

Technical Evaluation Report

BHANU PRATAP

| Application No.3000017606 | Request No.IND-384965 | Mortgages

Address

Unit No :Floor No :1, Building Name :NA, Project Name :HIMANSHU GREENS, PHASE 2, Revenue Record No :PLOT NO. 78, ON PART OF KH NO. 137, SITUATED AT HIMANSHU GREENS, PHASE 2, VILLAGE KOTRA, TEHSIL HUZUR, DIST BHOPAL, MP-462042, Plot No :78, MANDIDEEP, Himanshu green, Mandideep, KOTRA, Mandideep, Goharganj, Raisen, Madhya Pradesh - 462046

Product	RI/NRI Flag	Variant	Sub-Variant
HOME LOAN_AHF	RI	PLOT AND HOME CONSTRUCTION LOAN	["New"]
Transaction Type	Property Type	Sub Type	Unit Type
Builder Resale	Residential	NA	Independent house
Latitude	Longitude	Date and Time of Approval	Visited by and Agency Name
23.099102	77.484505	05/03/2024 17:50:08	TE59170 and RTC Business Consulting Pvt Ltd
Loan Categorization	Reason for Loan Categorization	--	--

Property Address

Pincode	State	City	District
462046	Madhya Pradesh	Mandideep	Raisen
Taluka	Locality	Village	Street/Building.No & Name
Goharganj	Mandideep	KOTRA	Himanshu green
Landmark	Project/Society/Commercial/Industrial Estate Name		Property Type
MANDIDEEP	HIMANSHU GREENS, PHASE 2	78	Residential
Unit Type	Building/Wing Name	Floor No	Unit No.
Independent house	NA	1	--

Revenue Record Type & Number

PLOT NO. 78, ON PART OF KH NO. 137, SITUATED AT HIMANSHU GREENS, PHASE 2, VILLAGE KOTRA, TEHSIL HUZUR, DIST BHOPAL, MP-462042

Property Details

Within Geo Limit	Class Of Locality	Property Jurisdiction	Sanction Authority Name
No	Middle Class	Grampanchayat	GRAM PANCHAYAT
Sanction Usage	Actual Usage	Type of Structure	Plot Area (Sqft)
Residential	Residential	RCC	700
Basement Levels	Parking Levels	Livable Floors	Structure Configuration
0	0	1	G
Society Registered	Unique Property ID	Property Entrance Facing	Construction Status
No	--	South East	Not Started
APF Flag	Floor Number	Property Transaction Type	Count Of Properties
No	Ground Floor	Builder Resale	1

Floor Details

Occupied By	Occupant Name	Occupied Since
--	--	--

Ground Floor

Unit Number	Unit Configuration	Unit Type and Count
1	1 BHK	Bedroom-1, Living-1, Kitchen-1

Property Maintenance

Property Age(yrs)	Residual Age(yrs)	Internal Maintenance	External Maintenance
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Boundaries

East

As Per Document As Per Site Visit Linear Dimensions(ft)

COLONY ROAD **COLONY ROAD** --

West

As Per Document As Per Site Visit Linear Dimensions(ft)

OPEN SPACE **OPEN** --

North

As Per Document As Per Site Visit Linear Dimensions(ft)

PLOT NO. 79 **PLOT NO. 79** --

South

As Per Document As Per Site Visit Linear Dimensions(ft)

COLONY ROAD **COLONY ROAD** --

Capture Plot Sketch
For Irregular Shape
Plots

Plot Demarcated

Boundaries Are
Matching

No Yes Yes

Deviation Remarks

IDENTIFIED BY T&CP LAYOUT

Unit Amenities

Flooring Paint Quality Doors Windows

-- -- -- --

Plumbing Views & Facing Electrical Fittings Kitchen

-- -- -- --

Corner Plot Any Other?

-- --

Project Amenities

Project Amenities	Any Other?	Seating Capacity	Ceiling Height (Ft)
--	--	--	--

Surrounding Amenities

Public Transport In 1 Km Vicinity	Other Amenities In 1 Km Vicinity	Infra Surroundings	Any Other?
Railway Station	--	Developing	--
Accessibility			
--			

Fair Market Valuation

Valuation Methodology

Sale Comparison

Land/Existing Structure Value

Description	Saleable Area(Sqft)	Rate per Sqft	Amount (INR)
Plot Area (Sqft)	700	900	6,30,000

Unit Value

Valuation On

Saleable Area

Description	Carpet Area(Sqft)	Saleable Area (Sqft)	Rate per Sqft	Amount (INR)
1	504	630	1,400	8,82,000
Total	504	630	--	8,82,000

Fair market value/Realisable

Rs.15,12,000

Round Off Total

Rs.15,12,000 (Fifteen Lakh Twelve Thousand Rupees Only)

Valuation as per Government Rates

Description	Area (Sqft)	Rate (INR)
Land/BU/SBU	700	399
Construction	630	557

Gross Value

Rs.6,30,210

Construction Value

Construction Area(sq. ft)	Approved Cost(per.Sq. ft)	Cost of Construction
0	--	--

Construction Progress Details

Stage of Amenity

% Completion: 0 % Recommendation: 0

Stage of Structure

% Completion: 0 % Recommendation: 0

Fair market value/Realisable value as on date: Rs.6,30,000

Comments on construction

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Distance Range of the Project

Distance From CPC (kms)	Distance From City Center (kms)	Distance from Sourcing Branch (kms)	Latitude
20	20	20	23.099102
Longitude	One Way Distance From Operating Location (kms)		
77.484505	20		

Site Photographs



WhatsAppImage20240225at121015PM2



WhatsAppImage20240225at121015PM



WhatsAppImage20240225at121018PM1



WhatsAppImage20240225at121017PM



WhatsAppImage20240225at121018PM2

Remarks

NFA's/Adherence checks required based on observations

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General Observations

PROPERTY IS PLOT NO. 78, ON PART OF KH NO. 137, SITUATED AT HIMANSHU GREENS, PHASE 2, VILLAGE KOTRA, TEHSIL HUZUR, DIST BHOPAL, MP-462042. PROPERTY IS IDENTIFIED BY T&CP LAYOUT. DOCUMENT PROVIDED IS SALE AGREEMENT IN THE NAME OF SHRI BHANU PRATAP S/O SHRI BHAGIRATH SINGH BAGHEL, DIVERSION ORDER, T&CP LAYOUT. VALUER IS NOT RESPONSIBLE FOR ANY LEGAL DISPUTE AT PROPERTY. THE SAID PROPERTY IS SITUATED IN DEVELOPING LOCALITY WITH AVAILABILITY OF BASIC AMENITIES. ESTIMATE NOT RECEIVED SAME IS REQUIRED. WE HAVE RECEIVED COST ESTIMATE FOR THE PROPOSED GF OF BUA 630 SQFT.

Document Vetted

Document Name	Document Reference	Document Date	Authority
SALE AGREEMENT	--	31/01/2024	--
DIVERSION ORDER	10/A-2/2015-2016	17/11/2015	SDO
T&CP LAYOUT	723	20/10/2015	T&CP
COLONY DEVELOPMENT PERMISSION	05/2016	08/03/2016	--
ESTIMATE	NA	--	NA

Rate Reference

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Is the property valued under market practice?

Yes

Site Visit Details

Name Of The Person Met At Site	Relationship Of The Person Met At Site	Mobile No. Of The Person Met At Site	No Of Site Visits
BHANUPRATAP	Self	+91 6262878767	1

Collateral Type	Category Classification	Sub Collateral Type
affordable	typel	Open plot

User Information

Visited By	Visited User Type	Approver Name ID	Date Of Site Visit
RTC Business Consulting Pvt Ltd	External	--	25/02/2024
Approved By	Approved By ID	Approved Date	
Deepak Agrawal	HF376635	05/03/2024 4:32:03 PM	

Pushpendra Sengar(HF439510)	Recommended
TM Recommender	05/03/2024 4:26:33 PM
Dear Sir, Requesting Re-Vetting. case is booking in PC.	

Deepak Agrawal(HF376635)	Approved
RTM Approver	05/03/2024 5:45:06 PM
Approver Remarks	
Ok to consider the report subject to plot demarcation to be done - Funding against Built up to be done after obtaining approved sanction map and estimate, further verified by vendor. - Subject to clear legal report - Type I	

DECLARATION

I/We hereby declare that : 1. The property was inspected by me/us. 2. I/We have no direct or Indirect Interest in the property valued 3. The information furnished above is true and correct to my/our knowledge

Disclaimer : I/We have no direct or indirect interest in the property valued. The property inspected by our authorized representative along with the owner's representative and information furnished in the report is true & correct to the best of our knowledge & as per the documents provided by financial Institution or Property Owner/ Applicant (we have not done any due diligence on the documents shared with us for the purpose of this valuation). The fair Market value of such properties vary, depending on the future market conditions and scenarios thus the valuation needs to be periodically reviewed.