

G. MAHENDER

B.E. (Civil) (O.U.), M.U.R.P. (JNTU)
A.I.T.P (IND.), A.M.I.E., F.I.V
Govt. Regd. Valuer & Chartered Engineer
Cat- 1/373/99-2000
HDFC, Axis Bank, ~~Indusind~~ Bank, RBL,
Kotak Mahindra, HPCL, Adityabirla,
PNB, Yes Bank, IDFC, HDB Panel Valuer

Door No. 56-2-25
Opposite Amma Hospital
Koneru Satyanarayana Street
Patamata, Vijayawada-10
Mobile : 8179628178
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VALUATION REPORT

LOS NO.	3402591	Dated:	20.08.2026		Type of Report	Original
Valuer Name,Contact Details,Email ID & Code		G.Mahender				
Branch Name or DSA Name		HDB NPA		Product:	LAP	
GENERAL DETAILS:						
1	Purpose of Valuation					
2	Date on which Valuation is done		19.08.2026			
	Name of the Applicant		Jalli Suneetha			
		As per Initiation	As per Documents	As per Physical visit		
3	Name of the applicant /property Owner	Jalli Suneetha W/o Sagar	Jalli Suneetha W/o Sagar	Jalli Suneetha W/o Sagar		
4	Person Name & Contact No. available During Visit					
5	Particulars	As per ownership Document	As per Approved plans & Permission	As per Physical visit		
5.a	Property Address Description	Door No. 11-195, R.S.No.40/2A, Nagaraju peta Road,Palakollu Municipality & Mandal West Godavari District, A.P. Pin-534260.	Door No. 11-195, R.S.No.40/2A, Nagaraju peta Road,Palakollu Municipality & Mandal West Godavari District, A.P. Pin-534260.	Door No. 11-195, R.S.No.40/2A, Nagaraju peta Road,Palakollu Municipality & Mandal West Godavari District, A.P. Pin-534260.		
5.b	Plot No. & Sub Plot No.					
5.c	CTS Nos/S.Nos/Gat Nos./Hissa Nos/Khasra Nos.					
5.d	Village/ Town/ Location	Palakollu	Palakollu	Palakollu		
5.e	Taluka	Palakollu	Palakollu	Palakollu		
5.f	District (Mandatory)	West Godavari District	West Godavari District	West Godavari District		
5.g	State (Mandatory)	Andhra Pradesh	Andhra Pradesh	Andhra Pradesh		
5.h	Pin Code (Mandatory)	534260	534260	534260		
5.i	Complete Property Address as per System	Door No. 11-195, R.S.No.40/2A, Nagaraju peta Road,Palakollu Municipality & Mandal West Godavari District, A.P. Pin-534260.				
5.I	GPS Coordinates (Mandatory)	Latitude	16.526317	Longitude	81.724577	
5.J	Nearest Landmark	Beside Hebron Residential High School				
5.K	Name on the Society Name Board					
5.L	Name on the Property's Door/Entrance					
5.M	Name ,Address and contact No. of the Neighbor/Treasurer/Secretary/Chairman who confirmed the Property owners Name & Existence	NA				
5.N	Property Address Matches as per Site & Property Documents (**Mandatory)	Yes				
5.O	Property Enlisted For Any Negative Authority Action / Negative Area (**Mandatory)	No				
6	Particulars	Name	Distance (km)			
6.a	Nearest Government offices from property		0-0.5 Km			
6.b	Nearest Railway Station from property	Palakollu	3-5 Km			
6.c	Nearest Bus Station from property	Palakollu	0-0.5 Km			
6.d	Nearest Airport Station from property	Gannavaram	more than 5 Km			
6.e	Nearest National Highway from property		more than 5 Km			
6.f	Community centers like Hotels,Restaurants,Theaters, Auditoriums,Clubs, Lakes,Ponds etc Approximate Distance from Property		0-0.5 Km			
6.g	School, College Hospital, Market etc Approximate Distance from Property		0-0.5 Km			
6.h	Within Munical Limits	Yes				
6.i	Details of Local Auhthority	Municipal Corporation		Details including name of authority etc to be inserted		

DOCUMENT DETAILS:									
7	Particulars			Whether Provided or not (mandatory)	Date	Document Number	Registrar office/ Competent Authority/ Owner Name		
7.a	Ownership Documents- Sale Deed, Agreement for sale,Agreement to sale			Provided	Copy of sale Deed Document Dated. 05.01.2010 24.04.2013	1.66/2010 2.2651/2013			
7.b	Non Agriculture Order/Diversion Order								
7.c	Commencement Certificate/ Construction Permission/ SANCTIONED PLANS			Received					
7.d		Building Plan		Received	10.04.2013	P.R.No.44/93	Approved by Panchayathi Secretary Palakollu Grama Panchayathi		
		Floor Plan							
		Layout Plan							
7.e	Occupancy Certificate/ Completion Certificate								
7.f	Regularisation Certificate / Order								
7.g	Share Certificate								
7.h	Latest Property Tax Paid Bill								
BOUNDARIES:									
8	Direction	As per Ownership Document No.66/2010		As per Ownership Document No.2651/2013		As per Site			
8.a	East	Palakollu to Vadlavanipalem Road		Palakollu to Vadlavanipalem Road & 1st person site some part					
8.b	South	Property of Sagar		Property of Sagar					
8.c	West	Property of Sagar		Godown site of Bolla Narasimha Murthy					
8.d	Noth	Property of Narasimha Murthy		30 Feet wide layout road in Bolla Narasimha Murthy					
8.e	Number of Boundaries Matching:			all					
TECHNICAL DETAILS:									
9	Property type			Bungalow					
	Valuation Methodology			Land and Building					
	Present Occupancy			Occupied by Owner					
	If not Occupied by Owner			Details of the Occupant					
	1	Name of Occupant		Owner					
	2	Rent Agreement/Lease deed details (Date & No.)							
	3	Occupation age from Day1							
9.a	LAND/PLOT- (Applicable in Plot + Construction cases only)								
	Particulars			As per ownership Document		As per Approved plans & Permission		As per Physical visit	
9.a.1	Area of Land /Plot	Unit:	Sq. yard	1936-1500 = 436 Sq yards		4315.27 Sq yards		451.14 Sq yards	
9.a.2	Plot Usage			Residential		Residential		Residential	
9.a.3	Property Accessibility			Approachable by Car					
9.a.4	Details of Access			Others		Road Width			
9.a.5	Margin Area/ Set Backs (ft)	Side		As per Approved plans & Permission		As per Physical visit		Deviation	
		Front		Numeric		numeric		% Deviation to be mentioned	
		Back		Numeric		numeric		% Deviation to be mentioned	
		Left		Numeric		numeric		% Deviation to be mentioned	
		Right		Numeric		numeric		% Deviation to be mentioned	
9.a.6	Property Demarcated			Yes		Property Identified		Yes	
9.a.7	Ownership			Freehold					
9.a.8	Land /Plot Area Considered for Valuation			436.00				Sq. yard	
9.a.9	Agreement Value (Rs.)			NA					
9.a.9	Government Guideline Rate(Rs.)			Numeric				Sq. yard	
9.a.10	Prevailing Market Rate Range(Rs.)			From	Property details & / Broker Reference		To		
9.a.11	Market Reference for Land rates			Srno			Area of property	Rate (Rs.)	Price
9.a.12	Rate Adopted for Valuation			0				Sq. yard	
9.a.13	Fair Market Value		0		Realisable Value		Free Text		

CONSTRUCTION / APARTMENTS									
9.b.1		Particulars		As per ownership Document		As per Approved plans & Permission		As per Physical visit	
9.b.2		Usage		Residential		Residential		Residential	
9.b.3		Structure		R.CC Framed		R.CC Framed		R.CC Framed	
9.b.4		No. of Storey		G+1		GF		G+3	
9.b.5		Property type		Residential		Residential		Residential	
9.b.6		Completion/ Occupancy Date		33 Years		33 Years		33 Years	
9.b.7		Residual Age		27 Years		27 Years		27 Years	
9.b.8		Carpet Area(SQFT)							
9.b.9		Carpet Area(in SQFT Only)						Free Text	
9.b.10		1	Loading used in %					:	
		Built up Area (in SQFT Only)				GF : 878.66 Sft		GF : 1277.57 Sft FF: 1277.57 Sft	
9.b.11		1	Loading used in %						
		Super Builtup Area/Saleable Area (in SQFT Only)							
9.b.12		Structural Condition		Good					
9.b.13		Government Guideline Rate(Rs./sqft)		0					
9.b.14		Final Area in SQFT Considered for Valuation		0					
9.b.15		Prevailing Market Rate Range(Rs./sqft)		From				To	
9.b.16		Market Reference for Property rates		Srno	Property details & Broker Reference		Area of property Sq.ft		Rate (Rs.)
				1	free text		Numeric		Numeric
				2	free text		Numeric		Numeric
9.b.17		Rate Adopted for Valuation							
9.b.18		Depreciation (% Only)		0.00%		Final Rate Post Depreciation		0	
9.b.19		Fair Market Value		0		Realisable Value		0	
9.b.20		Distress Value		0					
9.b.21		Unapproved Construction Value(SQFT)		Area:		Rate (Rs/sqft):		Value:	0
9.b.22		Internal and External Amenities		No	Details of Amenities to be avoided		Total Value of Amenities		NA
9.b.23		Violation Observed				Details		100%	
9.b.24		Demolition / Sealing Risk		No				Free text	
9.b.25		Remarks on Last 3 years average price of property		0				Free text	
9.b.26		Insurable value of Property		Building Value					
10									
SUMMARY:									
10.a		Land Value		Approved/Authorised Construction/Unit Value		Amenities Cost		Total Value of Property	
		0		0		0		0	
11		Thus the Final Recommended value For the Said Property Vacant Land situated atDoor No. 11-195, R.S.No.40/2A, Nagaraju peta Road,Palakollu Municipality & Mandal West Godavari District, A.P. Pin-534260. (excluding unauthorised construction value) is Rs./- Say.... Rs.0/- and in words							
12		Final Status		Positive		If Negative			
13		Mandatory Requirements							
a.		Setback Deviation/Voilation - Horizontal							
b.		FSI Violation		No Violation					
c.		Locality Details		Middle Class		Community Dominated		No	
d.		Demolition Risk		Not applicable					
e.		Property Enlisted For Any Negative		No					
14		Remarks if any		As per old report owner sold out 1500 sq yards with the document no. 2651/2013,dated. 24.04.2013. 1.The watch man told that I was appointed by SBI Bank. 2.Watch man given phone to the valuer in that conversation " One lady told this property belongs to SBI , You getout from this property ". 3.Please check the legality of this property 4. The tentative value of this property is 436 X 16000 = Rs.69,76,000/-, 878.66 X 800= Rs.7,02,928/- Total = Rs.76,78,928/-					

Photos:



Location Map:-

Latit: 16.526317

Long: 81.724577

