APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Shankar Mutt Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹7.8K – ₹11K
2BHK rent / month	₹18K – ₹28K
5-year appreciation	32-42%
Suits	End-users, professionals, premium mid-range buyers
ORR exit	—
ORR distance	—

Why invest here

Shankar Mutt is a compact, prestigious micro-locality nestled between Himayatnagar, RTC Cross Roads, and Domalguda. Known for its institutional surroundings — educational institutions, the Shankar Mutt religious trust, and quality residential apartments — it commands a premium for its central location and quiet residential character amid Hyderabad's vibrant central belt.

Infrastructure

- RTC Cross Roads junction 0.8 km
- Himayatnagar Metro station ~2 km
- Nallakunta residential zone adjacent
- Domalguda & Vidyanagar commercial access
- Osmania University 3 km
- Hyderabad Public School 1.5 km

Nearby localities

Himayatnagar · Domalguda · Nallakunta · Narayanguda · Rtc Cross Roads · Vidyanagar · Chikkadpally

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

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Methodology: Investment score is computed from 6 weighted factors — price appreciation (25%), infrastructure pipeline (20%), rental yield (15%), connectivity (15%), supply pipeline (15%), and social infrastructure (10%). Full methodology at https://aptlok.com/methodology.

Data sources: HMDA layout database, Telangana RERA portal, sub-registrar transaction records (IGRS), Telangana Roads & Buildings Department, on-ground verification by AptLok analysts.

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