N.V. Krishna Mohan B.E. M.sc (REV), Chartered Engineer
IBBI Regd. Valuer I (34AB) Govt. & Bank Approved Valuer I GHMC Engineer
+91 99 891 27 222 +91 40 2373 1111 kmvaluers@gmail.com

Ref No: PNB/NHM/MAR/2023/GOW/MEG/*113-7140*

To,

BRANCH MANAGER
PUNJAB NATIONAL BANK ,
BRANCH : **Nacharam Branch, Hyderabad.**

VALUATION REPORT (IN RESPECT OF FLATS)

I.	**GENERAL**			
1.	Purpose for which the valuation is made		:	For Bank security lending purpose (Semi Finished Flat Purchase)
2.	a)	Date of inspection	:	22-02-2023.
	b)	Date on which the valuation is made	:	23-03-2023.
3.	List of documents produced for perusal (Photo Copies)			
	i) Agreement of Sale in Favour of		:	**1.SMT.M ESTHER RANI,W/O M SANJAY.** **2.Mr.M SANJAY,S/o POCHAIAH** Dated : 18-03-2023. Doc.No. AV 421732
	ii)DAGPA		:	**M/s SAI RAM CONSTRUCTIONS** Dated : 12-05-2022. Doc.No. AM 962967
	ii) Approved Plan		:	Issued By : **GHMC** File No:2/C1/04663/2021, Permit No.2/C1/08813/2021 Date: 04-08-2021
4.	Name of the Owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		:	**1.SMT.M ESTHER RANI,W/O M SANJAY.** **2.Mr.M SANJAY,S/o POCHAIAH**
				Phone No. --

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8-3-833/88, Phase - I,Kamalapuri, Colony, Hyderabad - 500 073, Telangana
SBI, BOB, KB, LIC - HFL
BOI, AHFL, PNB, ICICI
nvkktk@gmail.com
kittunvhyd@gmail.com

	Brief description of the property (Including leasehold / freehold etc)			
	Semi Finished Flat No.301(West Face),in Third Floor,"**SAI NARSAIAH RESIDENCY**",in Plot No.36,in Sy No. 86,Situated at Suryanagar,Mallapur Village ,Under GHMC,Kapra Circle,Uppal Mandal,Medchal-Malkajgiri District-500076 Subject Property is residential apartment having Stilt + 5 Upper Floors.			
6.	Location of property			
	a)	Plot No. / Survey No.	:	Plot No.36,in Sy No. 86
	b)	Door No.	:	Flat No.301(West Face),in Third Floor, "SAI NARSAIAH RESIDENCY"
	c)	T. S. No. / Village	:	Mallapur Village
	d)	Ward / Taluka	:	--
	e)	Mandal / District	:	Uppal Mandal,Medchal-Malkajgiri District-500076
	f)	Date of issue and validity of layout of approved map / plan	:	File No:2/C1/04663/2021, Permit No.2/C1/08813/2021 Date: 04-08-2021
	g)	Approved map / plan issuing authority	:	GHMC
	h)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes ,Verified
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	--
7.	Postal address of the property		:	Semi Finished Flat No.301(West Face),in Third Floor,"SAI NARSAIAH RESIDENCY",in Plot No.36,in Sy No. 86,Situated at Suryanagar,Mallapur Village ,Under GHMC,Kapra Circle,Uppal Mandal,Medchal-Malkajgiri District-500076 Subject Property is residential apartment having Stilt + 5 Upper Floors.
7a.	Mortgage Details		:	Mortgage Area is in Fifth Floor i.e,82.29 Sqmts.But Applicant Flat No.301 is not in mortgage
7b.	Prohibited Properties List		:	Subject Property is not in Prohibited list. (Details enclosed)
8.	City / Town		:	City
	Residential Area /Commercial Area /Industrial Area		:	Residential Area
9.	Classification of the area :			
	i)	High / Middle / Poor	:	Middle
	ii)	Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	GHMC
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /cantonment area		:	No

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12.	Boundaries of the property (Land)	A	B
		As per the Document	As Per Actuals
	North	25'-0" Wide Road	25'-0" Wide Road
	South	30'-0" Wide Road	30'-0" Wide Road
	East	Plot No.61	Neighbours House
	West	Plot No.35	Neighbours House
	Boundaries of the property (Flat)	A	B
		As per the Document	As Per Actuals(Proposed)
	North	Open to Sky	Open to Sky
	South	Open to Sky	Open to Sky
	East	Open to Sky	Open to Sky
	West	Corridor	Corridor, Lift & Flat No:302
13.	Dimensions of the site	A	B
		As per the Deed	As Per Actuals
		NA	

14	Extent of the site (Undivided Share of Land)	:	39.00 Sq.yds Out of 390 Sq Yards
14.1	Latitude, Longitude and Coordinates of flat	:	17.444389, 78.576750
15	Extent of the site considered for valuation	:	39.00 Sq.yds Out of 390 Sq Yards
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: : :	Vacant N.A Rs.10,000/- Per Month
17	Under construction / Completed If under construction extent of completion	:	Under Construction 95%
II.	**APARTMENT BUILDING**		
1.	Nature of the Apartment	:	Residential
2.	Location :		
	T. S. No/Village	:	Mallapur Village
	Block No.	:	--
	Ward No.	:	--
	Village/ Municipality / Corporation	:	GHMC
	Door No., Street or Road (Pin Code)	:	Flat No.301(West Face),in Third Floor, "SAI NARSAIAH RESIDENCY"
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Under Construction
5.	Number of Floors **(As Per approved Plan)**	:	Stilt+ 5 Upper Floors
	Number of Floors **(As Per Actual)**	:	Stilt+ 5 Upper Floors
	Number of Dwelling units in the building **(As Per Plan)**	:	Each floor 2 Flats Total No.of Flats = 2*5 = 10 Flats
	Number of Dwelling units in the building **(As Per Actuals)**	:	Each floor 2 Flats Total No.of Flats = 2*5 = 10 Flats

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	VIOLATIONS IF ANY OBSERVED NATURE & EXTENT OF VIOLATIONS	:	--
	Mortgage of Flats	:	Mortgage Area is in Fifth Floor i.e,82.29 Sqmts.But Applicant Flat No.301 is not in mortgage
6.	Type of Structure	:	RCC framed structure
7.	Quality of Construction	:	Good
8.	Appearance of the Building	:	Good
9.	Maintenance of the Building	:	Good
10.	Facilities Available		
	Lift	:	Yes
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Yes, Covered
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	**FLAT**		
1	The floor on which the flat is situated	:	Third Floor
2	Door No. of the flat	:	Flat No.301(West Face),in Third Floor, "SAI NARSAIAH RESIDENCY"
3	Specifications of the flat		
	Roof	:	RCC
	Flooring	:	Tiles Flooring
	Doors	:	Main Door with teak wood & Inside Glazed doors
	Windows	:	UPVC Windows
	Fittings	:	CP & Sanitary fittings and electrical fittings with first class material
	Finishing	:	Two coats plastered and luppam finishing.
4	House Tax :		
	Assessment No.	:	-
	Tax paid in the name of	:	-
	Tax amount	:	-
5.	Electricity Service Connection no.	:	-
	Meter Card is in the Name of	:	-
6	How is the maintenance of the flat?	:	Under Construction
7	Sale Deed Executed in the name of	:	1.SMT.M ESTHER RANI,W/O M SANJAY. 2.Mr.M SANJAY,S/o POCHAIAH
8	What is the undivided area of land as per Sale Deed?	:	39.00 Sq.yds Out of 390 Sq Yards
9	What is the plinth area of the flat?	:	1000.0 Sft
10	What is the floor space index (app.)	:	2.67
11	What is the Carpet Area of the flat?	:	700.00 Sft
12	Is it Posh/ I class / Medium / Ordinary?	:	I class

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	s it being used for Residential or Commercial purpose?		:	Residential
	Is it Owner-occupied or let out?		:	Vacant
5	If rented, what is the monthly rent?		:	Rs.10,000/- Per Month
IV	**MARKETABILITY**			
1	How is the marketability?		:	Easy & Good
2	What are the factors favouring for an extra Potential Value?		:	Situated in good Residential area
3	Any negative factors are observed which affect the market value in general?		:	--
V	**Rate**			
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)		:	Rs. 5100.0 /SFT to Rs.5500/- SFT
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison(give details).		:	Rs. 5300.0 /Sft
3	Break - up for the rate		:	
	i)	Building + Services	:	Rs. 1600.0 /Sft
	ii)	Land + Others	:	Rs. 3700.0 /Sft
4	Guideline rate obtained from the Registrar's office(an evidence thereof to be enclosed)		:	Rs. 2500.0 /Sft
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**			
a.	Depreciated building rate			
	Replacement cost of flat with Services {V (3)i}		:	**Rs.** 1600.0 /Sft
	Age of the building		:	0 Years
	Residual Age of the building		:	70 Years
	Total Life of the building estimated		:	70 Years
	Depreciation percentage assuming the salvage value as 10%		:	Rs. 0%
	Depreciated Ratio of the building		:	Rs. 0
b.	Total composite rate arrived for valuation			
	Depreciated building rate VI (a)		:	**Rs.** 1600.0 /Sft
	Rate for Land & other V (3)ii		:	**Rs.** 3700.0 /Sft
	Total Composite Rate		:	**Rs.** 5300.0 /Sft

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Details of Valuation:				
No	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat	1000.00	5300	5300000.00
	Car Parking & amenities	0.00	-	300000.00
2	Wardrobes	Yes	--	
3	Showcases	Yes		
4	Kitchen Arrangements	Yes		
5	Superfine Finish	Yes		
6	Interior Decorations	Yes		
7	Electricity Deposits/ electrical fittings, etc.,	Yes		
8	Extra collapsible gates / grill works etc.,	Nil		
9	Potential value, if any	Nil		
10	Others like gated community services	Nil	--	0.00
			Total	5600000.00
			Or Say Fair Market Value Rs.	***5600000.00***
			Realizable Value Rs.	***5040000.00***
			Distress Value Rs.	***4480000.00***
			Work Done as on Date 95% Rs.	***5320000.00***
			Balance Work to be Completed 5% Rs.	***280000.00***

i.	Valuation - Valuation of the property is done by Market Approach -Sales Comparison Method by considering the rates prevailing in the area in general and the locality in particular. While considering the Market Rate the Undivided Share of the land, the specifications with common facilities available in the apartment are also considered.
ii.	"Valuation of the scheduled property is done as per the request of the Branch Manager, Punjab National Bank, Nacharam Branch, after inspection, scrutiny of the documents (xerox copies) made available from the bank and careful considerations of various factors such as location, quality, standard of maintenance, existing conditions, environmental issues, market Price etc. I have inspected and identified and valued the right property as per the details indicated in the valuation report.
iii.	As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs.50,40,000/- (Rupees Fifty lakhs and Forty thousand only)**
	Note:As Per Plan & Physical Verification Orientation of Flat Entrances are Vice Versa. It Will not affect the Marketability and Structure Stability of the Structure.
	The other details are as under:
	I. Date of purchase of immovable property :18-03-2023 (As per Agreement of Sale)
	II. Purchase Price of immovable property : Rs. 5000000 /-
	III. Realizable Value of immovable property Rs. 5040000 /-
	IV. Distress Sale Value of immovable property Rs. 4480000 /-
	V.Guideline Value (value as per Circle Rates): Rs. 2500000 /-

Place : Hyderabad

Date : 23-03-2023.

Signature:

(Name and official Seal of the Approved Valuer)

V. KRUSHNA MOHAN * Approved Valuer For Punjab National Bank * Cell: 9989127122

The undersigned have inspected the property detailed in the valuation report dated _____ on _____ we are satisfied that the fair and reasonable market Value of the property is Rs. _____ (Rupees _____ only)

Signature

Date: **(Name of the Branch Manager with Office Seal)**

DECLARATION- CUM- UNDERTAKING

N.V.Krishna Mohan do hereby solemnly affirm and state that:

a). The information furnished in my valuation report dated 23-03-2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b). I have no direct or indirect interest in the property valued;

c). I have personally inspected the property on 22-02-2023. along with owner of the property. The work is not sub-contracted to any other valuer and carried out by myself

d). I have not been convicted of any offence and sentenced to a term of Imprisonment;

e). I have not been found guilty of misconduct in my professional capacity.

f). I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

g). I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

h). I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

i). I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j). I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

k). Further, I hereby provide the following information.

Date : 23-03-2023.
Place : Hyderabad

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

ANNEXURE-II
MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1 A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.

2 A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.

3 A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.

4 A valuer shall refrain from being involved in any action that would bring disrepute to the profession.

5 A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6 A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

7 A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time

8 A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

9 In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.

10 A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.

11 A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12 A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13 A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14 A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15 A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16 A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17 A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

18 As an independent valuer, the valuer shall not charge success fee.

19 In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

N.V. KRISHNA MOHAN
APPROVED VALUER FOR
PUNJAB NATIONAL BANK

Confidentiality

20 A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21 A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22 A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority,any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

23 A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24 A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25 A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26 A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27 A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28 A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. **Occupation, employability and restrictions.**

29 A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30 A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession

Miscellaneous

31 A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32 A valuer shall follow this code as amended or revised from time to time

Date : 23-03-2023.
Place : Hyderabad

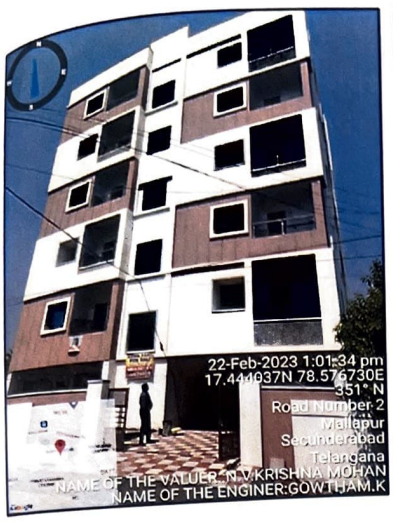
Signature

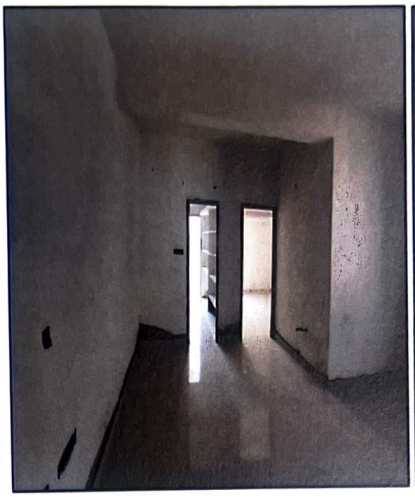
(Name of the Approved Valuer and Seal of the Firm / Company)

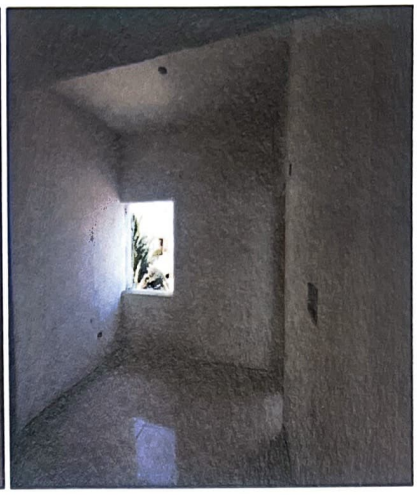
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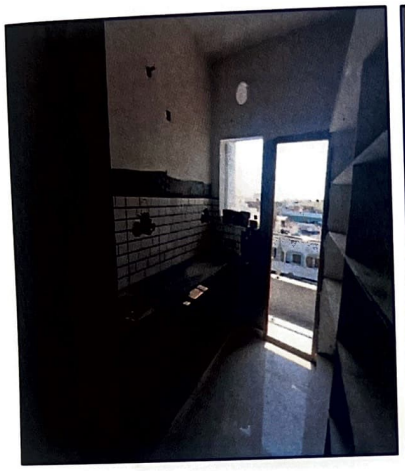
Owners Name:
1.SMT.M ESTHER RANI,W/O M SANJAY.
2.Mr.M SANJAY,S/o POCHAIAH

Address:
Semi Finished Flat No.301(West Face),in Third Floor,"SAI NARSAIAH RESIDENCY",in Plot No.36,in Sy No. 86,Situated at Suryanagar,Mallapur Village ,Under GHMC,Kapra Circle,Uppal Mandal,Medchal-Malkajgiri District-500076
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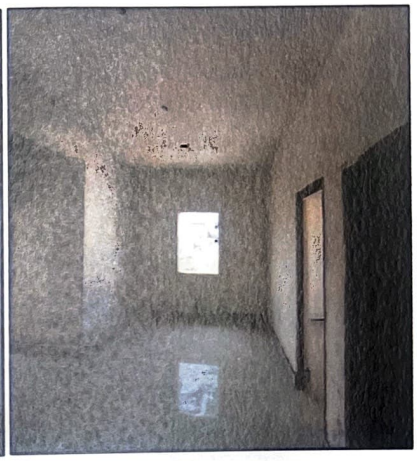


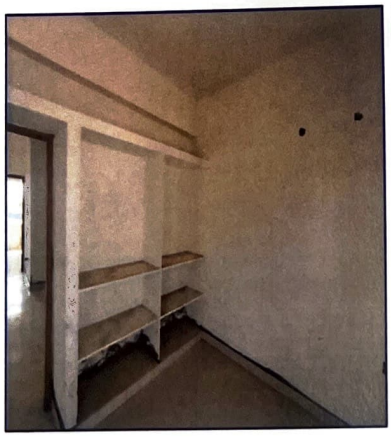


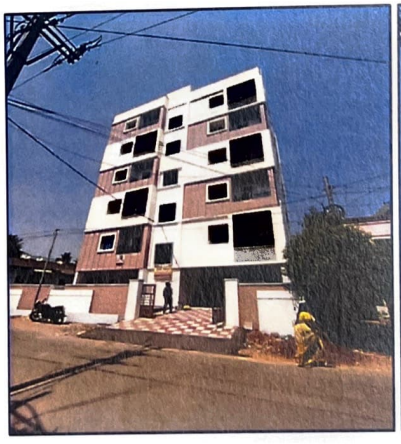


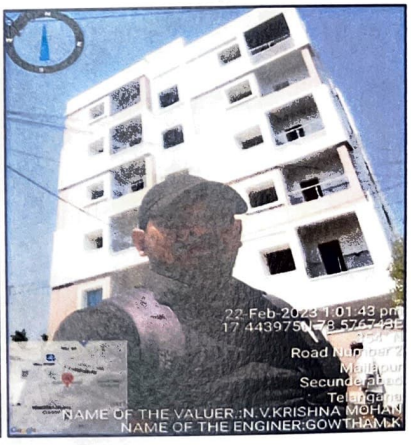






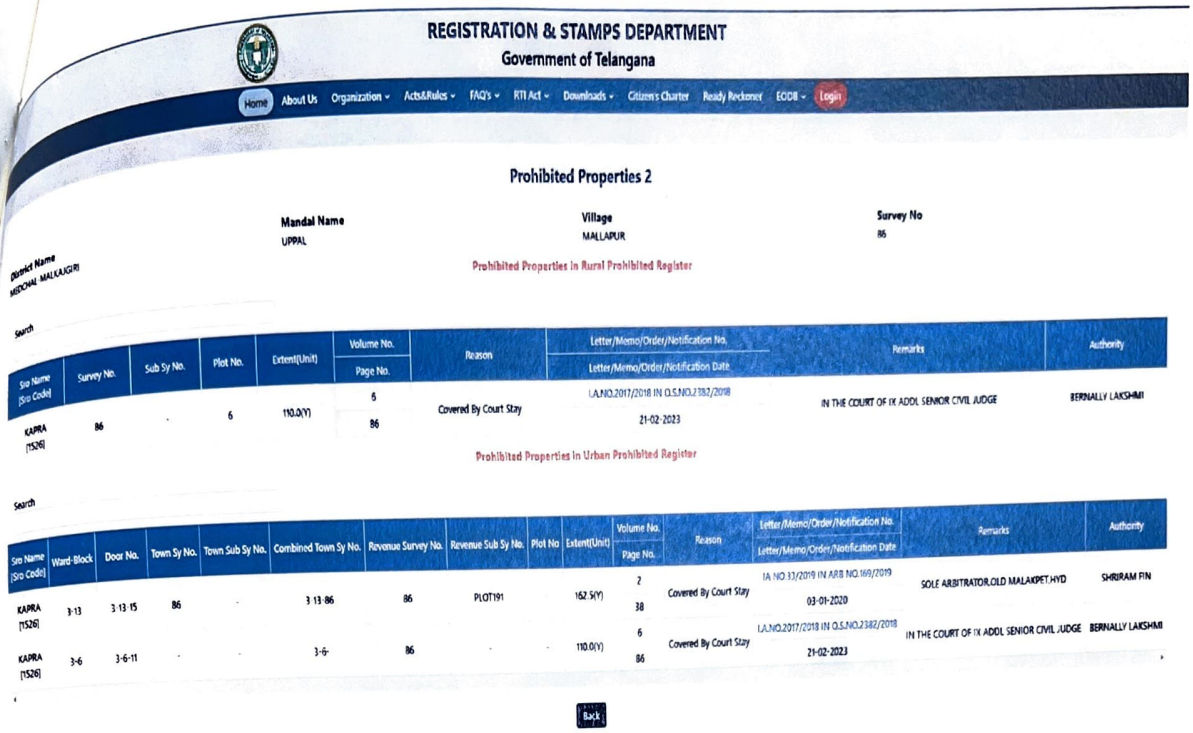






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PROHIBITED PROPERTIES



REGISTRATION & STAMPS DEPARTMENT
Government of Telangana

Home | About Us | Organization | Acts&Rules | FAQ's | RTI Act | Downloads | Citizen's Charter | Ready Reckoner | EODB | Login

Prohibited Properties 2

District Name: MEDCHAL MALKAJGIRI | Mandal Name: UPPAL | Village: MALLAPUR | Survey No: 86

Prohibited Properties in Rural Prohibited Register

Search

Site Name [Site Code]	Survey No.	Sub Sy No.	Plot No.	Extent(Unit)	Volume No. / Page No.	Reason	Letter/Memo/Order/Notification No. / Letter/Memo/Order/Notification Date	Remarks	Authority
KAPRA [1526]	86	-	6	110.0(Y)	6 / 86	Covered By Court Stay	I.A.NO.2017/2018 IN O.S.NO.2382/2018 / 21-02-2023	IN THE COURT OF IX ADDL SENIOR CIVIL JUDGE	BERNALLY LAKSHMI

Prohibited Properties in Urban Prohibited Register

Search

Site Name [Site Code]	Ward-Block	Door No.	Town Sy No.	Town Sub Sy No.	Combined Town Sy No.	Revenue Survey No.	Revenue Sub Sy No.	Plot No	Extent(Unit)	Volume No. / Page No.	Reason	Letter/Memo/Order/Notification No. / Letter/Memo/Order/Notification Date	Remarks	Authority
KAPRA [1526]	3-13	3-13-15	86	-	3-13-86	86	PLOT191		162.5(Y)	2 / 38	Covered By Court Stay	IA NO.33/2019 IN ARB NO.169/2019 / 03-01-2020	SOLE ARBITRATOR,OLD MALAKPET,HYD	SHRIRAM FIN
KAPRA [1526]	3-6	3-6-11	-	-	3-6-	86	-	-	110.0(Y)	6 / 86	Covered By Court Stay	I.A.NO.2017/2018 IN O.S.NO.2382/2018 / 21-02-2023	IN THE COURT OF IX ADDL SENIOR CIVIL JUDGE	BERNALLY LAKSHMI

Back

Subject property is not in prohibited list.

SRO VALUE

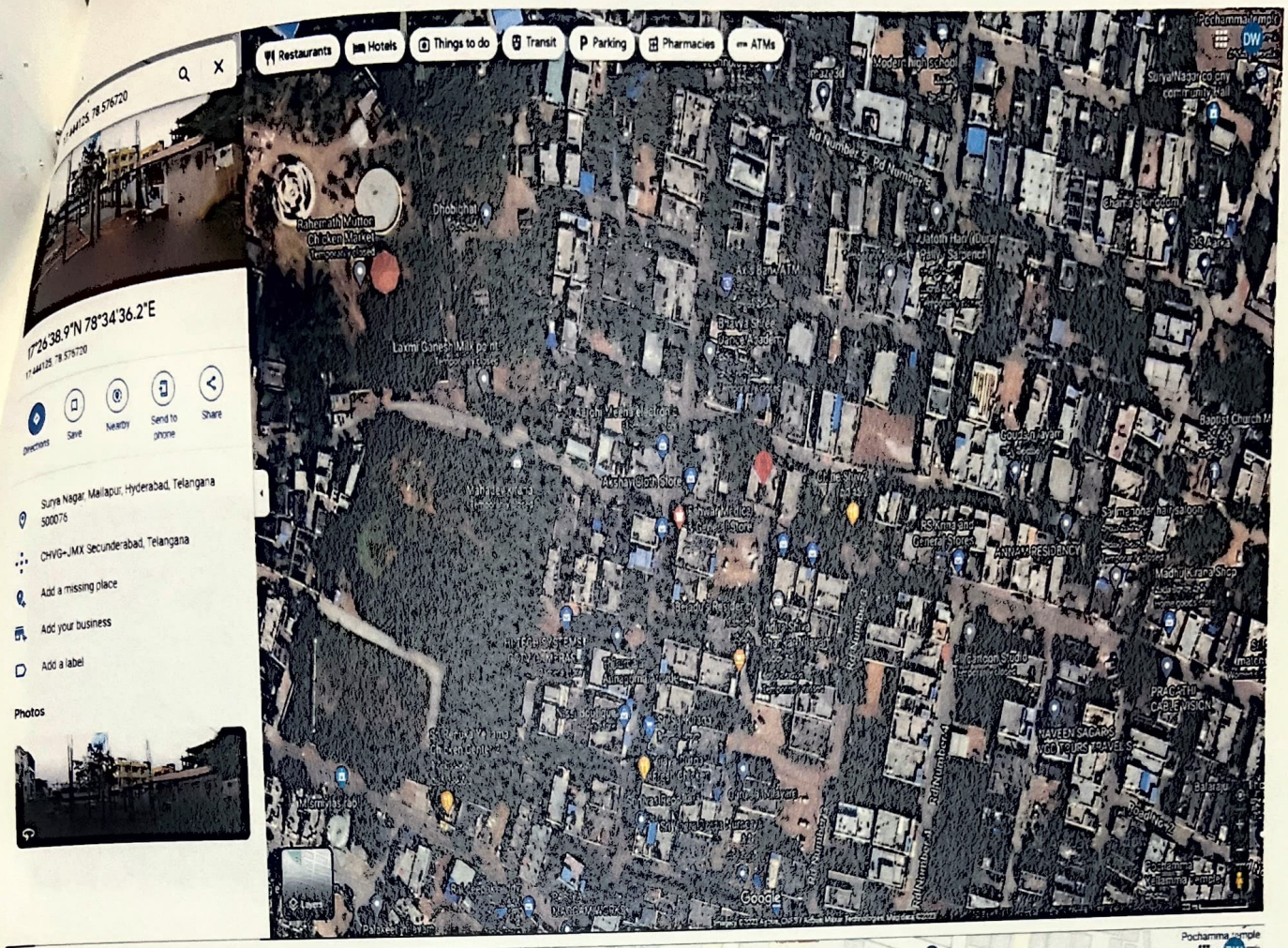
Unit Rates - Locality Wise

District Name : MEDCHAL-MALKAJGIRI **Mandal Name** : UPPAL **City/Town/Village** : MALLAPUR

S.No.	Ward-Block	Locality	Apartment value (Rs. per Sq.Ft)			Classification	Effective Date (dd/mm/yyyy)	Door No. Wise Details - Rates
			Ground Floor	First Floor	Other Floors			
1.	3 - 1	MALLAPUR VILLAGE	2,500	2,500	2,500	01(Residential)	01/02/2022	Get
2.	3 - 1	ANNAPURNA COLONY	2,500	2,500	2,500	01(Residential)	01/02/2022	Get
3.	3 - 1	APIIC PANCHAVATHI COLONY	2,500	2,500	2,500	01(Residential)	01/02/2022	Get
4.	3 - 1	BHAVANI NAGAR	2,500	2,500	2,500	01(Residential)	01/02/2022	Get
5.	3 - 1	BRAHMAPURI COLONY	2,500	2,500	2,500	01(Residential)	01/02/2022	Get
6.	3 - 1	CHENDIYA NAGAR	2,500	2,500	2,500	01(Residential)	01/02/2022	Get

N.V. KRISHNA MOHAN
APPROVED SIGNATORY FOR
PUNJAB NATIONAL BANK

GOOGLE MAP



N.V. KRISHNA MOHAN
APPROVED VALUER FOR
PUNJAB NATIONAL BANK

MAGIC BRICKS WEBSITE DETAILS

... in Hyderabad › Flats in Hyderabad › Flats in Mallapur › 2 BHK Flats in Mallapur

Posted on Feb 18, 2023 | Ready to move

Lac @ 5,828 per sq.ft.
...ted EMI ₹51,117

2BHK 2Baths

Flat/Apartment for Sale

in sri thirumala millenium mallapur, Mallapur, Hyderabad, Hyderabad

RERA STATUS NOT AVAILABLE | Website: http://rera.telangana.gov.in/

Overview | Owner Details | Explore Locality | Recommendations | Articles

Property (9)



Area
Super Built up area 1098 sq.ft.
(102.01 sq.m.)

Configuration
2 Bedrooms , 2 Bathrooms, 1 Balcony

Price
₹ 64 Lac
@ 5,828 per sq.ft.

Address
sri thirumala millenium mallapur
Mallapur, Hyderabad

Floor Number
4th of 5 Floors

Property Age
0 to 1 Year Old

ENCUMBRANCE SEARCH

Registration & Stamps Department
Government of Telangana

STATEMENT OF ENCUMBRANCE ON PROPERTY

Statement Number: 133709584

Application Number: 262919

Having searched for a statement giving part ticulars of registered acts and encumbrances if any, in respect of the under ment oned property

Village: MALLAPUR, Plot Number: 10 , Survey Number: 86, Extent: 990 Y Bounded by NORTH: 25 WIDE ROAD, SOUTH: 30 WIDE ROAD, EAST: PLOTNO.61, WEST: PLOTNO.35

Search has been made in Book 1 and in the indexes relat ng to 40 years from 01-01-1983 to 22-03-2023 for acts and encumbrances affect ng the said property, and that on such search the following acts and encumbrances appear.

Sl. No.	Descript on of the Property	Registrat on Date Execut on Date Presentat on Date	Nature of Deed Market Value Consideret on Value	Name of Part ies Executant (EX) & Claimants (CL)	Vol/Pg No. CD No. Doct No./Year [Schedule No.] SRO
1/CL	MALLAPUR/SURYA NAGAR COLONY W-B: 3-13 SURVEY: 86 PLOT: 36 EXTENT: 3905Q.Yds RURT: 1200SQ. FT Boundaries: (N): 25' WIDE ROAD (S): 30' WIDE ROAD (E): PLOTNO.61 (W): PLOTNO.35 Link Doct: 2805/2012 of SRO 1526 Link Doct: 2806/2012 of SRO 1526	(R) 12-05-2022 (E) 12-05-2022 (P) 12-05-2022	0110 Development Agreement Cum GPA Mkt Value:Rs. 1276000 Cons value:Rs. 12500000	1.(EX)O NARSAIAH 2.(EX)O.RAVI KIRAN 3.(CL)M/S.SAI RAM CONSTRUCTIONS REP BY MP KARNAM NISHITHA RAO	3/0 3074/2022 [1] of SRO KAPRA(1526)

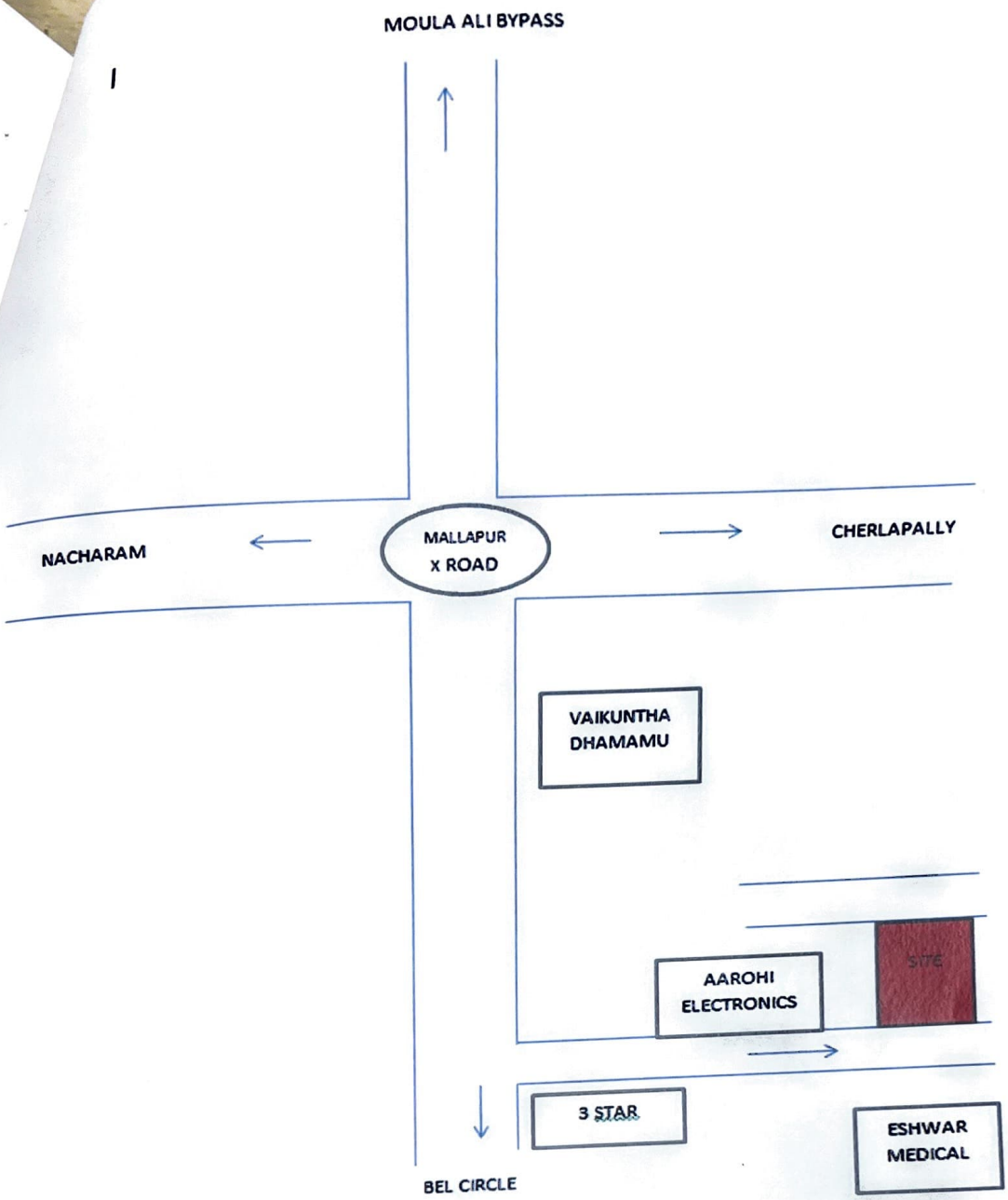
Information only

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ROUTE MAP



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