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Registered Valuer for Income Tax Department,

C-C-IT Hyd. 5/07-08 in F. No. CCIT – III/Tech/Reg.VAL/139/07-08

**Approved Valuer for UBI, SBI, BOI, UBI, LICHFL, PNB,
CANFIN, INDIAN BANK, IDFC FIRST BANK Etc.,**

Flat No: G-2, Tulasi

Krishna Residency,

Chavalivari Street, Santhapeta

Ongole - 523001

TO

STATE BANK OF INDIA

MAIN BRANCH

KANDUKUR

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

I.	GENERAL	
1.	Purpose for which the valuation is made	To Fix the Reserve Price Under SARFAESI Act.,
	a) Date of inspection	: 27.10.2025
2.	b) Date on which the valuation is made	: 28.10.2025
	List of documents produced for perusal	
	i) Documents	: Copy of Regd Sale Deed Doc No. 1597/2023, Dated. 03.03.2023 in SRO. Kandukur
3.	ii) Approved Plan	: B.A.No.1033/0133/B/KDKR/SAINGR/2019, dated 07.11.2019 issued by Municipal Commissioner, Kandukur for RCC Roofed Ground and First Floors Residential Building
	iii) Legal Opinion	: Not Submitted.
	iv) Tax Receipt	: Asst.No.1033016852 in the Name of Divi Mahesh Babu
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	SRI. MAMILLAPALLI VENKATESWARLU S/O. KOTAIAH R/o. Simhadri Nagar, Kandukur Town, Kandukur Mandal, Sri Potti Sriramulu Nellore District, A.P.
5.	Brief description of the property (Including leasehold / freehold etc)	: This Valuation Report for the Existing RCC Roofed Ground and First Floors Residential Building is situated at Old Door No.22-2-44, WardNo.22, Block No.2, Sai Nagar, Kandukur Town & Municipality, Old Prakasam Present SPSR Nellore District, Andhra Pradesh, in Kandukur Village S.No's.279/1, 279/2B,279/3, 279/3Q, 277/2, 278/6.279/1J,279/2B, 278/6,276/3K, 279/2B & 277/1,in an extent of 106.55 Sq.yds or 89.08 Sq.mts of site.
	Location of property	
	a) Plot No. / Survey No.	: Kandukur Village S.No's.279/1, 279/2B,279/3, 279/3Q,

6.				277/2, 278/6, 279/1J,279/2B, 278/6,276/3K & 277/1,																
	b)	Door No.	:	Old Door No.22-2-44,																
	c)	T. S. No. / Village	:	Kandukur Village,																
	d)	Ward / Taluka	:	Block No.2, Ward No.22, Sai Nagar,																
	e)	Mandal / District	:	Kandukur Municipality & Mandal, Old Prakasam Present SPSR Nellore District																
7.	Postal address of the property			Old Door No.22-2-44, Sai Nagar, Kandukur Village, Kandukur Municipality & Mandal, Old Prakasam Present SPSR Nellore District., A.P.																
8.	City / Town			: Village																
	Residential Area			: Residential																
	Commercial Area			: No																
	Industrial Area			: No																
9.	Classification of the area			:																
	i)	High / Middle / Poor		: Middle																
	ii)	Urban / Semi Urban / Rural		: Urban																
10	Coming under Corporation limit/Village Panchayathi / Municipality			: Kandukur Municipality limits																
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area			: No																
12	In case it is an agricultural land, any conversion to house site plots is contemplated			: House Site																
13.	Boundaries of the property As per Deed			: As Per Actual																
	North : Property of Lingamgunta Rajendra Prasad			: North : Property of Lingamgunta Rajendra Prasad																
	South : 50'-00" Width Bazaar			: South : 50'-00" Width Bazaar																
	East : 16'-00" Width Bazaar			: East : 16'-00" Width Bazaar																
	West : Site of Pandilla Madhava			: West : Site of Pandilla Madhava																
14.1	Dimensions of the site			<table><tr><td>A</td><td>B</td></tr><tr><td>As per Deed</td><td>As per Actual</td></tr><tr><td>North :</td><td>46'-06"</td><td>40'-00"</td></tr><tr><td>South</td><td>36'-00"</td><td>36'-00"</td></tr><tr><td>East</td><td>14'-06"</td><td>17'-06"</td></tr><tr><td>West</td><td>32'-00"</td><td>31'-00"</td></tr></table>	A	B	As per Deed	As per Actual	North :	46'-06"	40'-00"	South	36'-00"	36'-00"	East	14'-06"	17'-06"	West	32'-00"	31'-00"
A	B																			
As per Deed	As per Actual																			
North :	46'-06"	40'-00"																		
South	36'-00"	36'-00"																		
East	14'-06"	17'-06"																		
West	32'-00"	31'-00"																		
14.2	Latitude, Longitude and Coordinates of the site			: 15.2242, 79.8954																
15	Extent of the site As per Document			: 106.55 Sq.yds or 89.08 Sq.mts																
	Extent of the site As per Actual			: 102.39 Sq.yds or 85.61 Sq.mts																
	Extent of the site As per Approval Plan			: 97.87 Sq.yds or 81.83 Sq.mts																
	Road Effected Area			: 9.58 Sq.yds or 8.01 Sq.mts																
	Net Site area as per Approval Plan			: 88.29 Sq.yds or 73.82 Sq.mts																
16	Extent of the site considered for valuation (least of 14 A & 14 B)			: 88.29 Sq.yds or 73.82 Sq.mts																
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent Received per month.			: Owner occupied																

II.	CHARACTERISTICS OF THE SITE		
1.	Classification of locality		Middle class
2.	Development of surrounding areas		Residential Developed locality
3.	Possibility of frequent flooding / sub-merging		No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		Nearer to the Property
5.	Level of land with topographical conditions		Sufficiently raised and leveled
6.	Shape of land		Plain
7.	Type of use to which it can be put		Residential
8.	Any usage restriction		No
9.	Is plot in town planning approved layout?		No
10.	Corner plot or intermittent plot?		Corner Plot
11.	Road facilities		available
12.	Type of road available at present		Gravel Roads
13.	Width of road – is it below 20 ft. or more than 20 ft.		East Side- 20'-00" Below South Side- 20'-00" Above
14.	Is it a land – locked land?		No
15.	Water potentiality		Abundant Ground Water
16.	Underground sewerage system		-
17.	Is power supply available at the site?		available
18.	Advantage of the site		
	1.		Nearer to all types of civic amenities like schools, Hospitals, and public transport etc
	2.		This property is situated in a well developed Residential area
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)		-
	1.		
	2.		

Part – A (Valuation of land)			
1.	Size of plot		
	North & South		46'-06" & 36'-00"
	East & West		14'-06" & 34'-00"
2.	Total extent of the plot		88.29 Sq.yds or 73.82 Sq.mts

3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs.13, 000/- to Rs. 14, 000/- Per Sq.yd
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 6, 000/- Per Sq.yd
5.	Assessed / adopted rate of valuation	Rs.13, 750/- Per Sq.yd
6.	Estimated value of land	88.29 Sq.yds X Rs. 13, 750/- = Rs. 12, 13, 987.50, Say Rs. 12, 14, 000.00

Part – B (Valuation of Building)		
1.	Technical details of the building	
	a)	Type of Building (Residential / Commercial / Industrial) Residential
	b)	Type of construction (Load bearing / RCC / Steel Framed) RCC Roof
	c)	Year of construction Age of Building Residual age of the Property 2019-20 05 years 65 years
	d)	Number of floors and height of each floor including basement, if any 3.00mts floor
	e)	As Per Plan Plinth area floor-wise G+1 Each Floor: 470.86 Sq.fts or 43.76 Sq.mts As Per Actual Plinth area floor-wise G+1 Each Floor: 433.50 Sq.fts or 40.29 Sq.mts
	Note: The Plinth Areas are Considered for Valuation Report is as is Where is Basis Under SARFAESI Act.,	
	f)	Condition of the building
	i)	Exterior – Excellent, Good, Normal, Poor Good
	ii)	Inferior - Excellent, Good, Normal, Poor Good
	g)	Date of issue and validity of layout of approved map / plan B.A.No.1033/0133/B/KDKR/SAINGR/2019, dated 07.11.2019
	h)	Approved map / plan issuing authority issued by Municipal Commissioner, Kandukur
	i)	Whether genuineness or authenticity of approved map / plan is verified Yes
	j)	Any other comments by our empanelled valuers on authentic of approved plan N.A.

Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground Floor	Other floors FF
1.	Foundation	RCC	
2.	Basement	Brick masonry of 0.70m.height with C.M. (1:5) of width 0.23m. over RCC plinth beam	
3.	Superstructure	0.23 m. width Brick Masonry of C.M. (1:5) was provided touching slab beam.	0.23 m. width Brick Masonry of C.M. (1:5) was provided touching slab beam.

4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Teak & Country Wood Doors & Windows	Teak & Country Wood Doors & Windows
5.	RCC works	Columns, Lintel beam, roof beam and roof slab are provided.	Columns, Lintel beam, roof beam and roof slab are provided.
6.	Plastering	Cement plastering to both the faces of walls and ceiling.	Cement plastering to both the faces of walls and ceiling.
7.	Flooring, Skirting, dadoing	Marble Flooring	Marble Flooring
8.	Special finish as marble, granite, wooden paneling, grills, etc	No	No
9.	Roofing including weather proof course	RCC	RCC
10.	Drainage	Available	Available

S. No.	Description		Ground floor	Other floors
2.	Compound wall	:	Yes	
	Height	:	5 Ft	
	Length	:	-	
	Type of construction	:	RCC Framed Structure	-
3.	Electrical installation			
	Type of wiring	:	Concealed	Concealed
	Class of fittings (superior / ordinary / poor)	:	Ordinary	Ordinary
	Number of light points	:	4	4
	Fan points	:	2	2
	Spare plug points	:	4	4
	Any other item	:		
4.	Plumbing installation			
	a) No. of water closets and their type	:	----	----
	b) No. of wash basins	:	1	1
	c) No. of urinals	:	-	-
	d) No. of bath tubs	:	-	-
	e) Water meter, taps, etc.	:		
	f) Any other fixtures	:		

Details of valuation

Sl.No	Particular of item	Plinth area in Sq.fts	Roof height in m	Age of Building in years	Estimated rate of construction in Rs. Per Sq.fts	Replacement cost in Rs.	Depreciation in Rs.	Net Value after Depn in Rs.
1	Ground Floor	433.5	3.00	5	2000	8,67,000	55,736	8,11,264
2	First Floor	433.5	3.00	5	1750	7,58,625	48,769	7,09,856
	Total							15,21,121

Part C- (Extra Items)

(Amount in Rs.)

1.	Portico	:	Rs. 50,000.00
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	Rs. 25,000.00
5.	Extra steel/ collapsible gates	:	
	Total	:	Rs. 75,000.00

Part D- (Amenities)

(Amount in Rs.)

1.	Wardrobes, Kitchen etc.,	:	Rs. 75,000.00
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / Ceramic tiles flooring	:	Rs. 50,000.00
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Staircase	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	Rs. 50,000.00
	Total	:	Rs. 1,75,000.00

Part E- (Miscellaneous)

(Amount in Rs.)

1.	Separate toilet room	:	----
2.	Separate lumber room	:	----
3.	Separate water tank/ sump	:	----
4.	Trees, gardening	:	----
	Total	:	

Part F- (Services)

(Amount in Rs.)

1.	Water supply arrangements	:	Rs. 25,000.00
2.	Drainage arrangements	:	
3.	Compound wall front side	:	Rs. 75,000.00
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
6.	Open area Development with Tiles flooring	:	Rs. 25,000.00
7.	Leveling of site	:	
	Total	:	Rs. 1,25,000.00

Total abstract of the entire property

Part- A	Land	:	Rs. 12, 14, 000/-
Part- B	Building	:	Rs. 15, 21, 121/-
Part- C	Extra Items	:	Rs. 75, 000/-
Part- D	Amenities	:	Rs. 1,75, 000/-
Part- E	Miscellaneous	:	Rs. -
Part- F	Services	:	Rs. 1, 25, 000/-
	Total	:	Rs. 31, 10, 121/-
	Say	:	Rs. 31, 10, 000/-

(Valuation: Here the approved Valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Saleability ii) Likely rental

values in future in iii) Any likely income it may generate, may be discussed).

The Valuer followed Market Approach is appropriate site value

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

JUSTIFICATION: - On physical verification of the property located at Near to The All Civic Amenities & located in the good residential locality. The marketability in this area is more and also having good rental value. Hence, I have enquired in the local market and adopted reasonable rate in the said vicinity. The land rate is adopted as per the market approach and the construction cost as per the cost approach. Hence, the adopted rate is reasonable and justifiable.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 31, 10, 000/-** (Rupees Thirty One Lakhs Ten Thousands only). The Realizable value of the above property is **Rs. 29, 55, 000/-** (Rupees Twenty Nine Lakhs Fifty Five Thousands only). and the distress value **Rs. 23, 33, 000/-** (Rupees Twenty Three Lakhs Thirty Three Thousands only).

Signature

**Place: Ongole
Date: 28.10.2025**

(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. _____ (Rupees _____ only).

Date:

20	2	-	-	PAMUR ROAD INTIRIOR /PAMUR ROAD WEST/ KANIGIR	8600	1950	1950	1950	Residential	01/02/2025
20	3	-	-	KALIDASUVARI STREET/PAMUR ROAD/EASTSIDE OF PA	8600	1950	1950	1950	Residential	01/02/2025
20	4	-	-	JANARDHANA SWAMY TEMPLE STREET / VISHNU PRIYA	8600	1950	1950	1950	Residential	01/02/2025
21	1	-	-	NORTH SIDE OF PARK	7400	1860	1860	1860	Residential	01/02/2025
21	2	-	-	BACK SIDE OF JSTS/ MONTHDU PALEM	7400	1860	1860	1860	Residential	01/02/2025
21	3	-	-	JANARDHANA SWAMY TEMPLE STREET / MAYA BAZAR	7400	1860	1860	1860	Residential	01/02/2025
21	4	-	-	RAMANAGAR STREET/ NALLAMALLIVARI THOTA	4400	1800	1800	1800	Residential	01/02/2025
21	5	-	-	SAILAJA THEATRE / SOUTH SIDE OF NALLAMALLI VA	4400	1800	1800	1800	Residential	01/02/2025
22	1	-	-	KOVUR ROAD/ BALARAMAIAH THOTA/ SAIBABA TEMPLE	6000	1800	1800	1800	Residential	01/02/2025
22	2	-	-	KOVUR ROAD AND KANIGIRI ROAD CORNOR/ WEST SID	6000	1800	1800	1800	Residential	01/02/2025
22	3	-	-	NANCHARAMMA COLONY / BALAJI NAGAR / MARKET YA	4400	1800	1800	1800	Residential	01/02/2025
22	4	-	-	VISHNU BALAJI SANGAM / COURT COMPLEX AREA	6000	1800	1800	1800	Residential	01/02/2025
23	1	-	-	KANIGIRI ROAD / MANDALAPUVARI KOSTALU	3100	1800	1800	1800	Residential	01/02/2025
23	2	-	-	TANIKONDAVARI KOSTALU	3100	1800	1800	1800	Residential	01/02/2025
23	3	-	-	HARIJANAPALEM / CHERLOPALEM	3100	1800	1800	1800	Residential	01/02/2025
23	4	-	-	VENKATADRIPALEM	3100	1800	1800	1800	Residential	01/02/2025
23	5	-	-	YARRAGUNTA PALEM / VENKATADRI PALEM	3100	1800	1800	1800	Residential	01/02/2025
24	1	-	-	NEW LAYOUTS	3100	1800	1800	1800	House Sites	01/02/2025

Google Map:

Photographs of the Subjected Property: