

Property Details

Application Number	10275629	Applicant Name	RUPAKUMARREDDY KAMASANI
Contact Number	9177889087	Branch Name	CHITTOOR HE
Date of Initiation	28/01/2025	Date of Completed	18/02/2025
Done By	M NAGI REDDY		

Property Information

Property Owner Name

1 . K RUPA KUMAR REDDY

Address of Property

SY NO 291-4 D/NO 3-12 THIMMAREDDY PALLI ,PAPIREDDY PALLI NANDANOOR, NANDANURU ,Chittoor ,Andhra Pradesh 517125

ADDRESS OF PROPERTY AS PER THE SITE

Plot Number		Door Number	3-12
Building Name/House Name	RESIDENTIAL	Street Name	THIMMA REDDY PALLI
Locality	NANDANURU	Survey Number	291-4
Pin code	517125	City	Chittoor
State	Andhra Pradesh		

Land Mark :THIMMI REDDY PALLI

ADDRESS OF PROPERTY AS PER DOCUMENT

Same as Address of Property as per Site

Plot Number		Door Number	3-12
Building Name/House Name	RESIDENTIAL	Street Name	THIMMA REDDY PALLI
Locality	NANDANURU	Survey Number	291-4
Pin code	517125	City	Chittoor
State	Andhra Pradesh		

TECHNICAL VALUATION DETAILS

Property type	Individual House	Building type	Residential
Date Of Inspection	28/01/2025	Location of the Property	Rural

Proximity to Civic Amenities Within 3kms	School	Locality for Neighbourhood		Residential
Comments		NA Occupancy Details		SELF
Approved Property Usage (As per Plan)	Residential	Comments		NA
Actual Property Usage				
	Residential	Type of Construction		RCC (Pucca)
Comments		NA Status of Property		Free hold
No of floor		2 Total number of units		2
Whether Property falls within Demolition List		No Multi Tenant		0

DISTANCE OF SUBJECT PROPERTY FROM

Distance From Branch (In km's)	13	Bus Station (In km's)	6.9
Airport (In km's)	85		

PLAN APPROVAL DETAILS

Layout Plan Details	NA	Building Plan Details	NA
Sale Deed Number	28602021		

Construction Permission Details

NA

Valuation Approach

NA

Date of Commencement of Construction		Any Deviation in Construction	No
If, Yes Specify the Deviation			

DEMARCATION OF SUBJECT PROPERTY

Particulars	As Per Site	As Per Document
North	HOUSE OF SIDDA REDDY	HOUSE OF SIDDA REDDY
South	HOUSE OF K.SUBRAMANYAM REDDY	HOUSE OF K.SUBRAMANYAM REDDY
East	LAND OF SIDDA REDDY	LAND OF SIDDA REDDY

West	25 FEET WIDE ROAD	CEMENT ROAD			
Structural Details					
Quality of Construction	Good	Nature of Building		GOOD	
Floor wish usage (On site)	2	Maintenance of Property		Good	
Present Age of the Property	6	Residual Age of the Property		54	
Year of Construction	2019	Flooring		GRANITE	
Finishing	GOOD	Doors and Windows		TEAK AND COUNTRY WOOD	
Roof	RCC	Amenities Provided			
Details of Encroachment :NA					
Valuation					
AREA DETAILS					
PARTICULARS	AS PER DOCUMENT SQ.FT	AS PER ACTUAL SQ.FT	AREA CONSIDER	RATE PER SQ.FT. IN RS	TOTAL VALUE IN RS
Land	3577	3577	3577	500	1,788,500
Build Up Construction		BuiltUp			
PARTICULARS	AS PER DOCUMENT SQ.FT	AS PER ACTUAL SQ.FT	AREA CONSIDER	RATE PER SQ.FT. IN RS	TOTAL VALUE IN RS
Basement				0	0
Ground Floor	1373.5	1373.5	1373.5	1,800	2,472,300
First Floor	1038.5	1038.5	1038.5	1,800	1,869,300
Stilt area				0	0
Total Construction	2412	2412	2412	3,600	4,341,600
AMENITIES NAME			AMENITIES VALUES		
COMPOUND WALL AND WOOD WOOK			400,000		
Total Amenities value		400000.00			
Total Estimate Value				6,530,100	
Distress Sale Value		5,224,080	Total Guideline Value		3,500,000
Property Insurance Value		2,894,400			
Remark :NA					
CONSTRUCTION STAGE					
Stage of Construction		Fully Constructed	Percentage Completed		100

FSI as Per Law		Actual FSI	
Additional Construction at Site (in %)			

REMARKS

GENERAL

Document Submitted

S.No.	REMARKS
1	THE CUSTOMER SUBMITTED DOCUMENT COPY AND PROPERTY TAX.

REMARKS

S.No.	REMARK
1	THE SUBJECTED PROPERTY IS RESIDENTIAL BUILDING GROUND FLOOR AND FIRST FLOOR.
2	AS PER DOCUMENT GRAMA KANTAM PROPERTY

DECLARATION

I/WE hereby declare that, The property is inspected by our representative	MALLIKARJUNA REDDY
I/WE here no Direct or Indirect Interest in the property valued	Yes
The information furnished above is true and correct to my/our knowledge and belief	Yes
Lattitude	13.270136 Longitude

MAP

Image 1.WhatsApp Image
2025-01-29 at 10.01.51 AM.png



PHOTOS

Image 1.WhatsApp Image
2025-01-29 at 7.12.38 AM (2).png



Image 2.WhatsApp Image
2025-01-29 at 7.12.36 AM (3).png



Image 3.WhatsApp Image
2025-01-29 at 7.12.37 AM (3).png



PHOTOS

Image 4.WhatsApp Image
2025-01-29 at 7.12.35 AM (1).png



Shot on OnePlus
Powered by Triple Camera

Image 5.WhatsApp Image
2025-01-29 at 7.12.36 AM (4).png



Shot on OnePlus
Powered by Triple Camera

Image 6.WhatsApp Image
2025-01-29 at 7.12.38 AM (3).png



Shot on OnePlus
Powered by Triple Camera

PHOTOS

Image 7.WhatsApp Image
2025-01-29 at 7.12.37 AM (2).png



Image 8.WhatsApp Image
2025-01-29 at 7.12.36 AM (5).png



Image 9.WhatsApp Image
2025-01-29 at 7.53.20 AM (2).png

The screenshot shows a web page from the 'REGISTRATION & STAMPS DEPARTMENT GOVERNMENT OF ANDHRA PRADESH'. The page title is 'Prohibited Properties'. It includes dropdown menus for 'District' (CHITOOR), 'Mandal' (GANGADHARA NELLORE), and 'Village' (NANDANOOR). The 'Survey No.' field contains '291-4'. A note at the bottom says 'Note: Enter * in Survey No. for Details of All Survey No.s'. A 'Get Details' button is present. Below the form, a message reads 'No data found For Given Details.'.

Shot on OnePlus
Powered by Triple Camera

PHOTOS

Image 10.WhatsApp Image
2025-01-29 at 7.12.39 AM (1).png



Image 11.WhatsApp Image
2025-01-29 at 7.13.50 AM.png