TECHNO DESIGN
• ARCHITECTS • CAD ENGINEERS • VALUERS
K. RAMAMOHAN RAO
B.E., M.I.E., F.I.V.,
Chief Consultant
Cell : 91777 22422
94402 14422

CANARA BANK

(ARM BRANCH, VIJAYAWADA)

ANNEXURE–8

VALUATION OF FLAT BY COMPOSITE RATE METHOD REPORT ON VALUATION

(Under construction/ existing flat)

PART – A

I	*GENERAL*		
01.	*Purpose of valuation*		*SARFAESI*
02.	*a. Date of Inspection* *b. Date of valuation*		*30.07.2026* *17.08.2026*
03.	*Name of the owner (as reported) and Address*		***1. SRI ATYAM KIRAN KUMAR*** ***S/o KASI VISVESWARA RAO*** ***2. SMT ATYAM ANURADHA*** ***W/o ATYAM KIRAN KUMAR***
04.	*Document produced for perusal*		
a.	*Copy of **Registered Sale Deed** Doc No. 19418/2024. Dt.29.07.2024*		
b.	*Copy of **APCRDA Approved plan** B P No. 1401/2014, Dt. 26.08.2015.*		
c.	*Copy of **Legal opinion** issued by L V V N Bhanu Priya , Dt. 03.05.2024.*		
05.	*Brief description of the property*		*2BHK Residential Flat [Un finished Apartment]*
06.	*Location of the property*		
	a. Plot No./Survey No. *b. Door No.* *c. T.S.No./Village* *d. Ward/Taluka* *e. Mandal/District*		*R S No. 618/5,618/8,621/1* *Near Door No.6-95* *Nunna* *Vijayawada Rural Mandal,* *Vijayawada Rural Mandal, Nunna District*
	f. Date of issue and validity of layout of approved map/plan		*Dt. 26.08.2015.*
	g. Approved map/plan issuing authority		*APCRDA*
	h. Whether genuineness or authenticity of approved map/plan is verified Any other comments by our empanelled valuers on authentic of approved plan		*Yes*

Flat No. 4A, Sri Renu's Ramagopal Residency, SBH Colony, Patamata, Vijayawada - 520010
Email : technodesign999@gmail.com

07.	*Postal Address of the property*		***"KRISHNA RESIDENCY"*** *Near Door No.6-95, R S No. 618/5,618/8,621/1, Flat No. 307, Second Floor, beside Radiant School, Nunna, Vijayawada Rural Mandal, NTR District, AP.*
08	*City/Town*		*City Limits*
	Residential Area		*Yes*
	Commercial Area		*No*
	Industrial Area		*No*
09.	*Classification of the area* *i) High/Middle/Poor* *ii) Urban/Semi Urban/Rural*		 *Middle* *Semi Urban*
10	*Coming under Corporation limit/Village Panchayat/Municipality*		*APCRDA 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.	***Boundaries of the Property (Site)*** ***As per Deed***		***Boundaries of the Property (Site)*** ***As on Ground***
North	*Panchayat Road*	*:*	*Panchayat Road*
South	*Prop of Swetha Residency*	*:*	*Prop of Swetha Residency*
East	*25ft wide Road*	*:*	*25ft wide Road*
West	*Prop of Avuthu Vijaya Lakshmi*	*:*	*Prop of Avuthu Vijaya Lakshmi*
	Boundaries of the Property (Flat) ***As per Deed***		***Boundaries of the Property (Flat)*** ***As per Plan/Actual***
North	*Common Corridor*	*:*	*Common Corridor*
South	*Open to sky*	*:*	*Open to sky*
East	*Open to sky*	*:*	*Open to sky*
West	*Open to sky*	*:*	*Open to sky*
13	***Dimensions of the Property (Site)***		***Dimensions of the Property (Site)***
	As per Deed		***As per Plan/Actual***
North	--	*:*	--
South	--	*:*	--
East	--	*:*	--
West	--	*:*	--

14	*Extent of the site*		*39 Sq yds undivided share out of 1980.1 Sq yds*
14 a	*Latitude, Longitude & Co-ordinates*		*16.573082, 80.684649*
15	*Extent of the site considered for valuation*		*39 Sq yds undivided share out of 1980.1 Sq yds*
16	*Whether occupied by the owner/Tenant ?* *If occupied by tenant since how long?* *Rent received per month*		*Owner* *Rs 10,000/- Month (Expected)*
II	***APARTMENTBUILDING***		
	1.Nature of the apartment		*Residential Apartment*
	2.Flat No. and Floor		*Flat No. 307, Second Floor*
	3.Name of the Apartment		***" KRISHNA RESIDENCY "***
	4.Postal Address		***"KRISHNA RESIDENCY"*** *Near Door No.6-95, R S No. 618/5,618/8,621/1, Flat No. 307, Second Floor, beside Radiant School, Nunna, Vijayawada Rural Mandal, NTR District, AP.*

5.	*Location*		
	T.S No./ R.S No./N.T.S No		*R S No. 618/5,618/8,621/1*
	Ward No/ Block No.		*--*
	Village/Panchayat/ Municipal/ Corporation	*:*	*APCRDA Limits*
	Door No. Street or road		*Near Door No.6-95*
	6.Description of the locality		*Residential*
	7.Year of construction		*2022*
	8.Number of Floors		*Stilt, G+4 floors*
	9. Type of structure		*RCC Framed*
	10. Number of dwelling units in the building		*50 Flats*
	11. Quality of construction		*Good*
	12. Appearance of the building		*Good*
	13. Maintenance of the building		*Good*
	14. Facilities available		
	a. Lift		*Yes*
	b. Protected water supply		*Abundant*
	c. Underground Sewerage		*Available.*
	d. Car Parking		*Yes*
	e. Open/Covered		*Covered*
	f. Around Compound wall		*Available.*
	g. Pavement around the building		*Available.*
	h. Any other facility		*----*
III	***FLAT***		
1.	*The floor in which the flat is situated*		*Flat No. 307, Second Floor*
2.	*Door Number of the flat*		*Near Door No.6-95*
3.	*Specification of the flat*		
	Roof		*RCC*
	Flooring		*Vitrified*
	Doors		*Teak & Country wood Doors*
	Windows		*UPVC windows*
	Fittings		*Good*
	Finishing		*Good*
4	*House tax*		
	Assessment No.		*--*
	Amount		*--*
	Tax Paid In the name of		*--*
5.	*Electricity service connection number*		*6511409008336*
	Meter card is in the name of		*Sri K Prabhakara Reddy*
6	*How is the maintenance of the Flat?*		*Good*
7	*Sale deed executed in the name of*		***1. SRI ATYAM KIRAN KUMAR*** ***2. SMT ATYAM ANURADHA***
8.	*What is the undivided area of land as per sale deed?*		*39 Sq yds undivided share out of 1980.1 Sq yds*

9.	*What is the Plinth Area of the Flat*		
		As per plan	*As per Doc& Actual*
	Plinth area-Sq ft	*1010 (Incl Common area)*	*1130 (Incl Common area)*
10.	*What is the floor space index Approx.)?*		*---*
11.	*What is the carpet area of the flat?*		*Carpet area of the flat is 960 Sq ft*
12.	*Is it Posh / I Class / Medium / Ordinary?*		*Medium*
13.	*Is it being used for Residential or Commercial?*		*Residential*
14.	*Is it owner occupied or tenanted?*		*Owner*
15.	*If tenanted, what is the monthly rent?*		*N A*

DRAWING APPROVAL (Discuss here the building approval, reference, violations observed if any, and its consequences thereof):-

***APCRDA Approved plan** B P No. 1401/2014, Dt. 26.08.2015.*

Note: As on physical verification 11% Deviations are there.

PART B - VALUATION OF FLAT UNDER CONSTRUCTION

A) CERTIFICATE ON GENUINENESS OF RATE:

a)	*……..sq.m of undivided share of land @ Rs ……per sq.m*	=	*Mentioned Above*
b)	*…….sq.m of building construction@ Rs ……sq.m*	=	
c)	*Total value on completion*	=	
	Composite Rate	=	

It is hereby certified that the composite rate is genuine / not genuine for the specification and Location.

B)	***STAGE VALUE***		
	a) Actual works completed	=	*Refer page no.5*
	b) Percentage of works completed	=	
C)	***VALUATION DETAILS***		
	Present stage value of the flat:		
	1. Undivided share of land …… sq ft	=	
	2. Stage value of building ……% x Rs …..	=	
	3. Total stage value of the flat as on date	=	

	PARTC–VALUATION OFEXISTINGFLAT		
	A. GENERAL		
1.	*How is the marketability?*		*Good Marketability is there*
2.	*What are the factors favoringfor an extra potential value?*		*The Subject Property is situated at a Good Locality and surrounding areas are developed with Residential Apartments & Building etc..,*
3.	*Any negative factors observed which affect the market value in general*		*Nil*

	RATE		
	1. After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)		*No such recent transactions as on date* *Rs 3,300/- Sq ft to Rs 3,500/- sq ft*
	2. Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (Give details)		*Rs New/- Sq ft*
03.	*A. BREAKUPFORTHERATE*		
	i)Building + Services *ii) Land + Others*		*1130 X Rs.3,300/- Sq ft= Rs.37,29,000/-* *Land value added in building cost as composite rate method*
	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	*:*	*Composite Rate:-* *1130 X Rs 1900/- Sq ft = Rs 21,47,000/-* *80 X Rs 960/-Sq ft = Rs 76,800/-* *Total = **Rs 22,23,800/-*** ***Say Rs 22,24,000/-***
	B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a.	***DEPRECIATEDBUILDINGRATE***		
	Replacement cost of flat with services V(3)i		*Rs 37,29,000/-*
	Age of the building		*02 Yrs(residual life – 58 yrs)*
	Life of the building estimated		*60 years*
	Depreciation percentage assuming the 10% salvage Value		*Nil*
	Depreciated rate of the building		*Nil*
b.	*Total Composite Rate Arrived For Valuation:*		
	Depreciated building rate VII (A)		*Rs 37,29,000/-*
	Rate for land and others VI(3)ii		*Land value added in building cost as composite rate method*
	Total Composite rate		*Rs 37,29,000/-*

C.	***VALUATION DETAILS:***			
S No	***Description***	***Quantity Sq ft***	***Rate Per Unit***	***Present Value (Rs)***
1	*Present value of the flat*	*1130*	*Rs 3,300/-*	*Rs 37,29,000 /-*
2	*Wardrobes*	*--*	*--*	*----*
3	*Show cases – CC planks*	*--*	*--*	*----*
4	*Kitchen arrangements*	*--*	*--*	*----*
5	*Superfine finish*	*--*	*--*	*----*
6	*Flooring with Marble*	*--*	*--*	*----*
7	*Teak wood Door*	*L S*	*L S*	*Rs 25,000/-*
8	*Interior decorations(Gypsum Board Ceiling)*	*L S*	*L S*	*Rs 65,000/-*

9	*Electricity, water*	*--*	*--*	*----*
10	*drainage deposits etc*	*--*	*--*	*----*
11	*Share of common amenities, if any?*	*--*	*--*	*----*
12	*Parking*	*80*	*--*	*Rs 80,000/-*
	Total			***Rs 38,99,000/-***
	Factors favoring for an additional value *1.* *2.* *Add (+)* *Factors favoring for less value* *1.* *2.* *Less (-)*			
Present Market value				***Rs 38,99,000/-***
Any Other Details				*Nil*

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/public service purposes, sub merging &applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated)and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).
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.

*As a result of my appraisal and analysis, it is my considered opinion above property in the prevailing condition with aforesaid specifications is **Present Fair** Market Value **Rs 38,99,000/-** (Rupees Thirty Eight Lakhs Ninety Nine Thousand Only) Realizable Value **Rs 35,09,000/-** (Rupees Thirty Five Lakhs Nine Thousand Only) Distress value **Rs 33,14,000/-** (Rupees Thirty Three Lakhs Fourteen Thousand Only). The book value **Rs 22,24,000/-**(Rupees Twenty Two Lakhs Twenty Four Thousand Only).*

Kunapareddy Ramamohan Rao

Digitally signed by Kunapareddy Ramamohan Rao
DN: cn=Kunapareddy Ramamohan Rao, o=Techno Design, ou=Panel Valuer, email=technodesign999@gmail.com, c=IN
Date: 2026.08.21 17:42:17 +05'30'

Place: Vijayawada
Date: 17.08.2026

Signature
(Name and official Seal of the Approved Valuer)

CERTIFICATE

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._____(Rs._____only).

Signature
(Name of the Branch Manager with Office Seal)

Encl: 1. Declaration from the value in Format E(Annexure II)

CERTIFICATE

V	*PART D- CERTIFICATE*	
1	*It is here by certified that in my opinion*	
	The present market value of the property by adopting prevailing Present Market value ***Rs 38,99,000/-*** *(Rupees Thirty Eight Lakhs Ninety Nine Thousand Only) Realizable Value* ***Rs 35,09,000/-*** *(Rupees Thirty Five Lakhs Nine Thousand Only) Distress value* ***Rs 33,14,000/-*** *(Rupees Thirty Three Lakhs Fourteen Thousand Only). The book value* ***Rs 22,24,000/-*** *(Rupees Twenty Two Lakhs Twenty Four Thousand Only).*	
2	*Number of title deed(s) involved in this property is One. The relevant document for the subject Property Sale Deed Document No. 19418/2024. Dt.29.07.2024*	
3	*If this flat is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned 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 inI(1).*	
5	*The property was inspected on 30.07.2026 by Sri K RAMA MOHAN RAO, Panel Valuer, Canara Bank in the presence of Owner of the Flat*	
6	*The Legal aspects were not considered in this valuation.*	
7	*This valuation work is undertaken by this Valuer upon the request from the Branch Manager, Canara Bank, Vijayawada.*	
8	*Any other Details*	

Kunapareddy Ramamohan Rao

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Date: 2026.08.21 17:42:33 +05'30'

Date:17.08.2026.
Place: Vijayawada.

SIGNATURE OF PANELVALUER
(K RAMA MOHAN RAO)

Note : This report contains 14 Pages
Enclosures: 1.Key plan showing the location of the property
2. Sketch Showing the Location of the subject flat with reference to the floors.
3. Sketch of the flat if Available.
(Note : The Valuer may add any number of additional sheets for providing any vital data and relevant informations)

	DECLARATION FROM VALUERS
	I hereby declare that
	The information furnished in my valuation report dated 17.08.2026. is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
	I have no direct or indirect interest in the property valued;
	I have personally inspected the property on 30.07.2026. The work is not sub-contracted to any other valuer and carried out by myself.
	I have not been convicted of any offence and sentenced to a term of Imprisonment;
	I have not been found guilty of misconduct in my professional capacity.
	I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
	I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
	I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
	I am registered under Section 34 AB of the Wealth Tax Act, 1957.
	I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

Kunapareddy Ramamohan Rao

Digitally signed by Kunapareddy Ramamohan Rao
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Date: 2026.08.21 17:42:48 +05'30'

Place: Vijayawada
Date: 17.08.2026

Signature
(Name of the Approved Valuer and Seal of the Firm / Company)

(Annexure-II)

FORMAT-B	
MODEL CODE OF CONDUCT FOR VALUERS	
Integrity and Fairness	
1.	*A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.*
2.	*A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.*
3.	*A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.*
4.	*A valuer shall refrain from being involved in any action that would bring disrepute to the profession.*
5.	*A valuer shall keep public interest foremost while delivering his services.*
Professional Competence and Due Care	
6.	*A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.*
7.	*A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time*
8.	*A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.*
9.	*In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.*
10.	*A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.*
11.	*A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.*
Independence and Disclosure of Interest	
12.	*A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.*
13.	*A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.*
14.	*A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.*
15.	*A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.*
16.	*A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.*
17.	*A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.*
18.	*As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).*
19.	*In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.*

Confidentiality	
20.	*A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.*
Information Management	
21.	*A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.*
22.	*A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuersorganisation with which he/it is registered or any other statutory regulatory body.*
23.	*A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuersorganisation with which he/it is registered, or any other statutory regulatory body.*
24.	*A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.*
Gifts and hospitality:	
25.	*A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.* *Explanation. ─For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).*
26.	*A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.*
Remuneration and Costs.	
27.	*A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.*
28.	*A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.*
Occupation, employability and restrictions.	
29.	*A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.*
30.	*A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.*
Miscellaneous	
31.	*A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.*
32.	*A valuer shall follow this code as amended or revised from time to time*

Kunapareddy Ramamohan Rao

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Date: 2026.08.21 17:43:06 +05'30'

Date: 17.08.2026
Place: Vijayawada

Signature
(Name of the Approved Valuer and Seal of the Firm / Company)

SRO VALUE

Unit Rates Village Wise

District	Mandal	City/Town/Village	Door No Wise
NTR	VIJAYAWADA RURAL	NUNNA	Select Door No Wise

Go Back | Print PDF

Ward No	Block No	BI-Ward No	BI-Block No	Locality/Door No	Unit Rate	Composite Gazette			Classification	Effective Date
						Ground Floor	First Floor	Other Floor		
0	5	-	-	LAY OUT AREA	8000	1900	1900	1900	Residential	01/02/2025
0	6	-	-	ALL	8000	1900	1900	1900	Residential	01/02/2025
0	6	-	-	LAY OUT AREA	8000	1900	1900	1900	Residential	01/02/2025
0	7	-	-	ALL	8000	1900	1900	1900	Residential	01/02/2025

PROHIBITED

S.No. [క్రమ సంఖ్య]	Link Document No. [లింక్ పత్రం నెం.]	Year [సంవత్సరం]	SRO Code [SRO కోడ్]	SRO Name [పేరు]
1	19418	2024	621	PATAMATA

Executant Details

S.No. [క్రమ సంఖ్య]	Link Document No. / Year [లింక్ పత్రం నెం. / సంవత్సరం]	Name [పేరు]	Code [కోడ్]	R Code [R కోడ్]	R Name [R పేరు]	Address [చిరునామా]
1	19418 / 2024	Konda Prabhakara Reddy	EX	S	K Subba Redy	D.No,5-78,NUNNA VILLAGE,VIJAYAWADA RURAL MANDALAM,N T R (DIST),,,

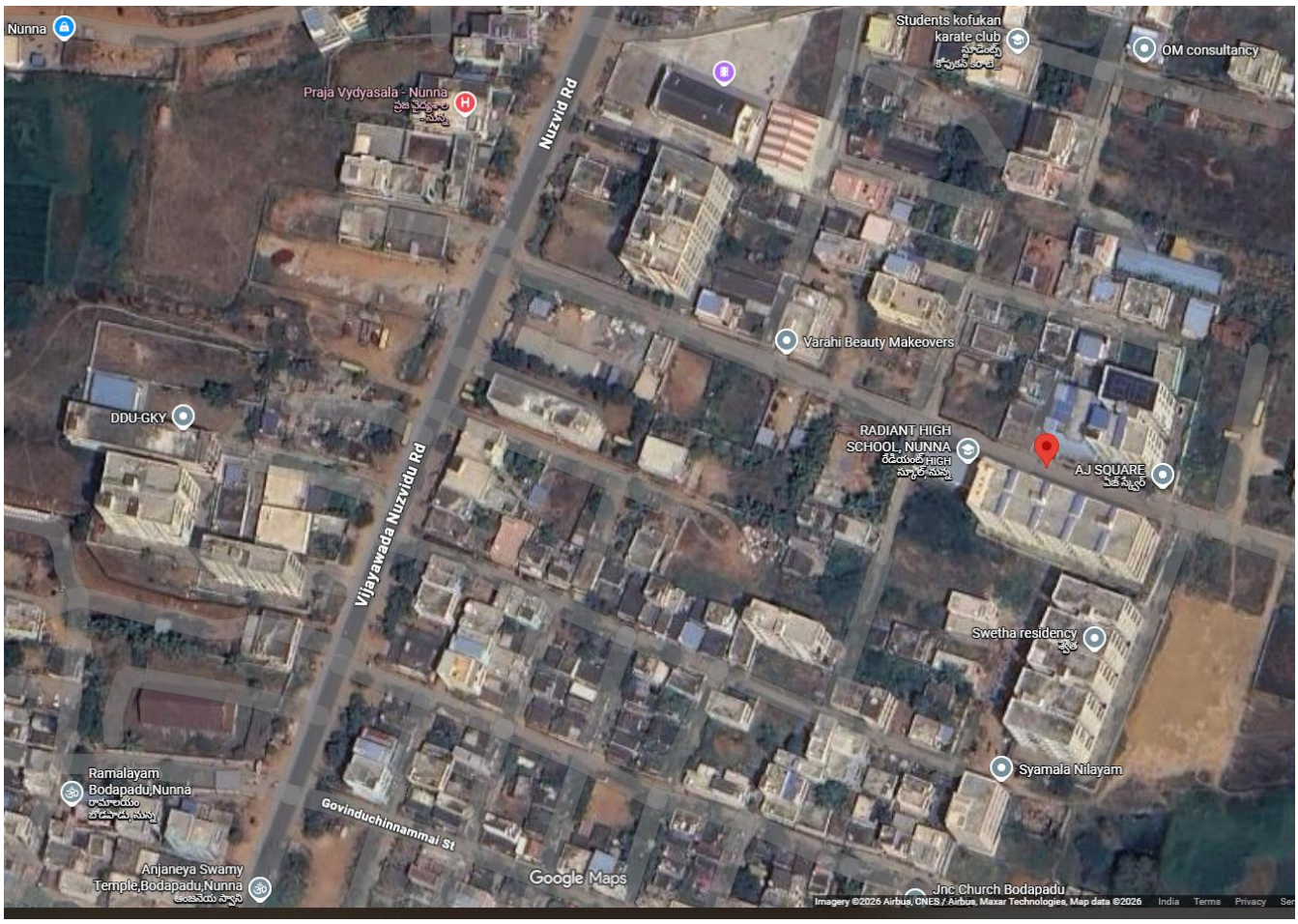
Claimant Details

S.No. [క్రమ సంఖ్య]	Link Document No. / Year [లింక్ పత్రం నెం. / సంవత్సరం]	Name [పేరు]	Code [కోడ్]	R Code [R కోడ్]	R Name [R పేరు]	Address [చిరునామా]
1	19418 / 2024	Atyam Anuradha	CL	W	Atyam Kirankumar	D.NO,42-4-143/A,1STFLOOR,DARGASTREET,RRWA NO-264,RAMAKRISHNAPURAM,VIJAYAWADA,N T R (DIST),,,
2	19418 / 2024	Atyam Kiran Kumar	CL	S	Kasi Visveswara Rao	D.NO,42-4-143/A,1STFLOOR,DARGASTREET,RRWA NO-264,RAMAKRISHNAPURAM,VIJAYAWADA,N T R (DIST),,,

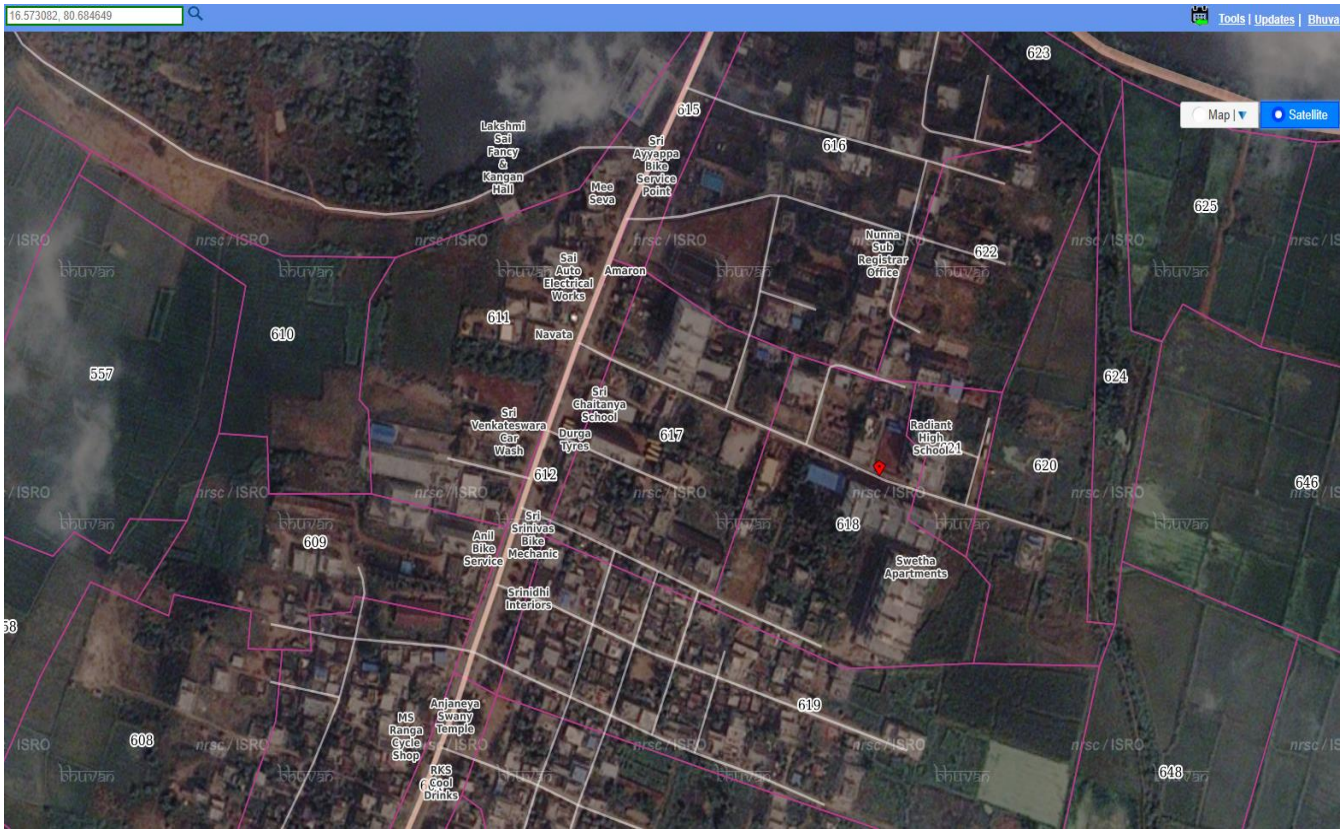
Property Details

S.No. [క్రమ సంఖ్య]	Link Document No. / Year [లింక్ పత్రం నెం. / సంవత్సరం]	Schedule No. [షెడ్యూల్ నెం.]	Market Value [మార్కెట్ విలువ]	Prohibited Property Status [నిషేధించబడిన ఆస్తి స్థితి]	Door No. [డోర్ నెం.]	Village [గ్రామం]	Habitation / Locality [నివాసం / స్థానికత]	Plot / Flat No. [ప్లాట్/ ఫ్లాట్ నెం]	Survey No. [సర్వే నెం]	Boundaries(N / S / E / W) [సరిహద్దులు (ఉత్తరం/దక్షిణం/తూర్పు/ పశ్చిమ)]
1	19418 / 2024	1		Not Prohibited	,6-95,	NUNNA	ALL(0-6)	SF-307	618/5,618/8,621/1	CORRIDOR /OPEN TO SKY/OPEN TO SKY/OPEN TO SKY

GOOGLE MAP



ONLINE VERIFIED SURVEY NUMBER



Latitude & Longitude:- 16.573082, 80.684649

PHOTOGRAPHS

















Kunapareddy Ramamohan Rao

Digitally signed by Kunapareddy Ramamohan Rao
DN: cn=Kunapareddy Ramamohan Rao, o=Techno Design, ou=Panel Valuer, email=technodesign999@gmail.com, c=IN
Date: 2026.08.21 17:43:28 +05'30'

TECHNO DESIGN

• ARCHITECTS • CAD ENGINEERS • VALUERS

K. RAMAMOHAN RAO
B.E., M.I.E., F.I.V.,
Chief Consultant

Cell : 91777 22422
94402 14422

INVOICE

Dt:-17.08.2026

To
The Manager,
Canara Bank,
ARM Branch,
Vijayawada.

Sub :- Valuation fees Iam here with submitting the valuation fees for the below mentioned properties

DETAIL OF PROPERTY : Fees

Value of the property	*Scale of fees suggested*
Upto Rs 5 lacs of the asset valued	*0.25 %*
Next Rs 10 lacs of the asset valued	*0.20 %*
Next Rs 35 lacs of the asset valued	*0.10 %*
Next Rs 50 lacs of the asset valued	*0.05 %*
On balance of asset valued	*0.025 %*

Owner Details	***Property Value***	***Fees***
1. SRI ATYAM KIRAN KUMAR ***S/o KASI VISVESWARA RAO*** ***2. SMT ATYAM ANURADHA*** ***W/o ATYAM KIRAN KUMAR*** ***"KRISHNA RESIDENCY"*** *Near Door No.6-95, R S No. 618/5,618/8,621/1, Flat No. 307, Second Floor, beside Radiant School, Nunna, Vijayawada Rural Mandal, NTR District, AP.*	***Rs 38,99,000/-***	***Rs 5,649/-***
Credit in My account :- ***Name :-****K.Rama Mohana Rao* *Bank:-Canara Bank ,SME Branch* *A/c No:* ***4470101001858***		