Select	Delete

TSR PREPARED BY * HHF02920 GAURI MADHAV NANDURKAF

TSR APPROVED BY *

HHF03101 ABHIJEET EKNATH GAYA

TSR PREPARED ON(DATE) * 25-Jun-2026

SUBMITTED ON (DATE) *

25-Jun-2026

Feedback as stated by respondent :

Feedback :

DocumentCategory : *

Upload : No file chosen

Id	Proof	File Uploaded	File Download
1	Property Photos	ERPS/Documents/Applications/2026/6/25/TSRSITEVISIT_135960250626173837_PhotosheetShaikh.pdf	Download
2	Ownership Documents	ERPS/Documents/Applications/2026/6/26/TSRSITEVISIT_135960260626151216_ShaikhSellerIndexII.pdf	Download
3	Ownership Documents	ERPS/Documents/Applications/2026/6/26/TSRSITEVISIT_135960260626151216_SalePlanInSellerAgreement.pdf	Download
4	Ownership Documents	ERPS/Documents/Applications/2026/6/26/TSRSITEVISIT_135960260626151216_ShaikhDraftDeedofAssignment.pdf	Download
5	Revenue Documents	ERPS/Documents/Applications/2026/6/26/TSRSITEVISIT_135960260626151216_ShaikhPropertyTax.pdf	Download
6	Other Documents	ERPS/Documents/Applications/2026/6/26/TSRSITEVISIT_135960260626151217_SocietyRegistrationANDShareCertificate.pdf	Download
7	Ownership Documents	ERPS/Documents/Applications/2026/6/26/TSRSITEVISIT_135960260626151217_ShaikhSellerAgreement.pdf	Download
8	Mail Approvals	ERPS/Documents/Applications/2026/6/26/TSRSITEVISIT_135960260626155941_ZTMapprovalForSellerBuyerSelfieOTC.pdf	Download

Site Visit Details :

Visit Completed :*☒

Latitude:*

18.62816

Longitude:*

73.78366

Current Date & Time:*

6/25/2026 17:25:44

Upload :*

Choose File

No file chosen

Id	File Uploaded	File Download
1	ERPS/Documents/Applications/2026/6/25/TSRSITEVISIT_135960250626172544_VisitShaikh.jpeg	Download

Comments Block:

Comments :

Comments By :

HHS20081

Comments On:

08-Sep-2026

Status :*

Approved

Documents Required

S.#	Comments By	Comments On	Status
1	104359 - System User - EXECUTIVE-IT DEVELOPER	04-Jun-2026	Approved
Comments :System Auto Assign			
2	HHF02920 - GAURI MADHAV NANDURKAR - CLUSTER MANAGER TECHNICAL	05-Jun-2026	Sent Back
Comments : (Application Sent Back to previous user) Documents Pending on :ALL. Comments : Kindly provide technical documents			
3	HHF03101 - ABHIJEET EKNATH GAYAKWAD - AREA MANAGER TECHNICAL	25-Jun-2026	Approved
Comments :ok Verification request is Re-Assigned from HHF02920 : GAURI MADHAV NANDURKAR To HHF02920 : GAURI MADHAV NANDURKAR			
4	HHF02920 - GAURI MADHAV NANDURKAR - CLUSTER MANAGER TECHNICAL	25-Jun-2026	Approved
Comments :Need to add documents.			
5	HHF03101 - ABHIJEET EKNATH GAYAKWAD - AREA MANAGER TECHNICAL	26-Jun-2026	Clarify
Comments :check			
6	HHF02920 - GAURI MADHAV NANDURKAR - CLUSTER MANAGER TECHNICAL	26-Jun-2026	Clarified
Comments :1) Subject case is purchase existing case. 2) Subject property is 2 BHK flat situated on 2nd floor of Building No. G consisting of Ground + 7 upper floors. 3) Copy of Index II, Seller Agreement, society registration, share certificate, Draft deed of assignment, property tax receipt has been received. 4) At the time of visit property was occupied by tenant- Mrs. Padmapriya Kella. 5) Visit was done in presence of tenant- Mrs. Padmapriya Kella. 6) Built up area as per sellers agreement has been taken for valuation. 7) Geo co-ordinates: Lat- 18.707518, Long- 73.785708			
7	HHF03101 - ABHIJEET EKNATH GAYAKWAD - AREA MANAGER TECHNICAL	26-Jun-2026	Clarify
Comments :attach approval			
8	HHF02920 - GAURI MADHAV NANDURKAR - CLUSTER MANAGER TECHNICAL	26-Jun-2026	Clarified
Comments :1) Subject case is purchase existing case. 2) Subject property is 2 BHK flat situated on 2nd floor of Building No. G consisting of Ground + 7 upper floors. 3) Copy of Index II, Seller Agreement, society registration, share certificate, Draft deed of assignment, property tax receipt has been received. 4) At the time of visit property was occupied by tenant- Mrs. Padmapriya Kella. 5) Visit was done in presence of tenant- Mrs. Padmapriya Kella. 6) Built up area as per sellers agreement has been taken for valuation. 7) Geo co-ordinates: Lat- 18.707518, Long- 73.785708.			
9	HHF03101 - ABHIJEET EKNATH GAYAKWAD - AREA MANAGER TECHNICAL	26-Jun-2026	Approved
Comments :Resale purchase case. PCMC limit property. Age of the property is 20 years old. Tenant occupied property. Property is 2 BHK flat situated on 2nd floor of Building No. G consisting of Ground + 7 upper floors. Property is occupied by tenant- Mrs. Padmapriya Kella. Locality and marketability of the property is good. Doc received:- Index II, Seller Agreement, society registration, share certificate, Draft deed of assignment, property tax receipt has been received.			
10	HHF00639 - AMEY KETKAR - REGIONAL MANAGER TECHNICAL	26-Jun-2026	Approved
Comments :Okay as recommended. Pre disbursement and OTC conditions to be fulfilled.			

GEO Location Capture :

Latitude:

18.707518

Longitude:

73.785708

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