



SRINIVASA ASSOCIATES

ENGINEERS & VALUERS

Cell: 9652166760, Office No: 7013892096

Office Email: Srinivasaassociates44@gmail.com

Hno: 5-6-527/A, Kapuwada, Backside Of

Venkatasai Theatre, Karimnagar - T.S.

A.SRUJAN KUMAR

B.Tech(Civil), A.M.I.E, A.I.I.V.

APPROVED VALUER

CHARTERED ENGINEER

MUNICIPAL LICENSED ENGINEER

(CAT-I-A-6303) (AM3027891)

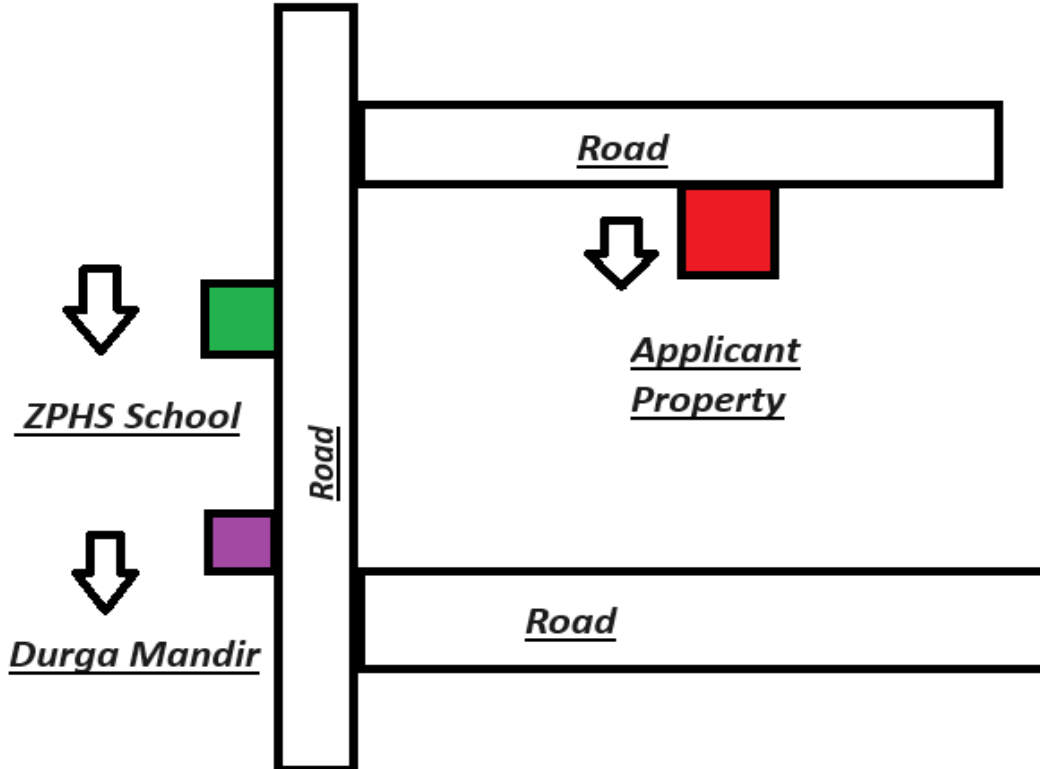
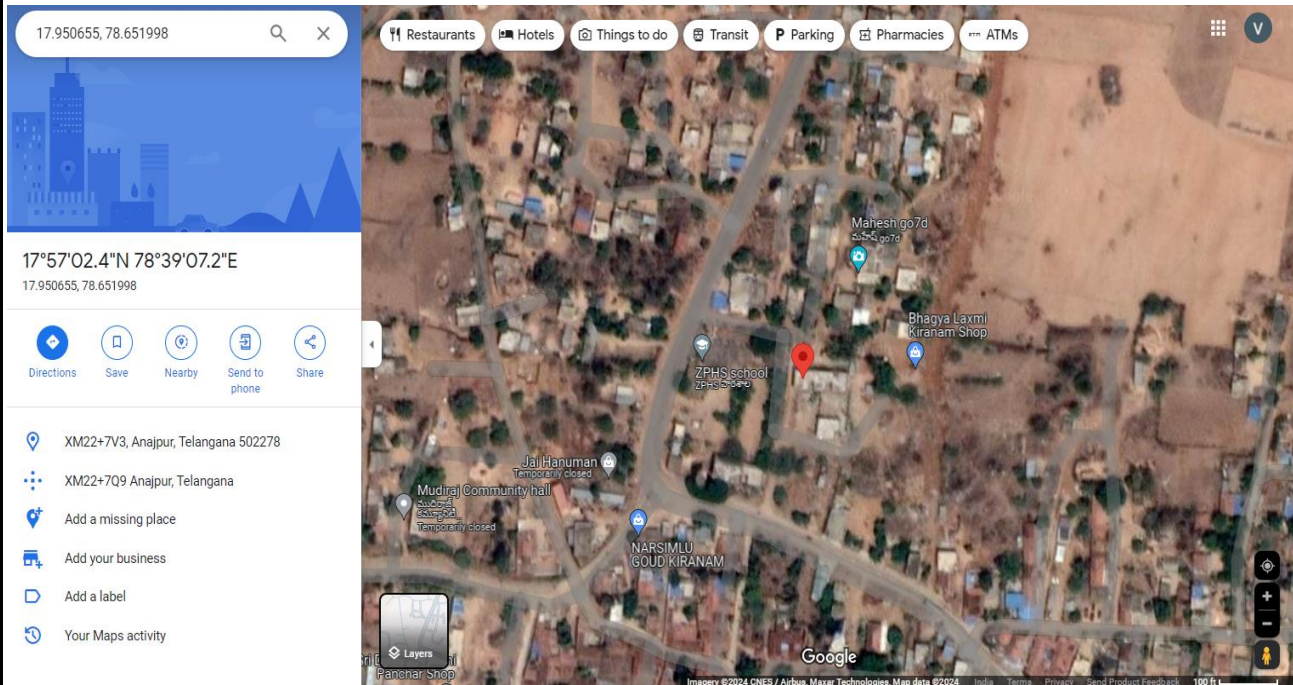
Indostar Home Finance Private Limited,Siddipet Branch			
Technical Valuation Report In Respect of Land & Building			
Ref No: INDOSTAR/SDPT/MARCH/2024/004		Date Of Initiation: 8/4/2024	
Case ID	-	Case Type	HL SELF CONSTRUCTION
Date Of Inspection / Site Visit	10/3/2024	Case Type	ZPHS School
Name Of the Customer / Applicant & Contact Details		Thallapally Anuradha	
Name Of The Curent Owner / Seller		Thallapally Anuradha W/O Balraju Goud	
Name Of The person met at site & Contact Details		Thallapally Anuradha - 9912005974	
Address Of The Property Being Appraised	As per client	Bearing In H.No: 6-85 In Sy.No: 9D1 Is Situated at Anajipur Village, Rayapole Mandal,With In GP Limits Of Anajipur. District Siddipet . Tealanaga. 502278.	
	As per Document	Open Land In Sy.No: 9D1 Is Situated at Anajipur Village, Rayapole Mandal,With In GP Limits Of Anajipur. District Siddipet . Tealanaga. 502278.	
	As per Site	Bearing In H.No: 6-85 In Sy.No: 9D1 Is Situated at Anajipur Village, Rayapole Mandal,With In GP Limits Of Anajipur. District Siddipet . Tealanaga. 502278.	
Distance From Branch		30 Km's	
Documents provided		1.Copy Of Sale Deed:Doc No. 7604/2018,Dt. 04-08-2018, In favour Of Thallapally Anuradha W/O Balraju Goud 2.Copy Of GP Property Tax	
Type Of Ownership	Freehold	Property Identification (Y/N)	Yes
Type Of Property	Indipendent Bunglow	Internal & External Finishing	NA
Location / Zoning as per master plan or actual	Residential	No Of Lifts	NA
Property Usage	Residential	Type Of Structure	RCC
Locality Class	Middle Class	No Of Floors in The Building	GF

Within MC/GP Limits & Its Name	GP Limits Of Anajipur		No Of Flats/Units In The Building	1 Unit	
Lattitude&Longitude Of Property	Latitude:17.950667 Longitude:78.652000		Year Of Completion Of Property	2019	
Property Occupation Status	Self Occupied		Present age of property	4 Years	
Plot Demarcation (Yes/No)	Yes		Future Physical Life Of Property	56 Years	
Direction	As Per Documents		As per Site / Actual		
North	18 Feet Way		11 Feet way		
South	Open Land Of Jodu Kishtaiah		Open Land Of Others		
East	Plot Of Thallapalli Varalaxmi		House Of Thallapalli Varalaxmi		
West	Road		13 Feet Road		
Boundaries Matching (Yes/Partly Matching/No)	Yes	IF No,Reason		-	
Sanction Plan Approval Details					
Details of Approved plan with approval No & Date	NA				
Sanctioning Authority	NA				
Weather Property Coming under road widening	NA				
Violatins Observed If Any	NA				
Height / Storieys					
As Per Sanctioned Plan		NA			
As per Actual / Site		GF			
Floors	As per site no of unit'S	Actual Measured Carpet Area(Sft)	Actual BUA/SUBA(Sft)	BUA As Per Sanction Plan (Sft)	Adopted BUA(Sft)
Ground Floor	1 Unit Of 2BHK	380.80	448.00	NA	448
First Floor					
Second Floor					
Third Floor					
Total	1 Unit	380.8	448	0	448
Violation Observed If Any		-			

Construction Status			
Construction Stage Of Property	100%		
Recommendation Stage of Property	100%		
Valuation Of Property (Fair Market Valuation / Ditress Valuation)			
Land Area (In Sq Feet)	AS per Document	As Per plan	AS Per Site
	540 Sq Feet	NA	1134 Sq Feet
Final Land area Considered (In Sq Feet)	1134	Adoptabe Builtup Area (In Rs per sq.ft)	448
Current Market Rate In the Locality per Sq Feet	500-600	Construction Cost (Rs per sqft)	₹ 1,600.00
Recommended Rate Of Land (Rs per Sq Feet)	₹ 550.00	Total Construction Value for 100% Completion Of Building (in Rs)	₹ 716,800.00
Total Land Value (In Rs)	₹ 623,700.00	Total Construction Value for Present Construction Stage (in Rs)	₹ 716,800.00
Market Value of Land & Building for 100% Complete property(In RS)	₹ 1,340,500.00	Market Value of Land & Building for Present Construction Stage(In RS)	₹ 1,340,500.00
Government Guideline / Circle ratefor land (Rs per Sq Feet)	₹ 77.00	Total Land Value As per Government (In Rs)	₹ 87,318.00
MARKET VALUE OF THE PROPERTY (100%)			₹ 1,340,500.00
DISTRESS VALUE OF PRESENT COMPLETED PROPERTY @ 80% of MARKET VALUE			₹ 1,072,400.00
Remarks & Observations On The Property & Valuation:			
1)Property Located In GP Limits Of Anajipur. District: Siddipet			
2)Property Consist Of GF, GF With 1 Unit Of 2BHK Is Self Occupied. Total No Of Units Are 1.			
3) As per Given Deed Total Land Extent is 60 Sq yards.As Per Site Total Land Extent Is 126 Sq.Yrds , As Reported By Applicant Remaining land Also Belongs To Applicant Only,Suggested To take Rectification Deed With Total land Extent Before Disb.Fi To Note.			
4)Approved plan Copy is Not available .			
5)Property is Identified Through Measurements Taken At Site, E-Bill & Boundaries.			
6)Valuation Is Considered For Land Extent & GF.			
7)Age Of The Property Is 4 Years.			
The property was inspected by Mr.Chennakeshav We have no direct or indirect interest in the property valued. The information furnished above is true and correct to the best of our knowledge and belief and takes into account information and / or documents submitted or shown to us by the client. The fair market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. The client is free to obtain other independent opinions on the same. The fair market value of such properties / localities may increase or decrease, depending on the future market conditions and scenarios This report does not certify or confirm any ownership or title of the property that has been valued.			
Date Of Inspection / Site Visit	10/3/2024	Date Of Report Submission	10/3/2024
Name of Engineer visitd Property	Chennakeshav	Authorized Signatory Name	A.Srujan Kumar

Location Map, Route Map & Master plan Map(If any)

Bearing In H.No: 6-85 In Sy.No: 9D1 Is Situated at Anajipur Village, Rayapole Mandal,With In GP Limits Of Anajipur. District Siddipet . Tealanaga. 502278.



Property Photographs (Internal & External)

Bearing In H.No: 6-85 In Sy.No: 9D1 Is Situated at Anajipur Village, Rayapole Mandal,With In GP Limits Of Anajipur. District Siddipet . Tealanaga. 502278.



