

MARKET VALUATION REPORT

Property Reference Number:	35620251755004837
Date of Valuation:	28 January 2026



SECTION 1 - PROPERTY DESCRIPTION

Photographs of Property

Photographs of Property:	Attached on last page of the report.
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1.1 Transacting Parties

- Buyer (Home Loan Applicant):	KOYA JAGADEESH	
- Seller (Registered Owner):	INTURI RANGA RAO	
- Contact Person (& Telephone No.):	KOYA JAGADEESH	9618972512

1.2 Property Address

Address 1	House on Plot No. 153
Address 2	4th Line Green Villas, Ameenapur PO, Ameenapur (As per site)
Address 3	Survey No. 277
Address 4	Ameenapur
Building Name	Green Villas
Sub-Locality	Ameenapur Mandal
Locality	Sangareddy District
City	Sangareddy
Pin Code	502032

GPS Coordinates

Latitude	NA
Longitude	NA

1.3 Location & Surroundings

- Use of Surrounding Land:	Residential
- Condition of Surroundings:	Good
- Negative Area:	No
- Outside City Limits:	No

PROPERTY SPECIFIC INFORMATION

1.4 Property Area

- Land Area of Property (sft): If available 1,350	- Plot Demarcated? NA
- Ease of property identification: NA	Location map / description attached: Yes
- Nearby Landmark: Green Villas	NA

BUILT-UP AREA

- Planned Area of Property (sft):	3,840	As per copy of sale deed	Built Up Area
- Permissible Area as per FAR (sft):	NA	NA	NA
- Actual Area of Property (sft):	3,840	Built Up Area	Built Up Area
- Area adopted for Valuation (sft):	3,840	Built Up Area	Built Up Area
- Loading factor adopted	NA	NA	NA
- Deviation in Area?	No	% deviation in area, specify: NA	NA
- Deviation Acceptable?	NA		

Please enter Comments, if any

As per the sale deed, the total built-up area is 3,840 sft (1,280 sft on Ground Floor + 1,280 sft on First Floor + 1,280 sft on Second Floor). Land area for the subject property is 150 Sq. Yds or 1,350 sft. Built-up area is considered as mentioned in the document.

FLOOR HEIGHT DEVIATION

- Permitted Floor Height of Property (ft):	Maximum NA Minimum NA
- Actual Floor Height of Property (ft):	NA
- Deviation in Floor Height?	NA
- Deviation Acceptable?	NA

Please enter Comments, if any

SET BACK DEVIATIONS

	FRONT		REAR	LEFT SIDE	RIGHT SIDE
Permitted Set Backs (ft)	NA		NA	NA	NA
Actual Set Backs (ft)	NA		NA	NA	NA
Deviation in Set Backs?	NA		NA	NA	NA
Specify Deviation %	NA		NA	NA	NA
- Deviations Acceptable?		NA			

PROJECTED CONSTRUCTION

- Projection(s) Sighted:	Balcony	Yes	Portico	No
	staircase	No	Overhead tank	No
	Terrace	1	Other(s)	NA
- Projection(s) a Public Nuisance?	No			
If Yes, specify reason thereof:	NA			

1.5 Condition of Property

- Year of Construction:	2020
- Age of Property (years):	6
- Exterior Condition of Property: Good	If Poor, then reason thereon: NA
- Interior Condition of Property: Good	If Poor, then reason thereon: NA
- Expected Future Physical Life of Property (years):	NA

1.6 Features & Amenities

Bedroom(s) 6	Bathroom(s) 6
- Number of Rooms: Hall(s) 3	Kitchen(s) 2
Others 0	NA
- Number of Floors: In Building Ground + 2 Floor	In Property 3
- Number of Lift & Stairs: Lift(s) 0	Stair(s) 1

1.7 Occupancy Status

Self-occupied

Based on the documents and contact information, the property is self-occupied by the owner.

1.8 Stage of Construction

- Percentage of Property Completion:	100%
- Valuer's Comments on Construction:	The property is a semi-finished RCC house as per the sale deed, with a total built-up area of 3,840 sft. It is fully constructed and ready for occupation.

MARKET SPECIFIC INFORMATION

SECTION 2 - PROPERTY VALUATION

2.1 Market Comparables

COMPARABLE #1

Address 1	House on Plot No. 153
Address 2	4th Line Green Villas, Ameenapur PO, Ameenpur (As per site)
Address 3	Survey No. 277
Address 4	Ameenpur
Building Name	Green Villas
Sub-Locality	Ameenpur Mandal
Locality	Sangareddy District
City	Sangareddy
Pin Code	502032
Date of Transaction:	NA
Approx. Area of Property (sft):	3,840
Land Area of Property (sft):	1,350
Approx. Transaction Price (INR):	00100100
Approx. Transaction Price (INR): (Land)	35191
Transaction Price per sq. ft (INR):	26
Transaction Price per sq. ft (INR): (Land)	26
Source of Information:	Subject Property Details - Current property being valued

COMPARABLE #2

Address 1	House on Plot No. 153
Address 2	4TH LINE GREEN VILLAS AMEENAPUR PO AMEENPUR (As per site)
Address 3	Survey No. 277
Address 4	Ameenpur
Building Name	GREEN VILLAS
Sub-Locality	Ameenpur Mandal
Locality	Sangareddy District
City	Ameenpur
Pin Code	502032
Date of Transaction:	NA
Approx. Area of Property (sft):	3,840
Land Area of Property (sft):	1,350
Approx. Transaction Price (INR):	00100100
Approx. Transaction Price (INR): (Land)	35191
Transaction Price per sq. ft (INR):	26
Transaction Price per sq. ft (INR): (Land)	74
Source of Information:	Database Property ID: 3 (Similarity Score: 180.0) - Market comparable from property database

2.2 Prevailing Market Values

- Market value range for land (psft):	NA
- Market value range (psft):	NA
- Information Obtained From:	NA

VALUATION ANALYSIS

2.3 Defining Market Value

Market Value is defined as 'an opinion of the best price at which the sale of an interest in property would have been completed unconditionally for cash consideration on the date of the valuation, assuming (1) a willing seller; (2) that, prior to the date of valuation, there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest and for the agreement of the sale price; (3) that, the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the date of valuation; (4) that no account is taken of any additional bid by a prospective buyer with a special interest; (5) that both parties to the transaction had acted knowledgeably, prudently and without compulsion.'

2.4 Market Value of Property

BASE VALUE

- Base Value of Property (for land) (Rs psft):	NA as on Date of Valuation
- Base Value of Property (Rs psft):	NA Built Up Area as on Date of Valuation

APPLICABLE ADDITIONAL CHARGES

- Fixed Furniture & Fixtures:	NA	Description: NA
- Preferred Location Charge:	NA	Description: NA
- External Development Charge:	NA	Description: NA
- Car Park	NA	Description: NA
- Transfer Charges (Noida Only):	NA	Description: NA
- Sales Tax:	NA	Description: NA

TOTAL VALUE

- Total Value of Property (INR):	00100100 as on Date of Valuation	
- Total Value of Amenities (INR):	NA as on Date of Valuation	
Documents provided by	NA	Description NA

VALUER'S COMMENTS

• The subject property is a residential independent house located at Plot No. 153, Green Villas, Ameenpur, Sangareddy District. • As per the sale deed, the land area is 150 Sq. Yds or 1,350 sft and the built-up area is 3,840 sft (Ground Floor: 1,280 sft + First Floor: 1,280 sft + Second Floor: 1,280 sft). • The property is a semi-finished RCC house, constructed in 2020. • The property is self-occupied by the owner. • The property is located in a residential colony "Green Villas" in a developed locality with good quality surroundings and no visible negative features. • As per provided blueprint, there are 6 bedrooms, 6 bathrooms, 3 halls, and 2 kitchens. • The house has 3 floors (Ground + 2), with 1 terrace and balconies present. • No portico, overhead tank, or other projections were observed in the blueprint. • No evidence of deviation in built-up area as per document. • For valuation, the built-up area as per sale deed is considered. • No market comparable or transaction value details were provided in the documents. • Assumption: The property has a clear title and all statutory approvals.

2.5 Replacement Value

- Construction Cost per sft:	NA Built Up Area
- Replacement Value of Property (INR):	NA as on Date of Valuation

2.6 Valuer's Declaration

I confirm that the market value for the subject property as on 26 June 2025 is INR NA/- [NA] and the value of amenities as on 26 June 2025 is INR NA/- [NA] taking into consideration the market dynamics and the condition of the property, its location, and amenities available.

Valuer Code: NA

Valuer's Signature

2.7 Disclaimer

Please note that the above is a valuation and not a structural survey. CBRE is not responsible to HSBC or the purchaser of the above property for any flaws and/or faults with the property not detected by the above Valuer.

ANNEXURE

List of documents provided by HSBC	Type of Area	Remarks (If any)
Property address document	Yes	Sale deed and initiation form mention address
Address (and contact details) of contact person	Yes	KOYA JAGADEESH, 9618972512
Land area (sft)	Yes	1,350 sft (150 Sq. Yds) as per sale deed
Type of Area (e.g., Built Up Area)	Yes	Built Up Area, as per sale deed and plan
Approved plans (including applicable FAR, ground coverage, setbacks, etc.)	Yes	Approved Plan provided
Society registration certificate	No	NA
Completion certificate	No	NA
Occupation certificate	No	NA
ULC clearance	No	NA
Copy of share certificate	No	NA
Copy of conveyance deed / sale deed / sale agreement	Yes	Sale deed dated 12-Aug-2020
Construction permission / commencement certificate	No	NA
Property Tax Receipt	No	NA
Land Use Information (Proceedings Letter)	No	NA

PROPERTY PHOTOGRAPHS



Photograph



Photograph



Photograph



Photograph



Photograph

LOCATION MAP

NA