



# H.E.M. ASSOCIATES



D.No.8-293/82/CNS/55,  
Film Nagar, Road No:06, Jubileehills,  
Hyderabad - 500096



+91 89191 8756



hem.valuation@gmail.com

## INDOSTAR HOME FINANCE PVT.LTD.

Date: 22-04-2024.

Sl. No.	Details	Description	
1.	Name of the borrower	BAINDLA KUMAR	
2.	Type of Case -(Highlight)	Flat Purchase / Individual House Purchase / PlotPurchase + Construction / <b>Self Construction on Owned Land</b> / House Renovation or Extension / Loan Against Property/HL	
3.	Owner's Name as per Document	Sri. Baimdla Kumar, S/o. Baimdla Mallaiah	
4.	Complete detailed address as per the Revenue Documentation (Specify Document)	House No.4-93/1(As per Doc, Tax & Site), Situated at Fasalvadi Village, Fasalvadi Gram Panchayat, Sangareddy Mandal, Sangareddy District, Telangana-502294.	
5.	Complete detailed address as per the Legal Documentation (Specify Document)	House No.4-93/1(As per Doc, Tax & Site), Situated at Fasalvadi Village, Fasalvadi Gram Panchayat, Sangareddy Mandal, Sangareddy District, Telangana-502294.	
6.	Complete detailed address as per the Technical Visit	House No.4-93/1(As per Doc, Tax & Site), Situated at Fasalvadi Village, Fasalvadi Gram Panchayat, Sangareddy Mandal, Sangareddy District, Telangana-502294.	
7.	List of documents provided	1) Copy of Gift Deed Doc. No: 1935/2024, Dated 18 Mar 2024 in favour of Sri. Baimdla Kumar, S/o. Baimdla Mallaiah 2) Tax Receipt with receipt No.2324 in favor of Baimdla Durgamma from Fasalvadi Gram Panchayat	
8.	Do the NEWS Boundaries match? Actual vs the Legal Documentation. Specify in detail if there is a mismatch	Yes	
9.	Boundaries	As per Deed 100 Sq.yds	As per Existing- 117.13 Sq.yds
	East	20 Feet wide Road	20 Feet wide Road
	West	15 Feet wide Road	15 Feet wide Road
	North	House of Bandla Prasanth	House of Chandraiah
	South	House of Pillodi Yadamma	House of Pillodi Yadamma
10.	Site Area in Sq.Yds	100 Sq.yds	
11.	Site area as per approved plan in sq.yds	NA	
12.	Applicable Authority for Non-Agriculture Conversion	NA	
13.	Specify Document provided for Non-Agriculture usage, Non Agriculture Converted Area & the Approving Authority	NA	



# H.E.M. ASSOCIATES



D.No.8-293/82/CNS/55,  
Film Nagar, Road No:06, Jubileehills,  
Hyderabad - 500096



+91 89191 8756



hem.valuation@gmail.com

14.	Is the location inside the Municipal Corporation Limits?Specify Yes / No	NA
15.	Applicable Authority for Approval of Plot Layout Plan	NA
16.	Applicable Authority for Approval of Construction Layout Plan	NA
17.	Name of the Authority approving the Plot Layout with Approval Details (Designation of the Authority, Date & Year)	NA
18.	Name of the Authority approving the Construction Layout with Approval Details (Designation of the Authority, Date & Year)	NA
19.	FSI Applicable	NA
20.	FSI Utilised	NA
21.	Is there a Horizontal Violation? If yes, mention percentage.	NA
22.	Is there a Vertical Violation? If yes, mention percentage.	NA
23.	Date & Time of technical visit	21-04-2024
24.	Latitude & Longitude of the Property	17.642833, 78.124856
25.	Nearest Permanent Land Mark	Near Ambedkar Statue
26.	Approximate percentage of habitation / occupancy in the locality	Under Developed
27.	Width of the passage leading to the actual property in Feet (For Individual House Types )	20 feet CC Road
28.	Distance from the City / Town / Taluka Centre	15 KMS
29.	Distance from the nearest Bus Stop / Station (Specify Name)	
30.	Distance from the nearest Railway Station (Specify Name)	
31.	Name of the Technical Person who visited the property along with Mobile Number	-
32.	Name of the Person who was available at the time of the visit at the property	B.Kumar
33.	If the property has multiple tenants, please provide the area wise occupation & usage details	Under Construction
34.	Type of Property - Individual House on Land / Flat in an Apartment / Only Plot / Plot with ongoing construction / Existing House	Plot with ongoing construction
35.	Total Number of Floors	1
36.	Floor on which the property is situated	Ground
37.	If the property is a flat, please mention number of Apartments, with respective number of floors & respective number of units with configuration such as 1RK/1BHK/2BHK etc. Specify on the availability of Lift	NA



# H.E.M. ASSOCIATES



D.No.8-293/82/CNS/55,  
Film Nagar, Road No:06, Jubileehills,  
Hyderabad - 500096



+91 89191 8756



hem.valuation@gmail.com

38.	Configuration of the Property in detail with floor wise details	NA	
39.	Area of the property as per the Legal Title Documentation- Mention type in SqFt	900	
40.	Built Up Area of the property in SqFt as per the Technical Documentation	NA	
41.	Built Up Area of the property in SqFt as per the Actual Measurements	727	
42.	Super Built Up / Saleable Area (Only in case of Flats in Apartments) in SqFt (Specify Saleable / Carpet Loading Factor)	NA	
43.	Area considered for Valuation (Wherever applicablespecify Land & Construction Areas separately)	Land (sq.yds)	100
		Construction Area(sft)	727
44.	Property Status - Complete / Incomplete (If incomplete,stage of construction to be computed as per IndoStar's Construction Linked Disbursement Matrix)	Slab work in Progress (50%)	
45.	For Complete Properties - specify Vacant / Occupied / Tenanted / Rented (If rented, mention average range ofdeposits & rentals prevailing with appropriate conditions)	Under Construction	
46.	For Complete Properties - Specify if Usage is in line withapprovals. If not mention area segregation as per usage	Residential	
47.	For Complete properties - Specify Age	0 Years	
48.	Estimated Residual Age	60 Years(As if Complete)	
49.	Type of Construction - Load Bearing / RCC Frame type /Composite	RCC	
50.	Type of Roofing - RCC Slab / Others (Please specify in detail)	RCC Slab	
51.	Is our property situated in the violated vertical portion? Yes / No	NA	
52.	Is our property partly / completely situated in the violated horizontal portion? Yes / No. ( If partly, mentionArea in SqFt & the percentage )	NA	
53.	Is the property situated in a community dominatedlocality? Yes / No	NA	
54.	Is the property situated in a locality perceived asnegative? Yes / No ( If Yes, specify reason )	NO	
55.	Government Rate for Land in INR per SqFt	FOR LAND -2100 per sq.yd	
56.	Government Rate for Constructed Property in INR per SqFt	NA	
57.	Land Area considered for Valuation in SqFt	900	
58.	Market Rate considered for Land in sq ft	667	
59.	<b>LAND VALUE</b>	<b>6,00,300/-</b>	



## H.E.M. ASSOCIATES



D.No.8-293/82/CNS/55,  
Film Nagar, Road No:06, Jubileehills,  
Hyderabad - 500096



+91 89191 8756



hem.valuation@gmail.com

60.	Construction Area considered for Valuation in SqFt	727
61.	Rate Considered for Construction & Justification required if higher than Average Cost of Construction for the City / Location	1700
62.	<b>CONSTRUCTION VALUE ON COMPLETION</b>	<b>12,35,900/-</b>
63.	STAGE OF CONSTRUCTION	50%
64.	Construction Value as on Date	<b>6,17,950/-</b>
65.	Carpet / Built Up / Super Built Up / Saleable Area considered for Valuation in SqFt	NA
66.	Rate Considered for Above in INR per SqFt	
67.	<b>Market Value of the Property</b>	
68.	<b>Market Value of the Property (On Completion) in Rs.</b>	<b>18,36,200/-</b>
69.	<b>Market value of the Property (As on Date) in Rs.</b>	<b>12,18,250/-</b>
70.	Market Value of the Property in case of Distress Sale	<b>9,74,600/-</b>
71.	Specify Any factors that would affect the Saleability / Marketability of the property	NO
72.	Does a part or whole of the property figure in any of the illegal / unauthorized list of constructions / properties maintained / circulated / declared by the government? If yes, please provide relevant details.	NA
73.	Has a part or whole of the property been valued for anyother Financial Institution in the last six months?	NA
74.	Does the property have a proper Electrical connectionfrom the government / or an government authorised service provider? Please provide details.	NA
75.	Does the property have a proper Water Supply connectionfrom the government / or an government authorized service provider? Please provide details.	NA
76.	Does the property have a proper Waste Water / SewageDisposal System provided by the government / or an government authorized service provider? Please providedetails.	NO
77.	Has there been any legal / punitive action (Serving of Notices, Demolitions etc ) on any properties in the vicinity? If yes, please provide details.	NA
78.	Has there been any government notification issued or in the making which would affect the legal status of the property & it's saleability / marketability? If yes, please provide relevant details.	NA



## H.E.M. ASSOCIATES



D.No.8-293/82/CNS/55,  
Film Nagar, Road No:06, Jubileehills,  
Hyderabad - 500096



+91 89191 8756



hem.valuation@gmail.com

79.	Is the property (Part / Whole) in contravention to the current Zoning Regulations as per the Development Control Regulations or the Development Plan? If yes, please provide details.	NA
80.	Details of the Authorized / Designated Tax Collection Authority for the region / location in which the property is situated	NA
81.	Is the location of the property prone to severe waterlogging or floods?	Yes
82.	What is the seismic zone under which the location falls as per the Seismic / Earthquake Zoning Map of India? Please elaborate on the details	III
83.	Was there any kind of notification displayed in the vicinity that would affect the legal / authorized status & / or saleability / marketability of the property offered as a collateral? If yes, please provide details	NA
84.	<b><u>Any additional remarks concerning the property:</u></b> <ol style="list-style-type: none"><li>1. The Subject property is under construction Ground Floor Residential Building.</li><li>2. Property Identified Based on Door Number And Boundaries of Property in the Provided Document</li><li>3. Sanction plan not provided of the property usage of land cannot be ascertained.</li><li>4. Property Surrounded with Vacant lands</li><li>5. In physical condition there is a 20 feet road width in West direction &amp; 15 feet road width in east direction</li><li>6. Legal aspects are beyond the scope of valuation.</li><li>7. <b>Property does not have survey no. in the provided Document</b></li><li>8. Sy.no of the property not identified in Bhuvan 2D maps.</li></ol>	

**Note : Valuation report is valid when title deeds are genuine. This Valuation report prepared based on the available documents only. Any such missing document may effect the value conditionally. This report is for assessing the fair market value of the subjected property and it is not to be interpreted as confirmation of ownership or genuinity of documents. The bank is advised to satisfy itself before accepting the security in terms of genuineness of the title documents / approvals/ owners / Identity related to the property.**





# H.E.M. ASSOCIATES



D.No.8-293/82/CNS/55,  
Film Nagar, Road No:06, Jubileehills,  
Hyderabad - 500096



+91 89191 8756



hem.valuation@gmail.com

## PHOTOGRAPHS

**Applicant Name:** BAINDLA KUMAR

**Address:** House No.4-93/1(As per Doc, Tax & Site), Situated at Fasalvadi Village, Fasalvadi Gram Panchayat, Sangareddy Mandal, Sangareddy District, Telangana-502294.



Elevation



Road



View of The Property



View of The Property





# H.E.M. ASSOCIATES



D.No.8-293/82/CNS/55,  
Film Nagar, Road No:06, Jubileehills,  
Hyderabad - 500096



+91 89191 8756



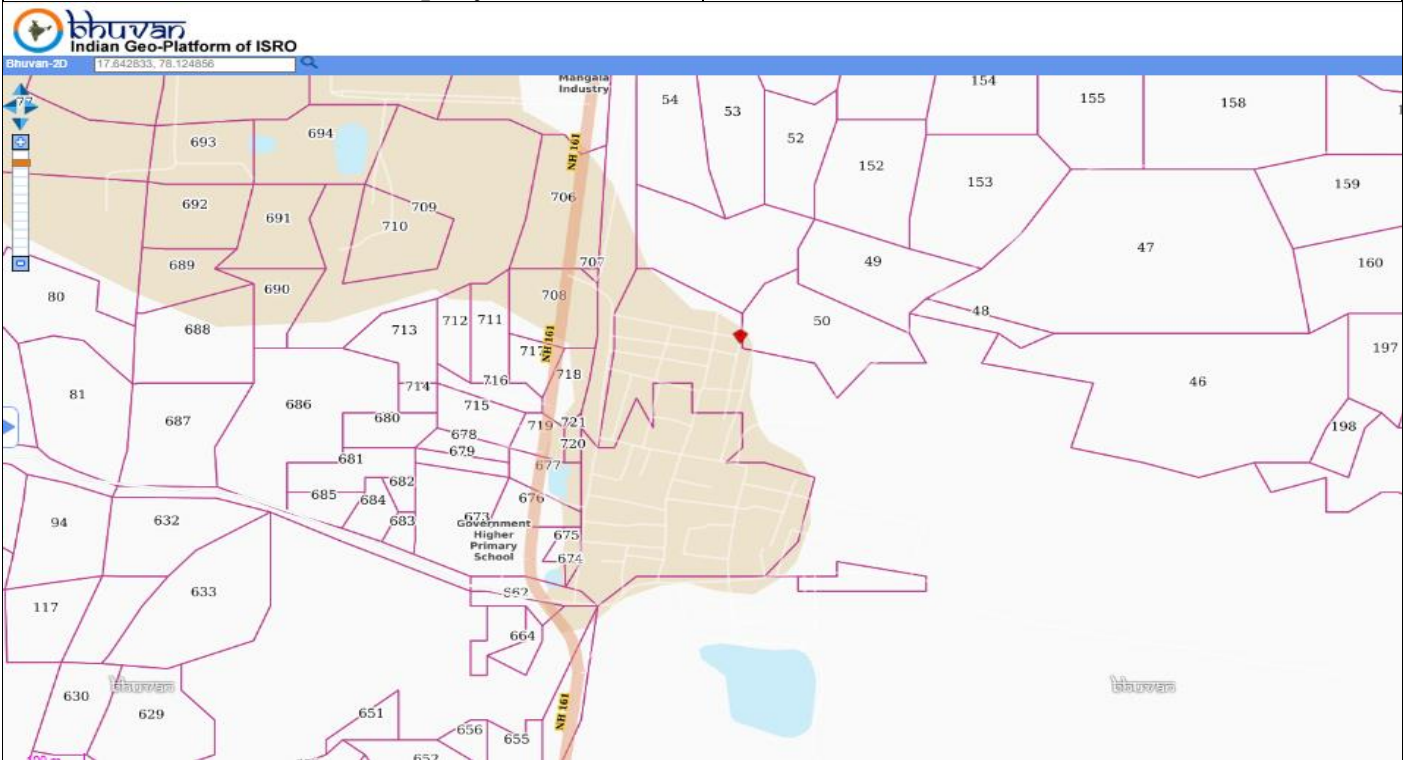
hem.valuation@gmail.com



**View of The Property**



**Selfie**



**Sy.No Verified in Bhuvan**

## LOCATION MAP

**Applicant Name:** BAINDLA KUMAR

**Address:** House No.4-93/1(As per Doc, Tax & Site), Situated at Fasalvadi Village, Fasalvadi Gram Panchayat, Sangareddy Mandal, Sangareddy District, Telangana-502294.

**GPS:** 17.642833, 78.124856





# H.E.M. ASSOCIATES



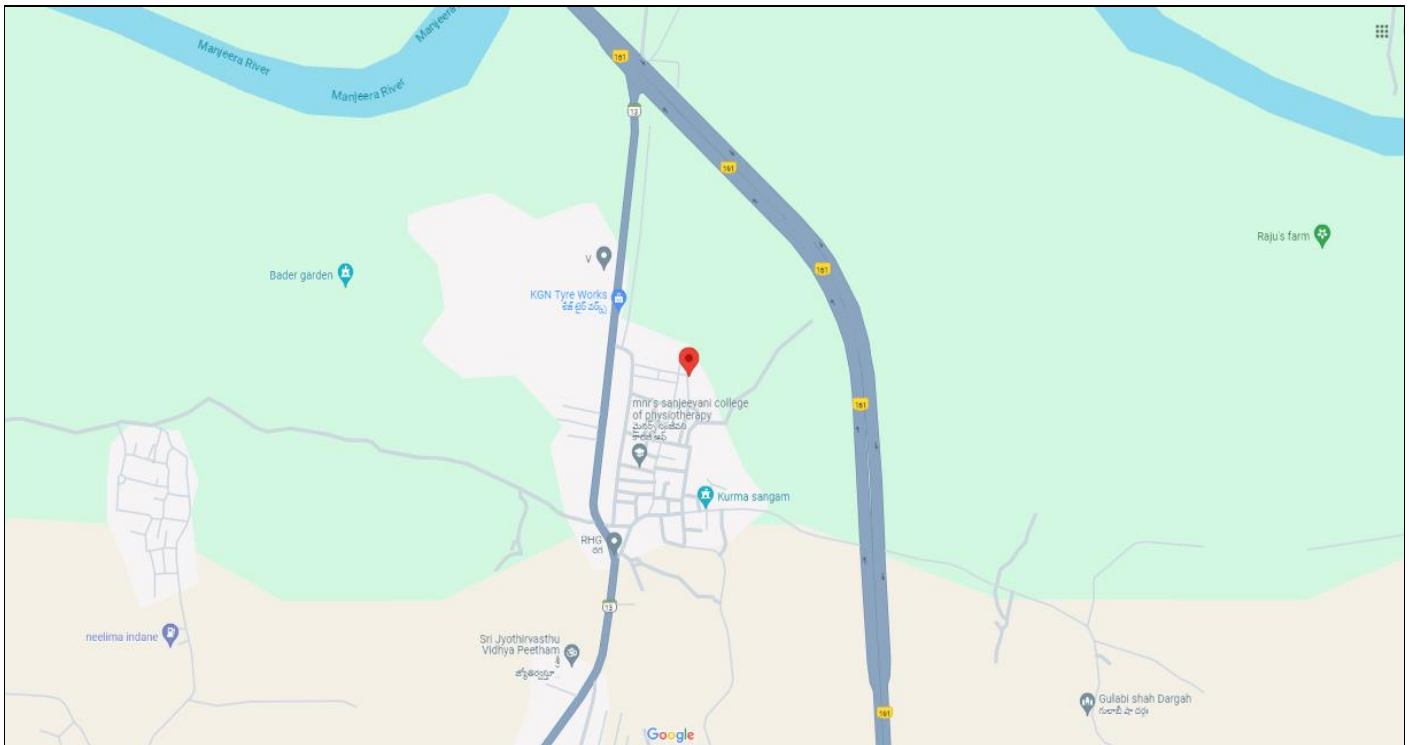
D.No.8-293/82/CNS/55,  
Film Nagar, Road No:06, Jubileehills,  
Hyderabad - 500096



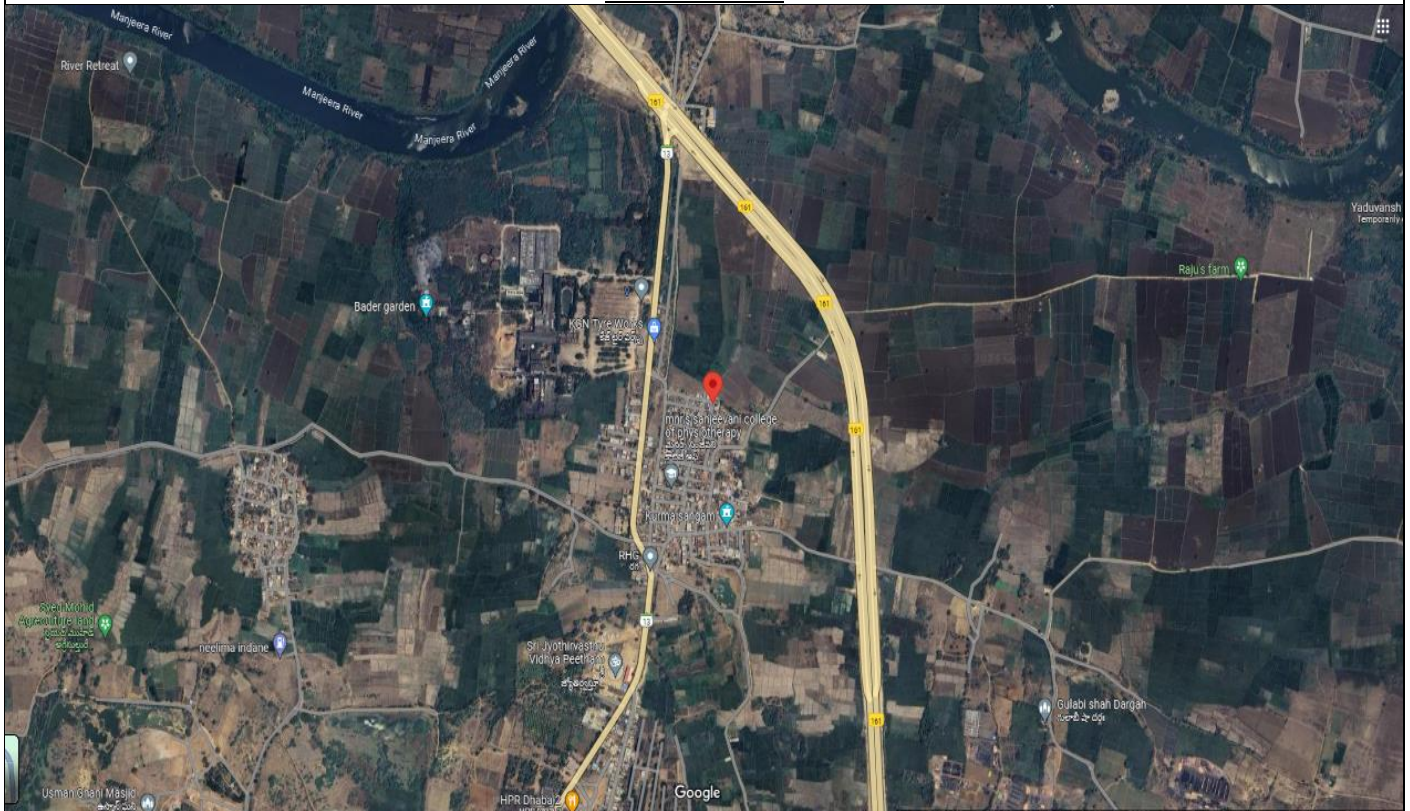
+91 89191 8756



hem.valuation@gmail.com



## Terrain View



## Satellite View





# H.E.M. ASSOCIATES



D.No.8-293/82/CNS/55,  
Film Nagar, Road No:06, Jubileehills,  
Hyderabad - 500096



+91 89191 8756



hem.valuation@gmail.com

## Unit Rates - Locality Wise

District Name : SANGAREDDY

Mandal Name : SANGAREDDY

City/Town/Village : FASALWADI

S.No.	Ward-Block	Locality	Land Value (Rs. per Sq.Yard)	Classification	Effective Date (dd/mm/yyyy)	Door No. Wise Details - Rates
1.	0 - 0	HOUSE SITE	2,100	01(Residential)	01/02/2022	<a href="#">Get</a>
2.	0 - 1	HOUSE SITE	2,100	01(Residential)	01/02/2022	<a href="#">Get</a>
3.	0 - 2	HOUSE SITE	2,100	01(Residential)	01/02/2022	<a href="#">Get</a>
4.	0 - 3	HOUSE SITE	2,100	01(Residential)	01/02/2022	<a href="#">Get</a>
5.	0 - 4	HOUSE SITE	2,100	01(Residential)	01/02/2022	<a href="#">Get</a>
6.	0 - 5	HOUSE SITE	2,100	01(Residential)	01/02/2022	<a href="#">Get</a>
7.	0 - 6	HOUSE SITE	2,100	01(Residential)	01/02/2022	<a href="#">Get</a>
8.	0 - 7	HOUSE SITE	2,100	01(Residential)	01/02/2022	<a href="#">Get</a>
9.	0 - 8	HOUSE SITE	2,100	01(Residential)	01/02/2022	<a href="#">Get</a>
10.	0 - 9	HOUSE SITE	2,100	01(Residential)	01/02/2022	<a href="#">Get</a>
11.	0 - 10	HOUSE SITE	2,100	01(Residential)	01/02/2022	<a href="#">Get</a>

Market value of the property IGRS

Survey No. Verification IGRS