

ACRAA LAND QUALITY REPORT

Vikarabad - 4.52 Acres

Property ID: ACRAA-VIK-00452
Farm / farmhouse requirement · Western Hyderabad · SAMPLE REPORT

ACRAA ASSESSMENT	SCORE	NEXT STEP
WORTH PURSUING	8.2 / 10	SITE VISIT



AT A GLANCE

LOCATION Vikarabad Western Hyderabad	EXTENT 4.52 acres Approx. 1.83 ha	ASK ₹3.60 Cr ₹79.6L / acre
LOCATION & CONNECTIVITY 8.7 / 10 Strong corridor fit	LAND QUALITY 8.4 / 10 Good parcel profile	USE SUITABILITY 8.6 / 10 Good fit
ACCESS 7.8 / 10 Legal access to verify	LEGAL READINESS 7.1 / 10 Records to verify	COMMERCIAL 8.0 / 10 Price plausible

ACRAA ASSESSMENT	The property is worth reviewing further. The main open questions are survey / boundary, legal access and intended-use confirmation.
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02 / KEY FINDINGS

Why this property stands out

4.52 ACRES

Matches requirement

Strong fit

WESTERN HYDERABAD

Initial corridor focus

Location fit

PRICE POSITION

Inside sample comparable band

Commercially plausible

Before proceeding

ITEM	WHAT MUST BE CONFIRMED
Survey / boundary	Physical parcel matches records
Access	Legal right of way + actual road condition
Intended use	Farmhouse use is permissible
Documents	Ownership / EC / revenue position
Water	Practical availability

Property snapshot

ITEM	CURRENT INFORMATION
Approach	30-ft road indicated
Nearest town	Approx. 6.5 km
Regional highway	Approx. 4.2 km
ORR	Approx. 38 km
Terrain	Gently undulating
Surroundings	Low-density agricultural use
Power	Approx. 450 m

03 / PRICE & DOCUMENTS

Two areas that can change the decision

PRICE

Illustrative asking price: ₹3.60 Cr · ₹79.6 lakh / acre

PROPERTY	ACRES	₹ / ACRE
Subject	4.52	₹79.6L
Comparable A	5.00	₹82L
Comparable B	4.10	₹74L
Comparable C	5.60	₹80L
Comparable D	3.80	₹79L

PRICE ASSESSMENT

The sample price sits inside the illustrative comparable range. Re-test it after survey, access and legal checks.

DOCUMENT POSITION

CHECK	CURRENT POSITION
Seller identity / authority	Presented
ROR-1B / revenue record	To verify
Nature of land / restrictions	To verify
EC / registered transactions	To verify
Survey / cadastral	To verify
Land-use / planning	To verify
Tax / dues	To verify

04 / ACRAA RECOMMENDATION

The decision in one view

QUALITY	ASSESSMENT	NEXT STEP
8.2 / 10	WORTH PURSUING	SITE VISIT + DILIGENCE

Assessment

FACTOR	CURRENT VIEW
Location	Strong fit
Land quality	Good
Use suitability	Promising
Access	Promising — verify
Commercial	Plausible
Legal	Not complete
Site condition	Not assessed

RECOMMENDED NEXT STEP	Arrange the site inspection. Then update the assessment and complete only the diligence items relevant to this property and intended use.
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Property ID: ACRAA-VIK-00452 · Sample figures are illustrative and used only to demonstrate the ACRAA report format.