

Property Details

Application Number	10200523	Applicant Name	ANNAGONI EEDIGA PADMAVATHI
Contact Number	9381565447	Branch Name	GUNTAKAL HE
Date of Initiation	24/05/2024	Date of Completed	14/06/2024
Done By	GJ CONSULTANT		

Property Information

Property Owner Name

1 . ANNAGONI EEDIGA PADMAVATHI

Address of Property

D NO 8/399A BC COLONY ,REVENUE WARD NO 8 GOOTY ,Ananthapur ,Andhra Pradesh 515401

ADDRESS OF PROPERTY AS PER THE SITE

Plot Number		Door Number	8/399A
Building Name/House Name	7 HILLS	Street Name	BC COLONY
Locality	GOOTY MUNICIPALITY	Survey Number	421
Pin code	515401	City	Ananthapur
State	Andhra Pradesh		

Land Mark :NEAR VEERUPAKHA REDDY FUNCTION HALL

ADDRESS OF PROPERTY AS PER DOCUMENT

Same as Address of Property as per Site

Plot Number		Door Number	8/399A
Building Name/House Name	7 HILLS	Street Name	BC COLONY
Locality	GOOTY MUNICIPALITY	Survey Number	421
Pin code	515401	City	Ananthapur
State	Andhra Pradesh		

TECHNICAL VALUATION DETAILS

Property type	Individual House	Building type	Residential
Date Of Inspection	25/05/2024	Location of the Property	Town

Proximity to Civic Amenities Within 3kms	School, Hospitals, Bus Station	Locality for Neighbourhood	Residential
Comments		Occupancy Details	SELF AND TENANTS ARE OCCUPIED
Approved Property Usage (As per Plan)	Residential	Comments	
Actual Property Usage			
	Residential	Type of Construction	RCC (Pucca)
Comments		Status of Property	Free hold
No of floor		3 Total number of units	5
Whether Property falls within Demolition List	No	Multi Tenant	4
DISTANCE OF SUBJECT PROPERTY FROM			
Distance From Branch (In km's)		5.5 Bus Station (In km's)	1.5
Airport (In km's)			
PLAN APPROVAL DETAILS			
Layout Plan Details		Building Plan Details	1156/0041/B/GYMC/JANG/2016
Sale Deed Number	3013		
Construction Permission Details			
APP. PLAN ISSUED BY GOOTY MUNICIPALITY TOWN PLANNING SECTION			
Valuation Approach			
SALE COMPARISON			
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	ROAD AND NARAYANAMMA HOUSE	ROAD AND NARAYANAMMA HOUSE	
South	SREEDEVI HOUSE AND PURUSHOTHAM VACANT LAND	SREEDEVI HOUSE AND PURUSHOTHAM VACANT LAND	

East	OWNERS 3 FEET PLACE	EXISTING BUILDING
West	P.SREEDEVI AND CHAKALI ANUMAKKA LAND	EXISTING BUILDING

Structural Details

Quality of Construction	Good	Nature of Building	RESIDENTIAL PROPERTY
Floor wish usage (On site)		Maintenance of Property	Good
Present Age of the Property	6	Residual Age of the Property	54
Year of Construction	2016	Flooring	
Finishing		Doors and Windows	
Roof		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	964.09	964.09	964.09	4,130	3,981,691.7

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
Stilt area				0	0
Ground Floor	467.41	467.41	467.41	1,800	841,338
First Floor	467.41	467.41	467.41	1,800	841,338
Second Floor	467.41	467.41	467.41	2,000	934,820
Total Construction	1402.23	1402.23	1402.23	5,600	2,617,496

AMENITIES NAME		AMENITIES VALUES	
INTERIORS		550,000	
COMPOUND WALL AND GRILL		250,000	
Total Amenities value		800000.00	
Total Estimate Value			7,399,187.7
Distress Sale Value		5,719,349	Total Guideline Value
		2,918,469	

Property Insurance Value	1,682,676
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Remark :

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	APP PLAN WITH B.A.NO.1156.0041.B.GYMC.JANG.2016 DT.10.12.2018 IS ISSUED BY GOOTY MUNICIPALITY. TOWN PLANNING SECTION
2	PROPERTY TAX WITH ASST.NO. 1156008701 IN FAVOUR OF A.e Padmavati ISSUED BY GOOTY MUNICIPALITY WITH D.NO.8 399 A
3	REG.RECTIFICATION DEED DOC.NO.3013.2017 DT.12.09.2017

REMARKS

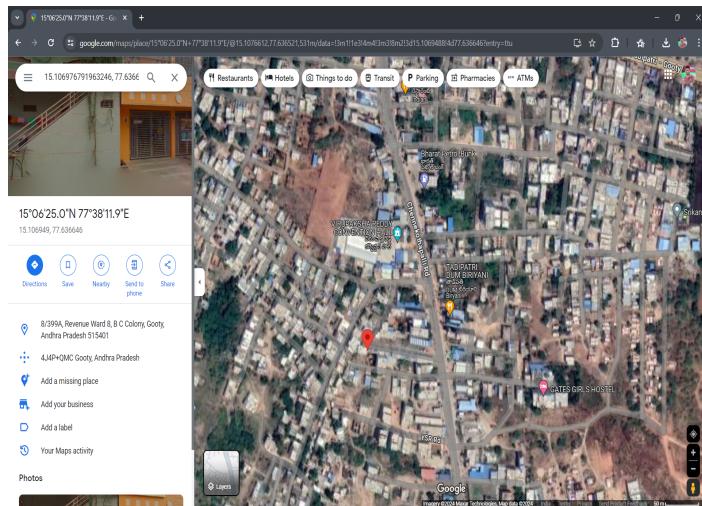
S.No.	REMARK
1	

DECLARATION

I/WE hereby declare that, The property is inspected by our representative	MR.SURYA		
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	15.106976791963246	Longitude	77.63660265034805

MAP

Image 1.Screenshot (166).png



PHOTOS

Image 1.WhatsApp Image
2024-05-27 at 8.37.16
PM_19_11zon.jpg



Image 2.WhatsApp Image
2024-05-27 at 8.37.12
PM_15_11zon_11zon.jpg



PHOTOS

Image 3.WhatsApp Image
2024-05-27 at 8.37.24 PM
(1)_12_11zon.jpg



Image 4.WhatsApp Image
2024-05-27 at 8.37.15 PM
(2)_17_11zon.jpg



Image 5.WhatsApp Image
2024-05-27 at 8.37.22
PM_9_11zon.jpg



PHOTOS

Image 6.WhatsApp Image
2024-05-27 at 8.37.24 PM
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Image 7.WhatsApp Image
2024-05-27 at 8.37.23
PM_11_11zon.jpg

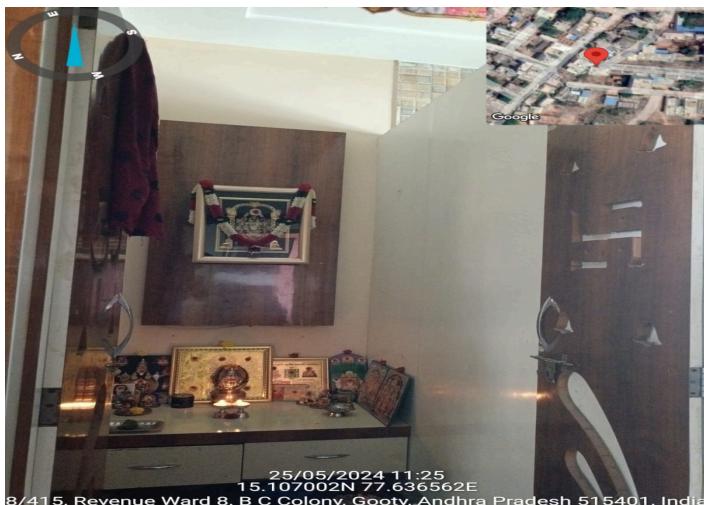


Image 8.WhatsApp Image
2024-05-27 at 8.37.19
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PHOTOS

Image 9.WhatsApp Image
2024-05-27 at 8.37.20
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Image 10.WhatsApp Image
2024-05-27 at 8.37.15 PM
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Image 11.WhatsApp Image
2024-05-27 at 8.37.23 PM
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PHOTOS

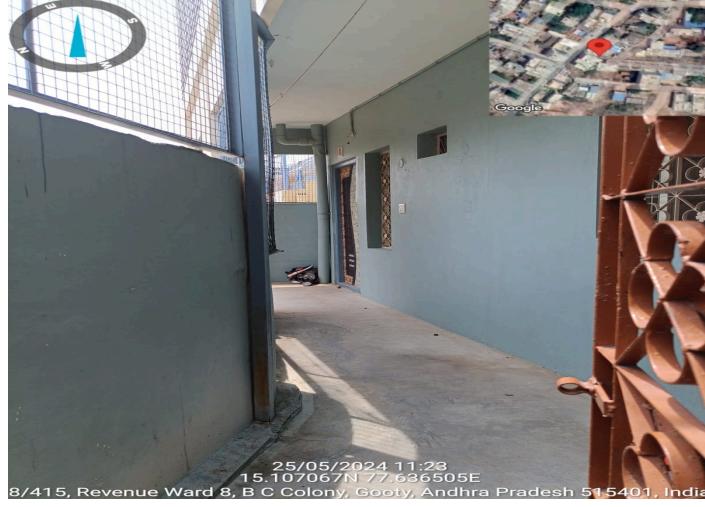
Image 12.WhatsApp Image
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Image 13.WhatsApp Image
2024-05-27 at 8.37.24
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Image 14.WhatsApp Image
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PHOTOS

Image 15.WhatsApp Image
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Image 16.WhatsApp Image
2024-05-27 at 8.37.21
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Image 17.WhatsApp Image
2024-05-27 at 8.37.16 PM
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PHOTOS

Image 18.WhatsApp Image
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