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MACCE (I), MISTE, lastructure (I)

Approved Valuer F22522
Chartered Engineer AM100515-7
Govt. Regd. Value for Income Tax
S.No.138CC/VSP/Tech/34AB/5/2014-15
Approved Valuer for Banks
Registered Structural Engineer

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ssraju3@yahoo.com

Head Office :

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Beside HDFC ATM
Gurunanak Colony Road, VIJAYAWADA - 520 008.

Branch Office :

Shop No. 1, Eli Anjaneyulu Complex
Near Municipal Office, TADEPALLIGUDEM.

ORIANTAL BANK OF COMMERCE
MANGALAGIRI BRANCH, VIJAYAWADA

ANNEXURE "A"

***VALUATION REPORT* IN RESPECT OF IMMOVABLE PROPERTY**
(Applicable to borrowers enjoying credit Limits above Rs 10.00 lacs secured by mortgage of immovable property)

Name of Registered Valuer: **S.Srinivasa Raju**
Registration No: **138CC/VSP/Tech/34AB/5/2014-15**
(With State Commissioner of Income Tax)

S.No	Particulars	Observation of the Valuer
1a	Reference made by	Branch Manager Oriental Bank of Commerce Mangalagiri Branch, Vijayawada ,Krishna Dist.
1b	Date of making valuation	07-09-2016
1c	Purpose of the valuation	To assess the present market value of the property towards bank security purpose as desired by the Branch Manager, Oriantal Bank of Commerce, Mangalagiri Branch, Krishna Dist, AP
1d	List of documents produced for perusal	a) Xerox copy of Regd. Gift Deed bearing Document No: 3781/93, Dated 22-09-1993 of S.R.O. Mangalagiri.
		b) Approved plan Approved Plan No: B.A.No:113/93/G1, Dated 02-12-1993 by Mangalagiri Municipality.
		c) Property Tax Receipt No: 102300011457, Dated – 25-04-2016, Rs.2,119/-, Asst. No: 1023004685
2	Name of the owner(s) of the property	Smt.Battu Sarojini, W/o.(Late) B.Musalaiah, Door No: 8-212A, Near Baptist Church, Bhargavapeta, Tenali Road, Mangalagiri,Guntur District, A.P. Ph. No: 8522990992
	Name of the Borrower	Sri. Battu Siva Rama Krishna
3	If the property is under joint ownership/ co-ownership, share of each such owner. Are the shares undivided?	--
4a	Brief description of the property	Land & R.C.C. Residential Ground Floor Building situated at Mangalagiri, Guntur Dist, A.P
b	Location of the property	Mangalagiri, Guntur Dist.,
c	Door. No	Door No: 8-212A
d	R.S / NTS No/Village	--
e	Block No .	--
f	Revenue Ward No	Ward No: 8
g	Municipal ward no	--
h	Classification of locality	Urban

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i	Coming under Corporation/ Municipality / Mandal/ Village panchayat		Municipality	
j	Is the property situated in residential / commercial / mixed area/Industrial area		Residential area	
k	Classification of locality – high class / middle class / poor class		Middle Class	
5	Whether the building is in accordance with Plan approved by the competent authority		Plan approved by the Municipal Authority	
6	Proximity to civic amenities like schools, hospitals, offices, markets, cinema halls, etc.		Nearby	
7a.	Area supported by documentary proof, shape, dimensions and physical features		Yes Gift Deed No: 3781/93, Dated 22-09-1993 of S.R.O. Mangalagiri.	
7b.	Boundaries of the property		As per Document	Actual
	East	3' feet wide Bazar Road	51'6"	50"9"
	South	Property of B.Venkata Ratnam	37'0"	39'2"
	West	Property of G.V.Balamma	49'6"	50'9"
	North	V. Sita Ramanjaneyulu 's house	39'6"	39'2"
7c	Extent of the site as per document		216 Sq.yds as per Document 220.8 Sq.yds as per Actual	
7d	Extent of the site considered for Valuation as per physically available		**216 Sq.yds** (as per Document)	
	Latitude Longitude		16°25' 42.6"N 80°34' 13.2"E	
	Nearest Land Mark		Baptist Church, Tenali Road	
7e	Attach a dimensional site plan		Details given in Valuation - Annexure	
7d.	Furnish details of the building on a separate sheet giving number of floors, plinth area floor-wise, Year & type of construction, finishing (floor-wise).		Details given in Valuation - Annexure	
8	Year of commencement of construction and year of completion of construction.		Ground Floor construction in year 1994	
9	Is it freehold or leasehold land?		Freehold	
10	If leasehold, the name of Leaser / Lessee, nature of lease, dates of commencement and termination of lease.		N/A	
11	Is there any restrictive covenant in regard to use of land? If so, details be given.		N/A	
12	Purpose for which the property is being used (residential / Commercial/ industrial)		Residential	
13	Whether property is being used for the purpose for which Registered Authority has given sanction/ approval? If not, please specify the irregularity.		Yes	
14	Does the land fall in an area included in any Town planning scheme or any development plan of Govt. or any statutory body? If so, give particulars.		No	
15	Is the whole or part of property notified for acquisition by Govt. or any statutory body? If yes, give date of notification.		No	
16	Attach lay out plan and elevations of all the structures.		Approved Plan No: B.A.No:113/93/G1, Dated 02-12-1993 by Mangalagiri Municipality.	

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17	Provide technical details like R.C.C. frame structure, R.C.C. roofing, Brickwork plastered, electrification etc. of the building on separate sheet	Details given in Valuation - Annexure
18a.	Is the building owner– occupied /tenanted / both?	Owner
18b.	If partly owner-occupied, specify portion and extent of area under owner – occupation	N/A
19a.	Names of tenants/lessees/licensees, etc.	Nil
19b.	Portions in their occupations	N/A
19c.	Monthly or annual rent/compensation / license fee, etc. paid by each.	N/A
20	Are any occupants related to or close business associates of the owner?	N/A
21	Does the tenant bear the whole or part of the cost like electricity, water, electricity cost for common space, maintenance and operational cost of building, lift, pump etc.,	N/A
22	Is the property insured? If so, give details of the policy like policy number, insured amount, premium paid etc.	No
23	Is any dispute between landlord and tenant regarding rent pending in a court of law	N/A
24	Give instance of sales of immovable property in the locality happened in last two years on a separate sheet, indicating the name and address of the property, regd. No., sale price, area of land sold etc.	--
25	The valuer should give in detail his approach to valuation of the property and indicate how the value has been arrived at, supported by necessary calculations in separate sheet / s.	Details given in Valuation- Annexure
a.	Valuation of the property as per Municipal for tax purpose (if available)	--
b.	Circle rate per unit of the property	Rs.17,000/- per Sq.yd (Land)
c.	Circle rate value of the property	Rs.36,72,000/- (land)
d.	Land rate per unit taken in MV	Rs. 30,000/- per Sq.yd
e.	Market Value of the property (100%)	216 Sq.yds x Rs.30,000/- = Rs.64,80,000/-

VALUATION ANNEXURE

I	**CHARACTERISTICS OF THE SITE**	
01	Classification of locality	The property located in Mangalagiri Surrounded by Residential Houses
02	Development of surrounding area	Developed
03	Possibility of frequent flooding/Sub- merging	No
04	Feasibility to the Civic amenities like School, Hospital, Bus stop, Market etc.,	Available
05	Level of Land with topographical conditions	Level
06	Shape of land	Rectangular
07	Type of use to which it can be put	Residential

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08	Any usage restriction-Lake or Slum, Polluting Industrial units, H.T. Lines and any facts which Affect the marketability of the site	No
09	Is it a Land-locked Land?	No
10	Is plot in Town Planning approved layout?	No
11	Corner plot or intermittent plot?	Intermittent Plot
12	Availability of Road facilities	Yes
13	Type of road available at present	C.C Road
14	Width of road – Is it below 20 ft. or more than 20 ft	Less than 20 ft wide Road
15	Water supply/ Potentiality	Municipal Corporation tap
16	Under ground sewerage system	No
17	Power supply is available in the site	Available, Electrical Bill No:1622100019398
18	Advantages of the site	It is located in Mangalagiri

Part- A	**Valuation of Site**		
	Dimensions of the site (as per Document)	East & West	50'9" and 50'9"
		North & South	39'2" and 39'2"
	Total area of the site	**216 Sq.yds**	
	Prevailing market rate	Rs.30,000/- to Rs.32,000/- per Sq.yard	
	Guideline rate obtained from the Registrar office	Rs 17,000/- per Sq.yd (Online rates attached)	
	Assessed/ adopted rate of valuation	Rs 36,72,000/- per Sq.yd	
	Estimated value of the day	216 Sq.yds x Rs.30,000/- = Rs.64,80,000/-	

Part-B	**Valuation of Buildings**	
a	Technical details of the building	
	Type of building(Residential/ Industrial/ Commercial/ Institutional)	Residential
	Year of construction	1994
	Future life of the property	38 year (Life of the building 60 -22)
	No. of floors and height of each floor	Ground Floor, Height – 3.00 M
	Including basement	Yes
	Plinth area of each floor	Ground Floor - 592 Sq.fts
	Type of construction (Load bearing/ RCC/ Steel framed)	RCC framed structure
	Condition of the building	
	External(excellent/good/normal/poor)	Normal
	Internal (excellent/good/normal/poor)	Normal
	Whether the building/ property is constructed strictly according to the same on the valuation	Yes
b	Specification of Construction:	
	Description	Total Building
	Foundation	RCC Pile Foundation
	Basement	Brick Masonry with sand filling
	Superstructure	Brick Masonry
	Joinery/Doors & Windows	Country wood

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	RCC work	Slabs, beams, Roof slab
	Plastering	C.M
	Flooring, Skirting	CC,Cadapa
	Any special finishing	Nil
	Whether any weather proof course is provided	Nil
	Drainage	Provided
	Compound wall (Height, length and type of construction)	--
	Electric installation (Type of wire, Class of fittings)	Ordinary
	Plumbing installation (No. of water costs & wash basins etc)	Ordinary
	Bore well	--

c	**Details of valuation**						
Particulars of the item	Plinth area (Sq.ft)	Roof Height (M)	Age of Building (Yrs)	Estimated replacement rate (Rs)	Replacement cost (Rs)	Depreciation (Rs)	Net Value (Rs)
Ground floor	592	3	22	800/-	4,73,600/-	1,56,288/-	3,17,312/-
						Say	**Rs. 3,17,000/-**

TOTAL ABSTRACT OF THE ENTIRE PROPERTY		
Part-A	Site	**Rs. 64,80,000/-**
Part-B	Building	**Rs. 3,17,000/-**
	Total Value (Present market value	**Rs.67,97,000/- (Rupees Sixty Seven Lakhs and Ninety Seven Thousand only)**
	Realizable Value	**Rs.57,78,000/- (Rupees Fifty Seven Lakhs and Seventy Eight Thousand only)**
	Forced sale value of the property	**Rs.47,58,000/- (Rupees Forty Seven Lakhs and Fifty Eight Thousand Only)**

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DECLARATION :

I, hereby, declare that:

a) The information furnished above is true and correct to the best of my knowledge and belief;

b) I have no direct or indirect interest in the property being valued;

c) I have personally inspected the property on **06-09-2016.**

d) I have not been convicted of any offence & sentenced to a term of imprisonment.

e) I have not been found guilty of misconduct in my professional capacity.

f) My registration with State Chief Commissioner of Income Tax is valid as on date.

g) The legal aspects are **not considered** in this valuation. The Values are subjected to clear marketable title of the designated property in the hands of the owner without any encumbrances whatsoever there upon duly hypothecated to the bank.

Date :07-09-2016
Place : Vijayawada

Signature and seal of Registered Valuer

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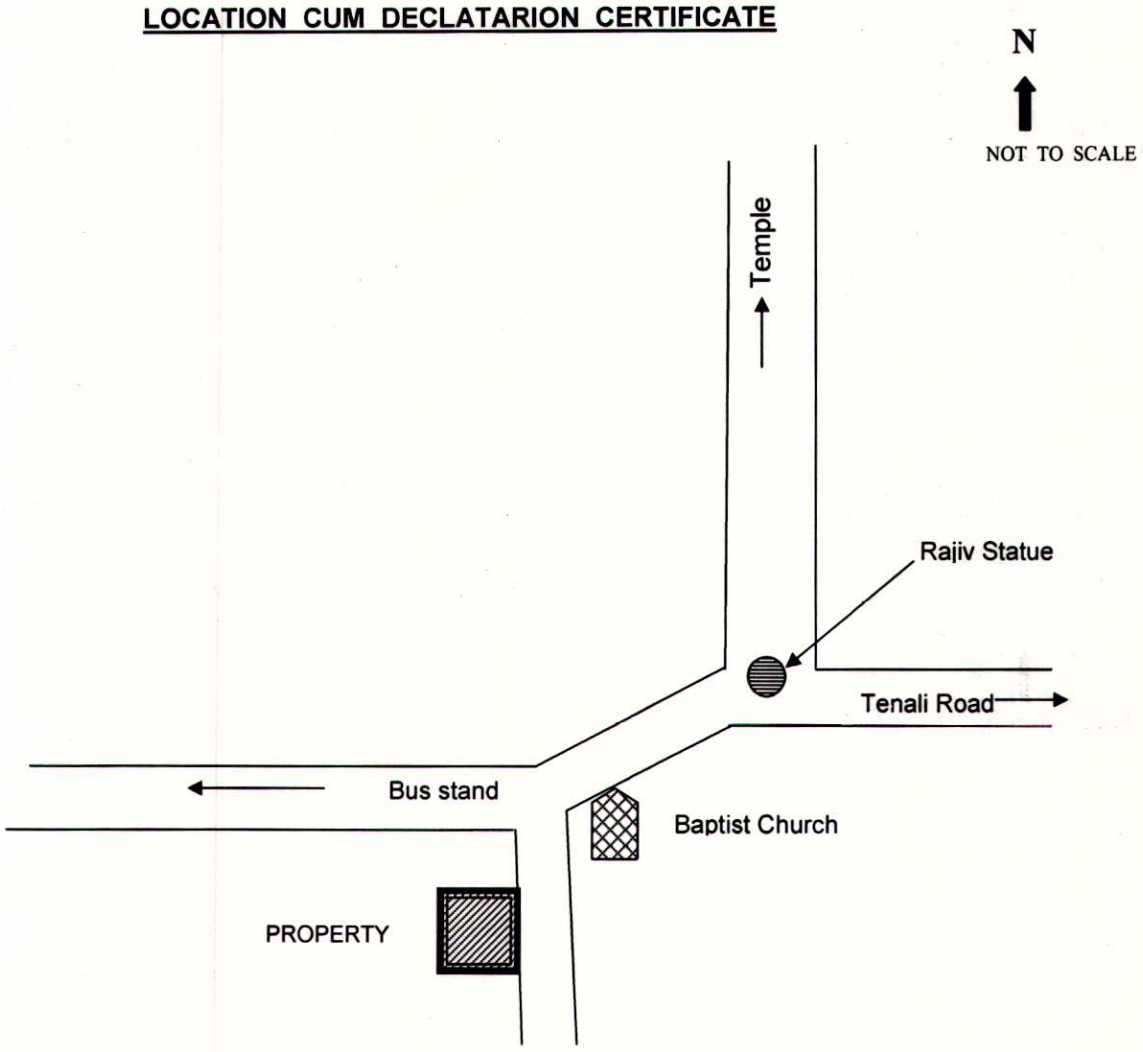
LOCATION CUM DECLATARION CERTIFICATE



I hereby declare that the above located property inspected on 06-09-2016 and valued by you belongs to me limited and boundaries are shown by me B.Siva Rama Krishna. We got the property through Sale Deed No: 3781/93, Dt. 22-09-1993 of S.R.O. Mangalagiri. which is supplied by us.

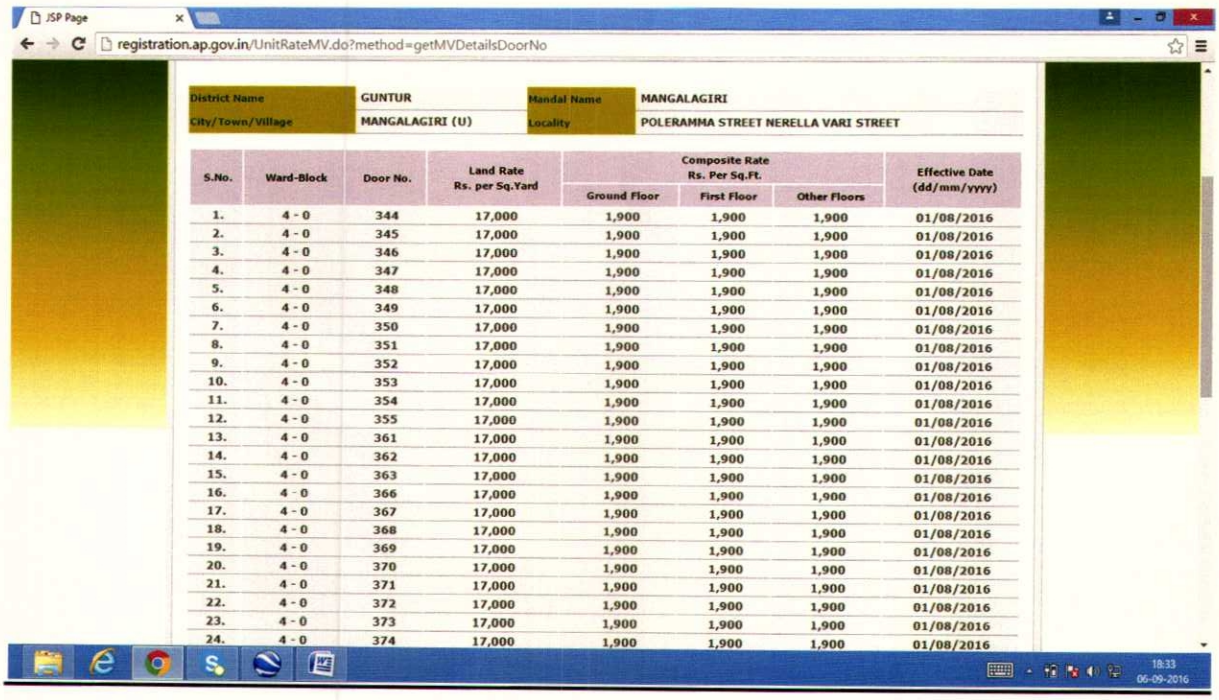
Place : Vijayawada
Date : 07-09-2016

Signature of the Valuer

Signature of the Owner/
Representative

S.SRINIVASARAJU ★ APPROVED VALUER ★ F 22522

Land Price as per Registration

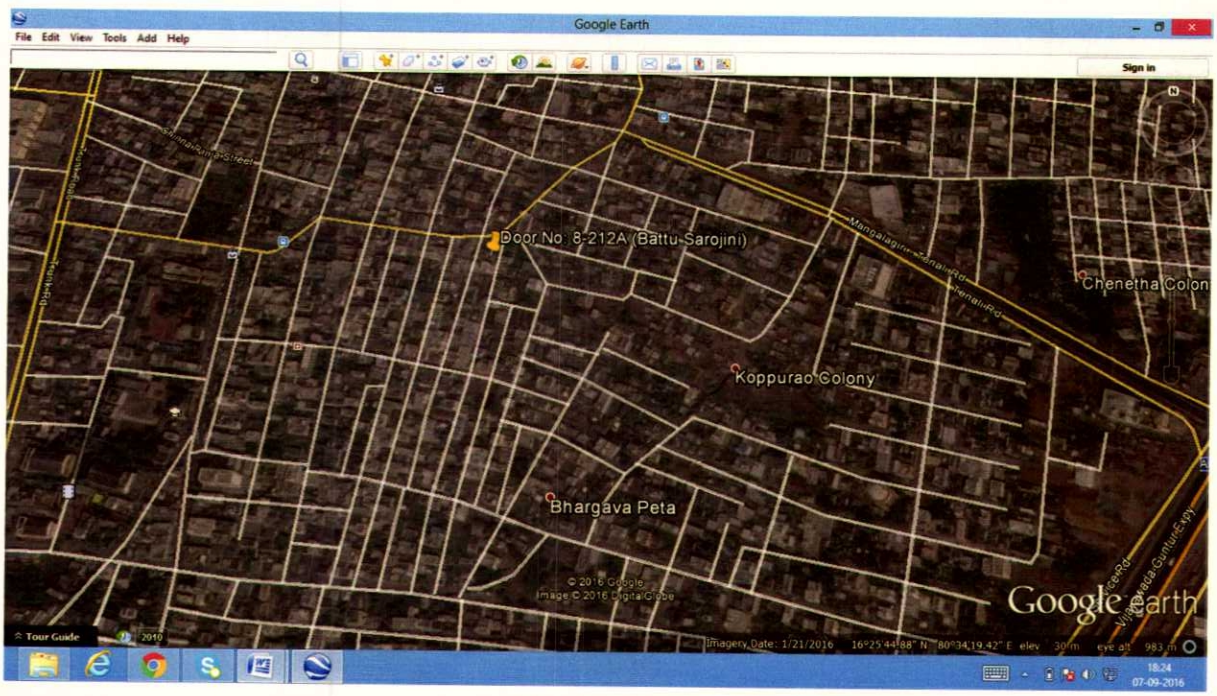


registration.ap.gov.in/UnitRateMV.do?method=getMVDetailsDoorNo

District Name	GUNTUR	Mandal Name	MANGALAGIRI
City/Town/Village	MANGALAGIRI (U)	Locality	POLERAMMA STREET NERELLA VARI STREET

S.No.	Ward-Block	Door No.	Land Rate Rs. per Sq.Yard	Composite Rate Rs. Per Sq.Ft.			Effective Date (dd/mm/yyyy)
				Ground Floor	First Floor	Other Floors	
1.	4 - 0	344	17,000	1,900	1,900	1,900	01/08/2016
2.	4 - 0	345	17,000	1,900	1,900	1,900	01/08/2016
3.	4 - 0	346	17,000	1,900	1,900	1,900	01/08/2016
4.	4 - 0	347	17,000	1,900	1,900	1,900	01/08/2016
5.	4 - 0	348	17,000	1,900	1,900	1,900	01/08/2016
6.	4 - 0	349	17,000	1,900	1,900	1,900	01/08/2016
7.	4 - 0	350	17,000	1,900	1,900	1,900	01/08/2016
8.	4 - 0	351	17,000	1,900	1,900	1,900	01/08/2016
9.	4 - 0	352	17,000	1,900	1,900	1,900	01/08/2016
10.	4 - 0	353	17,000	1,900	1,900	1,900	01/08/2016
11.	4 - 0	354	17,000	1,900	1,900	1,900	01/08/2016
12.	4 - 0	355	17,000	1,900	1,900	1,900	01/08/2016
13.	4 - 0	361	17,000	1,900	1,900	1,900	01/08/2016
14.	4 - 0	362	17,000	1,900	1,900	1,900	01/08/2016
15.	4 - 0	363	17,000	1,900	1,900	1,900	01/08/2016
16.	4 - 0	366	17,000	1,900	1,900	1,900	01/08/2016
17.	4 - 0	367	17,000	1,900	1,900	1,900	01/08/2016
18.	4 - 0	368	17,000	1,900	1,900	1,900	01/08/2016
19.	4 - 0	369	17,000	1,900	1,900	1,900	01/08/2016
20.	4 - 0	370	17,000	1,900	1,900	1,900	01/08/2016
21.	4 - 0	371	17,000	1,900	1,900	1,900	01/08/2016
22.	4 - 0	372	17,000	1,900	1,900	1,900	01/08/2016
23.	4 - 0	373	17,000	1,900	1,900	1,900	01/08/2016
24.	4 - 0	374	17,000	1,900	1,900	1,900	01/08/2016

Location Map



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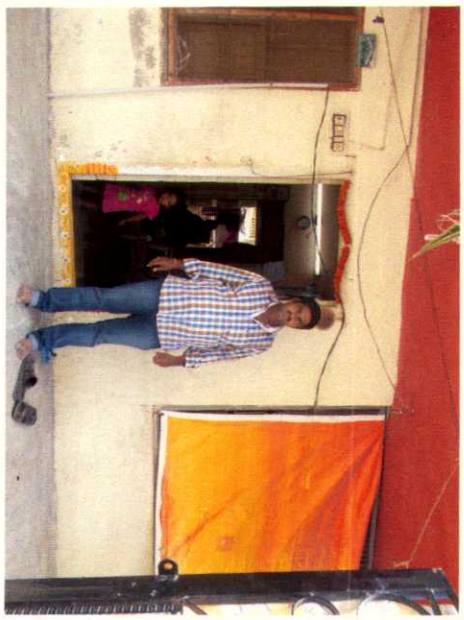
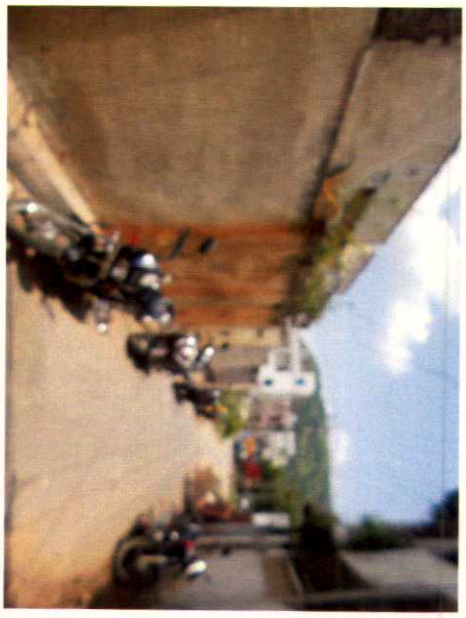






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GST NO. 37AOVPS4117F1ZI

PUNJAB NATIONAL BANK VALUATION REPORT
(Erstwhile Oriental Bank of Commerce)
MANGALAGIRI BRANCH, GUNTUR DIST., A.P.

Appendix-I

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S.No.	Particulars	Content
I.	**Introduction**	
1.	Name of Valuer	S. Srinivasa Raju, Door No: 59A-20-2, Teacher's Colony, Beside HDFC ATM, Gurunanak Colony Road, Vijayawada – 520 008, A.P.
2.	Date of inspection	16-06-2021
	Date of Valuation	19-06-2021
3.	Purpose of Valuation	To assess the present market value of the property towards bank security purpose as desired by the Manager Punjab National Bank (Erstwhile Oriental Bank of Commerce), Mangalagiri Branch, Guntur Dist., A.P.
4a.	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	Smt. Battu Sarojini, W/o. (L) B.Musalaiah, Door No: 8-212A, Near Baptist Church, Bhargava Peta, Tenali Road, Mangalagiri, Guntur Dist., A.P., Ph. No: 8522990992.
4b.	Name of the Borrower	Smt. Battu Sarojini, W/o. (L) B.Musalaiah, Door No: 8-212A, Near Baptist Church, Bhargava Peta, Tenali Road, Mangalagiri, Guntur Dist., A.P., Ph. No: 8522990992.
5.	Name of Bank/FI as applicable	Punjab National Bank (Erstwhile Oriental Bank of Commerce), Mangalagiri Branch, Guntur Dist., A.P.
6.	Name of Developer of the Property (in case of developer built properties)	N/A (Not a Development Property)
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner
II.	**Physical Characteristics of the Asset**	
1.	Location of the property in the city Plot No. / Survey No. Door No. T. S. No. / Village Ward / Taluka	 D. No: 241 (as per Plan) Door No: 8-212A Near Baptist Church, Tenali Road, Mangalagiri Town Mpl. Ward No: 8

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Andhra Pradesh, INDIA.

GST NO. 37AOVPS4117F1ZI

	Mandal / District	Mangalagiri Municipality, Guntur Dist., A.P.		
2.	Municipal Ward No.	Mpl. Ward No: 8		
3.	City / Town	Mangalagiri Town		
	Residential Area/ Commercial Area/ Industrial Area	Residential area		
4.	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	 Middle Urban		
5.	Coming under Corporation limit/ Village Panchayat/ Municipality	Under Mangalagiri Municipality limits		
6.	Postal address of the property	Smt. Battu Sarojini, W/o. (L) B.Musalaiah, D. No: 241, Door No: 8-212A, Mpl. Ward No: 8, Near Baptist Church, Tenali Road, Mangalagiri Municipality, Guntur Dist., A.P.		
7.	Latitude, Longitude and Coordinates of the site	16^0 25' 42.5" N, 80^0 34' 13.2" E Near Baptist Church		
8.	Area of the plot/land(supported by a plan)	As per Deed	As per Actual	As per Plan
		216 Sq.yds	215 Sq.yds	161.77 Sq.yds
9.	Layout plan of the area in which the property is located	No		
10.	Development of surrounding areas	Residential Houses		
11.	Details of Roads abutting the property	CC Road on East Side		
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No		
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	Non Agricultural site, RCC Roof Building constructed in the property		

14.	**Boundaries of the property as per Deed**		**Boundaries of the property as per Actual**
	East	3 Yards wide Bazar	Road
	South	Site of Bitra Venkata Ratnam	Site of Bitra Venkata Ratnam
	West	Property of G.Peda Balamma	Property of G.Peda Balamma
	North	Property of V.Sita Ramanjaneyulu	Property of V.Sita Ramanjaneyulu

15.	Dimensions of Adjoining properties	As per Deed	As per Actual
	East	51'6"	50'0"
	South	37'0"	38'8"
	West	49'0"	50'0"
	North	39'6"	38'8"

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	Extent of the site considered for valuation (least of 14 A & 14 B)	As per Deed – 216 Sq.yds As per Actual – 215 Sqyds As per Plan 205.77 Sq.yds 44. Sq.yds Road widening, 205.77 – 44 = 161.77 Sq.yds after Road widening **161.77 Sq.yds as per Plan**		
16.	Survey no. if any	D. No: 241		
17	Type of Building (Residential/ Commercial/ Industrial)	Residential		
18.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations	Ground & First Floor, Height – 2.96 M		
		Year of construction	G.F-1994	F.F-2016
		Age of the building	27 years	05 years
		Life of the building	60 years	60 years
		Residual life of the building	33 years	33 years
	Plinth area floor wise	As per Plan	As per Actual	
	Ground Floor First Floor	829 Sq.ft 829 Sq.ft	1933 Sq.ft 1933 Sq.ft	
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Plinth area - 1658 Sq.ft Carpet area - 1409.3 Sq.ft Saleable area - 1658 Sq.ft		
20.	Any other aspect	No		
III.	**Town Planning Parameters**			
1.	Master plan provisions related to the property in terms of land use	Residential area		
2.	Date of issue and validity of layout of approved map / plan	1) B.A. No: 113/93/G1, Dated 02-12-1993 (G.F), 2) B.A. No: 1023/0053/B/MANG/BRGVP/2016, Dt. 18-07-2016 (F.F) by Mangalagiri Municipality.		
3.	Approved map / plan issuing authority	1) B.A. No: 113/93/G1, Dated 02-12-1993 (G.F), 2) B.A. No: 1023/0053/B/MANG/BRGVP/2016, Dt. 18-07-2016 (F.F) by Mangalagiri Municipality.		
4.	Whether genuineness or authenticity of approved map / plan is verified	Yes		
5.	Any other comments by our empanelled valuers on authentic of approved plan	1) B.A. No: 113/93/G1, Dated 02-12-1993 (G.F), 2) B.A. No: 1023/0053/B/MANG/BRGVP/2016, Dt. 18-07-2016 (F.F) by Mangalagiri Municipality.		
6.	Planning area/zone	Mangalagiri Zone		
7.	Development controls	Mangalagiri Municipality		
8.	Zoning regulations	Mangalagiri Municipality		
9.	FAR/FSI permitted and consumed	NA		
10.	Ground coverage	161.77 Sq.yds (as per Plan)		

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11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	No
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Residential
13.	Comment on unauthorized constructions if any	Nil
14.	Comment on demolition proceedings if any	No, Demolition proceedings as a date
15.	Comment on compounding/ regularization proceedings	Nil
16.	Comment on whether OC has been issued or not	No
17.	Any other aspect	No
IV.	**Legal Aspects**	
	1) Xerox copy of Regd. Gift Deed bearing Document No: 3781/1993, Dated 22-09-1993 at SRO Mangalagiri, Guntur Dist. 2) Legal opinion by Sri Vangara Kishore, Advocate, Dated 24-08-2016. 3) Plan Approval : 1) B.A. No: 113/93/G1, Dated 02-12-1993 (G.F), 2) B.A. No: 1023/0053/B/MANG/ BRGVP/2016, Dt. 18-07-2016 (F.F) by Mangalagiri Municipality. 4) Property Tax : Bill No: 11/2018-19/14928(07MNGR000712115), Rs.3,752/- Paid From 01-04-2017 to 31-03-2019, Asst. No: 1023004685. 5) Electricity Service No: 9211100020493.	
2.	Names of Owner/s **(In case of Joint or Co-ownership, whether the shares are undivided or not?)**	Individual
3.	**Comment on dispute/issues of landlord with tenant/statutory body/any other genies, if any in regard to immovable property.**	Refer to Legal
4.	**Comment on whether the IP is independently accessible?**	Yes, Road on East side
5.	Title verification,	Refer to Legal
6.	Details of leases if any,	
7.	Ordinary status of freehold or leasehold including restriction on transfer,	
8.	Agreements of easements if any,	
9.	Notification for acquisition if any,	
10.	Notification for road widening if any,	No
11.	**Possibility of frequent flooding / sub-merging**	No
12.	**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)**	Nil

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13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	Property Tax : Bill No: 11/2018-19/14928 (07MNGR000712115), Rs.3,752/- Paid From 01-04-2017 to 31-03-2019, Asst. No: 1023004685. Electricity Service No: 9211100020493.
14.	Comment on transferability of the property ownership,	Refer to Legal
15.	Comment on existing mortgages/charges/encumbrances on the property if any	Refer to Legal
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	Refer to Legal
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	1) B.A. No: 113/93/G1, Dated 02-12-1993 (G.F), 2) B.A. No: 1023/0053/B/MANG/ BRGVP/2016, Dt. 18-07-2016 (F.F) by Mangalagiri Municipality.
18.	Any other aspect	No
V	**Economic aspects**	
1.	Details of ground rent payable,	Nil
2.	Details of monthly rents being received if any,	Nil
3.	Taxes and other outgoings,	Property Tax : Bill No: 11/2018-19/14928 (07MNGR000712115), Rs.3,752/- Paid From 01-04-2017 to 31-03-2019, Asst. No: 1023004685. Electricity Service No: 9211100020493.
4.	Property insurance,	Not Submitted
5.	Monthly maintenance charges,	Nil
6.	Security charges, etc	Nil
7.	Any other aspect	No
VI	**Socio-cultural aspects**	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Good Residential Area, Thicker Population area, age Groups between 30– 70 Years. Slum area 3km form this Property
VII	**Functional and Utilitarian Aspects**	
	Description of the functionality and utility of the assets in terms of : 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building,	 Available Available Available

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	4. Any other aspect	No	
VIII	**Infrastructure Availability**		
	a)Description of aqua infrastructure availability in terms of		
	1. Water supply	Available	
	2. Sewerage/sanitation	Available	
	3. Storm water drainage	Not Available	
	b)Description of other physical infrastructure facilities viz.		
	1. Solid waste management	Available	
	2. Electricity	Available	
	3. Roads & Public transportation connectivity	Nearby	
	4. Availability of other public utilities nearby	Nearby	
	c)Social infrastructure in terms of		
	1. Schools	Nearby	
	2. Medical facilities	Nearby	
	3. Recreation facilities in terms of parks and open spaces.	Nearby	
IX	**Marketability**		
	Analysis of the market for the property in terms of		
	1. Locational attributes	N/A	
	2. Scarcity	No	
	3. Demand and supply of the kind of subject property.	Yes	
	4. Comparable sale prices in the locality.	Rs.30,000/- per Sq. yd	
X	**Engineering and Technology Aspects**		
1.	Type of construction,	RCC Roof	
2.	Materials and technology used,	Sand, Coarse Aggregate, Cement, Bricks, Water, Reinforcement, Teakwood, Country Wood	
3.	Specifications,	Residential Building	
4.	Maintenance issues	Nil	
5.	Year of Construction, Age of the building	G.F - 1994 , 27 yrs	G.F - 2016 , 05 yrs
6.	life of the building, Residual age of building	60 years , 33 years	60 years , 33 years
7.	Extent of deterioration,	Nil	
8.	Structural safety	Safe	
9.	Protection against natural disasters viz. earthquakes,	No	
10.	Visible damage in the building if any,	No	
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	Available nearby	
12.	System of air-conditioning,	Yes	
13.	Provision for fire fighting, Copies of plans and elevations	Yes	

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	of the building to be included.	
XI	**Environmental Factors**	
1.	Use of environment friendly building materials, Green building techniques if any,	Yes
2.	Provision for rain water harvesting,	No
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
XII	**Architectural and aesthetic quality**	
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Good Looking
XIII	**In case of valuation of industrial property**	
	1) Proximity to residential areas 2) Availability of public transport facilities	Near by Near by

XIV	**Valuation**	
1.	Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.	Valuation is considered as market approach

XIV	**Valuation Details**		
	Guideline Value	**a. Guideline Value of Land** Rate per Sq. yd : Rs.20,000/- Area: 161.77 Sq.yds, 161.77 Sq.ydsx Rs.20,000/-	Rs.32,35,400/-
		b. Guideline Value of Building Rate per sq. ft: Rs.1,140/-, Area : 1658 Sq.fts 1658 Sq.fts x Rs.1,140/-	Rs.18,90,120/-
		Total Guideline Value(Land + Building) Say	**Rs.51,25,520/-** **Rs.51,26,000/-**

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	Recommended Valuation	**c. Value of Land** Rate per Sq. yd : Rs.30,000/- Area: 161.77 Sq.yds, 161.77 Sq.ydsx Rs.30,000/-	**Rs.48,53,100/-**
		d. Value of Building	

Ground & First Floor:- Rate per Sq. ft : Rs.1,500/-

Floor	Plinth	Cantilever	50% cantilever	Total (Plinth area + 50% cantilever area)
Ground	825	--	--	829
First	825	--	--	829
			Total	1658

Rate per sq. ft: Rs.1,500/-, Area : 1658 Sq.fts 1658 Sq.ydsx Rs.1,500/-	Rs.24,87,000/-
Depreciation Value	Rs. 10,07,000/-
Building Value after Depreciation	**Rs.14,80,000/-**
. Extra Items	
1. Portico / Parking area	--
2. Ornamental Front Door	--
3. Over Head Water Tank	Rs. 20,000/-
4. Extra Steel Collapsible Gates	Rs. 10,000/-
5. Ward Robes / Cup Boards	Rs. 50,000/-
6. Interior Decorations	--
7. Architectural elevation works	--
8. False Ceiling	Rs. 50,000/-
9. Separate Toilet Room & Store Room	--
10. Open Staircase	Rs. 40,000/-
11. Water Supply Arrangements	--
12. Drainage Arrangements	--
13. Compound wall	Rs.2,00,000/-
14. Pavement	Rs. 20,000/-
Total Building Value	**Rs.18,70,000/-**
Total Value (Land + Building)	**Rs.67,23,100/-**
Say	**Rs.67,23,000/-**

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As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs.67,23,000/- (Rupees Sixty Seven Lakhs and Twenty Three Thousand only)**. (Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under:

i. **Date of purchase of immovable property: Dt: 22-09-1993.**

ii. **Purchase Price of immovable property: Rs.21,600/- (Land only)**

iii. **Book value of immovable property: Rs.21,600/- (Land only)**

iv. **Realizable Value of immovable property: Rs.60,51,000/-**
(Rupees Sixty Lakhs and Fifty One Thousand only)

v. **Distress Sale Value of immovable property: Rs.53,78,000/-**
(Rupees Fifty Three Lakhs and Seventy Eight Thousand only)

vi. **Guideline Value (value as per Circle Rates) Rs.51,26,000/- (Rupees Fifty One Lakhs and Twenty Six Thousand Only), if applicable, in the area where Immovable property is situated.**

Place: Vijayawada
Date: 19-06-2021

Signature

(Name and Official seal of the Approved Valuer)

S.SRINIVASA RAJU F 22522 APPROVED VALUER

Encl:

1. **Declaration from the valuer**
2. **Model code of conduct for valuer**
3. **Photograph of owner with the property in the background**
4. **Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc**
5. **Any other relevant documents/extracts**

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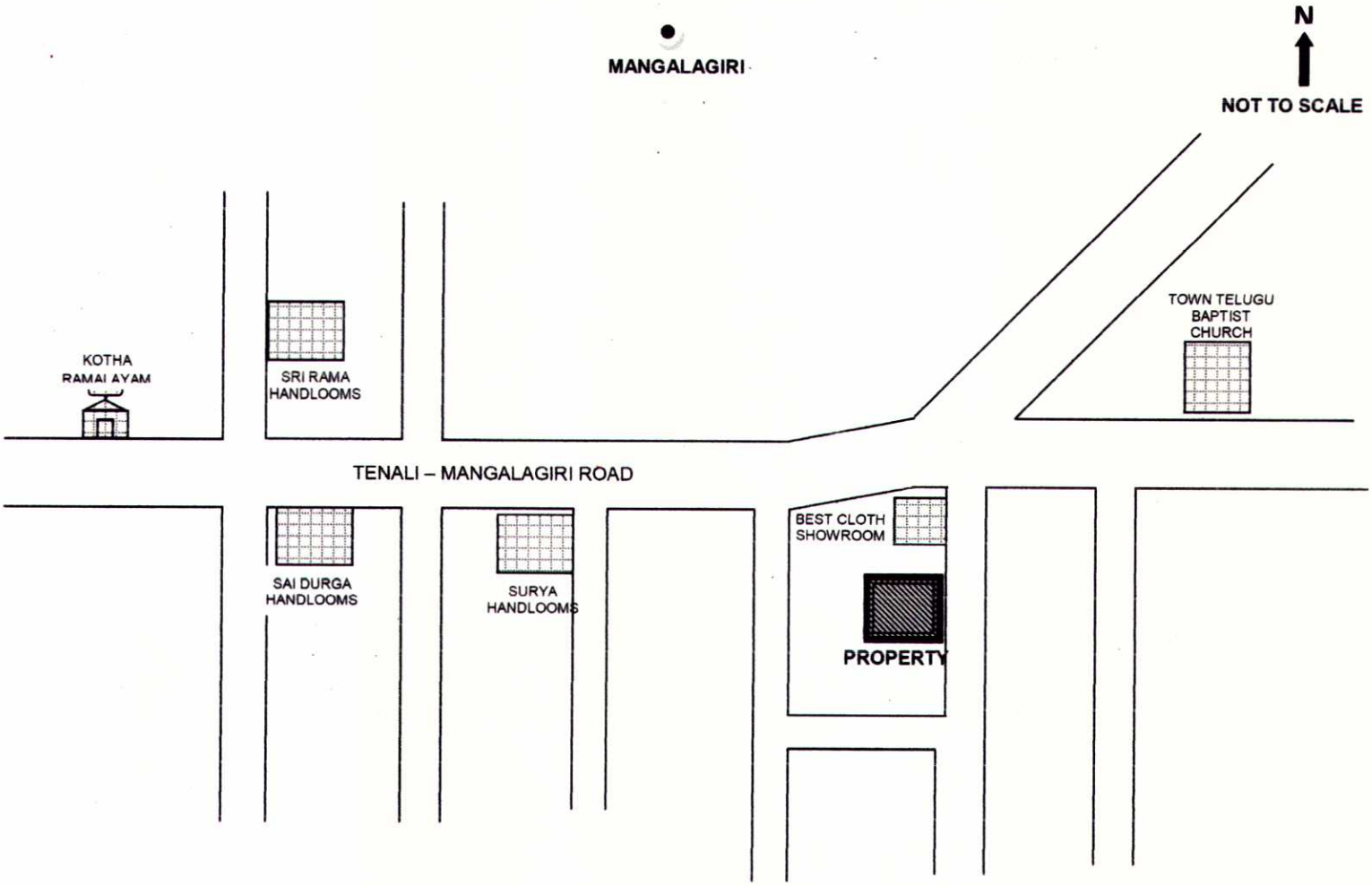
LOCATION CUM DECLATARION CERTIFICATE



I hereby declare that the above located property inspected on 16-06-2021 and valued by you belongs to me limited and boundaries are shown by me Smt. Sarojini. We got the property through Regd. Gift Deed No: 3781/1993, Dt. 22-09-1993 at SRO Mangalagiri of which is supplied by us.

Place: Vijayawada
Date: 19-06-2021

Signature of the Valuer

S.SRINIVASA RAJU ★ F 22522 ★ APPROVED VALUER

Signature of the Owner/
Representative

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APPENDIX IV
DECLARATION FROM VALUERS

I hereby declare that

a. The information furnished in my valuation report dated 19-06-2021 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 16-06-2021. The work is not subcontracted 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. The legal aspects are **not considered** in this valuation. The Values are subjected to clear marketable title of the designated property in the hands of the owner without any encumbrances whatsoever there upon duly hypothecated to the bank.
l. The Property is locked. Hence internal inspection is not done.
m. Further, I hereby provide the following information.

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S.No	Particulars	Valuer Comment
1 .	Background information of the asset being valued;	Xerox copy of Regd. Gift Deed bearing Document No: 3781/1993, Dated 22-09-1999 at SRO, Mangalagiri, Guntur Dist.
2.	Purpose of valuation and appointing authority	To assess the present market value of the property towards bank security purpose as desired by the Manager Punjab National Bank (Erstwhile Oriental Bank of Commerce), Mangalagiri Branch, Guntur Dist., A.P.
3.	Identity of the valuer and any other experts involved in the valuation;	Nil
4.	Disclosure of valuer interest or conflict, if any;	Nil
5.	date of appointment, valuation date and date of report;	16-06-2021 19-06-2021
6.	inspections and/or investigations undertaken;	
7.	Nature and sources of the information used or relied upon;	Local market
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach based on IVS
9.	Restrictions on use of the report, if any;	To be used for specific purpose
10.	Major factors that were taken into account during the valuation;	Location and surroundings
11.	Major factors that were not taken into account during the valuation;	Legal Aspects Not Consider For Valution
12.	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.	Nil

Date: 19-06-2021
Place: Vijayawada

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

S.SRINIVASA RAJU ★ F 22522 ★ APPROVED VALUER

Er. S. S. Raju

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C.Eng. MACCE (I), MISTE, lastructure (I)

Approved Valuer F22522
Chartered Engineer M-1617979
Govt. Regd. Valuer for Income Tax
S.No.138CC/VSP/Tech/34AB/5/2014-15
Approved Valuer for Banks
Registered Valuer - L&B Regn.No. IBBI/RV/02/2019/12606

Cell : 94910 46739
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ssrajuvaluer@gmail.com

D.No. 59A-20-2, Teacher's Colony,
Beside HDFC ATM,
Gurunanak Colony Road,
VIJAYAWADA - 520 008,
Andhra Pradesh, INDIA.

GST NO. 37AOVPS4117F1ZI

APPENDIX V
MODEL CODE OF CONDUCT FOR VALUERS
{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.

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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 valuers organisation 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 valuers organisation 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

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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.

Date: 19-06-2021

Place: Vijayawada

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

S. SRINIVASA RAJU F 22522 APPROVED VALUER

Mangalagiri Municipality
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

To,

Sri/Smt.	BA. No.	: 1023/0053/B/MANG/BRGVP/2016
Battu.Sarojini	BA. PERMIT No.	: 1023/0053/B/MANG/BRGVP/2016
8-212 A, Municipal Road, Mangalagiri, Guntur	DATE	: 18 July, 2016

Sir / Madam,

Sub: Building Permission - sanctioned - Reg

Ref: Your Application dated: 18 July, 2016 u/s 388, 428 & 433 of HMC Act, 1955 & A.P. Urban Areas (Dev), Act, 1975 and A.P.Building Rules 2012.

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A	**APPLICANT AND LICENSED PERSONNEL DETAILS:**				
1	Applicant	Battu.Sarojini			
2	Developer / Builder	NA	Lic.No.	NA	
3	Licensed Technical Person	M Vandana Kumar (Surveyor 2)	Lic.No.	3/LTP/2017	
4	Structural Engineer	NA	Lic.No.	NA	
5	Others	NA			
B	**SITE DETAILS**				
1	TS/RS/D/NTS No.	241			
2	Premises No.	8-121/A			
3	Ward	Ward08			
4	Block No.	NA			
5	Street	Municipal Road			
6	Locality	BHARGAVA PETA			
7	Town/ City	MANGALAGIRI			
C	**DETAILS OF PERMISSION SANCTIONED**				

Building - BATTU (SAROJINI) (Height (m): 6.66)

		Ground		Upper floors		Parking floors		
1	Floors							
2	Use	No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)
a	Residential	1	77.05	1	77.05	Cellar	0	0.00
b	Commercial	0	0.00	0	0.00	Stilt	0	0.00
c	Others	0	0.00	0	0.00	U.Floors	0	0.00
d	No. of floors	1Ground + 1 Upper floor(s)						
3	Set backs (m)	Front	Rear	Side I	Side II			
		1.54	1.00	1.00	1.13			
4	Site Area (m2)	172.05						
5	Road affected area (m2)	36.79						
6	Net Area(m2)	135.26						
7	Tot-lot (m2)	NA						
8	Height (m)	6.66						
9	No. of RWHPs	NA						
10	No. of Trees	NA						
11	Others	NA						

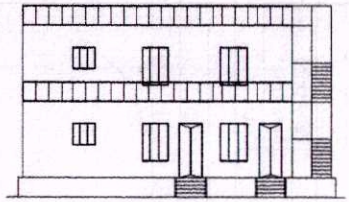
D	**DETAILS OF FEES PAID (RS.) TOTAL :**					
1	Building License Fee	1,200.00	2	Development Charges (Built Up Area)		1,950.00
3	Betterment Charges	13,550.00	4	Site Approval Fee		2,170.00
5	BT Road Charges	3,000.00	6	Water Resource Charges (Rain Water Harvesting Structures)		2,710.00
7	Tree Guard Charges	300.00	8	Material Encroachment Fee		1,500.00
9	Postage (Advt Charges)	200.00				
						TOTAL: 26,580.00

E	**OTHER DETAILS :**					
1	Contractor's all Risk Policy No.	NA	Date	-	Valid Upto	-
2	Notarised Affidavit No.	NA	Date	-	Area (m2)	0.00
3	Enter Sr. No. in prohibitory Property Watch Register		NA		Date	-
4	Floor handed over	NA	S.R.O.	NA		
F	**Construction to be Commenced Before**		18 January, 2018			
G	**Construction to be Completed Before**		18 July, 2019			

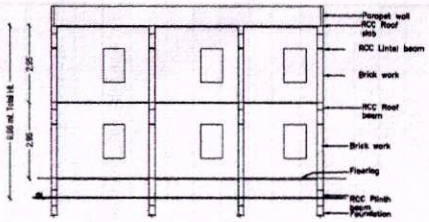
BA. No.: 1023/0053/B/MANG/BRGVP/2016

Project Title : **PLAN SHOWING THE PROPOSED CONSTRUCTION OF R C C ROOF RESIDENTIAL FIRST FLOOR OVER THE EXIST. GROUND FLOOR BUILDING OF Smt. BATTU. SAROJINI , w/o MUSALAIAH, D.NO:241, DOOR NO: XXXXXX, BHARGAVA PET, MANGALAGIRI, GUNTUR (dt), A.P**

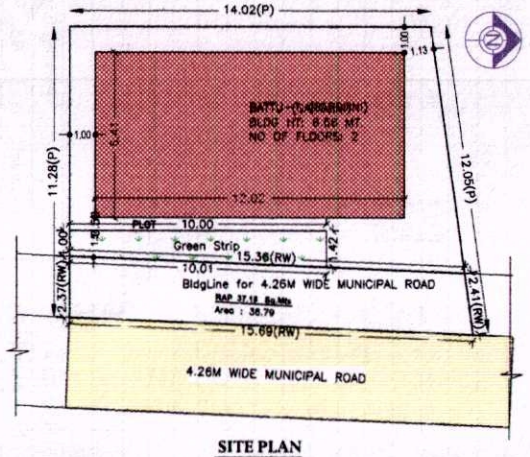
DATE : 08-07-2016
SHEET NO. : 1 / 1
Layout Plan Details



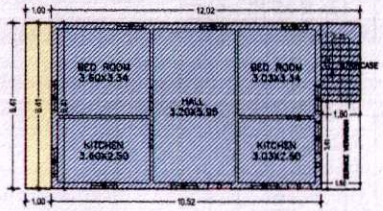
FRONT ELEVATION



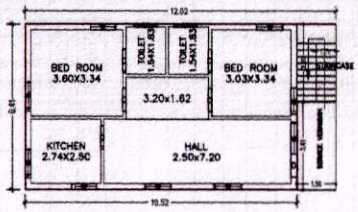
SECTION ON AA & BB



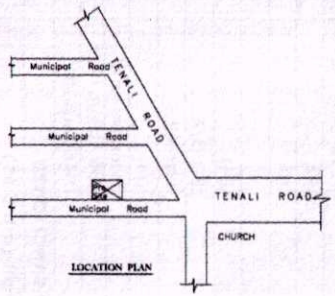
SITE PLAN



GROUND FLOOR PLAN
(Existing + Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



LOCATION PLAN

AREA STATEMENT

VERSION NO.: 1.101.11
VERSION DATE: 08/08/2016

PROJECT DETAIL :

Region	GUNTUR REGION	Plot Use	Residential
District	GUNTUR	Plot SubUse	Bungalow/Dwelling/Non Apartment
Authority	MANGALAGIRI (CRDA)	PlotNearbyReligiousStructure	NA
Inward_No	TEMP/1023/0080/B/MANG/BRGVP/2016	Land Use Zone	NA
Application Type	General Proposal	Land SubUse Zone	NA
Project Type	Building Permission	Abutting Road Width	4.26
Nature of Development	Addition or Alteration	Plot No	NA
Location	Within CRDA	Survey No.	241
SubLocation	Congested Areas	Premises / Door No.	9-121A
Mandal	-	Locality	BHARGAVA PETA
Name of Road	Municipal Road	North	Vacant land -
Ward	Ward08	South	Existing building -
Town	MANGALAGIRI	East	ROAD WIDTH - 4.26
		West	Existing building -

AREA DETAILS :

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	172.05
Deduction for NetPlot Area		
Road Widening Area		36.79
Total		36.79
NET AREA OF PLOT	(A-Deductions)	135.26
Vacant Plot Area		58.21
BUA CHECK		
Residential Net BUA		154.10
Proposed Net BUA Area		154.10
Total Proposed BUA Area		154.10
Parking Area Check		
Parking Area		SQ.MT.
Required Parking Area		0
Proposed Parking Area		0.00

LTP info

LTP NAME AND SIGNATURE	STRUCTURAL ENG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
M Vandana Kumar		
78,TP/2016		

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Type	Building Structure	Floor Details
BATTU (SAROJINI)	Residential	Bungalow/Dwelling/Non Apartment	NA	Non-Highrise Building	1 Ground + 1 upper floors

Net BUA & Dwelling Units Details (Table 4c--1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing Net BUA (Sq.mt.)(To be Demolish)	Existing Net BUA Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
BATTU (SAROJINI)	1	154.10	77.05	77.05	6.41	77.05	77.05	154.10	02
Grand Total	1	154.10	77.05	77.05	6.41	77.05	77.05	154.10	2.00

Building :BATTU (SAROJINI)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing Net BUA (Sq.mt.)(To be Demolish)	Existing Net BUA Area (Sq.mt.)	Proposed Net BUA Area (Sq.mt.) Resi.	Total Net BUA Area (Sq.mt.)	Dwelling Units (No.)
Ground Floor	77.05	77.05	0.00	6.41	77.05	0.00	77.05	01
First Floor	77.05	0.00	77.05	0.00	0.00	77.05	77.05	01
Total	154.10	77.05	77.05	6.41	77.05	77.05	154.10	02
Total Number of Same Buildings	1							
Total	154.10	77.05	77.05	6.41	77.05	77.05	154.10	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
GROUND FLOOR PLAN	1.50 X 3.41 X 1 X 1	5.12	5.12
FIRST FLOOR PLAN	1.50 X 3.41 X 1 X 1	5.12	5.12
Total	-	-	10.24

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BATTU (SAROJINI)	D	0.90	2.10	12

SCHEDULE OF JOINERY:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BATTU (SAROJINI)	V	0.90	0.76	02
BATTU (SAROJINI)	W	1.00	1.20	17
BATTU (SAROJINI)	W	1.22	1.20	02

ISO_A1_(841.00_x_594.00_MM)

This is system generated report and does not require any signature. This is authorised document under rule 23 of AP building rules.

Mangalagiri Municipality

RECEIPT

Receipt No. : 11/2018-19/14928(07MNGR000712115)
Date :

Purpose : Property Tax

Assessment No. : 1023004685

Payee Details

Name & Address : Battu Sarojini.
8/212 A., Sharaf Bazar, Revenue Ward No 8, Mangalagiri,

Period : Paid From 01-04-2017 to 31-03-2019

Place of Payment : ESEVA

Amount Payable

Arrears	Current	Interest	Rebate	Total
1612.00	1612.00	528.00	0.00	3752.00

Payment Mode

Mode	Cheque / DD / Bank Challan / Online Transaction Number & Date	Bank Name & Branch
cash	NA	NA

Payment Details

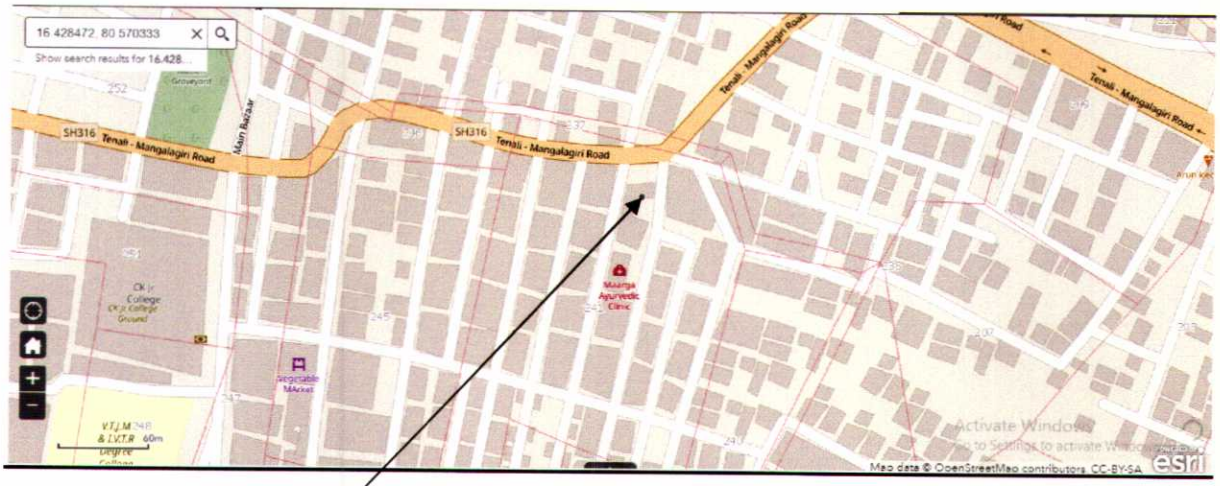
Amount Paid (Rs.)						
Arrears	Current	Interest	Cheque Bounce Penalty	Rebate / Waiver	Advance	Total
1612.00	1612.00	528.00	0.00	0.00	0.00	3752.00
Balance						
0.00	0.00	0.00	0.00	0.00	0.00	0.00

Amount Paid (in words): Rupees Three Thousand Seven Hundred Fifty Two Only

This is a computer generated receipt ,signature is not required

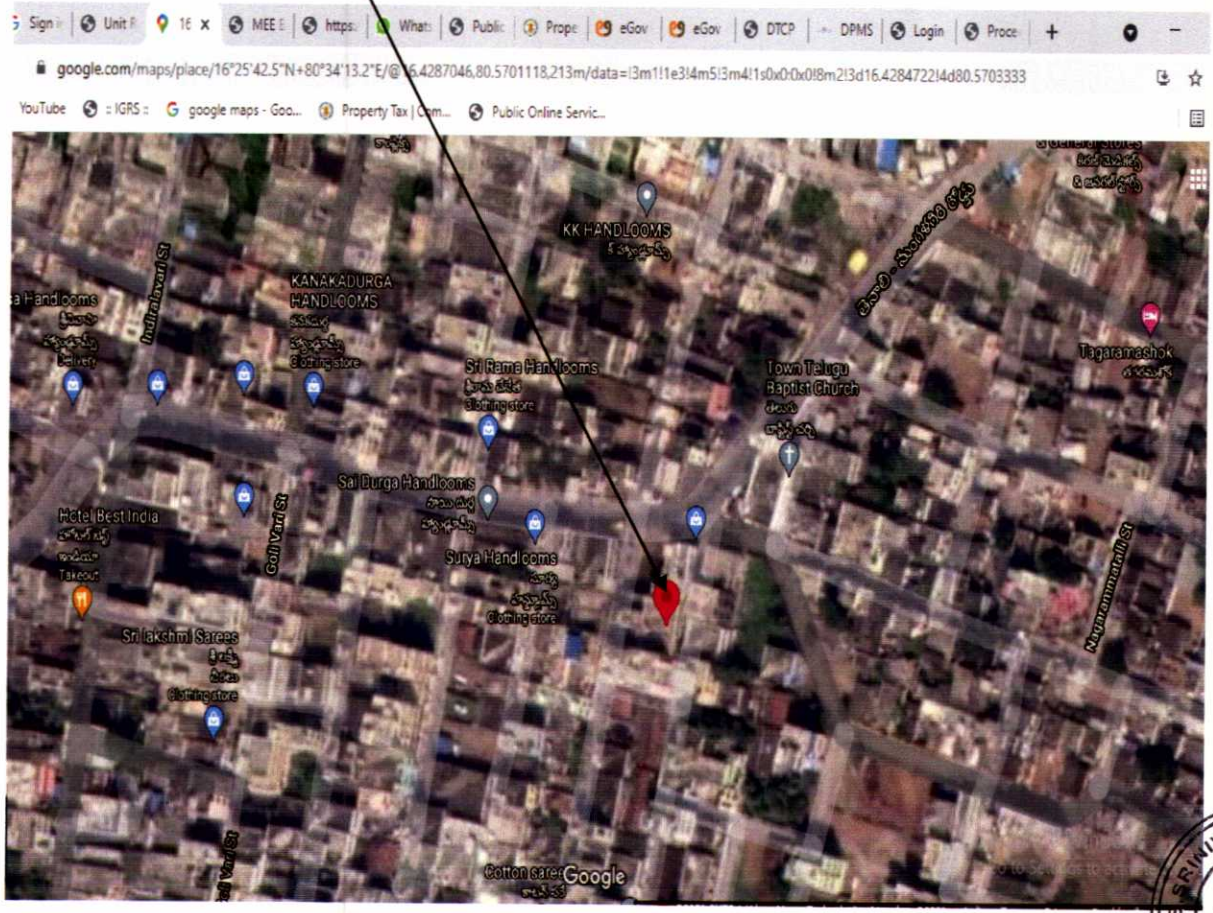
Land Price as per Registration

16.	8 - 0	172	20,000	2,300	2,300	2,300	10/08/2020
17.	8 - 0	173	20,000	2,300	2,300	2,300	10/08/2020
18.	8 - 0	174	20,000	2,300	2,300	2,300	10/08/2020
19.	8 - 0	175	20,000	2,300	2,300	2,300	10/08/2020
20.	8 - 0	176	20,000	2,300	2,300	2,300	10/08/2020
21.	8 - 0	177	20,000	2,300	2,300	2,300	10/08/2020
22.	8 - 0	178	20,000	2,300	2,300	2,300	10/08/2020
23.	8 - 0	179	20,000	2,300	2,300	2,300	10/08/2020
24.	8 - 0	18	20,000	2,300	2,300	2,300	10/08/2020
25.	8 - 0	180	20,000	2,300	2,300	2,300	10/08/2020
26.	8 - 0	19	20,000	2,300	2,300	2,300	10/08/2020
27.	8 - 0	2	20,000	2,300	2,300	2,300	10/08/2020
28.	8 - 0	20	20,000	2,300	2,300	2,300	10/08/2020
29.	8 - 0	202	20,000	2,300	2,300	2,300	10/08/2020
30.	8 - 0	203	20,000	2,300	2,300	2,300	10/08/2020
31.	8 - 0	204	20,000	2,300	2,300	2,300	10/08/2020
32.	8 - 0	205	20,000	2,300	2,300	2,300	10/08/2020
33.	8 - 0	206	20,000	2,300	2,300	2,300	10/08/2020
34.	8 - 0	21	20,000	2,300	2,300	2,300	10/08/2020
35.	8 - 0	3	20,000	2,300	2,300	2,300	10/08/2020
36.	8 - 0	33	20,000	2,300	2,300	2,300	10/08/2020
37.	8 - 0	34	20,000	2,300	2,300	2,300	10/08/2020
38.	8 - 0	35	20,000	2,300	2,300	2,300	10/08/2020
39.	8 - 0	36	20,000	2,300	2,300	2,300	10/08/2020



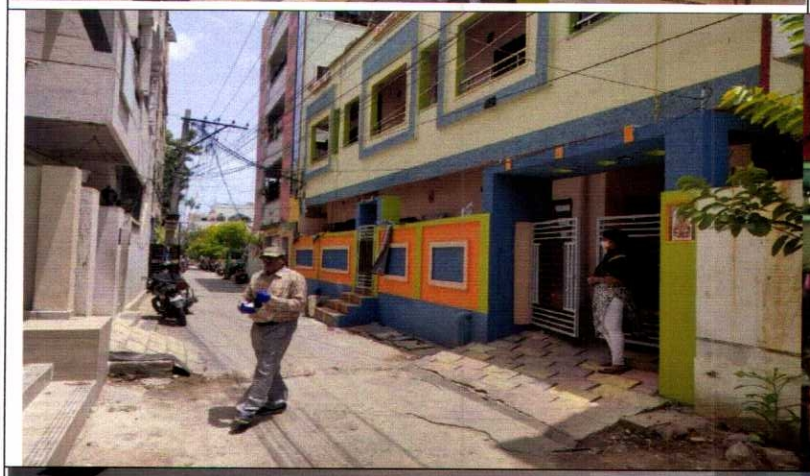
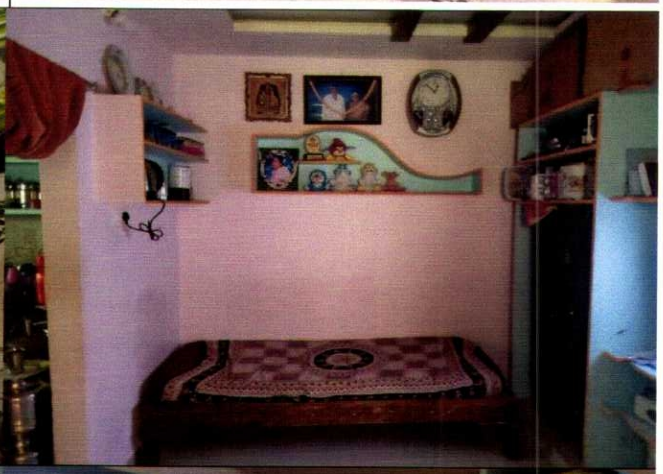
Valued Property

Location Map

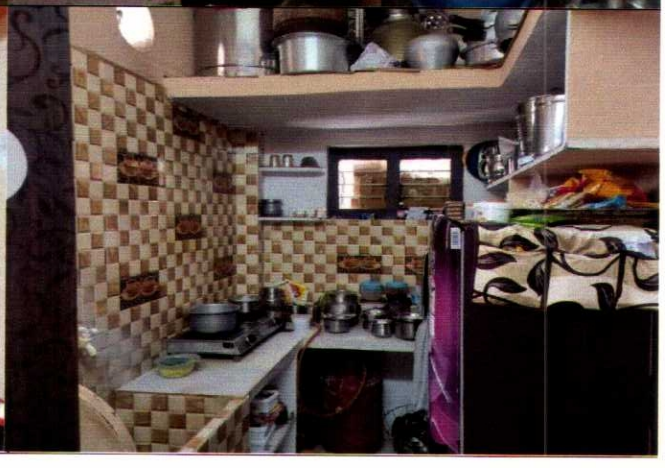


SRINIVASA RAJU
F 22522
APPROVED VALUER







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Cell : **94910 46739**
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Gurunanak Colony Road, VIJAYAWADA - 520 008.

Branch Office :

Shop No. 1, Eli Anjaneyulu Complex
Near Municipal Office, TADEPALLIGUDEM.

Name of work:- A detailed construction estimate for RCC Roof residential building comprising of First Floor belonging to Smt. Battu Sarojini, W/o. Musalaiah situated in D.No: 8/212A, Bhargavapet, Mangalagiri, Guntur Dist., A.P.

A DETAILED CONSTRUCTION CUM ABSTRACT ESTIMATE

Sl. No.	Description of work	Measurement in Meters. No.	Length	Width	H/D	Total content	Rate in Rs.	Per Units	Amount in Rs.
	First Floor								
1	Reinforcement cement concrete beams, columns, slab, staircase etc, all works in R.C.C. (1:2:4) or M15 Grade mix using 20mm size HBG metal, excluding cost of reinforcement including cost of centering, shuttering, material and labour etc, Complete.								
	Columns	15	0.23	0.23	3.50	2.78			
	Roof beam	1	78.11	0.23	0.23	4.13			
	Roof slab	1	8.41	14.02	0.13	14.74			
	Deduction for Staircase & Varandah	1	1.50	6.41	0.13	-1.25			
						20.40	5,500	$1M^3$	112,188.14
2	Supply and delivery of various sizes of steel reinforcement for R.C.C Works including straightening, cutting, bending, placing in position, binding and labour charges, cost conveyance of all material and labour etc, complete. @ 1.0%		20.40	7830	0.010	1597	45	1kg	71,871.80
3	Laying in Floor matt finish Rajastan marble stone laid on 20mm thick in C.M (1:6) including grouting the joints with matching pigment, including Cost & conveyance of all materials and labour charges etc, complete.								
	Hall	1	2.50	7.20	--	18.00			
	Kitchen	1	2.74	2.50	--	6.85			
	Bed Room-1	1	3.60	3.34	--	12.02			
	Bed Room-1	1	3.20	1.62	--	5.18			
	Toilets	2	1.54	1.83	--	5.64			
	Hall	1	3.00	3.76	--	11.28			
	Bed Room-2	1	3.03	3.34	-	10.12			
	Stair case & Steps & Varandah	1	1.50	6.41	--	9.62			
						78.71	1500	$1M^2$	118,064.40
4	Brick masonry in C.M.(1:6) mix for Stilt floor, basement and superstructure using 2nd class Bricks including Cost & conveyance of all labour etc, complete.								
	All internal & external walls (0.23m Th)	1	36.86	0.23	3.50	29.67			
	Deductions:								
	D-Door	1	1.00	0.23	2.00	-0.46			
	W - window	9	1.00	0.23	1.50	-3.11			
	V - Ventilater	2	0.75	0.23	0.50	-0.17			
	columns	12	0.23	0.23	3.50	-2.22			
						23.71	4,300	$1M^3$	101,965.90
	All walls (0.115m Thk)	1	23.31	--	3.00	69.93			
	Deductions:								
	D - Door	5	1.00	0.23	2.00	-2.30			
	Parapet Wall (0.115m Thk)	1	44.86	--	0.50	22.43			
						90.06	1,500	$1M^2$	135,090.00

Contd...2

S.SRINIVASARAJU F 22522 APPROVED VALUER

Er. S. S. Raju

B.E. (Civil), M.B.A. (U.K.), MIE. FIV. C.Eng.
MACCE (I), MISTE, Iastructure (I)

Approved Valuer F22522
Chartered Engine[illegible]AM100515-7
Govt. Regd. Value for Income Tax
S.No.138CC/VSP/Tech/34AB/5/2014-15
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Registered Structural Engineer

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Head Office :

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Sl. No.	Description of work	Measurement in Meters. No.	Length	Width	H/D	Total content	Rate in Rs.	Per Units	Amount in Rs.
5	Supply and fixing of Best well seasoned country wood doors, windows and cup-boards with paneled shutters including locking arrangements, cost and conveyance of all material and labour etc, complete.								
	D - door	6	1.00	--	2.00	12.00			
	W - window	9	1.00	--	1.50	13.50			
	V - Ventilator	2	0.75	--	0.50	0.75			
						26.25	4,500	$1M^2$	118,125.00
6	Enamel Painting with two cots with best primer coat of white lead on new wood work including cost and conveyance of all material and labour etc, complete.								
	The area same as item no.5	2.00	1.20	26.25		63	225	$1M^2$	14,175.00
7	Plastering with sponge finishing C.M. (1:5) mix 20mm thick internal and external of the building including cost and conveyance of all material and labour etc, complete.								
	External : All-round the Building	1	44.86	--	3.50	157.01			
	Parapet Wall	1	44.86		0.50	22.43			
	Internal: ceiling: Total building	1	8.41	14.02		117.91			
	All round the Hall	1	19.40	-	3.00	58.20			
	All round the Kitchen	1	10.48		3.00	31.44			
	All round the Bed Room-1	1	13.88		3.00	41.64			
	All round the Bed Room-1	1	9.64		3.00	28.92			
	All round the Toilets	2	6.74	-	3.00	40.44			
	All round the Hall	1	13.52		3.00	40.56			
	All round the Bed Room-2	1	12.74		3.00	38.22			
	All round the Stair case & Steps & Varandah	1	15.82		3.00	47.46			
	Deductions								
	D-Door	6	1.00		2.00	-12.00			
	W - window	9	1.00		1.20	-10.80			
	V - Ventilater	2	0.75		0.50	-0.75			
						600.68	225	$1M^2$	135,152.60
8	White cement Painting with two cots over one coat of primary coat to the external and internal of the building including cost & conveyance of all material and labour charges etc, complete.								
	The area same as item no.8					600.68	200	$1M^2$	120,135.64
9	Providing cubboards in R.C.C including material and labour charges								
		4					20,000	LSM	80,000.00
10	Ceiling with zipsom board with architectural designs , LED lighting including cost & conveyance of all material and labour charges etc, complete.								
		1	8.41	14.02	--	117.91	1,500	1M2	176,862.30
11	Cost of Construction for R.C.C Staircase providing quality Handrails, including material and labour charges	1					45,000	LSM	45,000.00
12	Kitchen wood work and plat form stone	1					40,000	LSM	40,000.00
13	weatherproof course	1					30,000		30,000.00
									1,268,630.78
14	Provision for Electrification works @						10%		126,863.08
15	Provision for Water supply & Sanitary works @						8%		101,490.46
									1,496,984.32
				First floor total					1,496,984.32

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Name of work:- A detailed construction estimate for RCC Roof residential building comprising of First Floor belonging to Smt. Battu Sarojini, W/o. Musalaiah situated in D.No: 8/212A, Bhargavapet, Mangalagiri, Guntur Dist., A.P.

ABSTRACT

I. PROPOSED FIRST FLOOR		1,496,984.32
TOTAL COST FOR BUILDING		**1,496,984.32**
	Say	**Rs.1,496,000.00**

(Rupees Fourteen Lakhs and Ninety Six Thousand Only)

512
2008

Note: It may please be noted that the above estimation is prepared keeping in view of total construction of the building right from column stage to the final completion of the building in all respects.

I Certify that

a. The rates for estimation of the residential building now under construction are in accordance with the Govt. approved rates

b. The above estimation is prepared based on my personal knowledge and technical competency

c. There is no direct/indirect interest on the property for which a detailed construction estimate is issued

d. Estimation prepared based on the Plan approval No.Permit No: 1023/0053/B/MANG/BRGVP/2016, Dated 18-07-2016 by Mangalagiri Municipality.

Vijayawada
07-09-2016

Signatrue of Approved Valuer
(S.Srinivasa Raju)

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DETAILED CUM ABSTRACT ESTIMATE

Name of the Work :- Estimation for The Proposed modification and repair work for Ground Floor R.C.C. Residential Building is situated at D.No: 8/212A, Bhargavapet, Mangalagiri, Guntur Dist., A.P.

Proposed By:- Smt. Battu Sarojini, W/o. Musalaiah

Total Estimate Amount **Rs.512,000**

Sl. No.		Description of work	Measurement in Metres. No.	Length	Width	H/D	Total Qty	Rate in Rs.	Per Unit	Amount in Rs.
		Ground Floor :-								
1)		Floor matt finish with Marble Tiles/Vetrified tiles 10mm thickness without war page of approved make and colour laid on 20mm thick in C.M (1:4) including grouting the joints with matching pigment over , including Removal of old flooring Cost & conveyance of all materials and labour charges etc, complete.								
		Kitchen-1	1	3.03	2.50	--	7.58			
		Bed Room	1	3.03	3.34	--	10.12			
		Hall	1	3.20	5.95	--	19.04			
		Kitchen-2	1	3.60	2.50	--	9.00			
		Bed Room-2	1	3.80	3.34	--	12.69			
		Staircase & Varandah	1	1.50	6.41		9.62			
							68.042	1,100	$1M^2$	74,846.42
2)		Supply and fixing of Best well seasoned country wood cup-boards with paneled shutters including locking arrangements, cost and conveyance of all material and labour etc, complete.								
		CB1- cup-board	2	2.62	--	2.40	12.58			
		CB2- cup-board	1	2.62	--	2.40	6.29			
							18.86	4,000	$1M^2$	75,456.00
3)		White cement painting with two cots over one coat of Plaster of Paris coat to the external and internal of the building including cost & conveyance of all material and labour charges etc, complete.								
		External :								
		All-round the Building	1	44.86	--	3.00	134.58			
		Ceiling	1	8.41		14.02	117.91			
		Walls : Internal								
		All round the Kitchen-1	1	11.06	--	3.00	33.18			
		All round the Bed Room	1	12.74	--	3.00	38.22			
		All round the Hall	1	18.30	--	3.00	54.90			
		All round the Kitchen-2	1	12.20	--	3.00	36.60			
		All round the Bed Room-2	1	14.28	--	3.00	42.84			
		All round the Staircase & Varandah	1	15.82	--	3.00	47.46			
		Deductions:								
		Doors D	4	1.00	--	2.00	-8.00			
		W-Window	9	1.00	--	1.50	-13.50			
							484.19	250	$1M^2$	121,047.05

cont.. Page2

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Sl. No.		Description of work	Measurement in Metres. No.	Length	Width	H/D	Total Qty	Rate in Rs.	Per Unit	Amount in Rs.
4)		Paint to the doors and window and replaceing if any damage to wood work including cost and conveyance of all material and labour etc, complete.								
		Doors D	4	1.00	--	2.00	8.00			
		W-Window	9	1.20	--	1.20	12.96			
							20.96	350	$1M^2$	7,336.00
5)		Kitchen renovation including wasing area	1					25,000	LSM	25,000.00
6)		Over head water tank + plumbing	1					20,000	LSM	20,000.00
7)		Electrical Electrical Works	1					30,000	LSM	30,000.00
8)		Water Supply Sanitary arrangements	1					20,000	LSM	20,000.00
9)		Compound wall other works						75,000	LSM	75,000.00
10)		Anti Termite Treatment	1					25,000	LSM	25,000.00
										473,685.47
11)		Provision for P.S. & Contingencies @					5%			23,684.27
12)		Provision for work charged establishment @					3%			14,210.56
										511,580.31

ABSTRACT

I. PROPOSED BUILDING RENOVATION	511,580.31
Say	**512,000.00**

(Rupees Five Lakhs and Twelve Thousand Only)

I Certify that

a. The rates for estimation of the residential building now under renovation in accordance with the Govt. approved rates

b. The above estimation is prepared based on my personal knowledge and technical competency

c. There is no direct/indirect interest on the property for which a detailed construction estimate is issued

Place: Vijayawada
Date : 07-09-2016

Signatrue of Approved Valuer
(S.Srinivasa Raju)

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