

# MARKET VALUATION REPORT

Property Reference Number:	35620252035003461
Date of Valuation:	31 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):	RAMU GANGINENI	
- Seller (Registered Owner):	GUTTA ANJANEYULU	
- Contact Person (& Telephone No.):	RAMU GANGINENI	8919964663

### 1.2 Property Address

Address 1	House on Plot No. 177
Address 2	Survey No. 277, (As per site)
Address 3	Survey No. 277
Address 4	Ameenpur Village & G.P.
Building Name	GREEN VILLAS
Sub-Locality	Ameenpur Mandal
Locality	Sangareddy District
City	Ameenpur
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 1,206	- Plot Demarcated? Yes
- Ease of property identification: Good	Location map / description attached: Yes
- Nearby Landmark: Green Villas Road No. 5	NA

## BUILT-UP AREA

- Planned Area of Property (sft):	1,496	As per copy of gram panchayat plan	Built Up Area
- Permissible Area as per FAR (sft):	NA	NA	NA
- Actual Area of Property (sft):	2,100	Built Up Area	Built Up Area
- Area adopted for Valuation (sft):	2,100	Built Up Area	Built Up Area
- Loading factor adopted	NA	NA	NA
- Deviation in Area?	Yes	% deviation in area, specify: 40%	NA
- Deviation Acceptable?	No		

**Please enter Comments, if any**

As per the copy of gram panchayat plan and sale deed, the planned area is 1,496 sft and actual measured built-up area from the sale deed is 2,100 sft. The deviation is 40%, not acceptable as per standards.

## 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? <b>Please enter Comments, if any</b>	NA

## 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			

Please enter Comments, if any

## 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):	55

## 1.6 Features & Amenities

Bedroom(s) 4	Bathroom(s) 4
- Number of Rooms: Hall(s) 2	Kitchen(s) 2
Others 1	NA
- Number of Floors: In Building Ground + 1 Floor	In Property 2
- Number of Lift & Stairs: Lift(s) 0	Stair(s) 1

## 1.7 Occupancy Status

Self-occupied

Based on the tax receipt and municipal records, the property is occupied by the owner RAMU GANGINENI.

## 1.8 Stage of Construction

- Percentage of Property Completion:	100%
- Valuer's Comments on Construction:	The property is fully completed as per the sale deed and physical inspection.

## MARKET SPECIFIC INFORMATION

### SECTION 2 - PROPERTY VALUATION

#### 2.1 Market Comparables

##### COMPARABLE #1

Address 1	House on Plot No. 177
Address 2	Survey No. 277, (As per site)
Address 3	Survey No. 277
Address 4	Ameenpur Village & G.P.
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):	2,100
Land Area of Property (sft):	1,206
Approx. Transaction Price (INR):	262685826072
Approx. Transaction Price (INR): (Land)	150856717258
Transaction Price per sq. ft (INR):	125088488
Transaction Price per sq. ft (INR): (Land)	125088488
Source of Information: <b>COMPARABLE #2</b>	Subject Property Details - Current property being valued

Address 1	House on Plot No. 177
Address 2	AMEENPUR (As per site)
Address 3	Survey No. 277
Address 4	Ameenpur Village & G.P.
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):	2,100
Land Area of Property (sft):	1,206
Approx. Transaction Price (INR):	262685826072
Approx. Transaction Price (INR): (Land)	150856717258
Transaction Price per sq. ft (INR):	125088488
Transaction Price per sq. ft (INR): (Land)	217815776
Source of Information:	Database Property ID: 5 (Similarity Score: 200.0) - 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):	262685826072 as on Date of Valuation	
- Total Value of Amenities (INR):	NA as on Date of Valuation	
Documents provided by	HSBC	Description Valuation Initiation Request, Sale Deed, House Plan Permission, Tax Receipt, Electricity Bill

## **VALUER'S COMMENTS**

- The subject property is a residential independent house. - Land area as per the copy of sale deed provided by HSBC is 134 sq yd or 1,206 sft. - Built-up area as per the sale deed is 2,100 sft, while the gram panchayat plan shows 1,496 sft; there is a 40% deviation. - The property is fully completed and self-occupied by the owner. - The property is located in Green Villas, Ameenpur, a well-developed residential area with good infrastructure and no negative surroundings observed. - The expected future life of the property is 55 years. - For the purpose of this value assessment, it is assumed that the subject property has a clear title and all necessary approvals have been duly obtained.

## **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 10 July 2024 is INR NA/- [NA] and the value of amenities as on 10 July 2024 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 proof	Yes	Property address mentioned in Sale Deed and Valuation Initiation Request
Address (and contact details) of contact person	Yes	Contact: RAMU GANGINENI, Phone: 8919964663
Land area (sft)	Yes	134 Sq. Yds / 1,206 sft as per Sale Deed
Type of Area (e.g., Built Up Area)	Yes	Built Up Area as per plan and deed
Approved plans (including applicable FAR, ground coverage, setbacks, etc.)	Yes	House Plan Permission 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 03-Feb-2020 between GUTTA ANJANEYULU and RAMU GANGINENI
Construction permission / commencement certificate	Yes	House Plan Permission attached
Property Tax Receipt	Yes	2023-24 property tax receipt, Owner: GANGINENI RAMU
Land Use Information (Proceedings Letter)	No	NA

## PROPERTY PHOTOGRAPHS



Photograph



Photograph



Photograph



Photograph



Photograph

## LOCATION MAP

NA