Er. APARNA SRIVASTAV K.
M.E. (SE & NDM), MIE.,
Chartered Engineer & Govt Regd. Valuer
E-mail: svskcs456@gmail.com
Mob: 7995188876,9492088876

SAI KARTHIKEYA CONSULTANT SERVICES
Engineering Consultants & Valuers
"Lakshminadh Nilayam", 94/142,
Sriram Nagar Main Road, AT Agraharam,
GUNTUR – 522 004.

Wealth Tax Valuer: CCIT/HYD/34AB/Land & Building/20/2023-24.

REPORT ON VALUATION

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

Part A – BASIC DATA

I.	**GENERAL**		
1.	Purpose of Valuation	:	**To assess the Present Market Value of the Schedule Property under SARFAESI**
2.	a. Date of Inspection	:	**10.08.2026**
	b. Date on which the valuation is made	:	**25.08.2026**
3.	Name of the Owner with address and Phone Number	:	**Sri. Kunuparraju Subbaraju, S/o. Ramraju, Narasimharaopeta, Eluru, Andhra Pradesh.**
4.	Doucments produced for perusal	:	**1. Copy of Regd sale deed No. 9305/2006 dt 11.09.2016.**
5.	Brief Description of the Property under Valuation	:	**The Subject Property is vacant site, RS. No:43,44/3&44/3A, Vidyanagar colony, Ganavaram, Eluru District, Andhra Pradesh**
6.	Scope of Valuation	:	**Through Discrete Enquiries and comparing with the prevailing market rates in the surrounding areas under Land and Building Methods.**
7.	If this report is to be used for bank purpose, state the name of the bank and branch, if known	:	**Canara Bank ARM, Vijayawada.**
II.	**Description of the Property**		**The Subject Property is vacant site, RS. No:43,44/3&44/3A, Vidyanagar colony, Ganavaram, Eluru District, Andhra Pradesh**
1.	Postal Address of the Propery with Pin Code	:	
2.	City / Town	:	
	Residential Area	:	**The Subject Property is vacant site, RS. No:43,44/3&44/3A, Vidyanagar colony, Ganavaram, Eluru District, Andhra Pradesh**
	Commercial Area	:	
	Mostly Agricultural Area	:	
3.	Classification of the Area	:	
	High / Middle / Poor		**Middle**
	Urban / Semi Urban / Rural	:	**Rural**
4.	Coming under Corporation Limit/ Village Panchayath/ Municipality	:	**Village Panchayath**
5.	Whether covered under any State / Central Govt., Enactments (e.g. Urban Land Ceiling act) or notified under agency area / scheduled area / Cantonment area	:	**Not Applicable**
6.	In case it is an agricultural Land, any conversion to House site plots is contemplated	:	
7.	Location of the Property		
	Plot No: / Nagar	:	**RS. No:43,44/3&44/3A, Vidyanagar colony, Ganavaram, Eluru District, Andhra Pradesh**
	S.F. No: / T.S. No: / R.S. No:	:	
	Village / Block	:	
	Taluk / Ward	:	

	District / Municipality / Corporation	:		
	Latitude, longitude	:	**16.719882,81.081865**	
8a	Boundaries of the Property extent:780.00 Sq.Yards	:	**A**	**B**
			As per Deed	**As per Actual**
	East	:	S.Viswandharaju	S.Viswandharaju
	South	:	Remaining site of the vendor	Remaining site of the vendor
	West	:	V.Vajra Pushoavathi	V.Vajra Pushoavathi
	North	:	Road	BT Road
10.	Property Tax Receipt Referred	:	**Not Readily Available**	
	Period	:	**--**	
	Assessment Number	:	**--**	
	Tax Amount	:	**--**	
	Receipt in the name of	:	**--**	
11.	Electricity Service connection number in the name of the applicant other details, if any	:	**Not Available**	
12.	Property is presently occupied by (Owners/ Tenants/ Both / Vacant	:	**Owners Possession**	
13.	If tenanted fully, what is the gross monthly rent?	:	**--**	
14.	If occupied by both by assuming the entire building as let out, i. What is the probable monthly rent ii. What is the Advance Amount		**Not Applicable**	
III	**PROCEDURE OF VALUATION**			
	PART – B LAND:			
	Dimensions of the Property		**As per Deed**	**As per Actual**
	East		100’00’’	100’00’’
	South		70’00’’	70’00’’
	West		100’00’’	100’00’’
	North		70’00’’	70’00’’
	Total extent of the site		780.00Sq yds	
2.	Extent of the Site (Least of 1a & 1b)		780.00Sq yds	
	Size of the Plot			
	North & South	:	**NA**	
	East & West	:	**NA**	
	Total Extent of the Plot	:	**780.00Sq yds**	
3.	**CHARACTERISTICS OF THE SITE**			
i.	What is the character of the locality	:	**Middle**	
ii.	What is the Classification of Locality	:	**Residential**	
iii.	Development of Surrounding areas	:	**Residential**	
iv.	Possibility of frequent flooding / sub merging	:	**NIL**	
v.	Feasibility to the civic amenities like school, Hospital, Bus stoop, Market etc.,	:	**Not developed, minimum 8kms from the site.**	
vi.	Level of the land with topographical conditions	:	**Levelled**	
vii.	Shape of land	:	**Rectangular**	
viii.	Type of use to which it can be put	:	**Residential**	
ix.	Any usage Restriction	:	**Nil**	
x.	Is plot in Town Planning approved Layout?	:	**Not Applicable**	
xi.	Corner Plot or Intermittent Plot	:	**Intermittent**	
xii.	Type of Road available at present Road facilities are available?	:	**BT Road**	
xiii.	Is it a land locked land?	:	**No**	
Xiv	Water Potentialities	:	**Available in the area**	
xv.	What is the width of the Road? Width of Road – Is it below 20’ or more than 20’	:	**20 ft wide Road**	
xvi.	Underground sewerage system	:	**No – Open Drain System**	
xvii.	Power supply is available in the site?	:	**Available**	
xviii.	Advantages of the site	:	**Salable**	
	Special Remarks if any like threat of acquisition of land for the public service purposes, road widening or applicability of CRZ provisios etc., (Distance from the Sea-coast / tidal level must be incorporated	:	**NO**	

	Distance from Sea Coast		
	Any factors which affect the marketability of the land ?	:	**Surrounded by Residential Plots**
	Type of Land ?	:	
	Accessability?	:	**Road on West Side**
4.	Value on adopting GLR (Guideline Rate)		**Rs. 14,000/- per Sq. Yds**
i.	Guideline rate as obtained from the Registrar's office (evidence thereof to be enclosed)	:	**Through IGRS Net Extract obtained and the same is enclosed herewith 14,000/- per Sq. Yds.**
ii.	Value of the land by adopting GLR	:	780.00Sq yds **X 14,000 = 1,09,20,000.00**
5.	Value by adopting PMR (Prevailing Market Rate)	:	**Based on field enquires made in the vicinity. Considering the market fluctuations, land use and extent of site area, the prevailing Market Rate is varying from Rs. 30,000 to 35,000 Sq. Yds per. Which includes parallel economy component also. Latest transactions with respect to adjacent properties are not available. The site is located in between Agricultural lands, it's an un approved lay out, no clear demarcation was done yet.**
	Prevailing market rate (Along with details/reference of atleast two / transactions with respect to adjacent properties in the areas)		**23,000** Since the valuation is being carried out for the purpose of an auction sale, the prevailing market rates are likely to be adversely impacted. The realizable value is further contingent upon the number of interested bidders participating and the strategic synergy of the subject property with prospective bidders. Consequently, the marketability of the subject property is expected to be limited and time-consuming, particularly as the property has already been put to auction. The previous auction was unsuccessful due to non-participation of bidders, despite the reserve price being set lower than both the prevailing market rate and the Guideline Value as stated above. In light of these circumstances, the valuation has been undertaken on a slump sale basis.
iii.	Unit rate adopted in this valuation after considering the characteristics of the subject plot	:	**Rs. 23,000**
	Value of land by adopting PMR	:	780.00Sq yds **X 23,000 = 1,79,40,000.00**
	PART – C BUILDINGS		**Not Applicable since Schedule Property is a Vacant Land**
1.	Type of Building (Residential Commercial / Mostly Agricultural)	:	
2.	Type of Construction (Load Bearing / RCC / Sheet Framed / Framed Structure)	:	
3.	Quality of construction (Superior / 1st Class / 2nd Class)	:	
4.	Appearance of Building (Common / Attractive / Aesthetic)	:	
5.	Maintenance / condition of the Building		
	Exterior : (New One / Excellent / Good / Normal Average / Poor)	:	
	Intrior: (New One / Excellent / Good / Normal Average / Poor)	:	
6.	Plinth Area	:	
7.	Number of Floors and height of each floor including basement, if any	:	

Floor	Year of Construction (as reported / as per actual observaiton/ as per deed) with Roof	Plinth Area		
		Main Portion A	Cantilevered Portion B	Total A + 50% of B

8.	Drawing Approvals	:	--
a.	Date of Issue and Validity of layout approve map/plan	:	--
b.	Approved Map / Plan issuing Authority	:	--
c.	Whether genuineness or authentic of approved map/plan	:	--
d.	Any other comments by our empanelled valuers on authentic of approved plan? (Discuss on the building approval, reference, violations observed consequences of violations etc.,)	:	
9.	Value of the Building estimated by adopting suitable unit plinth area rate depending upon specifications. Depreciation is calculated by straight line method assuming a salvage value of 10%)	:	
	Depreciatio for years	:	
	VALUATION OF BUILDIGN		
a.	Specifications	:	
1.	Floor finish	:	
2.	Super Structure	:	
3.	Roof	:	
4.	Doors	:	
5.	Windows	:	
6.	Weathering Coarse		
	Plinth Area		
	Year of construction (as per reported / as per observed / as per deed	:	
	Age of the Building (the age is not exactly known, further life expected)		
	Total life of the building estimated	:	
	Residual life of the building	:	
	Depreciation % (Assuming Salvage value 10%)	:	
	Ground Floor:		
	Replacement rate of construction with the existing conditions and specifications Replacement Value	:	
	Present Value of the Building	:	

Not Considered the Building Value

S. No	Particulars of Items	Plinth Area in Sq mts.	Roof Ht. in ft./mts.	Age of Bldg. in Years	Estimated replacement rate of construction in Rs.	Replacement Cost in Rs.	Depreciation 30 %	Net Value after depreciation in Rs.
1.								

	PART D – MAINTINANCE & EXTRA ITEMS (Value after depreciation)		
1.	Portico	:	--
2.	Ornamental Front / Pooja Doors	:	--
3.	Sitout / Varandah with Steel Grills	:	--
4.	Extra Steel / Collapsible gates	:	--
5.	Open Staircase	:	--
6.	Wardrobes, Showcases, wooden cubboards	:	--
7.	Glazed Tiles	:	--
8.	Extra Sinks and bath tub	:	--
9.	Marbl/Ceramic tiles flooring	:	--
10.	Interior decorations	:	--
11.	Architectural Elevation works	:	--
12.	False Ceiling works	:	--
13.	Panelling works	:	--
14.	Aluminium works	:	--
15.	Aluminium Handrails	:	--
16.	Separate Lumber Room	:	--

17.	Separate Toiler Room	:	--
18.	Separate Water Tank/ Sump	:	--
19.	Trees, Gardening	:	--
20.	Any other	:	--
	PART E – SERVICES (Value after depreciation)		
1.	Water Supply arrangements	:	--
	Open Well	:	--
	Deep Bore	:	--
	Hand Pump	:	--
	Motor	:	--
	Corporation Tap	:	--
	Underground Level Sump	:	--
	Over Head Water Tank	:	--
2.	Drainage Arrangements	:	--
	Septic Tank	:	--
	Underground Sewerage	:	--
3.	Compound Wall ….. Rm. @ Rs. …./m2	:	--
	Height and Length	:	--
	Type of Construction	:	--
4.	Pavements …… Rm @ Rs. / m2	:	--
5.	Steel Gate ……. Rm @ Rs./m2	:	---
6.	E.B. Deposits, Water Deposits, Drainage Deposits, etc.,	:	--
7.	Electrical fittings & Others	:	--
	Type of Wiring	:	--
	Class of fittings (Superior /Ordinary / Poor)	:	--
	Number of Light Points	:	--
	Number of Fan Points	:	--
	Spare Plug Points	:	--
8.	Plumbing Installation		--
	No. of water closets and their type	:	--
	No. of Wash Basins	:	--
	No. of Bath Tubs	:	--
	Water Meter, taps, etc.,	:	--
	Any other fixtures	:	--
9.	Any other	:	--
	TOTAL	:	--

PART F – ABSTRACT VALUE

Part	Description	Value of Adopting	
		GLR Rs.	PMR Rs.
B	**Land**	**Rs. 1,09,20,000.00**	**Rs. 1,79,40,000.00**
C	Building	Rs.	**Rs.**
D	Amenities		Rs.
E	Services		Rs.
	Total	**Rs. 1,09,20,000.00**	**Rs. 1,79,40,000.00**
	Say	**Rs. 1,09,20,000.00**	**Rs. 1,79,40,000.00**
Factors favouring for an additional value 1. 2. Add (+)			NIL
Factors favouring for an additional value 1 2 Less (-)			NIL
Present Market Value			**Rs. 1,79,40,000.00**

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) Salability ii) Likely rental valuers in future in iii) Any likely income it may generate, may be discussed).

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. 1,79,40,000.00 (Rupees one crore seventy-nine lakhs forty thousand**

only). And Realizable value the above property as of **Rs. 1,61,46,000.00 (Rupees one crore sixty-one lakhs forty-six thousand only)** and the distress value is **Rs. 1,43,52,000.00 (Rupees one crore forty-three lakhs fifty- two thousand only).**

Aparna Srivastav K

Digitally signed by Aparna Srivastav K
Date: 2026.09.03 01:03:52 +05'30'

Place: Guntur
Date: 25.08.2026.

SIGNATURE
(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).

Signature
(Name of the Branch Manager with official seal)

PART G – CERTIFICATE

1. It is hereby certified that in my opinion

The present market value of the property discussed in the report (above) by adopting Prevailing market rate for land is **Rs. 1,79,40,000.00 (Rupees one crore seventy-nine lakhs forty thousand only).** And Realizable value the above property as of **Rs. 1,61,46,000.00 (Rupees one crore sixty-one lakhs forty-six thousand only)** and the distress value is **Rs. 1,43,52,000.00 (Rupees one crore forty-three lakhs fifty- two thousand only).** Number of title deed(s) involved in this property is the relevant document for the subject property in the opinion of this valuer is the **vacant site, RS. No:43,44/3&44/3A, Vidyanagar colony, Ganavaram, Eluru District, Andhra Pradesh** 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.

2. 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).
3. The property was inspected on date. 10.08.2026 by me in the presence of Owner of the property & The Manager, Canara Bank, ARM Branch, Vijayawada.
4. The legal aspects were not considered in this valuation.
5. This valuation work was/ has been undertaken by the valuer based upon the request from **The Chief Manager, Canara Bank, ARM Branch, Vijayawada.**

Place : Guntur
Date : 25.08.2026

Enclosures:

- Key plan showing the location of the property
- Site plan with boundaries
- Photograph of owner/representative with property in background
- Screen shot of longitude/latitude and co-ordinates of property using
- GPS/Various Apps/Internet sites

(Note: The valuer may add any number of additional sheets for providing any vital data and relevant information)

Annexure-VIII TO HO CIR 119/2019 DATED 12.03.2019
Format – A DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 25.08.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
b. I have no direct or indirect interest in the property valued;
c. I have personally inspected the property on 10.08.2026 the work is not sub-contracted to any other valuer and carried out by myself.
d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
e. I have not been found guilty of misconduct in my professional capacity.
f. 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.
g. 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.
h. 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. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
k. Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	The schedule property is a **vacant site, RS. No:43,44/3&44/3A, , Vidyanagar colony, Ganavaram, Eluru District, Andhra Pradesh** t Godavari District, Andhra Pradesh
2	purpose of valuation and appointing authority	To assess the fair market value of the property – The Chief Manager, Canara Bank, ARM Branch, Vijayawada.
3	identity of the valuer and any other experts involved in the valuation;	Aparna Srivastav K. Panel Valuer
4	disclosure of valuer interest or conflict, if any;	No interest
5	date of appointment, valuation date and date of report;	Date of inspection: 10.08.2026 Date of Report : 25.08.2026
6	inspections and/or investigations undertaken;	Yes
7	nature and sources of the information used or relied upon;	Through Discrete enquiries in the surrounding areas.
8	procedures adopted in carrying out the valuation and valuation standards followed;	Considered fair market value of the site and followed the valuation standards with Land and Building Method
9	restrictions on use of the report, if any;	No restrictions
10	major factors that were taken into account during the valuation;	Surroundings & location of the property, availability of infrastructure and amenities etc.,
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	- -

Aparna Srivastav K

Digitally signed by Aparna Srivastav K
Date: 2026.09.03 01:04:14 +05'30'

Date: 25.08.2026. **Signature**
Place: Guntur. **(Name of the Approved Valuer and Seal of the Firm / Company)**

IGRS: Guide Line Value: Net Extract:

Sri. Nara Chandrababu Naidu
Hon'ble Chief Minister
Andhra Pradesh

REGISTRATION & STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH

Sri. Anagani Satya Prasad
Hon'ble Minister for Revenue,
Registration & Stamps

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Unit Rates Village Wise

District	Mandal	City/Town/Village	Door No Wise
ELURU	ELURU (URBAN)	GAVARAVARAM	Select Door No Wise

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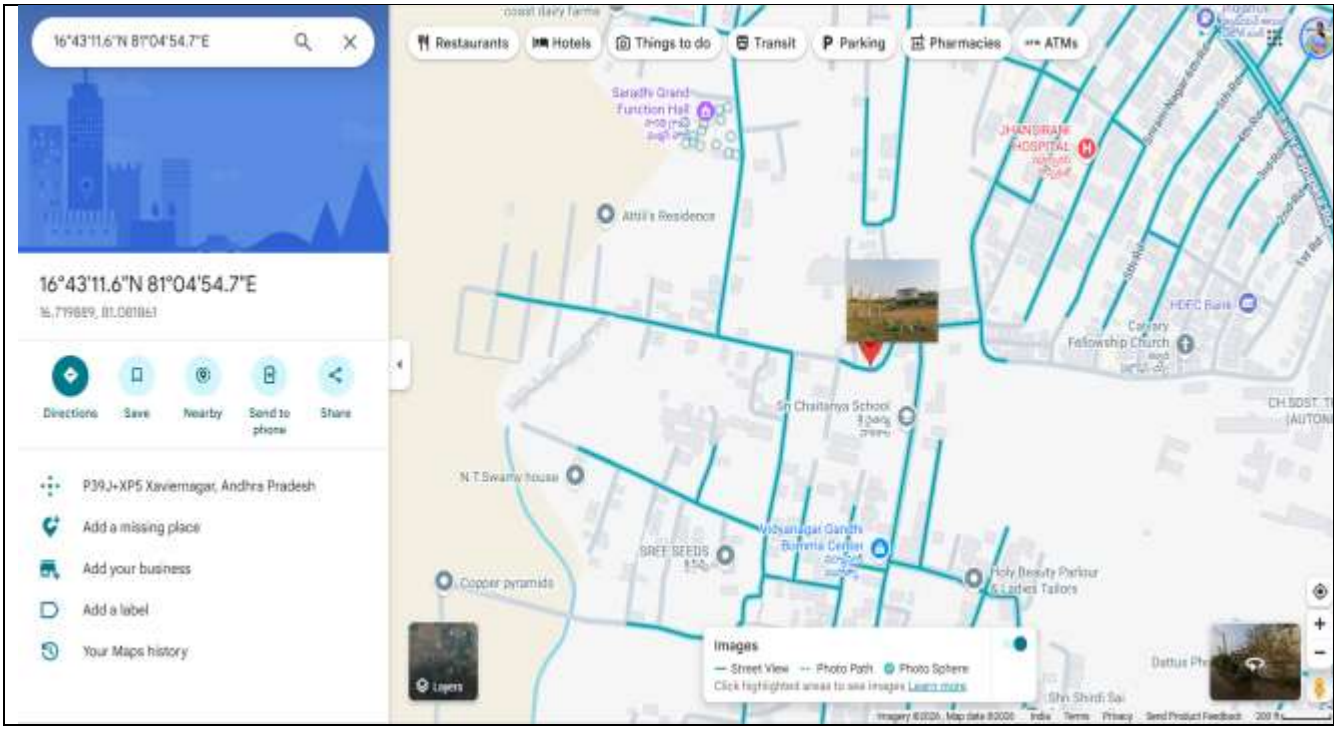
Ward No	Block No	Bl-Ward No	Bl-Block No	Locality/Door No	Unit Rate	Composite Gazette			Classification	Effective Date
						Ground Floor	First Floor	Other Floor		
0	8	-	-	ALL	14000	2200	2200	2200	Residential	01/02/2025
0	8	-	-	NEW LAY OUT	14000	2200	2200	2200	Residential	01/02/2025

Visitors: web counter

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Social Media

Google Map Location Plan: (16.719882,81.081865)




Sujatha west coast dairy farms
Saradhi Grand Function Hall
JHANSIRAM HOSPITAL
ISKCON Temple, Eluru
HDFC Bank
Calvary Fellowship Church
Sri Chaitanya School
CH.SDST. THERESA'S (AUTONOMOUS)
N.T.Swamy house
SREE SEEDS
Holy Beauty Parlour
Copper pyramids
Images
Street View
Photo Path
Photo Sphere
Click highlighted areas to see images Learn more
Layers

Photographs of the Property:





Er. APARNA SRIVASTAV K.
M.E. (SE & NDM), MIE.,
Chartered Engineer & Govt Regd. Valuer
E-mail: svskcs456@gmail.com
Mob: 7995188876,9492088876

SAI KARTHIEYA CONSULTANT SERVICES
Engineering Consultants & Valuers
"Lakshminadh Nilayam", 94/142,
Sriram Nagar Main Road, AT Agraharam,
GUNTUR – 522 004.

Wealth Tax Valuer: CCIT/HYD/34AB/Land & Building/20/2023-24.

Bill No. 01/08-2026
Branch – Canara Bank
GST No. 37BUVPK7151E1Z7.

Dt: 25.08.2026.

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

Dear Sir,

Sub: Bill for the Valuation report Date of Valuation 25.08.2026.

This property belongs to**, Sri. Kunuparraju Subbaraju, S/o. Ramraju, Narasimharaopeta,.RS. No:43,44/3&44/3A, , Vidyanagar colony, Ganavaram, Eluru District, Andhra Pradesh** fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 1,79,40,000.00.** Enclosed please find bill for above said property.

Bill is	**: Rs.**	**5,618-00**
CGST + SGST	**: Rs.**	**1,012-00**
Transportation	**: Rs.**	**00-00**
Total Amount	**: Rs.**	**6,620-00**

Kindly remit the same in my Canara Bank Account in the Name of Sai Karthikeya Consultant Services, A/c. 120023763928, IFSC Code: CNRB0000605, Main Branch, Guntur.

GST No. 37BUVPK7151E1Z7.

The fees as per Norms.

Thanking You Sir

Yours Faithfully

Aparna Srivastav K
Digitally signed by Aparna Srivastav K
Date: 2026.09.03 01:04:40 +05'30'

Approved Valuer