

Ch. Purna Chandra Rao

B.Tech., (Civil), FIV., MSc (REV) FIV – 22212
Consulting Engineer & Govt. Regd. Valuer
CCIT - III/Tech/Reg.Val/2/2016-17

Purna Associates

1st floor, 'SRI SADANAM'
Opp. Reliance fresh, 4/2, Line
Arundalpet, GUNTUR – 522 002.
E-Mail : chpurna65@gmail.com
Mobile : 9849470123

APPENDIX - 1

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S.No	Particulars	:	
I	INTRODUCTION	:	Punjab National Bank, Circle Sastra Division, Vijayawada.
1.	Name of the Valuer	:	CH. PURNA CHANDRA RAO
2.	a. Date of Inspection	:	Dt. 05-03-2026
	b. Date of valuation	:	Dt. 06-03-2026
3.	Purpose of Valuation	:	To assess the present Fair Market Value of the immovable property and fix the reserve price for initiating action under SARFAESI Act, offered by Smt R.Sasikala ,W/o N.B Raja Babu
4.	Name of the owner(s) (details of share of each owner in case of joint & Co-ownership)	:	Smt R.Sasikala ,W/o N.B Raja Babu R/o Door No.14-514/4,Lakshmi Nagar Layout, North Palace Road extension ,Kuppam
5.	Name of Bank/ FI as applicable	:	Punjab National Bank, The Bank Manager, Circle Sastra Division, Vijayawada.
6.	Name of Developer of the Property (in case of developer built properties)	:	NA
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	:	Under Owners (In case of Rental, expecting Rent Rs.10,000/- per month for total Building approx)
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 Mandal / District.	:	Survey No.37-1 & 37-2 of Kuppam Door No.14-514/4 ,Assmt No.1180009337 Plot No.33 ,Ward No.14 Lakshmi Nagar Layout, North Palace Road extension Kuppam Town & Municipality, Kuppam Mandal, Chittor Dist.,
2.	Municipal Ward No.	:	Ward No.14
3.	City / Town	:	Kuppam Town & Municipality
	Residential Area / Commercial Area / Industrial Area	:	Residential
4.	Classification of the Area High / Middle / Poor Metro / Urban / Semi Urban / Rural	:	Middle class Semi-Urban
5.	Coming under Corporation Limit / Village Panchayath / Municipality	:	Municipality Limits



6.	Postal address of the property	:	Survey No.37-1 & 37-2 of Kuppam, Assmt No.1180009337, Door No.14-514/4, Plot No.33, Ward No.14, Lakshmi Nagar Layout, North Palace Road extension, Kuppam Town & Municipality, Kuppam Mandal, Chittor Dist.,
7.	Latitude, Longitude and Coordinates of the site	:	12.752135, 78.343417
8.	Area of the plot/land (supported by a Deed)	:	166.67 Sq.yds(or) 139.33 Sq.mts
	Area of the plot/land (supported by a Plan)	:	133.33 Sq.yds(or) 111.46 Sq.mts
9.	Layout plan of the area in which the property is located	:	N/A
10.	Development of surrounding areas	:	Residentially developed
11.	Details of Roads abutting the property	:	C.C Road Available
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment	:	No
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Not Applicable
14.	Description of Adjoining properties	:	A
			B
			As per Deed No : 2282/2006
			As per Actual
	East	:	Property of Eswaramma D.No.14-530
	South	:	15 Ft Wide Road 2 nd Cross
	West	:	Property of K.Amuda
	North	:	Raja Kalava
	Extent	:	166.67 Sq.yds(or) 139.33 Sq.mts
	Deduct for Road widening	:	Nil
15.	Net Extent for Value considered for Valuation (Least of 14 A & 14B)	:	133.33 Sq.yds(or) 111.46 Sq.mts
16.	Survey no. if any	:	Survey No.37-1 & 37-2 of Kuppam
17.	Type of Building (Residential/Commercial/Industrial)	:	Residential Building
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 full details of specifications to be appended along with building plans and elevations.	:	The Schedule Property is RCC Roof Ground, First, Second, Third & Fourth Floor Residential Building situated at Lakshmi Nagar Layout, North Palace Road extension, Kuppam Town & Municipality, Kuppam Mandal, Chittor Dist., Plan Approval is taken for GF, FF & SF only.
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	:	As per Plan GF – 939.44 sft FF – 939.44 sft SF – 500.00 sft
			As per Actual GF – 1335.25 sft FF – 1335.25 sft SF – 1335.25 sft TF – 1335.25 sft FF – 681.25 sft

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20.	Any other aspect.	:	NIL
III.	TOWN PLANNING PARAMETERS	:	
1.	Master plan provisions related to the property in terms of land use	:	Residential
2.	Date of Issue and validity of layout of approved map/ plan	:	Plan Approval D.Dis No.109/2014, Date : 24-02-2014 issued by Panchayat Secretary, Kuppam Gram Panchayat
3.	Approved Map / Plan issuing Authority	:	N/A
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	:	Nil
6.	Planning area/zone	:	Residential
7.	Development controls	:	N/A
8.	Zoning regulations	:	NA
9.	FAR/FSI permitted and consumed	:	NA
10.	Ground coverage	:	NA
11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	:	NA
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	:	Residential
13.	Comment on unauthorized constructions if any	:	Not Applicable
14.	Comment on demolition proceedings if any	:	NIL
15.	Comment on compounding/ regularization proceedings	:	Not Applicable
16.	Comment on whether OC has been issued or not	:	Not Applicable
17.	Any other aspect	:	NIL
IV.	Legal Aspects	:	
1.	Ownership documents,	:	1). Xerox Copy of Sale Deed No.2282/2006, Date : 15-11-2006 2). Xerox Copy of Plan Approval D.Dis No.109/2014, Date : 24-02-2014 issued by Panchayat Secretary, Kuppam Gram Panchayat 3). Xerox Copy of Property Tax Receipt Assmt No.1180009337 4). Xerox Copy of Old Valuation Report by Sri D.S Mahendra Prasad Garu, Date : 10-09-2025
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	:	Smt R.Sasikala ,W/o N.B Raja Babu
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	:	Considered as per Legal Opinion
4.	Comment on whether the IP is independently	:	The Schedule Property is Independently Accessible

5.	Title verification,	:	Yes, and as per Old valuation Report
6.	Details of leases if any,	:	Not Applicable
7.	Ordinary status of freehold or leasehold including	:	Free Hold
8.	Agreements of easements if any,	:	NIL as per Considered Legal Opinion
9.	Notification for acquisition if any,	:	NIL
10.	Notification for road widening if any,	:	NIL
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
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	:	NA
14.	Comment on transferability of the property	:	Transferrable
15.	Comment on existing mortgages /Charges / encumbrances on the property if any	:	NIL
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	:	NA
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	:	NA
18.	Any other aspect	:	NIL
V	ECONOMIC ASPECTS	:	
1.	Details of ground rent payable,	:	NA
2.	Details of monthly rents being received if any,	:	Expecting Rent Rs.10,000/- per month for total Building approx)
3.	Taxes and other outgoings,	:	NA
4.	Property insurance,	:	Not Readily available
5.	Monthly maintenance charges,	:	Not Applicable
6.	Security charges, etc	:	Not Applicable
7.	Any other aspect	:	NIL
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.	:	N/A
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, 4. Any other aspect	:	Not Applicable Not Applicable Not Applicable Not Applicable



VIII	INFRASTRUCTURE AVAILABILITY	
	a) Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage	: Ground Water Available in the Area Not Available Open Drain System
	b) Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby c) Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces.	: By Local Body Management Available in the Area Good Connectivity available Gravel Roads Available Near by Available Near by Available Near by
IX	MARKETABILITY	
	Analysis of the market for the property in terms of 1. Location attributes 2. Scarcity 3. Demand and supply of the kind of subject Property. 4. Comparable sale prices in the locality.	: Good Marketability as the property is situated very Gravel Roads with good demand. No Scarcity Not Readily available in 99 Acres N/A
X	ENGINEERING AND TECHNOLOGY ASPECTS	
1.	Type of construction,	: RCC Roof
2.	Materials and technology used,	: Column & Beam
3.	Specifications,	: Ordinary
4.	Maintenance issues	: Nill
5.	Age of the building	: 11 Years
6.	Total life of the building,	: 60 Years (Residential Age – 49 Years)
7.	Extent of deterioration,	: Not Applicable
8.	Structural safety	: Yes
9.	Protection against natural disasters viz.	: Not Applicable
10.	Visible damage in the building if any,	: Not Applicable
11.	Common facilities viz. lift, water pump, lights, security	: Not Applicable
12.	System of air-conditioning,	: Not Applicable
13.	Provision for fire fighting, Copies of plans and elevations of the building to be included.	: Not Applicable
XI	ENVIRONMENTAL FACTORS	
1.	Use of environment friendly building materials, Green building techniques if any,	: Not Applicable
2.	Provision for rain water harvesting,	: Not Applicable
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries,	: Not Applicable



	heavy traffic, etc.		
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.	:	It is a Residential Building
XIII	In case of Valuation of Industrial Property		
	1) Proximity to residential areas	:	Available within near by
	2). Availaility of Public transport facilities	:	Available 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 judgment 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.	:	133.33 Sq.yds(or) 111.46 Sq.mts Rs. 5,000/- to Rs. 7,000/- per Sq.yd 133.33 Sq.yds x Rs. 6,500/- per Sq.yd = Rs. 8,66,645-00

DETAILS OF BUILDING VALUATION

S. No	Particulars of Items	Plinth Area in Sft.	Roof Ht. in ft./mts.	Age of Bldg.	Estimated replacement rate of construction in Rs.	Replacement Cost in Rs.	Depreciation 18 %	Net Value after depreciation in Rs.
1.	Ground Floor	939.44 sft	10 ft	11 years	Rs.1050/- per sft	Rs. 9,86,412-00	Rs. 1,77,554-16	Rs. 8,08,857-84
2.	First Floor	939.44 sft	10 ft	11 years	Rs.1050/- per sft	Rs. 9,86,412-00	Rs. 1,77,554-16	Rs. 8,08,857-84
3.	Second Floor	500.00 sft	10 ft	11 years	Rs.1050/- per sft	Rs. 5,25,000-00	Rs. 94,500-00	Rs. 4,30,500-00
							Total	Rs. 20,48,215-68 (or) Say Rs. 20,48,000-00

(Rupees Twenty Lakhs Forty Eight Thousand only)

C – (Extra Items)

1.	Portico	:	
2.	Ornamental Front Door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / Collapsible gates	:	



Total	:	
Part D – (Amenities)		(Amount In Rs.)
1. Wardrobes	:	
2. Glazed Tiles	:	
3. Extra Sinks and bath Tub	:	
4. Marble/ Ceramic tiles flooring	:	
5. Interior Decorations	:	
6. Architectural elevation works	:	
7. Panelling works	:	
8. Aluminium works	:	
9. Aluminium hand rails	:	
10. False Ceiling	:	
Total	:	

Part E – (Miscellaneous)		(Amount In Rs.)
1. Separate Toilet Room	:	
2. Separate Lumber Room	:	
3. Separate Water Tank / Sumb	:	
4. Trees , Gardening	:	
Total	:	

Part F – (Services)		(Amount in Rs.)
1. Water Supply Arrangements	:	
2. Drainage Arrangements	:	
3. Compound Wall with gate	:	
4. C.B. Deposites, fittings, etc.,	:	
5. Pavement	:	
Total	:	

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	Rs. 8,66,645-00
Part – B	Building	:	Rs. 20,48,000-00
Part – C	Extra Items	:	Rs.
Part – D	Amenities	:	Rs.
Part – E	Miscellaneous	:	Rs.
Part – F	Services	:	Rs. 29,14,645-00 (or) Say Rs.30,00,000-00
	Total	:	Rs.30,00,000-00
	Fair Market Value of the property	:	Rs. 25,50,000-00
	Realizable Value of the property (85%)	:	Rs. 24,00,000-00
	Distressed value of the property (80%)	:	

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.30,00,000-00 (Rupees Thirty Lakhs 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).

Chd



The other details are as under:

i.	Date of purchase of immovable property	Date : 15-11-2006
ii.	Purchase Price of Immovable Property	As per Document
iii.	Book Value of Immovable Property	As per Document
iv.	Realizable Value of immovable property: @ 85% Value	Rs. 25,50,000-00
v.	Distress Sale Value of immovable property: @ 80% Value	Rs. 24,00,000-00
vi.	Guide Line Value (Value as per Circle Rates) if applicable in the area where immovable property is situated. (133.33 sq.yds X Rs. 4,000/- per sq.yd = Rs. 5,33,320-00)	Rs. 5,33,320-00

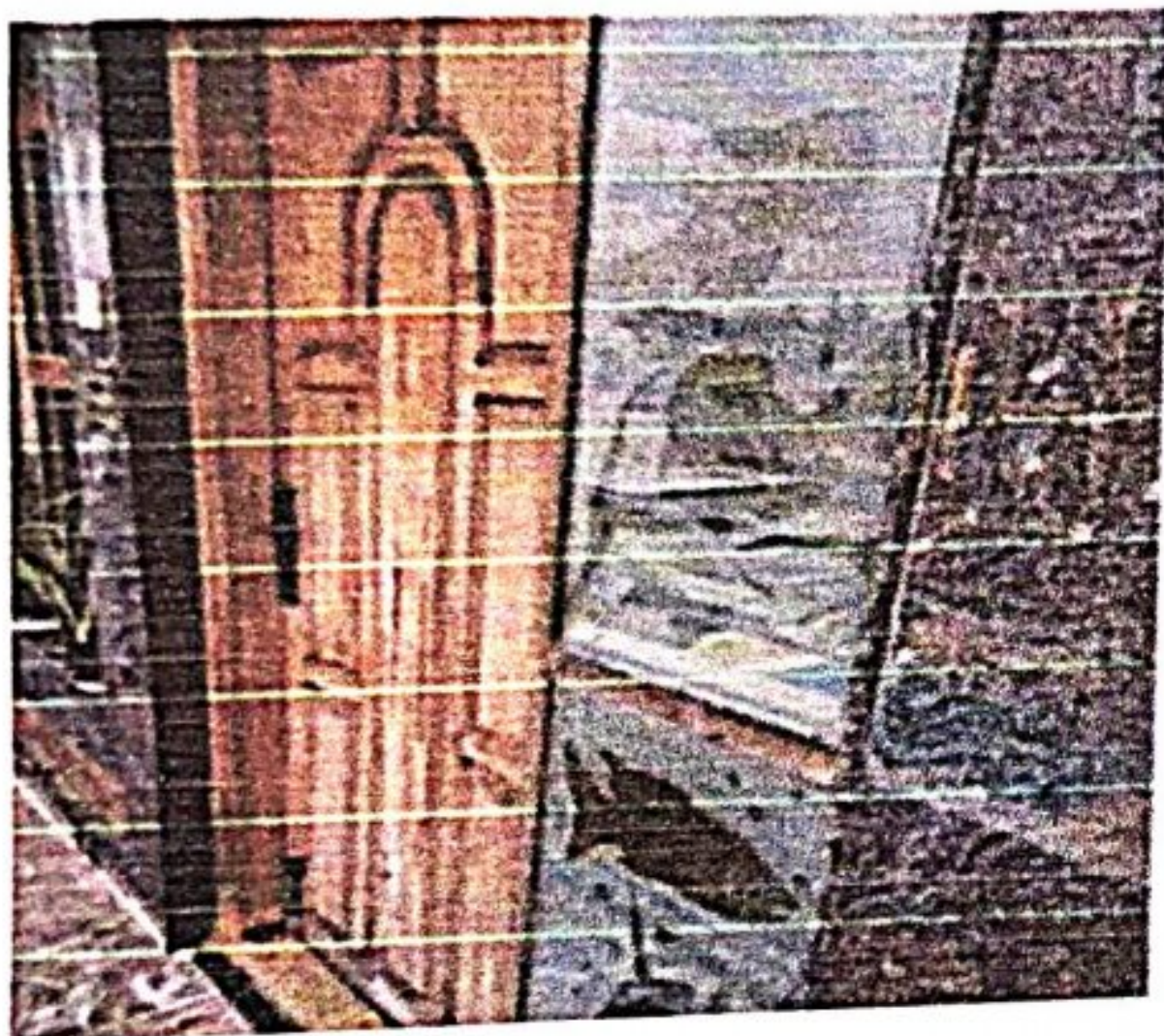
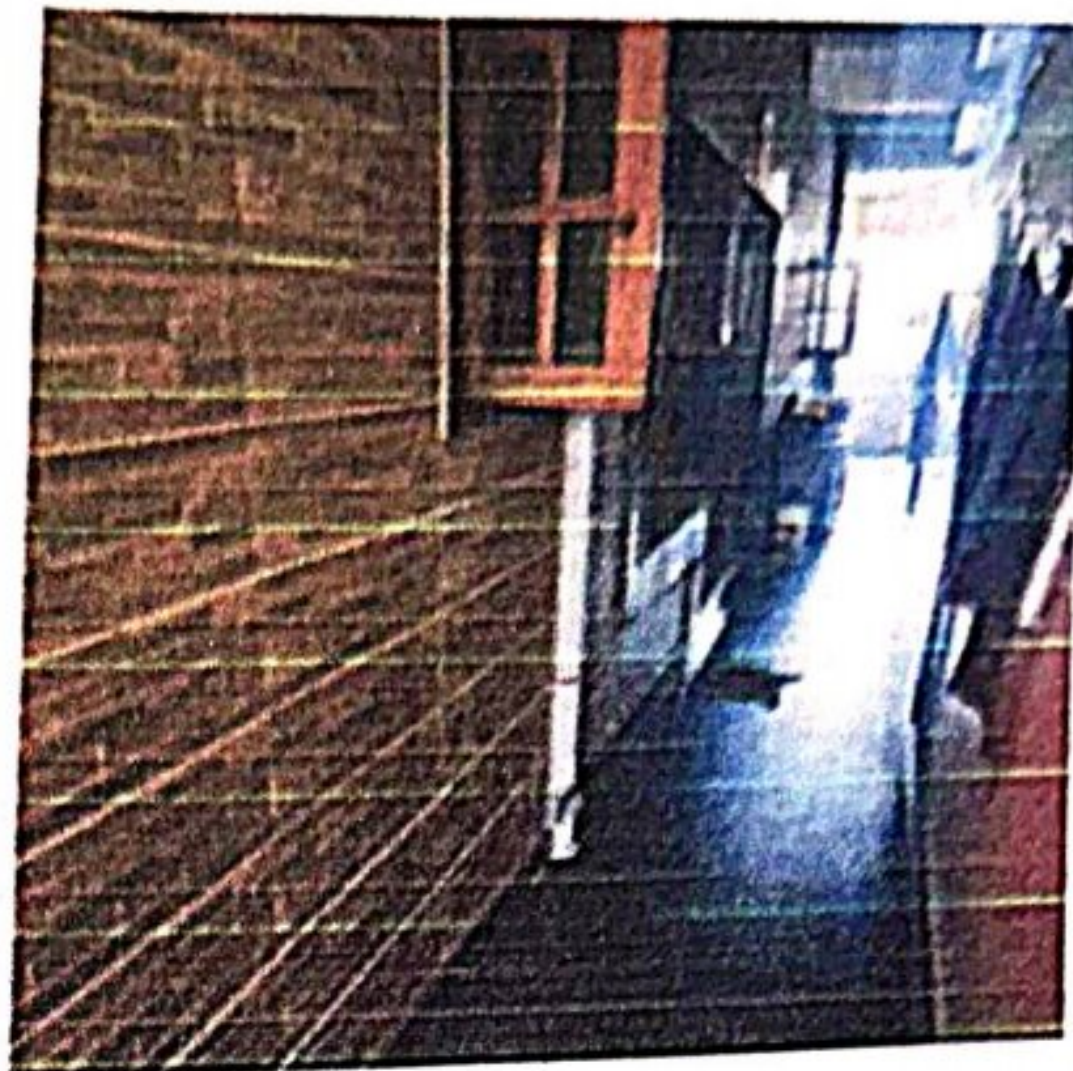
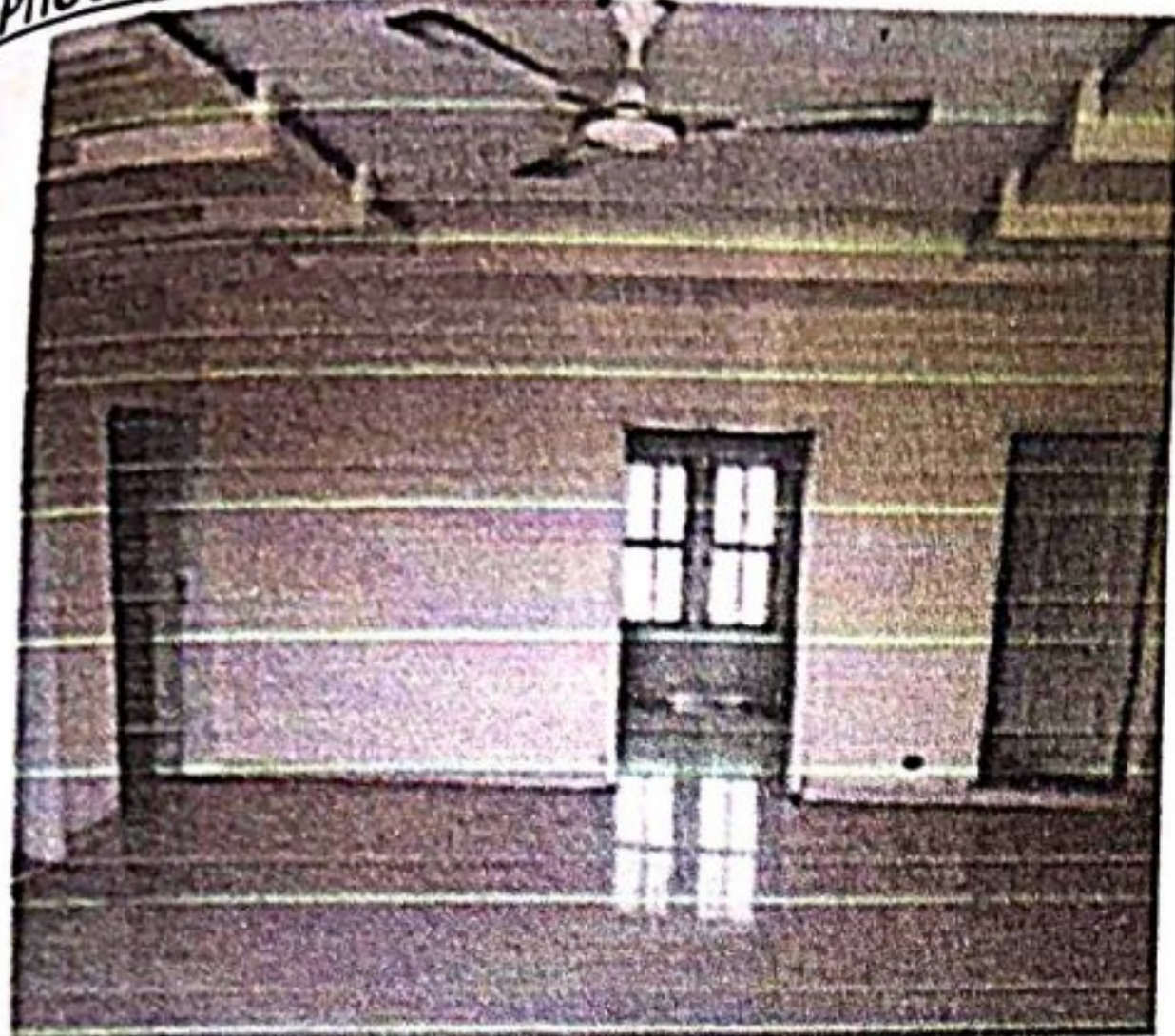
Date : 06-03-2026

Place : Guntur

Signature of the Valuer
CH. PURNACHANDRA RAO
B.Tech., M.Sc. (REV), FIV
PANNEL VALUER, FIV

Encloses List: Location Sketch, Layout Plan, Google Location, Photographs.

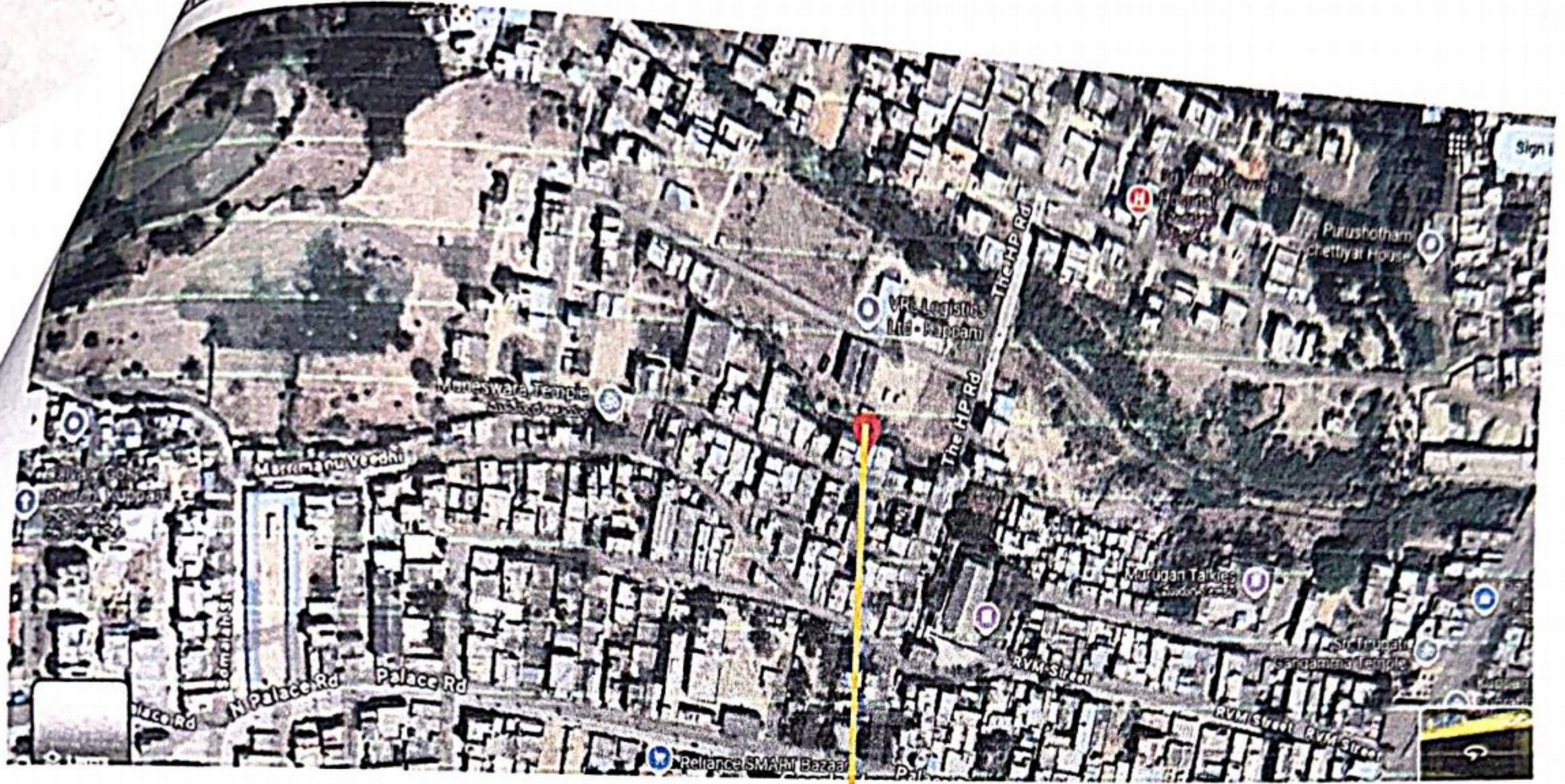
photographs of the Property



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Map (12.752135,78.343417)



Schedule Property

SRO RATE

14	14	-	-	MARRIMAANU STREET	4000	1690	1690	1720	Residential	01/02/2025
14	14	-	-	MARRIMANU STREET II	4600	1720	1720	1750	Commercial	01/02/2025
14	14	-	-	MURUGAN TALKIES ROAD	4000	1690	1690	1720	Residential	01/02/2025
14	14	-	-	MURUGAN TALKIS ROAD II	6300	2120	2120	2150	Commercial	01/02/2025
14	14	-	-	NETHAJI ROAD	5000	2050	2050	2080	Residential	01/02/2025
14	14	-	-	NETHAJI ROAD 02	6300	2120	2120	2150	Commercial	01/02/2025
14	14	-	-	NORTH PALACE ROAD	4000	1690	1690	1720	Residential	01/02/2025
14	14	-	-	NORTH PALACE ROAD II	4600	1720	1720	1750	Commercial	01/02/2025
14	14	-	-	PALACE COMPOUND	4600	1720	1720	1750	Residential	01/02/2025
14	14	-	-	PALACE COMPOUND II	6300	2120	2120	2150	Commercial	01/02/2025
14	14	-	-	PALACE ROAD	5000	2050	2050	2080	Residential	01/02/2025

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BHUVAN MAP

BHUVAN
Indian Geo-Platform of ISRO

National Remote Sensing Centre



Schedule Property

Cedro



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