

## KRISHNAKANT ASSOCIATES

P.Krishnakant B.E, FIV

Engineers – Valuers

H. No-21-39/1, Sharada Nagar, Dilsukhnagar, Hyderabad - 500060, Telangana state.

Contact Numbers -9347382451

Valuations, estimates

DATE:14-3-2024

### VALUATION REPORT FOR INDOSTAR HOME FINANCE PVT LTD Boduppal

Name of the borrower	Maragoni Rani
Type of Case	LAP
Name of Document Holders	Maragoni Rani S/o Maragoni Giresh
Complete detailed address as per the Revenue Documentation	House no.2-19/2,Gramakantam,Nerrapally Village & G.P., Ibrahimpatan Mandal, R.R.Dist., Telangana State -501508
Complete detailed address as per the Technical Visit	Do
Do the Boundaries match?	NORTH- House of Maragoni Naresh SOUTH – House of P. Chinna Mallaiah, EAST- Road , WEST- Road
Is the location inside the Municipal Corporation Limits? Specify Yes / No	No , Nerrapally G.P.
Name of the Authority approving the Construction Layout with Approval Details	NA
Date of technical visit	13/3/2024
Latitude & Longitude of the Property	17.257151 & 78.732399
Nearest Permanent Land Mark	Nearby Bharath Tent House
Width of the road leading to the property in Feet	30' Road
Distance from the City / Town / Taluka Centre	41Km
Distance from the nearest Bus Stop / Station	1 km from bus stop
Name of the Person who was available at the time of the visit at the property	9866366431
If the property has multiple tenants, please provide the area wise occupation & usage details	GF-1 UNIT (1BHK + Shop Owner occupied)
Type of Property	Individual House
Total Number of Floors	GF Building
Floor on which the property is situated	GF
Configuration of the Property with floor wise details	GF-1BHK + Shop
Area of the property as per the Revenue Document	168 Sq yds
Area of the property as per the Existing	168 Sq yds
Built Area of the property in SqFt as per the Actual Measurements	720 Sqft - 80 Sqft = 640 Sqft (GF)
Area considered for Valuation in SqFt. ( Wherever applicable specify Land & Construction Areas separately	Land Area- 168 Sq yds & 640 Sqft (GF)
Property Status - Complete / Incomplete	complete

For Complete Properties - specify Vacant / Occupied / Tenanted / Rented	Self Occupied
For Complete Properties - Specify if Usage is in line with approvals. If not mention area segregation as per usage	10 YEARS
Estimated Residual Age	50 YEARS
Type of Construction	RCC Frame type
Type of Roofing	RCC Slab
Is the property situated in a community dominated locality? Yes / No	No
Is the property situated in a locality perceived as negative? Yes / No ( If Yes, specify reason )	No
Land Area considered for Valuation in SqFt	168 Sq yds
Market Rate considered for Land	168 Sq yds x 12000/ Sq yds =Rs.2016000/-
Rate Considered for Construction	Rs.1400/- per sft
Built Up Area considered for Valuation in SqFt	built area = 640 Sqft (GF)
Rate Considered for Above in INR per SqFt	GF- 640sft x 1400/sft = Rs.896000/-
Market Value of the Property	Rs.2016000/- + Rs.896000/- = Rs.2912000/-
Market Value of the Property in case of Distress Sale	Rs.2329600/-
Is the Location Sketch provided from the nearest permanent landmark? Yes / No	Yes
Are photographs attached?	Attached
Does the property have a proper Electrical connection from the government	provided
Does the property have a proper Water Supply connection from the government	provided
Does the property have a proper Waste Water / Sewage Disposal System provided by the government	provided
Any additional remarks concerning the property	Sanction plan not submitted for our perusal valuation made on existing structure of GF without sanction plan , Valuation Submitted as per bank norms .

I hereby declare that

1) Our associate Krishnakant. P has personally inspected the property on 13-3-2024  
2) I have no direct or indirect interest in the property valued.3) The information furnished in the report is true and correct to the best of my knowledge and belief.4) The names of Customer/ Builder are taken as per technical and papers received with the technical and we don't take any liability regarding the same, nor title clearance of the Property nor demolishing of property.5) Validity of the value worked out regarding the concerned property is as on Date of the Report.

Date: 13-3-2024      Hyderabad.

SIGNATURE OF THE VALUER



## ROUTE MAP

17.257151 & 78.732399

