



# SRINIVASA ASSOCIATES

## ENGINEERS & VALUERS

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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)

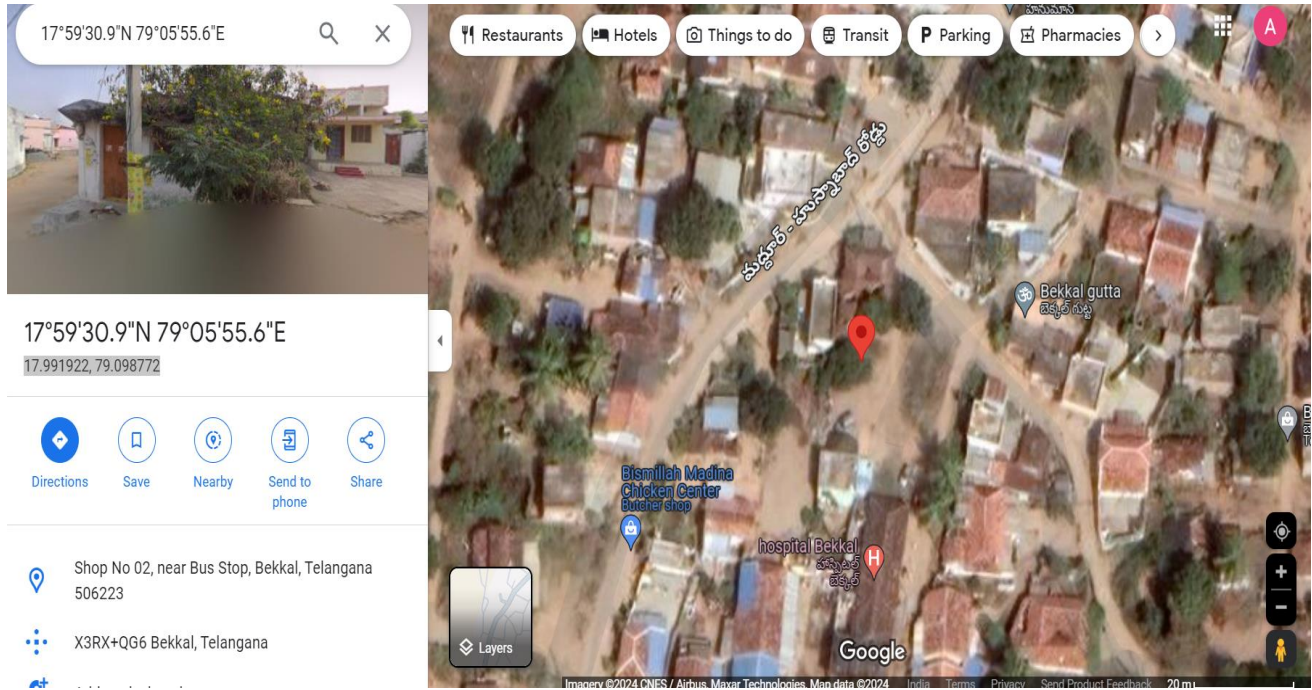
Indostar Home Finance Private Limited, Karimnagar Branch			
Technical Valuation Report In Respect of Land & Building			
Ref No: INDOSTAR/SDPT/April/2024/018		Date Of Initiation: 18/4/2024	
Case ID	-	Case Type	Lap
Date Of Inspection / Site Visit	22/4/2024	Nearest Landmark	Bekkal Guttaa
Name Of the Customer / Applicant & Contact Details	Karanam Sai Kumar		
Name Of The Current Owner / Seller	Karanam Sai Kumar S/O Karanam Madhava Rao		
Name Of The person met at site & Contact Details	Karanam Sai Kumar - 9908318459		
Address Of The Property Being Appraised	As per client	Bearing H.no: 2-86(Part) (Old), 2-85/1(New) is situated at Bekkal Village, Maddur Mandal, With in GP Limits of Bekkal, District Siddipet. 506223.	
	As per Document	Bearing H.no: 2-86(Part) is situated at Bekkal Village, Maddur Mandal, With in GP Limits of Bekkal, District Siddipet. 506223.	
	As per Site	Bearing H.no: 2-86(Part) (Old), 2-85/1(New) is situated at Bekkal Village, Maddur Mandal, With in GP Limits of Bekkal, District Siddipet. 506223.	
Distance From Branch	50 Km's		
Documents provided	1) Copy Of Sale Deed: Doc No. 4460/2022, Dt. 27-08-2022, In favour Of Karanam Sai Kumar S/O Karanam Madhava Rao.		
Type Of Ownership	Freehold	Property Identification (Y/N)	Yes
Type Of Property	Independent Bungalow	Internal & External Finishing	U/C
Location / Zoning as per master plan or actual	Residential	No Of Lifts	NA
Property Usage	Residential	Type Of Structure	Load Bearing
Locality Class	Middle Class	No Of Floors in The Building	GF

Within MC/GP Limits & Its Name	GP Limits Of Bekkal		No Of Flats/Units In The Building	1 Unit	
Lattitude&Longitude Of Property	Latitude: 17.991922, Longitude: 79.098772		Year Of Completion Of Property	2022	
Property Occupation Status	U/C		Present age of property	1.5 Year	
Plot Demarcation (Yes/No)	Yes		Future Physical Life Of Property	58.7 Years	
Direction	As Per Documents		As per Site / Actual		
North	House of Ravula Bharath H.no: 2-86, Combined Way For H.no: 2-86 Residents		House Of Others & 10' Way		
South	House of gottaparthi Venkatiah		House of gottaparthi Venkatiah		
East	Open Land Of Ravula Anjaneyulu & Others		Open Place Of Others		
West	House of Burra Kistaiah & Open land of others		House Of Others		
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 1BHK	603.50	710.00	NA	710
First Floor		0.00	0	NA	0
Second Floor		0.00	0	NA	0
Third Floor					
Total	1 Unit	603.5	710	0	710
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
	1080 Sq Feet	NA	1080 Sq Feet
Final Land area Considered (In Sq Feet)	1080	Adoptabe Builtup Area (In Rs per sq.ft)	710
Current Market Rate In the Locality per Sq Feet	500-1000	Construction Cost (Rs per sqft)	₹ 0.00
Recommended Rate Of Land (Rs per Sq Feet)	₹ 930.00	Total Construction Value for 100% Completion Of Building (in Rs)	₹ 0.00
Total Land Value (In Rs)	₹ 1,004,400.00	Total Construction Value for Present Construction Stage (in Rs)	₹ 0.00
Market Value of Land & Building for 100% Complete property(In RS)	₹ 1,004,400.00	Market Value of Land & Building for Present Construction Stage(In RS)	₹ 1,004,400.00
Government Guideline / Circle ratefor land (Rs per Sq Feet)	₹ 77.00	Total Land Value As per Government ( In Rs)	₹ 83,160.00
MARKET VALUE OF THE PROPERTY (100%)			₹ 1,004,400.00
DISTRESS VALUE OF PRESENT COMPLETED PROPERTY @ 80% of MARKET VALUE			₹ 803,520.00
Remarks & Observations On The Property & Valuation:			
1)Property Located in GP Limits of Bekkal, District Siddipet.			
2)Property Consist of GF With 1 Unit Of 1BHK. Total No Of Units Are 1.			
3) As per Given Deed Total Land Extent is 120.00 Sq yards.As Per Site Also Found Same			
4)Approved plan Copy is Not available.			
5)Property is Identified Through Measurements Taken At Site, E-Bill With H.no & Boundries.			
6)Valuation Is Considered For Land Extent Only.			
7)Age of Property is 1.5 Year's.			
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	22/4/2024	Date Of Report Submission	22/4/2024
Name of Engineer visitd Property	Chennakeshav	Authorized Signatory Name	A.Srujan Kumar

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

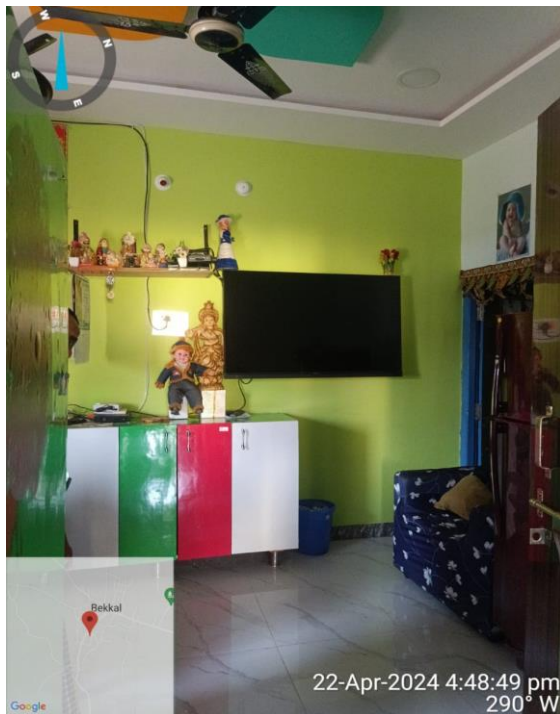
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**Property Photographs (Internal & External)**

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22-Apr-2024 4:43:16 pm  
17.991817N 79.098790E  
17° N  
Unnamed Road  
Bekkal  
Telangana

Google



22-Apr-2024 5:04:40 pm  
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356° N  
Bekkal  
Telangana

Google



22-Apr-2024 4:43:04 pm  
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298° NW  
Unnamed Road  
Bekkal  
Telangana

Google



22-Apr-2024 4:43:59 pm  
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274° W  
Bekkal  
Telangana

Google



22-Apr-2024 4:43:38 pm  
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219° SW  
Bekkal  
Telangana

Google



