



## Basic Criteria considered while buying a Property

S.N	Criteria	General Preference	Expectation
1	Locality / Area	Nice Locality with sufficient ground water. (Avoid - Slum / Burial / Burning Ground / Low Lying area / Canal / Lake, etc)	No Compromise
2	Approval	CMDA / DTCP approved is always preferred. (Purchase of Patta land is subject to building plan approval from government under Regularisation scheme in CMDA Limit) No Loan feasibility for Patta Land unless it has building plan approval.	
3	Acquisition	Area should be free from acquisitions like ASI, PWD, Highways, Housing Board, etc.	
4	Title / Document / Papers	Clear title without any Legal Issues / Free from Double Document / Non-rectifiable Document Errors / Without any loss / damage / Up to date Revenue Records.	
5	Accessibility / Proximity	Near to Bus & Railway Station / Shops / School / Hospital / Bank, etc.	
6	Plot Extent / Area	To Suit every individual's requirement (1000 Sqft to 2400 Sqft). Plot availability below one ground (2000 / 1800 / 1500 / 1200 / 1000) is limited.	Compromise is possible here basis our requirement
7	Plot Dimension / Frontage	Square / Rectangle (Minimum 25 Feet Frontage) No cross or irregular shape / Corner is always preferred / To meet Vasthu	
8	Plot Direction / Facing	East / North / South / West	
9	Road Width / Type	60 / 50 / 40 / 30 / 24 / 20 / Cement Road / Tar Road / Mud Road	
10	Loan Flexibility	Seller has to Co-operate to Initiate Sale Agreement if settlement is through Loan.	Getting tick in the box for 12 / 12 is least possible.
11	Guideline Value / Registration Value	If purchased through Loan, Seller to co-operate for Higher Registration Value enabling the Buyer to get Maximum Loan as Higher Registration Value leads to Tax on Capital Gain for Seller	
12	Price / Budget	Affordable Price to suit our budget	