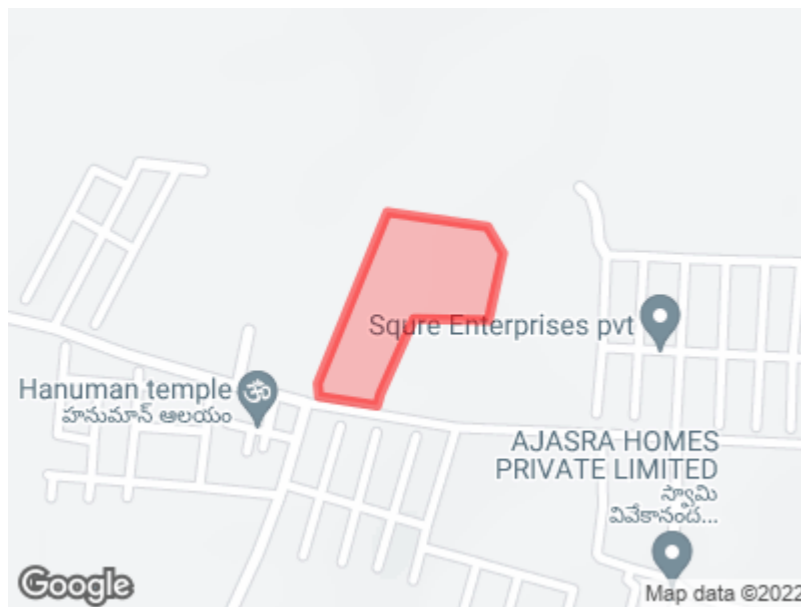


June 5, 2022

## Test Property

Report Prepared by Acrewatch Team



### Property Information

Survey Number	70P
Extent	6 Acres
Latitude	17.157071027073034
Longitudes	-78.40210916319351
Mandal	Maheswaram
Revenue Village	Mansanpalle

### Owner Information

Registered Owners(s)	<b>Test Customer</b>
Customer Name	<b>TEST CUSTOMER</b>
	<b>Manager</b>
	<b>Mahesh</b>
	mahesh @acrewatch.com

**Boundary Status:** Fencing work has been done for the entire property. There is 50 ft of incomplete fencing work near south-east boundary of the property.

<b>Surrounding Areas:</b>	North	East
	Others Land	Others Land
	West	South
	Others Land	60 Ft Road

**Land use:** Agricultural Land

**Ground Condition:** Levelled ground with eucalyptus plantation in part of the property.

### Watch Life

How long the property is being watched by AcreWatch? **1 Month(s)**

### Documents Verified

Encumbrance Certificate ( Verified On - June 6, 2022 )	✓
Not Prohibited property ( Verified On - June 6, 2022 )	✓
Dharani Land details ( Verified On - June 6, 2022 )	✓

### Maintenance suggestions

- Unfinished fencing work need to be completed and few repairs need to be done to the existing boundary fencing.
- Removal of weeds and plant shrubs for clean and levelled ground.
- e-KYC process need to be completed for the property.
- Mutation needs to be completed and corresponding update of revenue records.

### Site Visit Observations

Date supervised - June 5, 2022

- Main road access on south side of the property is 5-6 ft below the ground level.
- It has been observed that few of the eucalyptus trees have been cut and stolen from the property.
- Fencing barbed wire work has been destroyed in some areas such as NW corner etc.
- Boundary fencing is missing near SW side of the property. Approximately 50ft.
- Unwanted weeds and small shrubs have been observed in the property.
- There is a small Anjaneya Swamy temple adjacent to the property at the south west corner next to the overhead tank.
- Poultry farm present adjacent to the property towards south east side.

### Property Manager Notes

- Google location: <https://goo.gl/maps/msXJhawxBTXmDj9g9>
- Agricultural Land with 4 Acres of Eucalyptus plantation. 2 Acres is open land.
- Overhead water tank exists adjacent to the property at south west corner.
- It was informed that ground water is available and is at approximately 150ft deep.
- 60 ft approach road to the property on the south side. It was informed that there is a proposal for 100ft extension.
- Property is not listed in the prohibited properties.

### Surrounding Developments

- Outer Ring road exit 15 - 6.5 km.
- Rajiv Gandhi International Airport - 12 km
- Mansanpalli cross road junction - 4.5 km.
- TSIIIC Hardware Park in Maheswaram - 5 km.
- Gold Arena Sports County - 6.2 km
- Government double bedroom housing project - 4 km
- More companies expected to be setup in TSIIIC Hardware Park at Maheswaram.
- HMDA approved project - Akshita Golden pride project is very close to the property.
- Community Health Center and Hospital in Maheswaram - 5.7 km
- Police Station in Maheswaram - 5.7 km
- Nearest bus stop is at Mansanpalle cross road 4.5 km and bus stand is at Maheswaram - 5.7 km.
- Multiple schools exist in 4-6 km distance.
- 12.5 km to Jeeyar foundation dhyana mandiram.
- Bangalore Highway - 13 km
- Srisailam Highway - 12 km
- Several DTCP and HMDA housing development projects exist in surrounding area.



Property Photos

