Ch. SH. Sankar
B.Tech, Msc. Re. Val, Msc. P&M,
AIV, CE, CEA, MIE, RV, SLA
Chartered Engineer
Certified Energy Auditor
Insurance Surveyor & Loss Assessor
Registered Valuer – L&B – P&M

SEE *Consultancy Services*
#20-6-3/9, 3rd Lane, Pingallivaari Street
Ayodhya Nagar, Vijayawada - 520 003.
Email id: valuersee@gmail.com
Mobile: 9640664040, 9444904694.

Ref No.:	SEE/BV-K27/23	23-11-2023
Date of site inspection	07.11.2023	

To
The AGM / Chief Manager / Sr. Manager
CANARA BANK
ARM Branch,
Vijayawada.

ABSTRACT VALUATION REPORT

Description of the property	The subject property is G.I. Sheet Roof Industrial Sheds, Situated at Gorijavolu Village & Gram Panchayat, Nadendla Mandal, Palnadu District, Andhra Pradesh 522549.		
Name of the customer	M/s. Subham Kraft.		
Location of the property:	D.No. 28/A-A, 29, 51/B, 50/C, 28/A-B1 & 27/A3, Situated at Gorijavolu Village & Gram Panchayat, Nadendla Mandal, Guntur District, Andhra Pradesh 522549.		
Purpose :	SARFAESI		
			Value in Lakhs In Rupees
Fair market value (FMV)			**264.00**
Realizable Value Rs:	80%	OF FMV	**211.20**
Forced/ Distress sale value	70%	OF FMV	**184.80**

Thanking you,
Yours Sincerely,

Ch. Sankar A-23876 Approved Valuer

Ch.SH.Sankar
Approved Valuer & Panel Valuer,

Enclosures: Annexures.

1 Detail valuation report.
2 PHOTOS.
3 Route map
4 GOOGLE MAP

VALUATION OF PROPERTY (LAND AND BUILDING)

REPORT ON VALUATION

Ref No:	SEE/BV-K27/23	Date:	23-11-2023

To	Valuation By
CANARA BANK ARM Branch, Vijayawada.	Ch.SH.Sankar, M/s. SEE Consultancy Services, H.No.20-6-3/9, 3rd Line, Pingallivari Street, Ayodhya Nagar, Vijayawada - 520003

Part A - Basic Data

I GENERAL

1.	Purpose valuation	:	SARFAESI	
2.	a) Date of inspection	:	07.11.2023	
	b) Date on which the	:	07.11.2023	
3.	Name of the reported Customer / Loanee	:	**M/s. Subham Kraft.**	
3a	Name of the Owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint	:	Sri. Lingisetty Srinivas, S/o. Sri. Venkata Swamy.	
4.	List of documents produced for			

1. Copy of Regd Sale Deed Doc No. 3996/2011, Dt. 14.03.2011, SRO. Narasaraopet (731).

5/13	VILL/COL: GORIJAVOLU/GORIJAVOLU W-B: 0-0 SURVEY: 28/A/B1 27/A3 28/A/A 51/B 50/C 29 EXTENT: 4.5 Acres Boundires: [N]: ROAD [S] RAILU KATTA [E]: SHAIK PEDA MASTAN SAHEB LAND [W]: POPURI RAJASEKHARAREDDY LAND **Link Doct:2911/2004 of SRO 731** **Link Doct:3157/2003 of SRO 731**	(R) 14-03-2011 (E) 14-03-2011 (P) 14-03-2011	**0101** Sale Deed Mkt.Value:Rs. 450000 Cons.Value:Rs. 450000	1.(EX)DEVAGIRI VENKATA RAMANAREDDY 2.(CL)LINGISETTI SRINIVAS	0/0 CD_Volume: 356 3996/2011 [1] of SRO NARASARAOPET (R.O)(731)

2. Copy of Previous Valuation Report given by Alluri Venkata Satyanarayana Raju, Dt. 20.11.2022.

List of Documents mentioned in Previous Valuation Report.

1. Approved Plan Vide D.Dis No. 215/2012/G1, Dt. 03.04.2012, Issued By Grama panchayat Gorijavolu.
2. Land Conversation for Agricultural to Non - Agricultural vide D.Dis. No. 1396/2012-A, Dt. 29.03.2012, Issued by R.D.O. Narasaraopet.

Note:

** Survey No.is identified in Prohibited List. As per (https://rs.ap.gov.in/IGRS_RegnDeptLogin_website_main/UnitRateMV.do).*

District Name	Mandal Name	City/Town/Village
PALNADU	NADENDLA	GORIJAVOLU

S.No.	Survey No.	Extent(Unit)	Notification Number	Notification Date	Other Reference
1.	27/A/2	0.99(A)	RCNO.66/2019-E5	2019-02-04 00:00:00	E1/211/2019 OF DISTRICT REGISTRAR, NRT
2.	27/A/3	1.28(A)	RCNO.66/2019-E5	2019-02-04 00:00:00	E1/211/2019 OF DISTRICT REGISTRAR, NRT

5.	Brief description of the property	:	The subject property is G.I. Sheet Roof Industrial Sheds, Situated at Gorijavolu Village & Gram Panchayat, Nadendla Mandal, Palnadu District, Andhra Pradesh 522549.
6.	If this report is to be used for any bank purpose, state the name of the bank and branch, if	:	CANARA BANK ARM Branch, Vijayawada.

Ch.SH.Sankar Approved Valuer

II	Description of the Property			
1	Postal address of the property	:	D.No. 28/A-A, 29, 51/B, 50/C, 28/A-B1 & 27/A3, Situated at Gorijavolu Village & Gram Panchayat, Nadendla Mandal, Guntur District, Andhra Pradesh 522549.	
2	City / Town	:	Town	
	Residential Area	:	No	
	Commercial Area	:	No	
	Industrial Area	:	Yes	
3	Classification of the area			
	i) High / Middle / Poor	:	Middle	
	ii) Urban / Semi Urban /	:	Rural	
4	Coming under Corporation limit / Village Panchayat /	:	Gorijavolu Panchayat	
5	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment	:	Legal aspects of the asset are not concerned and hence not considered in this report. Assessment is based on documents/ information provided, an inspection of the asset and market enquiries. Legal opinion about title flow and document ascertainment's may be taken if required.	
6	In case it is an agricultural land, any conversion to house site plots is contemplated	:	--	
7.	Location of property			
	a) Plot No. / Survey No.	:	D.No. 28/A-A, 29, 51/B, 50/C, 28/A-B1 & 27/A3, Situated at Gorijavolu Village & Gram Panchayat, Nadendla Mandal, Guntur District, Andhra Pradesh 522549.	
	b) Door No.	:		
	c) T.S. No. / Village	:		
	d) Ward / Taluka	:		
	e) Mandal / District	:		
8	Boundaries of the property	:	**As per EC**	**As per Actuals**
	North	:	Panchayat Road	Panchayat Road
	South	:	Property of Railways Authorities	Railway Track
	East	:	Property of Sk. Peda Mastan saheb	Neighbours Property
	West	:	Property of P. Rajashekar Reddy	Neighbours Property
9	Latitude, Longitude and Coordinates of the site	:	16°16'12.1"N 80°11'02.8"E 16.270036, 80.184111	
10	Property Tax Receipt Referred		Documents not Provided	
	Assessment Number	:		
	Tax Amount	:		
	Receipt in the name of	:		
11	Electricity service connection	:	Documents not Provided	
	In the name of	:		
	Other details, if any	:	Nil	
12	Property is presently occupied	:	Presently Vacant Expected Rent Rs. 1,00,000/- per month if Rented(Approx.).	
13	If tenanted fully, What is the gross monthly rent ?	:		
14	If occupied by both, By assuming the entire building is let out,			
	i. What is the probable monthly	:	--	
	ii. What is the advance amount ?	:	--	

Ch. Sri. Shankar A-25076 Approved Valuer

III	PROCEDURE OF VALUATION				
	Valuation Details				
1.	F.S.I. - Approved plan not provided	2	Plot Coverage - Approved plan not provided.		
	(Describe the property details)				
	PART B - LAND				
1	Dimensions of the site	:	A (As per EC)		B (As per actuals)
	North	:	--	Mtrs	Property is inacessable on all sides to take measurements due to over grown vegitation.
	South	:	--	Mtrs	
	East	:	--	Mtrs	
	West	:	--	Mtrs	
	Extent	:	--	Sq. Mtrs	
	Extent of the site	:	4.50	Ac	
2	Extent of the site (least of 1a &	:	4.50 Ac		
	Size of plot	:	4.50 Ac		
	North & South	:	As Mentioned above		
	East & West	:			
	Total extent of the plot	:	4.50 Ac		
	Note: As verified in google earth extent of site area with in compound wall is Ac. 2. 80 Cents.				
3	**Characteristics of the site**				
	What is the character of the locality?	:	Industrial		
1	What is the Classification of	:	Middle		
2	Development of surrounding	:	Developing		
3	Possibility of frequent flooding / submerging	:	No, during normal conditions		
4	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All civic amenities are available with in 5 Km		
5	Level of land with topographical conditions	:	Levelled		
6	Shape of land	:	Relevant information is not available to comment.		
7	Type of use to which it can be	:	Industrial		
8	Any usage restriction	:	Nil to my knowledge		
9	Is plot in town planning approved	:	Not known		
10	Corner plot or intermittent plot?	:	Intermittent Plot		
11	Type of road available at	:	BT Road		
12	Road facilities are available	:	Available		
13	Is it a Land – Locked land?	:	No, Approach Road is available.		
14	Water potentiality	:	Available		
15	What is the width of the Road?	:	20' Wide Road		
16	Width of road – is it below 20 ft. or more than 20 ft.	:	more than 20' wide road		
17	Underground sewerage system	:	No		
18	Is Power supply is available in	:	No		
19	Advantages of the site	:	--		

Ch. SH. Sankar
A/3876
Approved Valuer

20	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast/tidal level	:	Nil to my knowledge
	Any factors which affect the marketability of the land?	:	Nill
	Type of the land?	:	Free Hold
	Value by adopting GLR (Guideline Rate)		
	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs. 11,50,000 Per Ac
	Value of land by adopting GLR	:	Rs. 51,75,000 /-
	Value by adopting PMR (Prevailing Market Rate)		
	Prevailing market rate (Along with details / reference of at least two latest deals/transactions with respect	:	Based on field enquires made in the vicinity. Considering the location, market fluctuations, land use and extent of site area, the prevailing market rates of land shall be in the range of Rs. 30,00,000/- Per Ac to 35,00,000/- Per Ac. Which includes parallel economy component also. Latest transactions with respect to
	# Since the purpose of valuation is for auction sale, the market rates will be adversly effected. Also depends on number of bidders participated / interested and synergy of subject property to the bidder. Therefore marketability of subject property is time taking / limited / difficult. In view of above circumstances, valuation is made considering above said factors.		
	Unit rate adopted in this valuation after considering the characterists of the subject plot	:	Rs. 25,00,000 Per Ac
	Value of land by adopting PMR	:	Rs. 1,12,50,000 /-

PART C - BUILDINGS

1	Technical details of the building	:	Residential/ Commercial / **Industrial**
	1 Type of Building	:	Load bearing / RCC / Steel Framed / **GI**
	2 Type of construction	:	Superior / I Class / **II Class**
	3 Quality of construction	:	**Common** / Attractive / Aesthetic
	4 Maintenance/Condition of the Building	:	Exterior: New one / Excellent / Good / **Normal** / Average / Poor
		:	Interior: Excellent / Good / **Normal** / Average / Poor
	5 Plinth area	:	

6 Number of floors and height of each floor including basement, if any

Floor	Year of Construction (as reported / as per actual observation/ as per deed)	Roof	Plinth Area as per previous valuation report			
			Main Portion A	Cantilevered Portion B	Total A+50% of B	
Machine Hall	2013	GI Sheet	26,500	0	26,500	
Boiler Shed	2013	GI Sheet	1,659.73	0	1,659.73	
Office Room	2013	GI Sheet	258.24	0	258.24	
TOTAL			**28,417.97**		**28,417.97**	**Sft**

1	**Drawing approval**	
a	Date of issue and validity of layout of approved map / plan	--
b	Approved map / plan issuing authority	
c	Whether genuineness or authentic of approved map / plan is	--
d	Any other comments by our empaneled valuers on authentic of	---
e	(discuss on the building approval, reference, violations observed, consequences of violation etc.,)	
	This report is at the request of bank manager. Hence it is presumed legal aspects are in order.	

Ch. SH. Sankar ★ A-23876 ★ Approved Valuer

8	Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications. Depreciation is calculated by straight-line method assuming a salvage value of _10_%.

8. VALUATION OF BUILDING

DESCRIPTION	GI sheet roof
Specification	As given below
Floor Finish	C.C Flooring suitable for industrial purpose
Superstructure	Brick in C.M to some height remaning with G.I Sheet cladding.
Roof	GI Sheet roof
Doors	No
Windows	No
Weathering Course	No
Plinth Area	28417.97 Sft
Year of Construction (as reported / as observed / as per the deed)	2013
Age of the building	10 Years
If the age is not exactly known, further life expected	25 Years
Total life of the building estimated	35 Years
Depreciation percentage (assuming salvage value = _10__%)	25.71%
Present value of the property	Rs. 2,63,99,925
Total value of the building	Rs. 1,44,49,925

S. No	Particulars of item	Plinth Area as per previous valuation report	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net Value after depreciation Rs.
1	Machine Hall	26500.00	30'	10	700	18550000	4770000	13780000
2	Boiler Shed	1659.73	30'	10	450	746879	192054	554824
3	Office Room	258.24	10'	10	600	154944	39843	115101
					Total			**1,44,49,925**

PART D - AMENITIES & EXTRA ITEMS

(Value after Depreciation)

1	Portico	:
2	Ornamental Front / Pooja door	:
3	Sit out / Verandah with steel grill	:
4	Extra Steel / Collapsible gates	:
5	Open staircase	:
6	Wardrobes, showcases, wooden cupboards	:
7	Glazed tiles	:
8	Extra sinks and bath tub	:
9	Marble / Ceramic tiles flooring	:
10	interior decorations	:
11	Architectural Elevation works	:
12	False ceiling works	:
13	Paneling works	:
14	Aluminum works	:
15	Aluminum handrails	:
16	Separate Lumber Room	:
17	Separate Toiler Room	:

Existing items are included in the construction cost.



18	Separate water tank / sump	:		
19	Trees, gardening	:		
20	Any other	:		0
	Total	:	**Rs.**	**0**

PART E - SERVICES (Value after Depreciation)

1	Water supply arrangements	:	Rs.	7,00,000
	Open well	:	Rs.	
	Deep bore X 1	:	Rs.	
	Hand pump	:	Rs.	
	Motor	:	Rs.	
	Corporation Tap	:	Rs.	
	Underground level sump	:	Rs.	
	Overhead water tank	:	Rs.	
	Septic Tank	:	Rs.	
	Underground sewerage	:	Rs.	
2	Compound Wall ___Rm. @ Rs._	:	Rs.	
	Height	:		
	Length	:		
	Type of Constructic	:		
3	Pavements ____Rm. @ Rs. ___/r	:	Rs.	
4	Steel gate ____Rm. @ Rs. ___/m	:	Rs.	
5	E.B Deposits, water deposits, drainage deposits etc.	:	Rs.	
6	Electrical fittings & others	:		
	Type of wiring	:		
	Class of fittings (Superior/Ordina	:		
	Number of light Points	:		
	Fan Points	:		
	Spare Plug Points	:		
	Any other item	:	**Existing items area included in the Construction Cost**	
7	Plumbing installation	:		
	No. of water closets and their typ	:		
	No. of wash basins	:		
	No. of bath tubs	:		
	Water meter, taps etc.	:		
	Any other fixtures	:		
8	Any other	:	Rs.	Nil
	Total	:	**Rs.**	**7,00,000**

Total abstract of the entire property

Part	Description		Value of adopting			
			GLR	**Rs.**	**PMR**	**Rs.**
B	Land	:	Rs.	51,75,000	Rs.	1,12,50,000
C	Building	:	Rs.	1,70,50,782	Rs.	1,44,49,925
D	Amenities	:	Rs.	0	Rs.	0
E	Services	:	**Rs.**	0	**Rs.**	7,00,000
	Total	:	Rs.	2,22,25,782	Rs.	2,63,99,925
	Say	:	**Rs.**	**2,22,25,782**	**Rs.**	**2,63,99,925**
Factors favouring for an additional value						
Add			(+)			Nil

Ch. SH. Sankar ★ A-23876 ★ Approved Valuer

Factors favouring for an less value		
Less	(-)	Nil
Present Market Value	**Rs.**	**2,63,99,925**

ANY OTHER DETAILS:

(Valuation: Here the approved valuer should discuss in detail his 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 and iii) Any likely income it may generate may be discussed).

1. The registered value as fixed by the Govt. is only minimum value at which the property is to be registered is shown as value of the property irrespective of actual sale transaction value. While assessing the fair market value several important factors considered viz. locality, community, facilities, market demand etc., Hence the fair market value and sale value will have great variance in several instances.

2: Genuineness of Documents, old Liens, Identity of Parties and their relationship with ownership documents & property shown for valuation is to be authenticated by exploring the previous long records by legal advisor or bank's representative. This report does not verify or confirms any ownership / genuiness of documents or title of the property that has been valued.

3. The Fair Market Value may change with time & policies and it is different from Circle Rates as fixed by State Govt. Further, most of the times, the Fair Market Value has no documentary evidence. In case of any doubts regarding fair market value as adopted by Valuer, the bank must raise objection before disbursement/ renewal the loan/limit or within 15 days of submission of Valuation Report whichever is earlier.

As a result of my appraisal and analysis it is my considered opinion that the

	Rs.in figures	Rs. in words
present market value of the above property in the condition with aforesaid specifications is	**2,63,99,925**	Rupees Two Crores Sixty Three Lakhs Ninety Nine Thousand Nine Hundred Twenty Five and Paise Twenty Eight Only
The book value of the above property as 23-11-2023	---	Rupees Zero and Paise Zero Only
Distress value of the above property is	**1,84,79,948**	Rupees One Crore Eighty Four Lakhs Seventy Nine Thousand Nine Hundred Forty Seven and Paise Seventy Only
Realizable Value is	**2,11,19,940**	Rupees Two Crores Eleven Lakhs Nineteen Thousand Nine Hundred Forty and Paise Twenty Two Only

Place: Vijayawada
Date: 23-11-2023

Ch.SH.SANKAR
Approved Valuer & Panel 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).

Signature

Date: **(Name of the Branch Manager with Official seal)**

PART G - CERTIFICATE

1. It is hereby certified that in my opinion

i) The present market value of the property discussed in the report (above) by adopting prevailing market rate for land is

Rs.	**2,63,99,925**	**Rupees Two Crores Sixty Three Lakhs Ninety Nine Thousand Nine Hundred Twenty Five and Paise Twenty Eight Only**

ii) The forced sale value of the property is estimated as **30%** less than the present market value.

iii) The Realizable value of the property is estimated as **20%** less than the present market value.

2. Number of title deed(s) involved in this property is **One**. The relevant document for the subject property in the opinion of this valuer is the deed dated **14.03.2011**, with Registration Number **3996/2011** registered in the name of **Sri. Lingisetty Srinivas S/o. Venkata Swamy** Registrar's Office **Narasaraopet.**

3. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.

4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I(1).

5.The property was inspected by on **07.11.2023**

6. The legal aspects were not considered in this valuation.

7. This valuation work was / has been undertaken by the valuer based upon the request from **M/s. CANARA BANK, ARM Branch, Vijayawada.**

8. Any Other details

Ch. SH. Sankar A-23876 Approved Valuer

Place: Vijayawada
Date: 23-11-2023

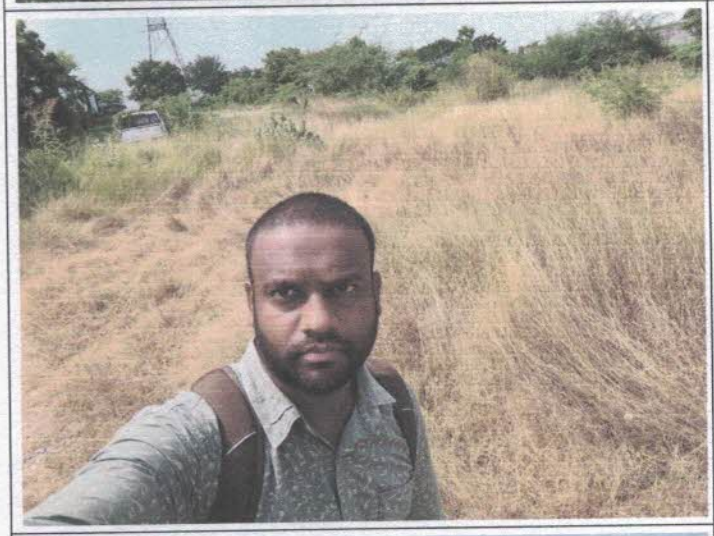
Ch.SH.SANKAR
Approved Valuer & Panel Valuer

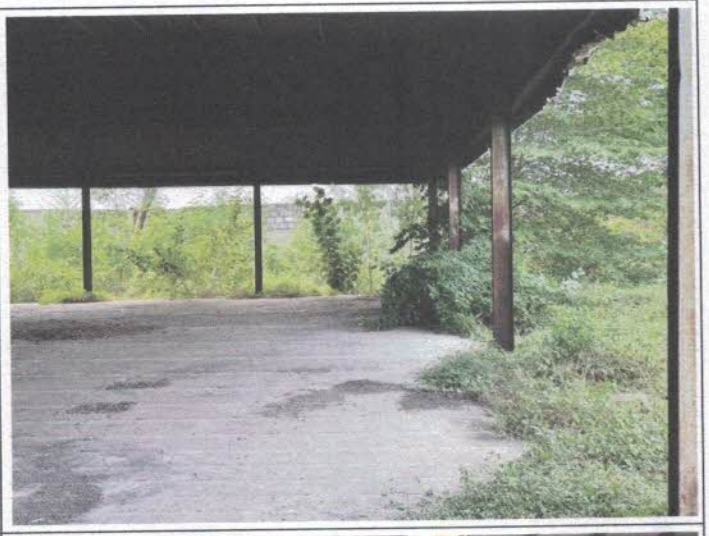
Enclosures:

1 Photos
2 Google Map
3 Route Map
4 Online Data from Registration and stamps




GPS Map Camera
Palnadu,AP,India
Nadendla, Palnadu, 522549, AP, India
Lat 16.270480, Long 80.184727
11/07/2023 12:23 PM GMT+05:30
Note : Captured by GPS Map Camera





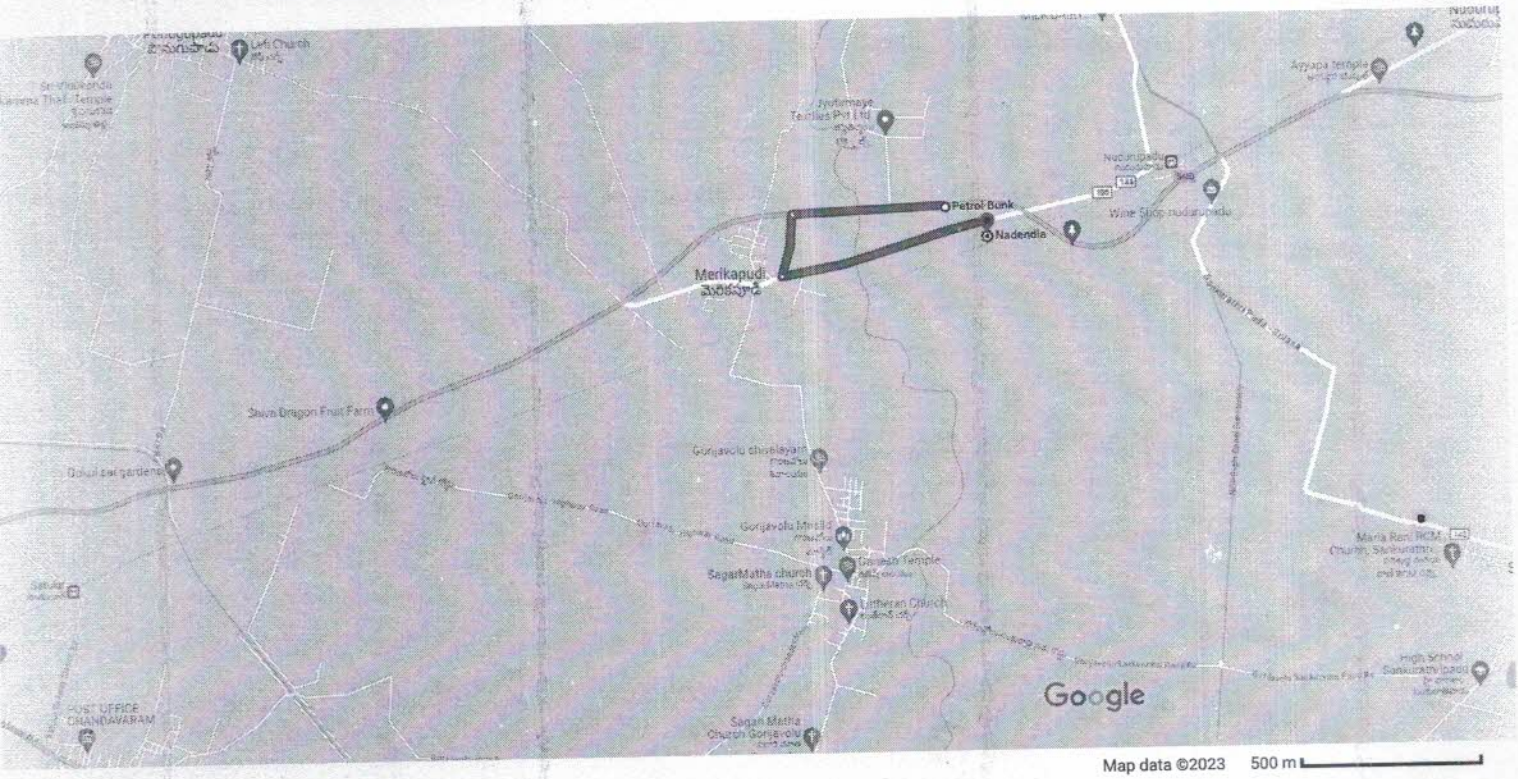








Google Maps Petrol Bunk, 75CJ+HR7, NH 544D, Merikapudi, Andhra Pradesh 522549 to Nadendla, Andhra Pradesh Two-wheeler 2.2 km, 4 min



Map data ©2023 500 m

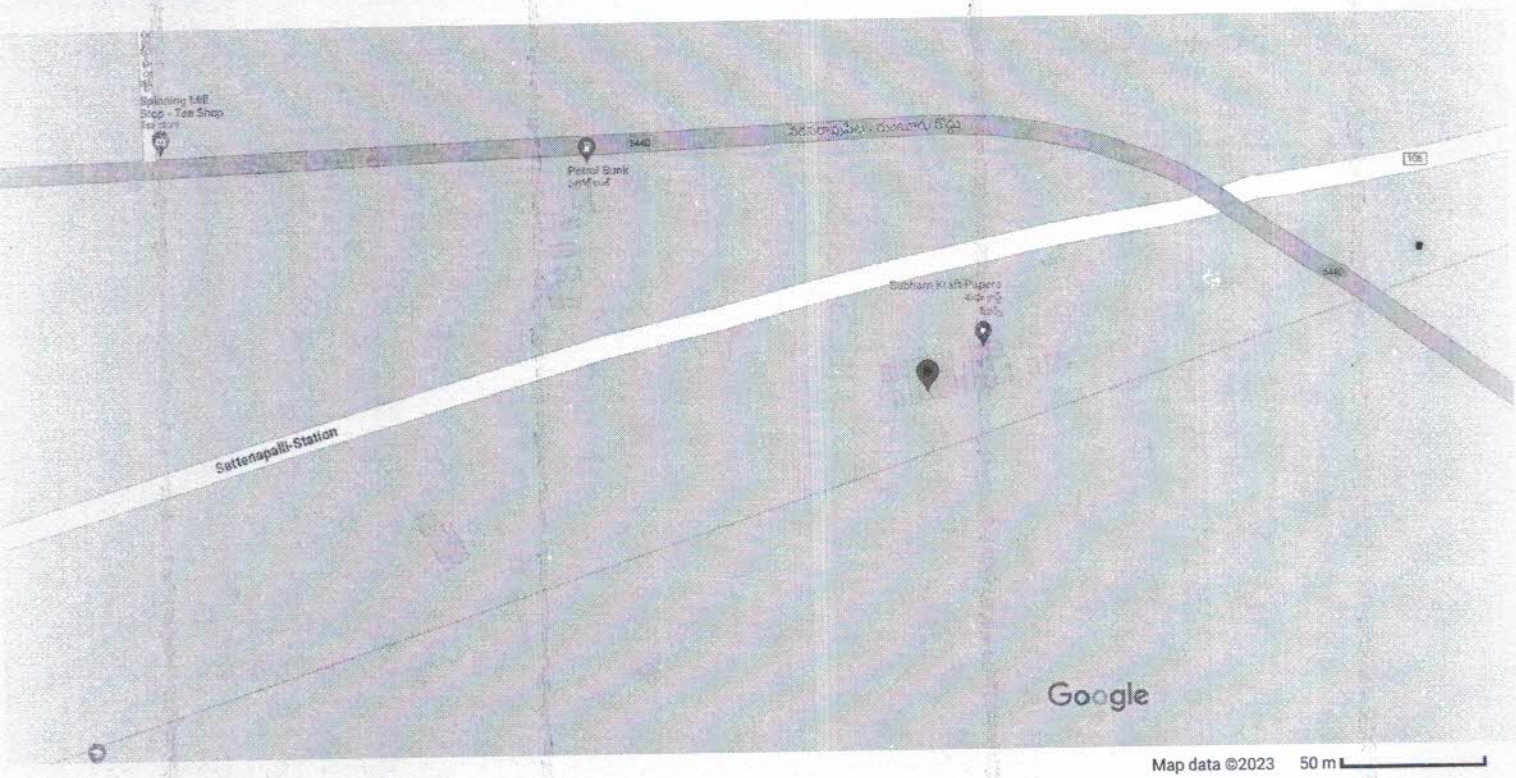
🚲	via NH 544D/NH 544F and Betapudi-By-Pass Rd/Narnepadu Rd/Narnepadu-Betapudi Rd/Sattenapalli-Station	4 min 2.2 km
	Fastest route now due to traffic conditions	

Ch. SH. Sankar ★ A-23876 ★ Approved Valuer

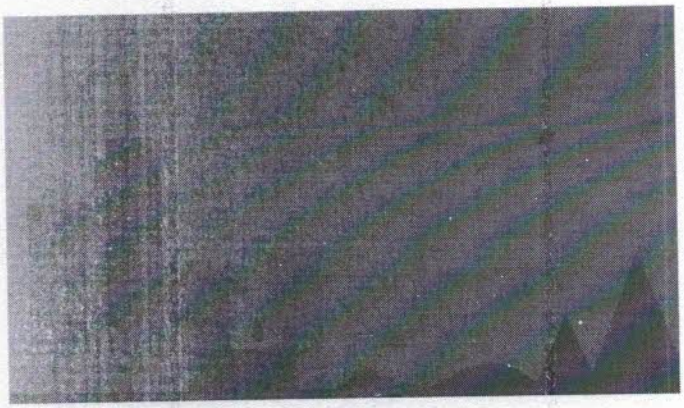
Explore Nadendla

Restaurants Hotels Bars Coffee More

Google Maps 16°16'12.1"N 80°11'02.8"E



Map data ©2023 50 m



16°16'12.1"N 80°11'02.8"E

16.270036, 80.184111

Directions Save Nearby Send to phone Share

Nadendla, Andhra Pradesh

75CM+2J9 Nudurupadu, Andhra Pradesh

Ch. S.H. Sankar ★ A/23876 ★ Approved Valuer

REGISTRATION & STAMPS DEPARTMENT

GOVERNMENT OF ANDHRA PRADESH

Unit Rates Village Wise

District Name	Mandal Name	City/Town/Village	Survey No.
PALNADU	NADENDLA	GORIJAVOLU	Select ⇧To view Survey No. Wise Details

S.No.	Habitation	Nature Of Use	Land Rate Rs. per Acre	Effective Date (dd/mm/yyyy)
1.	GORIJAVOLU	Dry land	550,000	01/06/2023
2.	GORIJAVOLU	Wet Land double crop	550,000	01/06/2023
3.	GORIJAVOLU	Coconut Garden	650,000	01/06/2023
4.	GORIJAVOLU	House Sites	4,598,000	01/06/2023
5.	GORIJAVOLU	Agricultural Land fit for H.S.	1,150,000	01/06/2023
6.	GORIJAVOLU	Land abutting NH/SH/ZPP/MPP	950,000	01/06/2023

Back

Note :

1.This is provisional information as per records maintained by registration department for the purpose of helping the registering public to estimate the stamp duty only, subject to change due to revision of market value once in a year OR adhocly due to anomalies.

2.For further details contact Sub Registrar office

NARASARAOPET (R.O),
07/12/2012,NEAR RIKSHW CENTRE,PRAKASH NAGAR
PRAKASHNAGAR, NARASARAOPET
NARASARAOPET
Phone : 230129

Ch. SH. Sankar A/25875