Venkata Rao Mula

B.E.A.M.I.E.F.I.V(I) I.I. Tarb (LAM)
Chartered Engineer (I) | Consulting Civil Engineer
Govt. Registered Valuers & Chartered Engineers
Registered Valuer for I.T 134/2013

PANEL VALUER FOR CENTRAL BANK OF INDIA, CANFIN HOMES LTD, ICICI BANK, BANK OF MAHARASHTRA, LIC, INDIAN BANK, TMB, IDFC FIRST BANK, IDBI BANK, MES, PUNJAB NATIONAL BANK

VALUE • TRUST • TRANSPARENCY

Office Address: D.No.39-21-7/2, Sri Narayani Nilayam, Shankar Nagar, Madhavadhara, Main Road, Visakhapatnam. | **Mobile:** 8019989043, 9949175658 |

Branch Office : Plot No. 162, 4th Lane, Padmavathi Nagar, Dharmapuri Road, Vizianagaram - 535002. | **Email:** mulavenkatarao@gmail.com

REF No. MVR/VSP/JUNE/29 **Date: 22.06.2026**

Engineer's Valuation Report Summary

Site With Flat Valuation

Branch : Indian Bank, Seethammadhara Branch, Visakhapatnam Dist.

Owner : **SRI. KUNCHALA CHINNAKONDAYYA**

Panel Engineer : Vr. M.VENKATA RAO

Date of Inspection : 21.06.2026

Purpose for which the valuation is Made : Revaluation Purpose

1	Building Owner's name and address (If jointly owned full details to be furnished – i.e., names of joint owners, share of each joint owner etc.)	**NAME OF THE OWNER:** **SRI. KUNCHALA CHINNAKONDAYYA** **S/O. LATE ANKAMMA,** Residing at Door No.54-12-28A, Bhanu Nagar, HB Colony, Visakhapatnam.,
2	Survey No, and Register office where in the title deeds are registered Sub Registrar Office: Visakhapatnam 1. Copy of Sale deed vide Doc.No.2587/2015, Dt:01.06.2015 2. Copy of Approved Plan B.A.No.12163/ACP-II/G1, dt.25-07-2007 3. Copy of approved BPS Plan vide BPS No. BPS/VIS/Z2/10/8587416, Dt:17.02.2017 4. Copy of Property tax receipt vide Asst.No. 1086095775 5. Copy of Electricity bill vide Service No. 112419M024335683	
	a. Whether verified with legal opinion	Re-Valuation
	b. Survey No/Patta No.	**T.S.No.51/15A**
	c. Extent of Land	9 Sq.yds undivided and unspecified share out of total extent of 942 Sq.yds

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3	a. Location Address of the Property		**"G.A. REDDY ARCADE"** Residential Pent House situated in the Top Floor (Northern Side) (As per Sale Deed) and Flat No. 04 & 402, Fourth Floor (As per BPS Plan), bearing Door No. 53-40-31/5, covered by Survey No. 51/15, situated at KRM Colony, Maddilapalem, Revenue Ward No. 10, within GVMC Limits, Visakhapatnam District.
4	Latitude, Longitude		17.739446, 83.319404
	b. Specify the boundaries on all		
	Site Boundaries As per Sale Deed		**Actual Boundaries Pent House (Northern Side)**
	East	Municipal Road	17 Feet Municipal Road
	West	Property belongs to G.Gopal, M.V.Lakshmi @ Chinnari & others	Vacant land Of Others
	North	Municipal Road & Property belongs to Dalli Venkata Lakshmi	Municipal Road & Property belongs to Dalli Venkata Lakshmi
	South	Property belongs to Gudla Prasad Reddy & G.Nageswara Rao	Others Property
	Flat / Boundaries as per Sale Deed		**Actual Boundaries Pent House (Northern Side)**
	East	Open Space	Entrance & Open Space
	West	Setback	Setback
	North	Setback	Setback
	South	Staircase	Staircase
	Nearest Landmark		Near Venkateswara Swami Temple
5	Details of recent registration		
	a. Buyers		**SRI. KUNCHALA CHINNAKONDAYYA S/O. LATE ANKAMMA,**
	b. Seller		**SRI. DUPPALA SUDHAKAR S/O. MALLESWARA RAO,**
	c. Extent of the area		9 Sq.yds undivided and unspecified share out of total extent of 942 Sq.yds
	d. Registered for Rs.		Rs. 25,00,000/- (As per Sale Deed)
	e. Date of Registration		Sale Deed Date. 01.06.2015.
5	Whether the Property Self acquired or ancestral property		Self
	If ancestral property whether VAO certificate is available		NA
	If self-acquired whether the original title deed verified List of Documents Produced for Perusal		Yes
6	If the building is leased out, terms of lease unexpired period of lease and possibility of getting vacant possession		NA
7	Whether the land on which the building stands is owned by the borrower		NO




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8	Type of construction with details a. Whether construction as per approved plan (Enclose photography of the approved building plan	RCC Structure Yes, Copy of approved BPS Plan vide BPS No. BPS/VIS/Z2/10/8587416, Dt:17.02.2017
	b. Whether any major deviation observed from the approved plan	No - Deviation
9	a. Age of the building and the present condition	2012 – 14 Years, 46 Years, 60 Years Good Condition
	b. Life expectancy	60 Years
	c. Location disadvantages	NIL
10	a. Whether property tax has been paid regularly b. Amount of tax	Yes, 1086095775 Rs.2,806/- Per Half Yearly

11	Any other relevant details Whether premises utilized for Residential/commercial purpose Own/rental occupation/Long lease if rented, rent yield per month whether standard rent has been fixed under Rent control act: if so, details: Any dispute between owner and tenant	Nil Residential Purpose At Present Owners Occupied (Door Locked) Rs.6,000/- per month can be expected NA
12	Legal encumbrances, if any, (Searches and investigations made) Any other details which affect our charges on the property as security	No No
13	Total area of the Land	9 Sq.yds undivided and unspecified share out of total extent of 942 Sq.yds
	Floors	Stilt + Ground Floor + 3Rd Floors & pent House (4th Floor)
	Constructed area of the Flat/ Building	**Built-up Area of 950 Square Feet (Including Common Areas).**
	Carpet Area	807 Sft Approximate
	Year of Construction	2012 – 14 Years, 46 Years, 60 Years
	Stage of Work	Completed
	Type of Construction	RCC Framed Structure
	Type of Roof	RCC Roof Slab
	Type of Floor	Vitrified tiles

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DETAILS OF VALUATION

S. no	Particulars Of Items	Plinth Area	Roof HT	Age of Building	Estimated Re Placement Rate of Construction Rs.	Replacement Cost	Depreciation Rs.21%	Net Value After Depreciation
1.	Land	9 Sq.yds			Rs. 90,000/- Per Sq.yds	Rs.8,10,000/-	---	Rs.8,10,000/-
2.	Pent House situated in the Top Floor (Northern Side)	950 Sft	10'	14Years	Rs. 3648/- Per Sft	Rs.34,65,600/-	Rs.7,27,776/-	Rs.27,37,824/-
							Total	**Rs. 35,47,824-00**

Site Value	Rs.8,10,000-00
Flat Value	Rs.27,37,824/-

Total Value	**Rs. 35,47,824-00**

	Forced / Distress Sale Value (Rs. In lacs)	Rs. 30,15,650-00
	Availability of civic amenities / Water	Available
	Electricity	Available
	Drainage	Available
	Transport / Communication	Available
	Nearest Bus Stop	HB Colony Bus Stop
	Nearest Railway Station	Visakhapatnam Railway Station
14	VAO / Guidance Value maintained at Registrar office (Copy enclosed)	**Rs. 60,000/- per Sq. yd** **Rs. 4,500/- per Sft**
15	Local / Market Rate prevailing at the time of Valuation	**Rs.90,000/- per Sq. yd** **Rs.4500/- per Sft (Composite Rate)**
16	Value arrived yet by the under signed and reasons there of a. Fair Market Value b. Realizable Market Value c. Distress Sale Value	 **₹. 35,47,824-00** **₹. 31,93,041-00** **₹. 30,15,650-00**
	Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property.	

- This revaluation report has been issued for the property, which is already mortgaged to the bank against an existing loan.




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- The property under inspection was identified as a Penthouse located on the Terrace Floor. However, as per the BPS Plan submitted by the borrower, the subject property is shown as Flat No. 402, whereas during the physical inspection, Flat No. 402 was found to be located on the Fourth Floor.

Place: Visakhapatnam
Dt. 22.06.2026.

(VENKATARAO.MULA)
Govt. Regd. Valuer
Panel Valuer-Indian Bank

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).

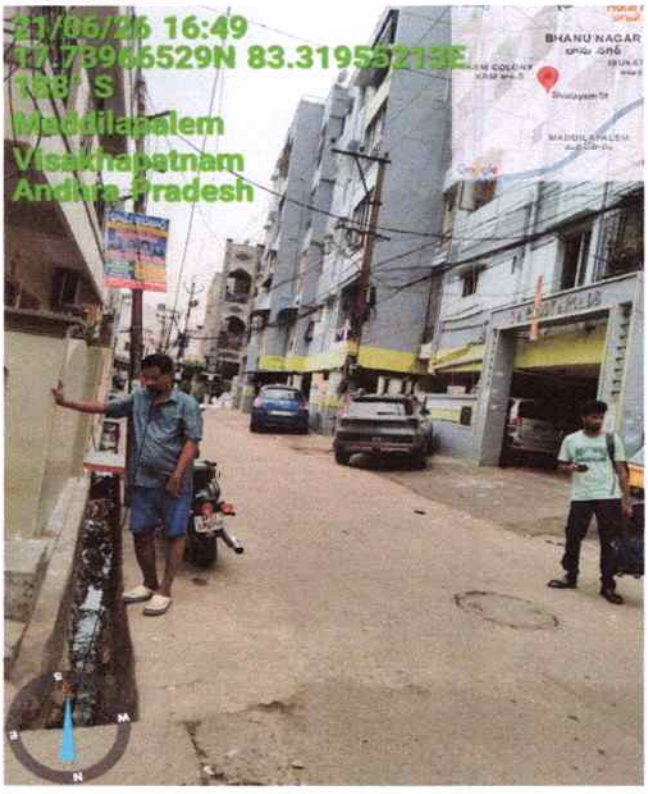
Date:

Place:

Signature
(Name of the Branch Manager with Official seal)


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Property photos













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SRO Rate



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,
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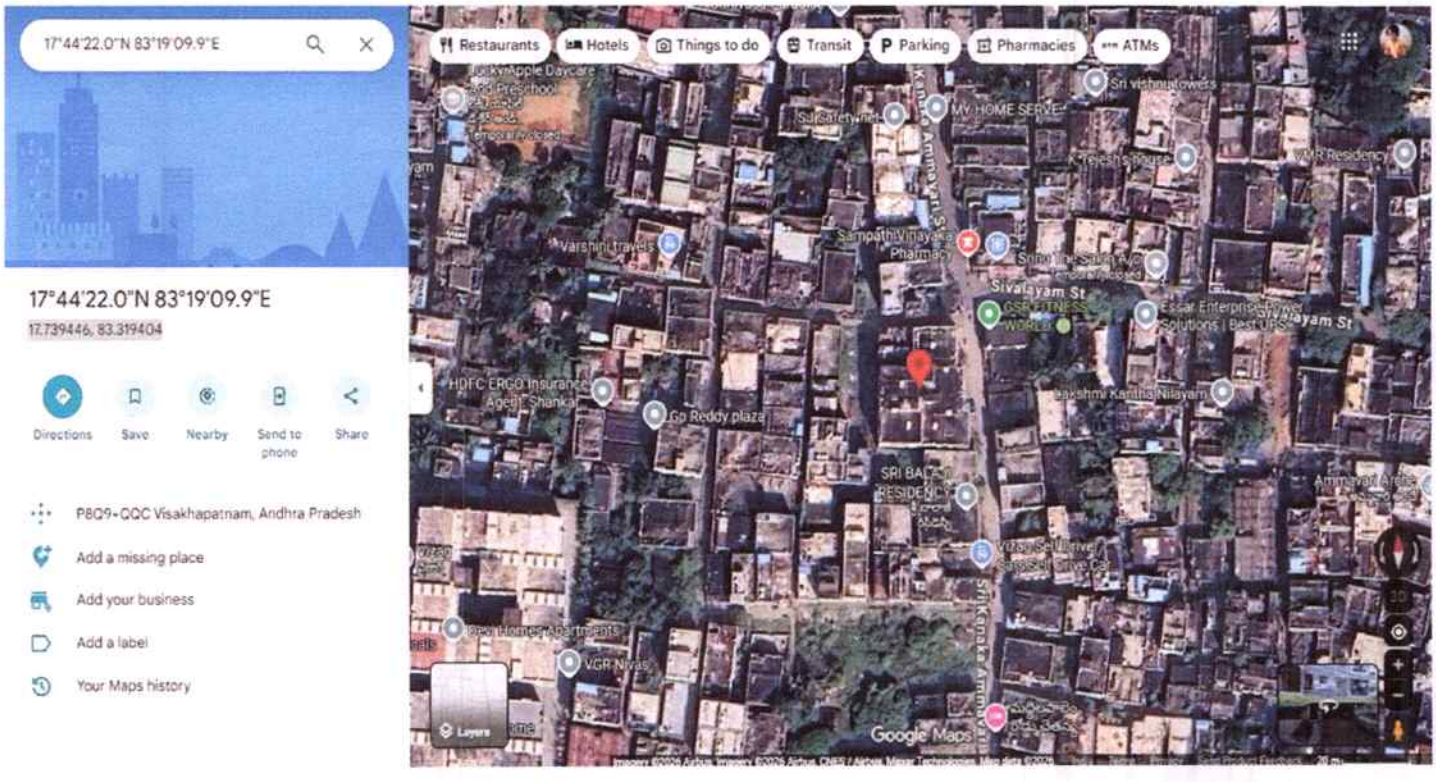
53	34	-	-	MADDILAPALEM	60000	4500	4500	4500	Residential	01/02/2025
53	35	-	-	MADDILAPALEM	60000	4500	4500	4500	Residential	01/02/2025
53	36	-	-	MADDILAPALEM	60000	4500	4500	4500	Residential	01/02/2025
53	37	-	-	MADDILAPALEM	60000	4500	4500	4500	Residential	01/02/2025
53	38	-	-	MADDILAPALEM	60000	4500	4500	4500	Residential	01/02/2025
53	39	-	-	MADDILAPALEM	60000	4500	4500	4500	Residential	01/02/2025
53	40	-	-	MADDILAPALEM	60000	4500	4500	4500	Residential	01/02/2025
53	41	-	-	MADDILAPALEM	60000	4500	4500	4500	Residential	01/02/2025
54	1	-	-	ISUKATHOTA/SEETHAMMADHARA PART	60000	4500	4500	4500	Residential	01/02/2025
54	2	-	-	ISUKATHOTA/SEETHAMMADHARA PART	60000	4500	4500	4500	Residential	01/02/2025

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Prohibited Properties



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Hon'ble Chief Minister
Andhra Pradesh

REGISTRATION & STAMPS DEPARTMENT
COVERNMENT OF ANDHRA PRADESH

Sri. Anagani Satya Prasad
Hon'ble Minister for Revenue,
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Prohibited Properties

○ Urban Properties Rural Properties

District: VISAKHAPATNAM

Mandal: Seethammadhara

Village: Maddilapalem

Door No: 51

Note: Enter * in Door No. for Details of All Door No.s

Get Details

No data found For Given Details.

Property Tax

Property Tax

View DCB

Assessment Number :	1086095775	Zone :	Zone8a
Ward :	Revenue Ward 10	Block :	N/A
Locality :	KRM COLONY- Maddilapalem	Owner Name :	K. CHINNA KONDAYYA
Property Address :	53-40-31/5, KRM COLONY-Maddilapalem, Revenue Ward 10, Visakhapatnam	Category of Ownership :	Private
Current First Half Tax :	Rs. 2,806	Current First Half Tax Due :	Rs. 2,806
Current Second Half Tax :	Rs. 2,806	Current Second Half Tax Due :	Rs. 2,806
Total Arrears Due :	Rs. 4,742		

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PROCEEDINGS OF THE COMMISSIONER
Greater Visakhapatnam Municipal Corporation

PRESENT: **M Hari Narayanan**

Proceedings No. : **BPS/VIS/Z2/10/8587416** Dt : **17/02/2017**

Sir/Madam,

Sub : Regulation and penalization of buildings constructed unauthorizedly and in deviation of the sanctioned plan – building bearing H.No./ Premises No. **53-40-31/8.** of **MADDILAPALEM, Visakhapatnam** included in **Greater Visakhapatnam Municipal Corporation** – Penalisation Orders – Issued – Reg.

Ref : 1. G.O.Ms.No.128,MA&UD Dt:22-05-2015.
2. BPS Application No **BPS/VIS/Z2/10/8587416** . dated: **27/01/2016**
of Sri/Smt **KUNCHALA CHINAKONDIAH**

Order:

The Application submitted in the reference 2nd cited for Regulation and penalization of buildings constructed unauthorizedly and in deviation of the sanctioned plan has been examined with reference to 'The Andhra Pradesh Regulation and Penalization of Buildings Constructed Unauthorizedly and In Deviation of the Sanctioned Plan Rules in the Reference 1st cited' are found to be in order. Hence the said building is penalized and regulated as per the details given below. The building plans are attested and enclosed herewith.

S.No.	DETAILS		
1	Name of the Applicant		**KUNCHALA CHINAKONDIAH**
2	Postal Address		
a	Door No. / Plot No.		**53-40-31/5**
b	Locality		**K.R.M.COLONY**
c	City / Town / Village		**Maddilapalem**
d	PIN		**530022**
e	Email-id		**royconsultancyvizag@gmail.com**
f	Phone No.	Land Line	**08912794859**
		Mobile	**9848289682**
3	**DETAILS OF THE BUILDING APPROVED UNDER BPS**		
a	**Building Location**		
i	T.S. No.		**51/15PART**
ii	Door No		**53-40-31/8.**
iii	Plot No.		
iv	Layout / Sub Divn. No.		
v	Street		**K.R.M.COLONY**
vi	Locality		**MADDILAPALEM**
vii	City/Town/ Village		**Visakhapatnam**
b	**Building Status**		**Building constructed unauthorizedly**
c	**Building Details**		
i	Plot Area (in Sq. m)		**774.02**
ii	No. of floors on site		**NA**
iii	Height of building as on site (m)		**15.00**
v	Total built up area as on site (in Sq m / Sq. ft)		**0.00**
vii	Area constructed without sanctioned plan (in Sq m / Sq. ft)		**0.00**
d	**Road Access Details**		

S.No	Proposed Road Width (m)	Existing Road Width (m)	Affected Area in Road Widening (m)	Whether Structure is getting Affected	Road Widening is Given
1	0.00	9.14	-9.14	NO	NA

e	**Type of Building/Usage**	**Apartments**
f	**PENALIZATION CHARGES**	
	Description	**AMOUNT In RS**
	Initial Amount Paid	**10,000.00**
	Balance Paid	**81,232.00**
	Total Amount	**91,232.00** (NINETY ONE THOUSAND TWO HUNDRED AND THIRTY TWO RUPEES ONLY)

Validity unknown
Digitally signed by M.HARI NARAYANAN MURUGAN (Greater Visakhapatnam Municipal Corporation)
Date: 17-Feb-2017 15:49:27 IST

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(B) Multiple dwelling unit/Flat/Apartment constructed unauthorizedly:			
Flat Number	Floor Number	Plinth Area (in sq ft)	Amount
402	04	760.26132	91232

No field inspection is done by any authority. This proceeding is issued purely based on the information furnished by the applicant. Hence, any future discovery of any wrong information, the applicant is liable for penal action besides rendering this proceedings void.

Further all proceedings and action of enforcement initiated and contemplated against the said building are withdrawn.

This proceedings may be taken as Occupancy Certificate and no separate Occupancy Certificate is required.

Enclosures:

1. Attested BPS Building Plan.

To:

Sri/Smt. KUNCHALA CHINAKONDIAH
53-40-31/5
K.R.M.COLONY
Maddilapalem
530022

Commissioner
Greater Visakhapatnam Municipal Corporation
This is digitally signed certificate no manual signature is required

Copy to:

1.The Revenue Section-. for necessary action and information.
2.The Deputy Commissioner, Circle No. for information.
3.City Planner, for necessary action and information.

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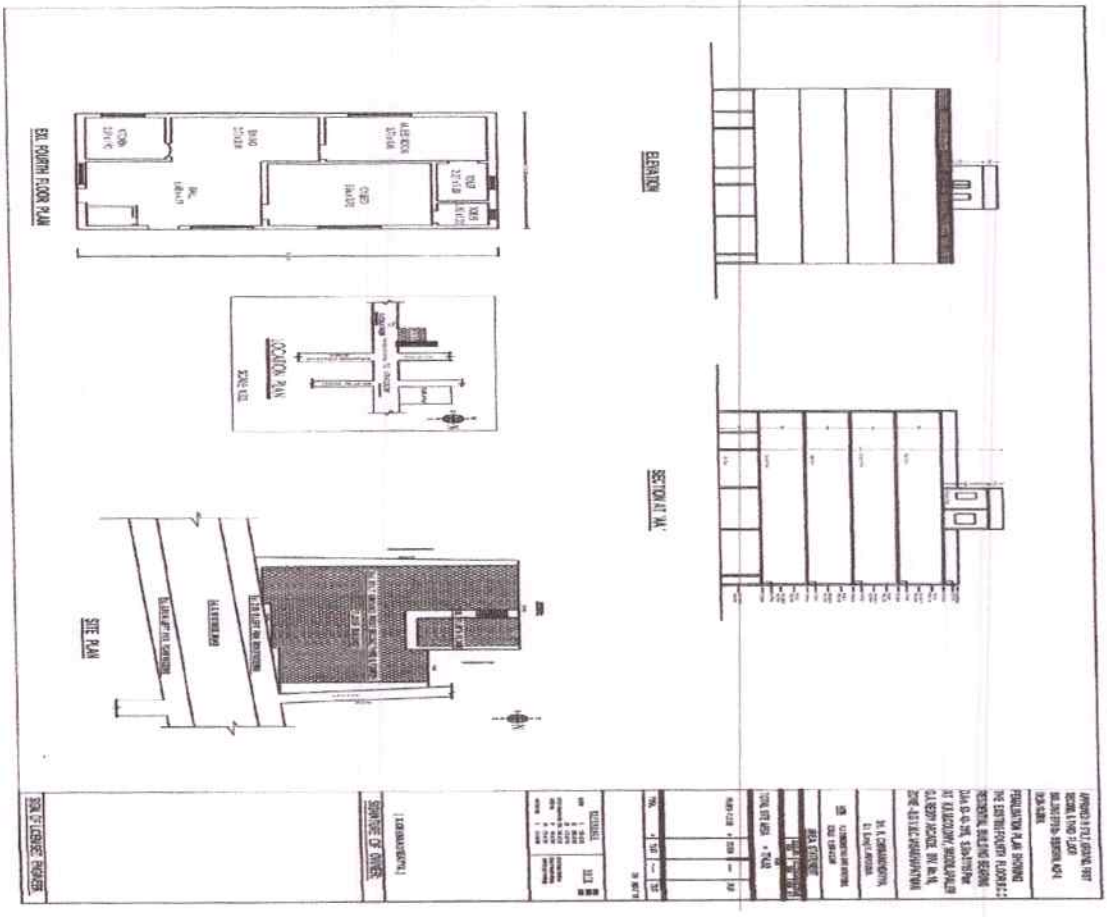
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Plan Document

Application No : BPS/VIS/Z2/10/8587416
ULB Name : Visakhapatnam
Floor No & Flat No : ,04 & 402

Applicant Name : KUNCHALA CHINAKONDIAH
Building Type : Apartments



Digital Signature of Authority

VENKATA RAO MULA
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Validity unknown
Digitally Signed By HARI NARAYANAN MURUGAN (Greater Visakhapatnam Municipal Corporation)
Date : 17-Feb-2017 15:19:28 IST


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