

CMAIN PAGE)

Task Manager

Reminder

Relail Core

~~CD~~ Conomise Reford

DGR/Govt Policy Low

Bank wise Technical Policy.
~~Doc Policy~~

Slide wise Red scale Link

Under Construction Project

Real Research Graphs.

Broker Data

Learnings

Software Tutorials.

Planning:
Address:

Bank Branch:

Enq Name:

Maker Name:

Type of Case:

Type of Property:

Special Information:

Pincode Hyderabad:
C Road number, C-2, -ve (noted elsewhere)

TASK Management

Reminder

Version: 1.0

Medical: _____

Mobil No. _____

No: _____ Checker No: _____

No: _____

Approved: _____

TAT: _____ hrs

Configuration

Age of property: _____

Fees: _____

Priority: _____

Project: Special Information

Baildy: (Special Information)
Bank Policy: -

Project Detail

Code details

Documents

Measurements

Site details

Property Details

Valuations

Google API

Compliance

Remarks: ^④ generate to be set

Graphs

Declaral Policy link

ALL links

Rating 10-15/5 sites

Draft Index

Valuation Report

② Draft Index

③ Draft Policy Map

① IGR
② Dea
③ Documents
④ Tonn
⑤ MDC
⑥ Aado DCR
⑦ CTDCO

Protected details

ⓧ Protected

ⓧ Anomolies

ⓧ Protected Sarmacy (Cellular area boundary)

ⓧ Documents ~~Ind.~~

ⓧ Blue Rebel. Flat Shops Showeroom office

Individual land
Individual 2nd fl.

ⓧ Towers

ⓧ Vera details + Vera link c/w In

ⓧ Lonny

ⓧ Protected is in demoshin list yes/no — Yes directly in Remarks

ⓧ " " Road side.

ⓧ " " unapproved Floor.

ⓧ " " Beildy line violator.

Attached.

 Part of Annex.

Documents

Doc Set Code.

Bank Document Policy

Submitted doc

Pending document

Owner's document

Authority issue

24

Type of Property

Type of ownership: leasehold or freehold

Type of Tenure: H/L

Resale

Acquire

LAR (Add on/other)

Docm Acquire

Acquire Acquire

Remarks

Authority issue

+

Docm Acquire

Yes

No

Date

Date/Time

Date/Time

Remarks

Docm Acquire

Case details

① Application No. _____ ② LVPL No. _____

③ Applicant Name: _____

④ Customer Name: _____

⑤ Bank Branch Name: _____

⑥ Confused Person Name: _____

Confused Person Vehicle No: _____

⑦ Property type: _____

⑧ Type of ownership: _____ Owner Name _____

⑨ _____

✓ Share ✓

⊕

☒ Ammeter

⊕

① Postal Address: _____

② Legal Address: _____

TP No _____ FP No _____ OP No. _____

Plot No _____ Block No. _____ Khajana No _____

Dist Name _____ State _____

Street Name: _____ Area: _____ Location: _____

Neighboring location _____ Ward No: _____ City: _____

SR No. _____

Village: _____ Taluka: _____

Pin Code: _____

Sector: _____

Unit details

Type of Project:
~~Property~~ of Property
 details

Type of Units:-

Units Floor No.

→ No of stories As per Plan
 No of stories on site:-

USABLE AS per Plan/DOC

USABLE ON site
 Floorwise

Floor	Area	Unit No	Estimated	Residual Area
Base				
GF				

☒ Report

No of Units/Towers:-

No of Lits in Building:-

③ Project Occupancy level:-

④ Floor occupancy level:-

⑤ Economic Life of Building:-

⑥ Age of property:-

⑦ Residual Age of property:-

④ Flats per floor:

⑤ No of Floors:

⑥ Protect Amenities:

⑦ Security system:

⑧ View from Unit: Sea / Road / Garden

⑨ Configuration _____

Bedroom _____

Bathroom _____

Kitchen _____

Liv/Din _____

Total room _____

⑩ Location of Flat right left opposi to Staircase / lift.

⑪ Electrical Meter Reading / Position.

⑫

Information

(*) Water Connected: Yes / No.
If Yes then: BMC / Boroweli

(*) Sewerage and drainage Connected: _____

(*) Power Supply Yes / No

(*) Property Access Road Width: _____

(*) Property Partly in Cession Area: _____

Property Boundaries.

Direction	As per Ownership	As per Site	As per plan
N			
S			
W			
E			

⊕ Z1 Boundaries matching _____.

⑦ Risk of High tension line _____

⑧ Is it locked property _____

⑨ Govt As per Approved Build plan / By law Yes/No

⑩ Type of structure _____

⑪ Property documents Verified _____ (Documents)
⑫ Sanction plans verified with approval No. _____
⑬ Remarks on Documents Verified: _____

⑭ Neighborhood Check: Sellers Name Verified.
If Not state remarks for the same.

⑮ We had checked with Society office and Sellers Name is Verified.
If Verification is not done state reason, Society office was closed.

Occupation

① Property status: self occupied / _____

② Property occupied by _____ YES (since) _____

③ Relation with Customer _____

④ No of tenants in property _____

G F	No	Usage
FF		
SF		

⑤ Seller Name: _____

⑥ Seller Type: _____

① Property Description: _____

② ~~Access~~ Site Access _____

③ Type of Road _____

④ Condition of Approach Road _____

⑤ Approving Authority: _____

Corporation / Municipal limit / Town Panch

⑥ -ve Information about property.

Leasehold.

Answer

- (A) Type of property: _____
- (✓) Name of Lessor: _____
- (✓) Name of Lessee: _____
- (✓) Nature of lease: _____
- (✓) Term of renewal of lease: _____
- (✓) Initial Premium: _____
- (✓) Ground rent per annum: _____
- (✓) Transfer charges: _____
- (✓) Remaining period of lease: _____
- (✓) Unearned income payable to the lessor in event of sale of transfer: 50%.

Surroundings

- ⑤ Property Surroundings: Dev / Border dev. / Develop
- ⑥ Class of Locality: _____
- ⑦ Proximity to Civic Amenities: _____
- ⑧ Neighbourhood Development: _____
- ⑨ View from the

① NDMC Parameters

① Which Seismic Zone property is Located in _____

Environmental
Exposed Condition: _____

② Which Cyclone area is the Building is Located in _____

- FS plan is inline
with OCR Margins _____

③ Which Flood Area is the Building is Located _____

- Chances of Compromise

④ Which Land slide is the _____

- FSZ Achieved

⑤ Degree of Risk Associated _____

- Set back distance

⑥ Property Fall in CRZ - _____

- Any Extension in Future

⑦ Any Risk of Demolition. Yes / No _____

- Soil Slope Vulnerable
to land slide.

⑧ Footing Type _____

- vertical deviation

⑨ Flood Prone area _____

- Fire of building

⑩ Steel Grade _____

⑪ Height of Building above ground level :-

⑫ Concrete Grade - _____

Specifications

⑤ Quality of Construction.

⑥ Exterior

⑦ Interior

Type of

⑧ Type of Construction

⑨ Quality of Work

Date of	% Complete	% of work
Date	100%	100%

⑩ Ren

⑪ Nature of Soil.

⑫ Structure Condition

⑬ Material Quality.

⑭ Cracks. _____

⑮ Roof: _____

⑯ Walls: _____

⑰ Floorings: _____

⑱ Fixtures/Fittings: _____

⑲ Doors/Window: _____

⑳ Overall observation _____

⑧ Stage of Work

⑧ Rental After Completion: _____

Measurement Tab

mail | whatsapp

Measurement use for Plan/Document

Terrace	Area	1. Area	2. Area	3. Area
Balcony	1			
Other				
Roof area				
Total				

* Spread sheet for detail Calculation.
(i.e. multiple unit Calculation for record).

Site Measurement



Amended.
☒

Nikhil's Tech

Age

Residual Age. Configuration:!

Usage:-

② Ready Reconno Rate!
Value!
Type of pr
Village! } move from
data Entry.

③ Base rate deviation + 5% - 5% } Deviation grid.

④ Zone Base matrix Locat 10% Min Rate! Max Rate!
⑤ Analogy deviation! - Configuration! Rate! Value! diff!

⑥ Field matrix Configuration! Same field! Current field! diff!

⑦ Comparable : ① select option.
②
③

⑧ Depreciation. right side!.

⑨ Area!.

⑩ Link option for other web site!.

⑪ Google Broker list ~~and~~ Pin Code Specific + Manual. → C Bank upload.

Compliance:

- ① Age of Property.
- ② Documents.
- ③ Plot loan with Approved plan.
- ④ Property out side geo limit.
- ⑤ Age of Property Above 60 yrs.
- ⑥ Property without documents.
- ⑦ Govt Property.
- ⑧ illegal property.
- ⑨ Property listed in demolition list.
- ⑩ Value gap is more than 5% _____
- ⑪ Core value deviation 10% _____
- ⑫ Bank policy deviation: _____
- ⑬ over valuation. _____
- ⑭ EC Not Available. _____
- ⑮ Ownership Doc. Not Available.

④ Indestructible Property.

⑤ Open plot Valuation

⑥

Perimeters

fold

Color Code after

7 sentence salad

Home Improvement / self Conf

① Architect. Certificate Available Yes/No

② Upload Arch. Estm

Upload

View

✓
Approved

③

④ Approved Estm

Upload
Spread
sheet
or
Image

View

Approved
Yes/No

⑤

Promotes

Deviator

Property Deviator

- ① Horizontal
- ② Vertical



③ Floor Deviator Details

Floor	Approved	

② Sale rate Enquiry/

As per Guest

As per Site Enay

" " Broker

Project Name	Type of Project	Configure	Area	Rent per month	Value	Yield $(\text{Rent} \times 12 / \text{CV}) \times 100$	Remarks (No of Cor floors Bed room, living 2

② Stage Calculator

① standard

② Bank Zone Stage Calculator.

Calc Bank Zone

Answer

Current stage	% Recommended
0	30%

GEO-tagging

Lat _____

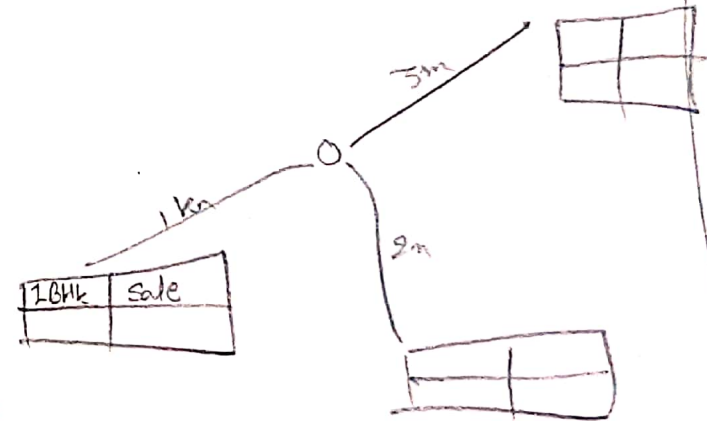
Long _____

satellite Image



Distance from Nearest Comparable

Answer



⑧ Armoured

⑨ Write Up

⑩ Upload Image
Description

Upload

All
+

Attach document to Report

Yes No

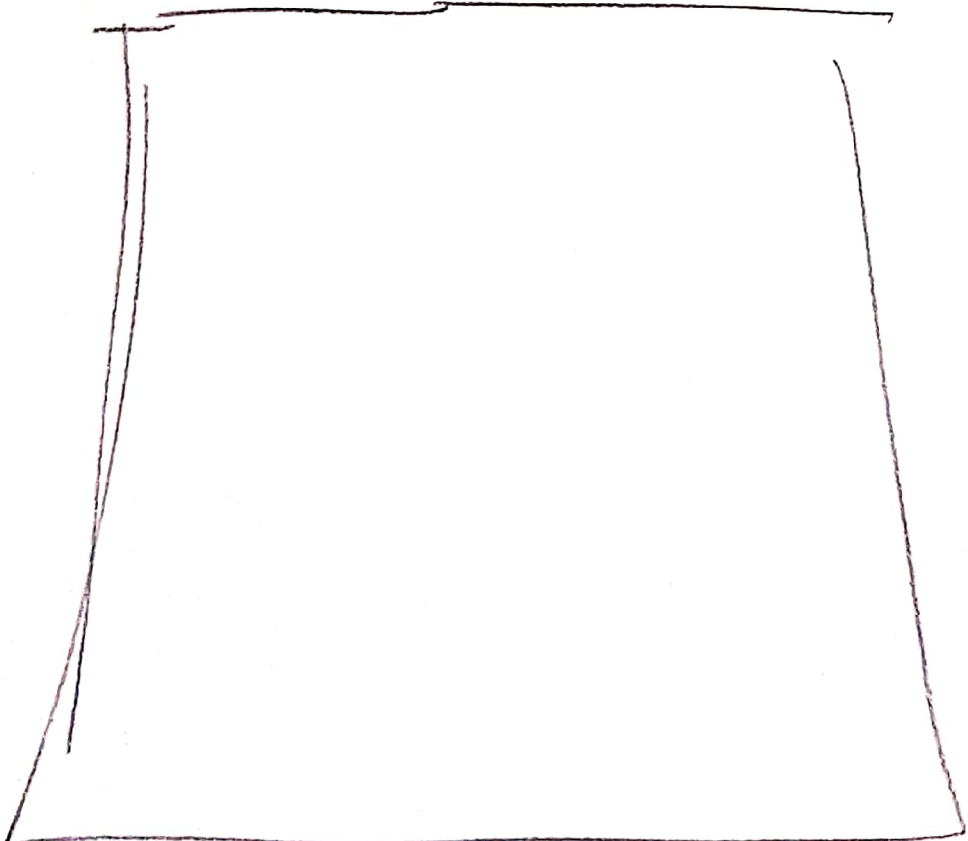
② Nearest Railway Station _____

③ Nearest Bus Stop _____

④ Nearest Hospital is _____

⑤ " Road _____

⑥ _____



~~X~~ Project observation

- 1) construction as per approved plan or not Yes/No
- 2) Please check the security board of notices of any other institution find on property
- 3) unit / plot demarcated or not
- 4) whether peripheral boundaries as per plan in maintain
- 5) marketability.
- 6) Is property locable / identifiable
- 7) demolition Risk. of unauthorized part of property at site.
- 8) customer co-operation in valuation
- 9) proper accessibility is available to reach the property
- 10) Is there any adverse feature like slum, graveyard are nearby side
- 11) Is surrounded by factory / godown etc
- 12) Is property in residential area where major housing complex, school are surrounding apart from electrical connection
Yes/No

- 13) Activity on site
- 14) Labour on site
- 15) Permissible Use Master
- 16) Property technically acceptable
- 17) Permissible usage allow as
per master plan
- 18) Enlisted for any negative authority
action
- 19) Structure conforming local by laws
- 20) Property identify through - key plan / technical / customer
doc / shown
property