

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

**2. DETAILS OF THE PROPERTY**

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

**For Multi storey building:**

Total no of units	<b>ACC Shed Godowns</b>
No of Units on each floor	8 units in Ground Floor
Age Of The property	10 Years
Residual age of the Property	40 Years
Occupancy details	<b>Self occupied</b> / 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 <b>Physical address</b>	<b>R. S No. 45/1, 45/3, 46/7, 47/1, 47/4, 47/5, 73/5, 73/8, 73/14, 74/1, 74/4, 75/4, 74/6, 75/9, 79/1, 79/2, 79/3, 79/4, 79/5, 79/6, 79/7</b> <b>Door No. #2-179/2,</b> <b>Koripalle Village and Grama Panchayati</b> <b>Karapa Road,</b> <b>Karapa Mandal,</b> <b>East Godavari District,</b> <b>Thallarevu SRO,</b> <b>Pincode: 533462</b>
Legal Address of property ( <b>Survey No./Plot no</b> /House no/Flat No.) Location/District/State	<b>R. S No. 45/1, 45/3, 46/7, 47/1, 47/4, 47/5, 73/5, 73/8, 73/14, 74/1, 74/4, 75/4, 74/6, 75/9, 79/1, 79/2, 79/3, 79/4, 79/5, 79/6, 79/7</b> <b>Door No. #2-179/2,</b> <b>Koripalle Village and Grama Panchayati</b> <b>Karapa Road,</b>

	<b>Karapa Mandal, Thallarevu SRO, East Godavari District,</b>
Pin Code	<b>533462</b>
Building, Whether	Residential/ Commercial/ <b>Industrial</b> / Institutional/ Agricultural Or Residential cum commercial

### **3. SURROUNDINGS, ACCESIBILITY & PROXIMITY TO CIVIL AMENITIES**

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	<b>Good</b> / Fair / Poor / Kachi sadak
Access to property	<b>Easy</b> / Restricted / Difficult
Nearby Land Mark	Near Venkateswara Swamy Temple
Condition of The Locality	<b>Good</b> / Fair/ Bad
Development of surrounding areas	Under Developed / <b>Developing</b> / Developed
Any board of other bank or finance co. indicating mortgage found on site	Yes / <b>No</b> ( If yes Then name & Photo )
Plot/ Property Demarcated at Site	<b>Yes</b>
Property Identified through	<b>1. Subject property is identified based on the Documents and Boundaries in the submitted deed</b>

Surroundings as per site visit	
<b>North</b>	<b>15 feet wide Puntha Road</b>
<b>South</b>	<b>Vacant Site of Others</b>
<b>East</b>	<b>30 feet wide BT Road</b>
<b>West</b>	<b>Vacant Site of Others</b>
<b>Surroundings as per Legal Documents Deed No. 1 (548/2014), Item -1, Extent: AC. 0.70 Cents</b>	
<b>North</b>	<b>Land of K.Swamy Naidu</b>
<b>South</b>	<b>irrigation canal</b>
<b>East</b>	<b>Land of N.Bapanamma</b>
<b>West</b>	<b>irrigation canal</b>
<b>Surroundings as per Legal Documents Deed No. 1 (548/2014), Item -2, Extent: AC. 0.87 Cents</b>	
<b>North</b>	<b>Site of Vendee</b>
<b>South</b>	<b>Land of M.Venkayya &amp; others</b>
<b>East</b>	<b>Land of N.Subba Rao</b>
<b>West</b>	<b>irrigation canal</b>
<b>Surroundings as per Legal Documents Deed No. 2 (3210/2014), Extent: AC. 0.62 Cents</b>	
<b>North</b>	<b>Puntha Road</b>
<b>South</b>	<b>Land of M.Putrayya</b>

<b>East</b>	<b>Land of Reddy Seshagiri Rao</b>
<b>West</b>	<b>Land of Reddy Narayana</b>
<b>Surroundings as per Legal Documents Deed No. 3 (2182/2014), Extent: AC. 1.05 Cents</b>	
<b>East</b>	<b>Full Extent</b>
<b>West</b>	<b>Full Extent</b>
<b>North</b>	<b>Full Extent</b>
<b>South</b>	<b>Full Extent</b>
<b>Surroundings as per Legal Documents Deed No. 4 (4758/2014), Item -1, Extent: AC. 0.20 ½ Cents</b>	
<b>East</b>	<b>Land of M.Putrayya</b>
<b>West</b>	<b>irrigation canal</b>
<b>North</b>	<b>Land of N.Bhimayya</b>
<b>South</b>	<b>Land of V.Simhadri</b>
<b>Surroundings as per Legal Documents Deed No. 4 (4758/2014), Item -2, Extent: AC. 0.10 Cents</b>	
<b>East</b>	<b>Land of M.Putrayya</b>
<b>West</b>	<b>Irrigation canal</b>
<b>North</b>	<b>Land of M.Putrayya</b>
<b>South</b>	<b>Land of V.Simhadri</b>
<b>Surroundings as per Legal Documents Deed No. 4 (4758/2014), Item -3, Extent: AC. 0.05 ½ Cents</b>	
<b>East</b>	<b>Land of P. Satyanarayana</b>
<b>West</b>	<b>land of T.Chittemma</b>
<b>North</b>	<b>Land of D.Naga Raju</b>
<b>South</b>	<b>land of T.Chittemma</b>
<b>Surroundings as per Legal Documents Deed No. 4 (4758/2014), Item -4, Extent: AC. 0.011 ½ Cents</b>	
<b>East</b>	<b>Land of N.Dhanaraju</b>
<b>West</b>	<b>land of T.Chittemma</b>

<b>North</b>	<b>Land of D.Satti Rqju</b>
<b>South</b>	<b>land of T.Chittemma</b>
<b>Surroundings as per Legal Documents Deed No. 5 (6762/2014), Item -1, Extent: AC. 0.25 Cents</b>	
<b>East</b>	<b>Land of R,Sarveswara rao</b>
<b>West</b>	<b>land of M.Putrappa</b>
<b>North</b>	<b>Land of P.Satyanarayana</b>
<b>South</b>	<b>land of V.Satyam</b>
<b>Surroundings as per Legal Documents Deed No. 6 (7349/2009), Item -1, Extent: AC. 1.31 Cents</b>	
<b>East</b>	<b>Land of R.Narayana Rao</b>
<b>West</b>	<b>land of v.Konadala rao</b>
<b>North</b>	<b>Land of R.sarveswara Rao</b>
<b>South</b>	<b>land of V.R.Reddy &amp; others</b>
<b>Surroundings as per Legal Documents Deed No. 6 (7349/2009), Item -2, Extent: AC. 0.40 Cents</b>	
<b>East</b>	<b>Land of S.Badra Rao</b>
<b>West</b>	<b>land of M.Rama Rao</b>
<b>North</b>	<b>Land V.Veerraju</b>
<b>South</b>	<b>land of G.Simhachalam</b>
<b>Surroundings as per Legal Documents Deed No. 7 (6763/2014), Extent: AC. 1.81Cents</b>	
<b>East</b>	<b>Road</b>
<b>West</b>	<b>land of Vinjamoori People</b>
<b>North</b>	<b>Land R.Sarveswara Rao</b>
<b>South</b>	<b>land of Vinjamoori People</b>
<b>Surroundings as per Legal Documents Deed No. 8 (6764/2014), Extent: AC. 1.31Cents</b>	
<b>East</b>	<b>Land of P.Rama Rao</b>
<b>West</b>	<b>Land of D.Venu Gopala Rao</b>
<b>North</b>	<b>Road</b>

<b>South</b>	<b>land of Narayana Rao</b>
<b>Surroundings as per Legal Documents Deed No. 9 (2046/2002), Extent: AC. 0.21Cents</b>	
<b>East</b>	<b>Land of D.Machara Rao</b>
<b>West</b>	<b>land of N.P.bhimayya &amp; Others</b>
<b>North</b>	<b>Puntha</b>
<b>South</b>	<b>Land of D. Pedda Appa Rao</b>
<b>Surroundings as per Legal Documents Deed No. 10 (2026/2005), Extent: AC. 0.85Cents</b>	
<b>East</b>	<b>land of Vendor</b>
<b>West</b>	<b>land of P.Appa Rao</b>
<b>North</b>	<b>Land Of D.Venkata Lakshmi</b>
<b>South</b>	<b>land of Vinjomuri People</b>
<b>Surroundings as per Legal Documents Deed No. 11 (7149/2014), Extent: AC. 0.20 Cents</b>	
<b>East</b>	<b>Land of Vendee</b>
<b>West</b>	<b>Land of Vendee</b>
<b>North</b>	<b>Puntha Road</b>
<b>South</b>	<b>Land of Vendee</b>
<b>Surroundings as per Legal Documents Deed No. 12 (7330/2014), Extent: AC. 1.00 Cents</b>	
<b>East</b>	<b>Land of Vendee</b>
<b>West</b>	<b>Land of Vendee</b>
<b>North</b>	<b>Land of Vendee</b>
<b>South</b>	<b>Land of Vendee</b>
<b>Surroundings as per Legal Documents Deed No. 13 (7331/2014), Extent: AC. 0.12 Cents</b>	
<b>East</b>	<b>Land of Vendee</b>
<b>West</b>	<b>Irrigation Canal</b>
<b>North</b>	<b>Land of Vendee</b>
<b>South</b>	<b>Land of Vendee</b>

**Surroundings as per Legal Documents Deed No. 14 (11397/2014), Extent: AC. 1.14 Cents**

<b>East</b>	<b>Land of Vendee</b>
<b>West</b>	<b>Land of Vendee</b>
<b>North</b>	<b>Land of Vendee</b>
<b>South</b>	<b>Land of Vendee</b>

**Surroundings as per Legal Documents Deed No. 15 (5237/2014), Extent: AC. 0.60 Cents**

<b>East</b>	<b>Land of Vendee</b>
<b>West</b>	<b>Land of Vendee</b>
<b>North</b>	<b>Puntha</b>
<b>South</b>	<b>Land of Vendee</b>

**Surroundings as per Legal Documents Deed No. 16 (5599/2014), Item -1, Extent: AC. 0.33 Cents**

<b>East</b>	<b>Land of Vendee</b>
<b>West</b>	<b>Land of Vendee</b>
<b>North</b>	<b>Puntha</b>
<b>South</b>	<b>Land of Vendee</b>

**Surroundings as per Legal Documents Deed No. 16 (5599/2014), Item -2, Extent: AC. 0.93 Cents**

<b>East</b>	<b>Land of Vendee</b>
<b>West</b>	<b>Land of Vendee</b>
<b>North</b>	<b>Land of Vendee</b>
<b>South</b>	<b>Land of Vendee</b>

**Surroundings as per Legal Documents Deed No. 16 (5599/2014), Item -3, Extent: AC. 0.10 Cents**

<b>East</b>	<b>Full extent</b>
<b>West</b>	<b>Full extent</b>
<b>North</b>	<b>Full extent</b>
<b>South</b>	<b>Full extent</b>

**Surroundings as per Legal Documents Deed No. 16 (5599/2014), Item -4, Extent: AC. 0.25 Cents**

<b>East</b>	<b>Land of D. Appa Rao</b>
<b>West</b>	<b>Land of T. Chittemma</b>
<b>North</b>	<b>Puntha</b>
<b>South</b>	<b>Land of Vandee</b>
<b>Total Extent:</b>	<b>Ac. 14.51 ½ Cents or 70, 252.60 SQYDs - As per Deed and Actuals Ac. 14.50 Cents or 70, 180.00 SQYDs and Plan <b>-(I Consider)</b></b>
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	<b>Good</b> / Fair / Poor
Exteriors	<b>Good</b> / Fair / Poor
Interiors	<b>Good</b> / Fair / Poor
Type of finishing (Paint)	-
Type of specification used	NA
Amenities provided in building/society	NA
Construction progress up to	<b>100 %</b>
Stage of construction in %	<b>100%</b>
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. Doc No.548/2014 Doted 05-02-2014 2. Doc No.3210/2014 Doted 26 -03 -2014 3. Doc No.4758/2014 Dated 09-05-2014 4. Doc No.2182/2014 Dated 26-06-2014 5. Doc No.6762/2014 Dated 28-06- 2014 6. Doc No.6763/2014 Dated 28 -06 -2014 7. Doc No.6764/2014 Dated 28-06-2014 8. Doc No.7149/2014 Dated 04 -07 -2014 9- Doc No.7330/2014 Dated 09-07-2014 10. Doc No.7331/2014 Doted 09 07 2014 11. Doc No.11397/2014 Dated 29 -09- 2014 12. Doc N0.5237/2014 Dated 14-11-2014 13. Doc No.5599/2014 Dated 06-12-2014 14. Properly Tax Assessment No 421 Dated an 07 /06/2021 15.Land Conversion No. GI715/2014, Dt: 12-06-2014 16. Plan Approval B.P.No.74/2017 /R.c. No.1634/2017/R dated on 26- 05 -2017

Date Of Visit	<b>03.04.2024</b>
Type of Locality	Lower middle class / <b>middle class</b> / Upper Middle class / Posh
Land Area (if applicable)(sqyd/ sqmt)	<b>Ac. 14.50 Cents or 70,180 SQYDS X 70% Yeild = 49,126.39 Sft.</b>
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	<b>No/</b> 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	<b>NA</b>
Govt .Assessed Value	<b>Rs.--</b>
Current market land rate / per sqmt / sq. ft.	<b>Rs. 6,800 per Sq yd (49,126.39 Sq yds X Rs. 6,800/- Per Sq yds Total =Rs.33,40,59,452/-</b>
Current Construction Market Rate / Sq Ft.	<b>Plinth area: 4,28,566.72 Sft. *860 per Sft. =Rs. 36,85,67,379/- Plot form Area : 71,464.67 Sft. *370 Per sft. = 2,64,41,927/-</b>
Amenities:	<b>Guard Room: Rs. 10,00,000/- Compound Wall: Rs. 1,00,00,000/-</b>
Recommended /Fair Market Rate	<b>Rs. 74,18,94,198/- Or Say Rs. 74,18,94,000/-</b>
Distress Value	Rs.63,06,10,000/-
Realizable Value	Rs.66,77,05,000/-
Insurable Value	-

#### Remarks:

1. Case Type is LAP
2. As on date of site visit Subject Property is Industry of Rice Mill and is situated in Karapa Mandal, East Godavari District.
3. Subject Property is identified based on the industry name mentioned in the submitted deeds and same is marked on site
4. As per submitted Deed and actual measurement of site area is Ac. 14.51 ½ Cents or 70,252.6 Sq Yds and as per Plan Ac. 14.50 Cents or 70,180.4 SQYDS however least is considered.
5. Plot form area 71,464.67 Sft. and Plinth area 4,28,566.50 Sft. is considered
6. 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.
7. Legality to be verified prior any approvals or disbursement.



**DECLARATION:**

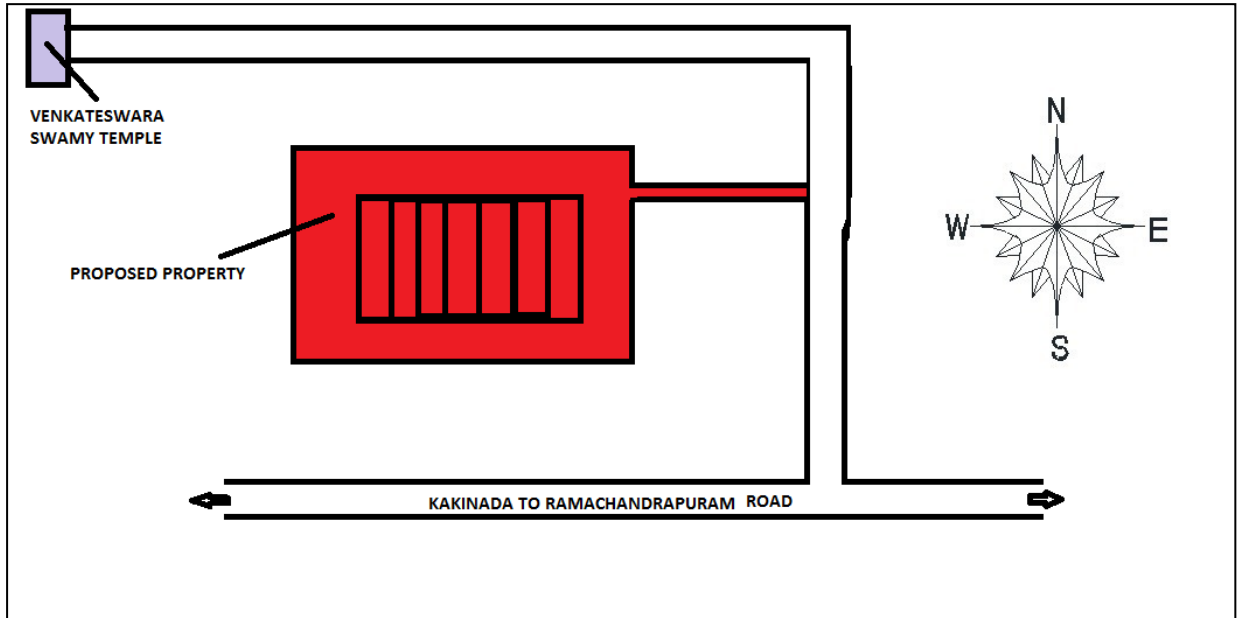
I declare that

- (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.

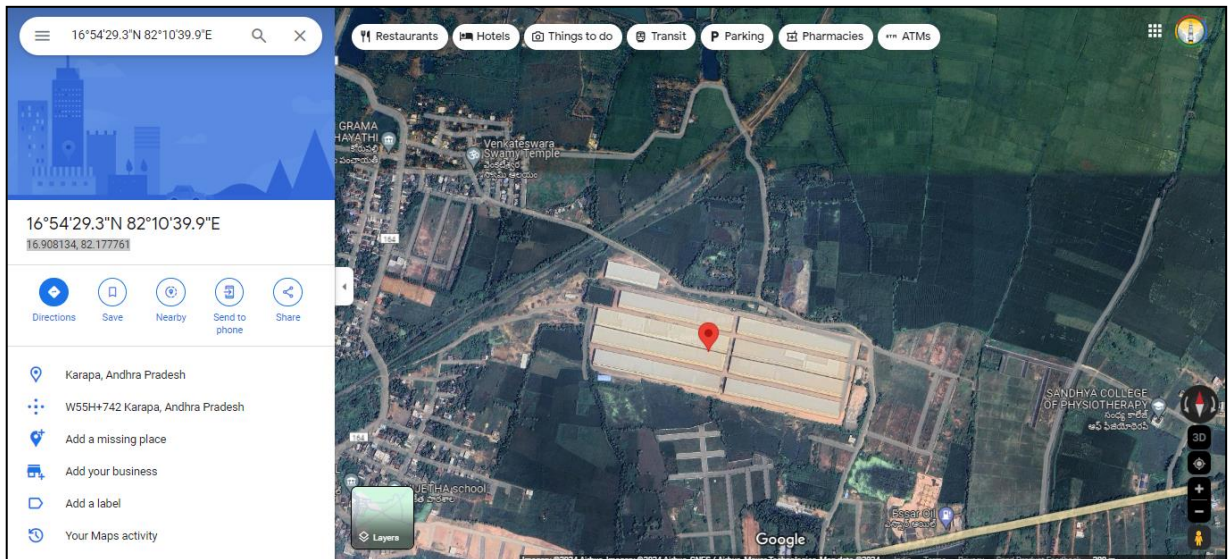
**Date: 05.04.2024**

**Seal Signature of the Panel Valuer**

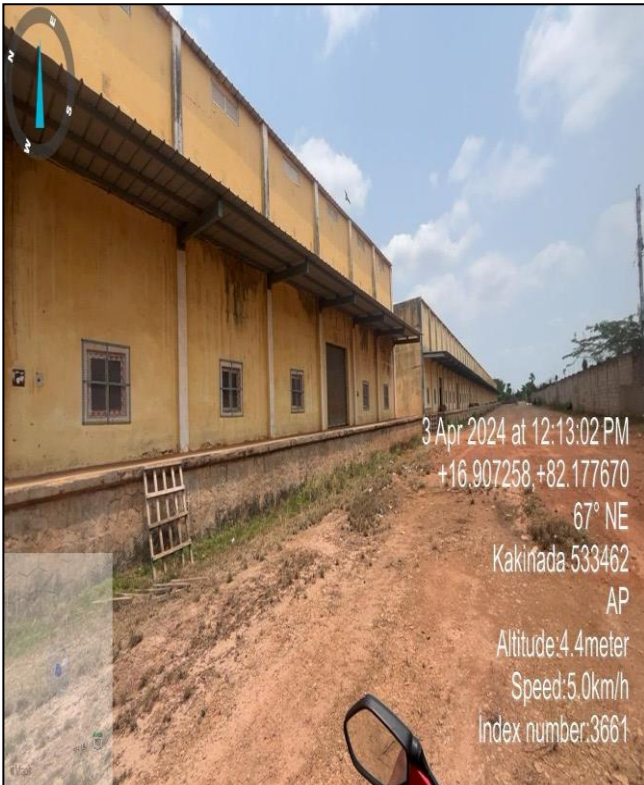
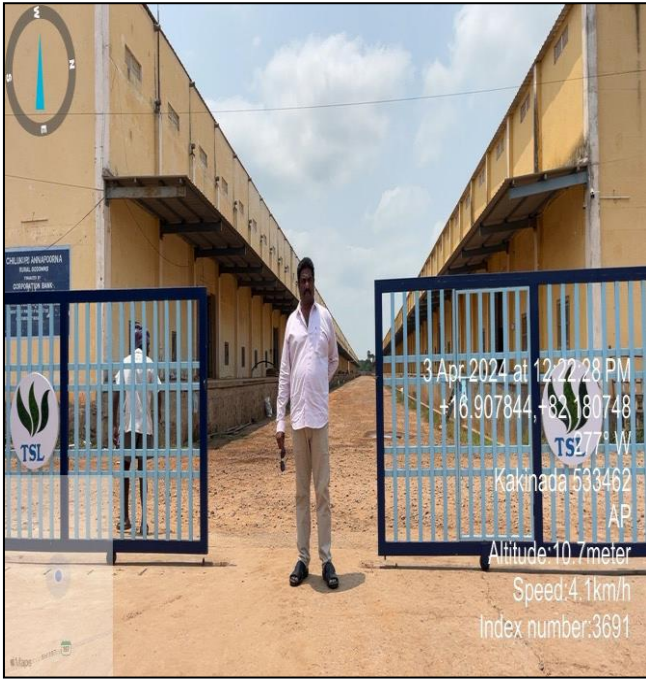
### Location Map:-

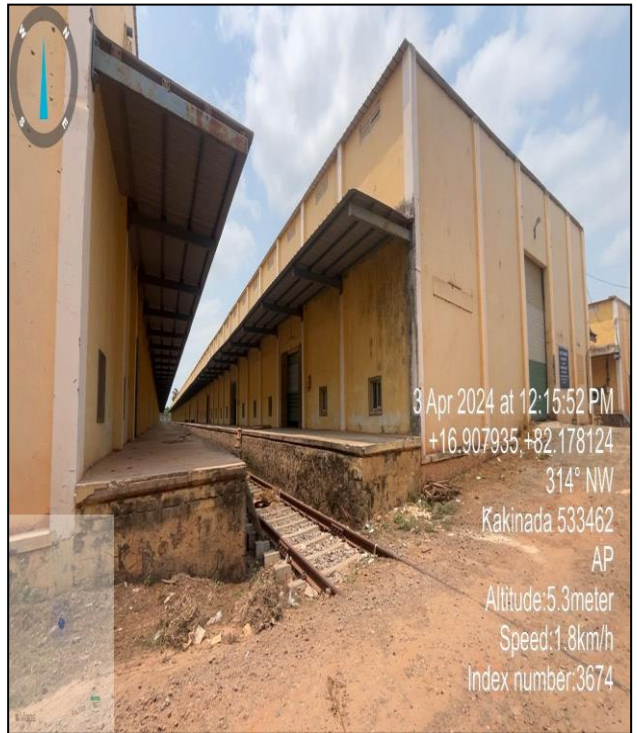
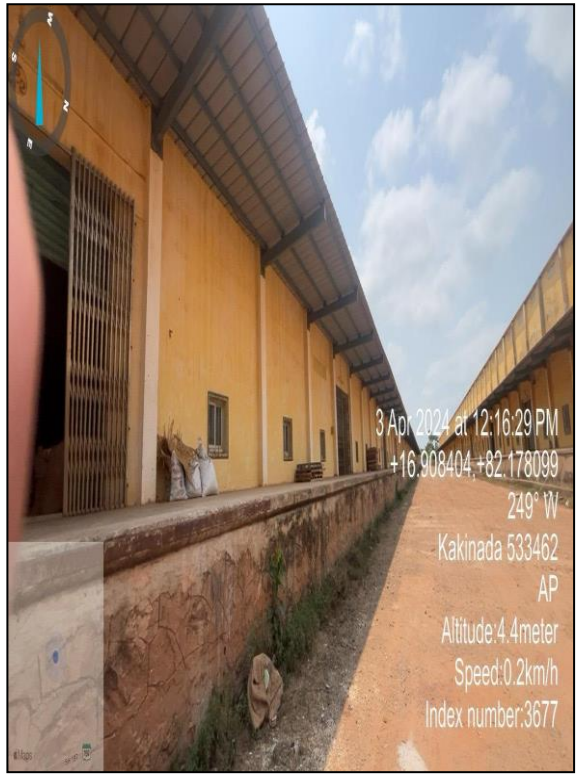
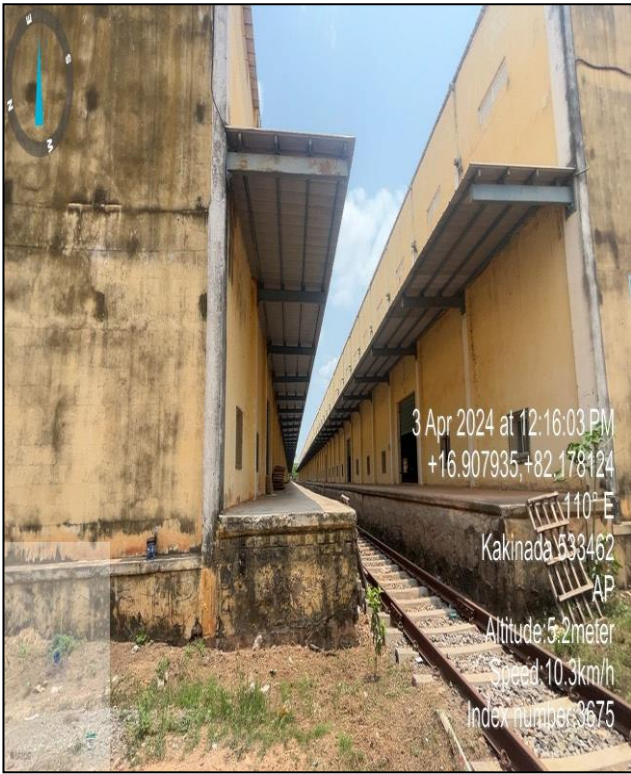


### Google Maps:

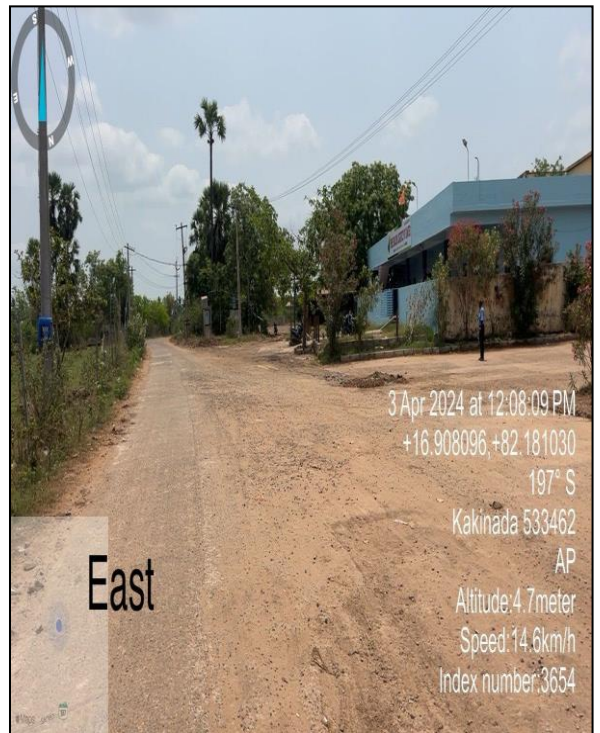
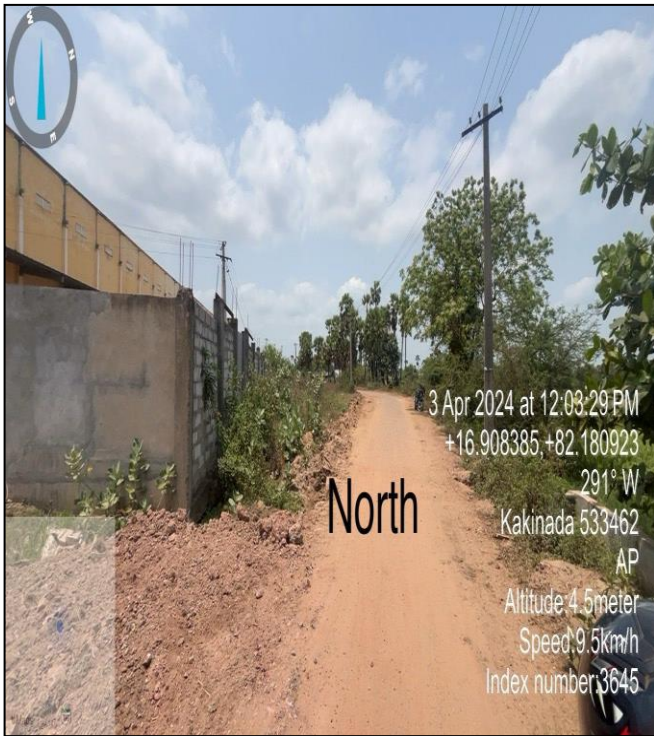


**Photos of Property:**





**ROAD APPROACH:**



**Survey Number Check:**

