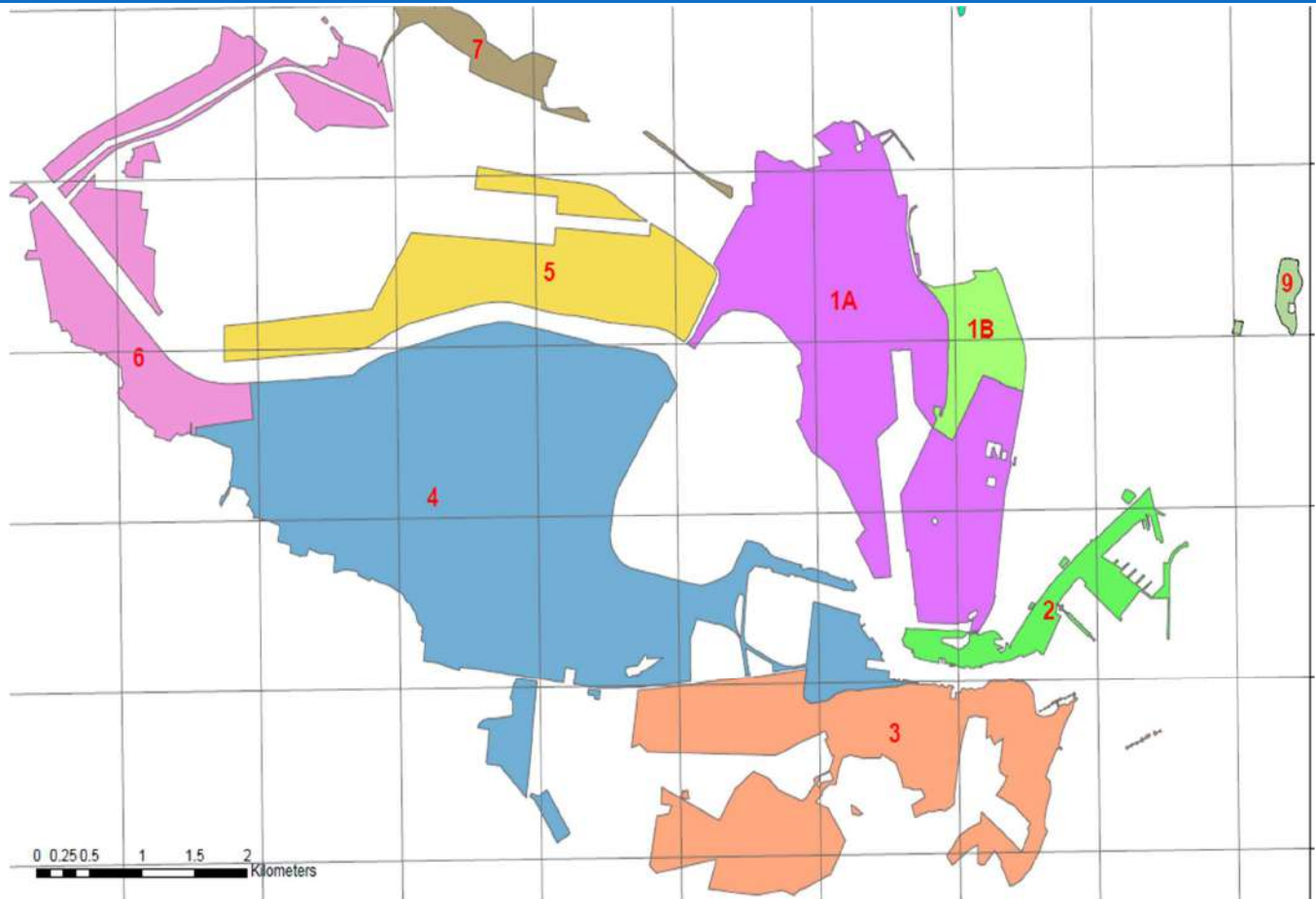


Valuation Report of Land belonging to Visakhapatnam
Port Authority,
Visakhapatnam, Andhra Pradesh
for FY 2023-23



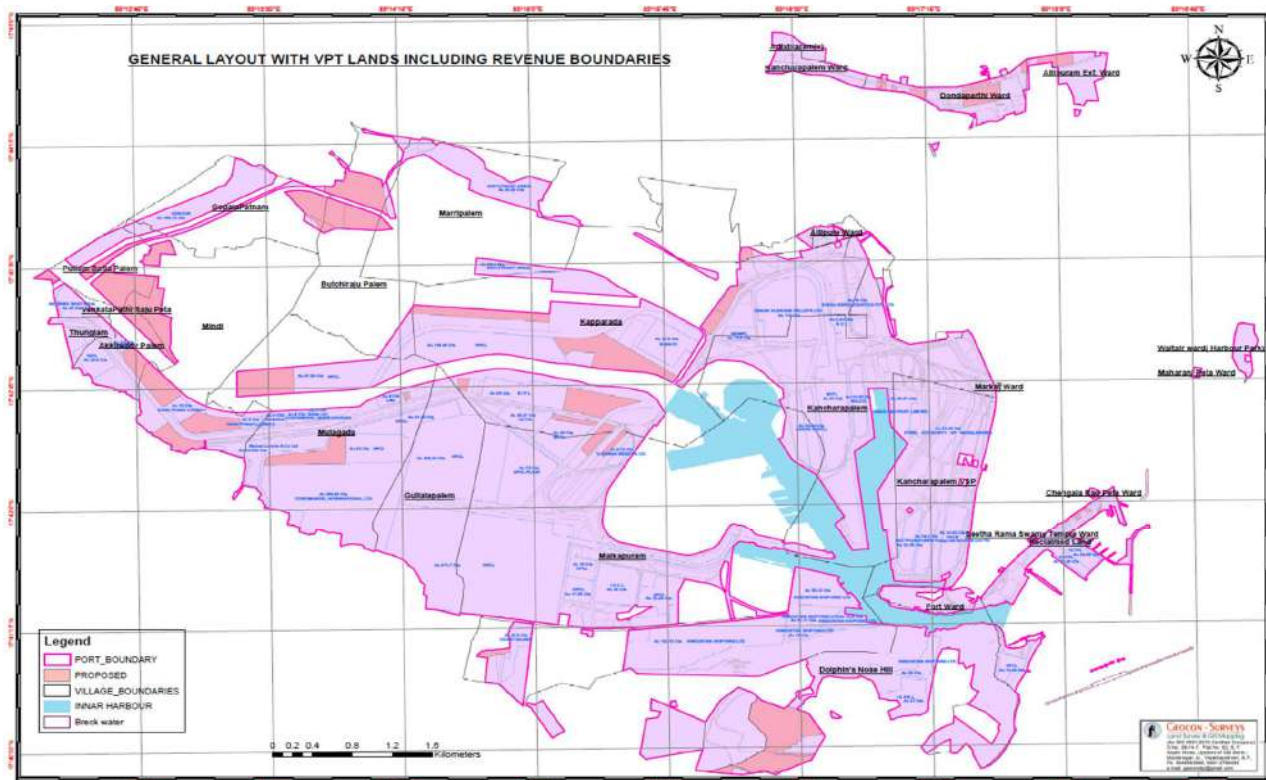
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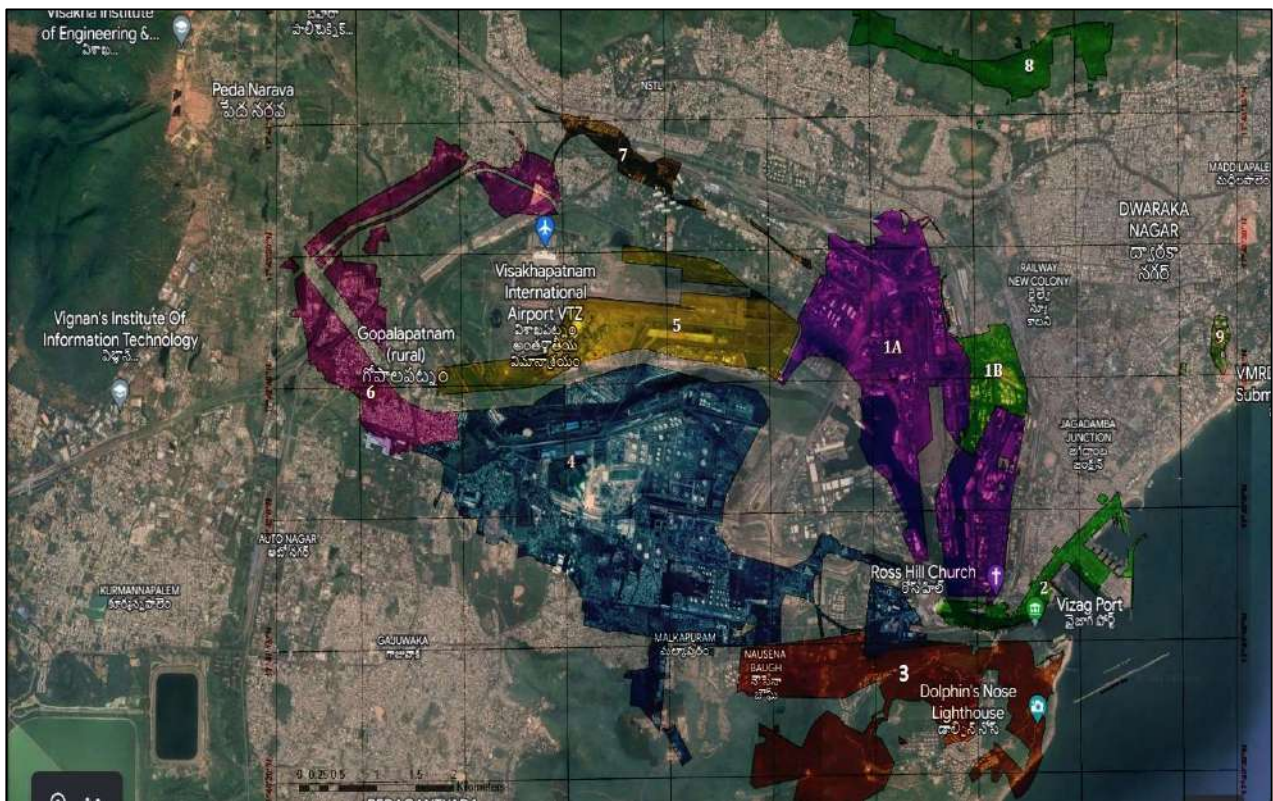
VISHVAKARMA CONSULTANCY SERVICES PVT. LTD

Aditi 5-A, Tilak Park Society, opps Sangam Society, Harni Road, Vadodara-390022

Revenue Boundaries of Visakhapatnam port Authority



Satellite View of Visakhapatnam Port Authority Land Area.



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ACKNOWLEDGEMENT

The valuation team places on record its sincere thanks to the management of Visakhapatnam Port Authority, Visakhapatnam (Andhra-Pradesh) for providing the opportunity to carry out valuation assessment to arrive fair market value of land situated at 12 zones of VPT falling under 28 different villages of Visakhapatnam (Urban & Rural), Gajuwaka, Parwada and Bheemili mandals, Visakhapatnam district of Andhra Pradesh state for the quinquennium period 2023-2028

The Valuation team is indebted to Deputy Chief Engineer, Superintending Engineer and all officers of Visakhapatnam Port Authority for their kind Cooperation & keen interest in the valuation work.

1. INTRODUCTION

Vishvakarma Consultancy Services Private Limited, a firm of Govt. Registered Valuers; has been appointed by Visakhapatnam Port Authority (VPT), for Assessment of Present fair market value of land of the fixed assets i.e. a total of 7618 acres of land area of VPT, situated at 12 zones of VPT falling under 28 different villages of Visakhapatnam (Urban & Rural), Gajuwaka, Parwada and Bheemili mandals, Visakhapatnam district of Andhra Pradesh state.

It is understood that the purpose of this assignment is to aid VPT revise their Schedule of Rates (SOR) for the quinquennium period 2023- 2028.

In order to assess the Present Fair Market Value of each of the zone, a detailed market research and prevailing circle rates for each of the zone, the current occupants and the nature of their business / activity, balance/ surplus land available for lease has been considered to arrive at a Market Value for the land.

Valuer & other field Engineer has done field visit and inspection of all the Lands as per the scope and submitting this report after proper assessment considering all the factors which influence the value of Lands as on date.

Field Visit to all the zones and visit to registrar office was done from 25.04.2023 to 09.05.2023

2. ABOUT VISHAKHAPATNAM PORT AUTHORITY'S LAND ASSET

Vishakhapatnam Port Authority (VPA) is one of the 13 Major Ports in India and the only major port of Andhra Pradesh. It is India's 3rd Largest State-owned port by volume of Cargo Handled and largest on the Eastern Coast. It is located Mid way between the Chennai and Kolkata ports on the Bay of Bengal.

2.1 VPA Physical Land Boundaries

Geographically spread across 12 different zones falling in 28 villages of Visakhapatnam (Urban), Visakhapatnam (Rural), Lankepalam village in Parwada Mandal and Mulakudu village in Bheemli mandal in Andhra Pradesh state. Where the first 10 zones lie at a radius of 8 to 10 kms of Vishakhapatnam city and zone 10 & 11 lies in Lankepalam and Mulakudu village which is approx. 30 km away from Visakhapatnam.

Totally admeasuring 7,618 acres land which is divided into 12 different zones spread across 28 villages, mentioned in the next slide is the zone wise division of land present in 28 villages along with the respective mandals derived through zonal plan as provided by VPT.

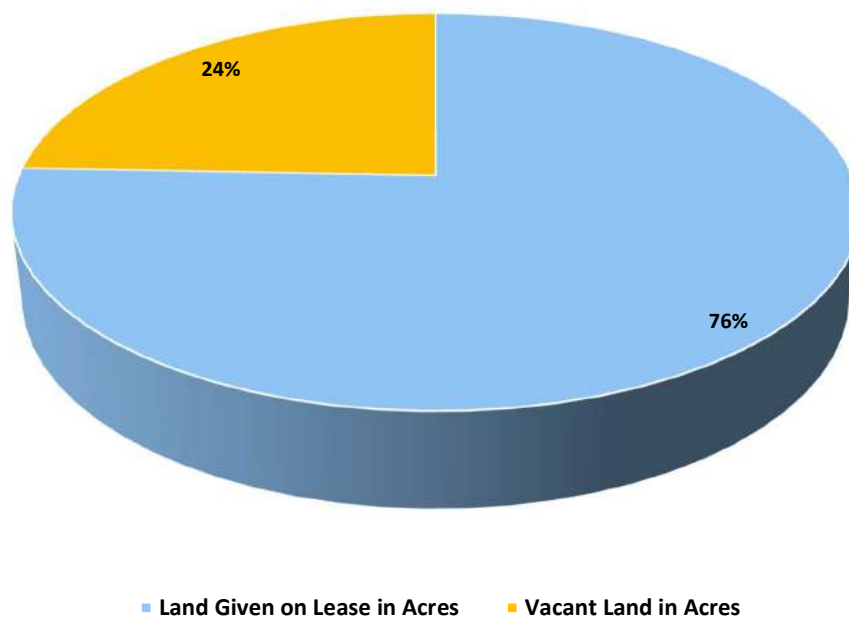
2.2 Total Land Vs Land Use

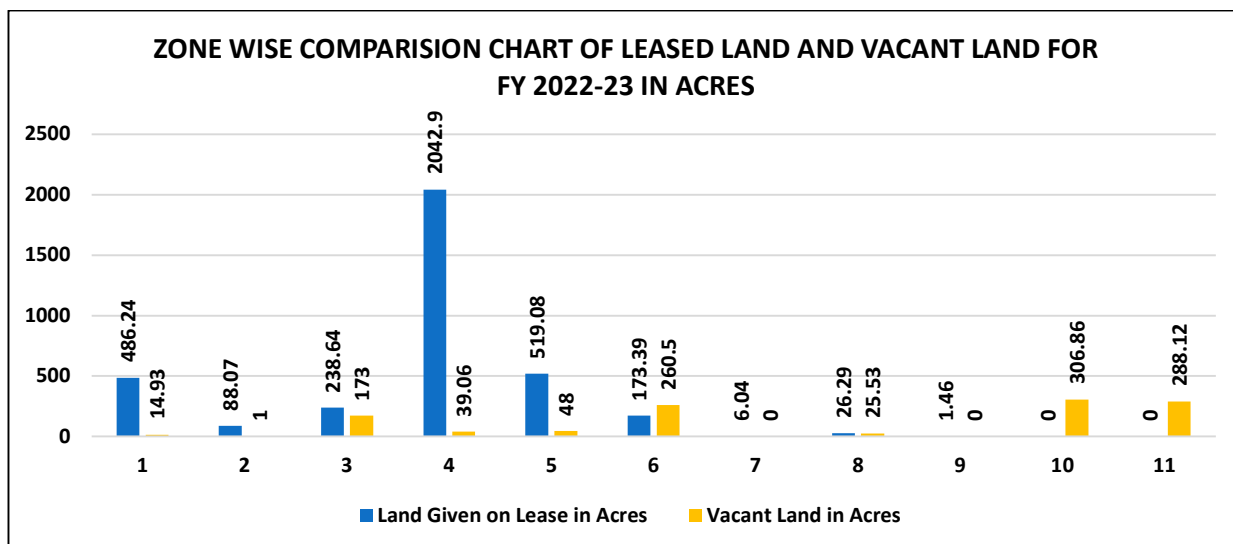
Total Land belongs to VPA in which Leased out Land & Vacant land are mentioned below

| S.No. | Zone | Village | Mandal | Total Land Area in Acres | Land Given on Lease in Acres | Vacant Land in Acres |
|-------|------|------------------------|-----------|--------------------------|------------------------------|----------------------|
| 1 | 1A | Kancharapalem | VSP Urban | 1370 | 484 | 14.93 |
| | | Kancharapalem (Ward) | VSP Urban | | | |
| 2 | 1B | Kancharapalem | VSP Urban | 185 | 2.24 | |
| 3 | 2 | Fort Ward | VSP Urban | 152 | 88.07 | 1.00 |
| | | Seet Rama Swami Temple | VSP Urban | | | |
| 4 | 3 | Dolphin Nose Hill | Gajuwaka | 924 | 238.64 | 173.00 |
| | | Malkapuram | VSP Urban | | | |
| 5 | 4 | Gullalapalem | VSP Urban | 2498 | 2042.9 | 39.06 |
| | | Malkapuram | VSP Urban | | | |
| | | Kapparada | VSP Urban | | | |
| | | Mulagada | Gajuwaka | | | |
| | | Mindi | Gajuwaka | | | |
| | | Akkireddipalem | Gajuwaka | | | |
| 6 | 5 | BuchirajuPalem | VSP Urban | 747 | 519.08 | 48.00 |
| | | Kapparada | VSP Urban | | | |
| | | Mindi | Gajuwaka | | | |

| | | | | | | |
|--------------|----|-------------------------------|-----------------|-------------|----------------|----------------|
| 7 | 6 | BuchirajuPalem | VSP Urban | 816 | 173.39 | 260.50 |
| | | Gopalpatnam | VSP Urban | | | |
| | | Akkireddipalem | Gajuwaka | | | |
| | | Tungalam(Nathyyapalem) | Gajuwaka | | | |
| | | Venkatapathi Raju Peta | Gajuwaka | | | |
| | | Pullam BotlaPalem | VSP Urban | | | |
| 8 | 7 | BuchirajuPalem | VSP Urban | 30 | 6.04 | 0.00 |
| | | Maripalem | VSP Urban | | | |
| 9 | 8 | Allipuram Ext Ward | VSP Urban | 269 | 26.29 | 25.53 |
| | | Dondaparthi Ward | VSP Urban | | | |
| | | Adavivaram | VSP Urban | | | |
| | | Kancharapalem(Ward) | VSP Urban | | | |
| 10 | 9 | Harbour Park(Waltair Ward) | VSP Urban | 32 | 1.46 | 0 |
| | | MaharanipetaWard(Block No 4) | VSP Urban | | | |
| 11 | 10 | Mulakuddu | Bhimunipatnam | 306.86 | 0 | 306.86 |
| 12 | 11 | Lankelapalem | Parawada Mandal | 288.12 | 0 | 288.12 |
| Total | | | | 7618 | 3582.17 | 1157.00 |

Percentage of Vacant Land and Total land for FY 2022-23



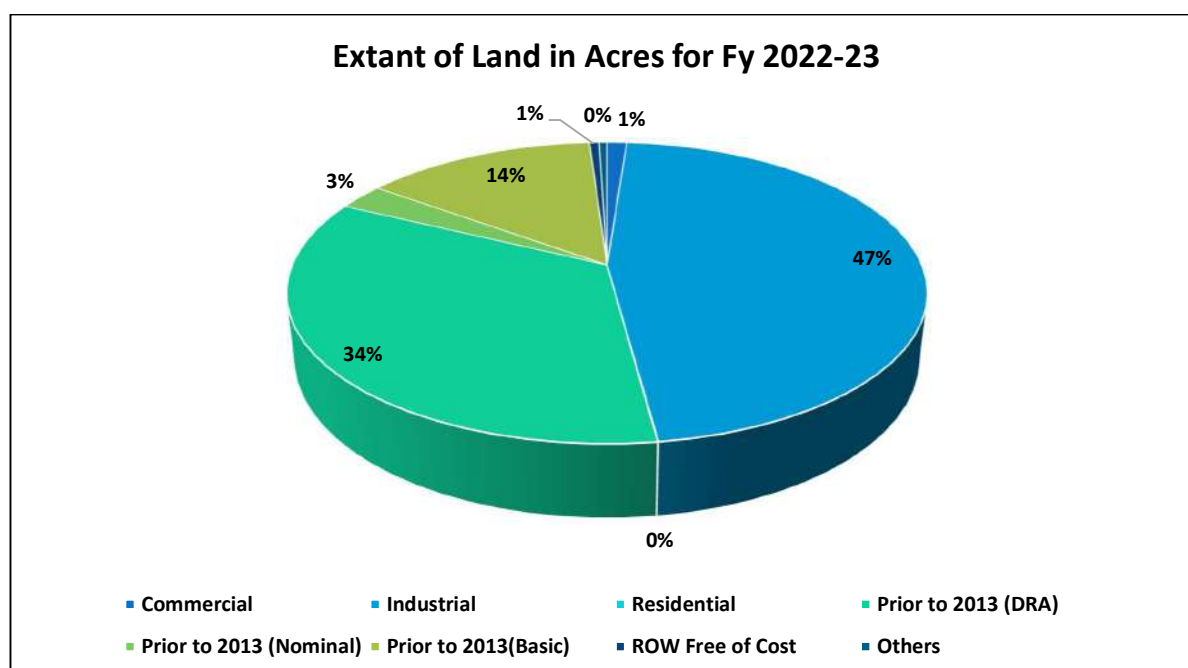


| S.No. | ZONE | Leased Out Land (in Percentage %) | Vacant Land (inPercentage %) | Remarks |
|-------|------|-----------------------------------|------------------------------|--|
| 1 | 1 | 32 | 1 | Only about 32% of land area are leased out and 1%.i.e. 14.93 Acres are not allotted, as area of zone 1B is attached with zone 1A so industrial category should be most preferable for this zone. |
| 2 | 2 | 58 | 1 | Zone 2 is connected with the south part of Zone 1 A which is near by the fishing harbour, 58% land of zone 2 are leased out and 42 % is vacant. |
| 3 | 3 | 26 | 19 | Zone 3 is connected with the south part of zone 4 and it is 26% leased out remaining 19% of land are not allotted to any Lessee |
| 4 | 4 | 82 | 2 | Zone 4 is the largest zone area wise and highest revenue generating zone as this zone is most preferable by industries 82% of area are leased out and remaining is only2% of area. |
| 5 | 5 | 69 | 6 | In Zone 5 HPCL & Rain C-II are the major 2 lessee and overall, 69 % of area is leased out remaining is 6% |
| 6 | 6 | 21 | 32 | In zone 6 there are only 12 lessees in which CONCOR is the major one having extent of around 108 acres out of 173 acres leased out land and overall32% land area of zone 6 are not allotted to any Lessee. |

| | | | | |
|----|----|----|-----|--|
| 7 | 7 | 20 | 0 | Indian Navy is the major lessee in zone 7 and there is mostly underground pipeline in this zone and 80 % of land are not allotted to any Lessee and Indian Navy is the most preferable for the remaining land to lease out. |
| 8 | 8 | 10 | 9 | Zone 8 is the area having higher side rates of land as this zone is connected with the city area and most developed land , In this zone land is preferable for commercial or non-port related activity purpose , 10% of area are leased out and 9% are not allotted to any Lessee. |
| 9 | 9 | 5 | 0 | MM Department is the only major lessee in this zone which use land for staff quarter & office. |
| 10 | 10 | 0 | 100 | Completely undeveloped area and far from Vishakhapatnam city because of which market value is on lower side. |
| 11 | 11 | 0 | 100 | Completely undeveloped area and far from Vishakhapatnam city because of which market value is on lower side. |

2.3 Category Wise Land Extent of the Leased-out land in Vishakhapatnam Port for FY 2022-23.

| Sl. No. | Category | Extant of Land in Acres for FY 2022-23 |
|--------------------|-------------------------|--|
| 1 | Commercial | 42.26 |
| 2 | Industrial | 1672.93 |
| 3 | Residential | 0.77 |
| 4 | Prior to 2013 (DRA) | 1227.80 |
| 5 | Prior to 2013 (Nominal) | 100.20 |
| 6 | Prior to 2013(Basic) | 500.03 |
| 7 | ROW Free of Cost | 21.08 |
| 8 | Others | 17.10 |
| Grand Total | | 3582.17 |



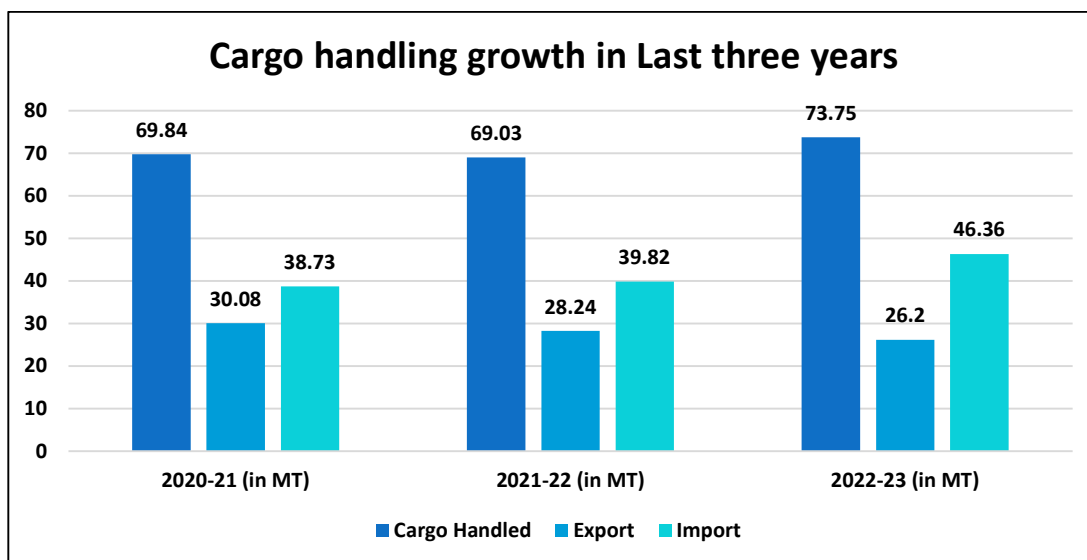
As shown in the above graph the major extent of land is given in industrial Category which is 47% .i.e. 1672.93 Acres of total leased out land

And minimum extent is given in Residential category which is 0.77 Acres out of 3582.17 Acres which is near about 0%.

2.4 TRAFFIC HANDLED AT VISAKHAPATNAM PORT

| Sl.No. | Particulars | 2020-21 (in MT) | 2021-22 (in MT) | 2022-23 (in MT) |
|--------|---------------|-----------------|-----------------|-----------------|
| 1 | Cargo Handled | 69.84 | 69.03 | 73.75 |
| 2 | Export | 30.08 | 28.24 | 26.2 |
| 3 | Import | 38.73 | 39.82 | 46.36 |

Cargo handling growth in Last three years



3. VALUATION APPROACH& METHODOLOGY

3.1 PREAMBLE

Valuation of Land Assets in the Port Estate of Visakhapatnam situated at 12 zones of VPT falling under 28 different villages of Visakhapatnam (Urban & Rural), Gajuwaka, Parwada and Bheemili mandals, Visakhapatnam district of Andhra Pradesh state for the Year 2023-2028, reference Letter no. IENG/Sr.A.E.M/Estate/T/2023 Dated: -11.04.2023.

3.2 OBJECTIVE AND PURPOSE

The study has been carried out to obtain fair market value and lease rate of land belonging to the Visakhapatnam Port Authority situated at 12 zones of VPT falling under 28 different villages of Visakhapatnam (Urban & Rural), Gajuwaka, Parwada and Bheemili mandals, Visakhapatnam district of Andhra Pradesh.

The valuation of land assets as per guidelines is a pre-requisite for the land allotment committee to enable them to fix the lease rentals. It also enables the committee to fix the reserve price before calling for tender to lease and auction for a specified period. Thus, the main objective is to arrive at the Fair Market value of land assets of VPT.

3.3 POLICY GUIDELINES FOR LAND MANAGEMENT

Major Highlights of the Policy Guidelines are as follows

1. Land is one of the important resources with the Port Authorities to promote their business and accommodate the increasing traffic at the ports. As per the provisions contained in Sub-Section (1) of Section 34 of the Major Port Authorities Act, 1963, Ports are empowered to lease out land for a period up to 30 years and in case the period of lease is for more than 30 years, prior approval of the Central Government is necessary. The relevant portion of this Sub-Section is reproduced below: -

“Provided further that no contract for the acquisition or sale of immovable property or for the lease of any such property for a term exceeding thirty years and no other contract

whereof the value or amount exceeds such value of amount as the Central Government may from time-to-time fix in this behalf, shall be made unless it has been previously approved by the Central Government.”

2. To regulate allotment of land, the Ministry of Shipping has been issuing guidelines from time to time. In the competitive environment that the ports operate, continuous review of these guidelines is imperative.

3. During the year 2003, a Committee on Port Land Policy was set up under Chairman, JNPT to examine among other things, the legal provisions, instructions issued periodically and to recommend a draft Land Policy which was simple, clear, unambiguous, and easy to implement. The Committee submitted its report which was examined by the Ministry and the land policy guidelines were issued in the year 2004.

4. The salient features of Land Policy, 2004 were as under: -

(a) Land inside custom bond area was to be given on License basis for 11 months at Schedule of Rates. No sale or lease of land was permitted.

(b) Land outside custom bond area was to be given on lease (or) Licence by inviting tenders.

(c) Land was to be leased only on upfront basis (or) annual lease basis. In case of annual lease, port was required to keep 5 years rent (or) 25% of total lease rent for Duration of lease as security whichever is lower.

(d) Method of working out Schedule of Rates, market value of land, reserve price etc., were provided.

5. Later a Draft Policy for land management by Major Ports 2012 was prepared by the Ministry and circulated to various stakeholders for comments and was also put up on the website of the Ministry inviting comments and suggestions. Simultaneously, Inter-Ministerial consultations were also done. Based on the inputs received, the “Policy Guidelines for land management by Major Ports, 2014” was finalized. The said guidelines have been approved by the Union Cabinet on 2/01/2014.

1. Land Use Plan:

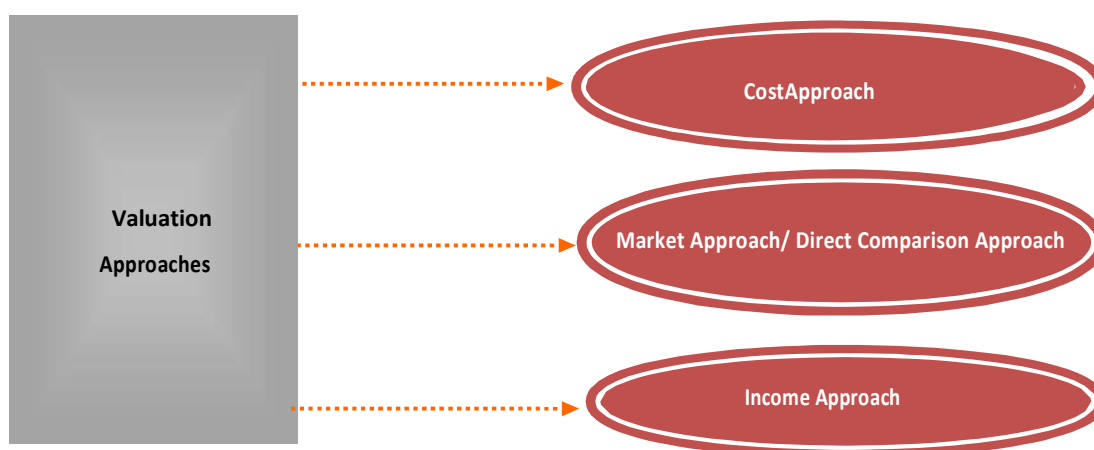
Every Major Port shall have a Land use plan covering all the land owned and/or managed by the Port. Such plans shall be approved by the Board and a copy would be forwarded to the Government. Any proposal for revision of land use plan shall be finalized by the Board only after considering the objections and suggestions received from the various stakeholders. Land use plan of major ports shall be reviewed by the Board at least once in every five years.

The Land use considered for valuation is as per the latest Master Plan provided by VPA.

3.4 METHODOLOGY

Valuation Approach

The objective of the valuation exercise being to assess the Fair Market Value of the land assets of Visakhapatnam Port Authority would be achieved by a systematic gathering, classification, and analysis of data, which is required in the development of the following approaches to valuation: *Cost Approach, Market Approach/Direct Comparison Approach, Income Approach.*



♦ Cost Approach

This approach consists of estimating the replacement cost of the asset along with all improvements therein, deducting accrued depreciation from all sources. The value derived from this approach is a summation of the various property components contributing to the total property value, and it is applicable when each component is independently measurable, and when the sum of all components is believed to reflect market value.

This approach is commonly used for assets for which appropriate comparative benchmarks are not easily available but historic costs are available as well as replacement / re-instatement costs are available in the open market. Primarily used for financial reporting purposes on company balance sheets as well as for assessing the present worth of the assets for insurance cover, price allocation for each asset, etc.

♦ Market Approach / Direct Comparison Approach

The Direct Comparison Approach involves a comparison of the subject property to similar properties that have actually sold in arms-length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and Sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

The job involves inspection of site, collecting the necessary data from the site and then applying suitable market rate to arrive at the market value. To derive the market rate a general survey is carried out in nearby location to see if any comparable sales have taken place, data collected from the Sub-Registrar's office also aids in arriving at the market rate of the property.

Influencing factors such as shape, size, quantum of land parcel, location, market and development potential, etc. are some of the criteria adopted in deriving the market value of the land parcel.

♦ Income Approach

Income Approach is based on the premise that the asset is an income-producing asset and the value is a function of future benefits and income that could potentially be derived from the asset. This involves determining the highest and best use for the property, keeping in view the zoning regulations and development controls applicable to the property in question.

The Residual Method of valuation is essentially a means of valuing land by reference to its development potential by deducting development costs including demolition cost (if any), foundation cost, superstructure construction cost, professional fees and finance costs, together with developer's profit and risk, etc. from its estimated Gross Development Value (GDV), which is the aggregate market value of the Property assuming the development was completed as at the date of valuation and sold at prices around date of valuation.

The residual approach involves firstly the assessment of GDV of the property. Estimated total cost of construction of the development including professional fees, plus an allowance for interests and other associated expenditure including developer's risk and profit are deducted

from the GDV. The resultant figure is the residual site value.

Adopted Methodology

For the purpose of assessment of Present Fair Market Value of the subject land of VPT, Market Approach has been adopted as each of the zones possess different categories of land usage like Commercial, Industrial & Residential. So evaluation of Fair Market value by market approach method is most suitable for these type of Land assets.

Market Approach (Direct Comparison Method):

The Direct Comparison Method involves a comparison of the subject property to same or similar properties that have actually sold in arms-length transactions or are offered for sale. During the course of market research following market data points have been sourced:

- A. Auction Details: - Review of Latest auction details, previous 5 to 10 years auction details and reviewed the details of land which are not leased out in auction.
- B. Latest Transaction rates of nearby / similar nature of land.
- C. Enquiry from Local brokers.
- D. Market survey for present fair market value of nearby private land.
- E. Ready reckoner rate.
- F. Demand of Land
- G. Visakhapatnam Port business statics.
- H. Business financial stability of existing lessee
- I. Geographical region, Shape, Size and extent of Land

Considering above factors, scientific calculation, our data bank and expertise in similar previous work we have put our immense effort to provide the realistic Fair market value of the said Land.

3.5 Proposed Land Categories of the Land belonging to Port Authority, Vishakhapatnam Port Trust, Vishakhapatnam.

The Land belongs to Port Authority, Vishakhapatnam Port Trust was categories in two Categories namely Port related Land, Non-Port related Land and further this two categories sub categorized in to industrial, commercial and residential.

Total Proposed categories shall be

1. Port Related Facility

Port-related activities for land valuation typically involve assessing various factors that impact the operational, and economic value of land near or within port areas. Here are some key activities and considerations involved in land valuation of a port land under Sub category of “**Industrial Land Use.**”

a) Industrial Land use –

- Leasing land for setting up manufacturing, assembly, or processing plants that related to port activity.
- Leasing land for constructing and maintaining railways, roads, or highways connecting the port to the hinterland.
- Leasing land for cargo terminals where goods are stored before being loaded or after being unloaded from ships, leasing space for warehouses to store goods temporarily.
- Leasing land for the storage and handling of bulk materials like coal, grains, chemicals, and liquids.
- Leasing land for operations related to ship navigation, including pilot stations, spaces for the docking and maintenance of tugboats and other service vessels.
- Leasing land for facilities involved in the recycling and disposal of waste generated through port activities, such as scrap metal processing or hazardous waste treatment.
- Leasing land for logistics hubs, including areas for third-party logistics providers, freight forwarders, and distribution centers.
- Leasing land for terminals that serve passenger ships, Areas for customs, baggage handling, lounge facilities, or waiting areas for passengers.
- Leasing land for placing navigational aids like lighthouses, buoys, or radar stations to guide ships safely in and out of the port.

2. Non- Port related Facility

The land that cannot be utilized for direct Port related activities in any way, this shall be called as Non-Port related activities category which can be sub categorize into **Residential Land & Commercial Land** so that some revenue may be generated by leasing out these lands.

The definition of the Sub categories is defined as follows:

b) Commercial Land

Purpose: Allocated for business activities and commerce.

Uses: Construction of office buildings, retail stores, shopping malls, hotels, restaurants, and entertainment facilities.

Regulations: Subject to different zoning laws than residential land, often with higher allowances for building height and density, but might include regulations regarding parking and accessibility.

Infrastructure: Requires robust connectivity, ample parking spaces, and often higher infrastructure standards for utilities and safety measures.

Any specific industries which is not relevant to port activity are considered under Non-Port related facility i.e., falls under commercial use.

Examples: Business districts, shopping complexes, office parks.

c) Residential Land

Purpose: Designed primarily for housing purposes.

Uses: Building homes, apartments, villas, and other dwelling units.

Regulations: Governed by local zoning laws that dictate the density of housing, height restrictions, and the distance between buildings.

Infrastructure: Typically includes access to essential services such as water supply, sewage systems, electricity, roads, and sometimes amenities like parks and schools.

Examples: Neighborhoods, housing societies, gated communities.

On the basis of above-mentioned categories and sub categories below shown table is the summary of zone wise evaluated present fair market value assessed for FY 2023-24.

3.6 Critical observation of Zone which affect the valuation of Land

Zone 1A – In zone 1A Majority category of lessees are Industrial and the as per the latest auction details of FY 2022-23 for industrial category, the highest auction rate was quoted by Synergy Shipping Pvt. Ltd. i.e., Rs 359 per square meter or Rs. 430 Per Sq Yard. And for the commercial category it is Rs. 1012 per Sq Meter quoted by RJB Shipping. There is no any residential category lessee in zone 1A because Zone 1A is preferable for industrial purpose.

Zone 1B: -

In zone 1B out of 185 Acres land only 2.24 Acre of land is leased out and rest of the land is vacant and as per the latest auction details of FY 2022-23 for industrial category, the highest auction rate was quoted by Integral Trading logistic. i.e., Rs 659 per square meter and for the commercial category it is Rs. 6401 per Sq Meter quoted by Sai Astha Trading. Currently there are only 2 industrial and 3 commercial category lessee and there is no any residential category lessee in zone 1B because Zone 1B is preferable for industrial and commercial purpose.

Zone 10: - This zone is in Bhimuni patnam which is around 35 Km from the Vishakhapatnam city and there is no any lessee in this zone, all area of around 307 Acres is vacant because major portion of this area is on the river bed of Gostani River, this area is not developed area and it is not preferable for industrial and commercial purpose. So, the rate of this land needs to be reconsidered.

Zone 11: - This is zone is in Lankelapalem which is around 30 km from the Vishakhapatnam city and there is no any lessee in this zone, all area of around 288 acres is vacant because this is completely hilly area.

This area is also not developed and it is not preferable for industrial and commercial purpose. So, the rate of this land needs to be reconsidered.

3.7 Assessment of Zone wise Market value of Land on basis of 6 factors as per the guide line

| S.No. | Zone | Category | Land Use | State Governments ready reckoner of land values in the area, with available for similar classification/ activities in sq yard | Latest Transaction Rates in sq yards | Highest accepted tender-cum-auction rate of Port land similar transactions, sq Yard | Rate arrived by approved valuer in Sq Yard | Any other relevant factor as may be identified by the Port | TAMP Rate wef 2018 with an inclination of 2 % each year |
|-------|------|---------------------------|-------------|---|--------------------------------------|---|--|--|---|
| 1 | 1A | Port Related Activity | Industrial | NA | NA | 7794 | 5000 | - | 4770 |
| | | Non-Port Related Activity | Residential | 25000 | 9600 | NA | 7400 | - | 7433 |
| | | | Commercial | NA | NA | 20173 | 14000 | - | 13795 |
| 2 | 1B | Port Related Activity | Industrial | NA | NA | 13136 | 9700 | - | 9624 |
| | | Non-Port Related Activity | Residential | 25000 | 9100 | NA | 10000 | - | 9910 |
| | | | Commercial | NA | NA | 127593 | 22000 | - | 20271 |
| 3 | 2 | Port Related Activity | Industrial | NA | NA | NA | 5100 | - | 5080 |
| | | Non-Port Related Activity | Residential | 22000 | 9900 | NA | 8700 | - | 8671 |
| | | | Commercial | 35000 | 22000 | 84717 | 12000 | - | 11825 |
| 4 | 3 | Port Related Activity | Industrial | NA | NA | 10864 | 2400 | - | 2407 |
| | | Non-Port Related Activity | Residential | 14000 | 10300 | NA | 3500 | - | 3378 |
| | | | Commercial | 30000 | 15200 | NA | NA | - | NA |
| 5 | 4 | Port Related Activity | Industrial | 15000 | NA | 9608 | 3400 | - | 3360 |
| | | Non-Port Related Activity | Residential | 15500 | 6000 | NA | 6200 | - | 6194 |
| | | | Commercial | 24000 | 9000 | 30897 | 9800 | - | 9685 |
| 6 | 5 | Port Related Activity | Industrial | NA | NA | 5083 | 3400 | - | 3403 |
| | | Non-Port Related Activity | Residential | 12000 | 6000 | NA | 6300 | - | 6265 |
| | | | Commercial | 55000 | 61000 | 152051 | 17000 | - | 16892 |
| 7 | 6 | Port Related Activity | Industrial | NA | NA | 6219 | 4100 | - | 4076 |
| | | Non-Port Related Activity | Residential | 35000 | 6000 | NA | 7300 | - | 7264 |
| | | | Commercial | 65000 | NA | 73933 | 24000 | - | 24072 |

| | | | | | | | | | |
|----|----|---------------------------|-------------|-------|-------|-------|-------|---|-------|
| 8 | 7 | Port Related Activity | Industrial | NA | NA | 3528 | 3500 | - | 3475 |
| | | Non-Port Related Activity | Residential | 35000 | 30000 | NA | 5200 | - | 5237 |
| | | | Commercial | 51000 | 60000 | NA | 15500 | - | 15541 |
| 9 | 8 | Port Related Activity | Industrial | NA | NA | NA | 3200 | - | 3208 |
| | | Non-Port Related Activity | Residential | 55000 | NA | NA | 26000 | - | 25438 |
| | | | Commercial | 85000 | 30000 | 29980 | 41000 | - | 40823 |
| 10 | 9 | Port Related Activity | Industrial | NA | NA | NA | 3800 | - | 3743 |
| | | Non-Port Related Activity | Residential | NA | 21000 | NA | 47000 | - | 47299 |
| | | | Commercial | NA | NA | 32232 | 56000 | - | 55576 |
| 11 | 10 | Port Related Activity | Industrial | NA | NA | NA | NA | - | 1350 |
| | | Non-Port Related Activity | Residential | 5000 | NA | NA | 1350 | - | 1649 |
| | | | Commercial | NA | NA | NA | NA | - | NA |
| 12 | 11 | Port Related Activity | Industrial | NA | NA | NA | NA | - | 904 |
| | | Non-Port Related Activity | Residential | 5500 | NA | NA | 900 | - | 2157 |
| | | | Commercial | NA | NA | NA | NA | - | NA |

The assessment of Land valuation is done by considering the following: -

1. State Governments ready reckoner of land values in the area.
2. Actual land transactions rates registered in registrar office near port vicinity area.
3. Highest accepted tender cum auction rate of port land for similar areas.
4. Rate arrived by approved valuer.
5. Any other relevant factor if available.
6. TAMP rate with effective from 2018 with an inclination of 2% for FY 2022-23.

3.8 Evaluation of Rate with regard to the rate of each zone

Major factors accounted for the evaluation of Market rate are: -

1. **Land Size and dimension factor** – Smaller land sizes generally fetch higher per unit rate as compared to larger plots because of affordability reasons. However, if the land can be used for industrial or commercial purposes, larger plot sizes may command a premium.
2. **Land Use restrictions factor** – The change in land use cannot be done by lessee for definite period.
3. **Floor Area ratio on VPA Land factor**- Floor Space Index is the ratio of built-up area to the area of land. The value of land also depends on FSI or in other words on the total floor area of the building that can be built on the plot.
4. **Connectivity to different part of city**- The biggest factor in land valuation is the location of land. Land connected or in an urban area is more expensive than rural land, value of land in city center is higher than the land in outskirts.
5. **Development on Land**- The infrastructure & development in the vicinity of land have direct bearing on prices. A well-developed area which has schools, hospitals, wide roads, metro, 24X7 water supply & power will naturally fetch higher prices.

1. Zone 1A

i) Non-Port Related Activity

A.) Residential Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1 | Base rate in Rs. Per Sq Yard | 25000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -30% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -25% |
| 2.4 | Connectivity to different part of city | 5% |
| 2.5 | Development on Land | 5% |
| 3. | Total Adjustment in % | -70% |
| 4. | Total Adjustment in Rate per Sq Yard | -17600 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 7400 |

B.) Commercial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 40000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -30% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -20% |
| 2.4 | Connectivity to different part of city | 10% |
| 3. | Total Adjustment in % | -65% |
| 4. | Total Adjustment in Rate per Sq Yard | -26000 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 14000 |

ii) Port Related Activity

C.) Industrial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 7700 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Use restrictions factor | -25% |
| 2.2 | Development with respect to industrial factor | -10% |
| 3. | Total Adjustment in % | -35% |
| 4. | Total Adjustment in Rate per Sq Yard | -2700 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 5000 |

2. Zone 1B

i) Non-Port Related Activity

A.) Residential Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 25000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -25% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -25% |
| 2.4 | Connectivity to different part of city | 10% |
| 2.5 | Development on Land | 5% |
| 3. | Total Adjustment in % | -60% |
| 4. | Total Adjustment in Rate per Sq Yard | -15000 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 10000 |

B.) Commercial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 63000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -30% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -20% |
| 2.4 | Connectivity to different part of city | 10% |
| 3. | Total Adjustment in % | -65% |
| 4. | Total Adjustment in Rate per Sq Yard | -41000 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 22000 |

ii) Port Related Activity

C.) Industrial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 15000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Use restrictions factor | -25% |
| 2.2 | Development with respect to industrial factor | -10% |
| 3. | Total Adjustment in % | -35% |
| 4. | Total Adjustment in Rate per Sq Yard | -5300 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 9700 |

3. Zone 2

i) Non-Port Related Activity

A.) Residential Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 22000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -30% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -23% |
| 2.4 | Sea facing Location & Connectivity to different part of city | 10% |
| 2.5 | Development on Land | 8% |
| 3. | Total Adjustment in % | -60% |
| 4. | Total Adjustment in Rate per Sq Yard | -13300 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 8700 |

B.) Commercial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 35000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -30% |
| 2.2 | Land Use restrictions factor | -23% |
| 2.3 | Floor Area ratio on VPA Land factor | -23% |
| 2.4 | Development on Land for commercial purpose | 10% |
| 3. | Total Adjustment in % | -66% |
| 4. | Total Adjustment in Rate per Sq Yard | -23000 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 12000 |

ii) Port Related Activity

C.) Industrial Category

| S.No. | Particulars | Rate/Discount |
|-------|---|---------------|
| 1. | Base rate in Rs Per Sq Yard | 7900 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Use restrictions factor | -25% |
| 2.2 | Development with respect to industrial factor and smaller roads | -10% |
| 3. | Total Adjustment in % | -35% |
| 4. | Total Adjustment in Rate per Sq Yard | -2800 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 5100 |

4. Zone 3

i) Non-Port Related Activity

A.) Residential Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 14000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -30% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -20% |
| 2.4 | Connectivity to different part of city | 5% |
| 2.5 | Development on Land | -5% |
| 3. | Total Adjustment in % | -75% |
| 4. | Total Adjustment in Rate per Sq Yard | -10500 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 3500 |

ii) Port Related Activity

B.) Industrial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 5400 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Use restrictions factor | -25% |
| 2.2 | Land Use restrictions factor | -10% |
| 2.3 | Cost Factor due to Hilly terrain area | -20% |
| 3. | Total Adjustment in % | -55% |
| 4. | Total Adjustment in Rate per Sq Yard | |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 2400 |

5. Zone 4

i) Non-Port Related Activity

A.) Residential Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 15500 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -30% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -25% |
| 2.4 | Connectivity to different part of city | 10% |
| 2.5 | Development on Land | 10% |
| 3. | Total Adjustment in % | -60% |
| 4. | Total Adjustment in Rate per Sq Yard | -9300 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 6200 |

B.) Commercial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 24000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -30% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -24% |
| 2.4 | Connectivity to different part of city | 10% |
| 2.5 | Development on Land for commercial purpose | 10% |
| 3. | Total Adjustment in % | -59% |
| 4. | Total Adjustment in Rate per Sq Yard | -14200 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 9800 |

ii) Port Related Activity

C.) Industrial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 15000 |
| 2. | Factors considering for valuation | |
| 2.1 | Large Extent of Land Parcel | -25% |
| 2.2 | Land Use restrictions factor | -30% |
| 2.3 | Existing FAR on VPA Land | -30% |
| 2.4 | Connectivity to different part of city | 3% |
| 2.5 | Development on Land for commercial purpose | 5% |
| 3. | Total Adjustment in % | -77% |
| 4. | Total Adjustment in Rate per Sq Yard | -11600 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 3400 |

6. Zone 5

i) Non-Port Related Activity

A.) Residential Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 12000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -25% |
| 2.2 | Land Use restrictions factor | -20% |
| 2.3 | Floor Area ratio on VPA Land factor | -20% |
| 2.4 | Connectivity to different part of city | 10% |
| 2.5 | Development on Land | 7% |
| 3. | Total Adjustment in % | -48% |
| 4. | Total Adjustment in Rate per Sq Yard | -5700 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 6300 |

B.) Commercial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 55000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -30% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -24% |
| 2.4 | Connectivity to different part of city | 5% |
| 2.5 | Development on Land for commercial purpose | 5% |
| 3. | Total Adjustment in % | -69% |
| 4. | Total Adjustment in Rate per Sq Yard | -38000 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 17000 |

ii) Port Related Activity

C.) Industrial Category

| S.No. | Particulars | |
|-------|--|-------------|
| 1. | Base rate in Rs Per Sq Yard | 5083 |
| 2. | Factors considering for valuation | |
| 2.1 | Developmental and environmental constraints due to proximity to meghadri channel and mangroves | -25% |
| 2.2 | Land Use restrictions factor | -10% |
| 2.3 | Existing FAR on VPA Land | -8% |
| 2.4 | Connectivity to different part of city | 5% |
| 2.5 | Development on Land for commercial purpose | 5% |
| 3. | Total Adjustment in % | -33% |
| 4. | Total Adjustment in Rate per Sq Yard | -1683 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 3400 |

7. Zone 6

i) Non-Port Related Activity

A.) Residential Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 35000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -30% |
| 2.2 | Land Use restrictions factor | -24% |
| 2.3 | Floor Area ratio on VPA Land factor | -20% |
| 2.4 | Connectivity to National Highway | 5% |
| 2.5 | Commercial prone area rather than Residential | -10% |
| 3. | Total Adjustment in % | -79% |
| 4. | Total Adjustment in Rate per Sq Yard | -27700 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 7300 |

B.) Commercial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 65000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -30% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -20% |
| 2.4 | Connectivity to National Highway | 6% |
| 2.5 | Development on Land for commercial purpose | 6% |
| 3. | Total Adjustment in % | -63% |
| 4. | Total Adjustment in Rate per Sq Yard | -41000 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 24000 |

ii) Port Related Activity

C.) Industrial Category

| S.No. | Particulars | Rate/Discount |
|-------|---|---------------|
| 1. | Base rate in Rs Per Sq Yard | 6219 |
| 2. | Factors considering for valuation | |
| 2.1 | Developmental and Height restriction due to Airport & proximity to meghadri channel and mangroves | -25% |
| 2.2 | Land Use restrictions factor | -10% |
| 2.3 | Existing FAR on VPA Land | -9% |
| 2.4 | Connectivity to different part of city | 5% |
| 2.5 | Development on Land for commercial purpose | 5% |
| 3. | Total Adjustment in % | -34% |
| 4. | Total Adjustment in Rate per Sq Yard | -2119 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 4100 |

8. Zone 7

i) Non-Port Related Activity

A.) Residential Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 35000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land locked(Access) | -20% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -20% |
| 2.4 | Connectivity to National Highway | -10% |
| 2.5 | Surrounding Development | -10% |
| 3. | Total Adjustment in % | -85% |
| 4. | Total Adjustment in Rate per Sq Yard | -29800 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 5200 |

B.) Commercial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 51000 |
| 2. | Factors considering for valuation | |
| 2.1 | Lack of proper access(Land Locked) | -20% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -20% |
| 2.4 | Surrounding Development | -5% |
| 3. | Total Adjustment in % | -70% |
| 4. | Total Adjustment in Rate per Sq Yard | -35500 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 15500 |

ii) Port Related Activity

C.) Industrial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 5800 |
| 2. | Factors considering for valuation | |
| 2.1 | Lack of proper access(Land Locked) | -20% |
| 2.2 | Connectivity to different part of city | -10% |
| 2.3 | Major Defence captured area | -10% |
| 3. | Total Adjustment in % | -40% |
| 4. | Total Adjustment in Rate per Sq Yard | -2300 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 3500 |

9. Zone 8

i) Non-Port Related Activity

A.) Residential Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 55000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -28% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -20% |
| 2.4 | Potential of land in terms of residential | 10% |
| 2.5 | Development for residential Area | 10% |
| 3. | Total Adjustment in % | -53% |
| 4. | Total Adjustment in Rate per Sq Yard | -29000 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 26000 |

B.) Commercial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 85000 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Size and dimension factor | -27% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Floor Area ratio on VPA Land factor | -20% |
| 2.4 | Availability of social infrastructure | 10% |
| 2.5 | Developed land has potential for commercial use | 10% |
| 3. | Total Adjustment in % | -52% |
| 4. | Total Adjustment in Rate per Sq Yard | -44000 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 41000 |

Note:-

ii) Port Related Activity

C.) Industrial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 5000 |
| 2. | Factors considering for valuation | |
| 2.1 | Area preferable for Residential or commercial as per development | -15% |
| 2.2 | Land Use restrictions factor | -20% |
| 3. | Total Adjustment in % | -35% |
| 4. | Total Adjustment in Rate per Sq Yard | -1800 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 3200 |

10. Zone 9

i) Non-Port Related Activity

A.) Residential Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 40000 |
| 2. | Factors considering for valuation | |
| 2.1 | Premium Location for residential | 25% |
| 2.2 | Land Use restrictions factor | -20% |
| 2.3 | Floor Area ratio on VPA Land factor | -20% |
| 2.4 | Well-developed social infrastructure with good connectivity to other parts of the city | 23% |
| 2.5 | Potential of land in terms of residential | 10% |
| 3. | Total Adjustment in % | 18% |
| 4. | Total Adjustment in Rate per Sq Yard | 7000 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 47000 |

B.) Commercial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 53200 |
| 2. | Factors considering for valuation | |
| 2.1 | Land Use restrictions factor | -20% |
| 2.2 | Floor Area ratio on VPA Land factor | -15% |
| 2.3 | Availability of social infrastructure | 15% |
| 2.4 | Developed land has potential for commercial use | 25% |
| 3. | Total Adjustment in % | 5% |
| 4. | Total Adjustment in Rate per Sq Yard | 2800 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 56000 |

ii) Port Related Activity

C.) Industrial Category

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | |
| 2. | Factors considering for valuation | |
| 2.1 | Area preferable for Residential or commercial as per development | -15% |
| 2.2 | Land Use restrictions factor | -20% |
| 3. | Total Adjustment in % | -35% |
| 4. | Total Adjustment in Rate per Sq Yard | -2050 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 3800 |

11. Zone 10

A.) Valuation for All Multipurpose categories

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 5000 |
| 2. | Factors considering for valuation | |
| 2.1 | Undeveloped Raw land situated majorly in river bed and faces water logging issues. | -20% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Location of land is far from developed areas nearby | -15% |
| 2.4 | Large extent of land | -13% |
| 3. | Total Adjustment in % | -73% |
| 4. | Total Adjustment in Rate per Sq Yard | -3650 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 1350 |

12. Zone 11

A.) Valuation for All Multipurpose categories

| S.No. | Particulars | Rate/Discount |
|-------|--|---------------|
| 1. | Base rate in Rs Per Sq Yard | 5500 |
| 2. | Factors considering for valuation | |
| 2.1 | Undeveloped Raw land situated majorly as a hilly terrain | -24% |
| 2.2 | Land Use restrictions factor | -25% |
| 2.3 | Location of land is far from developed areas nearby | -15% |
| 2.4 | Large extent of land | -20% |
| 3. | Total Adjustment in % | -84% |
| 4. | Total Adjustment in Rate per Sq Yard | -4600 |
| 5. | Evaluated Land rate for Subject Zone in Rs. Per Sq Yard | 900 |

3.9 Summary of Zone wise Valuation of Land

| (All in Rs. Per Sq. Yd) | | | | | | | |
|-------------------------|------|---------------------------|------------------|---------------------------|--------------|---------------------|---|
| S.No. | Zone | Category | Land Use | Government Guideline Rate | Existing SOR | Range of Land Value | Present Fair Market Value Assessed for FY 2023-24 |
| 1 | 1A | Port Related Activity | Industrial | NA | 4677 | 4500-5500 | 5000 |
| | | Non-Port Related Activity | Commercial | NA | 13795 | 13000-15000 | 14000 |
| 2 | 1B | Port Related Activity | Industrial | NA | 9435 | 9000-12000 | 9700 |
| | | Non-Port Related Activity | Commercial | NA | 19873 | 20000-30000 | 22000 |
| 3 | 2 | Port Related Activity | Industrial | NA | 4981 | 4500-5500 | 5100 |
| | | Non-Port Related Activity | Commercial | 35000 | 11593 | 10000-18000 | 12000 |
| 4 | 3 | Port Related Activity | Industrial | NA | 2359 | 2200-2700 | 2400 |
| | | Non-Port Related Activity | Residential | 14000 | 3312 | 3000-4000 | 3500 |
| | | | Commercial | 30000 | NA | NA | NA |
| 5 | 4 | Port Related Activity | Industrial | 15000 | 3295 | 3200-4000 | 3400 |
| | | Non-Port Related Activity | Residential | 15500 | 6072 | 6000-6500 | 6200 |
| | | | Commercial | 24000 | 9495 | 9500-15000 | 9800 |
| 6 | 5 | Port Related Activity | Industrial | NA | 3337 | 3200-4200 | 3400 |
| | | Non-Port Related Activity | Commercial | 55000 | 16561 | 16000-20000 | 17000 |
| 7 | 6 | Port Related Activity | Industrial | NA | 3996 | 3900-5500 | 4100 |
| | | Non-Port Related Activity | Residential | 35000 | 7121 | 7000-8000 | 7300 |
| | | | Commercial | 65000 | 23600 | 23000-35000 | 24000 |
| 8 | 7 | Port Related Activity | Industrial | NA | 3407 | 3000-3500 | 3500 |
| | | Non-Port Related Activity | Commercial | 51000 | 15236 | 15000-16000 | 15500 |
| 9 | 8 | Non-Port Related Activity | Residential | 55000 | 24939 | 25000-30000 | 26000 |
| | | | Commercial | 85000 | 40023 | 40000-48000 | 41000 |
| 10 | 9 | Non-Port Related Activity | Residential | NA | 46371 | 45000-50000 | 47000 |
| | | | Commercial | NA | 54486 | 52000-60000 | 56000 |
| 11 | 10 | Port Related Activity | Multipurpose Use | 5000 | 1324 | 1300-1500 | 1350 |
| | | Non-Port Related Activity | | | | | |
| 12 | 11 | Port Related Activity | Multipurpose Use | 5500 | 887 | 800-1000 | 900 |
| | | Non-Port Related Activity | | | | | |

NA- Not Applicable

3.10 Determination of rent & upfront Premium.

The port may fix the tenure of lease for a period which is more than 30 years and the lease rental should be either upfront premium or premium payable annually and interest at the rate of Government Security prevalent at the time of grant of lease.

The Port may decide to invite bids either on

- (i) Upfront premium basis, where the bidding parameter is the one-time upfront payment offered by the bidder for the lease period and a nominal lease rent of Rs. One per square meter to be collected every year for the currency of lease period.
- (ii) Premium basis, quoted by the bidder over and above the reserve Price in terms of the annual lease rent calculated as 6% of the value of land.

While leasing out the land on upfront basis, the Board shall fix the reserve Price which would be the Net Present Value of the sum total of annual lease rentals calculated as 6% of the land value escalated annually at the rate approved by the Board i.e., 2%.

The discount factor would be the longest-term government Security rate as per the latest RBI Bulletin i.e. from 4% to 6%. In both cases.

The Port shall keep equivalent of two years rentals as security deposit.

3.11 Evaluation of Annual Lease Rent as per Land Policy Guideline.

| | | | (All in Rs. Per Sq. Yd) | | (All in Rs. Per Sq. Meter) |
|-------|------|---------------------------|-------------------------|---|---|
| S.No. | Zone | Category | Land Use | Present Fair Market Value Assessed for FY 2023-24 | Price for Annual Lease Rent as per Land Policy Guideline Para 13. (C) Should be |
| 1 | 1A | Port Related Activity | Industrial | 5000 | 359 |
| | | Non-Port Related Activity | Commercial | 14000 | 1005 |
| 2 | 1B | Port Related Activity | Industrial | 9700 | 696 |
| | | Non-Port Related Activity | Commercial | 22000 | 1579 |
| 3 | 2 | Port Related Activity | Industrial | 5100 | 366 |
| | | Non-Port Related Activity | Commercial | 12000 | 861 |
| 4 | 3 | Port Related Activity | Industrial | 2400 | 172 |
| | | Non-Port Related Activity | Residential | 3500 | 251 |
| | | | Commercial | NA | NA |
| 5 | 4 | Port Related Activity | Industrial | 3400 | 244 |
| | | Non-Port Related Activity | Residential | 6200 | 445 |
| | | | Commercial | 9800 | 703 |
| 6 | 5 | Port Related Activity | Industrial | 3400 | 244 |
| | | Non-Port Related Activity | Commercial | 17000 | 1220 |
| 7 | 6 | Port Related Activity | Industrial | 4100 | 294 |
| | | Non-Port Related Activity | Residential | 7300 | 524 |
| | | | Commercial | 24000 | 1722 |
| 8 | 7 | Port Related Activity | Industrial | 3500 | 251 |
| | | Non-Port Related Activity | Commercial | 15500 | 1112 |
| 9 | 8 | Non-Port Related Activity | Residential | 26000 | 1866 |
| | | | Commercial | 41000 | 1470 |
| 10 | 9 | Non-Port Related Activity | Residential | 47000 | 3373 |
| | | | Commercial | 56000 | 2000 |
| 11 | 10 | Port Related Activity | Multipurpose Use | 1350 | 97 |
| | | Non-Port Related Activity | | 1350 | 97 |
| 12 | 11 | Port Related Activity | Multipurpose Use | 900 | 65 |
| | | Non-Port Related Activity | | 900 | 65 |

Note: - The land has been called for auction at market prevailing rate i.e., 6% of fair market value, but no participation has been received on second and third call of tenders for the zone 8 & 9 (commercial category).

Considering the local market demand and auction history of the said land we here by suggesting additional 50% discount on lease amount for only commercial category of Zone 8 & 9.

Major Highlights of Land Policy Guidelines and Subsequent Amendments

1. TAMP appended the proposal of VPT for revision of lease rent of Salagrama Puram Area i.e., Zone-8 under Non-Port related activity category vide notification No. G.No.440, dated 08th October,2021.

2. The rate of Residential category is considered same for non-Port related activity for Zone 8 and zone 9.

3. Charges for laying Pipelines /Conveyor in VPT:

The area occupied by single pipelines should be calculated based on the diameter and length of those pipeline. In case of multi-layer pipeline/conveyor stacks the physical area occupied by the multilayer pipeline / conveyor stacks should be considered and the respective users should be billed on pro-rata basis.

As far as underground pipelines are concerned, if the users establish that the possession of surface area above the underground cross-country pipelines is not physically with them, the area occupied by such pipelines should be considered as 50% of the diameter and length, for the purpose of levy of Right of way charges.

General Conditions: -

(1). All conditions governing the license fee/ lease rent / right of way charges shall be as per the amended Land Policy Guidelines of 2014 issued by the Ministry of Shipping, and as may be amended from time to time in respect of allotment of land/ space/ covered accommodation on License/ Lease basis.

(2). If the low-lying area developed by VPT and allotted on lease on Tender/ nomination basis, there may be an increase of 10% over the SOR.

(3).The lease rent prescribed in above schedule will be revised w.e.f. 01.04.2023 with the approval of Competent Authority.

(4). The lease rentals are subject to automatic escalation of 2% per annum (compoundable) on 1st April 2019 onwards.

(5). Zone 1A industrial rate will be applicable for the existing firms which are paying previously as per Scale of Rates.

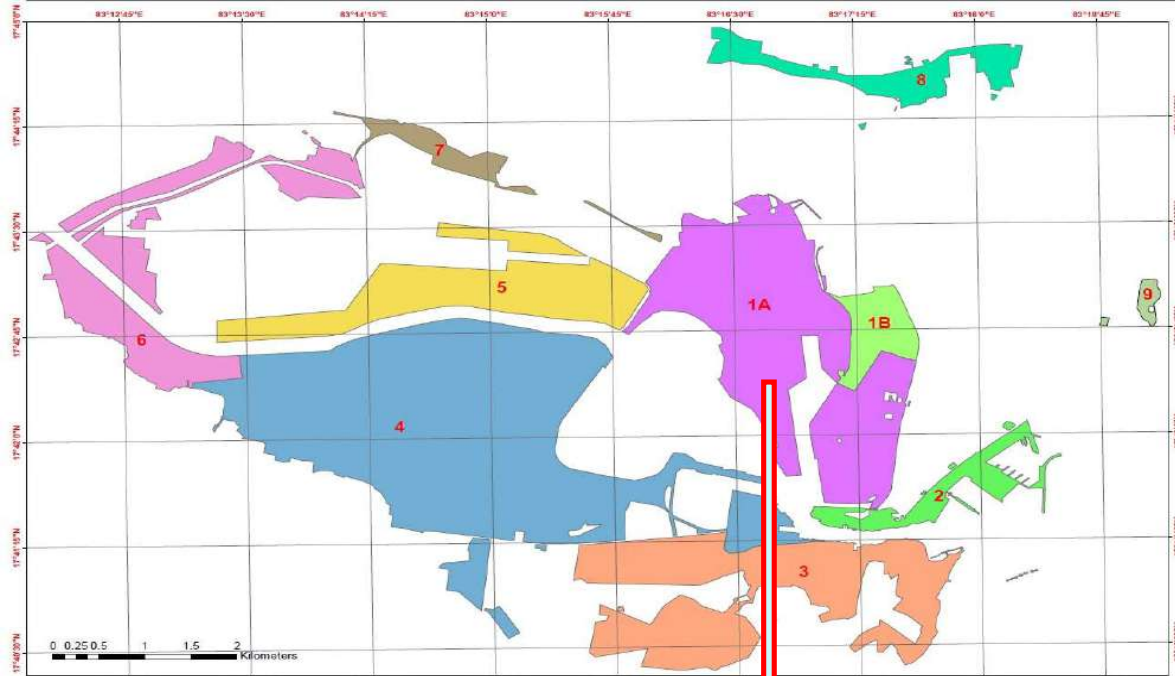
(6). In respect of Port based captive industries having more than 50 acres of land there will be a discount on proposed SoR to the extent of 25%.

(7). For the extents of land with less than 500 sq.ft. built up area in case of existing occupiers/ licenses for multipurpose uses like petty shops, etc., useful to the VPT employees in residential colonies, 25% discount may be given on the Commercial rates of respective zones.

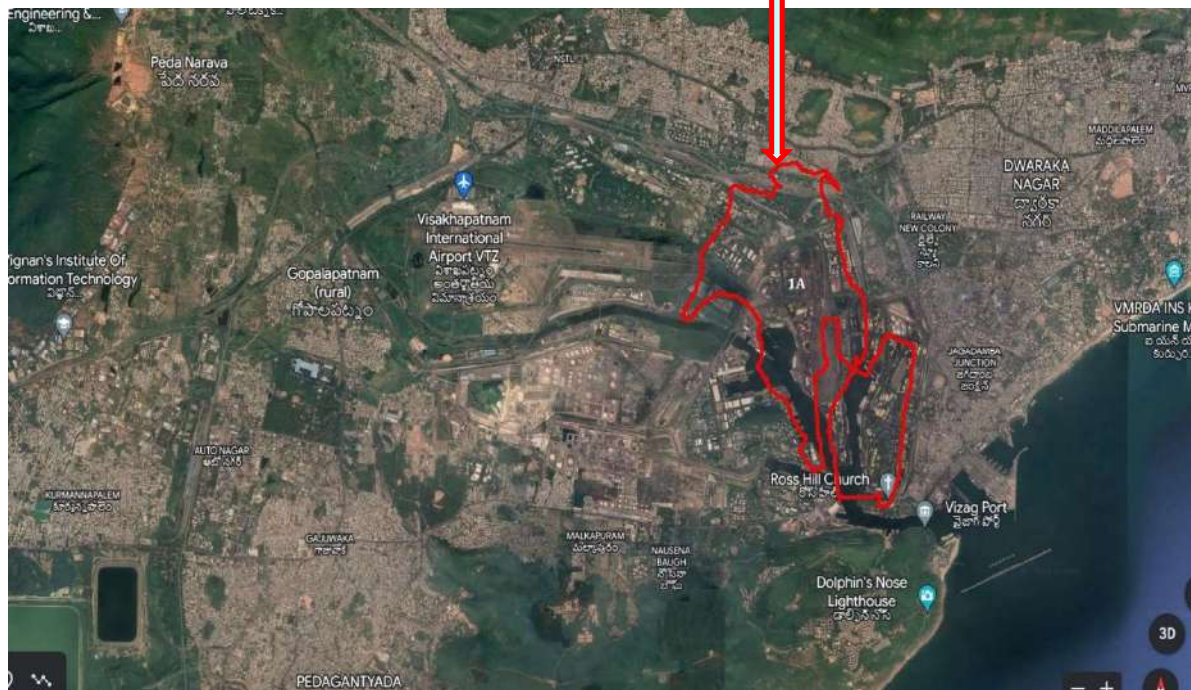
4. ZONE WISE DETAILS

1. Zone 1 A

A. Zonal Plan



B. Satellite View of Zone 1 A



C. List of Existing Lessee in Zone 1 A as on Date :-

| Sl No | Name of the Lessee/ Licence | Land Use | Category | Area In Sq Meter |
|-------|---|---|--|------------------|
| 1 | Andhra Bank | Bank Office | Industrial | 217.19 |
| 2 | AVR Storage Tank Terminal | Railway Siding | Industrial | 17569.85 |
| 3 | Bothra Shipping Services | Garage Cum Parking | Industrial | 929.97 |
| 4 | GVMC | Const of 1000 KI LSR | Prior to 2013 (Basic) | 360.00 |
| 5 | C.w.C. Ltd., | Warehouse | Industrial | 28197.31 |
| 6 | Coast Guard (Upfront) | Construction of Infrastructure | Industrial | 4532.48 |
| 7 | Shipping Building Centre (Upfront) | Construction of Infrastructure | Industrial | 4249.20 |
| 8 | Shipping Building Centre | Office & Infrastructure | Industrial | 104651.80 |
| 9 | Shipping Building Centre | Electric Pylon | Industrial | 396.80 |
| 10 | Shipping Building Centre | Approach road | Industrial | 390.00 |
| 11 | Shipping Building Centre | culvert and Approach Road | Industrial | 924.71 |
| 12 | Coast Guard | Addl. Land for coast guard berth | Industrial | 1570.00 |
| 13 | Shipping Building Centre (Upfront) | 250 mm dia pipeline | Industrial | 1537.91 |
| 14 | Shipping Building Centre | formation of Approach Road in front of Varun Bldgs. | Industrial | 4484.60 |
| 15 | DRDO (Upfront) | Const. of Shipyard Facilities | ... | 44788.00 |
| 16 | DRDO | Batching Plant & Temporary facilities | Commercial | 6187.00 |
| 17 | DRDO | Addl Land for Shipyard facilities | Industrial | 1436.00 |
| 18 | Flag Officer-Command-in-Chief | ROW | Industrial | 84.54 |
| 19 | Flag Officer-Command-in-Chief | ROW | Industrial | 342.30 |
| 20 | Project Director SBC | ROW | Industrial | 32.00 |
| 21 | D.C.I. | Office accommodation | Industrial | 8093.72 |
| 22 | Dolphin Constn | Warehouse | Prior to 2013 (DRA) | 47872.16 |
| 23 | ESSEEM Intra Port services (P) Ltd., | Warehouse | Prior to 2013(DRA) | 13471.44 |
| 24 | M/s. G.F.C.L.(CIL) | Storage of Liquid Ammonia | Industrial | 13354.64 |
| 25 | Essar (HGPL) | Pellitisation Plant | Prior to 2013(DRA) | 445154.60 |
| 26 | Essar (HGPL) | Stock pile | Prior to 2013(DRA) | 99714.63 |
| 27 | Essar (HGPL) | Stock pile | Prior to 2013(DRA) | 55603.86 |
| 28 | Essar (HGPL) (Conveyor) | water pipeline | Prior to 2013(DRA) | 27591.49 |
| 29 | K. Rambrahmam & Sons | Godowns | Prior to 2013(DRA) | 39753.60 |
| 30 | Marchant Navy Club (Old Pension Office) | Club | Prior to 2013 (Concessional / Nominal) | 0.00 |
| 31 | M.M.T.C Ltd., | Office | Industrial | 4235.85 |

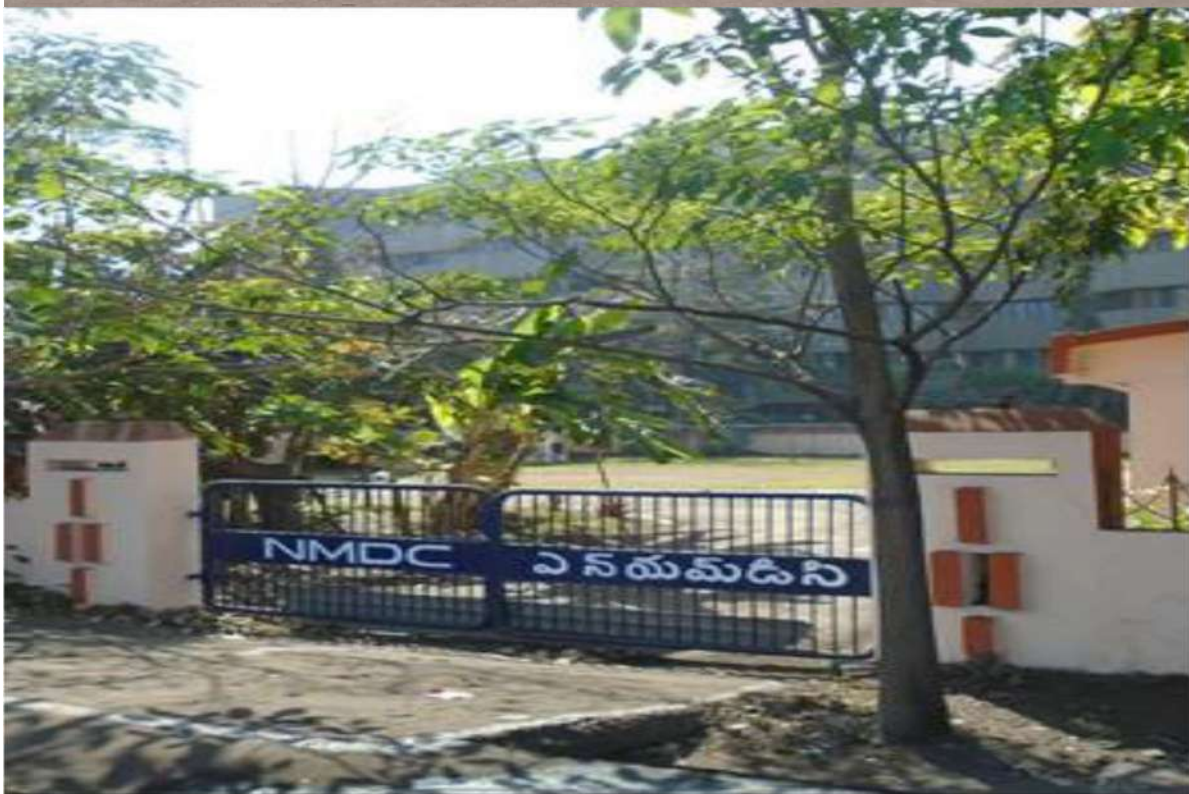
| | | | | |
|----|---------------------------------------|-----------------------------------|---------------------|-----------|
| 32 | NALCO | Storage of Alumina & Caustic Soda | Industrial | 90975.27 |
| 33 | NALCO | Expansion of NALCO facility | Industrial | 14244.95 |
| 34 | NALCO | ROW | Industrial | 273.94 |
| 35 | N.M.D.C(Upfront) | Office | Industrial | 3020.98 |
| 36 | N.M.D.C | Screening plant | Industrial | 14366.35 |
| 37 | Port Health Officer (Alienated land) | Office | ... | 2020.92 |
| 38 | R.C.L. | water pipelines | Prior to 2013(DRA) | 7324.82 |
| 39 | Rain CII Carbon vizag Ltd. | Warehouse | Industrial | 34229.96 |
| 40 | State Bank of India. (Port area) | Bank /Office | Industrial | 1479.95 |
| 41 | S.A.I.L | Stack yard | Prior to 2013(DRA) | 69844.00 |
| 42 | M/s.Vizag Sea Port | Backupspace | Industrial | 97900.00 |
| 43 | Vizag Sea Port | Backup space | Industrial | 13500.00 |
| 44 | Vizag Sea Port | Backup space | Industrial | 6360.00 |
| 45 | Vizag Sea Port | Railway Lines | Industrial | 3805.00 |
| 46 | Vizag Sea Port | Stack yard | Industrial | 7427.49 |
| 47 | VGCBPL (Vedanta) | Backup space | Industrial | 183260.00 |
| 48 | AVR Infra Pvt.Ltd. (EQ-10) | Backup space | Industrial | 28085.21 |
| 49 | EVTL (Essar Vizag Terminal Ltd) | Backup space | Industrial | 396794.62 |
| 50 | Steel City Shipping Service Pvt Ltd. | Garage | Industrial | 800.06 |
| 51 | Steel City Shipping Service Pvt Ltd. | Garage | Industrial | 800.06 |
| 52 | ATC Tower No.3 | Tower | Commercial | 20.25 |
| 53 | V.S.Infra Logistic LTD | Garage | Industrial | 1000.00 |
| 54 | Indus Towers Ltd. | Tower | Commercial | 20.25 |
| 55 | M/s. ReveldorDistelery Pvt Ltd. Bldg. | Duty Free Shop | Commercial | 0.00 |
| 56 | APEPDCL | Way leave Permission | Industrial | 414.34 |
| 57 | OSWAL Minerals Ltd. | Warehouse | Industrial | 12000.00 |
| 58 | Eversun Marine (P) Ltd. | Stack yard | Industrial | 3845.00 |
| 59 | Visakha Cargo Movers | Garage | Industrial | 1000.00 |
| 60 | Visakha Cargo Movers | Garage | Industrial | 1140.00 |
| 61 | SAPCO Bitumen Co | Operating Liquid Cargo | Industrial | 4275.00 |
| 62 | IPRCL | Office Accommodation | Industrial | 0.00 |
| 63 | FSSAI | Office Space | Industrial | 204.00 |
| 64 | HIQ Services | Garage Cum Parking | Industrial (Tender) | 1000.00 |
| 65 | Prasana Lakshmi Enterprises | | Industrial | 1272.00 |
| 66 | Balaji Transport & Handlers, | Electronic Weigh Bridge | Commercial | 400.00 |
| 67 | RJB Shipping& Logistics Pvt Ltd. | Electronic Weigh Bridge | commercial | 399.83 |

D. Photographs during Site visit: -



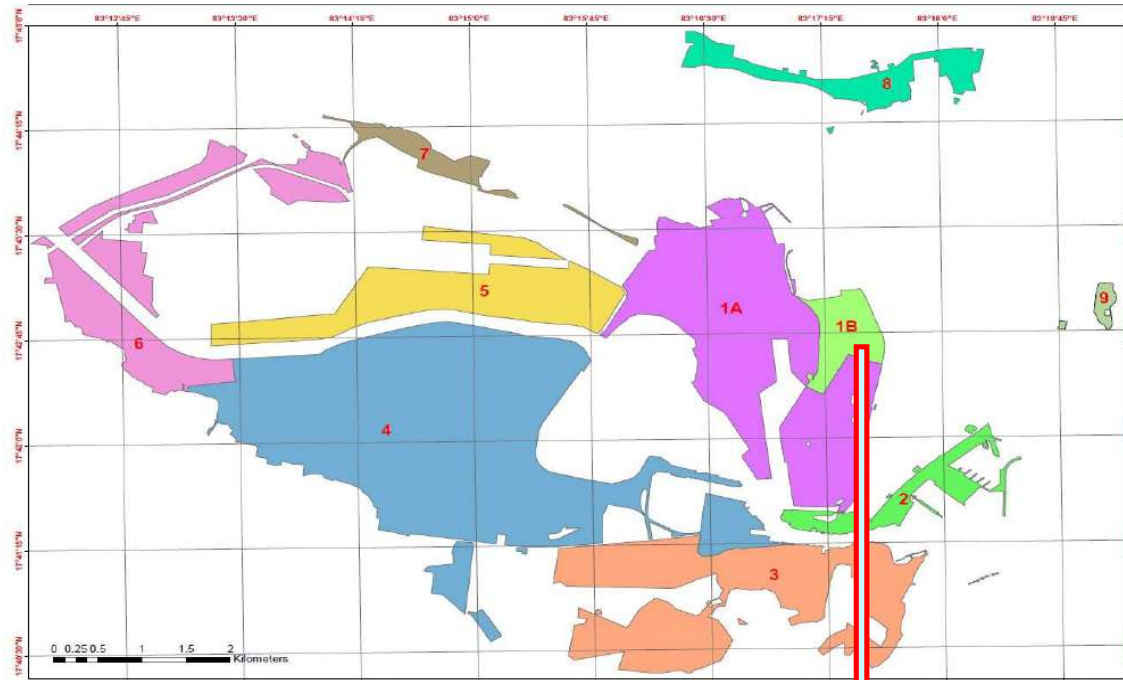




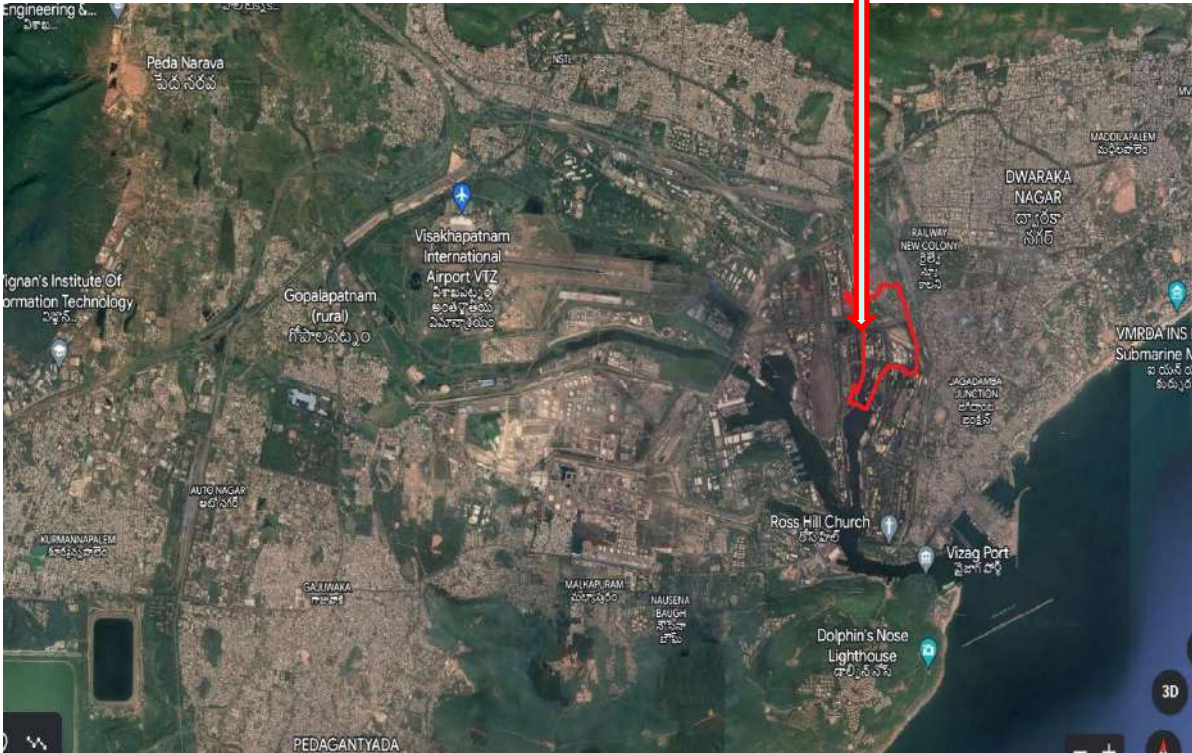


2. Zone 1 B

A. Zonal Plan



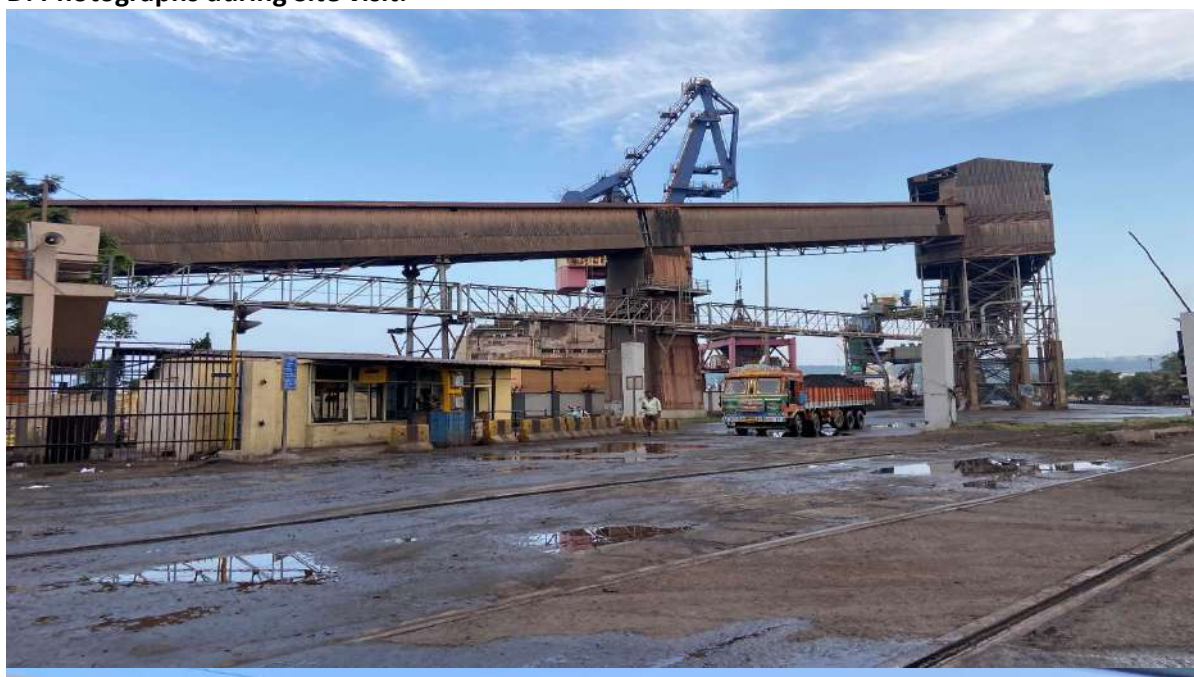
B. Satellite View of Zone 1 B



C. List of Lessee under Zone 1 B

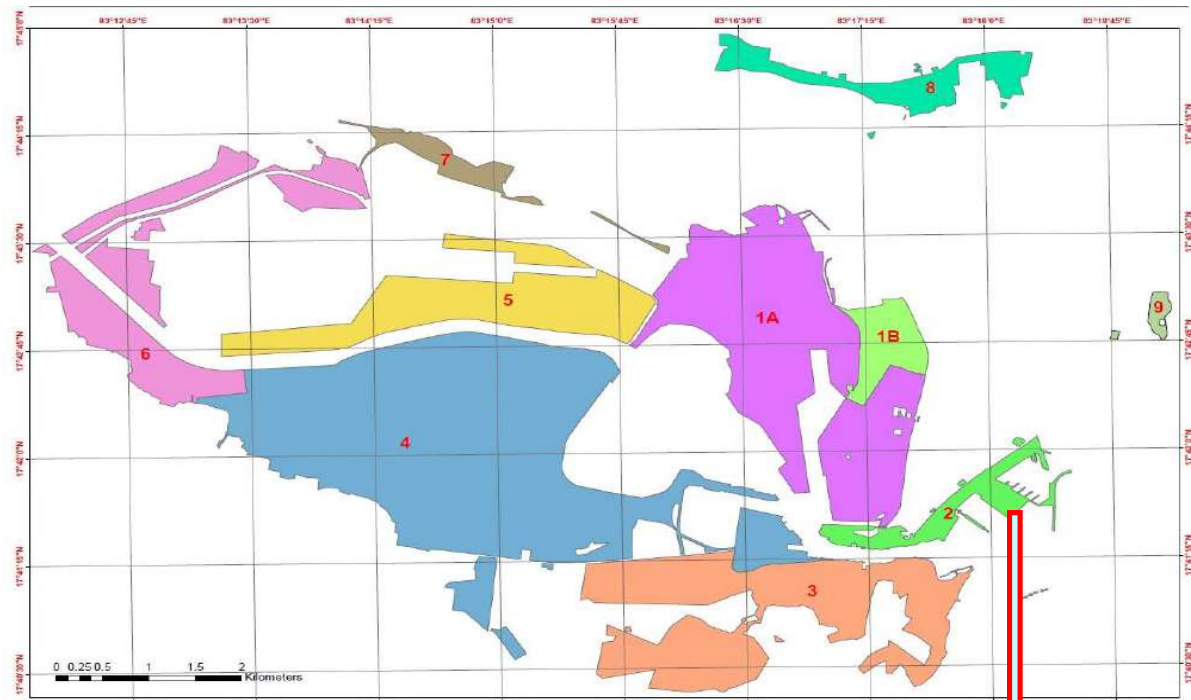
| SI No | Name of the Lessee/ Licence | Purpose | Category | Area In Sq Meter |
|-------|----------------------------------|-------------------------|------------|------------------|
| 1 | ATC Tower No.1 | Tower | Commercial | 20.25 |
| 2 | ECIL | ROW | Industrial | 173.25 |
| 3 | Integral Trading Logistics | Alltypes Cargos | Industrial | 8100.00 |
| 4 | Sai Astha Trading Transport & Co | Electronic Weigh Bridge | Commercial | 399.83 |

D. Photographs during Site visit: -

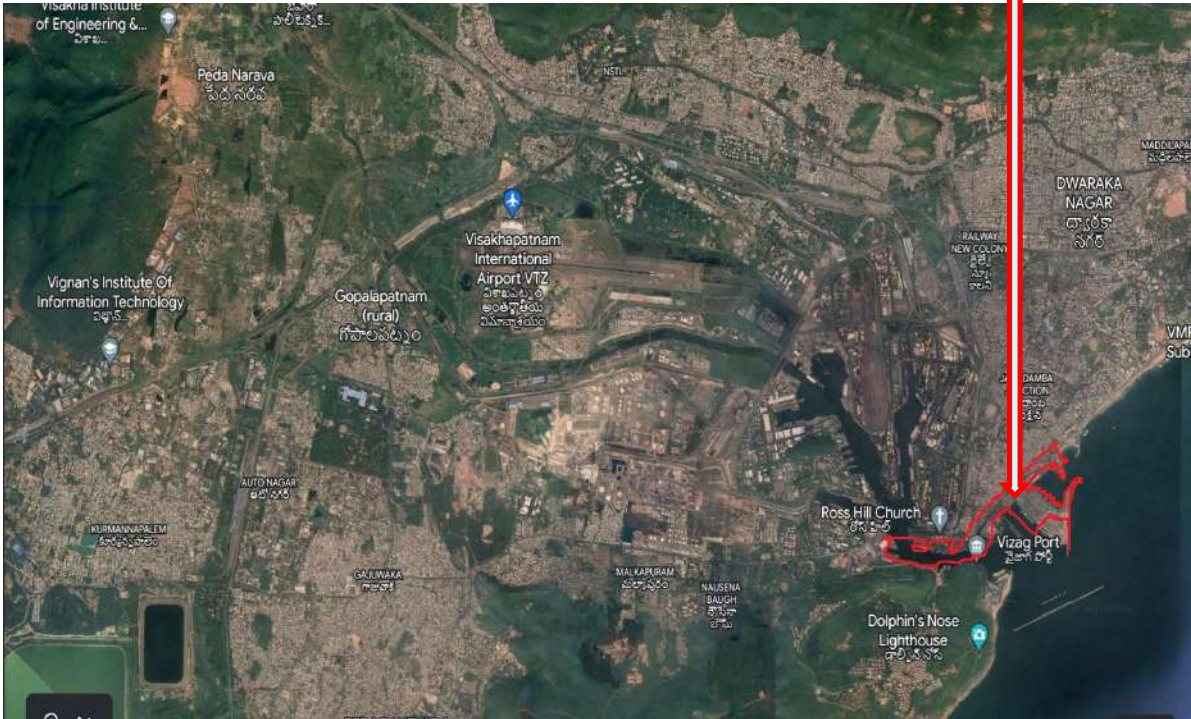




3. Zone 2
A. Zonal Plan



B. Satellite View of Zone 2



C. List of Lessee under Zone 2

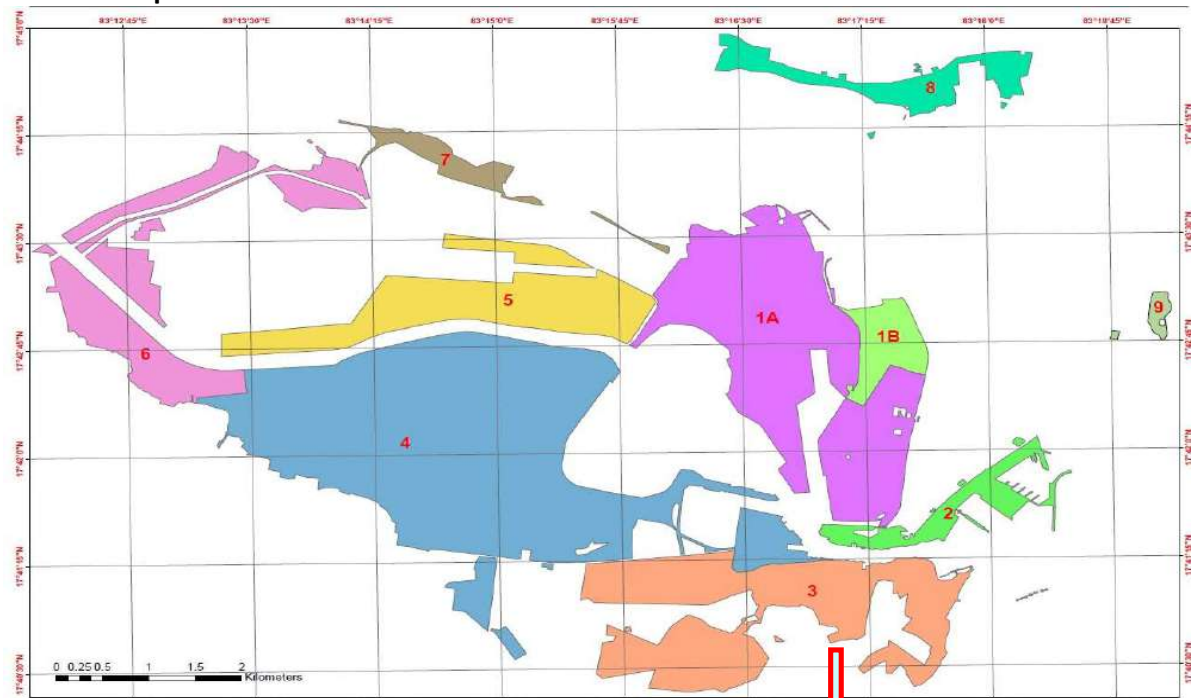
| SL No | Name of the Lessee/ Licence | PURPOSE | Category | Area In Sq Meter |
|-------|------------------------------------|-------------------------|------------------------------|------------------|
| 1 | BPCL | Pipeline | Industrial | 653.00 |
| 2 | GVMC | Sulabh Complex | Industrial | 466.72 |
| 3 | GVMC | Sulabh Complex | Industrial | 390.00 |
| 4 | CIFNET | Admn.Bldg Class Rooms | Industrial | 8640.05 |
| 5 | Supdt. Engineer E.P.D.C.of A.P. | Substation | Prior to 2013(Basic Upfront) | 500.00 |
| 6 | H.P.C.L. | Bunkering Facility | Industrial | 2423.20 |
| 7 | I.F.P. | Establishment of Unit | Industrial | 4188.50 |
| 8 | Indrani Shipping | Workshop | Prior to 2013(DRA) | 687.00 |
| 9 | Arman Ice & Cold Storage (V.B.C.) | Ice Plant | Industrial | 3121.20 |
| 10 | Vani Marines | Ice Plant | Industrial | 1909.14 |
| 11 | V.C.T.P.L. | Backup space | Industrial | 49800.00 |
| 12 | V.C.T.P.L. | Backup space | Industrial | 114200.00 |
| 13 | V.C.T.P.L.2 | Backup space | Industrial | 167985.16 |
| 14 | Jt.Director of Fisheries | Dry Fish Storage Godown | Industrial | 576.00 |
| 15 | M/s Raghavendra Entp. | Ice Plant | Commercial | 851.53 |
| 16 | Kalyani Marine | | Commercial | 25.90 |

D. Photographs during Site visit: -

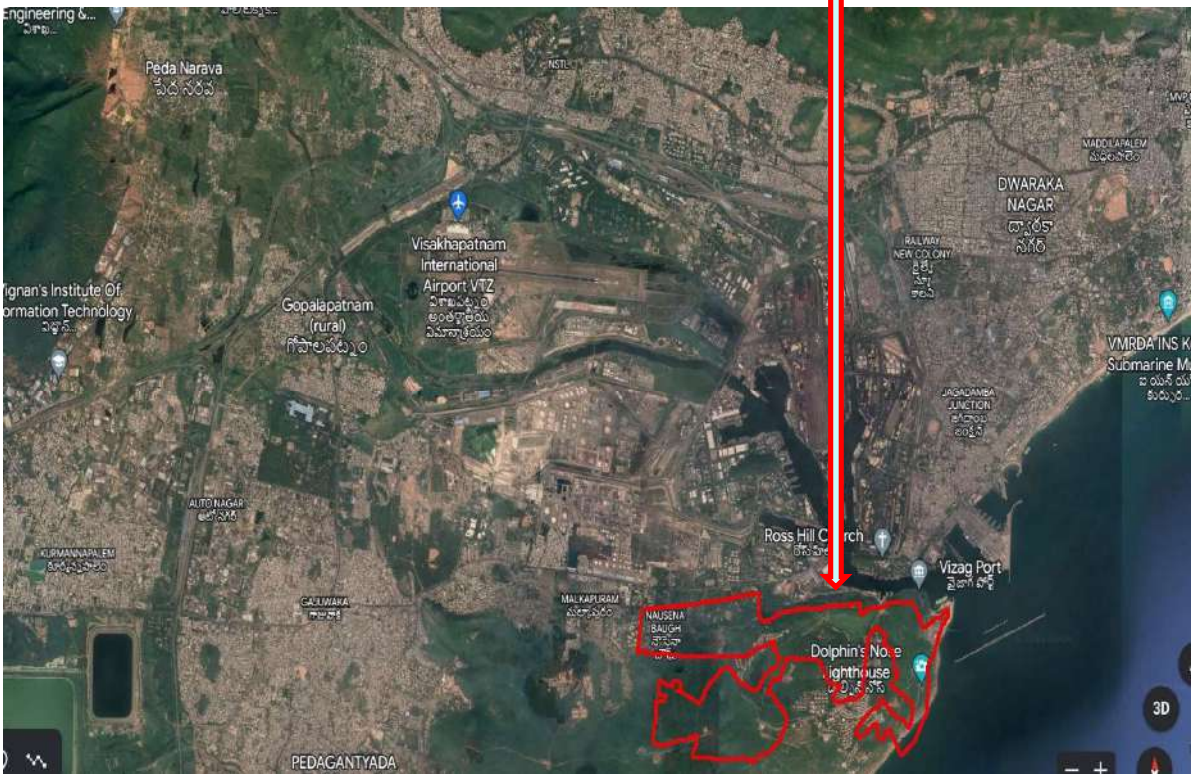




4. Zone-3
A. Zonal Map



B. Satellite View of Zone 3



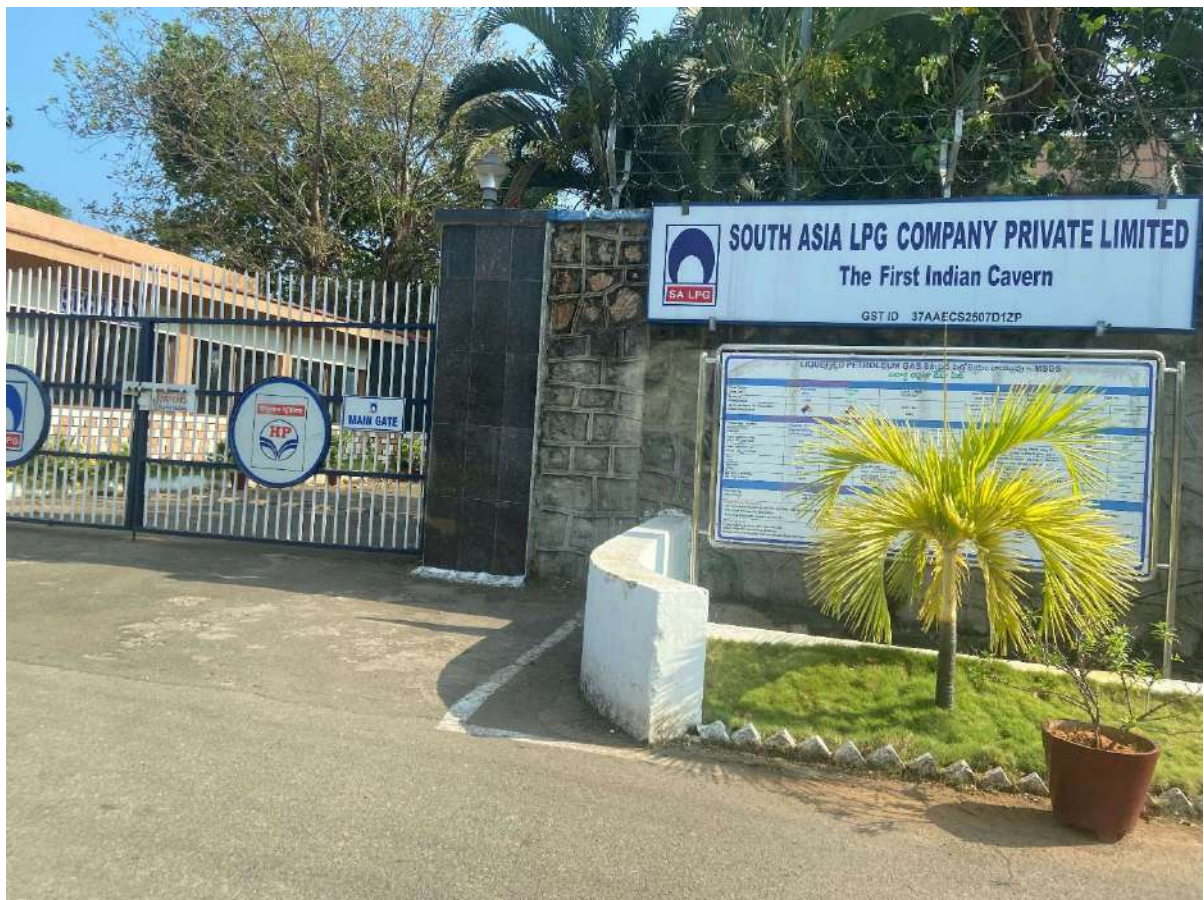
C. List of Lessee in Zone 3

| SI No | Name of the Lessee/ Licence | Purpose | Category | Area In Sq Meter |
|-------|--|---|-------------------------------------|------------------|
| 1 | GVMC | Sulabh Complex | Industrial | 1942.49 |
| 2 | Flag Officer-Command-in-Chief (Navy) | Approach road From Kakarlova to Yarada Hill | ROW Free of Cost | 20638.99 |
| 3 | Flag Officer-Command-in-Chief (Upfront) (Navy) | Approach Road on Dolphin Nose Hill | Industrial | 77173.62 |
| 4 | Flag Officer-Command-in-Chief | For Antenna | Industrial | 6.00 |
| 5 | M/s.H.P.C.L. | 14" dia Laying of pipeline | Industrial | 6717.79 |
| 6 | H.P.C.L. | Caverm project | Prior to 2013(Basic) | 54430.27 |
| 7 | H.P.C.L | 14" Diapipeline | Prior to 2013(DRA) | 18696.49 |
| 8 | HPCL(SPM) | SPM Facility & Green Belt | Prior to 2013(Basic Upfront) | 6798.72 |
| 9 | HPCL -ROW (OSTT to SS Jetty) | ROW | Industrial | 1204.63 |
| 10 | Hindustan Shipyard Ltd | Staff Colony | Prior to 2013 (Agreement Rate) | 534671.14 |
| 11 | Hindustan Shipyard Ltd | Extension of Staff Colony | Prior to 2013(DRA / Agreement Rate) | 29331.64 |
| 12 | Hindustan Shipyard Ltd | Addl. Housing | Industrial | 10914.38 |
| 13 | Hindustan Shipyard Ltd (Upfront to Annual for arrears) | Steel Yard& Hull Shop | Industrial | 13103.73 |
| 14 | Hindustan Shipyard Ltd | New Waterfront Structures | Industrial | 9105.44 |
| 15 | Hindustan Shipyard Ltd | 132/11 kv Substation | Industrial | 1926.45 |
| 16 | I.O.C. LTD.,(Upfront) | Pipelines | Industrial | 7527.16 |
| 17 | ISPRL | Crude oil storage | Prior to 2013(Basic Upfront) | 149733.82 |
| 18 | BHEL | Assembling and Temptation | Industrial | 9700.00 |
| 19 | BHEL | Fabrication of ODC Vessels | Industrial | 12140.58 |

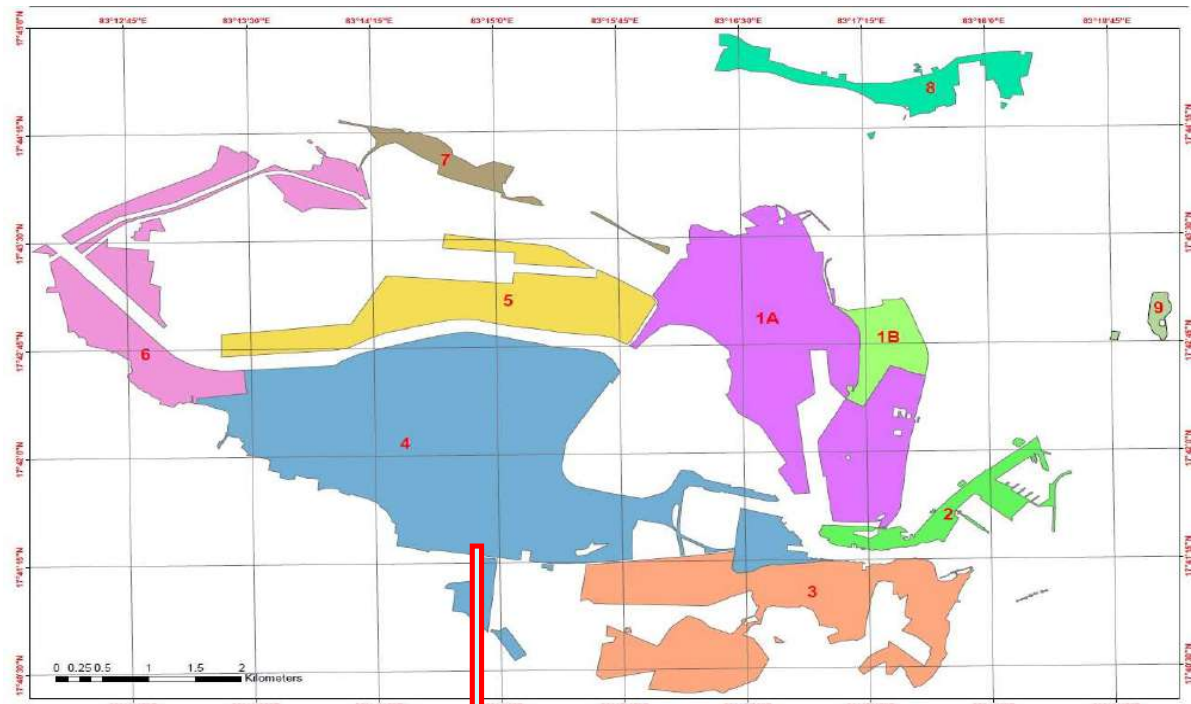
D. Photographs during Site visit: -



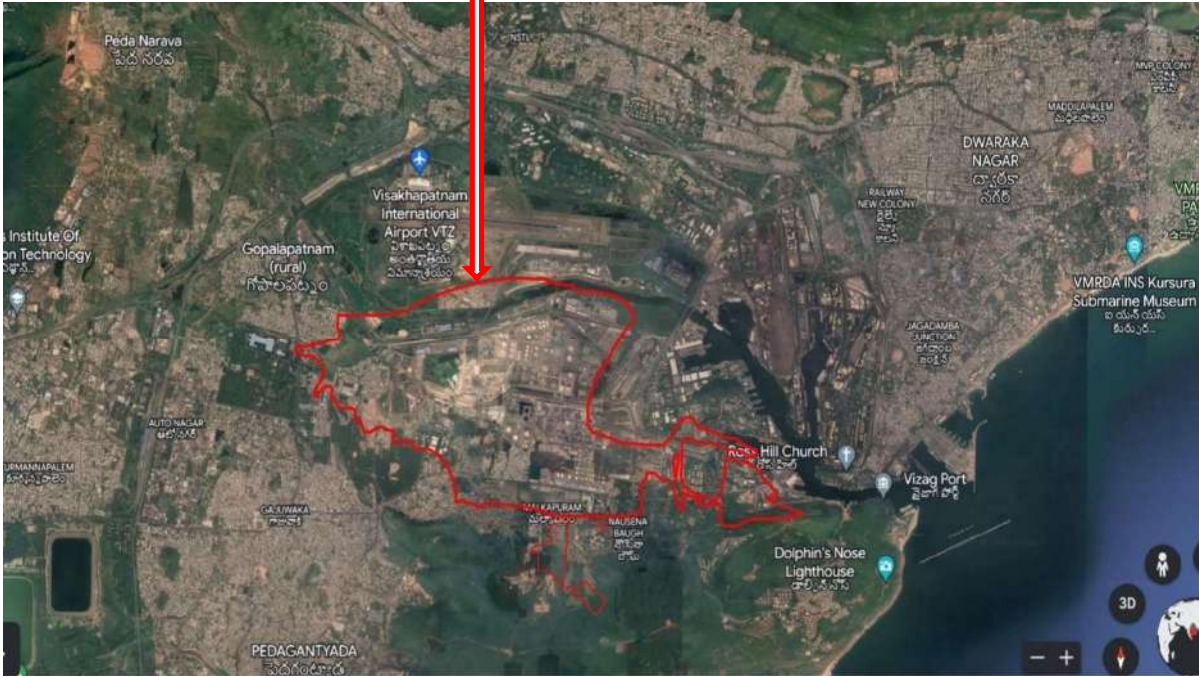




5. Zone-4
A. Zonal Map



B. Satellite View of Zone 4



C. List of Lessee in Zone 4

| SI No | Name of the Lessee/ Licence | PURPOSE | Category | Area In Sq Meter |
|-------|---------------------------------------|---|---------------------|------------------|
| 1 | A.PC.L | Pipeline | Prior to 2013 (DRA) | 3606.62 |
| 2 | A.P.C.Ltd. | Petrochemical Plant | Prior to 2013(DRA) | 303514.50 |
| 3 | Alufloride Ltd. | Plant | Industrial | 28328.02 |
| 4 | B.P.C.Ltd. | Tankages | Industrial | 161874.40 |
| 5 | B.P.C.Ltd. | Stacking & Distribution | Industrial | 8093.72 |
| 6 | B.P.C.L | Pipeline | Prior to 2013(DRA) | 12140.58 |
| 7 | BPCL | Truck Parking | Industrial | 6183.60 |
| 8 | Bothra Shipping Services | Warehouse | Prior to 2013(DRA) | 18049.00 |
| 9 | Bothra Shipping Services | Warehouse | Prior to 2013(DRA) | 161.87 |
| 10 | Balmer Lawrie& Co Ltd., | Multi Model Logistic Park | Industrial | 214584.75 |
| 11 | Bellamount | Warehouse | Prior to 2013(DRA) | 16187.44 |
| 12 | C.F.L. | Fertiliser Plant | Industrial | 1253272.07 |
| 13 | CFL | Const. Of SILO | Industrial | 5746.54 |
| 14 | C. F. L. | Water Pipeline | Industrial | 6701.60 |
| 15 | C.F.L.(Sublease to HPCL) | Pipeline | Industrial | 1281.00 |
| 16 | | Pipeline | Industrial | 1281.00 |
| 17 | C.F.L.(Sublease to HPCL) | Pipeline | Industrial | 409.00 |
| 18 | CIL | ROW (Road) | Industrial | 2445.00 |
| 19 | CIL | ROW (Road) | Industrial | 390.00 |
| 20 | CIL | ROW (Road) | Industrial | 2250.00 |
| 21 | Commissioner of Police | Police Station &Quarter | Industrial | 1672.65 |
| 22 | GVMC(GVSCL) | ROW | Industrial | 1455.00 |
| 23 | C.w.C. Ltd., | Container Freight Stn | Industrial | 45527.18 |
| 24 | C.w.C. Ltd., | Container Freight Stn | Industrial | 3111.63 |
| 25 | Continental ware housing | Ware house | Industrial | 24281.16 |
| 26 | Flag Officer-Command-in-Chief (Navy) | Transit area | Industrial | 558749.96 |
| 27 | Flag Officer-Command-in-Chief (Navy) | Approach road from parallel Bridges to Scindi Jn. | ROW Free of Cost | 64668.82 |
| 28 | Coast Guard (Upfront) | Office | Industrial | 85145.93 |
| 29 | FOC-in-C | Seamen Training Centre | Industrial | 2500.00 |
| 30 | G. E. Naval Base | 12 Inches dia Pipeline. | Industrial | 668.06 |
| 31 | G. E. Naval Base | 300 mm dia water pipeline. | Industrial | 943.00 |
| 32 | DRDO (Upfront) | Const. of Shipyard Facilities | Industrial | 44515.46 |
| 33 | Coast Guard (Upfront) | Infrastructure | Industrial | 91054.35 |
| 34 | Flag Officer-Command-in-Chief | ROW | Industrial | 184.50 |
| 35 | DRDO | ROW | Industrial | 12.43 |
| 36 | DRDO | Shpyard Facilities | Industrial | 11776.36 |
| 37 | DRDO | Fabrication Land | Industrial | 12140.58 |
| 38 | Flag Officer-Command-in-Chief | ROW | Industrial | 95.00 |
| 39 | Flag Officer-Command-in- | ROW | Industrial | 32.40 |

| | | | | |
|----|---|---------------------------------------|------------------------------|------------|
| | Chief | | | |
| 40 | Duraflex Services & Const. Tech. Ltd. | Godowns | Prior to 2013 (DRA) | 23593.19 |
| 41 | E.S.I Hospital | Hospital | Industrial | 40966.36 |
| 42 | E.I.P.L | LPG Storage | Prior to 2013(DRA) | 202343.00 |
| 43 | E.I.P.L. | Pipeline from HPCL to LPG | Prior to 2013(DRA) | 3358.89 |
| 44 | E.I.P.L | Pipelines | Prior to 2013(DRA) | 6313.10 |
| 45 | EIPL(Terminal to Oil Wharf)(ROW Permission) | ROW Terminal Oil Wharfage | Industrial | 1486.95 |
| 46 | EIPL(OH Jetty to Navy petrol bunk)(ROW Permission) | Pipeline | Industrial | 144.00 |
| 47 | EIPL(Pipeline Corridor to CFL Berth) | Pipeline | Industrial | 4066.55 |
| 48 | Eastern ware house corp | Warehouse | Prior to 2013(DRA) | 14973.38 |
| 49 | GAIL (Pipeline) (4.31=Z4)(3.19=Z6) | Pipeline | Prior to 2013(DRA) | 30351.45 |
| 50 | HPCL | Addl Tankage Proj. | Industrial | 859188.85 |
| 51 | H.P.C.L | Rly Gantry | Industrial | 22698.43 |
| 52 | H.P.C.L. | Addl.facility/ in LPG Plant | Prior to 2013(DRA) | 10481.37 |
| 53 | H.P.C.L. | Refinery | Prior to 2013(DRA) | 2068066.87 |
| 54 | HPCL | Rly Siding | Prior to 2013(DRA) | 14568.70 |
| 55 | H.P.C.L. | Oil Wharf | Prior to 2013(DRA) | 5948.88 |
| 56 | H.P.C.L. | Visakha Terminal | Industrial | 60702.90 |
| 57 | H.P.C.L. | CISF Barracks | Industrial | 32374.88 |
| 58 | H.P.C.L. | CISF Barracks | Industrial | 8093.72 |
| 59 | H.P.C.L.(Acs 0.1186) | Water Tank/ | Industrial | 480.00 |
| 60 | H.P.C.L. | CISF Qtrs. | Industrial | 8093.72 |
| 61 | H.P.C.L. | Expansion of Rly Siding | Industrial | 13233.23 |
| 62 | H.P.C.L. | Rly. Lines | Prior to 2013(Basic) | 10805.12 |
| 63 | H.P.C.L. | LPG Plant | Industrial | 71062.86 |
| 64 | H.P.C.L | pipeline | Industrial | 445.15 |
| 65 | HPCL(VPL) | water pipeline | Industrial | 5670.02 |
| 66 | HPCL (19633.50M2 +1953.50M2 +ROU+Pig station) | Pipeline | Prior to 2013(Basic Upfront) | 19829.61 |
| 67 | HPCL (sublease by APCL FOR hpcl ROW pipeline (2800sqmtrs) | Parking of LPG tanker | Industrial | ... |
| 68 | HPCL. | Pipelines | Industrial | 589.68 |
| 69 | HPCL. | Parking of LPG tanker | Industrial | 16187.44 |
| 70 | HPCL. | Valve Station | Industrial | 12140.58 |
| 71 | HPCL. | Green Belt | Industrial | 8093.72 |
| 72 | HPCL(Co-Terminus to Acs284-18) (upfront) | Modernisation of Refinery &Green Belt | Industrial | 78954.24 |
| 73 | HPCL (upfront) | Black oil Tank Wagon Gantry | Industrial | 42572.97 |
| 74 | HPCL (upfront) | Modernisation of Refinery | Industrial | 4492.01 |
| 75 | HPCL (upfront) | Expansion of Refinery | Industrial | 141482.11 |
| 76 | HPCL (upfront) | Expansion of Refinery | Industrial | 202343.00 |

| | | | | |
|-----|---------------------------------|----------------------------------|---|-----------|
| 77 | HPCL | Expansion of Refinery | Industrial | 995.12 |
| 78 | HPCL | Expansion of Refinery | Industrial | 816.46 |
| 79 | HPCL | RVF Pitch Road | Industrial | 7082.01 |
| 80 | HPCL | Transfer Fee | Industrial | 7082.01 |
| 81 | HPCL | Sub- Lease | Industrial | 15175.73 |
| 82 | HPCL | RVF Facilities | Industrial | 53742.30 |
| 83 | HPCL | ROW | Industrial | 4757.00 |
| 84 | HPCL | VRM Proj | Industrial | 1597.86 |
| 85 | HPCL | ROW | Industrial | 1345.00 |
| 86 | Hindustan Shipyard Ltd | Ship Building Yard | Prior to 2013 (Agreement Rate) | 223103.39 |
| 87 | Hindustan Shipyard Ltd | Ext. of Yard | Prior to 2013(DRA) | 64749.76 |
| 88 | Hindustan Shipyard Ltd | Dry Dock/ Dock Project | Prior to 2013(DRA) | 109722.52 |
| 89 | Hindustan Shipyard Ltd | Extn & development of Shipyard | Industrial | 50990.44 |
| 90 | Hindustan Shipyard Ltd | Dolphin 5&6 (768+800 M2) | Prior to 2013(DRA) | 1568.00 |
| 91 | Hindustan Colas | manufacture of Bitumen products | Prior to 2013 (Basic Upfront) | 7094.15 |
| 92 | Indian Potash Limited | Warehouses | Prior to 2013(Basic Upfront) | 24281.16 |
| 93 | Indian Maritime university | Construction of Office Building. | Prior to 2013 (Concessional / Nominal) | 13087.55 |
| 94 | CEMS | Training Institute | Industrial | 7146.75 |
| 95 | I.O.C. LTD.,(Upfront) | Terminal | Industrial | 182108.70 |
| 96 | I.O.C. LTD.,(Upfront) | Pipelines | Industrial | 607.03 |
| 97 | I.O.C. LTD.,(Upfront) | Rly siding | Industrial | 647.50 |
| 98 | I.O.C. LTD.,(Upfront) | Pipelines | Industrial | 323.75 |
| 99 | IOC(Upfront) | Terminal | Industrial | 1114.81 |
| 100 | IOC(Upfront) | Storage facilities | Industrial | 7162.94 |
| 101 | IOCL ROW for New Trestle Bridge | ROW | Industrial | 0.00 |
| 102 | IOCL ROW Paradip Hyd Pipeline | ROW | Industrial | 0.00 |
| 103 | IOC Ltd. | Truck Parking | Industrial | 5790.00 |
| 104 | IOC Ltd (ROW) | Terminal to T.T.Parking at Mkp. | Basic Industrial | 60.00 |
| 105 | IOC Ltd (ROW) | ROW | Basic Industrial | 5163.00 |
| 106 | India Potash Ltd. | Covered Godowns | Prior to 2013 (Basic Upfront) | 48562.32 |
| 107 | KRIBHCO | Godowns | Prior to 2013(Basic Upfront) | 24281.16 |
| 108 | LMJ International Limited | Storage Sheds | Prior to 2013 (Basic Upfront) | 20234.30 |
| 109 | LMJ International Limited | Storage Sheds | Prior to 2013 (Basic Upfront) | 24281.16 |
| 110 | Maruti Transport | Warehouse | Prior to 2013(DRA) | 16187.44 |
| 111 | BSNL | Telephone Exchange &Qtrs | Industrial | 4046.86 |

| | | | | |
|-----|---|---|--------------------|-----------|
| 112 | Supdt. Of Post Office | Post Office | Industrial | 1011.72 |
| 113 | Prathyusha Stevedore Pvt Ltd | Godowns | Prior to 2013(DRA) | 24523.97 |
| 114 | RCL (Plot No.3) | ware houses | Industrial | 9429.18 |
| 115 | Rain C-II (Plot No.5) | Godowns | Industrial | 20234.30 |
| 116 | Sarat Chatterjee & Co. | Construction of Warehouse Rly Lines, Backup Space & Rly sidings | Industrial | 39456.89 |
| 117 | Sarat Chatterjee & Co. | Warehouse | Industrial | 9954.87 |
| 118 | Sarat Chatterjee & Co. | Warehouse | Industrial | 14488.16 |
| 119 | VDR & Co. | Warehouse | Industrial | 35410.03 |
| 120 | V.C.T.P.L. | Container Freight Stn | Commercial | 113494.19 |
| 121 | Reliance Jio Infocom Ltd. (Way leave permission) | ROW | Industrial | 56.46 |
| 122 | Orissa Stevedores | Warehouse | Industrial | 14002.14 |
| 123 | Sravan Shipping | Weigh Bridge | Commercial | 514.00 |
| 124 | Sravan Shipping | Storage of Bio diesel & Petroleum Products | Industrial | 4150.00 |
| 125 | Sravan Shipping | covered sheds | Industrial | 8100.00 |
| 126 | Infinite Shipping & Engg Pvt. Ltd | Commercial Activity | Commercial | 2853.00 |
| 127 | E David Fernando | | Commercial | 343.90 |
| 128 | S.R.Basha & Co | near Marine P | Commercial | 930.77 |

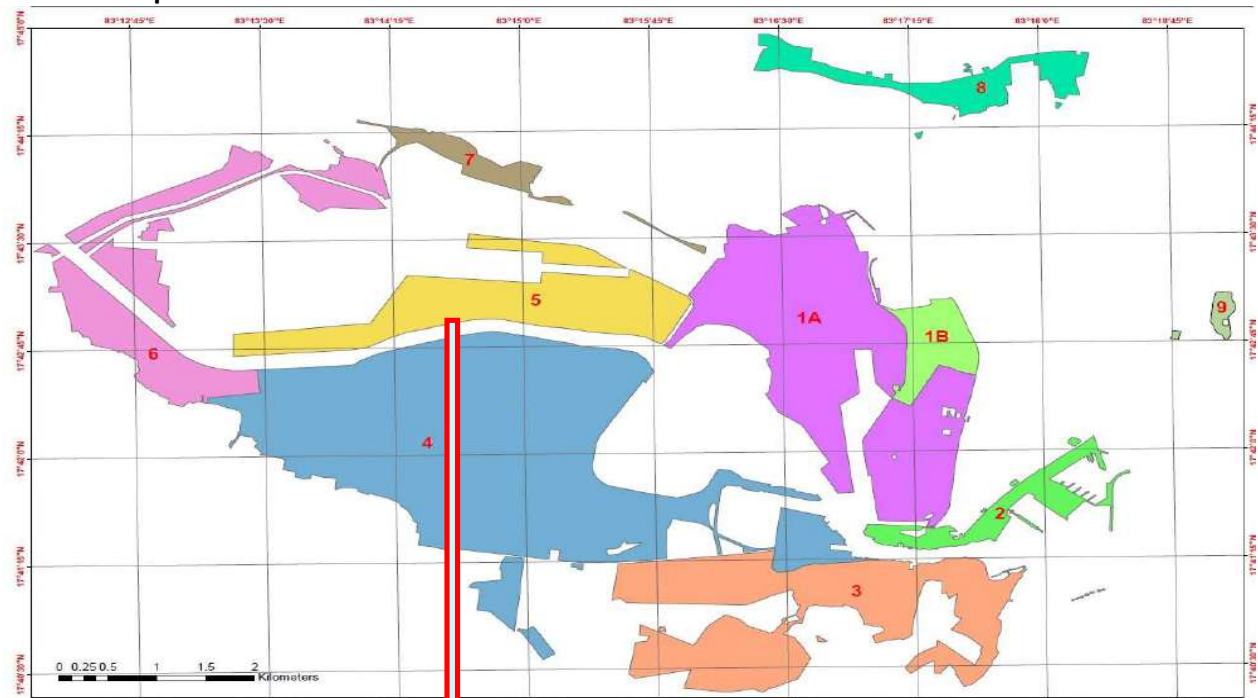
D. Photographs during Site visit: -



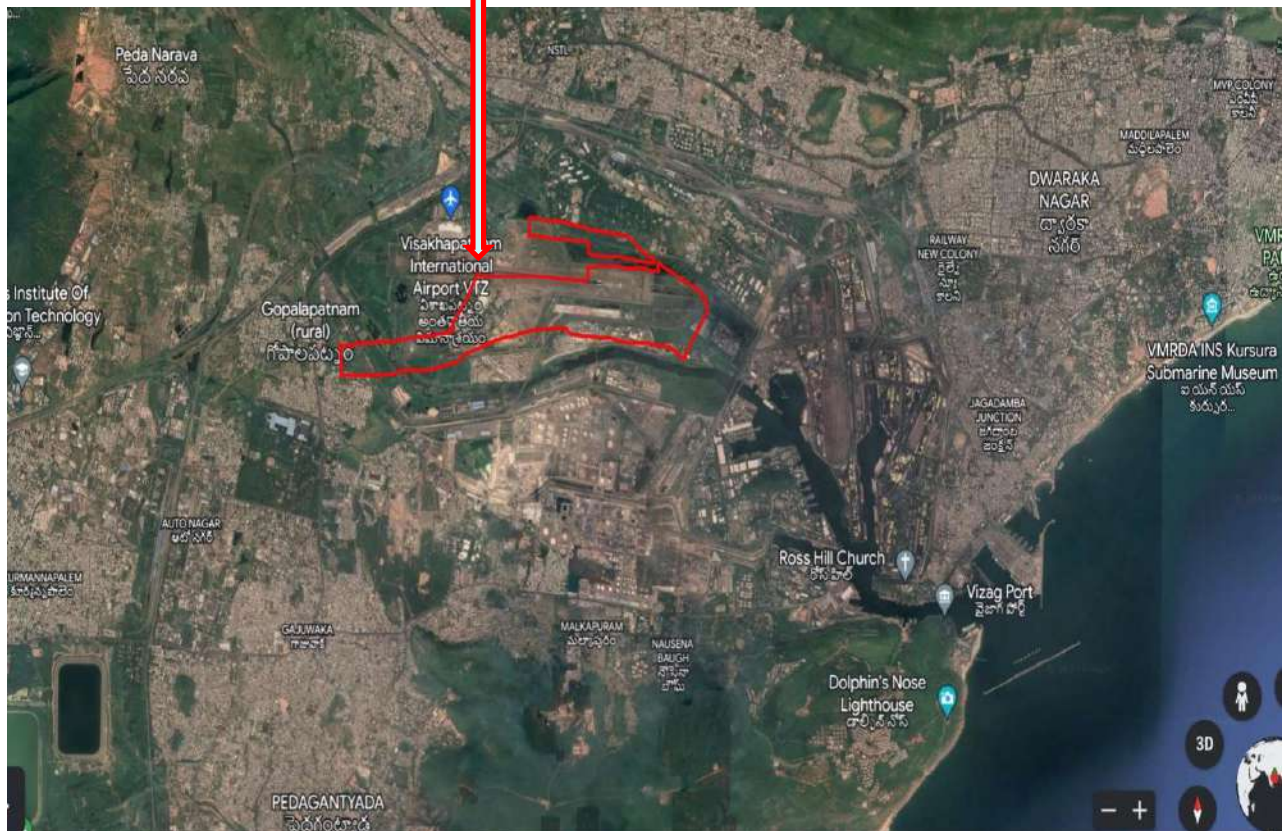




6. Zone-5
A. Zonal Map



B. Satellite View of Zone 5

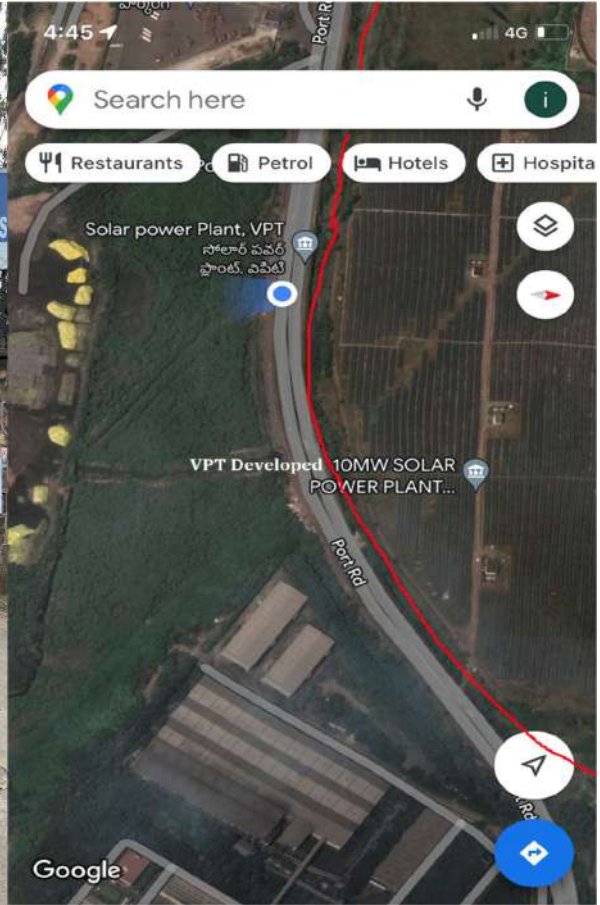


C. List of Lessee in Zone 5

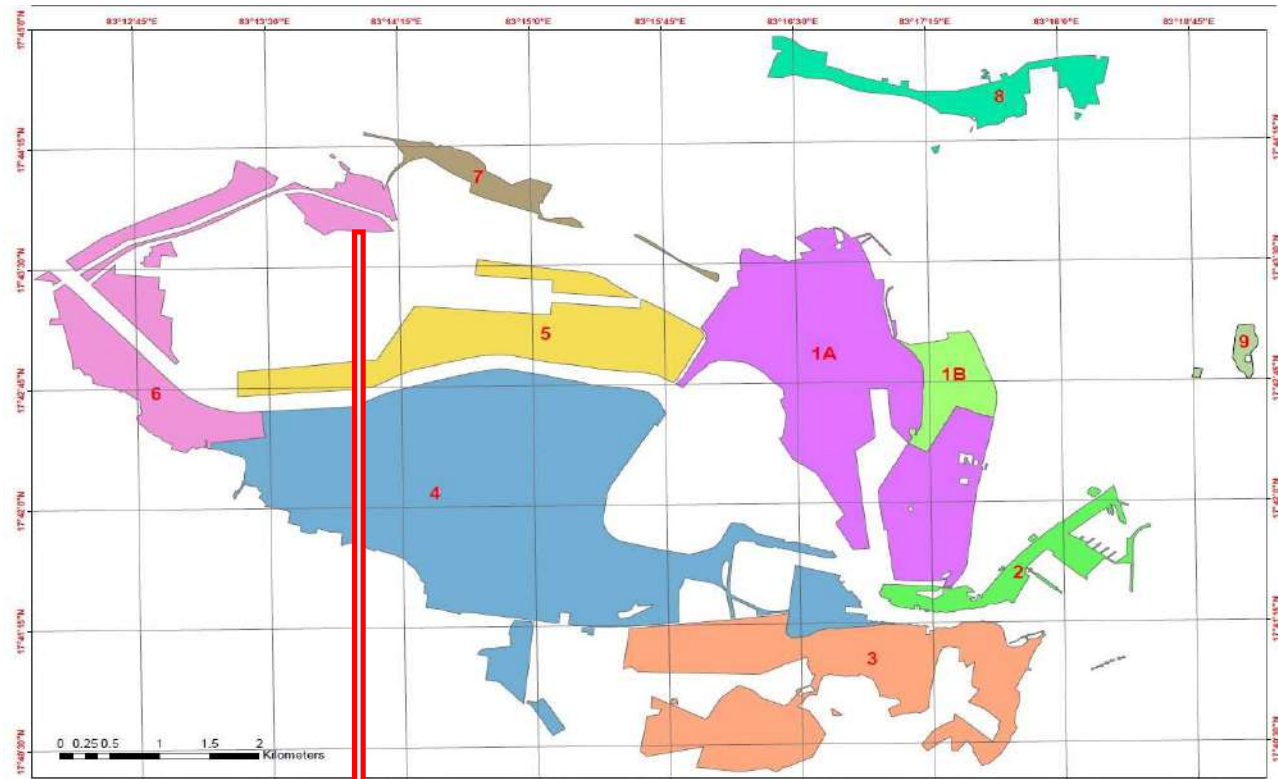
| Sl No | Name of the Lessee/ Licence | PURPOSE | Category | Area In Sq Meter |
|-------|--------------------------------------|--------------------------|--|------------------|
| 1 | BPCL. | Retail Oil outlet | Prior to 2013(DRA) | 3884.99 |
| 2 | -do- | Transit area | Industrial | 18210.87 |
| 3 | C.G.O | Air Enclave | Industrial | 20234.30 |
| 4 | Garrison Engineering (V-37) | ROW | Industrial | 124.28 |
| 5 | HPCL (NVRP) | Refinery expansion | Prior to 2013(Basic Upfront) | 1150036.67 |
| 6 | HPCL (Rly siding) | Pipe line | Prior to 2013(Basic Upfront) | 16996.81 |
| 7 | NHAI | Port Connectivity Road | Prior to 2013 (Concessional / Nominal) | 390400.00 |
| 8 | BSNL | ROW | Industrial | 5.00 |
| 9 | R.C.L. | Plant | Prior to 2013(DRA) | 171991.55 |
| 10 | Rain C-II | ware houses | Prior to 2013(Basic Upfront) | 46660.30 |
| 11 | Rain CII | Warehouse | Industrial | 21812.58 |
| 12 | Rain CII (ROW Permission) | ROW | Industrial | 149.50 |
| 13 | Rain CII Carbon | Petroleum Coke Project | Industrial | 218570.91 |
| 14 | Vizag Sea Port | ROW for Electrical Lines | Industrial | 4952.11 |
| 15 | Vizag Seaport Pvt. Ltd. | Stack yard | Commercial | 36421.74 |
| 16 | Algreen Future Transport & Logistics | Logistics | Commercial | 17.58 |
| 17 | Mechel | . | Commercial | 199.91 |

D. Photographs during Site visit: -

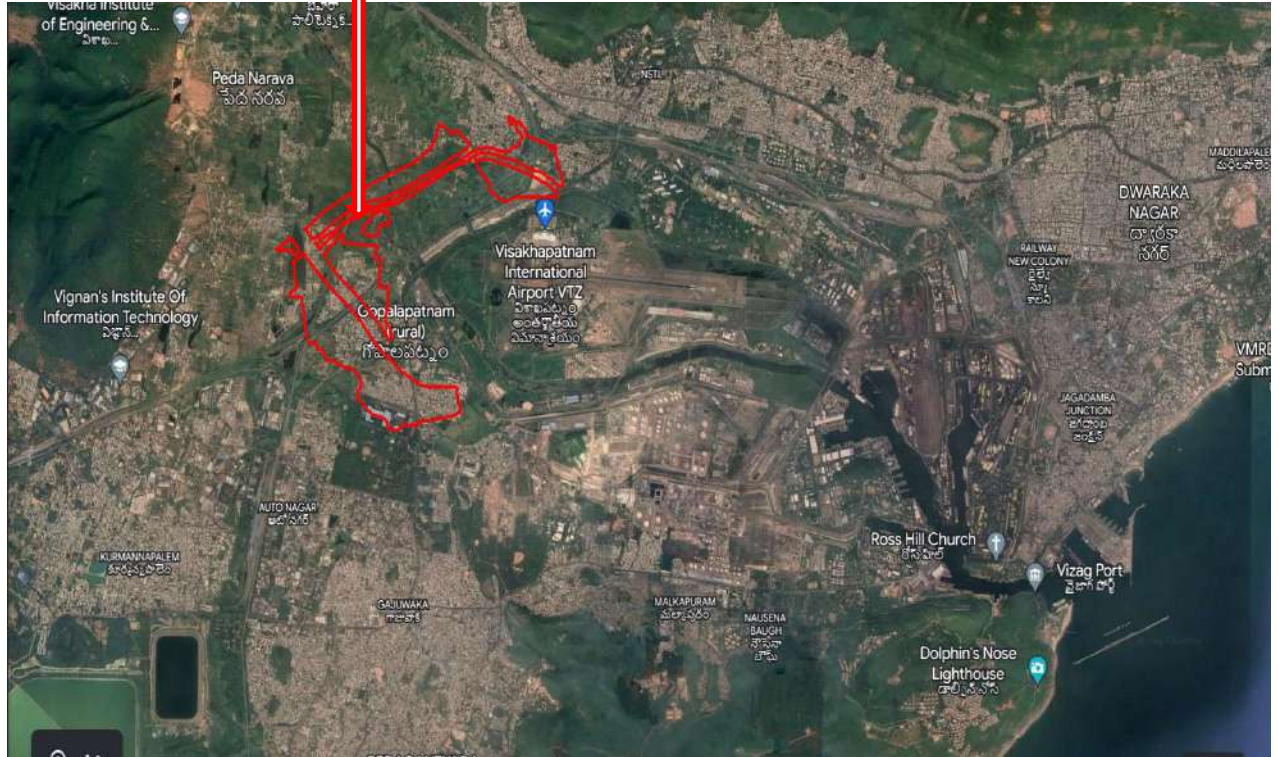




7. Zone-6
A. Zonal Map



B. Satellite View of Zone 6



C. List of Lessee in Zone 6

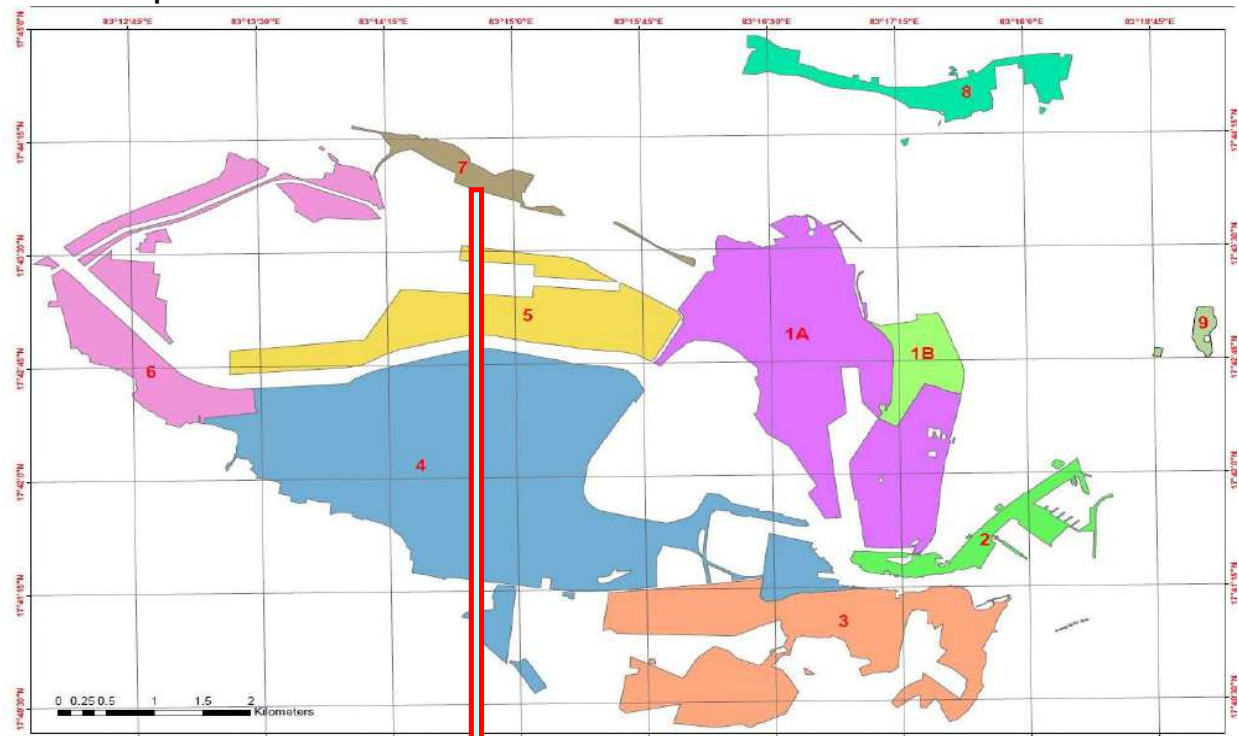
| SI No | Name of the Lessee/ Licence | Purpose | Category | Area In Sq Meter |
|-------|------------------------------|-------------------------------------|----------------------|------------------|
| 1 | BPCL Aviation | ATF fuelling facilities for flights | Commercial | 4000.00 |
| 2 | CONCOR | Container Freight Stn | Prior to 2013(Basic) | 392869.17 |
| 3 | CONCOR | Container Freight Stn | Industrial | 44798.74 |
| 4 | Gateway East India Pvt. Ltd. | Container Freight Stn | Prior to 2013(DRA) | 80937.20 |
| 5 | Gateway East India Pvt. Ltd. | Truck Parking | Industrial | 18210.87 |
| 6 | GAIL | LPG Dispatch station | Prior to 2013(DRA) | 121001.11 |
| 7 | M/s. HPCL | Pipeline (VVPL) | Prior to 2013(DRA) | 16511.19 |
| 8 | HPCL Aviation | ATF fuelling facilities for flights | Industrial | 4800.00 |
| 9 | Essar (Slurry Pipeline) | Slurry pipeline | Prior to 2013(DRA) | 7162.94 |
| 10 | APGDC | Gas Station | Industrial | 9999.99 |
| 11 | APGDC | PIPELINES | Industrial | 1296.48 |
| 12 | Sai Teja Solar Dry Fish | Solar | Commercial | 101.17 |

D. Photographs during Site visit: -

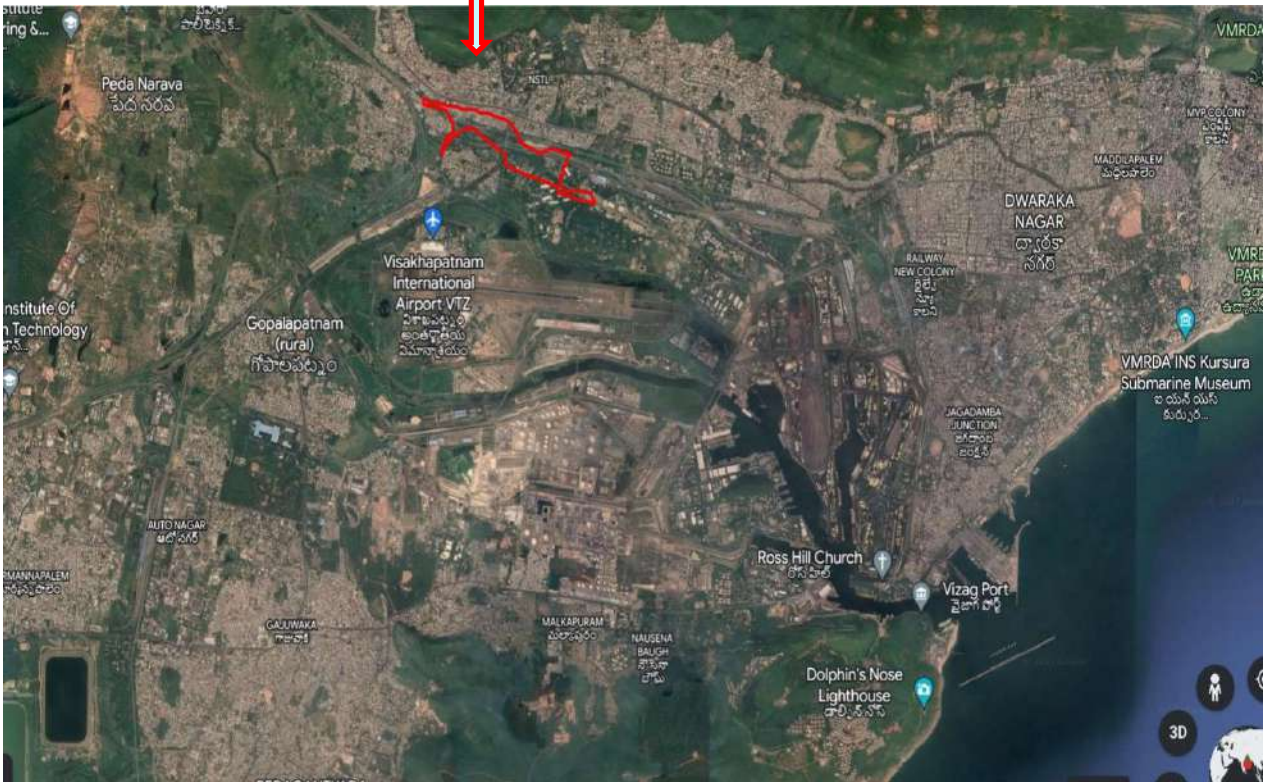




8. Zone-7
A. Zonal Map



B. Satellite View of Zone 7



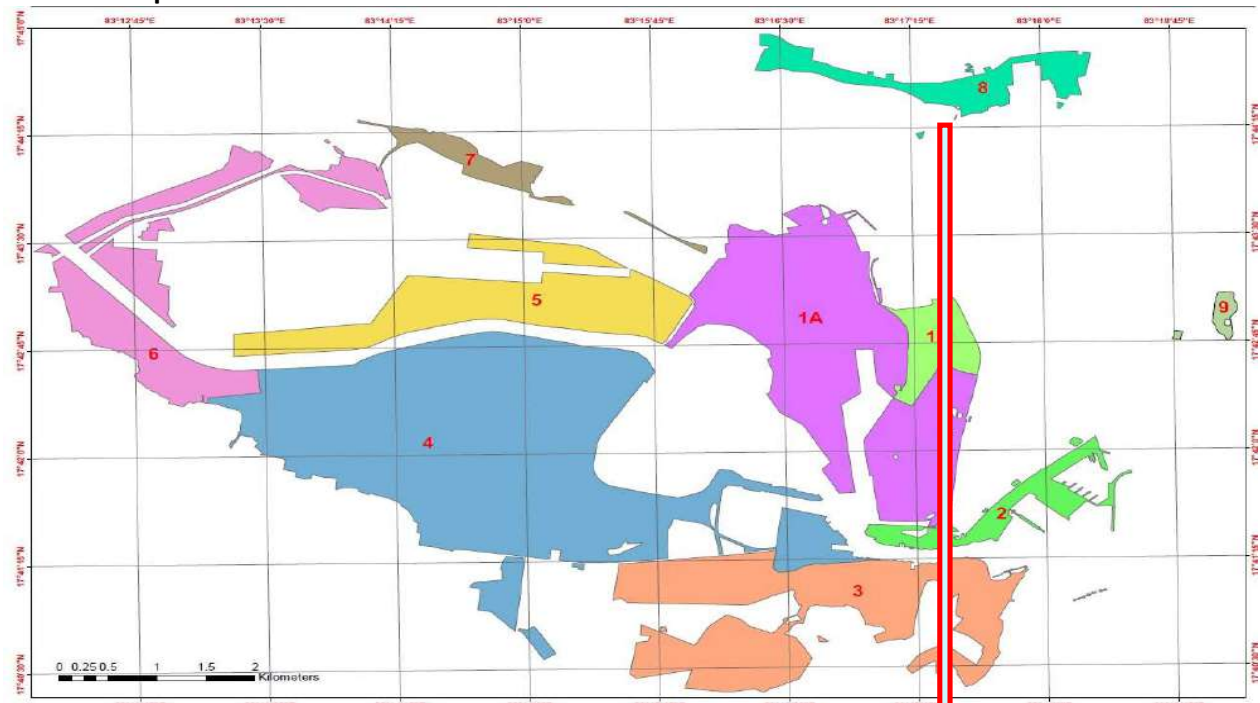
C. List of Lessee in Zone 7

| Sl No | Name of the Lessee/ Licence | Purpose | Category | Area In Sq Meter |
|-------|-----------------------------|---------------------|------------|------------------|
| 1 | NAVY | 600 mm dia pipeline | Industrial | 23350.38 |
| 2 | Sravan Shipping | Garage | Industrial | 1116.00 |

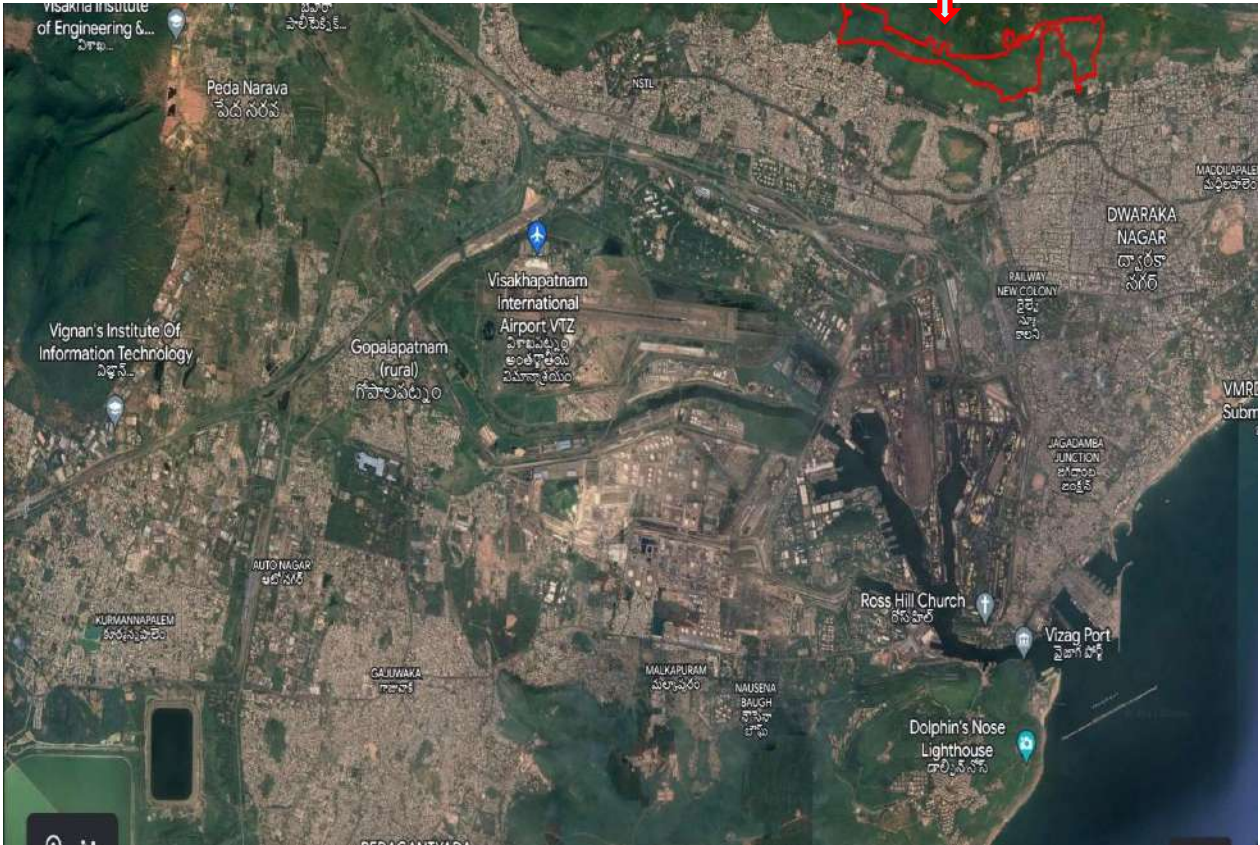
D. Photographs during Site visit: -



9. Zone-8
A. Zonal Map



B. Satellite View of Zone 8



C. List of Lessee in Zone 8

| Sl No | Name of the Lessee/ Licence | PURPOSE | Category | Area In Sq Meter |
|-------|--|--------------------------------------|--|------------------|
| 1 | Andaman & Nicobar | Passenger accommodation | Industrial | 4046.86 |
| 2 | Bharatiya Vidya Bhavan | Educational Institute | Prior to 2013(DRA) | 969.07 |
| 3 | BARC | Liaison Office & Staff quarters | Prior to 2013(Basic Upfront) | 20234.30 |
| 4 | GVMC | Pump House | Industrial | 510.00 |
| 5 | GVMC | Sulabh Complex | Industrial | 200.00 |
| 6 | GVMC | ROW | Industrial | 605.00 |
| 7 | GVMC | ROW | Industrial | 404.35 |
| 8 | Directorate of Light House & Light Ships | Staff Quarters | Prior to 2013(Basic Upfront) | 5260.92 |
| 9 | IOC Ltd. | Oil outlet | Industrial | 661.20 |
| 10 | ISPRL (DIBldg & Land) | Accommodation for Security Personnel | Residential | 2282.00 |
| 11 | ICWAI Bhavan | Office & Class Rooms | Prior to 2013(DRA) | 1100.00 |
| 12 | MMD | Quarters | Prior to 2013 (Concessional / Nominal) | 2000.00 |
| 13 | Plant Quarantine station. | Office & Lab | Prior to 2013(Basic Upfront) | 300.00 |
| 14 | APEPDCL | Substation | Commercial | 250.83 |
| 15 | Viswanath Avenues (India) Pvt Ltd | Approach Road | Industrial | 415.00 |
| 16 | Trion Properties Pvt Ltd | Non-Port related activity | Non-Port related activity | 67177.90 |

D. Photographs during Site visit: -



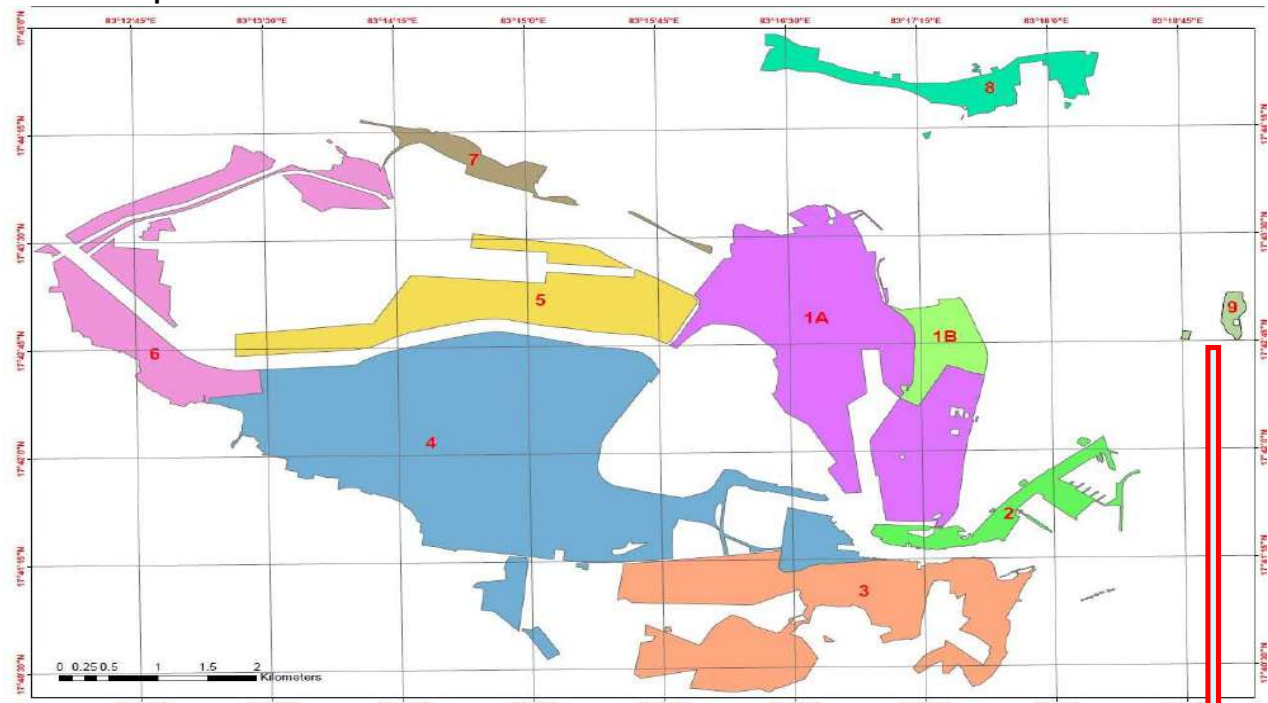




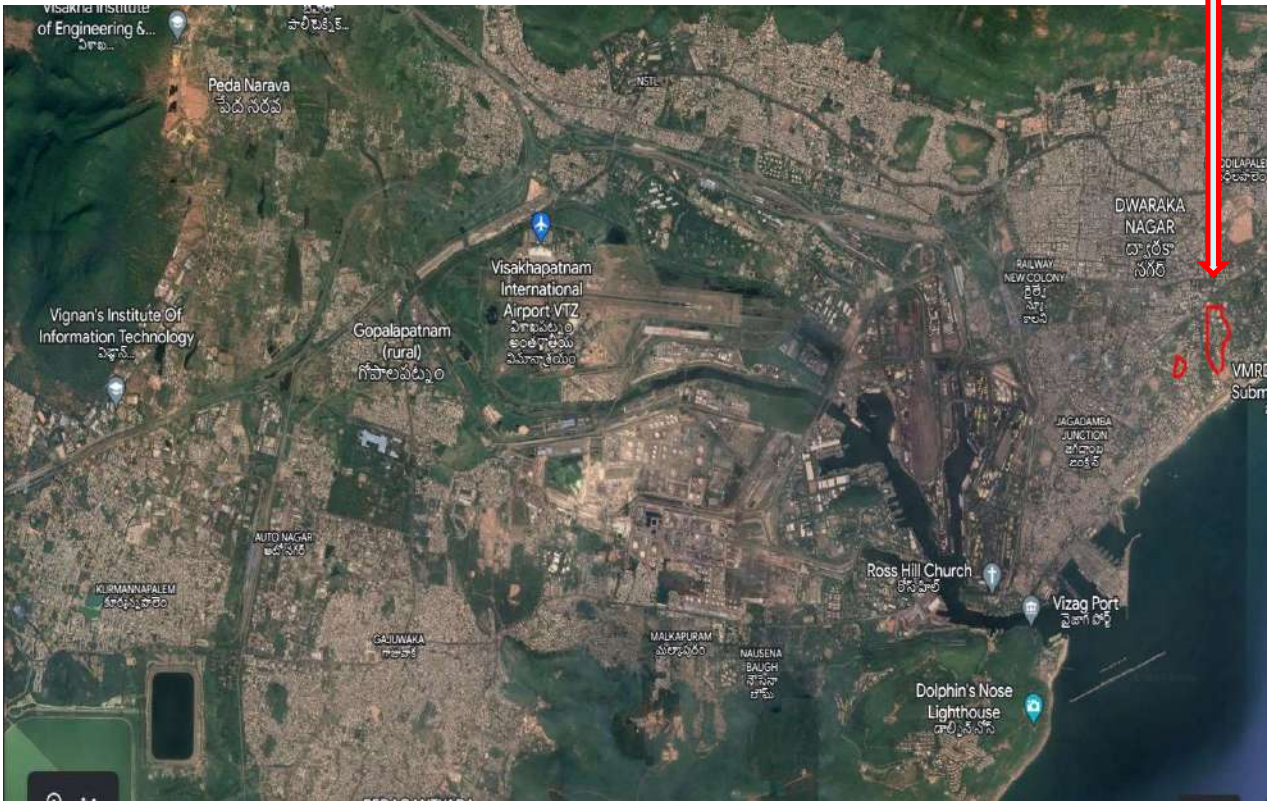


10. Zone-9

A. Zonal Map



B. Satellite View of Zone 9



C. List of Lessee in Zone 9

| Sl No | Name of the Lessee/ Licence | Purpose | Category | Area In Sq Meter |
|-------|--|---------------------|--------------------|------------------|
| 1 | M. M. Department. | Office | Prior to 2013(DRA) | 1965.60 |
| 2 | M.M. Department (Upfront) | Staff Quarters | Residential | 820.00 |
| 3 | Light House Beach Holidays (Pvt) Ltd., | Commercial Activity | Commercial | 3156.00 |

D. Photographs during Site visit: -

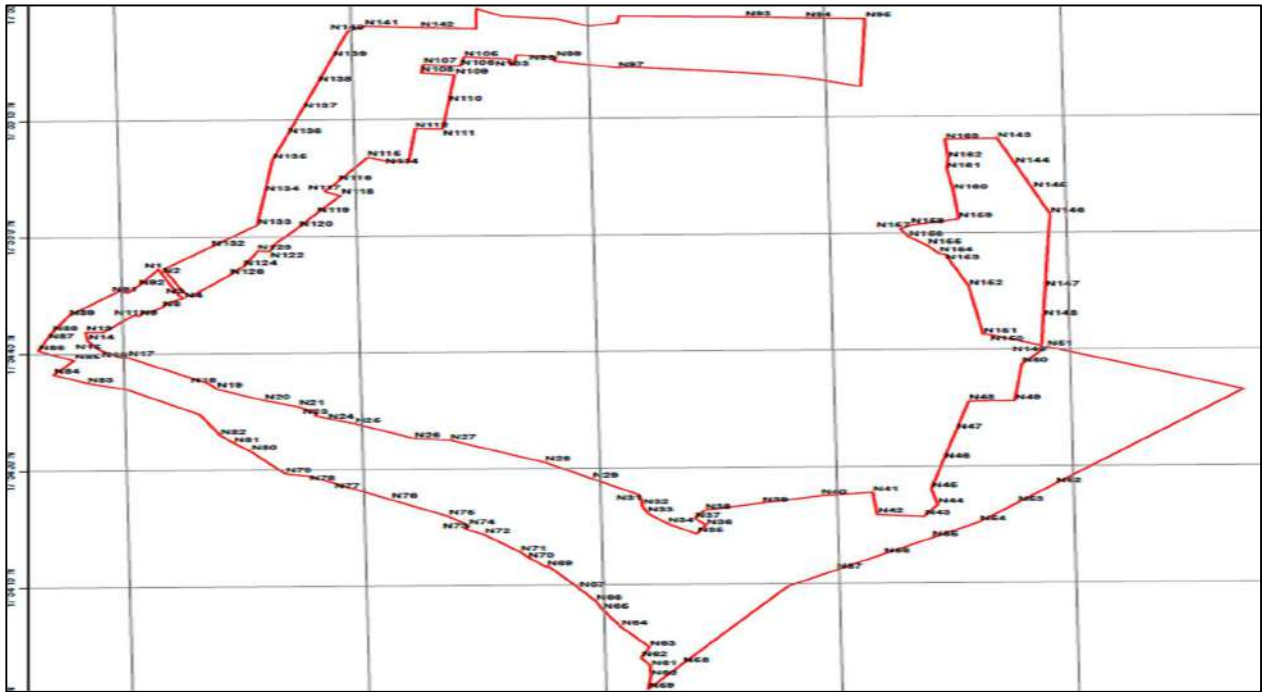




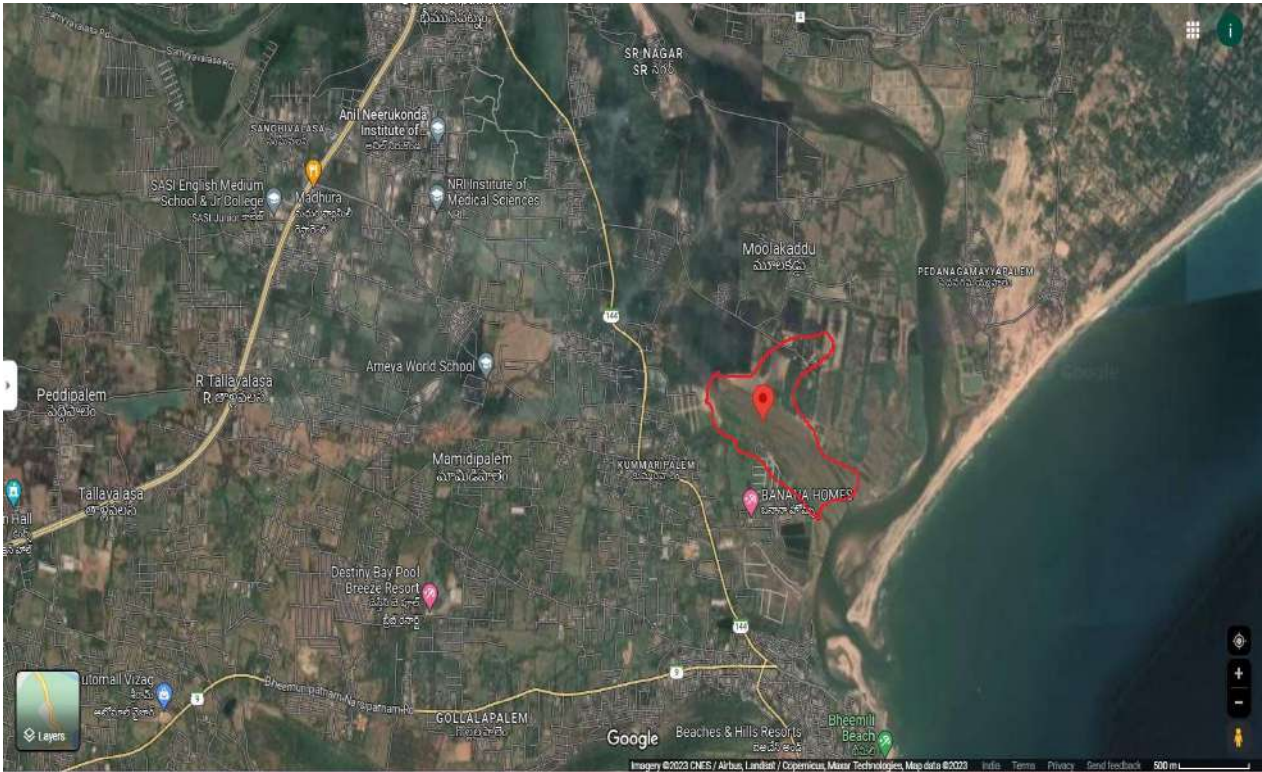


11. Zone-10

A. Zonal Map



B. Satellite View of Zone 10



C. List of Lessee in Zone 10

There is no any lessee in zone 10

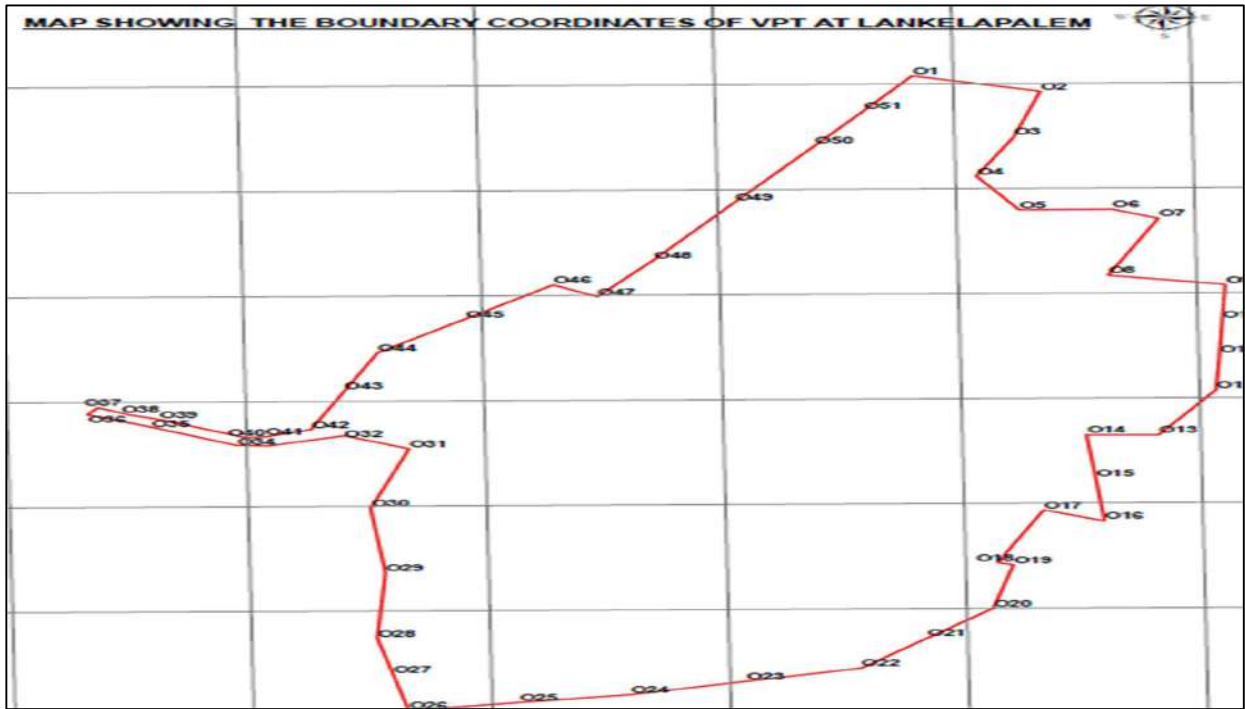
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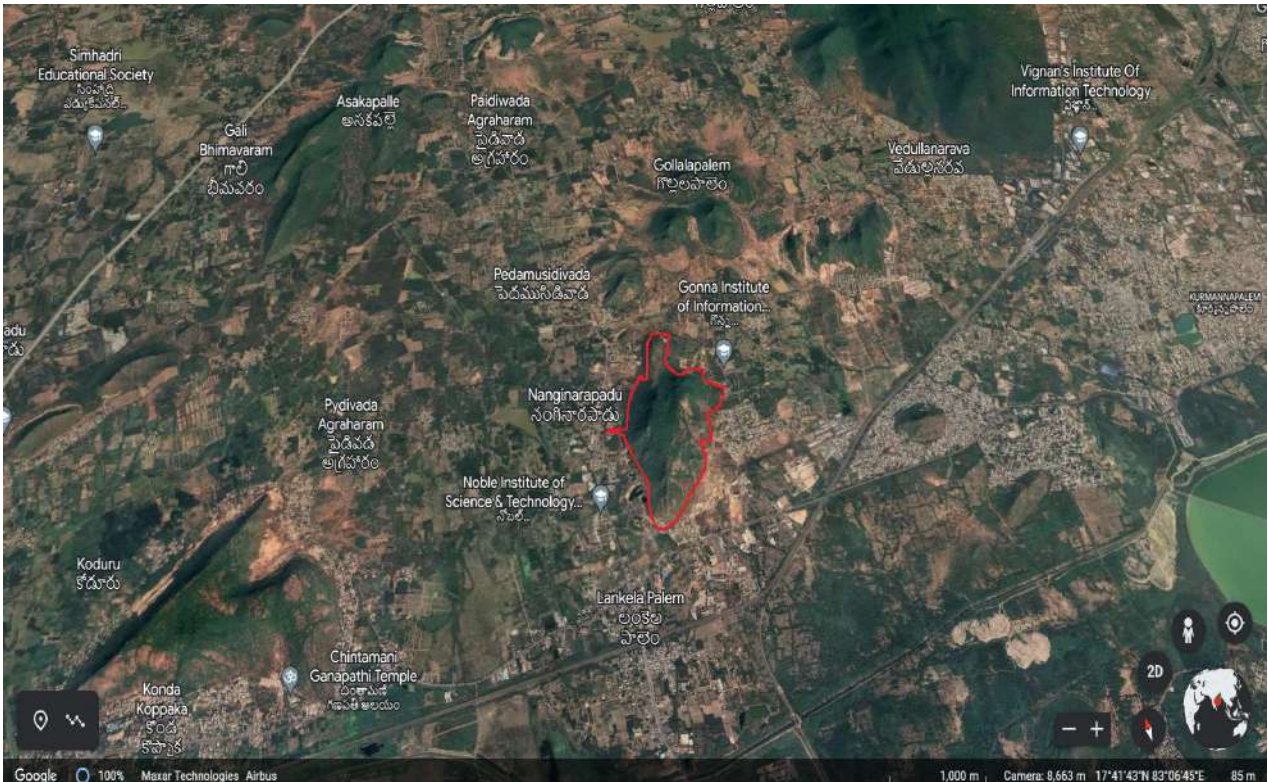


12. Zone-11

A. Zonal Map



B. Satellite View of Zone 10



C. List of Lessee in Zone 11

There is no any lessee in zone 11

D. Photographs during Site visit: -





5. Result & Conclusion

The Present Fair Market Value and lease rent @6% of Value of Land in Each Zone category wise for FY 2023-24 are mention in below table:

| S.No. | Zone | Category | Land Use | (All in Rs. Per Sq. Yd) | (All in Rs. Per Sq. Meter) |
|-------|------|---------------------------|------------------|---|---|
| | | | | Present Fair Market Value Assessed for FY 2023-24 | Price for Annual Lease Rent as per Land Policy Guideline Para 13. (C) Should be |
| 1 | 1A | Port Related Activity | Industrial | 5000 | 359 |
| | | Non-Port Related Activity | Commercial | 14000 | 1005 |
| 2 | 1B | Port Related Activity | Industrial | 9700 | 696 |
| | | Non-Port Related Activity | Commercial | 22000 | 1579 |
| 3 | 2 | Port Related Activity | Industrial | 5100 | 366 |
| | | Non-Port Related Activity | Commercial | 12000 | 861 |
| 4 | 3 | Port Related Activity | Industrial | 2400 | 172 |
| | | Non-Port Related Activity | Residential | 3500 | 251 |
| | | | Commercial | NA | NA |
| 5 | 4 | Port Related Activity | Industrial | 3400 | 244 |
| | | Non-Port Related Activity | Residential | 6200 | 445 |
| | | | Commercial | 9800 | 703 |
| 6 | 5 | Port Related Activity | Industrial | 3400 | 244 |
| | | Non-Port Related Activity | Commercial | 17000 | 1220 |
| 7 | 6 | Port Related Activity | Industrial | 4100 | 294 |
| | | Non-Port Related Activity | Residential | 7300 | 524 |
| | | | Commercial | 24000 | 1722 |
| 8 | 7 | Port Related Activity | Industrial | 3500 | 251 |
| | | Non-Port Related Activity | Commercial | 15500 | 1112 |
| 9 | 8 | Non-Port Related Activity | Residential | 26000 | 1866 |
| | | | Commercial | 41000 | 1470 |
| 10 | 9 | Non-Port Related Activity | Residential | 47000 | 3373 |
| | | | Commercial | 56000 | 2000 |
| 11 | 10 | Port Related Activity | Multipurpose Use | 1350 | 97 |
| | | Non-Port Related Activity | | 1350 | 97 |
| 12 | 11 | Port Related Activity | Multipurpose Use | 900 | 65 |
| | | Non-Port Related Activity | | 900 | 65 |

Note- 6% of Fair market Value is considered as rent amount per annum per Sqmtr as per the TAMP rate.

** The land has been called for auction at market prevailing rate i.e., 6% of fair market value, but no participation has been received on second and third call of tenders for the zone 8 & 9 (commercial category). Considering the local market demand and auction history of the said land we here by suggesting additional 50% discount on lease amount for only commercial category of Zone 8 & 9.

The port may fix the tenure of lease for a period which is more than 30 years and the lease rental should be either upfront premium or premium payable annually and interest at the rate of Government Security prevalent at the time of grant of lease.

The Port may decide to invite bids either on

- (i) Upfront premium basis, where the bidding parameter is the one-time upfront payment offered by the bidder for the lease period and a nominal lease rent of Rs. One per square meter to be collected every year for the currency of lease period.
- (ii) Premium basis, quoted by the bidder over and above the reserve Price in terms of the annual lease rent calculated as 6% of the value of land.

While leasing out the land on upfront basis, the Board shall fix the reserve Price which would be the Net Present Value of the sum total of annual lease rentals calculated as 6% of the land value escalated annually at the rate approved by the Board i.e. 2%.

The discount factor would be the longest-term government Security rate as per the latest RBI Bulletin i.e. from 4% to 6%. In both cases.

The Port shall keep equivalent of two years rentals as security deposit.

Disclaimer: - This report is prepared with the available records & information, verbal enquires from various sources, data bank & utilizing our previous experience & best of our knowledge, belief & judgment. We trust this report will serve the purpose as anticipated.

The undersigned shall not be responsible in case of dispute with regard to ownership of the property.

Declaration: -

We hereby declare that –

- a. The information furnished above is true & correct to the best of my knowledge & belief;
- b. We have no direct or indirect interest in the assets valued;
- c. We have personally inspected the assets;

Date: 20.09.2023

For, Ms/. Vishvakarma Consultancy Services Pvt Ltd.

Authorized Signatory

6. Annexure-I

Sample References of Government Ready Reckoner Rates

Market Value - IGRS


రిజిస్ట్రేషన్ & స్టాంప్స్ శాఖ
ఆంధ్ర ప్రదేశ్ రాష్ట్ర ప్రభుత్వం



REGISTRATION & STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH

Unit Rates Locality Wise

| District Name | | Mandal Name | | City/Town/Village | | | | | |
|---------------|------------|-----------------------------|----------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|-----------------------------------|
| VISAKHAPATNAM | | SEETHAMMADHARA | | KANCHARAPALEM | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq. Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 35 - 1 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 2. | 35 - 2 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 3. | 35 - 3 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 4. | 35 - 4 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 5. | 35 - 5 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 6. | 35 - 6 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 7. | 35 - 7 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 8. | 35 - 8 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 9. | 35 - 10 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 10. | 35 - 9 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 11. | 35 - 11 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 12. | 36 - 26 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 13. | 36 - 27 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |



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Designed, Developed and Hosted by National Informatics Centre (NIC)
Last Updated: 01-JAN-2023

Market Value - IGRS

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
|-------|------------|-----------------------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|-----------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 36. | 35 - 30 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 37. | 35 - 31 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 38. | 35 - 32 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 39. | 35 - 33 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 40. | 35 - 34 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 41. | 35 - 35 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 42. | 35 - 36 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 43. | 35 - 37 | RAMAMURTHY PANTHULU PETA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 44. | 36 - 1 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 45. | 36 - 2 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 46. | 36 - 3 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 47. | 36 - 4 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 48. | 36 - 5 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 49. | 36 - 6 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 50. | 36 - 7 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 51. | 36 - 8 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 52. | 36 - 9 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 53. | 36 - 10 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 54. | 36 - 11 | REDDI KANCHARAPALEM | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |

Market Value - IGRS

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
|-------|------------|------------------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|-----------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 142. | 56 - 9 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 143. | 56 - 10 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 144. | 56 - 11 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 145. | 56 - 12 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 146. | 56 - 13 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 147. | 56 - 14 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 148. | 56 - 15 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 149. | 56 - 16 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 150. | 56 - 17 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 151. | 56 - 18 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 152. | 56 - 19 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 153. | 56 - 20 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 154. | 56 - 21 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 155. | 56 - 22 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 156. | 56 - 23 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 157. | 56 - 24 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 158. | 56 - 25 | GOLLA KANCHARAPALEM | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |
| 159. | 56 - 26 | GOLLA | 25,000 | 2,900 | 2,900 | 2,900 | 01(Residential) | 01/06/2023 | Get |

Market Value - IGRS

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
|-------|------------|-----------------------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|-----------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 179. | 57 - 7 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 180. | 57 - 8 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 181. | 57 - 9 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 182. | 57 - 10 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 183. | 57 - 11 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 184. | 57 - 12 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 185. | 57 - 13 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 186. | 57 - 14 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 187. | 57 - 15 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 188. | 57 - 16 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 189. | 57 - 17 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 190. | 57 - 18 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 191. | 57 - 19 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 192. | 57 - 20 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 193. | 57 - 21 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 194. | 57 - 22 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 195. | 57 - 23 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 196. | 57 - 24 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 197. | 57 - 25 | THUMMADAPALEM | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 198. | 57 - 26 | KANCHARAPALEM-1#26 to 26 | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |
| 199. | 57 - 27 | KANCHARAPALEM-1#27 | 42,000 | 4,000 | 4,000 | 4,000 | 01(Residential) | 01/06/2023 | Get |



Unit Rates Locality Wise

| District Name | | Mandal Name | | City/Town/Village | | | | | |
|---------------|------------|---------------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|--------------------------------------|
| VISAKHAPATNAM | | SEETHAMMADHARA | | MALKAPURAM | | | | | |
| | | | | | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 50 - 1 | MALKAPURAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 2. | 50 - 2 | PALLE ST | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 3. | 50 - 3 | MALKAPURAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 4. | 50 - 4 | MALKAPURAM/PALLE ST | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 5. | 50 - 5 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 6. | 50 - 6 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 7. | 50 - 7 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 8. | 50 - 8 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 9. | 50 - 9 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 10. | 50 - 10 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 11. | 50 - 11 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 12. | 50 - 12 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 13. | 50 - 13 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 14. | 50 - 14 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 15. | 50 - 15 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |

Market Value - IGRS

| S.No. | Ward-Block | Locality | Land Rate | Composite Rate | | | Classification | Effective Date (dd/mm/yyyy) | Details |
|-------|------------|----------------------------|-----------|------------------|--------------|-------------|-----------------|--------------------------------|---------------------|
| | | | | Rs. per Sq. Yard | Ground Floor | First Floor | | | |
| 18. | 59 - 18 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 19. | 59 - 19 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 20. | 59 - 20 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 21. | 59 - 21 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 22. | 59 - 22 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 23. | 59 - 23 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 24. | 59 - 24 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 25. | 59 - 25 | MALKAPRUAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 26. | 59 - 26 | PALLE ST | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 27. | 59 - 27 | GANDHIJI ST | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 28. | 59 - 28 | GANDHIJI ST | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 29. | 59 - 29 | GANDHIJI ST | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 30. | 59 - 30 | GANDHIJI ST | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 31. | 60 - 1 | PRAKASHNAGAR | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 32. | 60 - 2 | PRAKASHNAGAR | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 33. | 60 - 3 | PRAKASHNAGAR | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 34. | 60 - 4 | PRAKASHNAGAR | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 35. | 60 - 5 | PRAKASHNAGAR | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 36. | 60 - 6 | PRAKASHNAGAR | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 37. | 60 - 7 | PRAKASHNAGAR | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 38. | 60 - 8 | BAPUJI COLONY/PRAKASHNAGAR | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |
| 39. | 60 - 9 | PRAKASHNAGAR | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/08/2023 | Get |

Market Value - IGRS

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
|-------|------------|------------------------------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|--------------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 63. | 60 - 33 | AMBEDKAR COLONY/TELUGUDESAM COLONY | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 64. | 61 - 1 | VENKANNAPEM MAIN ROAD | 17,000 | 2,300 | 2,300 | 2,300 | 02(Commercial) | 01/06/2023 | Get |
| 65. | 61 - 2 | VENKANNAPEM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 66. | 61 - 3 | VENKANNAPEM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 67. | 61 - 4 | VENKANNAPEM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 68. | 61 - 5 | VENKANNAPEM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 69. | 61 - 6 | VENKANNAPEM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 70. | 61 - 7 | VENKANNAPEM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 71. | 61 - 8 | RAMAKRISHNAPURAM | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 72. | 71 - 1 | INDUSTRIAL AREA/SHIPYARD ROAD | 17,000 | 2,300 | 2,300 | 2,300 | 07 | 01/06/2023 | Get |
| 73. | 71 - 2 | INDUSTRIAL AREA/SHIPYARD ROAD | 17,000 | 2,300 | 2,300 | 2,300 | 07 | 01/06/2023 | Get |
| 74. | 71 - 3 | INDUSTRIAL AREA/SHIPYARD ROAD | 17,000 | 2,300 | 2,300 | 2,300 | 07 | 01/06/2023 | Get |
| 75. | 71 - 4 | INDUSTRIAL AREA/SHIPYARD ROAD | 17,000 | 2,300 | 2,300 | 2,300 | 07 | 01/06/2023 | Get |
| 76. | 71 - 5 | INDUSTRIAL AREA/SHIPYARD ROAD | 17,000 | 2,300 | 2,300 | 2,300 | 07 | 01/06/2023 | Get |
| 77. | 71 - 6 | INDUSTRIAL AREA/SHIPYARD ROAD | 17,000 | 2,300 | 2,300 | 2,300 | 07 | 01/06/2023 | Get |
| 78. | 71 - 7 | SHIP YARD QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 79. | 71 - 8 | SHIP YARD QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 80. | 71 - 9 | SHIP YARD QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 81. | 71 - 10 | SHIP YARD QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |

Market Value - IGRS

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
|-------|------------|-------------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|--------------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 127. | 71 - 56 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 128. | 71 - 57 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 129. | 71 - 58 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 130. | 71 - 59 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 131. | 71 - 60 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 132. | 71 - 61 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 133. | 71 - 62 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 134. | 71 - 63 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 135. | 71 - 64 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 136. | 71 - 65 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 137. | 71 - 66 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 138. | 71 - 67 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 139. | 71 - 68 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 140. | 71 - 69 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 141. | 71 - 70 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 142. | 71 - 71 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 143. | 71 - 72 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 144. | 71 - 73 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 145. | 71 - 74 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 146. | 71 - 75 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 147. | 71 - 76 | HARBOUR QTRS AREA | 17,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |



Unit Rates Locality Wise

| District Name | | | Mandal Name | | | | City/Town/Village | | |
|---------------|------------|------------------------|---------------------------------|----------------------------------|----------------|-----------------|-------------------|-----------------------------------|-----------------------------------|
| VISAKHAPATNAM | | | SEETHAMMADHARA | | | | GULLALAPALEM | | |
| | | | | | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 62 - 1 | SRIHARIPURAM MAIN ROAD | 30,000 | 3,200 | 3,100 | 3,000 | 02(Commercial) | 01/06/2023 | Get |
| 2. | 62 - 2 | SRIHARIPURAM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 3. | 62 - 3 | SRIHARIPURAM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 4. | 62 - 4 | SRIHARIPURAM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 5. | 62 - 5 | SRIHARIPURAM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 6. | 62 - 6 | SRIHARIPURAM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 7. | 62 - 7 | SRIHARIPURAM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 8. | 62 - 8 | SRIHARIPURAM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 9. | 62 - 9 | SRIHARIPURAM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 10. | 63 - 1 | YARADA PARK | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 11. | 63 - 2 | YARADA PARK | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 12. | 63 - 3 | YARADA PARK | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 13. | 63 - 4 | YARADA PARK | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 14. | 63 - 5 | YARADA PARK | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 15. | 63 - 6 | YARADA PARK | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |



Unit Rates Locality Wise

| | | | | | |
|---------------|--|----------------|--|-------------------|--|
| District Name | | Mandal Name | | City/Town/Village | |
| VISAKHAPATNAM | | SEETHAMMADHARA | | MULAGADA | |

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
|-------|------------|------------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|-----------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 66 - 1 | PILAKAVANIPALEM | 15,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 2. | 66 - 2 | SRIRAMNAGAR | 15,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 3. | 67 - 1 | GONDESIVANIPALEM | 15,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 4. | 68 - 1 | PEDAMULAGADA | 15,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 5. | 69 - 1 | CHINAMULAGADA | 15,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 6. | 70 - 1 | YEDURUVANIPALEM | 15,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |

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Note :

1.This is provisional information as per records maintained by registration department for the purpose of helping the registering public to estimate the stamp duty only, subject to change due to revision of market value once in a year OR adhocly due to anomalies.

2.For further details contact Sub Registrar office
GAJUWAKA,
11-130,Auto Nagar
CHATTIVANIPALEM, Mindi
Gajuwaka
Phone : 2514397



Unit Rates Locality Wise

| District Name | | | Mandal Name | | | City/Town/Village | | | |
|---------------|------------|--------------|---------------------------------|----------------------------------|----------------|-------------------|-----------------|-----------------------------------|--------------------------------------|
| VISAKHAPATNAM | | | GAJUWAKA | | | MINDI | | | |
| | | | | | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 2 - 1 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 2. | 2 - 2 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 3. | 2 - 3 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 4. | 2 - 4 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 5. | 2 - 5 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 6. | 2 - 6 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 7. | 2 - 7 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 8. | 2 - 8 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 9. | 2 - 9 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 10. | 2 - 10 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 11. | 2 - 11 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 12. | 2 - 12 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 13. | 2 - 13 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 14. | 2 - 14 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |
| 15. | 2 - 15 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/08/2023 | Get |

Market Value - IGRS

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq. Yard | Composite Rate | | | 01(Residential) | 01/06/2023 Effective Date (dd/mm/yyyy) | Get Details |
|-------|------------|---------------|-------------------------------|----------------|-------------|--------------|-----------------|--|-------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 18. | 2 - 18 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 19. | 2 - 19 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 20. | 2 - 20 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 21. | 2 - 21 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 22. | 2 - 22 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 23. | 2 - 23 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 24. | 2 - 24 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 25. | 2 - 25 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 26. | 2 - 26 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 27. | 2 - 27 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 28. | 2 - 28 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 29. | 2 - 29 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 30. | 2 - 30 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 31. | 2 - 31 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 32. | 3 - 1 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 33. | 3 - 2 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 34. | 3 - 3 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 35. | 3 - 4 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 36. | 3 - 5 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 37. | 3 - 6 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 38. | 3 - 7 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 39. | 3 - 8 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 40. | 3 - 9 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |



Unit Rates Locality Wise

| District Name | | Mandal Name | | City/Town/Village | |
|---------------|--|-------------|--|--------------------|--|
| VISAKHAPATNAM | | GAJUWAKA | | AKKIREDDIPALEM (U) | |

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
|-------|------------|---------------------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|-----------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 1 - 1 | PEDA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 2. | 1 - 2 | PEDA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 3. | 1 - 2 | VUDA APPROVED LAYOUT-1 | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 4. | 1 - 3 | PEDA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 5. | 1 - 4 | CHINA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 6. | 1 - 5 | CHINA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 7. | 1 - 6 | CHINA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 8. | 1 - 7 | CHINA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 9. | 1 - 8 | CHINA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |

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Note :
 1.This is provisional information as per records maintained by registration department for the purpose of helping the registering public to estimate the stamp duty only, subject to change due to revision of market value once in a year OR adhocly due to anomalies.
 2.For further details contact Sub Registrar office
 GAJUWAKA.



| District Name | | Mandal Name | | City/Town/Village | | | | | |
|---------------|------------|--------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|-------------------------------------|
| VISAKHAPATNAM | | GAJUWAKA | | MINDI | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No Wise Details Rates |
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 2 - 1 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 2. | 2 - 2 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 3. | 2 - 3 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 4. | 2 - 4 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 5. | 2 - 5 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 6. | 2 - 6 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 7. | 2 - 7 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 8. | 2 - 8 | MINDI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 9. | 2 - 9 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 10. | 2 - 10 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 11. | 2 - 11 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 12. | 2 - 12 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 13. | 2 - 13 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 14. | 2 - 14 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 15. | 2 - 15 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |

Market Value - IGRS

| S.No. | Ward-Block | Locality | Joint Rate Rs. per sq. yard | Composite Rate | | | 01(Residential) | 01/06/2023 Effective Date (dd/mm/yyyy) | Details Get |
|-------|------------|---------------|--------------------------------|----------------|-------------|--------------|-----------------|--|----------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 18. | 2 - 18 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 19. | 2 - 19 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 20. | 2 - 20 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 21. | 2 - 21 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 22. | 2 - 22 | CHINNAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 23. | 2 - 23 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 24. | 2 - 24 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 25. | 2 - 25 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 26. | 2 - 26 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 27. | 2 - 27 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 28. | 2 - 28 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 29. | 2 - 29 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 30. | 2 - 30 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 31. | 2 - 31 | PEDAVEEDHI | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 32. | 3 - 1 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 33. | 3 - 2 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 34. | 3 - 3 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 35. | 3 - 4 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 36. | 3 - 5 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 37. | 3 - 6 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 38. | 3 - 7 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 39. | 3 - 8 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |
| 40. | 3 - 9 | KRISHANANAGAR | 20,000 | 2,400 | 2,400 | 2,400 | 01(Residential) | 01/06/2023 | Get |

Market Value - IGRS

| | | | | | | | | | |
|-----|--------|---------------------------------|------------------------|--|----------------|-----------------|----------------------|----------------------------|-----------------------------|
| 42. | 3 - 11 | KRISHANANAGAR | 20,000 Land Rate | 2,400 Composite Rate Rs. Per Sq. Ft. | 2,400 | 2,400 | 01(Residential) | 01/06/2023 Effective | Get Wise |
| 43. | 7 - 1 | APIIC/INDUSTRIAL Locality | 22,000 Sq. Yard | 2,500 Floor | 2,500 Floor | 2,500 Floors | 07 Classification | 01/06/2023 (dd/mm/yyyy) | Get |
| 44. | 7 - 2 | MINDI/CHATTIVANIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 45. | 7 - 3 | MINDI/CHATTIVANIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 46. | 7 - 4 | MINDI/CHATTIVANIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 47. | 7 - 5 | MINDI/CHATTIVANIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 48. | 7 - 6 | MINDI/CHATTIVANIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 49. | 7 - 7 | MINDI/CHATTIVANIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 50. | 7 - 8 | MINDI/CHATTIVANIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |
| 51. | 7 - 9 | CHATTIVANIPALEM/PANTULUGARIMEDA | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/06/2023 | Get |

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Note :

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2. For further details contact Sub Registrar office

GAJUWAKA,
11-130, Auto Nagar
CHATTIVANIPALEM, Mindi
Gajuwaka
Phone : 2514397



Unit Rates Locality Wise

| District Name | | | Mandal Name | | | City/Town/Village | | |
|---------------|------------|---|---------------------------------|----------------------------------|----------------|-------------------|-----------------|-----------------------------------|
| VISAKHAPATNAM | | | SEETHAMMADHARA | | | BUCHIRAJUPPALEM | | |
| | | | | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) |
| | | | | Ground Floor | First Floor | Other Floors | | |
| 1. | 58 - 1 | GOWRINAGAR MAINROAD/SIMHACHALAM ROAD/BAJI JN | 65,000 | 5,000 | 4,900 | 4,800 | 02(Commercial) | 01/06/2023 |
| 2. | 58 - 1 | SANTHINAGAR EXT NORTH | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 3. | 58 - 12 | DURGAPURAM | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 4. | 58 - 13 | GOWRINAGAR/GANESH NAGAR | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 5. | 58 - 15 | SANTHINAGAR/SANTHINAGAR EXTENSION | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 6. | 58 - 16 | GURAJADANAGAR/AMBEDKARNAGAR | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 7. | 58 - 17 | SANJEEVAYANAGAR | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 8. | 58 - 18 | BUTCHIRAJUPALEM COMMERCIAL | 65,000 | 5,000 | 4,900 | 4,800 | 02(Commercial) | 01/06/2023 |
| 9. | 58 - 18 | NARASIMHANAGAR/BHARATHNAGAR/INDIRAPRIYADARSHI | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 10. | 58 - 19 | HAROKOMASTREET/HARIJANASTREET/SEETARAMARAJUNA | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 11. | 58 - 20 | VIDYUTNAGAR/APSEB COLONY | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 12. | 58 - 21 | SEETHARAMARAJU NAGAR/APSEB COLONY | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 13. | 58 - 22 | SUSRLA COLONY/APSEB COLONY | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |

Market Value - IGRS

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) |
|-------|------------|---|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | |
| 15. | 58 - 24 | BUTCHIRAJUPALEM | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |
| 16. | 58 - 25 | BUTCHIRAJUPALEM | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |
| 17. | 58 - 26 | BUTCHIRAJUPALEM | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |
| 18. | 58 - 27 | BUTCHIRAJUPALEM | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |
| 19. | 58 - 28 | GANDHINAGAR | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |
| 20. | 58 - 29 | VINODH NAGAR MES | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/08/2023 |
| 21. | 58 - 30 | SAKETHPURAM VILLAGE | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |
| 22. | 58 - 31 | SAKETHPURAM/SEMI HOUSES/NAD QUARTERS/SVK NAGA | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |

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Note :

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2.For further details contact Sub Registrar office

GOPALAPATNAM,

11-181,Main Road

RAMAKRISHNANAGAR, Gopalapatnam

Visakhapatnam

Phone : 2520217



Unit Rates Locality Wise

| District Name | | | Mandal Name | | | | City/Town/Village | | |
|---------------|------------|------------------------|---------------------------------|----------------------------------|----------------|-----------------|-------------------|-----------------------------------|-----------------------------------|
| VISAKHAPATNAM | | | SEETHAMMADHARA | | | | KAPPARALA | | |
| | | | | | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 36 - 46 | REST ALL | 50,000 | 5,200 | 4,800 | 4,500 | 02(Commercial) | 01/06/2023 | Get |
| 2. | 36 - 91 | REST ALL | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 3. | 36 - 92 | REST ALL | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 4. | 37 - 1 | REST ALL | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 5. | 37 - 2 | REST ALL | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 6. | 37 - 3 | GAJAPATHINAGAR | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 7. | 37 - 4 | SURYANAGAR/SAIRAMNAGAR | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 8. | 37 - 5 | SURYANAGAR/SAIRAMNAGAR | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 9. | 37 - 6 | REST ALL | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 10. | 37 - 7 | REST ALL | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 11. | 37 - 8 | REST ALL | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 12. | 37 - 9 | REST ALL | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 13. | 37 - 10 | REST ALL | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 14. | 37 - 11 | REST ALL | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |
| 15. | 37 - 12 | REST ALL | 40,000 | 3,400 | 3,400 | 3,400 | 01(Residential) | 01/06/2023 | Get |



Unit Rates Locality Wise

| | | | | | |
|---------------|--|-------------|--|--------------------|--|
| District Name | | Mandal Name | | City/Town/Village | |
| VISAKHAPATNAM | | GAJUWAKA | | AKKIREDDIPALEM (U) | |

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq. Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
|-------|------------|---------------------------|----------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|-----------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 1 - 1 | PEDA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 2. | 1 - 2 | PEDA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 3. | 1 - 2 | VUDA APPROVED LAYOUT-1 | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 4. | 1 - 3 | PEDA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 5. | 1 - 4 | CHINA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 6. | 1 - 5 | CHINA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 7. | 1 - 6 | CHINA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 8. | 1 - 7 | CHINA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |
| 9. | 1 - 8 | CHINA AKKIREDDIPALEM | 22,000 | 2,500 | 2,500 | 2,500 | 01(Residential) | 01/08/2023 | Get |

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 2. For further details contact Sub Registrar office
 GAJUWAKA.

Market Value - IGRS

రిజిస్ట్రేషన్ & స్టాంప్స్ శాఖ
ఆంధ్ర ప్రదేశ్ రాష్ట్ర ప్రభుత్వం



REGISTRATION & STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH

Unit Rates Locality Wise

| | | | | | | | | | |
|---------------|--|-------------|--|----------------------|--|--|--|--|--|
| District Name | | Mandal Name | | City/Town/Village | | | | | |
| VISAKHAPATNAM | | GAJUWAKA | | VENKATAPATHIRAJUPETA | | | | | |

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
|-------|------------|----------------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|-----------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 0 - 0 | VENKATAPATHIRAJUPETA | 10,000 | 1,900 | 1,900 | 1,900 | 01(Residential) | 01/06/2023 | Get |

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Market Value - IGRS

రిజిస్ట్రేషన్ & స్టాంప్స్ శాఖ
ఆంధ్ర ప్రదేశ్ రాష్ట్ర ప్రభుత్వం



REGISTRATION & STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH

Unit Rates Locality Wise

| District Name | | Mandal Name | | City/Town/Village | | | | | |
|---------------|------------|-------------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|-----------------------------------|
| VISAKHAPATNAM | | GAJUWAKA | | THUNGALAM (U) | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 5 - 1 | THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 2. | 5 - 2 | THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 3. | 5 - 4 | REDDI THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 4. | 5 - 5 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 5. | 5 - 6 | REDDI THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 6. | 5 - 7 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 7. | 5 - 8 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 8. | 5 - 9 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 9. | 5 - 10 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 10. | 5 - 11 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 11. | 5 - 12 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 12. | 5 - 13 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |

Market Value - IGRS

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
|-------|------------|-------------------|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|-----------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 14. | 5 - 15 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 15. | 5 - 16 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 16. | 5 - 17 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 17. | 5 - 18 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 18. | 5 - 19 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 19. | 5 - 20 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 20. | 5 - 21 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 21. | 5 - 22 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 22. | 5 - 23 | KAPU THUNGLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 23. | 5 - 24 | REDDI THUGNLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 24. | 5 - 25 | REDDI THUGNLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 25. | 5 - 26 | REDDI THUGNLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 26. | 5 - 27 | REDDI THUGNLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 27. | 5 - 28 | REDDI THUGNLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 28. | 5 - 29 | REDDI THUGNLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |
| 29. | 5 - 30 | REDDI THUGNLAM | 12,000 | 2,300 | 2,300 | 2,300 | 01(Residential) | 01/06/2023 | Get |



Unit Rates Locality Wise

| District Name | | | Mandal Name | | | | City/Town/Village | |
|---------------|------------|--|---------------------------------|----------------------------------|----------------|-----------------|-------------------|-----------------------------------|
| VISAKHAPATNAM | | | GOPALAPATNAM | | | | GOPALAPATNAM | |
| | | | | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) |
| | | | | Ground Floor | First Floor | Other Floors | | |
| 1. | 0 - 1 | CHINA BUTCHIRAJUPALEM SUSRLA CLNY | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 2. | 0 - 1 | GOPALAPATNAM MAIN ROAD/BAJI JUNCTION COMMERCIAL | 60,000 | 4,700 | 4,600 | 4,500 | 02(Commercial) | 01/06/2023 |
| 3. | 0 - 2 | BAJI JUNCTION MAIN ROAD COMMERCIAL | 60,000 | 4,700 | 4,600 | 4,500 | 02(Commercial) | 01/06/2023 |
| 4. | 0 - 2 | CHINA BUTCHIRAJUPALEM SUSRLA CLNY SRINIVASA N | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 5. | 0 - 3 | BAJI JUNCTION MAIN ROAD COMMERCIAL | 60,000 | 4,700 | 4,600 | 4,500 | 02(Commercial) | 01/06/2023 |
| 6. | 0 - 3 | HARAJAN COLONY | 28,000 | 2,800 | 2,800 | 2,800 | 01(Residential) | 01/06/2023 |
| 7. | 0 - 4 | BAJI JUNCTION/GOPALAPATNAM MAIN ROAD COMMERCIAL | 60,000 | 4,700 | 4,600 | 4,500 | 02(Commercial) | 01/06/2023 |
| 8. | 0 - 4 | HARAJAN COLONY / VIDYANAGAR | 28,000 | 2,800 | 2,800 | 2,800 | 01(Residential) | 01/06/2023 |
| 9. | 0 - 5 | MAIN ROAD COMMERCIAL | 60,000 | 4,700 | 4,600 | 4,500 | 02(Commercial) | 01/06/2023 |
| 10. | 0 - 5 | NETAJI VEEDI | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 11. | 0 - 6 | MAIN ROAD COMMERCIAL | 60,000 | 4,700 | 4,600 | 4,500 | 02(Commercial) | 01/06/2023 |
| 12. | 0 - 6 | STATION ROAD /NAIDU QUARTERS | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 13. | 0 - 7 | MAIN ROAD MARGIN COMMERCIAL | 60,000 | 4,700 | 4,600 | 4,500 | 02(Commercial) | 01/06/2023 |
| 14. | 0 - 7 | STATE BANK AREA/PRASANTHINAGAR/SRINIVASANAGAR | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 15. | 0 - 8 | MAIN ROAD MARGIN COMMERCIAL | 60,000 | 4,700 | 4,600 | 4,500 | 02(Commercial) | 01/06/2023 |



Unit Rates Locality Wise

| District Name | | | Mandal Name | | | | City/Town/Village | | |
|---------------|------------|-------------|---------------------------------|----------------------------------|----------------|-----------------|-------------------|-----------------------------------|-----------------------------------|
| VISAKHAPATNAM | | | SEETHAMMADHARA | | | | MARRIPALEM | | |
| | | | | | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) | Door No. Wise Details Rates |
| | | | | Ground Floor | First Floor | Other Floors | | | |
| 1. | 38 - 1 | REST ALL | 44,000 | 3,600 | 3,600 | 3,600 | 01(Residential) | 01/06/2023 | Get |
| 2. | 38 - 2 | REST ALL | 44,000 | 3,600 | 3,600 | 3,600 | 01(Residential) | 01/06/2023 | Get |
| 3. | 38 - 3 | REST ALL | 44,000 | 3,600 | 3,600 | 3,600 | 01(Residential) | 01/06/2023 | Get |
| 4. | 38 - 4 | REST ALL | 44,000 | 3,600 | 3,600 | 3,600 | 01(Residential) | 01/06/2023 | Get |
| 5. | 38 - 5 | REST ALL | 44,000 | 3,600 | 3,600 | 3,600 | 01(Residential) | 01/06/2023 | Get |
| 6. | 38 - 6 | REST ALL | 44,000 | 3,600 | 3,600 | 3,600 | 01(Residential) | 01/06/2023 | Get |
| 7. | 38 - 7 | REST ALL | 44,000 | 3,600 | 3,600 | 3,600 | 01(Residential) | 01/06/2023 | Get |
| 8. | 38 - 8 | REST ALL | 44,000 | 3,600 | 3,600 | 3,600 | 01(Residential) | 01/06/2023 | Get |
| 9. | 38 - 9 | REST ALL | 44,000 | 3,600 | 3,600 | 3,600 | 01(Residential) | 01/06/2023 | Get |
| 10. | 38 - 10 | REST ALL | 44,000 | 3,600 | 3,600 | 3,600 | 01(Residential) | 01/06/2023 | Get |
| 11. | 38 - 11 | REST ALL | 44,000 | 3,600 | 3,600 | 3,600 | 01(Residential) | 01/06/2023 | Get |
| | | | | | | | | | |



Unit Rates Locality Wise

| District Name | | Mandal Name | City/Town/Village | | | | | |
|---------------|------------|---|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|
| VISAKHAPATNAM | | SEETHAMMADHARA | BUCHIRAJUPPALEM | | | | | |
| | | | | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) |
| | | | | Ground Floor | First Floor | Other Floors | | |
| 1. | 58 - 1 | GOWRINAGAR MAINROAD/SIMHACHALAM ROAD/BAJI JN | 65,000 | 5,000 | 4,900 | 4,800 | 02(Commercial) | 01/08/2023 |
| 2. | 58 - 1 | SANTHINAGAR EXT NORTH | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/08/2023 |
| 3. | 58 - 12 | DURGAPURAM | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |
| 4. | 58 - 13 | GOWRINAGAR/GANESH NAGAR | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/08/2023 |
| 5. | 58 - 15 | SANTHINAGAR/SANTHINAGAR EXTENSION | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/08/2023 |
| 6. | 58 - 16 | GURAJADANAGAR/AMBEDKARNAGAR | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |
| 7. | 58 - 17 | SANJEEVAYYANAGAR | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |
| 8. | 58 - 18 | BUTCHIRAJUPALEM COMMERCIAL | 65,000 | 5,000 | 4,900 | 4,800 | 02(Commercial) | 01/08/2023 |
| 9. | 58 - 18 | NARASIMHANAGAR/BHARATHNAGAR/INDIRAPRIYADARSHI | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |
| 10. | 58 - 19 | HAROKOMASTREET/HARIJANASTREET/SEETARAMARAJUNA | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/08/2023 |
| 11. | 58 - 20 | VIDYUTNAGAR/APSEB COLONY | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/08/2023 |
| 12. | 58 | SEETHAPADMA II NAGAR/APSEB COLONY | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/08/2023 |

Market Value - IGRS

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effective Date (dd/mm/yyyy) |
|-------|------------|---|---------------------------------|----------------------------------|----------------|-----------------|-----------------|-----------------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | |
| 13. | 58 - 22 | SUSRLA COLONY/APSEB COLONY | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 14. | 58 - 23 | BUTCHIRAJUPALEM | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 15. | 58 - 24 | BUTCHIRAJUPALEM | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 16. | 58 - 25 | BUTCHIRAJUPALEM | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 17. | 58 - 26 | BUTCHIRAJUPALEM | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 18. | 58 - 27 | BUTCHIRAJUPALEM | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 19. | 58 - 28 | GANDHINAGAR | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 20. | 58 - 29 | VINODH NAGAR MES | 40,000 | 3,900 | 3,900 | 3,900 | 01(Residential) | 01/06/2023 |
| 21. | 58 - 30 | SAKETHPURAM VILLAGE | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |
| 22. | 58 - 31 | SAKETHPURAM/SEMI HOUSES/NAD QUARTERS/SVK NAGA | 35,000 | 3,500 | 3,500 | 3,500 | 01(Residential) | 01/06/2023 |

Back



REGISTRATION & STAMPS DEPARTMENT

GOVERNMENT OF ANDHRA PRADESH

Unit Rates Locality Wise

| District Name | | Mandal Name | | | |
|---------------|------------|---|---------------------------------|------------------------|---------------|
| VISAKHAPATNAM | | VISAKHAPATNAM | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rs. Per S | |
| | | | | Ground Floor | First Floo |
| 1. | 0 - 6 | SWAMY KALYANAMANDAPAM/BANGARAMMA TEMPLE AREA/ | 18,000 | 2,500 | 2,500 |
| 2. | 0 - 7 | BANGARAMMA TEMPLE AREA/PYDITHALLAMA TEMPLE/KO | 18,000 | 2,300 | 2,300 |
| 3. | 0 - 7 | DEVASTHANAM KALYANA MANDAPAM AREA/OIL MILL AR | 18,000 | 2,300 | 2,300 |
| 4. | 0 - 8 | AMG AREA | 10,000 | 1,900 | 1,900 |
| 5. | 0 - 9 | GHATROAD OVER ADIVIVARAM PANCHAYAT/BHOLOKNAGAR | 12,000 | 2,000 | 2,000 |
| 6. | 0 - 10 | DOORDARSHAN TRANSMITTER AREA/SIMHACHALAM KOND | 15,000 | 2,200 | 2,200 |
| 7. | 0 - 11 | DEVASTHANAM QUECOMPLEX AREA/TVTOWERCLNY/ZP GU | 18,000 | 2,300 | 2,300 |
| 8. | 0 - 12 | LAKSHMINAGAR / INDRANAGAR | 25,000 | 2,700 | 2,700 |

Unit Rates Locality Wise

| District Name | | Mandal Name | | | | | |
|---------------|------------|--|---------------------------------|----------------------------------|----------------|-----------------|-------------|
| VISAKHAPATNAM | | SEETHAMMADHARA | | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classificat |
| | | | | Ground Floor | First Floor | Other Floors | |
| 1. | 45 - 37 | REST ALL | 60,000 | 4,400 | 4,400 | 4,400 | 01(Resident |
| 2. | 45 - 38 | REST ALL | 60,000 | 4,400 | 4,400 | 4,400 | 01(Resident |
| 3. | 45 - 39 | REST ALL | 60,000 | 4,400 | 4,400 | 4,400 | 01(Resident |
| 4. | 45 - 40 | REST ALL | 70,000 | 5,800 | 5,500 | 5,000 | 02(Commer |
| 5. | 45 - 41 | REST ALL | 48,000 | 3,800 | 3,800 | 3,800 | 01(Resident |
| 6. | 45 - 42 | REST ALL | 48,000 | 3,800 | 3,800 | 3,800 | 01(Resident |
| 7. | 45 - 43 | AKKYYAPALEM MAIN ROAD FORTY THREE - A - | 48,000 | 3,800 | 3,800 | 3,800 | 01(Resident |

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classificat |
|-------|------------|--|---------------------------------|----------------------------------|----------------|-----------------|-------------|
| | | | | Ground Floor | First Floor | Other Floors | |
| | | BLOCK-1 | | | | | |
| 8. | 45 - 43 | REST ALL | 48,000 | 3,800 | 3,800 | 3,800 | 01(Resident |
| 9. | 45 - 44 | POST OFFICE ROAD | 48,000 | 3,800 | 3,800 | 3,800 | 01(Resident |
| 10. | 45 - 44 | POST OFFICE ROAD FORTY FOUR - A - BLCOK- 1 | 48,000 | 3,800 | 3,800 | 3,800 | 01(Resident |
| | | | | | | | |



REGISTRATION & STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH

Unit Rates Locality Wise

| District Name | | Mandal Name | | | | |
|----------------|------------|-----------------|---------------------------------|----------------------------------|-------------|--------------|
| VISA KHAPATNAM | | SEETHAMMADHARA | | | | |
| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | |
| | | | | Ground Floor | First Floor | Other Floors |
| 1. | 28 - 1 | SURYA BAGH AREA | 59,000 | 4,400 | 4,400 | 4,400 |
| 2. | 28 - 2 | SURYA BAGH AREA | 59,000 | 4,400 | 4,400 | 4,400 |
| 3. | 28 - 3 | SURYA BAGH AREA | 59,000 | 4,400 | 4,400 | 4,400 |
| 4. | 28 - 4 | SURYA BAGH AREA | 59,000 | 4,400 | 4,400 | 4,400 |
| 5. | 28 - 5 | SURYA BAGH AREA | 59,000 | 4,400 | 4,400 | 4,400 |
| 6. | 28 - 6 | SURYA BAGH AREA | 59,000 | 4,400 | 4,400 | 4,400 |
| 7. | 28 - 7 | SURYA BAGH AREA | 59,000 | 4,400 | 4,400 | 4,400 |
| 8. | 28 - 8 | SURYA BAGH AREA | 59,000 | 4,400 | 4,400 | 4,400 |
| 9. | 28 - 9 | SURYA BAGH AREA | 59,000 | 4,400 | 4,400 | 4,400 |

| | | | | | | |
|-------|-----------------|----------------------|--|--------------------------------------|-------|--------|
| 25. | 29 - 3 | GOLLAPALEM/JAIL AREA | 65,000 Land Rate Rs. per Sq.Yard | 4,800 Composite Rs. Per Sq.Ft. | 4,800 | 4,800 |
| 26. | 29 - 4 Ward- | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 Ground | 3,700 | 3,700 |
| S.No. | Block | Locality | Sq.Yard | Floor | Floor | Floors |
| 27. | 29 - 5 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 28. | 29 - 6 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 29. | 29 - 7 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 30. | 29 - 8 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 31. | 29 - 9 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 32. | 29 - 10 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 33. | 29 - 11 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 34. | 29 - 12 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 35. | 29 - 13 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 36. | 29 - 14 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 37. | 29 - 15 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 38. | 29 - 16 | GOLLAPALEM/JAIL AREA | 38,000 | 3,700 | 3,700 | 3,700 |
| 39. | 29 - 17 | GOLLAPALEM/JAIL AREA | 39,000 | 3,700 | 3,700 | 3,700 |
| 40. | 29 - 18 | GOLLAPALEM/JAIL AREA | 39,000 | 3,700 | 3,700 | 3,700 |

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | |
|-------|------------|---------------------------------|---------------------------------|----------------------------------|-------------|--------------|
| | | | | Ground Floor | First Floor | Other Floors |
| 80. | 30 - 13 | DABAGARDENS | 73,000 | 5,100 | 5,100 | 5,100 |
| 81. | 30 - 14 | DABAGARDENS | 73,000 | 5,100 | 5,100 | 5,100 |
| 82. | 30 - 15 | DABAGARDENS | 73,000 | 5,100 | 5,100 | 5,100 |
| 83. | 31 - 1 | ALLIPURAM/BANGARAMMA METTA AREA | 66,000 | 5,000 | 5,000 | 5,000 |
| 84. | 31 - 2 | ALLIPURAM/BANGARAMMA METTA AREA | 40,000 | 3,800 | 3,800 | 3,800 |
| 85. | 31 - 3 | ALLIPURAM/BANGARAMMA METTA AREA | 40,000 | 3,800 | 3,800 | 3,800 |
| 86. | 31 - 4 | ALLIPURAM/BANGARAMMA METTA AREA | 40,000 | 3,800 | 3,800 | 3,800 |
| 87. | 31 - 5 | ALLIPURAM/BANGARAMMA METTA AREA | 40,000 | 3,800 | 3,800 | 3,800 |
| 88. | 31 - 6 | ALLIPURAM/BANGARAMMA METTA AREA | 40,000 | 3,800 | 3,800 | 3,800 |
| 89. | 31 - 7 | ALLIPURAM/BANGARAMMA METTA AREA | 40,000 | 3,800 | 3,800 | 3,800 |
| 90. | 31 - 8 | ALLIPURAM/BANGARAMMA METTA AREA | 40,000 | 3,800 | 3,800 | 3,800 |
| 91. | 31 - 9 | ALLIPURAM/BANGARAMMA METTA AREA | 40,000 | 3,800 | 3,800 | 3,800 |
| 92. | 31 - | ALLIPURAM/BANGARAMMA METTA | 40,000 | 3,800 | 3,800 | 3,800 |



REGISTRATION & STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH

Unit Rates Locality Wise

| District Name | | Mandal Name | | City/Town/Village | |
|---------------|--|----------------|--|-------------------|--|
| VISAKHAPATNAM | | BHEEMUNIPATNAM | | MULAKU | |

| S.No. | Ward-Block | Locality | Land Rate Rs. per Sq.Yard | Composite Rate Rs. Per Sq.Ft. | | | Classification | Effect Date (dd/mm/yyyy) |
|-------|------------|-------------|---------------------------------|----------------------------------|-------------|--------------|-----------------|-----------------------------|
| | | | | Ground Floor | First Floor | Other Floors | | |
| 1. | 0 - 0 | MULAKUDDU | 5,000 | 1,800 | 1,800 | 1,800 | 01(Residential) | 01/06/20 |
| 2. | 0 - 0 | VUDA LAYOUT | 7,000 | 1,900 | 1,900 | 1,900 | 01(Residential) | 01/06/20 |

Annexure II

Samples of survey Number wise Transaction Rates received from Registry and Stamp Department



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :29-06-2023 12:45:55 App No :623558925 Statement No :82875031

Sri/Smt.:**Gauri Mantri** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Mulagada OR House No:, 66-2-62, SURVEY NO: ,2,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years **32** from **31-03-1991 to 28-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|---|--|--|---|--|
| 1/4 | VILL/COL: Mulagada/YEDURUVANIPALEM@Rs8200 W-B: 70-1 SURVEY: 2 PLOT: 2 HOUSE: 71-78-5/1 EXTENT: 6 Acres BUILT: 200000SQ. FT Boundires: [N]: VPT EXISTING CHANNEL [S] VPT INDUSTRIAL BY PASS ROAD [E]: VPT LAND [W]: VPT LAND Link Doct:3457/2004 of SRO 312 | (R) 20-03-2019 (E) 20-03-2019 (P) 20-03-2019 | 0701 Lease Deed | 1.(LR)M/S AUROILE LOGISTICS PVT LTD 2.(LE)M/S SRAVAN SHIPPING SERVIXES PVT LTD | 0/0 1470/2019 [1] of SRO GAJUWAKA(312) |
| 2/4 | VILL/COL: Mulagada/Sriramanagar W-B: 66-2 SURVEY: 35/4 PLOT: 3 HOUSE: 66-2-62 EXTENT: 199.5SQ.Yds BUILT: 1527SQ. FT HOUSE Boundires: [N]: PLOTNO.2 OF CHELLURI LAKSHMI BAI [S] ROAD [E]: ROAD [W]: HOUSE OF PEDDADA PARADESAMMA Link Doct:3749/1977 of SRO 311 | (R) 22-10-2005 (E) 22-10-2005 (P) 22-10-2005 | 0101 Sale Deed Mkt.Value:Rs. 1074945 Cons.Value:Rs. 1075000 | 1.(EX)PEDDADA ANANDA RAO 2. (CL)YANAPARTI JAGANNADHA RAO | 0/0 CD_Volume: 142 5176/2005 [1] of SRO GAJUWAKA(312) |
| 3/4 | VILL/COL: Mulagada/MULAGADA HOUSING W-B: 65-6 SURVEY: 2P PLOT: 2 HOUSE: 65-6-1 EXTENT: 6 Acres Boundires: [N]: VPT EXISTING CHANNEL [S] VPT INDUSTRIAL BY PASS ROAD [E]: VPT LAND [W]: VPT LAND | (R) 23-08-2004 (E) 17-02-2004 (P) 17-02-2004 | 0701 Lease Deed | 1.(LE)M/S LMJ INTERNATIONAL LIMITED IN KOLKATA 2.(LR)VPT | 0/0 CD_Volume: 129 3457/2004 [1] of SRO GAJUWAKA(312) |
| 4/4 | VILL/COL: MULAGADA W-B: 65-4 SURVEY: , 57, PLOT: , 40, HOUSE:, 62, EXTENT: , 80Y, Addl.Desc : HOUSE Boundires: [N]: ROAD [S] PLOT NO 39 [E]: ROAD [W]: GONDESI APPALA REDDY Link Doct:7351/1986 of SRO 311 | (R) 18-12-1998 (E) 23-11-1998 (P) 23-11-1998 | 5A SALE Mkt.Value:Rs. ,174500, Cons.Value:Rs. ,174500, | 1.(E)GONDESI KONGHIRAO 2.(C)NAPIPRTER BABESIVNIJU | 253/187 2138/1998 [1] of SRO GAJUWAKA(312) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :29-06-2023 12:59:59

App No :623559420

Statement No :82875453

Sri/Smt.:Gauri Mantri having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Mulagada OR House No:, 67-1-1, SURVEY NO: ,2,

Search has been made in Book 1 and in the indexes relating thereto S.R.O. GAJUWAKA for years 32 from 31-03-1991 to 28-06-2023 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|---|--|---|--|--|
| 1/27 | VILL/COL: Mulagada/YEDURUVANIPALEM@Rs8200 W-B: 70-1 SURVEY: 2 PLOT: 2 HOUSE: 71-78-5/1 EXTENT: 6 Acres BUILT: 200000SQ. FT Boundires: [N]: VPT EXISTING CHANNEL [S] VPT INDUSTRIAL BY PASS ROAD [E]: VPT LAND [W]: VPT LAND Link Doct:3457/2004 of SRO 312 | (R) 20-03-2019 (E) 20-03-2019 (P) 20-03-2019 | 0701 Lease Deed | 1.(LR)M/S AUROILE LOGISTICS PVT LTD 2.(LE)M/S SRAVAN SHIPPING SERVIXES PVT LTD | 0/0 1470/2019 [1] of SRO GAJUWAKA(312) |
| 2/27 | VILL/COL: Mulagada/PILAKAVANIPALEM W-B: 66-1 SURVEY: 37/3 HOUSE: 65-1-211(1) EXTENT: 99.23SQ.Yds BUILT: 715SQ. FT Boundires: [N]: JOINT LANE BETWEEN THIS ASSET & CHINTALA MALLIKHARJUNA RAO ASSET [S] SCINDIA TO GAJUWAKA ROAD [E]: JOINTWALL BETWEEN THIS ASSET & CHINTALA VENKATARAMANA ASSET [W]: JOINTWALL BETWEEN THIS ASSET & CHINTALA SATYANARAYANA ASSET Link Doct:2212/2013 of SRO 312 This Document Ratifies:2132/2014 of SRO 312 | (R) 12-08-2016 (E) 11-08-2016 (P) 11-08-2016 | 0802 Supplemental Deed, Ratificatio Mkt.Value:Rs. 1095880 Cons.Value:Rs. 0 | 1.(CL)CHINTALA VARALAKSHMI 2.(CL)CHINTALA KODANDARAMAYYA 3.(CL)JAMANA RAMADEVI | 0/0 4520/2016 [4] of SRO GAJUWAKA(312) |
| 3/27 | VILL/COL: Mulagada/SRIRAMNAGAR W-B: 66-2 SURVEY: 35/12 HOUSE: 66-2-48/D(1) EXTENT: 115SQ.Yds BUILT: 200SQ. FT Boundires: [N]: JOINTWALL BETWEEN THIS PROPERTY & S S KARMAKAR PROPERTY [S] PROPERTY BELONGS TO KESACHARYULU [E]: 15 FEET WIDE ROAD [W]: GEDDA & SAMBA SIVA RAO HOUSE Link Doct:2463/2010 of SRO 312 | (R) 03-07-2014 (E) 03-07-2014 (P) 03-07-2014 | 0101 Sale Deed Mkt.Value:Rs. 830000 Cons.Value:Rs. 830000 | 1.(EX)SOUSIL NANDAN DAS ADHIKARI 2.(CL)DASIGI VASUDEVA RAO 3.(CL)GONELA RAM BABU | 0/0 2929/2014 [1] of SRO GAJUWAKA(312) |
| 4/27 | VILL/COL: Gullalapalem/SRIHARIPURAM W-B: 62-3 SURVEY: 27 HOUSE: 62-3-59 EXTENT: 60.55SQ.Yds BUILT: 495SQ. FT Boundires: [N]: ROAD [S] LANE BETWEEN THIS ASSET & KUPPILI APPARAO REDDY HOUSE [E]: JOINTWALL BETWEEN THIS ASSET & CHINTALA VENKATARAMANA | (R) 15-05-2014 (E) 15-05-2014 (P) 15-05-2014 | 0402 Partition among Family Members Mkt.Value:Rs. 891000 Cons.Value:Rs. | 1.(CL)CHINTALA VARALAKSHMI 2.(CL)CHINTALA KODANDARAMAYYA 3.(CL)JAMANA RAMADEVI | 0/0 2132/2014 [3] of SRO GAJUWAKA(312) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :29-06-2023 13:03:27 App No :623559532 Statement No :82875550

Sri/Smt.:Gauri Mantri having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Mulagada OR House No:, 6-1-73, SURVEY NO: ,2,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years **32** from **31-03-1991 to 28-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear:

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|-------------------------------------|--|--|
| 1/2 | VILL/COL: Mulagada/YEDURUVANIPALEM@Rs8200 W-B: 70-1 SURVEY: 2 PLOT: 2 HOUSE: 71-78-5/1 EXTENT: 6 Acres BUILT: 200000SQ. FT Boundires: [N]: VPT EXISTING CHANNEL [S] VPT INDUSTRIAL BY PASS ROAD [E]: VPT LAND [W]: VPT LAND Link Doct:3457/2004 of SRO 312 | (R) 20-03-2019 (E) 20-03-2019 (P) 20-03-2019 | 0701 Lease Deed | 1.(LR)M/S AUROILE LOGISTICS PVT LTD 2.(LE)M/S SRAVAN SHIPPING SERVIXES PVT LTD | 0/0 1470/2019 [1] of SRO GAJUWAKA(312) |
| 2/2 | VILL/COL: Mulagada/MULAGADA HOUSING W-B: 65-6 SURVEY: 2P PLOT: 2 HOUSE: 65-6-1 EXTENT: 6 Acres Boundires: [N]: VPT EXISTING CHANNEL [S] VPT INDUSTRIAL BY PASS ROAD [E]: VPT LAND [W]: VPT LAND | (R) 23-08-2004 (E) 17-02-2004 (P) 17-02-2004 | 0701 Lease Deed | 1.(LR)VPT 2.(LE)M/S LMJ INTERNATIONAL LIMITED IN KOLKATA | 0/0 CD_Volume: 129 3457/2004 [1] of SRO GAJUWAKA(312) |

Disclaimer:

- 1.This Report is for Information only.
- 2.Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.
- 3.The encumbrances shown in the eEC are those discovered with reference to the description of properties furnished by the applicants at the time of Registration.
- 4.All efforts are made for accuracy of data. However in case of any conflict, original data shall prevail.
- 5.In case system responds by "Data Not Found", for confirmation approach SRO concern.
- 6.Result : '2 out of 2 are included in the statement.'



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :27-06-2023 11:44:52

App No :623479374

Statement No :82807755

Sri/Smt.:**Isshant Chainani** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: gullalapalem OR House No:, 64-14-18, SURVEY NO: ,17,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years 32 from 31-03-1991 to 26-06-2023 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|---|--|--|
| 1/9 | VILL/COL: Gullalapalem/SRHARIUPURAM W-B: 64-14 SURVEY: 16 HOUSE: 64-14-18 EXTENT: 70SQ.Yds BUILT: 0SQ. FT Boundires: [N]: ROAD [S] ROAD [E]: JOINT WALL BETWEEN SEHEDULE PROPERTY & REMAINING PART OF THE PROPERTY [W]: ROAD Link Doct:4144/2007 of SRO 312 | (R) 26- 05-2015 (E) 26- 05-2015 (P) 26- 05-2015 | 0208 Deposit of Title Deeds Mkt.Value:Rs. 630000 Cons.Value:Rs. 1200000 | 1.(MR)VANAMADA NOOKARAJU 2. (ME)M/S.CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED., R/.R.SUDHAKARA RAO | 0/0 2390/2015 [1] of SRO GAJUWAKA(312) |
| 2/9 | VILL/COL: Gullalapalem/SRHARIUPURAM W-B: 64-14 SURVEY: 16 HOUSE: 64-14-18 EXTENT: 70SQ.Yds BUILT: 0SQ. FT Boundires: [N]: ROAD [S] ROAD [E]: JOINTWALL BETWEEN SCHEDULE PROPERTY & PART OF THE PROPERTY [W]: ROAD Link Doct:947/2014 of SRO 312 | (R) 22- 05-2015 (E) 22- 05-2015 (P) 22- 05-2015 | 0505 RECEIPT (R.T.D.M) Mkt.Value:Rs. 0 Cons.Value:Rs. 500000 | 1.(RR)BANK OF BARODA.,R/.B M .,M SURENDRA KUMAR 2.(RE)VANAMADA NOOKA RAJU | 0/0 2333/2015 [1] of SRO GAJUWAKA(312) |
| 3/9 | VILL/COL: Gullalapalem/SRHARIUPURAM W-B: 64-14 SURVEY: 16 HOUSE: 64-14-18 EXTENT: 70SQ.Yds BUILT: 0SQ. FT Boundires: [N]: ROAD [S] ROAD [E]: JOINTWALL BETWEEN SCHEDULE PROPERTY AND REMAINING PART OF THE PROPERTY [W]: ROAD Link Doct:4144/2007 of SRO 312 | (R) 11- 03-2014 (E) 11- 03-2014 (P) 11- 03-2014 | 0208 Deposit of Title Deeds Mkt.Value:Rs. 630000 Cons.Value:Rs. 500000 | 1.(MR)VANAMADA NOOKA RAJU 2.(ME)BANK OF BARODA | 0/0 947/2014 [1] of SRO GAJUWAKA(312) |
| 4/9 | VILL/COL: Gullalapalem/SRIHARIPURAM@Rs7000 W-B: 62-3 SURVEY: 17 PLOT: 17 HOUSE: 62-3-76 EXTENT: 132SQ.Yds Boundires: [N]: PLOT NO.14 HOUSE OF MUDUNURU PADMAVATHI [S] HOUSE OF BUBBARI GOVINDARAJU [E]: HOUSE OF BARRI TATABBAI [W]: HOUSE OF CLAIMANT Link Doct:8746/1989 of SRO 311 | (R) 09- 10-2012 (E) 09- 10-2012 (P) 09- 10-2012 | 0505 RECEIPT (R.T.D.M) Mkt.Value:Rs. 0 Cons.Value:Rs. 30000 | 1.(RR)ADARI LAKSHMI NOOKARATNAM 2.(RR)ADARI RAMANA 3.(RE)AKULA JAYALAKSHMI 4.(RE)AKULA SYAM KUMAR 5.(RE)DUNNA ANNA PURNESWARI 6.(RE)KARADA LEELA PADMAJA | 0/0 CD_Volume: 228 3764/2012 [1] of SRO GAJUWAKA(312) |
| 5/9 | VILL/COL: Gullalapalem/SRIHARIPURAM@Rs7000 W-B: 62-3 SURVEY: 17 PLOT: 17 | (R) 05- 10-2012 (E) 05- | 0505 RECEIPT (R.T.D.M) | 1.(RE)AKULA SHYAM KUMAR 2.(RE)AKULA JAYALAKSHMI | 0/0 CD_Volume: 228 |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :30-06-2023 10:54:36 App No :623565423 Statement No :82880649

Sri/Smt.:Gauri Mantri having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Gullalapalem OR House No:, 64-1-15, SURVEY NO: ,17,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years 32 from **31-03-1991 to 29-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|---|--|--|
| 1/7 | VILL/COL: Gullalapalem/SRIHARIPURAM MAIN ROAD W-B: 64-1 SURVEY: 43/2 HOUSE: 64-1-14 64-1-15 64-1-37 EXTENT: 40.5SQ.Yds BUILT: 364SQ. FT Boundires: [N]: PROPERTY BELONGS TO P MADHAVA RAO & OTHERS [S] G N T ROAD [E]: PROPERTY BELONGS TO P MADHAVA RAO [W]: JOINTWALL OF THIS PROPERTY & SMT RATNA KUMARI Link Doct:1875/2012 of SRO 312 | (R) 04- 01-2016 (E) 04- 01-2016 (P) 04- 01-2016 | 0505 RECEIPT (R.T.D.M) Mkt.Value:Rs. 0 Cons.Value:Rs. 2000000 | 1.(RR)INDIAN OVERSEAS BANK ,R/.S BALASUBRAHAMANYAM 2.(RE)LELLA SRIDHAR | 0/0 55/2016 [1] of SRO GAJUWAKA(312) |
| 2/7 | VILL/COL: Gullalapalem/SRIHARIPURAM@Rs7000 W-B: 62-3 SURVEY: 17 PLOT: 17 HOUSE: 62-3-76 EXTENT: 132SQ.Yds Boundires: [N]: PLOT NO.14 HOUSE OF MUDUNURU PADMAVATHI [S] HOUSE OF BUBBARI GOVINDARAJU [E]: HOUSE OF BARRI TATABBAI [W]: HOUSE OF CLAIMANT Link Doct:8746/1989 of SRO 311 | (R) 09- 10-2012 (E) 09- 10-2012 (P) 09- 10-2012 | 0505 RECEIPT (R.T.D.M) Mkt.Value:Rs. 0 Cons.Value:Rs. 30000 | 1.(RR)ADARI LAKSHMI NOOKARATNAM 2.(RR)ADARI RAMANA 3.(RE)AKULA JAYALAKSHMI 4.(RE)AKULA SYAM KUMAR 5.(RE)DUNNA ANNA PURNESWARI 6.(RE)KARADA LEELA PADMAJA | 0/0 CD_Volume: 228 3764/2012 [1] of SRO GAJUWAKA(312) |
| 3/7 | VILL/COL: Gullalapalem/SRIHARIPURAM@Rs7000 W-B: 62-3 SURVEY: 17 PLOT: 17 HOUSE: 62-3-76 EXTENT: 132SQ.Yds BUILT: 0SQ. FT Boundires: [N]: HOUSE IN PLOTNO.14 OF MADHUNURU PADMAVATHI [S] DABA HOUSE BELONGS TO BUBBARI GOVINDARAJU [E]: DABA HOUSE OF BARRI TATABBAI [W]: RELEES HOUSE Link Doct:2951/1988 of SRO 311 | (R) 05- 10-2012 (E) 05- 10-2012 (P) 05- 10-2012 | 0505 RECEIPT (R.T.D.M) Mkt.Value:Rs. 0 Cons.Value:Rs. 20000 | 1.(RE)AKULA SHYAM KUMAR 2.(RE)AKULA JAYALAKSHMI 3.(RR)DADI SURYA KUMARI 4.(RE)DUNNA ANNAPURNESWARI 5.(RE)KARADA LEELA PADMAJA | 0/0 CD_Volume: 228 3723/2012 [1] of SRO GAJUWAKA(312) |
| 4/7 | VILL/COL: Gullalapalem/SRIHARIPURAM@Rs7000 W-B: 62-3 SURVEY: 17 PLOT: 17 HOUSE: 62-3-76 EXTENT: 132SQ.Yds BUILT: 0SQ. FT Boundires: [N]: HOUSE IN PLOTNO.14 OF MUDUNURU | (R) 27- 09-2012 (E) 27- 09-2012 (P) 27- 09-2012 | 0505 RECEIPT (R.T.D.M) Mkt.Value:Rs. 0 | 1.(RE)DUNNA ANNAPURNESWARI 2.(RE)AKULA JAYALAKSHMI 3.(RR)SARAGADAM MAHALAKSHMI | 0/0 CD_Volume: 228 3639/2012 [1] of SRO GAJUWAKA(312) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :27-06-2023 12:04:36 App No :623481159 Statement No :82809215

Sri/Smt.:Isshant Chainani having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: MALKAPURAM OR House No:, 71-31-836, SURVEY NO: ,1,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years **32** from **31-03-1991 to 26-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|---|--|----------------------------------|---|--|
| 1/3 | VILL/COL: Malkapuram/HARBOUR QTRS AREA@Rs10300 W-B: 71-78 SURVEY: 1 PLOT: 1 HOUSE: 71-78-8 EXTENT: 24200SQ.Yds BUILT: 60000SQ. FT Boundires: [N]: VPT LAND [S] BPCL/L [E]: VPT ROAD [W]: EFFLUENT CHENNEL | (R) 01-06-2019 (E) 07-04-2019 (P) 01-06-2019 | 0701 Lease Deed | 1.(LE)M/S LOTUS MARINE 2.(LR)M/S AUROILE INFRA LOGISTICS PVT LTD | 0/0 2828/2019 [1] of SRO GAJUWAKA(312) |
| 2/3 | VILL/COL: Malkapuram/HARBOUR QTRS AREA@Rs10300 W-B: 71-78 SURVEY: 1 PLOT: 1 HOUSE: 71-78-8 EXTENT: 5 Acres BUILT: 78000SQ. FT Boundires: [N]: VPT LAND [S] BPCL P/L [E]: VPT ROAD [W]: EFFLUENT CHANNEL Link Doct:3458/2004 of SRO 312 | (R) 20-03-2019 (E) 01-01-2019 (P) 20-03-2019 | 0701 Lease Deed | 1.(LR)M/S AUROILE INFRA LOGISTICS PVT LTD 2.(LE)M/S SRAVAN SHIPPING SERVICES PVT LTD | 0/0 1471/2019 [1] of SRO GAJUWAKA(312) |
| 3/3 | VILL/COL: Malkapuram/Malkapuram W-B: 59-1 SURVEY: 1/P PLOT: 1 HOUSE: 59-1-1 EXTENT: 5 Acres Boundires: [N]: VPT LAND [S] B.P.C.L BY PASS ROAD [E]: VPT ROAD [W]: EFFLUENT CHANNEL | (R) 23-08-2004 (E) 17-02-2004 (P) 17-02-2004 | 0701 Lease Deed | 1.(LE)M/S LMJ INTERNATIOANM LTD IN KOLKATA 2.(LR)VPT | 0/0 CD_Volume: 129 3458/2004 [1] of SRO GAJUWAKA(312) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :29-06-2023 12:24:30 App No :623558137 Statement No :82874378

Sri/Smt.:**Isshant Chainani** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: MALKAPURAM OR House No:, 71-31-855, SURVEY NO: ,1,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years 32 from **31-03-1991 to 28-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|---|--|-------------------------------------|--|---|
| 1/10 | VILL/COL: Malkapuram/HARBOUR QTRS AREA@Rs10300 W-B: 71-78 SURVEY: 1 PLOT: 1 HOUSE: 71-78-8 EXTENT: 24200SQ.Yds BUILT: 60000SQ. FT Boundires: [N]: VPT LAND [S] BPCL/L [E]: VPT ROAD [W]: EFFLUENT CHENNEL | (R) 01- 06-2019 (E) 07- 04-2019 (P) 01- 06-2019 | 0701 Lease Deed | 1.(LE)M/S LOTUS MARINE 2.(LR)M/S AUROILE INFRA LOGISTICS PVT LTD | 0/0 2828/2019 [1] of SRO GAJUWAKA(312) |
| 2/10 | VILL/COL: Malkapuram/HARBOUR QTRS AREA@Rs10300 W-B: 71-78 SURVEY: 1 PLOT: 1 HOUSE: 71-78-8 EXTENT: 5 Acres BUILT: 78000SQ. FT Boundires: [N]: VPT LAND [S] BPCL P/L [E]: VPT ROAD [W]: EFFLUENT CHANNEL Link Doct:3458/2004 of SRO 312 | (R) 20- 03-2019 (E) 01- 01-2019 (P) 20- 03-2019 | 0701 Lease Deed | 1.(LR)M/S AUROILE INFRA LOGISTICS PVT LTD 2.(LE)M/S SRAVAN SHIPPING SERVICES PVT LTD | 0/0 1471/2019 [1] of SRO GAJUWAKA(312) |
| 3/10 | VILL/COL: Malkapuram/Malkapuram W-B: 59-1 SURVEY: 1 PLOT: 1 HOUSE: 59-1-1 EXTENT: 5 Acres BUILT: 0SQ. FT Boundires: [N]: VPT LAND [S] B.P.C.L BY PASS ROAD [E]: VPT ROAD [W]: EFFLUENT CHANNEL | (R) 16- 03-2018 (E) 03- 03-2018 (P) 06- 03-2018 | 0801 Rectification Deed | 1.(LR)THE BOARD OF TRUSTEES OF THE PORT OF VISAKHAPATNAM.,R/. P L HARANADH 2.(LE)M/S LMJ AGRI INFRA LOGISTICS PRIVATE LTD | 0/0 1007/2018 [1] of SRO GAJUWAKA(312) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :30-06-2023 11:07:16 App No :623566532 Statement No :82881618

Sri/Smt.:Gauri Mantri having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Malkapuram OR House No:, 64-12-18, SURVEY NO: ,14,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years 32 from 31-03-1991 to 29-06-2023 for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|---|--|--|---|--|
| 1/97 | VILL/COL: Malkapuram/INDUSTRIAL COLONY W-B: 60-27 SURVEY: 14/PART PLOT: 150 HOUSE: 60-27-1 EXTENT: 150SQ.Yds BUILT: 400SQ. FT Boundires: [N]: PLOT NO.TRT NO.149 HOUSE [S] 20 FEET WIDE ROAD [E]: 10 FEET WIDE ROAD [W]: TRT NO.142 HOUSE Link Doct:2440/2019 of SRO 312 Link Doct:1808/1998 of SRO 312 | (R) 03- 11-2022 (E) 02- 11-2022 (P) 03- 11-2022 | 0208 Deposit of Title Deeds Mkt.Value:Rs. 2280000 Cons.Value:Rs. 7500000 | 1.(MR)MOLLI CHANDRA RAMA SURESH 2.(MR)MOLLI DIVYA 3.(ME)STATE BANK OF INDIA RACPC-2 REPO BY A.RAVIPRASAD | 0/0 7117/2022 [1] of SRO GAJUWAKA(312) |
| 2/97 | VILL/COL: Malkapuram/INDUSTRIAL COLONY W-B: 60-27 SURVEY: 14/PART PLOT: 29SRT EXTENT: 33.33SQ.Yds BUILT: 0SQ. FT Boundires: [N]: SRT 22 [S] PART OFSRT 29 BELONGING TO TUMMIDI SRINIVASA RAO [E]: 30 FEET WIDE ROAD [W]: SRT 30 | (R) 25- 06-2021 (E) 25- 06-2021 (P) 25- 06-2021 | 0208 Deposit of Title Deeds Mkt.Value:Rs. 399960 Cons.Value:Rs. 2100000 | 1.(MR)VEERABABU BOKKISA 2.(ME)M/S. SUNDARAM HOME FINANCE LIMITED | 0/0 2271/2021 [1] of SRO GAJUWAKA(312) |
| 3/97 | VILL/COL: Malkapuram/INDUSTRIAL COLONY W-B: 60-27 SURVEY: 14/PART PLOT: 29SRT EXTENT: 0SQ.Yds BUILT: 0SQ. FT Boundires: [N]: SRT-22 [S] PART OF SRT-29 BELONGING TO TUMMIDI SRINIVASA RAO [E]: 30 FEET WIDE ROAD [W]: SET-30 Link Doct:1250/2002 of SRO 312 Link Doct:167/2012 of SRO 312 Link Doct:4875/2020 of SRO 312 | (R) 25- 06-2021 (E) 25- 06-2021 (P) 25- 06-2021 | 0101 Sale Deed Mkt.Value:Rs. 0 Cons.Value:Rs. 0 | 1.(EX)TIRUMALASETTY CHANDRAM(P) 2.(EX)M/S. SATYA CONSTRUCTIONS(GPA HOLDER) 3.(CL)VEERABABU BOKKISA | 0/0 2268/2021 [1] of SRO GAJUWAKA(312) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :30-06-2023 11:24:15

App No :623568116

Statement No :82882964

Sri/Smt.:Gauri Mantri having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Malkapuram OR House No:, 64-23-53, SURVEY NO: ,14,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years 32 from **31-03-1991 to 29-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|---|--|---|---|--|
| 1/98 | VILL/COL: Malkapuram/INDUSTRIAL COLONY W-B: 60-27 SURVEY: 14PART PLOT: 150 HOUSE: 60-27-1 EXTENT: 150SQ.Yds BUILT: 400SQ. FT Boundires: [N]: PLOT NO.TRT NO.149 HOUSE [S] 20 FEET WIDE ROAD [E]: 10 FEET WIDE ROAD [W]: TRT NO.142 HOUSE Link Doct:2440/2019 of SRO 312 Link Doct:1808/1998 of SRO 312 | (R) 03- 11-2022 (E) 02- 11-2022 (P) 03- 11-2022 | 0208 Deposit of Title Deeds Mkt.Value:Rs. 2280000 Cons.Value:Rs. 7500000 | 1.(MR)MOLLI CHANDRA RAMA SURESH 2.(MR)MOLLI DIVYA 3.(ME)STATE BANK OF INDIA RACPC-2 REPO BY A.RAVIPRASAD | 0/0 7117/2022 [1] of SRO GAJUWAKA(312) |
| 2/98 | VILL/COL: Malkapuram/INDUSTRIAL COLONY W-B: 60-27 SURVEY: 14/PART PLOT: 29SRT EXTENT: 33.33SQ.Yds BUILT: 0SQ. FT Boundires: [N]: SRT 22 [S] PART OFSRT 29 BELONGING TO TUMMIDI SRINIVASA RAO [E]: 30 FEET WIDE ROAD [W]: SRT 30 | (R) 25- 06-2021 (E) 25- 06-2021 (P) 25- 06-2021 | 0208 Deposit of Title Deeds Mkt.Value:Rs. 399960 Cons.Value:Rs. 2100000 | 1.(MR)VEERABABU BOKKISA 2.(ME)M/S. SUNDARAM HOME FINANCE LIMITED | 0/0 2271/2021 [1] of SRO GAJUWAKA(312) |
| 3/98 | VILL/COL: Malkapuram/INDUSTRIAL COLONY W-B: 60-27 SURVEY: 14/PART PLOT: 29SRT EXTENT: 0SQ.Yds BUILT: 0SQ. FT Boundires: [N]: SRT-22 [S] PART OF SRT-29 BELONGING TO TUMMIDI SRINIVASA RAO [E]: 30 FEET WIDE ROAD [W]: SET-30 Link Doct:1250/2002 of SRO 312 Link Doct:167/2012 of SRO 312 Link Doct:4875/2020 of SRO 312 | (R) 25- 06-2021 (E) 25- 06-2021 (P) 25- 06-2021 | 0101 Sale Deed Mkt.Value:Rs. 0 Cons.Value:Rs. 0 | 1.(CL)VEERABABU BOKKISA 2.(EX)TIRUMALASETTY CHANDRAM(P) 3.(EX)M/S. SATYA CONSTRUCTIONS(GPA HOLDER) | 0/0 2268/2021 [1] of SRO GAJUWAKA(312) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :30-06-2023 11:28:51 App No :623568501 Statement No :82883318

Sri/Smt.:Gauri Mantri having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Malkapuram OR House No:, 71-44-1, SURVEY NO: ,18,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years **32** from **31-03-1991 to 29-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|---|--|---|---|---|
| 1/1 | VILL/COL: Malkapuram/Venkannapalem W-B: 60-27 SURVEY: 18 PLOT: 87 HOUSE: 60-27-64 EXTENT: 150SQ.Yds BUILT: 250SQ. FT Boundires: [N]: TRT NO 85 [S] TRT NO 89 [E]: TRT NO 88 [W]: 30' FEET WIDE ROAD | (R) 14- 10-1999 (E) 09- 07-1999 (P) 09- 07-1999 | 0101 Sale Deed Mkt.Value:Rs. 227500 Cons.Value:Rs. 227500 | 1. (EX)PINAPOLU SREENIVASA RAJU 2. (EX)PINAPOLU JAGANMOHANA RAO 3.(CL)NAKKA APPA RAO | 0/0 2214/1999 [@] of SRO GAJUWAKA(312) |

Disclaimer:

- 1.This Report is for Information only.
- 2.Boundaries,Extent and Built Up are not used in electronic search, they are meant for registering officer for selecting or deselecting for the search results.
- 3.The encumbrances shown in the eEC are those discovered with reference to the description of properties furnished by the applicants at the time of Registration.
- 4.All efforts are made for accuracy of data. However in case of any conflict, original data shall prevail.
- 5.In case system responds by "Data Not Found", for confirmation approach SRO concern.
- 6.Result : '1 out of 1 are included in the statement.'



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :30-06-2023 11:41:18 App No :623569526 Statement No :82884188

Sri/Smt.:Gauri Mantri having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Akkireddipalem OR House No:, 1-3-45, SURVEY NO: ,1,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years **32** from **31-03-1991 to 29-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|--|--|---|
| 1/4 | VILL/COL: Akkireddipalem (u)/PEDA AKKIREDDIPALEM W-B: 1-3 SURVEY: 21/3 HOUSE: 1-3-45 EXTENT: 225SQ.Yds BUILT: 400SQ. FT Boundires: [N]: S MARTIN SITE [S] R TATA RAO SITE [E]: 5 FEET WIDE PASSAGE [W]: NANDIKOLLA DEMUDU SITE Link Doct:4994/2007 of SRO 312 | (R) 06-08-2018 (E) 06-08-2018 (P) 06-08-2018 | 0505 RECEIPT (R.T.D.M) Mkt.Value:Rs. 0 Cons.Value:Rs. 50000 | 1.(RE)CHINTHADA CHINNI BABU 2.(RR)BODDI MANJULA 3.(RE)CHINTHADA LOOSI MERY 4.(RE)CHINTHADA NANI BABU 5.(RE)CHINTHADA JEMS RABORT 6.(RE)CHINTHADA PRABHUDAS 7.(RE)CHINTHADA RATNA KUMAR | 0/0 3817/2018 [1] of SRO GAJUWAKA(312) |
| 2/4 | VILL/COL: Akkireddipalem (u)/PEDA AKKIREDDIPALEM@Rs6000 W-B: 1-3 SURVEY: 14/6 HOUSE: 1-3-45 EXTENT: 120SQ.Yds Boundires: [N]: TODAY EXE SOLD SITE TO PADAPALLI SAMBHASIVA RAO, PEDAPALLI ANNAPURNA [S] HOUSE OF KURMARAO, PEDAPALLI SAMBHASIVARAO [E]: 8 FEET RAHADARI OF CLAIMANT AND PEDAPALLI SAMBHASIVARAO, ANNAPURNA [W]: HOUSE OF NARASINGARAO Link Doct:7677/1985 of SRO 311 | (R) 16-11-2011 (E) 16-11-2011 (P) 16-11-2011 | 0101 Sale Deed Mkt.Value:Rs. 720000 Cons.Value:Rs. 720000 | 1.(EX)PIDUGU SUBBALAKSHMI 2. (CL)ARYASOMAYAJULA SUBBARAO 3. (CL)ARYASOMAYAJULA BHAGYALAKSHMI | 0/0 CD_Volume: 216 3842/2011 [1] of SRO GAJUWAKA(312) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :30-06-2023 11:53:27 App No :623570546 Statement No :82885065

Sri/Smt.:Gauri Mantri having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Mindi OR House No:, 2-24-1, SURVEY NO: ,1,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years **32** from **31-03-1991 to 29-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|---|---|--|
| 1/30 | VILL/COL: Mindi/PEDAVEEDHI@Rs4500 W-B: 2-24 SURVEY: 13/15 HOUSE: 2-24-1 EXTENT: 150SQ.Yds Boundires: [N]: 12 FEET WIDE ROAD [S] VACANT SITE OF GEDDAM BROTHERS [E]: VACANT SITE OF M.A.S PRAKASA RAO [W]: VACANT SITE OF PASUPULATE MAHESWARI @ MALLAYYAMMA Link Doct:1799/2012 of SRO 312 | (R) 22-02-2013 (E) 22-02-2013 (P) 22-02-2013 | 0302 Gift Settlement in f/o family Mkt.Value:Rs. 675000 Cons.Value:Rs. 0 | 1.(DR)REDDIPALLI APPALANARASAMMA 2.(DE)VADDADI SRIDEVI | 0/0 698/2013 [1] of SRO GAJUWAKA(312) |
| 2/30 | VILL/COL: Mindi/PEDAVEEDHI@Rs4500 W-B: 2-24 SURVEY: 13/3 HOUSE: 2-24-1 EXTENT: 26SQ.Yds Boundires: [N]: VACANT SITE BELONGS TO SATYANARAYANA & OTHERS [S] VACANT SITE BELONGS TO M.A.S.PRAKASA RAO & SONS [E]: SCHEDULE-B ITEM NO.1 PROPERTY BELONGS TO M.S.N.MURTHY [W]: VACANT SITE BELONGS TO SUNKARI NARAYANA & SONS Note: An Amount of Rs. 29000 is due to the Govt. toward arrears of revenue under section Section 41(A) DR Proceeding No. | (R) 23-05-2012 (E) 23-05-2012 (P) 23-05-2012 | 0402 Partition among Family Members Mkt.Value:Rs. 117000 Cons.Value:Rs. 0 | 1.(CL)MANGA KONDALA RAO 2.(CL)MANGA SATYANARAYANA MURTHY 3.(CL)MANGA VENKATA RAO | 0/0 CD_Volume: 222 1803/2012 [1] of SRO GAJUWAKA(312) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :30-06-2023 12:36:18 App No :623574203 Statement No :82888225

Sri/Smt.:Gauri Mantri having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Gopalapatnam OR House No:, 45-56-3/4, SURVEY NO: ,1/1,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GOPALAPATNAM** for years **32** from **03-03-1991 to 29-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear:

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|--|---|---|
| 1/3 | VILL/COL: GOPALAPATNAM/KAPU VEEDHI-I/ SC COLONY-3 W-B: 0-3 SURVEY: 130/1 HOUSE: 3-4 EXTENT: 145SQ.Yds BUILT: 1360SQ. FT Boundires: [N]: PANCHAYATH ROAD [S] POLAMARASETTY TATAYYA SITE [E]: REMAINING SITE OF EXECUTANT [W]: PANCHAYATH CANAL Link Doct:75/2014 of SRO 313 | (R) 08- 08-2016 (E) 08- 08-2016 (P) 08- 08-2016 | 0505 RECEIPT (R.T.D.M) Mkt.Value:Rs. 500000 Cons.Value:Rs. 0 | 1.(RE)PATHAKAMSETTY SREERAMA MURTHY 2.(RR)THE KANAKAMAHALAKSHMI CO- OP BANK LTD REP BY K.RAVIKANTH SREENIVAS | 0/0 2039/2016 [1] of SRO GOPALAPATNAM(313) |
| 2/3 | VILL/COL: GOPALAPATNAM/YELLAPUVARI VEEDHI/MEDHAS STREET- 1@Rs4000 W-B: 0-10 SURVEY: 130/1 HOUSE: 3-4 EXTENT: 145SQ.Yds BUILT: 1360SQ. FT Boundires: [N]: PANCHAYATH ROAD [S] POLAMARASETTY TATAYYA SITE [E]: REMAINING SITE OF EXECUTANT [W]: PANCHAYATH CANAL | (R) 15- 01-2014 (E) 15- 01-2014 (P) 15- 01-2014 | 0208 Deposit of Title Deeds Mkt.Value:Rs. 0 Cons.Value:Rs. 500000 | 1.(MR)PATHAKAMSETTY SREERAMA MURTHY 2. (ME)KANAKAMAHALAKSHMI CO-OPERATIVE BANK LTD | 0/0 75/2014 [1] of SRO GOPALAPATNAM(313) |
| 3/3 | VILL/COL: GOPALAPATNAM W-B: 0-0 SURVEY: , 1/1, PLOT: , 7, EXTENT: , 200.000 Y, Addl.Desc : OPEN SITE Boundires: [N]: PNO 6 [S] PNO 8 [E]: 20' ROAD [W]: PNO 5 | (R) 16- 02-1996 (E) 31- 01-1996 (P) 31- 01-1996 | 5A SALE Mkt.Value:Rs. ,110000, Cons.Value:Rs. ,110000, | 1.(E)PUREDDY PYDI PRAKASHA REDDY 2.(C)ANGAMUTTU LAKSHMI | 153/259 531/1996 [1] of SRO GOPALAPATNAM(313) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :30-06-2023 12:44:07 App No :623574908 Statement No :82888804

Sri/Smt.:**Gauri Mantri** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Gopalapatnam OR House No:, 49-54-8/3, SURVEY NO: ,537/1,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O.**

GOPALAPATNAM for years 32 from **03-03-1991 to 29-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|---|---|---|
| 1/1 | VILL/COL: GOPALAPATNAM W-B: 0-0 SURVEY: , 14/1, HOUSE:, 8- 3, EXTENT: , 139.500 Y, Addl.Desc : HOUSE Boundires: [N]: GOINT WALL BETWEEN THIS PROPERTY AND BOGADI GANGAMMA REMAINING HOUSE [S] HOUSE OF OTHERS [E]: ROAD [W]: REMAINING PROPERTY BELONGS TO THE EXECUTANTS Link Doct:2885/1964 of SRO 311 | (R) 02- 01-1999 (E) 02- 01-1999 (P) 02- 01-1999 | 5A SALE Mkt.Value:Rs. ,271000, Cons.Value:Rs. ,271000, | 1.(E)GALLA BANGARUNaidu 2.(E)BOGADI GANGAMMA 3.(C)BOGADI SURYALAKSHMI 4.(C)BOGADI SRINIVAS | 277/255 242/1999 [1] of SRO GOPALAPATNAM(313) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :13-07-2023 16:48:13

App No :723028209

Statement No :83274786

Sri/Smt.:Gauri Mantri having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Visakhapatnam OR House No:, 58-30-12, SURVEY NO: ,173,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. VISAKHAPATNAM(R.O)** for years **40** from **01-01-1983 to 12-07-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|---|--|--|
| 1/12 | VILL/COL: Visakhapatnam/RAMAJOGIPETA/ANTHONY NAGAR/ANGADIDIBBA/KRISHN W-B: 14-25 SURVEY: 173 PLOT: D EXTENT: 417.25SQ.Yds BUILT: 0SQ. FT Boundires: [N]: 40 WIDE ROAD(14-25-35) [S] 20 WIDE C.C.ROAD(14-25-35) [E]: PLOT NO C OF THE PROPERTY(14-25-35) [W]: VACANT SITE BELONGS TO P.B.AGARWAL(14-25-35) | (R) 23-05-2018 (E) 16-05-2018 (P) 21-05-2018 | 0401 Partition Mkt.Value:Rs. 0 Cons.Value:Rs. 0 | 1.(CL)1ST ADDL.SENIOR CIVIL JUDGE VISAKHAPATNAM REPBY SUNKARA SRIDEVI 2.(CL)PATCHIPULUSU VENKATA RAYALU | 0/0 -2/2018 [2] of SRO VISAKHAPATNAM(R.O) (311) |
| 2/12 | VILL/COL: Visakhapatnam/RAMAJOGIPETA/ANTHONY NAGAR/ANGADIDIBBA/KRISHN W-B: 14-25 SURVEY: 173 PLOT: D EXTENT: 0SQ.Yds BUILT: 0SQ. FT Boundires: [N]: 40 WIDE ROAD(14-25-35) [S] 20 WIDE WIDE C.C.ROAD(14-25-35) [E]: PLOT NO C OF THE PROPERTY(14-25-35) [W]: VACANT SITE BELONGS TO P.B.AGARWAL (14-25-35) | (R) 23-05-2018 (E) 16-05-2018 (P) 21-05-2018 | 0401 Partition Mkt.Value:Rs. 0 Cons.Value:Rs. 0 | 1.(CL)1ST ADDL.SENIOR CIVIL JUDGE VISAKHAPATNAM REPBY SUNKARA SRIDEVI 2.(CL)PATCHIPULUSU VENKATA RAYALU | 0/0 -2/2018 [1] of SRO VISAKHAPATNAM(R.O) (311) |
| 3/12 | VILL/COL: Visakhapatnam/RAM NAGAR/PTTANI DIBBA@Rs30000 W-B: 10-5 SURVEY: 78 1032/2B PLOT: 8 9 10 11 12 HOUSE: 8 9 10 11 12 EXTENT: 0SQ.Yds Boundires: [N]: HOUSE OF K BANGAR RAJU .K NARASINGA RAO ETC [S] 40 FEET WIDE ROAD [E]: 40 FEET WIDE ROAD [W]: HOUSE OF K APPALA NAIDU AND OTHERS Link Doct:2057/2008 of SRO 311 | (R) 04-11-2013 (E) 04-11-2013 (P) 04-11-2013 | 0101 Sale Deed Mkt.Value:Rs. 0 Cons.Value:Rs. 0 | 1.(EX)M/S NAVSHIP MARINE SERVICE PRIVATED LIMITED DIRECTOR B. MALARATUA 2.(CL)GARRE BHAGYA REKHA | 0/0 5683/2013 [1] of SRO VISAKHAPATNAM(R.O) (311) |
| 4/12 | VILL/COL: Visakhapatnam/KIRLAMPUDI COLONY W-B: 7-24 SURVEY: 971/2A1 971/2A2 PLOT: 12 HOUSE: 12 EXTENT: 32SQ.Yds Boundires: [N]: OPEN SPACE [S] PLOT NO.11 OF DUTCH HOUSE LAYOUT [E]: 40 FEET ROAD [W]: PRIVATE LAND Link Doct:4168/2008 of SRO 311 Link Doct:1661/2004 of SRO 311 | (R) 20-04-2009 (E) 20-04-2009 (P) 20-04-2009 | 0101 Sale Deed Mkt.Value:Rs. 806400 Cons.Value:Rs. 0 | 1.(EX)SADAMALLA PERCY RANI 2.(EX)KARRI NAGALAKSHMI(GPA) 3.(CL)YARLAGADDA SATYANARAYANA | 0/0 CD_Volume: 217 1295/2009 [1] of SRO VISAKHAPATNAM(R.O) (311) |
| 5/12 | VILL/COL: Visakhapatnam/KIRLAMPUDI COLONY W-B: 7-24 SURVEY: 971/2A1 971/2A2 PLOT: 12 HOUSE: 7-24-11/43 APARTMENT: BEACH CASTLE FLAT: 5C EXTENT: 0SQ.Yds BUILT: 1150SQ. FT | (R) 22-10-2008 (E) 10-10-2008 | 0111 AGREEMENT OF SALE CUM GPA Mkt.Value:Rs. | 1.(EX)SADAMALLA PERCY RANI 2.(CL)KARRI NAGALAKSHMI | 0/0 CD_Volume: 208 4168/2008 [2] of SRO VISAKHAPATNAM(R.O) (311) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :27-06-2023 11:44:52

App No :623479374

Statement No :82807755

Sri/Smt.:**Issant Chainani** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: gullalapalem OR House No:, 64-14-18, SURVEY NO: ,17,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years **32** from **31-03-1991 to 26-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No./Year [ScheduleNo] |
|--------|--|--|---|--|--|
| 1/9 | VILL/COL: Gullalapalem/SRHARIUPURAM W-B: 64-14 SURVEY: 16 HOUSE: 64-14-18 EXTENT: 70SQ.Yds BUILT: 0SQ. FT Boundires: [N]: ROAD [S] ROAD [E]: JOINT WALL BETWEEN SEHEDULE PROPERTY & REMAINING PART OF THE PROPERTY [W]: ROAD Link Doct:4144/2007 of SRO 312 | (R) 26- 05-2015 (E) 26- 05-2015 (P) 26- 05-2015 | 0208 Deposit of Title Deeds Mkt.Value:Rs. 630000 Cons.Value:Rs. 1200000 | 1.(MR)VANAMADA NOOKARAJU 2. (ME)M/S.CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED., R./R.SUDHAKARA RAO | 0/0 2390/2015 [1] of SRO GAJUWAKA(312) |
| 2/9 | VILL/COL: Gullalapalem/SRHARIUPURAM W-B: 64-14 SURVEY: 16 HOUSE: 64-14-18 EXTENT: 70SQ.Yds BUILT: 0SQ. FT Boundires: [N]: ROAD [S] ROAD [E]: JOINTWALL BETWEEN SCHEDULE PROPERTY & PART OF THE PROPERTY [W]: ROAD Link Doct:947/2014 of SRO 312 | (R) 22- 05-2015 (E) 22- 05-2015 (P) 22- 05-2015 | 0505 RECEIPT (R.T.D.M) Mkt.Value:Rs. 0 Cons.Value:Rs. 500000 | 1.(RR)BANK OF BARODA.,R/.B M .,M SURENDRA KUMAR 2.(RE)VANAMADA NOOKA RAJU | 0/0 2333/2015 [1] of SRO GAJUWAKA(312) |
| 3/9 | VILL/COL: Gullalapalem/SRHARIUPURAM W-B: 64-14 SURVEY: 16 HOUSE: 64-14-18 EXTENT: 70SQ.Yds BUILT: 0SQ. FT Boundires: [N]: ROAD [S] ROAD [E]: JOINTWALL BETWEEN SCHEDULE PROPERTY AND REMAINING PART OF THE PROPERTY [W]: ROAD Link Doct:4144/2007 of SRO 312 | (R) 11- 03-2014 (E) 11- 03-2014 (P) 11- 03-2014 | 0208 Deposit of Title Deeds Mkt.Value:Rs. 630000 Cons.Value:Rs. 500000 | 1.(MR)VANAMADA NOOKA RAJU 2.(ME)BANK OF BARODA | 0/0 947/2014 [1] of SRO GAJUWAKA(312) |
| 4/9 | VILL/COL: Gullalapalem/SRIHARIPURAM@Rs7000 W-B: 62-3 SURVEY: 17 PLOT: 17 HOUSE: 62-3-76 EXTENT: 132SQ.Yds Boundires: [N]: PLOT NO.14 HOUSE OF MUDUNURU PADMAVATHI [S] HOUSE OF BUBBARI GOVINDARAJU [E]: HOUSE OF BARRI TATABBAI [W]: HOUSE OF CLAIMANT Link Doct:8746/1989 of SRO 311 | (R) 09- 10-2012 (E) 09- 10-2012 (P) 09- 10-2012 | 0505 RECEIPT (R.T.D.M) Mkt.Value:Rs. 0 Cons.Value:Rs. 30000 | 1.(RR)ADARI LAKSHMI NOOKARATNAM 2.(RR)ADARI RAMANA 3.(RE)AKULA JAYALAKSHMI 4.(RE)AKULA SYAM KUMAR 5.(RE)DUNNA ANNA PURNESWARI 6.(RE)KARADA LEELA PADMAJA | 0/0 CD_Volume: 228 3764/2012 [1] of SRO GAJUWAKA(312) |
| 5/9 | VILL/COL: Gullalapalem/SRIHARIPURAM@Rs7000 W-B: 62-3 SURVEY: 17 PLOT: 17 | (R) 05- 10-2012 (E) 05- | 0505 RECEIPT (R.T.D.M) | 1.(RE)AKULA SHYAM KUMAR 2.(RE)AKULA JAYALAKSHMI | 0/0 CD_Volume: 228 |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :13-07-2023 12:30:51

App No :723012384

Statement No :83261635

Sri/Smt.:Isshant Chainani having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Vishakhapatnam OR House No:, 22-73-30, SURVEY NO: ,771,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. VISAKHAPATNAM(R.O)** for years **40** from **01-01-1983 to 12-07-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|--|---|---|
| 1/10 | VILL/COL: Visakhapatnam/SEETHARAMASWAMYVARITEMPLESTREE W-B: 22-73 SURVEY: 571 HOUSE: 22-73-30 EXTENT: 40.31SQ.Yds BUILT: 563SQ. FT Boundires: [N]: HOSE OF VAIKUNTARAO [S] HOUSE OF K.VENAKTESWARARAO [E]: HOUSE OF KESANAKURTHI SANKARARAO [W]: SEETARAMASWAMY TEMPLE WARD Link Doct:476/1994 of SRO 311 | (R) 25- 01-2006 (E) 25- 01-2006 (P) 25- 01-2006 | 0101 Sale Deed Mkt.Value:Rs. 396018 Cons.Value:Rs. 396500 | 1. (EX)KESANAKURTI CHANDRASEKHAR MINOR REP BY GUARDIAN MOTHER K.KANAKARATNAM 2. (EX)KESANAKURTI KANAKARATNAM 3. (EX)KESANAKURTI SEETARATNAM MINOR REP BY GUARDIAN K.KANAKARATNAM 4. (EX)KESANAKURTI MOUNICA MINOR REP BY GUARDIAN K.KANAKARATNAM 5.(CL)NOUPADA RAJESWARI | 0/0 CD_Volume: 161 226/2006 [1] of SRO VISAKHAPATNAM(R.O) (311) |
| 2/10 | VILL/COL: Visakhapatnam/SEETHARAMASWAMYVARITEMPLESTREE W-B: 22-73 SURVEY: 571 HOUSE: 22-73-30 EXTENT: 40.41SQ.Yds BUILT: 563SQ. FT Boundires: [N]: HOUSE OF VYKUNTARAO [S] HOUSE OF K.VENAKTESWARARAO [E]: HOUSE OF KESANAKURTI SANKARA RAO [W]: SEETARAMASWAMY TEMPLE ROAD Link Doct:3373/2005 of SRO 311 | (R) 25- 01-2006 (E) 25- 01-2006 (P) 25- 01-2006 | 0505 RECEIPT (R.T.D.M) Cons.Value:Rs. 225000 | 1.(RR)NOWPADA RAJESWARI 2. (RE)KESANAKURTI KANAKARATNAM | 0/0 CD_Volume: 161 224/2006 [1] of SRO VISAKHAPATNAM(R.O) (311) |
| 3/10 | VILL/COL: Visakhapatnam/SEETHARAMASWAMYVARITEMPLESTREE W-B: 22-73 SURVEY: 571 HOUSE: 22-73-30 EXTENT: 40.31SQ.Yds BUILT: 563SQ. FT Boundires: [N]: HOUSE OF VYKUNTA RAO [S] HOUSE OF K.VENKATESWARARAO [E]: HOUSE OF KESANAKURTHI SANKARARAO [W]: SEETARAMASWAMY TEMPLE ROAD Link Doct:476/1994 of SRO 311 | (R) 22- 07-2005 (E) 22- 07-2005 (P) 22- 07-2005 | 0202 Mortgage without Possession Mkt.Value:Rs. 0 Cons.Value:Rs. 225000 | 1. (MR)KESANAKURTHI KANAKA RATNAM 2.(ME)WVUPADA RAJESWARI | 0/0 CD_Volume: 154 3373/2005 [1] of SRO VISAKHAPATNAM(R.O) (311) |
| 4/10 | VILL/COL: Visakhapatnam/SEETHARAMASWAMYVARITEMPLESTREE W-B: 22-73 SURVEY: 570 HOUSE: 22-73-30 EXTENT: 26.77SQ.Yds BUILT: 198SQ. FT Boundires: [N]: JOINT WALL [S] JOINT WALL [E]: JOINT WALL [W]: SEETHARAMASWAMI KOVELA ROAD Link Doct:476/1994 of SRO 311 | (R) 03- 11-2000 (E) 03- 11-2000 (P) 03- 11-2000 | 0101 Sale Deed Mkt.Value:Rs. 113000 Cons.Value:Rs. 113000 | 1. (EX)KESANAKURTI GOVINDA 2.(CL)KOTHAKOTA VENKATESWARA RAO | 0/0 3891/2000 [1] of SRO VISAKHAPATNAM(R.O) (311) |
| 5/10 | VILL/COL: Visakhapatnam/SEETHARAMASWAMYVARITEMPLESTREE W-B: 22-73 SURVEY: 571 HOUSE: 22-73-30 EXTENT: 72SQ.Yds BUILT: 640SQ. FT Boundires: [N]: HOUSE OF G.VYKUNTAM [S] SITE OF K. KRISHNA [E]: HOUSE OF P.VENKATA NARAYANA RAO [W]: ROAD Link Doct:4292/1999 of SRO 311 | (R) 24- 08-2000 (E) 24- 08-2000 (P) 24- 08-2000 | 0505 RECEIPT (R.T.D.M) Cons.Value:Rs. 50000 | 1.(RR)DAMODARA MALLIKAARJUNA RAO 2. (RE)KESANAKURTHI GOVINDA | 0/0 CD_Volume: 0311_0022 3062/2000 [1] of SRO VISAKHAPATNAM(R.O) (311) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :12-07-2023 18:52:47

App No :723991129

Statement No :83243497

Sri/Smt.:**Issant Chainani** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: kanchrapalem OR House No:, 24-4-1, SURVEY NO: ,42,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. VISAKHAPATNAM(R.O)** for years **40** from **01-01-1983 to 11-07-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exo.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|---|---|--|
| 1/9 | VILL/COL: Kanchrapalem/ASHOK NAGAR W-B: 36-45 SURVEY: 35 36 42 43 43A PLOT: 35 36 42 43 43A HOUSE: 36-46-95 EXTENT: 75Q.Yds Addl.Desc : 0 Boundires: [N]: 20 FEET ROAD [S] 100FEET MUNICIPAL ROAD [E]: PLOTS 37 AND 44 OF CH.NARASIMHA MURTHY [W]: PLOTS 34 AND 41 OF G.DEMUDU AND S.A.NARASAMMA Link Doct:991/1999 of SRO 311 | (R) 17- 12-1999 (E) 25- 11-1999 (P) 26- 11-1999 | 0101 Sale Deed Mkt.Value:Rs. 9100 Cons.Value:Rs. 9100 | 1.(EX)CHADARAM NARASIMHA MURTHY 2.(EX)CHADARAM SURYAKANTHAMMA 3.(EX)CHADARAM PEDA ESWARA VENKATA APPARAO 4.(EX)CHADARAM GANESWARA RAO 5.(EX)PONNADA BANA RAMALINGESWARA RAO 6. (EX)M/S.KANAKAMANI ENTINEERS 7.(CL)PONNADA VENKATA RAMESH | 0/0 4529/1999 [1] of SRO VISAKHAPATNAM(R.O) (311) |
| 2/9 | VILL/COL: Kanchrapalem/ASHOK NAGAR W-B: 36-45 SURVEY: 35 36 42 43 43A PLOT: 35 36 42 43 43A HOUSE: 36-46-95 EXTENT: 75Q.Yds Addl.Desc : 0 Boundires: [N]: 20 FEET ROAD [S] 100FEET MUNICIPAL ROAD [E]: PLOTS 37 AND 44 OF CH.NARASIMHA MURTHY [W]: PLOTS 34 AND 41 OF G.DEMUDU AND S.A.NARASAMMA Link Doct:991/1999 of SRO 311 | (R) 17- 12-1999 (E) 25- 11-1999 (P) 26- 11-1999 | 0101 Sale Deed Mkt.Value:Rs. 9100 Cons.Value:Rs. 9100 | 1.(EX)CHADARAM NARASIMHA MURTHY 2.(EX)CHADARAM SURYAKANTHAMMA 3.(EX)CHADARAM PEDA ESWARA VENKATA APPARAO 4.(EX)CHADARAM GANESWARA RAO 5.(EX)PONNADA BANA RAMALINGESWARA RAO 6. (EX)M/S.KANAKAMANI ENTINEERS 7.(CL)NADELLA VENKATA NIRMALA DEVI | 0/0 4528/1999 [1] of SRO VISAKHAPATNAM(R.O) (311) |
| 3/9 | VILL/COL: Kanchrapalem/ASHOK NAGAR W-B: 36-45 SURVEY: 35 36 42 43 43A PLOT: 35 36 42 43 43A HOUSE: 36-46-95 EXTENT: 75Q.Yds Addl.Desc : 0 Boundires: [N]: 20 FEET ROAD [S] 100FEET MUNICIPAL ROAD [E]: PLOTS 37 AND 44 OF CH.NARASIMHA MURTHY [W]: PLOTS 34 AND 41 OF G.DEMUDU AND S.A.NARASAMMA Link Doct:991/1999 of SRO 311 | (R) 17- 12-1999 (E) 25- 11-1999 (P) 26- 11-1999 | 0101 Sale Deed Mkt.Value:Rs. 9100 Cons.Value:Rs. 9100 | 1.(EX)CHADARAM NARASIMHA MURTHY 2.(EX)CHADARAM SURYAKANTHAMMA 3.(EX)CHADARAM PEDA ESWARA VENKATA APPARAO 4.(EX)CHADARAM GANESWARA RAO 5.(EX)PONNADA BANA | 0/0 4527/1999 [1] of SRO VISAKHAPATNAM(R.O) (311) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :18-05-2023 12:30:00 App No :523224676 Statement No :81628026

Sri/Smt.:Issant Chainani having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Visakhapatnam OR Ward - Block:35 - 1, House No:, 10,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O.**

VISAKHAPATNAM(R.O) for years **40** from **01-01-1983 to 17-05-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|--|--|--|
| 1/8 | VILL/COL: Visakhapatnam/RAM NAGAR/ PITANI DIBBA@Rs30000 W-B: 10-5 SURVEY: 78 1032/2B PLOT: 8 9 10 11 12 HOUSE: 8 9 10 11 12 EXTENT: 0SQ.Yds Boundires: [N]: HOUSE OF K BANGAR RAJU .K NARASINGA RAO ETC [S] 40 FEET WIDE ROAD [E]: 40 FEET WIDE ROAD [W]: HOUSE OF K APPALA NAIDU AND OTHERS Link Doct:2057/2008 of SRO 311 | (R) 04- 11-2013 (E) 04- 11-2013 (P) 04- 11-2013 | 0101 Sale Deed Mkt.Value:Rs. 0 Cons.Value:Rs. 0 | 1.(EX)M/S NAVSHIP MARINE SERVICE PRIVATED LIMITED DIRECTOR B. MALARATUA 2.(CL)GARRE BHAGYA REKHA | 0/0 5683/2013 [1] of SRO VISAKHAPATNAM(R.O) (311) |
| 2/8 | VILL/COL: Visakhapatnam/RAMNAGAR W-B: 10-5 SURVEY: 78 1032/2B PLOT: 8 9 10 11 12 HOUSE: 10-5-11/35 APARTMENT: SARADA TOWERS FLAT: 105 EXTENT: 0SQ.Yds BUILT: 1810SQ. FT Boundires: [N]: OPEN SPACE AND FLAT NO.104 [S] OPEN SPACE FACING TO 40'WIDE ROAD [E]: OPEN SPACE [W]: COMMON | (R) 23- 05-2008 (E) 23- 05-2008 (P) 23- 05-2008 | 0101 Sale Deed Mkt.Value:Rs. 949400 Cons.Value:Rs. 2199000 | 1.(CL)M/S NAVSHIP MARINE SERVICES PRIVATE LIMITED REP BY BHUPESH MALARATUA 2.(EX)DASARI SRINIVAS | 0/0 CD_Volume: 202 2057/2008 [2] of SRO VISAKHAPATNAM(R.O) (311) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :27-06-2023 12:04:36 App No :623481159 Statement No :82809215

Sri/Smt.:Issnant Chainani having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: MALKAPURAM OR House No:, 71-31-836, SURVEY NO: ,1,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. GAJUWAKA** for years **32** from **31-03-1991 to 26-06-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|---|--|--|---|--|
| 1/3 | VILL/COL: Malkapuram/HARBOUR QTRS AREA@Rs10300 W-B: 71-78 SURVEY: 1 PLOT: 1 HOUSE: 71-78-8 EXTENT: 24200SQ.Yds BUILT: 60000SQ. FT Boundires: [N]: VPT LAND [S] BPCL/L [E]: VPT ROAD [W]: EFFLUENT CHENNEL | (R) 01-06-2019 (E) 07-04-2019 (P) 01-06-2019 | 0701 Lease Deed | 1.(LE)M/S LOTUS MARINE 2.(LR)M/S AUROILE INFRA LOGISTICS PVT LTD | 0/0 2828/2019 [1] of SRO GAJUWAKA(312) |
| 2/3 | VILL/COL: Malkapuram/HARBOUR QTRS AREA@Rs10300 W-B: 71-78 SURVEY: 1 PLOT: 1 HOUSE: 71-78-8 EXTENT: 5 Acres BUILT: 78000SQ. FT Boundires: [N]: VPT LAND [S] BPCL P/L [E]: VPT ROAD [W]: EFFLUENT CHANNEL Link Doct:3458/2004 of SRO 312 | (R) 20-03-2019 (E) 01-01-2019 (P) 20-03-2019 | 0701 Lease Deed | 1.(LR)M/S AUROILE INFRA LOGISTICS PVT LTD 2.(LE)M/S SRAVAN SHIPPING SERVICES PVT LTD | 0/0 1471/2019 [1] of SRO GAJUWAKA(312) |
| 3/3 | VILL/COL: Malkapuram/Malkapuram W-B: 59-1 SURVEY: 1/P PLOT: 1 HOUSE: 59-1-1 EXTENT: 5 Acres Boundires: [N]: VPT LAND [S] B.P.C.L BY PASS ROAD [E]: VPT ROAD [W]: EFFLUENT CHANNEL | (R) 23-08-2004 (E) 17-02-2004 (P) 17-02-2004 | 0701 Lease Deed | 1.(LE)M/S LMJ INTERNATIOANM LTD IN KOLKATA 2.(LR)VPT | 0/0 CD_Volume: 129 3458/2004 [1] of SRO GAJUWAKA(312) |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :13-07-2023 12:38:30

App No :723012944

Statement No :83262154

Sri/Smt.:**Issant Chainani** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Vishakhapatnam OR House No., 22-49-1, SURVEY NO: ,439/2,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. VISAKHAPATNAM(R.O)** for years **40** from **01-01-1983 to 12-07-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) |
|--------|--|--|--|--|
| 1/22 | VILL/COL: Visakhapatnam/SEETHARAMSWAMYTEMPLE AREA/SRSTWARD@Rs22000 W-B: 22-49 SURVEY: 842 HOUSE: 22-49-1 EXTENT: 44.44SQ.Yds BUILT: 400SQ. FT Boundires: [N]: CHINTAKAYALA VARI STREET, MUNICIPAL ROAD [S] TOWN HALL COMPOUND WALL [E]: MUNICIPAL ROAD [W]: PROPERTY BELONGS TO SURYANARAYANA Link Doct:2419/2008 of SRO 311 | (R) 27-03-2018 (E) 27-03-2018 (P) 27-03-2018 | 0701 Lease Deed | 1.(LR)M/S INTERNATIOANL SHIP STORES SUPPLIERS 2.(LE)RELIANCE JIO INFOACOMM LIMITED |
| 2/22 | VILL/COL: Visakhapatnam/SEETHARAMSWAMYTEMPLE AREA/SRSTWARD@Rs18000 W-B: 22-49 SURVEY: 842 HOUSE: 22-49-1 EXTENT: 796SQ.Yds BUILT: 5421SQ. FT Boundires: [N]: REMAINING PROPERTY BELONGS TO LECENSOR [S] REMAINING PROPERTY BELONGS TO THE LICENSOR [E]: MUNICIPAL ROAD(OUTER HARBOR ROAD) [W]: PROPERTY BELONGS TO T SURYANARAYANA Link Doct:2419/2008 of SRO 311 | (R) 05-10-2015 (E) 01-10-2015 (P) 01-10-2015 | 0701 Lease Deed | 1.(LR)INTERNATIONAL SHIPS STORES SUPPLIERS(R) MD.YAHYA ABDUL GANI BATATAWALA 2.(LE)M/S.IGLOO FROZEN FRESHNESS PVT LTD.REP BY ANIL KUMAR MANYAM |
| 3/22 | VILL/COL: Visakhapatnam/SEETHARAMSWAMYTEMPLE AREA/SRSTWARD@Rs12000 W-B: 22-49 SURVEY: 842 HOUSE: 22-49-1 EXTENT: 400SQ.Yds BUILT: 5421SQ. FT Boundires: [N]: REMAINING PROPERTY BELONGS TO THE LESSORS [S] REMAINING PROPERTY BELONGS TO THE LESSORS [E]: MUNICIPAL ROAD [W]: PROPERTY BELONGS TO T.SURYANARAYANA Link Doct:2419/2008 of SRO 311 | (R) 16-06-2012 (E) 15-06-2012 (P) 16-06-2012 | 0701 Lease Deed | 1.(LR)INTERNATIONAL SHIPS STORES SUPPLIERS REP BY 2.(LE)M/S THE IGLOO REP BY ANIL KUMAR MANYAM |
| 4/22 | VILL/COL: Visakhapatnam/CHINTAKAYALAVARISTREET W-B: 22-49 SURVEY: 842 HOUSE: 22-49-1 EXTENT: 796SQ.Yds BUILT: 3570SQ. FT Boundires: [N]: CHINTAKAYALA VARI STREET(MUNICIPAL ROAD) [S] TOWN HALL COMPOUND WALL [E]: MUNICIPAL ROAD (OUTER HARBOUR ROAD) [W]: PROPERTY BELONGS TO T.SURYANARAYANA Link Doct:5016/1979 of SRO 311 | (R) 21-06-2008 (E) 17-06-2008 (P) 17-06-2008 | 0101 Sale Deed Mkt.Value:Rs. 7261000 Cons.Value:Rs. 6500000 | 1.(CL)REP 2,MOHAMMED YUSUF ABDUL GANI BATATAWALA 2.(EX)PARSHOTTAM DAS 3.(CL)INTERNATIONAL SHIPS STORES SUPPLIERS,R/MOHAMMEDYAHYAABDULGANIBATATWALA |
| 5/22 | VILL/COL: Visakhapatnam/KIRLAMPUDI COLONY W-B: 7-24 SURVEY: 971/2A3 PLOT: 1 HOUSE: 7-24-6/3(1) EXTENT: 54.23SQ.Yds Boundires: [N]: COMPOUND WALL OF DUTCH HOUSE MUSEUM [S] 40 FEET ROAD [E]: PLOT NO.2 OF DUTCH HOUSE LAYOUT [W]: COMPOUND WALL OF PRIVATE BUILTUP AREA Link Doct:1021/1996 of SRO 311 | (R) 09-01-2003 (E) 09-01-2003 (P) 09-01-2003 | 0101 Sale Deed Mkt.Value:Rs. 260304 Cons.Value:Rs. 0 | 1.(EX)ANANGANALLUR RAMACHANDRAN UDAYA SANKAR 2.(CL)NEMANI PRUDHVIRAJ |
| 6/22 | VILL/COL: Visakhapatnam/RAMNAGAR W-B: 10-37 SURVEY: 1032 HOUSE: 10-37-13(1) EXTENT: 49SQ.Yds BUILT: 776SQ. FT Boundires: [N]: 40 FEET ROAD [S] HOUSE OF YEDLA SUJATHA SWARNA VASUNDAR [E]: HOUSE OF BOKKA JAYALAKSHMI [W]: PROPERTY OF SUNIL SUDHAKAR Link Doct:3617/1998 of SRO 311 | (R) 16-09-2002 (E) 16-09-2002 (P) 16-09-2002 | 0302 Gift Settlement in f/o family Mkt.Value:Rs. 443000 Cons.Value:Rs. 0 | 1.(DR)NALLA SUDHEER CHAKRAVARTHI 2.(DE)NALLA SRIDEVI |
| 7/22 | VILL/COL: Visakhapatnam/PANDURANGAPURAM&OCEANVIEWLAYOU W-B: 7-5 SURVEY: 1008 HOUSE: 7-5-146(1) EXTENT: 103.5SQ.Yds Boundires: [N]: GEDDA & PROPERTY BELONGING TO HPCL [S] 40 FEET WIDE ROAD [E]: 100 FEET BEACH ROAD [W]: PLOT NO.20 AND PLOTN O.10B Link Doct:6606/1986 of SRO 311 | (R) 02-09-2002 (E) 02-09-2002 (P) 02-09-2002 | 0101 Sale Deed Mkt.Value:Rs. 496800 Cons.Value:Rs. 0 | 1.(EX)CHUNDRU VEERABHADRA RAO 2.(CL)YANNAMANI SURYANARAYANA |
| 8/22 | VILL/COL: Visakhapatnam/RAMNAGAR W-B: 10-5 SURVEY: 1032 HOUSE: 10-5-2/1 10-5-2/1(1) EXTENT: 326.66SQ.Yds BUILT: 7560SQ. FT Addl.Desc : 0 Boundires: [N]: M.C.ROAD [S] PROPERTY OF A.MARTHANDA MURTHY [E]: PROPERTY OF V.JANAKI [W]: PROPERTY OF ESWARAPU SREERAMULU Link Doct:2615/1992 of SRO 311 | (R) 29-12-2001 (E) 07-01-2000 (P) 10-01-2000 | 0302 Gift Settlement in f/o family Mkt.Value:Rs. 569452 Cons.Value:Rs. 0 | 1.(DR)KALIDINDI RAVI VARMA 2.(DR)KALIDINDI SUBRAHMANYA RAJU 3.(DE)KALIDINDI RAGHU |
| 9/22 | VILL/COL: Visakhapatnam/KIRLAMPUDI COLONY W-B: 7-22 SURVEY: 973 972 971 PLOT: 37 HOUSE: 7-22-22(1) | (R) 22-12-2001 | 0101 Sale Deed | 1.(EX)PENDYALA SEETHA ARUNACHALAM 2.(CL)SANTHI GUNTUR |



Government of Andhra Pradesh
Registration and Stamps Department

STATEMENT OF ENCUMBRANCE ON PROPERTY

Date :13-07-2023 17:20:56

App No :723029997

Statement No :83276382

Sri/Smt.:**Issant Chainani** having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property

VILLAGE: Vishakhapatnam OR House No:, 7-5-43, SURVEY NO: ,1199,

Search has been made in Book 1 and in the indexes relating thereto **S.R.O. VISAKHAPATNAM(R.O)** for years **40** from **01-01-1983 to 12-07-2023** for acts and encumbrances affecting the said property, and that on such search the following acts and encumbrances appear.

| Sl no. | Description of property | Reg.Date Exe.Date Pres.Date | Nature & Mkt.Value Con. Value | Name of Parties Executant(EX) & Claimants(CL) | Vol/Pg No CD No Doct No/Year [ScheduleNo] |
|--------|--|--|--|---|--|
| 1/3 | VILL/COL: Visakhapatnam/PANDURANGAPURAM&OCEANVIEWLAYOUT W-B: 7-5 SURVEY: 1012/B 1012/C 1011/33 HOUSE: 7-5-45 7-5-43/OLD EXTENT: 178.2SQ.Yds BUILT: 158SQ. FT Boundires: [N]: 40 FEET WIDE ROAD [S] VINAYAGAR SOUTH GARDEN APARTMENT [E]: BUILDING BELONGING TO A.S.RAJA [W]: PRASANTHA NILAYAM Link Doct:6319/1989 of SRO 311 | (R) 25-06-2010 (E) 25-06-2010 (P) 25-06-2010 | 0303 Gift Settlement in f/o others Mkt.Value:Rs. 4538500 Cons.Value:Rs. 0 | 1. (DR)CHANDANA VENKATA NAGESH ANAND 2. (DE)CHANDANA MOHANA RAO 3. (DR)CHANDANA VARALAKSHMI 4.(DR)ALLAKA MAHALAKSHMI 5.(DR)YEKKALA VEERABHARATHI | 0/0 CD_Volume: 245 3778/2010 [1] of SRO VISAKHAPATNAM(R.O) (311) |
| 2/3 | VILL/COL: Visakhapatnam/PANDURANGAPURAM&OCEANVIEWLAYOUT W-B: 7-5 SURVEY: 1012/B 1012/C 1011/33 HOUSE: 7-5-45 7-5-43/OLD EXTENT: 534.2SQ.Yds BUILT: 474SQ. FT Boundires: [N]: 40 FEET WIDE ROAD [S] VINAYAGAR SOUTH GARDEN APARTMENT [E]: BUILDING BELONGING TO A.S.RAJA [W]: PRASANTHA NILAYAM Link Doct:6319/1989 of SRO 311 | (R) 25-06-2010 (E) 25-06-2010 (P) 25-06-2010 | 0302 Gift Settlement in f/o family Mkt.Value:Rs. 13615500 Cons.Value:Rs. 0 | 1. (DE)CHANDANA MOHANA RAO 2. (DR)CHANDANA JAGADEESH 3. (DR)CHANDANA KEDARISH 4. (DR)CHANDANA RAMESH | 0/0 CD_Volume: 245 3777/2010 [1] of SRO VISAKHAPATNAM(R.O) (311) |