Technical Appraisal Report for the Property

AI desktop valuation · draft for the valuer · NSOffice.AI Valuation Engine 1.0.0

AI valuation cannot be done due to insufficient information AI valuation cannot be done due to insufficient information. The documents do not show a property type the engine values (read as 'unknown'). Supported: flat, builder floor, house, plot, shop or office.

Name of valuer / agency	NSOffice.AI Valuation Engine (desktop)	**Date of valuation**	2026-11-25
Reference number	AV-000001	**Proposal no**	SMOKE-TEST
Product and case type	Home loan	**Requested by**	Bhargav Petla · Test
Name of customer / proposed owner	-	**Name of current owner / seller**	-
Latitude and longitude	-	**Nearest landmark**	Site verification required
Date of inspection / site visit	Not inspected (desktop valuation)	**Person met at site**	Site verification required

ADDRESS OF THE PROPERTY

As per legal documents	-
As per actual at site	Site verification required

DOCUMENTS PROVIDED FOR APPRAISAL

1. SYSTEM TEST DOCUMENT - NOT A DEED (P1)

BASIC INFORMATION OF THE PROPERTY

Status of land holding	Unknown	**Classification of area**	Site verification required
Type of property	Not determined	**Occupation status**	Site verification required
Nomenclature (floors)	-	**Type of structure**	Not stated
Present age of the property	Site verification required	**Future physical life**	Site verification required
Total no. of units in building	-	**Roof rights**	unknown
Under construction	Not stated	**Demolition risk**	Site verification required

BOUNDARIES AND DIMENSIONS

	East	West	North	South
Boundaries as per documents	-	-	-	-
Dimensions as per documents	-	-	-	-
As per site	Site verification required			
Width of access road	Not stated in documents; Site verification required			

BUILT-UP AREA

Built-up area as per documents (sq ft)	Not stated	**Measured built-up area (sq ft)**	Site verification required
Carpet area as per documents (sq ft)	Not stated	**Measured carpet area (sq ft)**	Site verification required
Super built-up area as per documents (sq ft)	Not stated	**Adopted area (sq ft)**	-

PLAN APPROVALS

Details of approved plan	No approval mentioned in the documents

NDMA PARAMETERS

Seismic zone	Site verification required	**Flood risk**	Site verification required
Cyclone / wind zone	Site verification required	**Type of masonry**	Site verification required
Soil type	Site verification required	**Structural integrity**	Site verification required

VALUATION OF PROPERTY (FAIR MARKET VALUE / DISTRESS VALUE)

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REMARKS / OBSERVATIONS

1. Government guideline / circle rate is not used: this valuation relies on market evidence only.
2. This is a desktop valuation from the documents provided. Physical inspection by the valuer is required before sanction; legal aspects are beyond the scope of this valuation.

Final report status	**AI valuation cannot be done due to insufficient information**

The fair market value is an opinion of the value on the date of this report based on market evidence for similar properties within the stated distance and period. It is a desktop draft prepared from the documents provided; it does not certify ownership or title, and physical inspection by the valuer is required before sanction. Every figure above is traced to its source in the valuation trace (AV-000001).