



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149999	Application No.:	77000347652
Customer Name:	Shobana Stella	Branch :	(10068) CHENNAI-TAMBARAM
Product Name:	HI - Rhl - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Shobana Stella	Mobile :	9840512884 7010306245

PROPERTY ADDRESS

Property Address:	,Plot No.43.Osiya Garden,Vaiyavur Village,,Kancheepuram 631605.	Location:	Walajabad
		City:	Kancheepuram Pin Code 631605
		State:	Tamilnadu Country India
Legal Address:	S.F.No.384/1,2,3,385/1,2,3,4,386/14,18,2,3,393,394,395,396/1,2,398/1,2,3,4,54, 581,399/1,400/14, 404/2, 381 And 30,New S.F.No.404/26,Plot No.43.Osiya Garden,Vaiyavur Village,Kancheepuram Joint I Sro,Kancheepuram Taluk And District.	Nearby Landmark:	Osiya Garden
		Collateral ID:	I26KRM605-082250

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	44
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Ground Floor				VACANT LAND
First Floor				
Second Floor				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Vacant Land	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant Land	0

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.44	397 Land	7.2 M Wide Mgr Road	7.2 M Wide Mgr Road
Actual on Site	Vacant Land	Vacant Land	24 Ft Wde Bt Road	24 Ft Wde Bt Road
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	1630	Land/Build up/Saleable Rate	335
Constructed Area:	3260	Constructed Rate :	0
Total Value ₹:	546050	Floorwise Usage:	NA -VACANT LAND

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1630	1800	2934000
Carpet Area	2608	0	0
Super Built Up/Sellable Area	3260	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2934000
% Recommended	0	Realizable Value:	2934000

Realizable Value In Words : Rupees Twenty-Nine Lakh Thirty-Four Thousand

Visited By:	M Natarajan_Hfc	Visited on:	31-Aug-2026
Violations observed (if any):	Report Is Getting Released Based On Approved Layout Sketch.		
Remarks:	null property is of vacant land.documents provided are copy of un reg.sale agreement deed between mrs.k.annapoorani (seller) and mrs.shobana stella (buyer),dt.28.08.2026,plot no.43 ,extent-1630 sft.copy of sale deed infavour of mrs.k.annapoorani ,doc no.2145/2025,dt.20.06.2025.copy of layout sketch,approved by the deputy director,kancheepuram,no.109/2022.roc no.bi5aenb4/2022/tcp,dt.11.11.2022.property was identified with help of document and the same was verified through approval layout sketch and tngis.land extent as per document and site is 1630 sft(n34 ft,s-33.14 ft x ew- 48 ft) and the same is considered.guideline value of the land is rs.335/sft and classified as residential special type ii.gps.12.846408, 79.749552.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

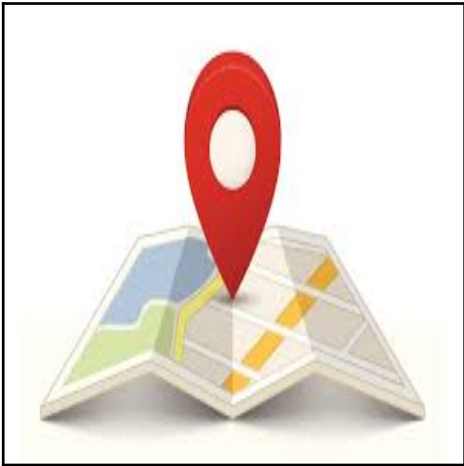
Entered By:	M Natarajan_Hfc	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Anand E	Approver ID:	HE004323
Designation:	Regional Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	recommended since land approval in place		



Longitude: 79.74954932928179
Latitude: 12.846429215035933
Image Taken



Longitude: 79.74954932928179
Latitude: 12.846429215035933
Image Taken



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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