



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-134063	Application No.:	77000331583
Customer Name:	Saleem Shaik	Branch :	(10817) KALYAN-MUMBAI
Product Name:	Apna Ghar - Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Saleem Shaik	Mobile :	8142786781 7499441160

PROPERTY ADDRESS

Property Address:	Flat No. 201 On Second Floor Of Concept Building,Viii B On Plot No. 12 B Block,Puppalguda Village A,And Gram Panchayat Rajendranagar Mandal Now Comes ,Under Gandipet Mandal Ranga Reddy District Telanga	Location:	Yapral
Legal Address:	Flat No. 201 On Second Floor Of Concept Building Viii B On Plot No. 12 B Block In Survey No. 115 Puppalguda Village And Gram Panchayat Rajendranagar Mandal Now Comes Under Gandipet Mandal Ranga Reddy District Telangana State.	City:	Hyderabad
		Pin Code	500089
		State:	Telangana
		Country	India
		Nearby Landmark:	A K Palace Function Hall And Bu N School
		Collateral ID:	I26HYD089-074485

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Rural	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor	3	1	3	3 BHK
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenants	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Tenats	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open To Sky	Open To Sky	Open To Sky	Corridor
Actual on Site	Open To Sky	Open To Sky	Open To Sky	Corridor And Stair Case And
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	162	Land/Build up/Saleable Rate	null
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	1	Floorwise Usage:	THE SUBJECTIVE

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	162	0	0
Carpet Area	780	0	0
Super Built Up/Sellable Area	1000	5000	5000000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5000000
% Recommended	100	Realizable Value:	5000000

Realizable Value In Words : Rupees Fifty Lakh

Visited By:	Mr. Pilli Prakash	Visited on:	11-Aug-2026
Violations observed (if any):			
Remarks:	null 1.case type is top up,2.provided sale deed vide no 5275/2023 by sayeed unnisa and gpa syed asifuddin in favour of syed asifuddin in favour of shaih saleem and shaik sabrin for flat no 201 in 2nd floor having 1000 sft with 18 syds uds out of 200 syds.2.property identified by power bill verified at site.3.as on the date of visit assisted by watch man of apartment and informed regading visit to applicant.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By: Pilli Prakash

Recommended by:

Recommender's Comment:

Entered On: 12-Aug-2026

Completion Status: Constructed

Approver Name: Kamatam Babu

Designation: Senior Product Manager

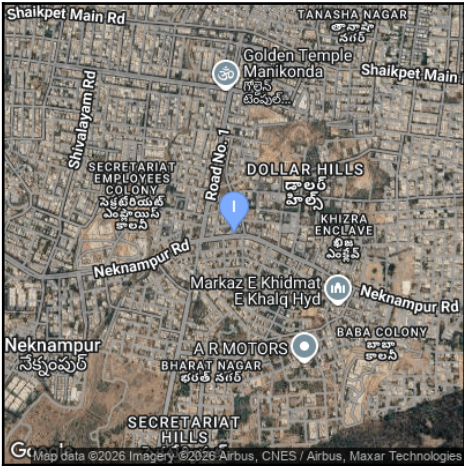
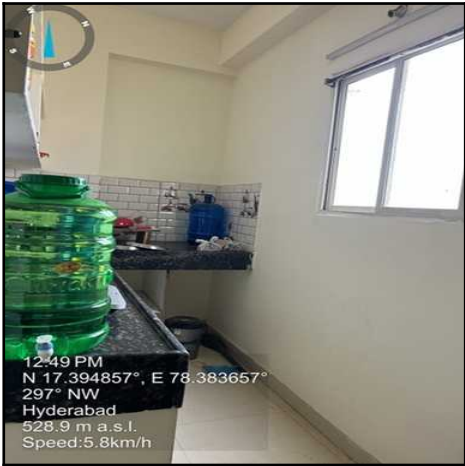
Approver Recommendation : RECOMMENDED

Conditional Remark:

Approver ID: HE000190

Approved On : 12-Aug-2026

Approver's Comment: collect noc from tenant



Longitude: 78.3835277777778

Latitude: 17.394547222222222

Image Taken 11-AUG-2026 12:40:17

Longitude: 78.38371944444445

Latitude: 17.394927777777777

Image Taken 11-AUG-2026 12:49:05

DECLARATION

I/We herby 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.

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