

* Branch Offices : Narsapur, Bhimavaram, Tadepalligudem, Amalapuram, Rajahmundry, Vijayawada, Visakhapatnam

* Panel Valuer for : Nationalised and Private Banks

Report Format (Kotak Mahindra Bank)**1. GENERAL:**

Purpose Of Loan	Home Loan/ Loan Against Property /Working Capital/Priority Banking/SME/Commercial Banking/ Revaluation
Name of the Customer	M/S Three Seasons Logistics Private Limited Rep by its Managing Director Sri. Jampana Bala Gandhi Raju S/o Sri. Jampana Narasimha Raju Door No. 65-9-1/C, Mehar Nagar, Kakinada, East Godavari District.
Name of Document holder as per legal docs	M/S Three Seasons Logistics Private Limited Sri. Jampana Bala Gandhi Raju S/o Sri. Jampana Narasimha Raju
Date of Technical Visit	03.04.2024
Name of The Building/Society	Three Seasons Logistics Private Limited
Name of the Builder/Seller	-
Person (s) Met (Name and Designation)	Mr. Shiva, Chairman

2. DETAILS OF THE PROPERTY

Flat/ House /Plot No.	-
Type of Property	Flat/ Bungalow/ Row house / Industrial / Building/Vacant Land
No. of Stories	1

For Multi storey building:

Total no of units	Vacant site (Railway Track)
No of Units on each floor	NA
Age Of The property	NA
Residual age of the Property	NA
Occupancy details	Self occupied / Vacant / Tenanted
IF Vacant then from how long/ If tenanted then Name/List of Tenants	-
Technical Address of property (Survey No./Plot no/House no/Flat No.) Location/District/State Physical address	R S. No. 41/1, 2, 3, 5, 6, 42/2, 2B, 3, 8, 9A, 10, 11B, 46/3 Door No. #2-179, Backside of Three Seasons Godowns Koripalle Village and Grama Panchayati Karapa Road, Karapa Mandal, East Godavari District, Thallarevu SRO, Pincode: 533462
Legal Address of property (Survey No./Plot no /House no/Flat No.) Location/District/State	R S. No. 41/1, 2, 3, 5, 6, 42/2, 2B, 3, 8, 9A, 10, 11B, 46/3 Door No. #2-179, Backside of Three Seasons Godowns Koripalle Village and Grama Panchayati Karapa Road, Karapa Mandal, East Godavari District, Thallarevu SRO,
Pin Code	533462

Building, Whether	Residential/ Commercial/ Industrial/ Institutional/ Agricultural Or Residential cum commercial
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3. SURROUNDINGS, ACESIBILITY & PROXIMITY TO CIVIL AMENETIES

Nearest Railway Station	11.5 KM Distance from Kakinada Railway station
Nearest Bus Stand	2.2 KM Distance from Karapa Bus Stop
Nearest Hospital	2.7 KM distance from Karapa Government Hospital
Conditions of Approach Road	Good / Fair / Poor / Kachi sadak
Access to property	Easy / Restricted / Difficult
Nearby Land Mark	Near Venkateswara Swamy Temple
Condition of The Locality	Good / Fair/ Bad
Development of surrounding areas	Under Developed / Developing / Developed
Any board of other bank or finance co. indicating mortgage found on site	Yes / No (If yes Then name & Photo)
Plot/ Property Demarcated at Site	Yes
Property Identified through	Subject property is identified based on the Documents and Boundaries in the submitted deed

Surroundings as per site visit	
North	15 feet wide Gravel Road and Land of Others
South	Land of Others
East	30 feet wide CC Road
West	Land of Others , Gravel road
Surroundings as per Legal Documents Deed No. 1 (2925/2014), Extent: AC. 1.01 Cents	
North	Land of P. Venkat Rao
South	Land of M/S. Three Seasons Logistics Pvt., Ltd
East	Land of M. Putrayya T. Veera Lakshmi
West	Land of P. Venkat Rao
Surroundings as per Legal Documents Deed No. 2 (2926/2014), Item -1 Extent: AC. 1.43 Cents	
North	Land of T. Veera Lakshmi & M. Naga Raju
South	Land of P. Rambabu & P. Suri Babu
East	Land of P. Veerraju
West	Land of P. Venkatrao
Surroundings as per Legal Documents Deed No. 2(2926/2014), Item -2 Extent: AC. 0.70 Cents	
North	Land of A. Venkateswarlu
South	Land of A. Venkata Lakshmi
East	Panta Canal

West	Land of M. Venkahao
Surroundings as per Legal Documents Deed No. 3 (1516/2000), Extent: AC. 0.31 Cents	
North	Land of M. Putrayya
South	Land of P. Ramudu
East	Panta Canal
West	Land of A. Venkata Lakshmi
Surroundings as per Legal Documents Deed No. 4 (7619/2014), Item -1Extent: AC. 0.20 Cents	
North	Land of G. Santamma & Others
South	Land of N. Veerayya
East	Land of N. Veerayya
West	Land of N. Veerayya
Surroundings as per Legal Documents Deed No. 4 (7619/2014), Item -2Extent: AC. 0.46 Cents	
North	Land of P. Brahmayya Sastry
South	Land of N. Veerayya & B. Appala Raju
East	Panta Canal
West	Land of M. Naga Bhusanam
Surroundings as per Legal Documents Deed No. 5 (7737/2014),Extent: AC. 0.88 Cents	
North	Land of P. Ramudu
South	Land of K. Venkata Ramana
East	Land of P. Ramudu
West	Land of P.Suri Babu
Surroundings as per Legal Documents Deed No. 6 (7879/2014), Item -1, Extent: AC. 0.44 Cents	
Cents	

North	Land of M/S. Three Seasons Logistics Pvt., Ltd.
South	Land of M/S. Three Seasons Logistics Pvt., Ltd.
East	Land of M/S. Three Seasons Logistics Pvt., Ltd. and P. Srinivasa Rao
West	Land of M/S. Three Seasons Logistics Pvt., Ltd.
Surroundings as per Legal Documents Deed No. 6 (7879/2014), Item -2, Extent: AC. 0.42 Cents	
North	Land of B. Subrahmanyam & Otlers
South	Land of P. Vara Lakshmi
East	Land of N. Bhavani
West	Land of P. Vara Lakshmi
Total Extent:	1.01+1.43+0.70+0.31+0.20+0.46+0.88+0.44+0.42=Ac. 5.85 Cents or 28,314.00 SQYDs -As per Deed and Actuals -(I Consider)
Whether Boundaries matching (actual site verification with Legal docs)	Yes
Discrepancy found in Boundaries, If any plz specify	NA

4. SURVEY OF CONSTRUCTION

Nature of Soil	Red Soil
Type of Construction	-
Quality of The Construction	Good / Fair / Poor
Exteriors	Good / Fair / Poor
Interiors	Good / Fair / Poor
Type of finishing (Paint)	-
Type of specification used	NA
Amenities provided in building/society	NA
Construction progress up to	100 %
Stage of construction in %	100%
The Projected Residual Life of The Structure (in Years)	-

5. DOCUMENTS VERIFIED

a) Approved plans Details:	Not submitted
b) Commencement Certificate / Building Permit Details.	Not submitted
c) Occupation/Completion certificate details.	NA
d) Ownership Documents	1. Sale Deed 1: with Doc. No. 2925/2014, Dt: 20/03/2014 2. Sale Deed 2: with Doc. No. 2926/2014, Dt: 20/03/2014 3. Sale Deed 3: with Doc. No. 7619/2014, Dt: 16/07/2014 4. Sale Deed 4: with Doc. No. 7737/2014, Dt:

	19/07/2014 5. Sale Deed 5: with Doc. No. 7879/2014, Dt: 22/07/2014
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Date Of Visit	03.04.2024
Type of Locality	Lower middle class / middle class / Upper Middle class / Posh
Land Area (if applicable)(sqyd/ sqmt)	Ac. 5.85 Cents or 28,314.00 SQYDS
Carpet Area as per physical measurement	-
_____ area as per _____	NA
BUA (sq. ft.) (For Row house BUA on each floor to be mentioned)	-
Super BUA (sq. ft.)	NA
Encroachment on public land	No / yes

6. VALUATION REPORT

7. THE CONDITION OF STRUCTURE

Major Structural Irregularities/Cracks	No /Yes
Improvement/Interior Decoration Done	No/ Yes (POP/ wall decoration/ wall texture/ fixed furniture)
Nature of water Supply	-
Depreciation % age	NA
Govt .Assessed Value	Rs.--
Current market land rate / per sqmt / sq. ft.	Rs. 5,000/- per Sq yd (28,314.00 Sq yds X Rs. 5,000/- Per Sq yds Total =Rs.14,15,70,000/-
Current Construction Market Rate / Sq Ft.	--
Amenities:	--
Recommended /Fair Market Rate	Rs. 14,15,70,000/-
Distress Value	Rs.12,03,34,000/-
Realizable Value	Rs.12,74,13,000/-
Insurable Value	-

Remarks:

- Case Type is LAP**
- As on date of site visit Subject Property is Vacant Site of Rice Mill Industry and is situated in Karapa Mandal, East Godavari District.**
- Subject Property is identified based on the industry name mentioned in the submitted deeds and same is marked on site**
- As per submitted Deed and actual measurement of site area is Ac. 5.85 Cents or 28,314.00 Sq Yds is considered.**
- Subject property is abutting 30 Feet wide BT Road towards East side and 15 feet wide Gravel road towards North Side, Surrounding Developments are Limited.**

6. Legality to be verified prior any approvals or disbursement.

DECLARATION:

I declare that

(I) I / My representative **Er. Dora Babu** have personally visited the property going to the site and inspected all items thoroughly.

(II) The statement of facts presented in this report are correct to the best of my knowledge.

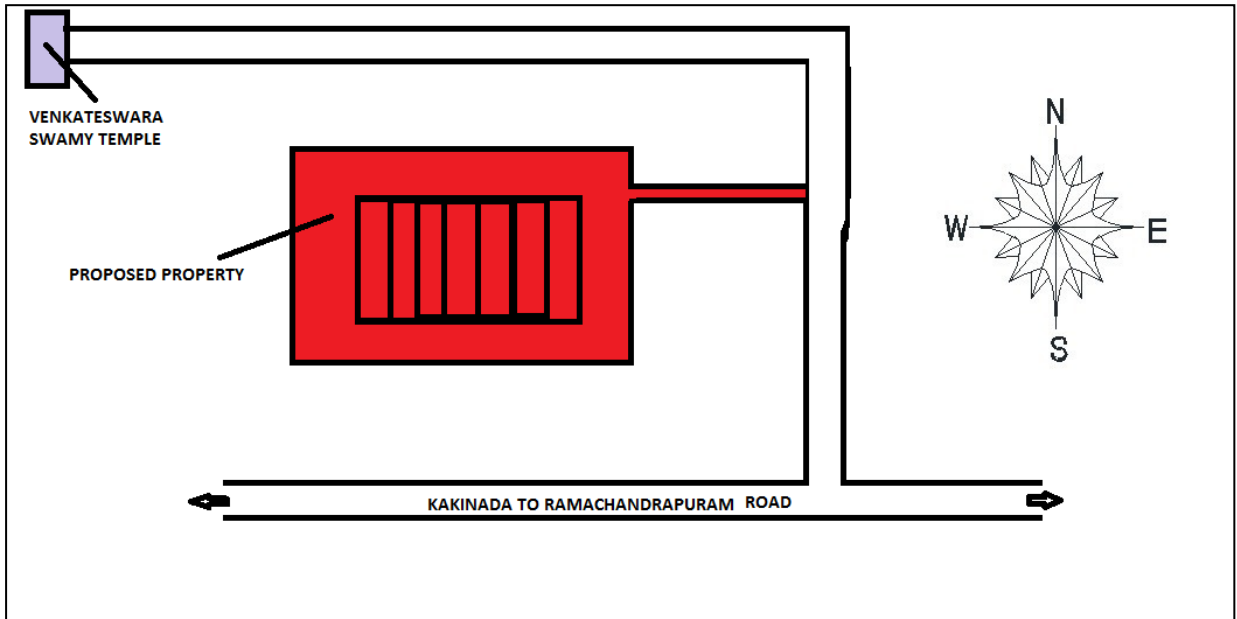
(III) I do not have (or if so, specified in remarks of this report) interest in the subject property.

(IV) I have never been debarred or convicted by any court of law.

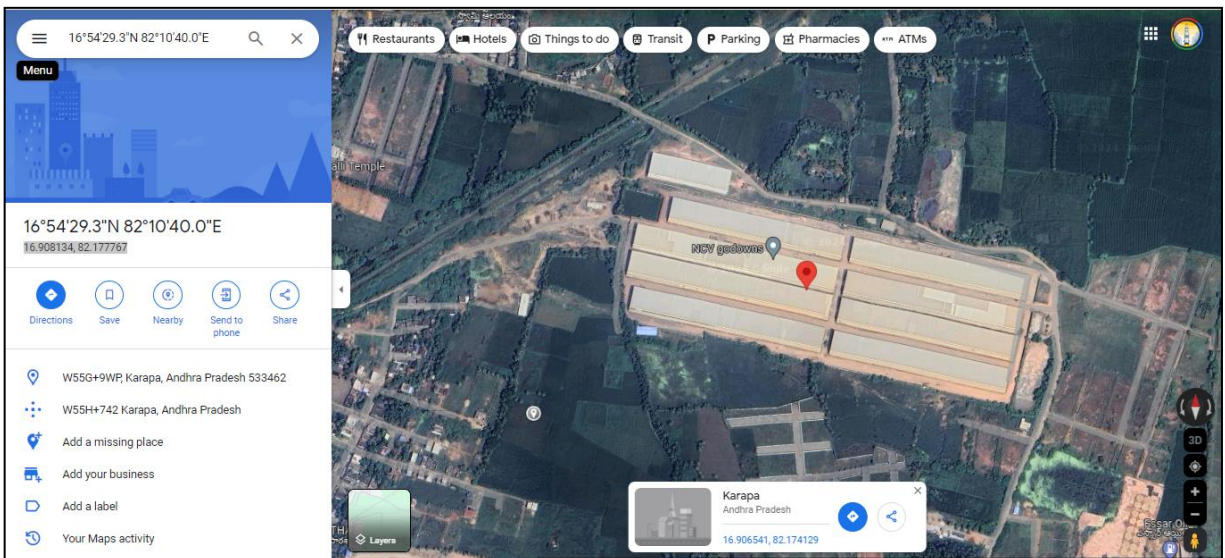
(V) The valuation report has been prepared for mortgage purpose.

Date: 05.04.2024

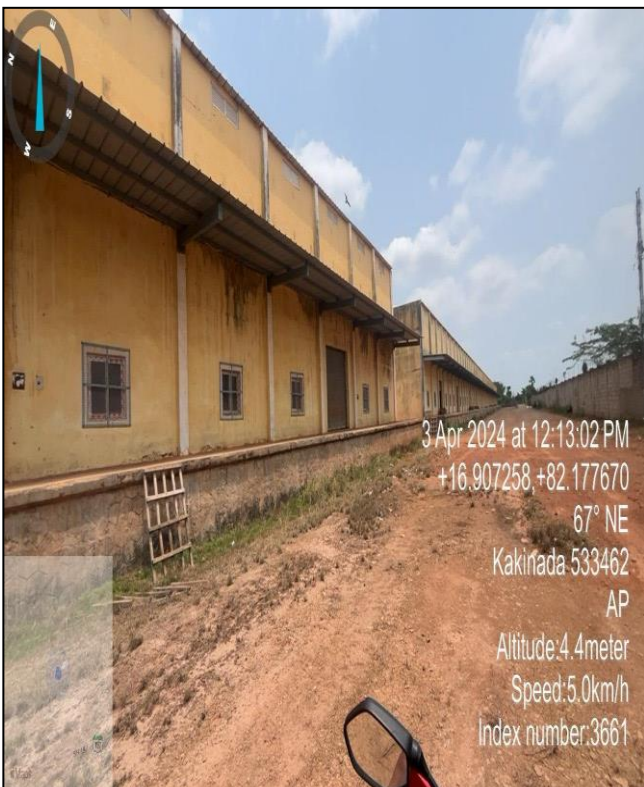
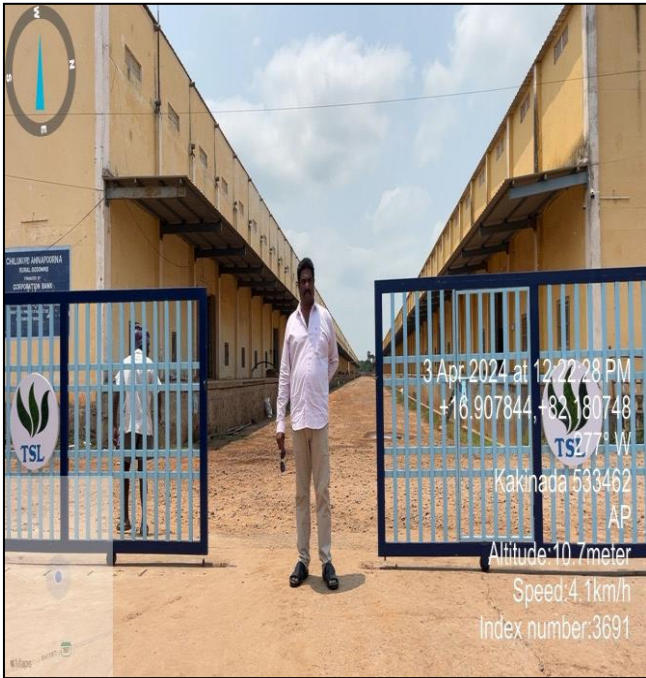
Location Map:-

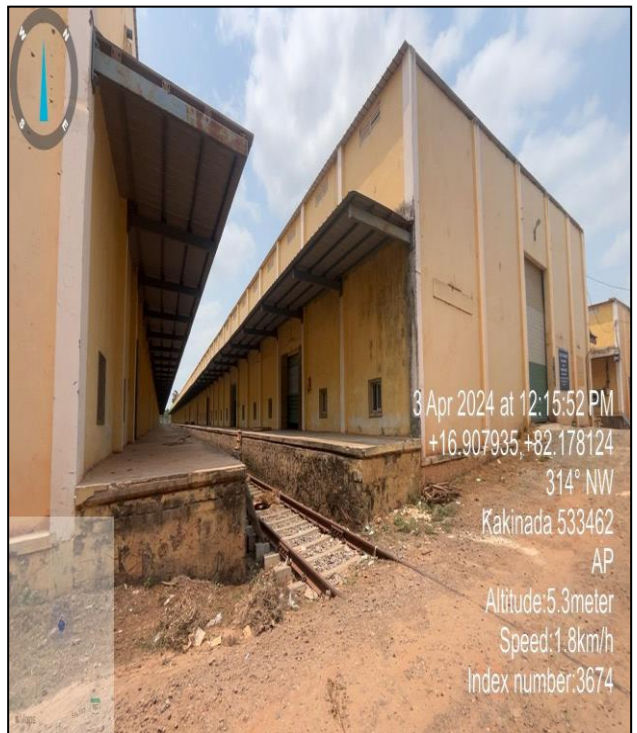
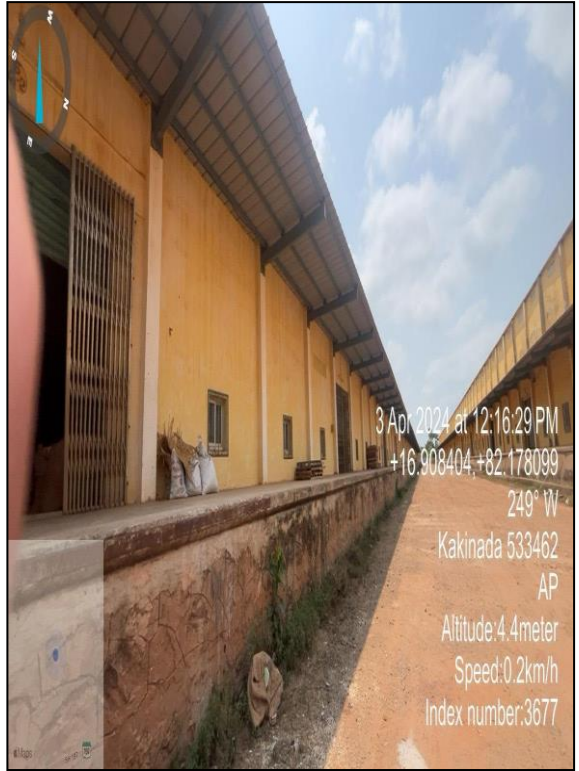
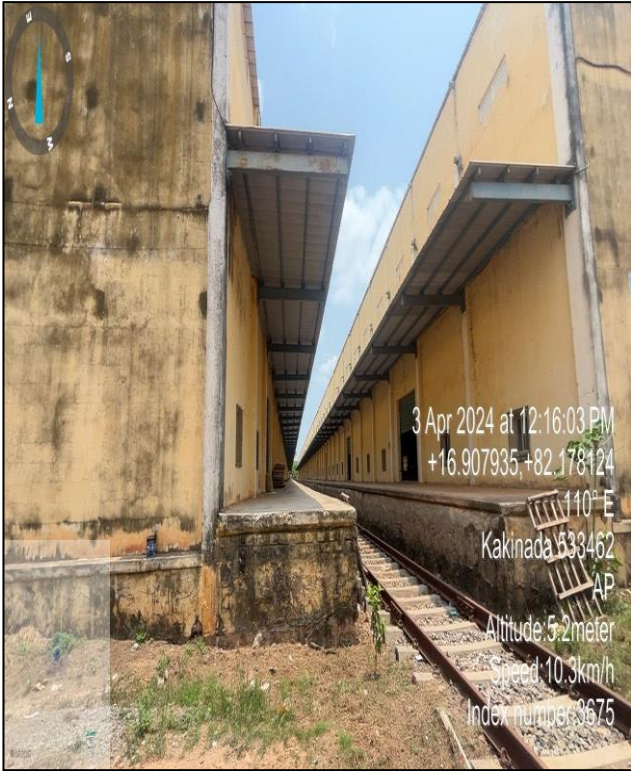


Google Maps:

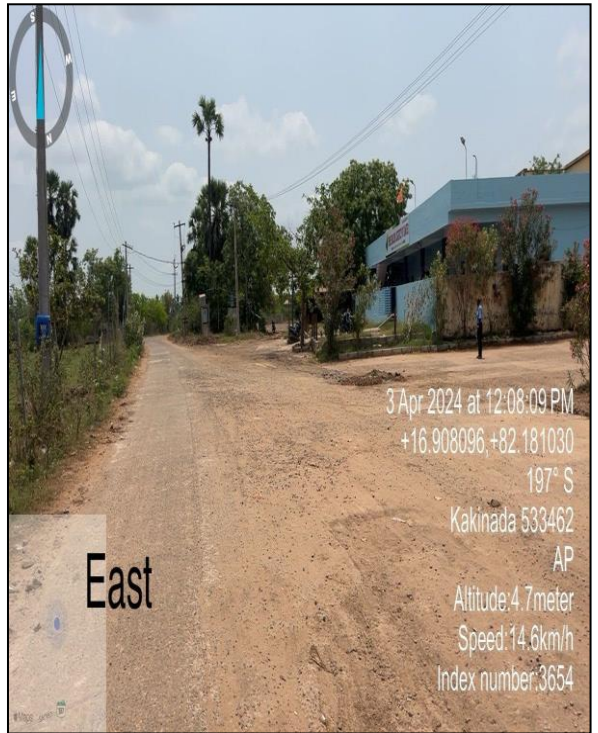
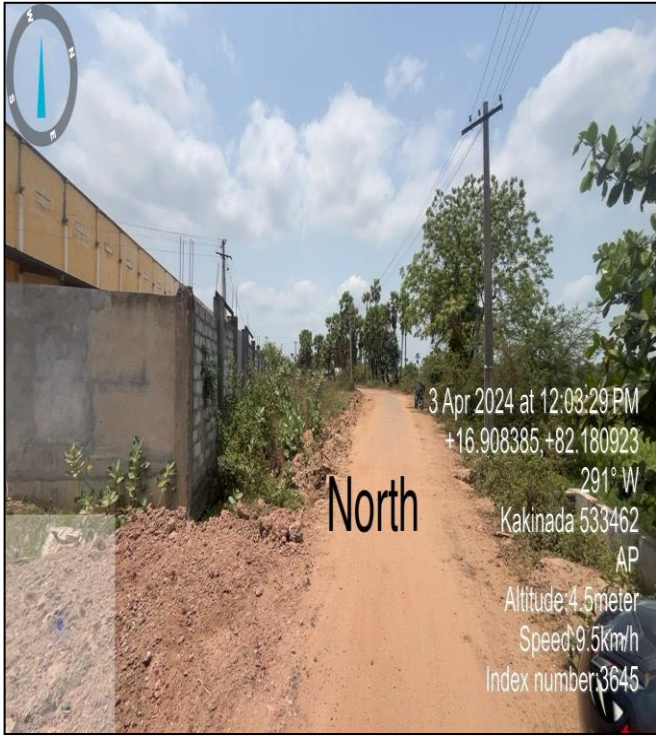


Photos of Property:





ROAD APPROACH:



Survey Number Check:

