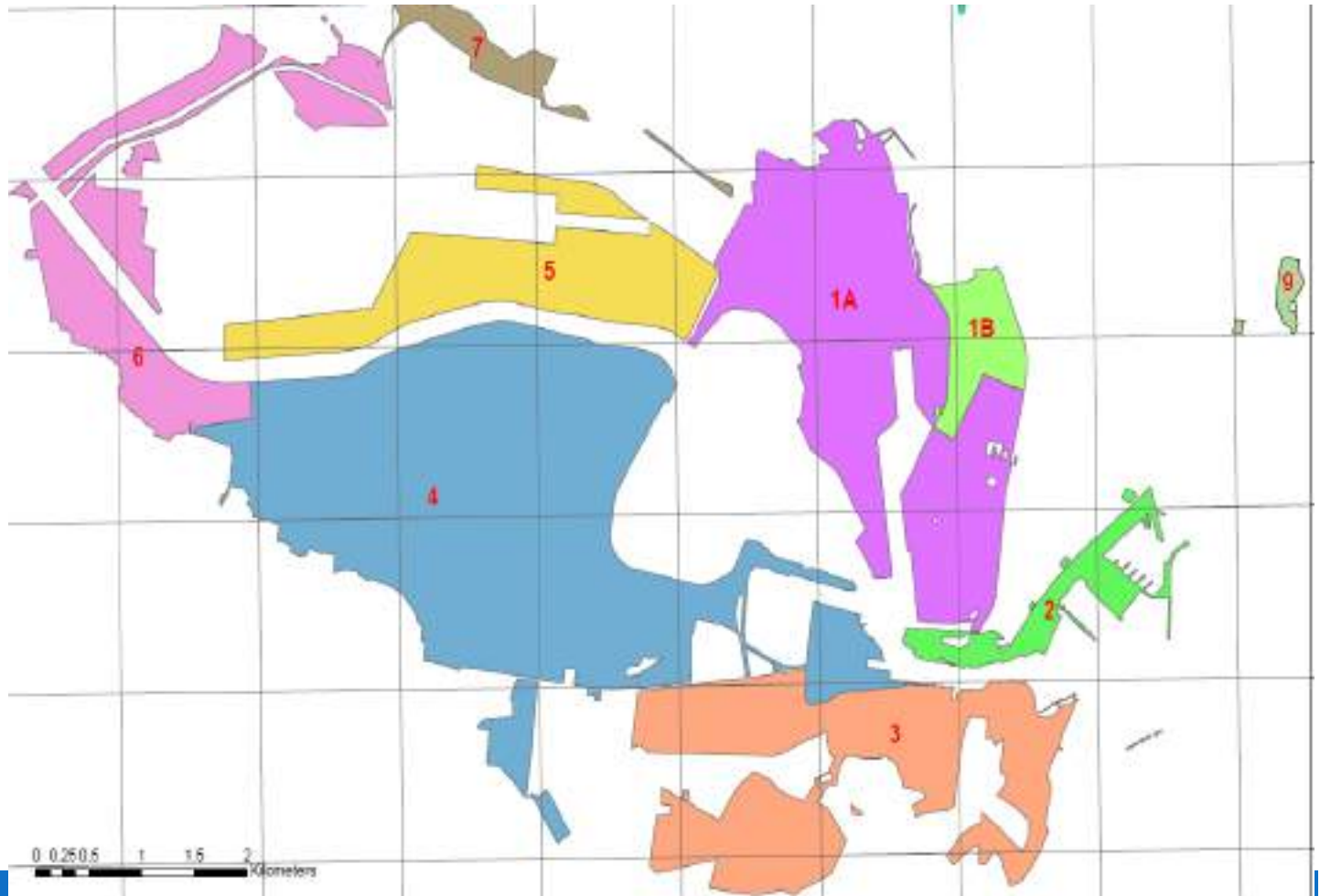


Valuation Report of Land belonging to Visakhapatnam
Port Authority,
Visakhapatnam, Andhra Pradesh
for FY 2023-28



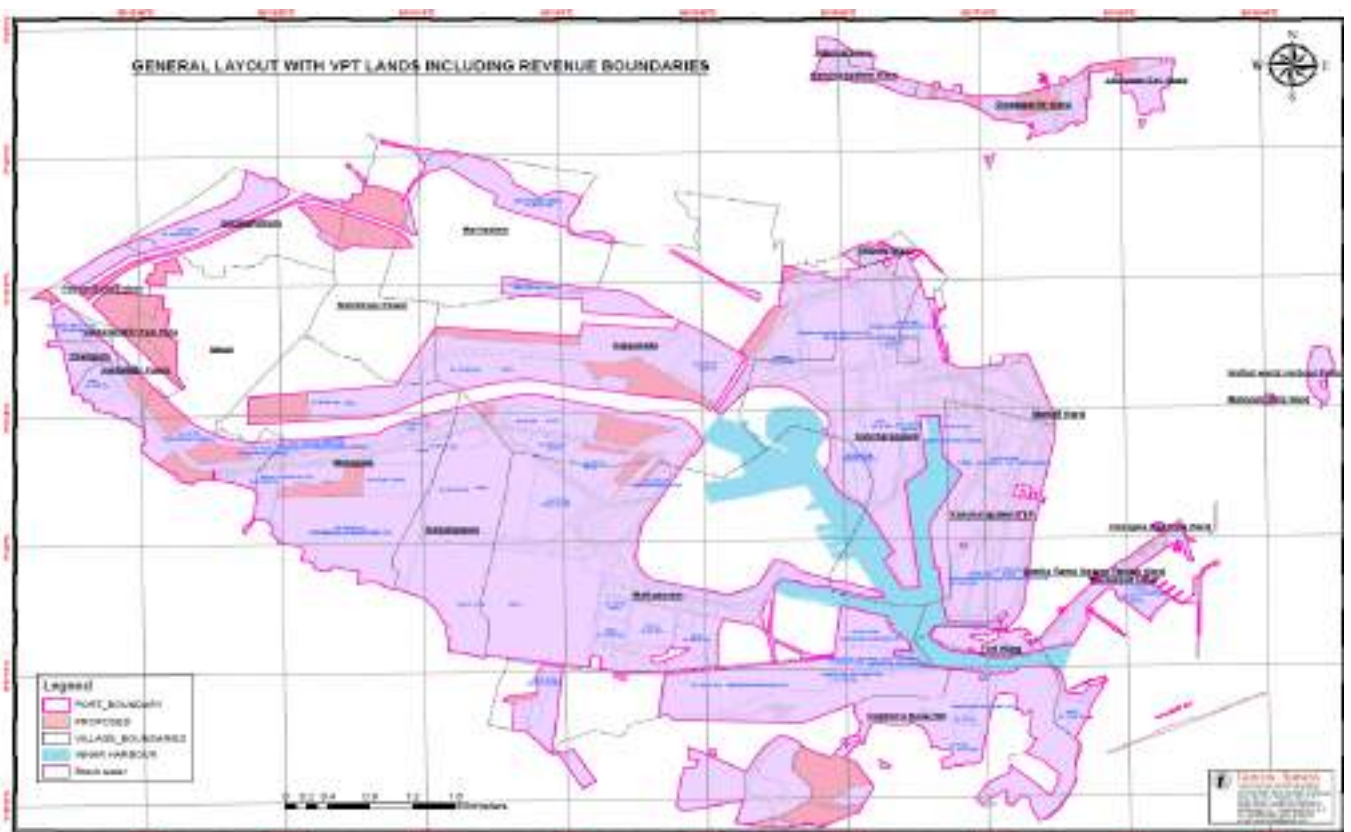
REPORT PREPARED BY



VISHVAKARMA CONSULTANCY SERVICES PVT. LTD

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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 Andra 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.

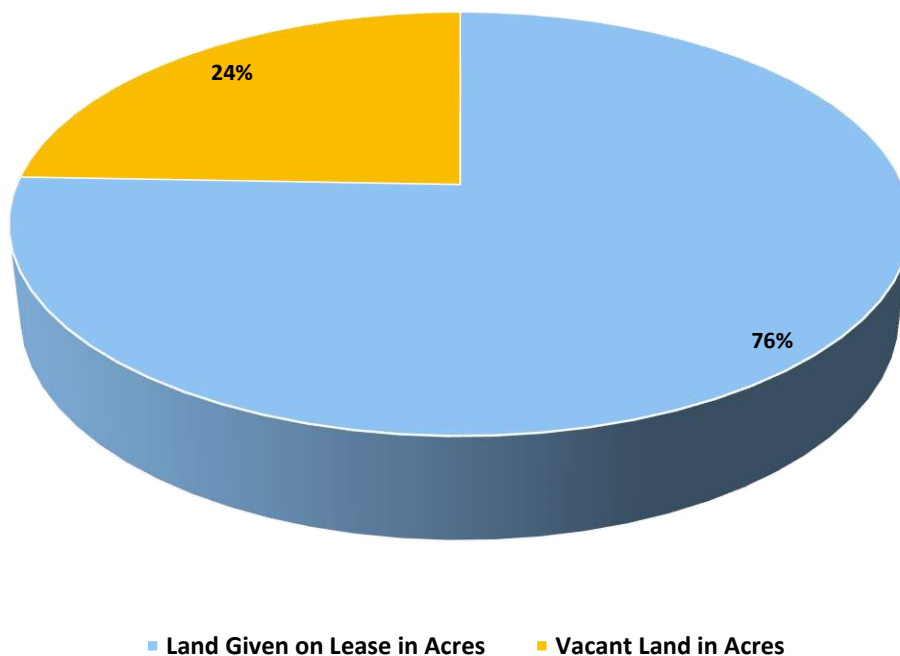
2.2 Total Land Vs Land Use

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

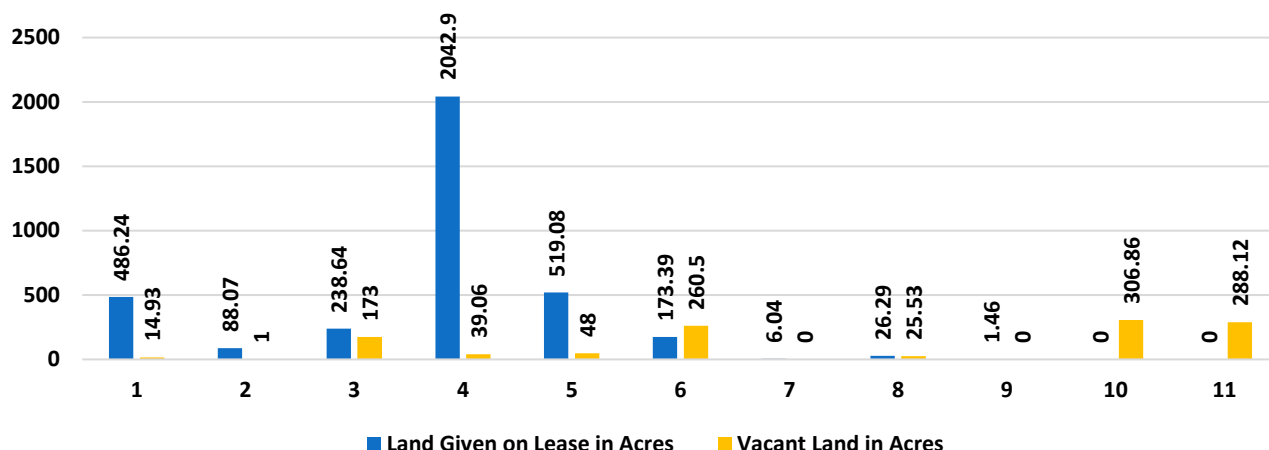
S.No.	Zone	Village	Mandal	Total Land Area in Acres	Land Given on Lease in Acres	Vacant Land in Acres
1	1A	Kancharapalem	VSP Urban	1370	484	14.93
		Kancharapalem (Ward)	VSP Urban			
2	1B	Kancharapalem	VSP Urban	185	2.24	
3	2	Fort Ward	VSP Urban	152	88.07	1.00
		Seet Rama Swami Temple	VSP Urban			
4	3	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



**ZONE WISE COMPARISION CHART OF LEASED LAND AND VACANT LAND FOR
FY 2022-23 IN ACRES**

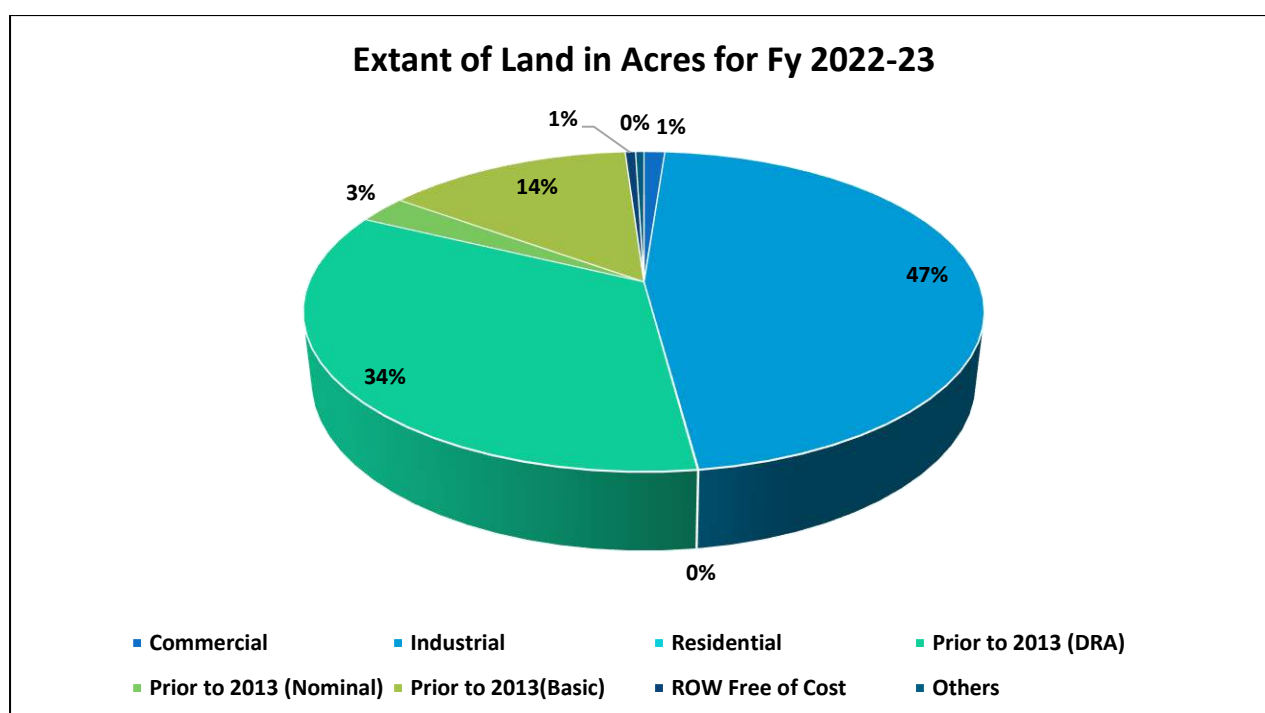


S.No.	ZONE	Leased Out Land (in Percentage %)	Vacant Land (inPercentage %)	Remarks
1	1	32	1	Only about 32% of land area are leased out and 1%.i.e. 14.93 Acres are not allotted, as area of zone 1B is attached with zone 1A so industrial category should be most preferable for this zone.
2	2	58	1	Zone 2 is 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



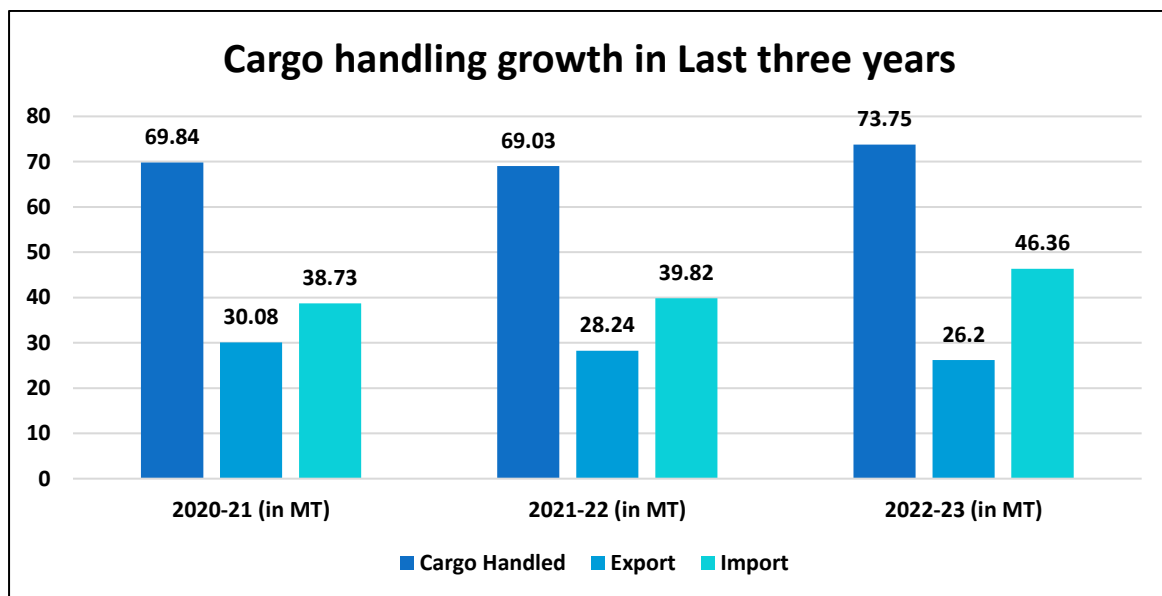
As shown in the above graph the major extent of land is given in industrial Category which is 47% .i.e. 1672.93 Acres of total leased out land

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:

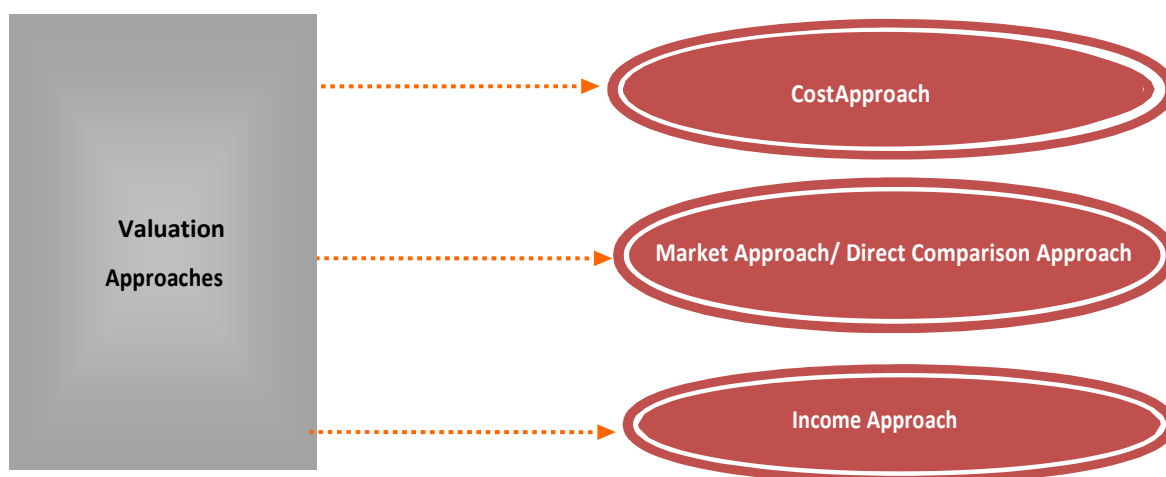
Every Major Port shall have a Land use plan covering all the land owned and/or managed by the Port. Such plans shall be approved by the Board and a copy would be forwarded to the Government. Any proposal for revision of land use plan shall be finalized by the Board only after considering the objections 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 sown 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	5000	NA	NA	3200	-	3208
		Non-Port Related Activity	Residential	40000	NA	NA	11000	-	25438
			Commercial	55000	30000	29980	14500	-	40823
10	9	Port Related Activity	Industrial	5850	NA	NA	3800	-	3743
		Non-Port Related Activity	Residential	40000	21000	NA	21000	-	47299
			Commercial	60000	NA	32232	28000	-	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	-30%
2.3	Topography & Surrounding Land Development Stage	-20%
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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	-30%
2.2	Land Use restrictions factor	-30%
2.3	Topography & Surrounding Land Development Stage	-25%
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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	Topography & Surrounding Land Development Stage	-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	40000
2.	Factors considering for valuation	
2.1	Land Size and dimension factor	-30%
2.2	Land Use restrictions factor	-26%
2.3	Topography & Surrounding Land Development Stage	-26%
2.4	Potential of land in terms of residential	4%
2.5	Development for residential Area	5%
3.	Total Adjustment in %	-73%
4.	Total Adjustment in Rate per Sq Yard	-29000
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	11000

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	-26%
2.3	Topography & Surrounding Land Development Stage	-26%
2.4	Availability of social infrastructure	4%
2.5	Developed land has potential for commercial use	4%
3.	Total Adjustment in %	-74%
4.	Total Adjustment in Rate per Sq Yard	-40500
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	14500

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	Topography & Surrounding Land Development Stage	-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	-19000
5.	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	21000

B.) Commercial Category

S.No.	Particulars	Rate/Discount
1	Base rate in Rs Per Sq Yard	60000
2	Factors considering for valuation	
2.1	Land Size and dimension factor	-20%
2.2	Land Use restrictions factor	-20%
2.3	Topography & Surrounding Land Development Stage	-24%
2.4	Availability of social infrastructure	5%
2.5	Developed land has potential for commercial use	5%
3	Total Adjustment in %	-54%
4	Total Adjustment in Rate per Sq Yard	32000
5	Evaluated Land rate for Subject Zone in Rs. Per Sq Yard	28000

ii) Port Related Activity

C.) Industrial Category

S.No.	Particulars	Rate/Discount
1.	Base rate in Rs Per Sq Yard	5850
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	40000	24939	10000-14000	11000
			Commercial	55000	30023	10000-18000	14500
10	9	Non-Port Related Activity	Residential	40000	26371	15000-25000	21000
			Commercial	60000	34486	20000-30000	28000
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	11000	773
			Commercial	14500	1050
10	9	Non-Port Related Activity	Residential	21000	1450
			Commercial	28000	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.

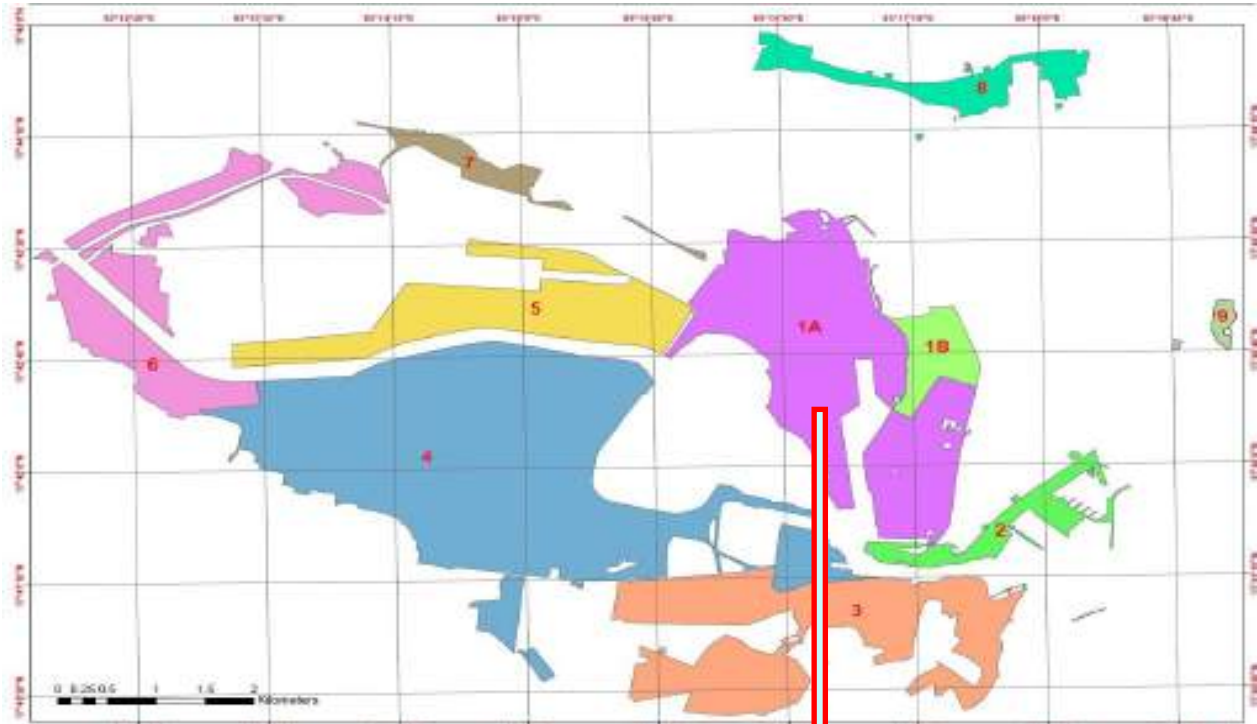
(6). In respect of Port based captive industries having more than 50 acres of land there will be a discount on proposed SoR to the extent of 25%.

(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.

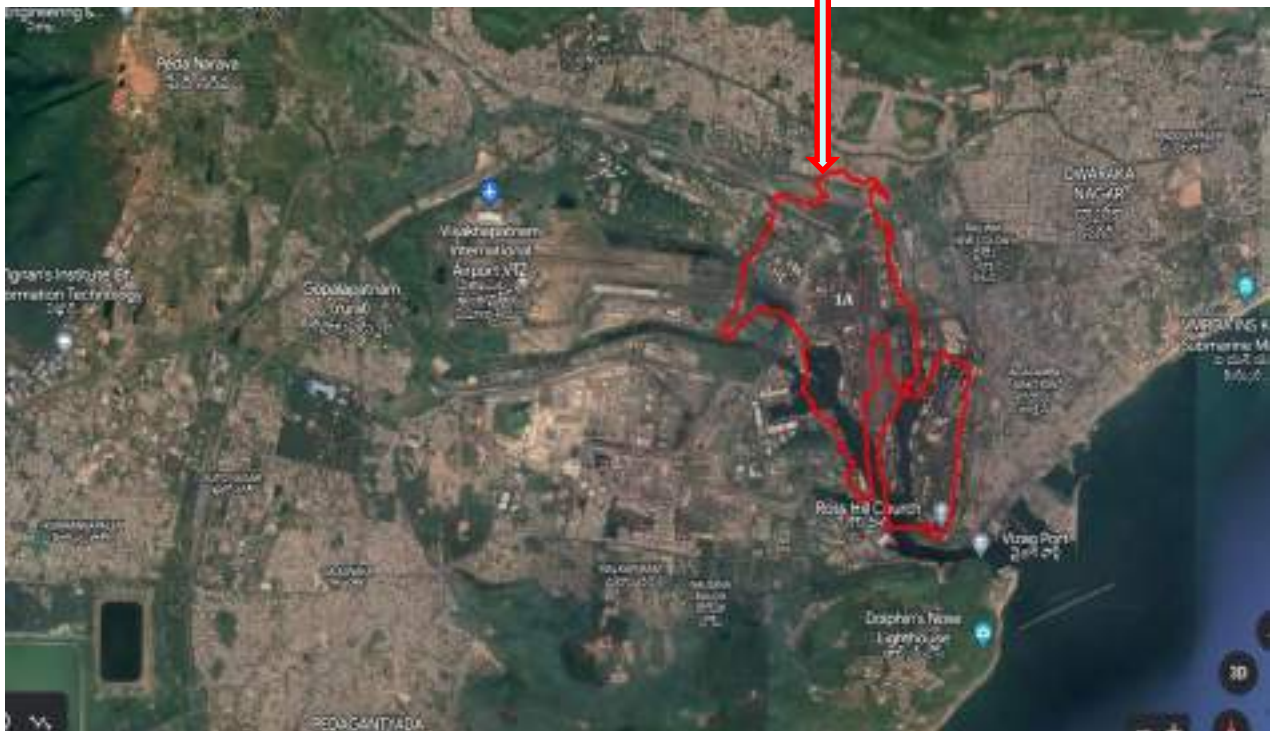
4. ZONE WISE DETAILS

1. Zone 1 A

A. Zonal Plan



B. Satellite View of Zone 1 A



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

SI 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 Buildgs.	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: -







A. Zonal Plan



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

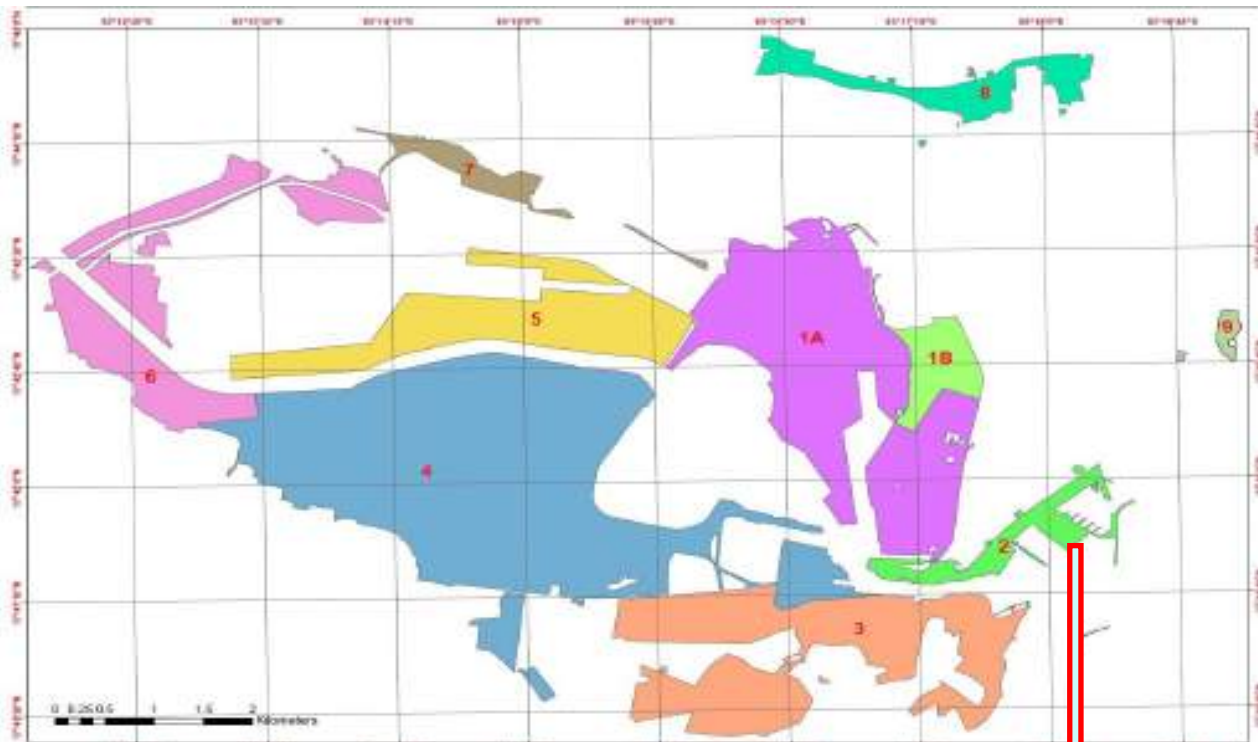
D. Photographs during Site visit: -



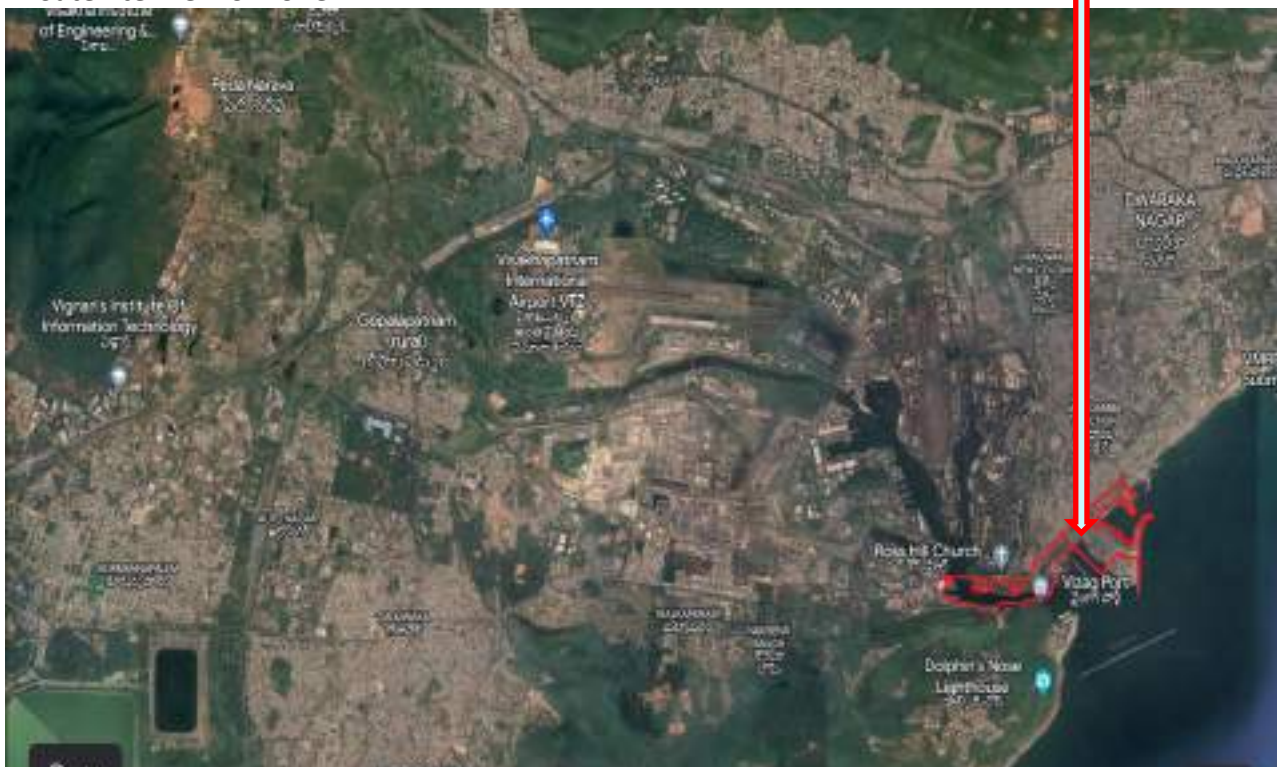


3. Zone 2

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

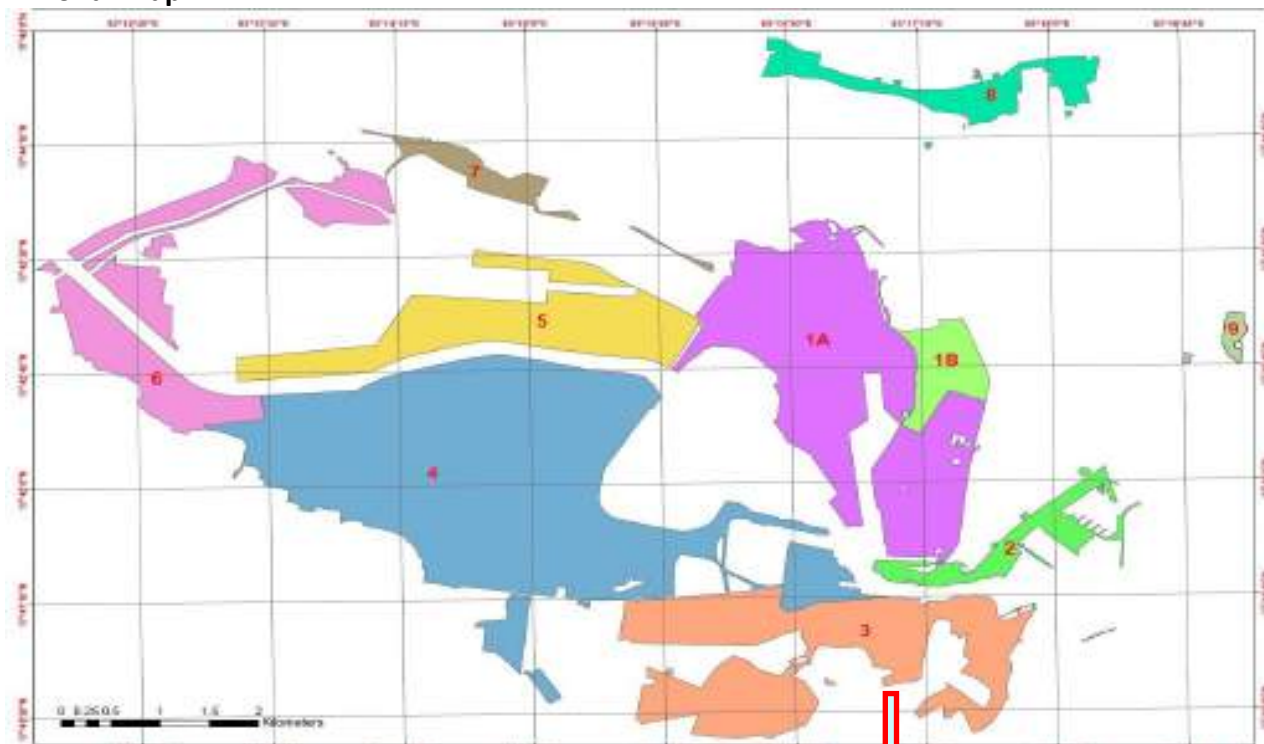
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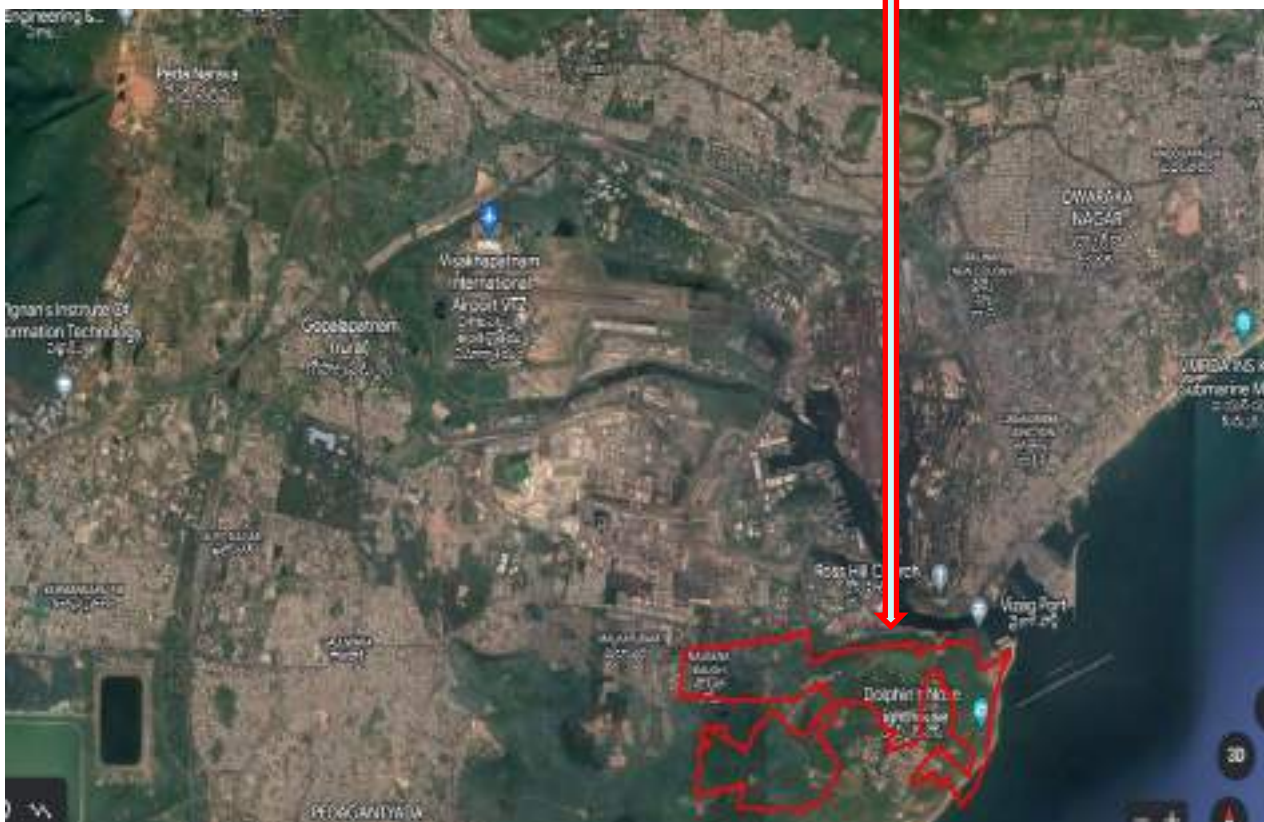


4. Zone-3

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: -

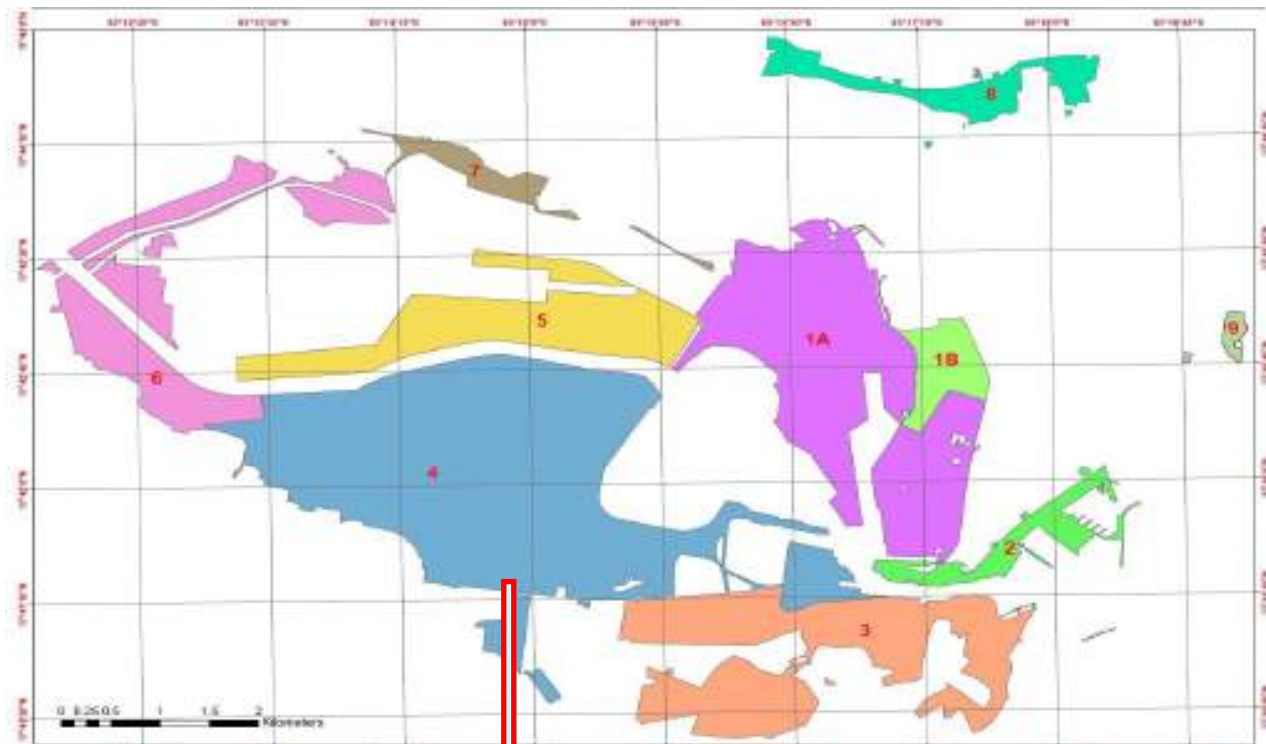




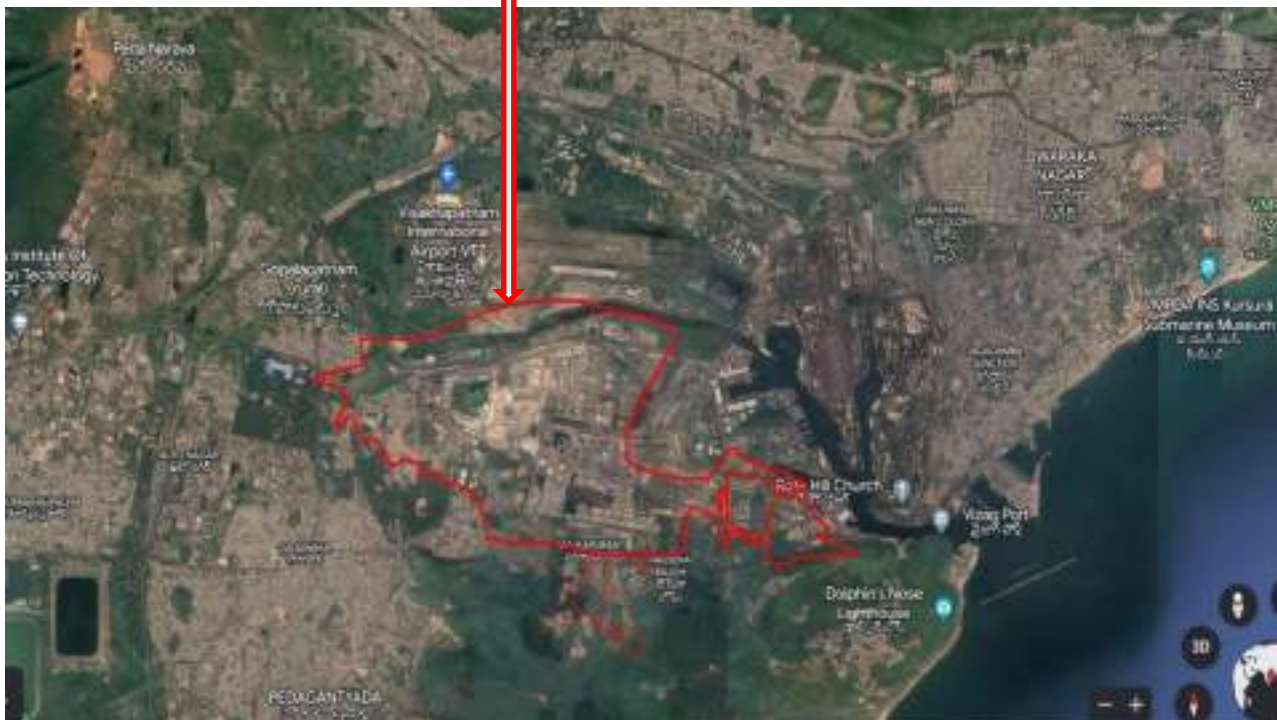


5. Zone-4

A. Zonal Map



B. Satellite View of Zone 4



C. List of Lessee in Zone 4

Sl No	Name of the Lessee/ Licence	PURPOSE	Category	Area In Sq Meter
1	A.P.C.L	Pipeline	Prior to 2013 (DRA)	3606.62
2	A.P.C.Ltd.	Petrochemical Plant	Prior to 2013(DRA)	303514.50
3	Alufluoride 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(GV SCL)	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 Qrtrs.	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	PrathyushaStevcone 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 permissioin)	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 &Petroluem Products	Industrial	4150.00
125	Sravan Shipping	covered shers	Industrial	8100.00
126	Infinite Shipping &EnggPvt. 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: -

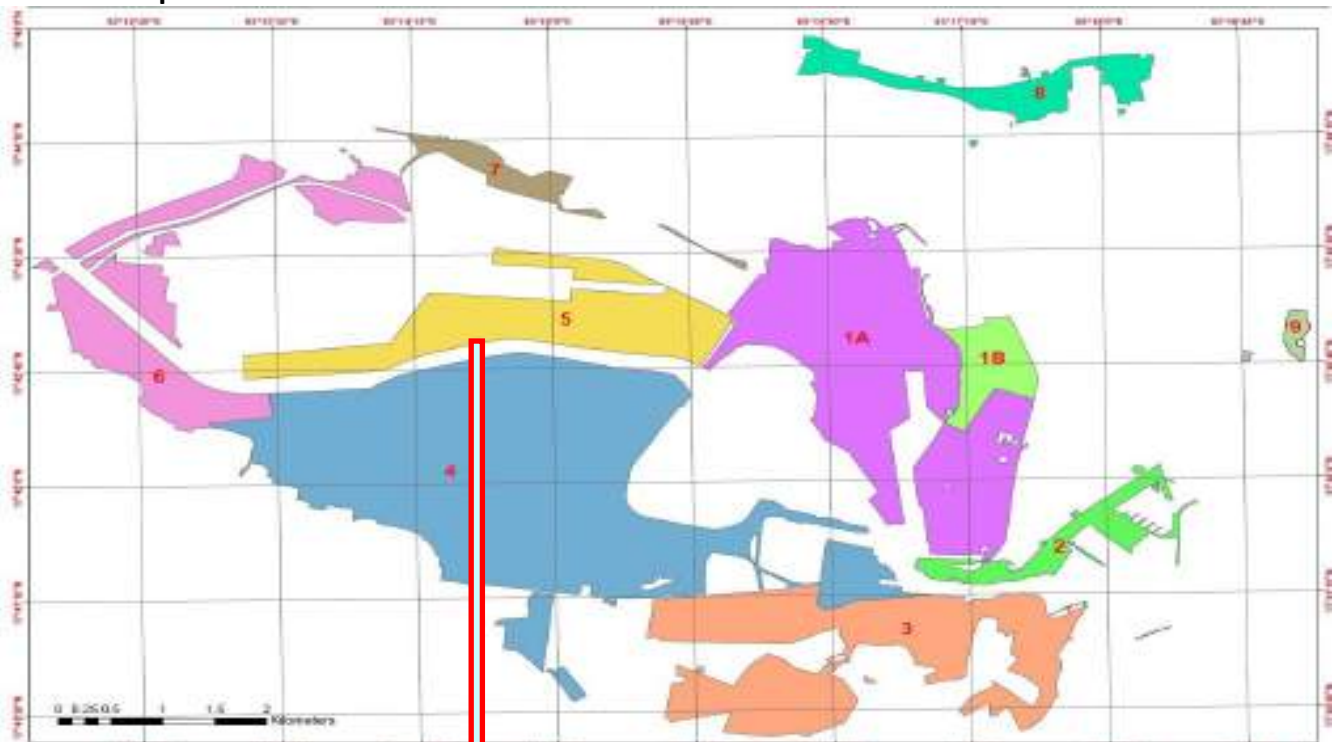




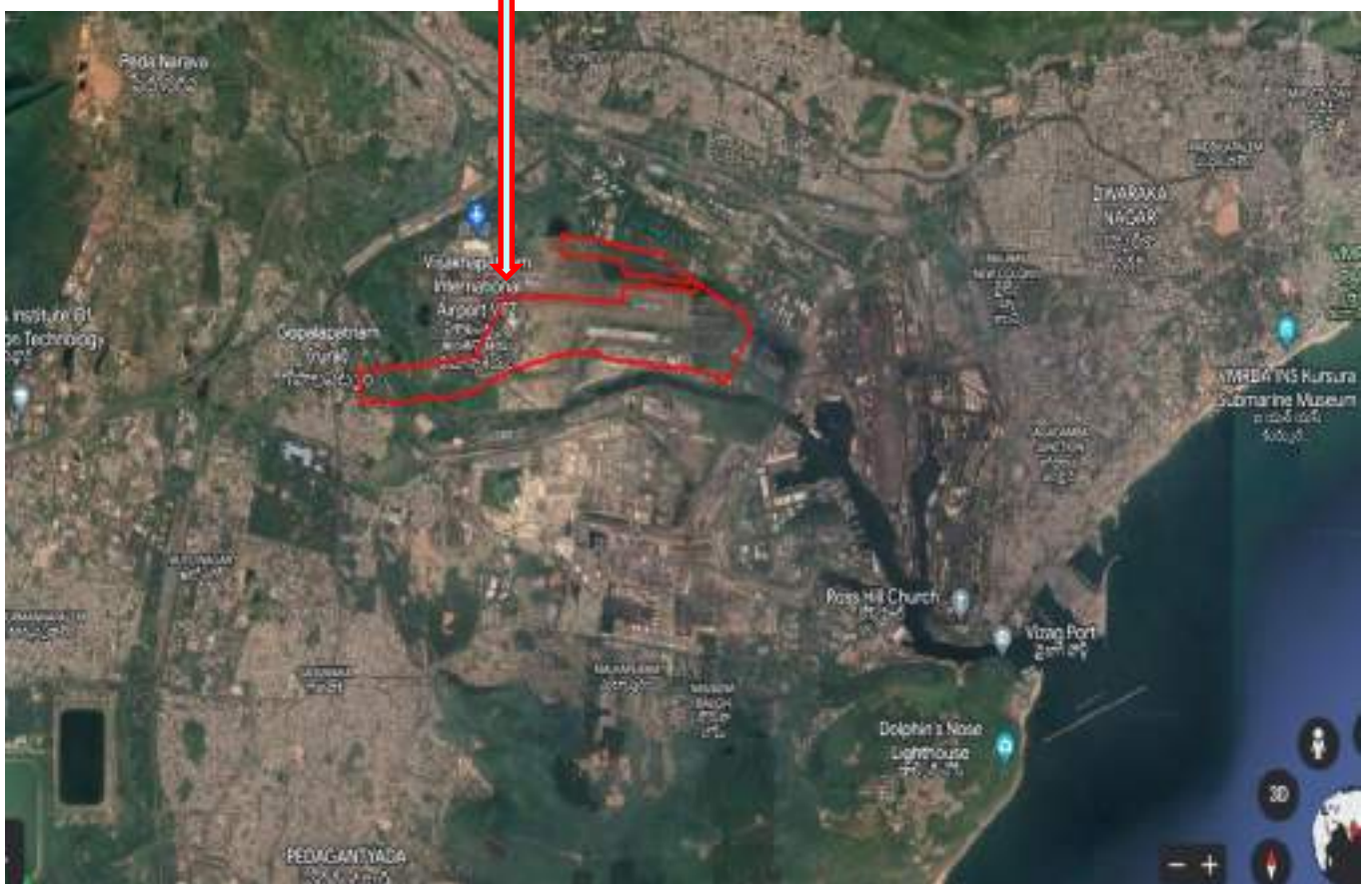


6. Zone-5

A. Zonal Map



B. Satellite View of Zone 5



C. List of Lessee in Zone 5

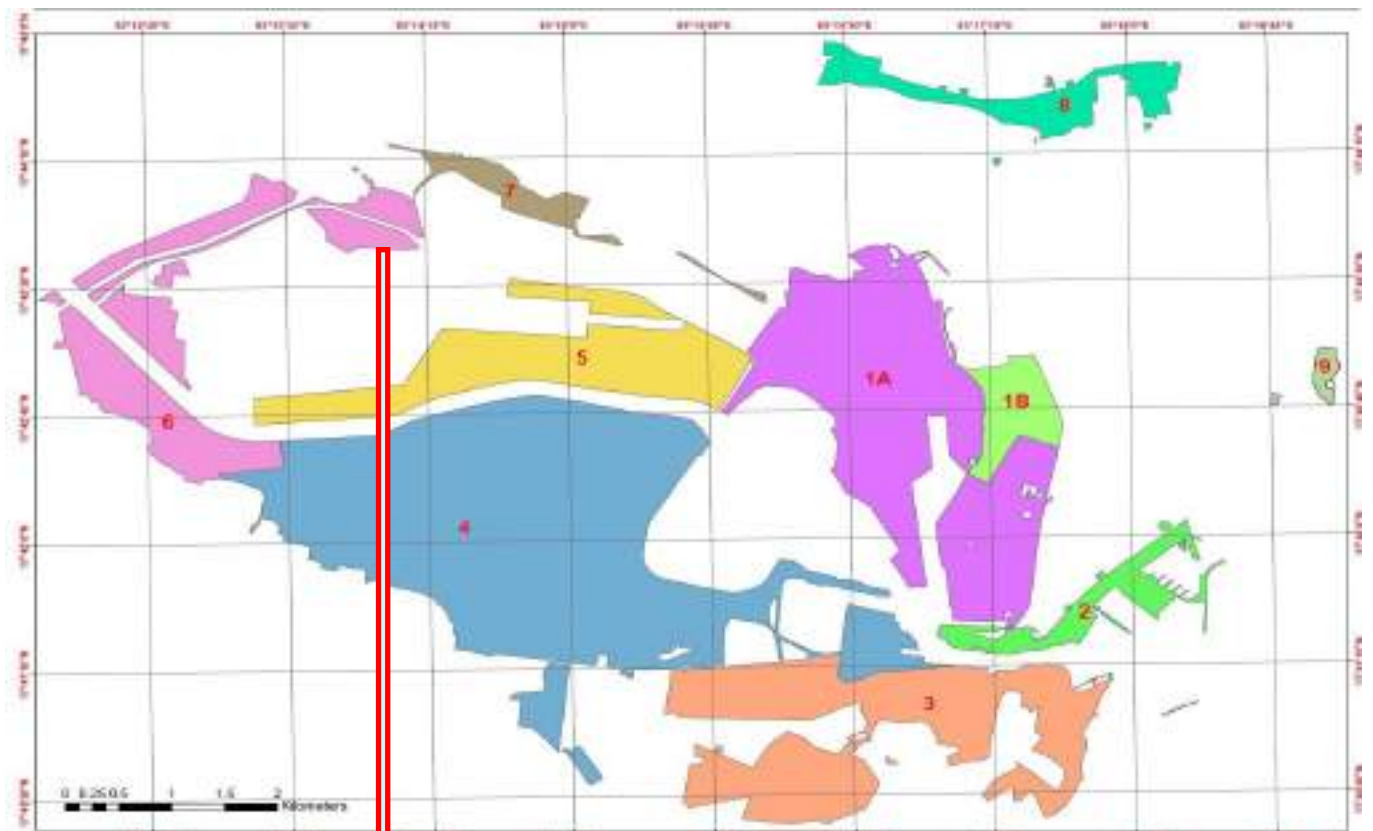
Sl No	Name of the Lessee/ Licence	PURPOSE	Category	Area In Sq Meter
1	BPCL.	Retail Oil outlet	Prior to 2013(DRA)	3884.99
2	-do-	Transit area	Industrial	18210.87
3	C.G.O	Air Enclave	Industrial	20234.30
4	Garrison Engineering (V-37)	ROW	Industrial	124.28
5	HPCL (NVRP)	Refinery expansion	Prior to 2013(Basic 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: -





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

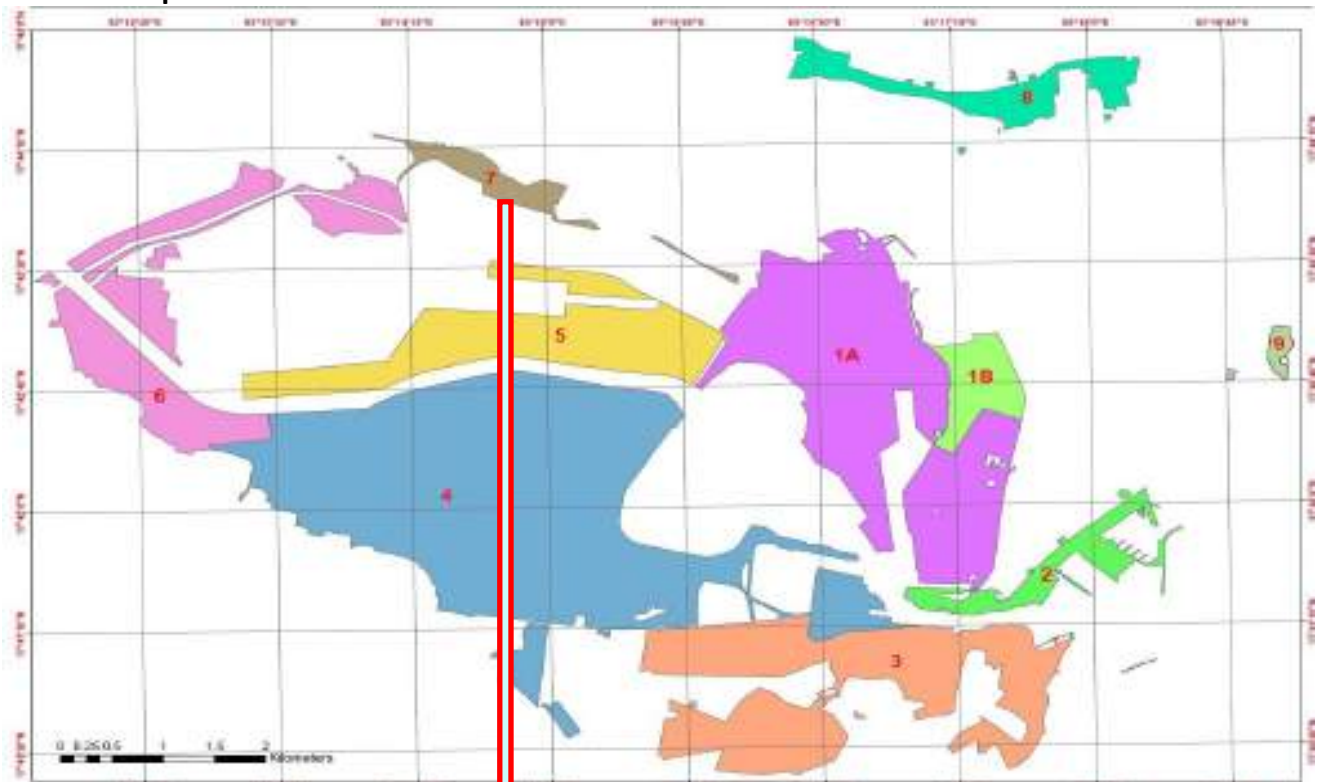
D. Photographs during Site visit: -



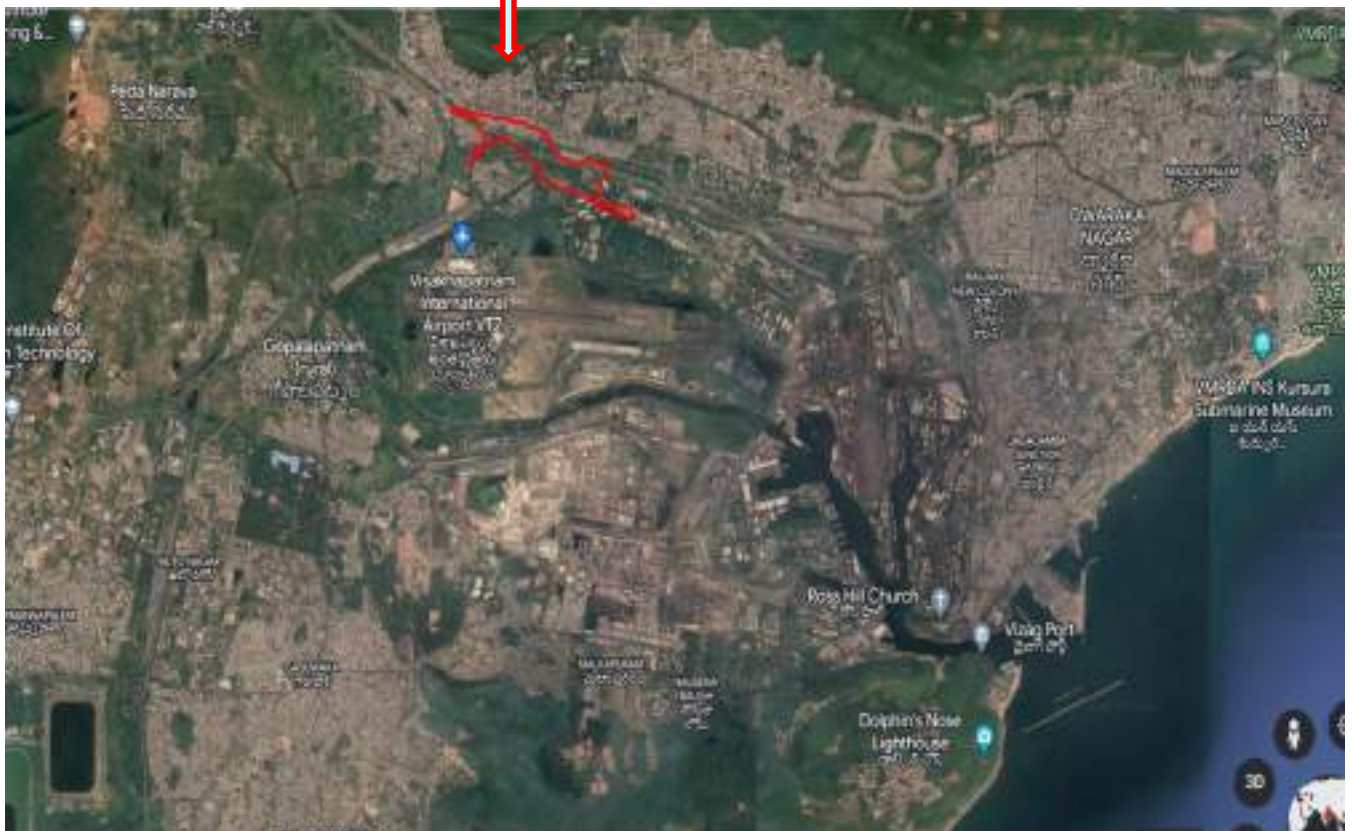


8. Zone-7

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: -



A. Zonal Map



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	ISPRIL (Dib Bldg & 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: -



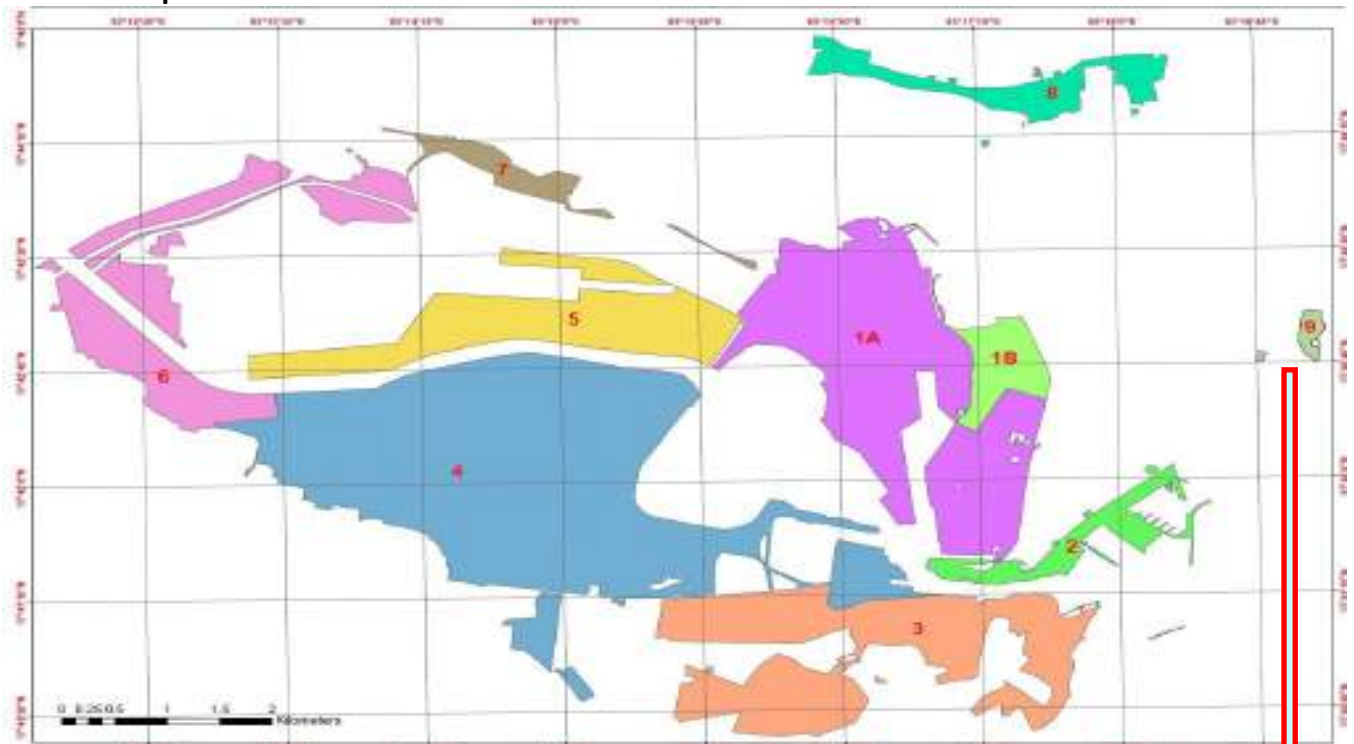




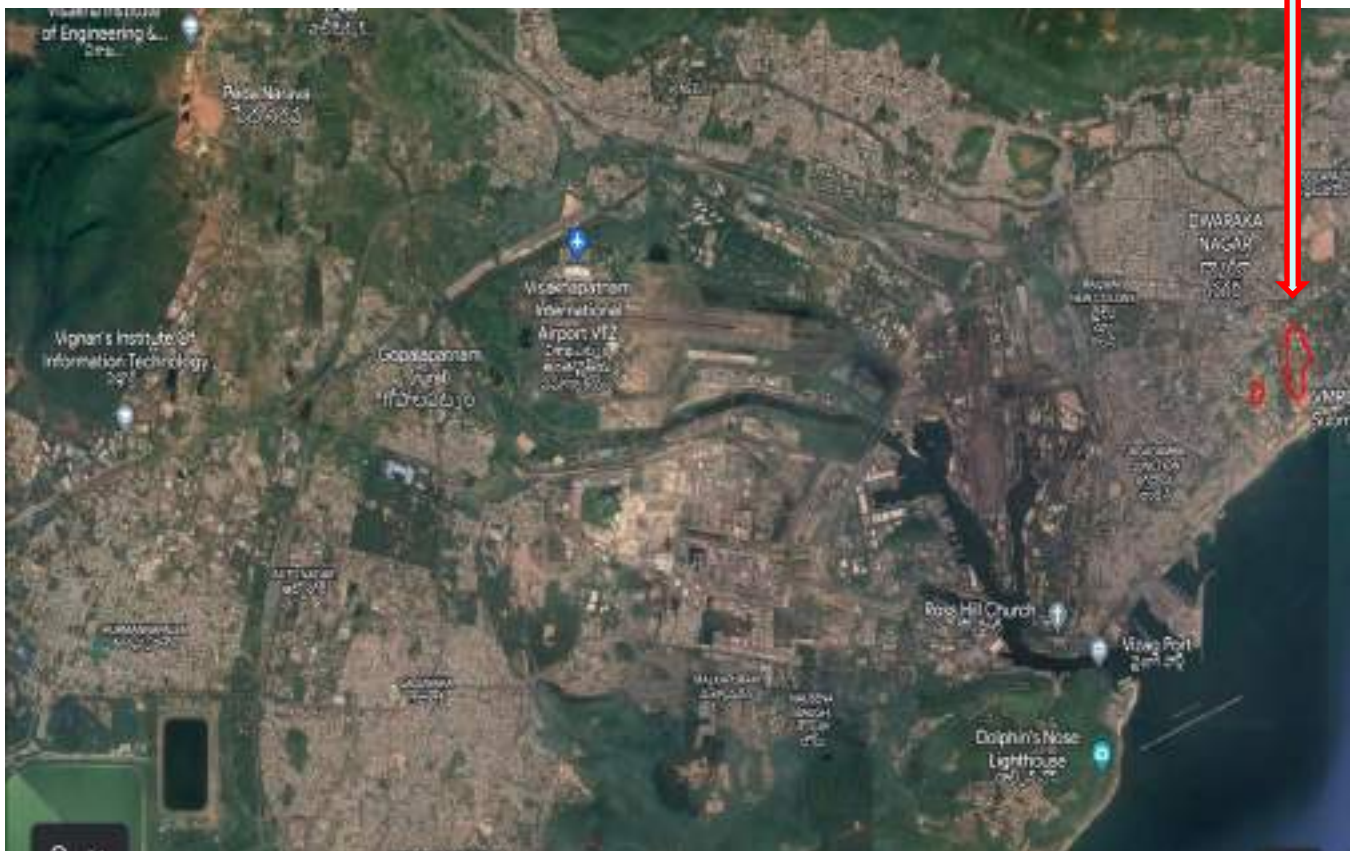


10. Zone-9

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: -

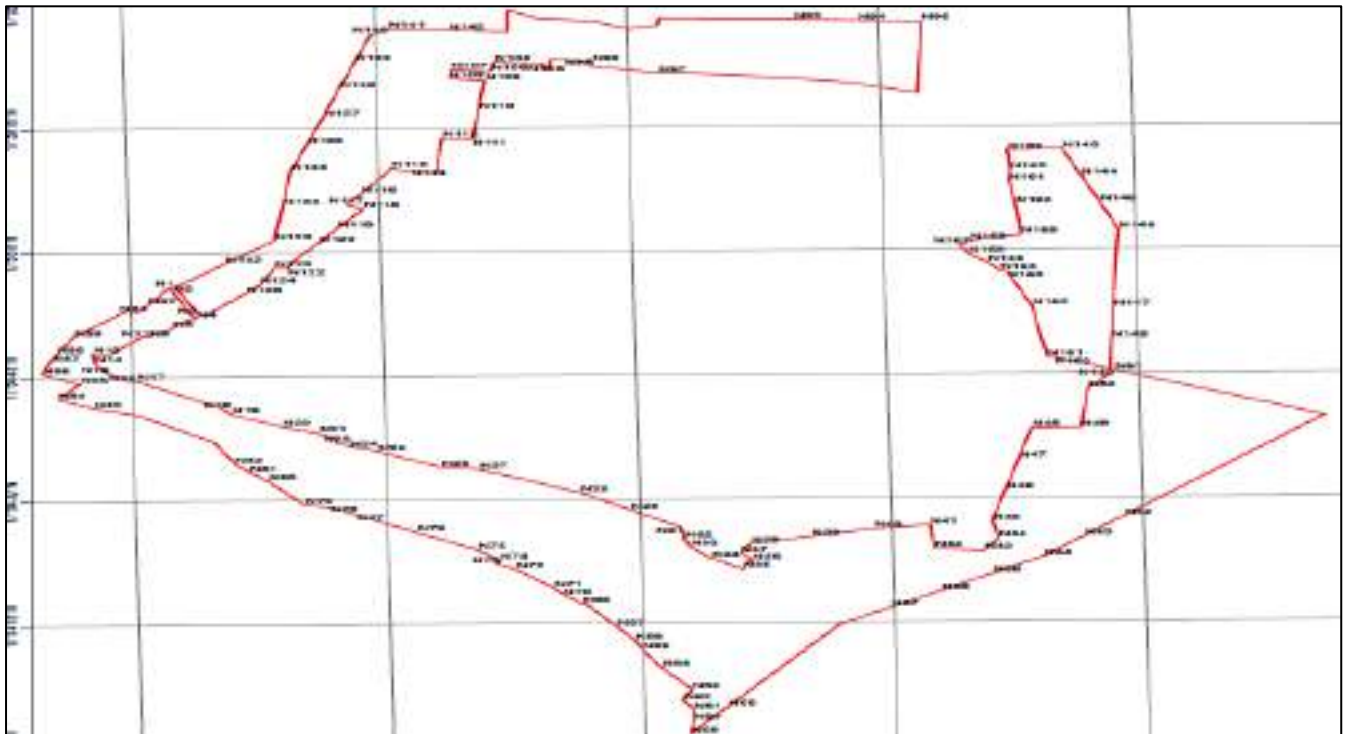






11. Zone-10

A. Zonal Map



B. Satellite View of Zone 10



C. List of Lessee in Zone 10

There is no any lessee in zone 10

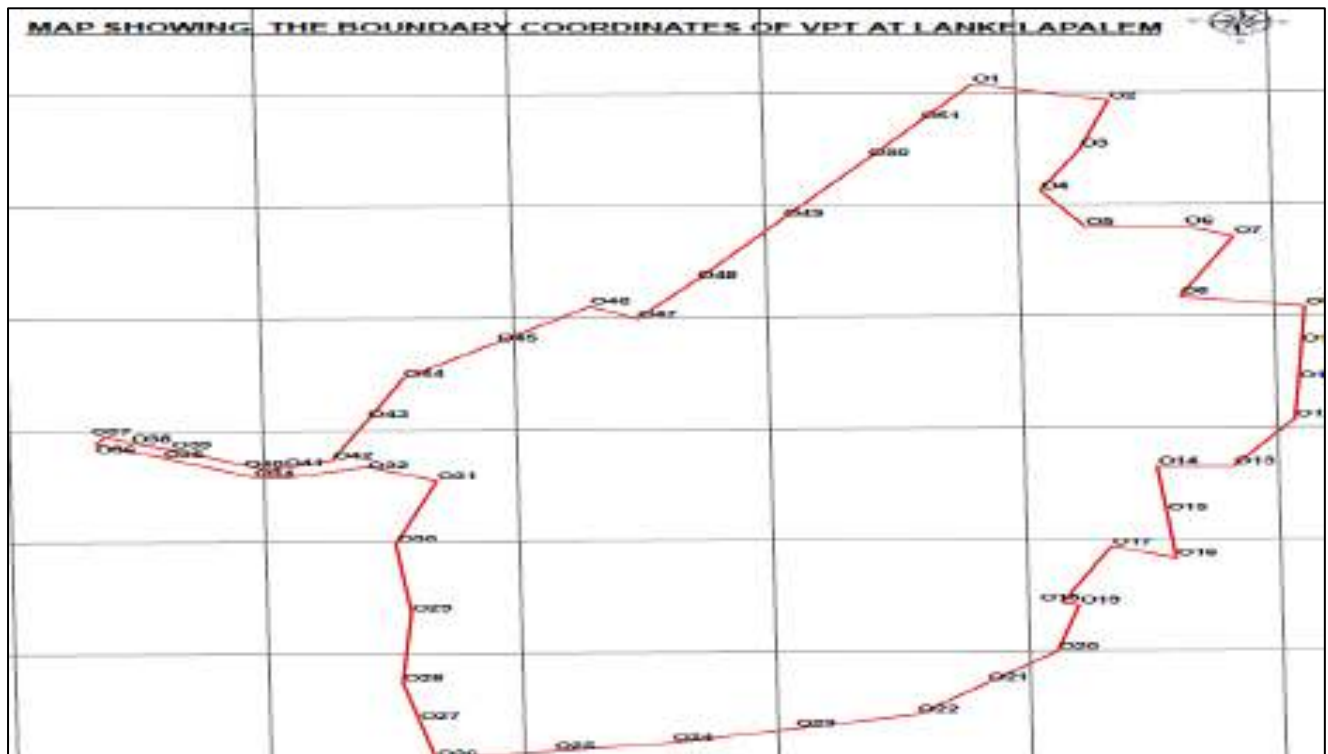
D. Photographs during Site visit: -



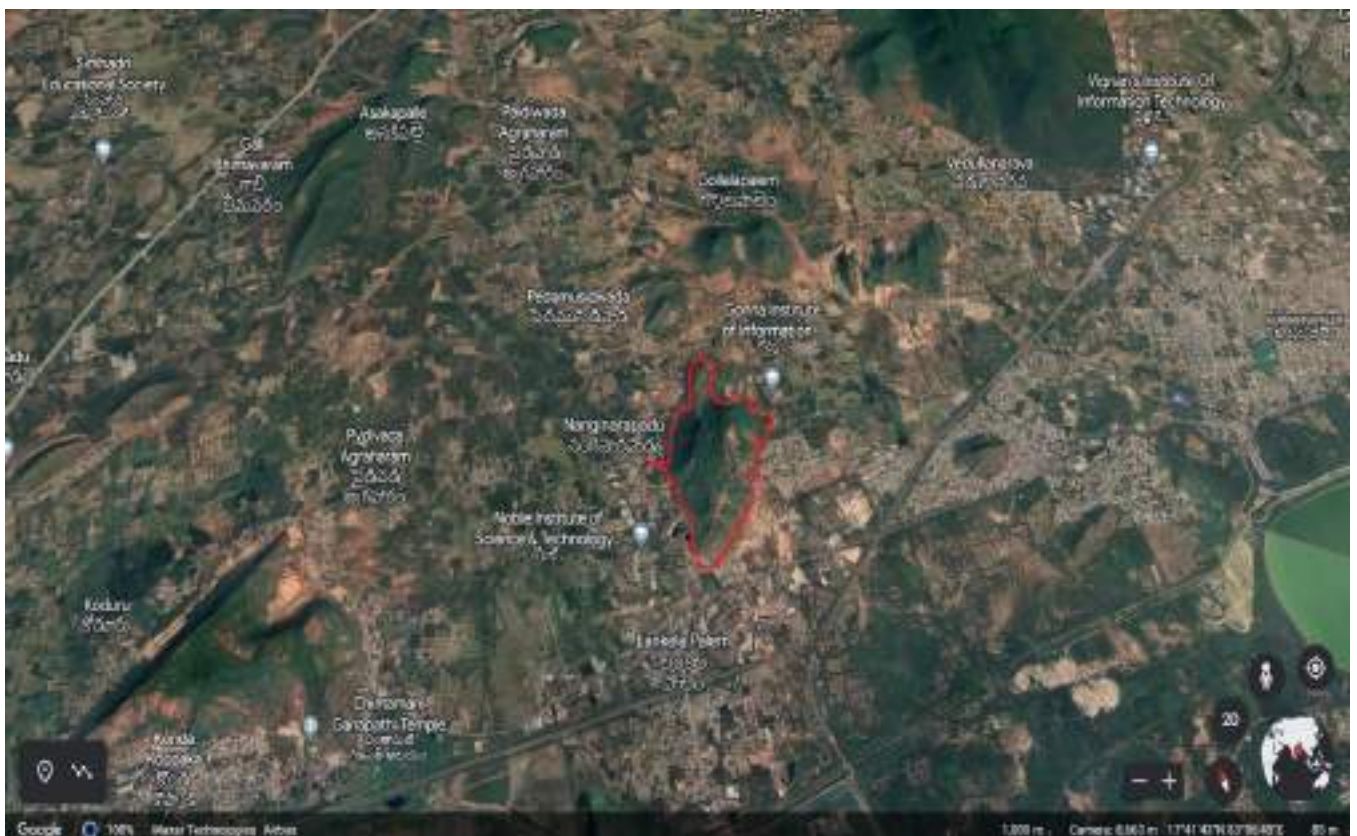


12. Zone-11

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	11000	773
			Commercial	14500	1050
10	9	Non-Port Related Activity	Residential	21000	1450
			Commercial	28000	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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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

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					
VISA KHAPATNAM		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)	01/06/2023	Get
2.	50 - 2	PALLE ST	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
3.	50 - 3	MALKAPURAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
4.	50 - 4	MALKAPURAM/PALLE ST	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
5.	50 - 5	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
6.	50 - 6	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
7.	50 - 7	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
8.	50 - 8	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
9.	50 - 9	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
10.	50 - 10	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
11.	50 - 11	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
12.	50 - 12	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
13.	50 - 13	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
14.	50 - 14	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
15.	50 - 15	MALKAPRUAM	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			Classification	Effective Date (dd/mm/yyyy)	Details
				Ground Floor	First Floor	Other Floors			
18.	59 - 18	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
19.	59 - 19	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
20.	59 - 20	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
21.	59 - 21	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
22.	59 - 22	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
23.	59 - 23	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
24.	59 - 24	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
25.	59 - 25	MALKAPRUAM	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
26.	59 - 26	PALLE ST	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
27.	59 - 27	GANDHIJI ST	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
28.	59 - 28	GANDHIJI ST	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
29.	59 - 29	GANDHIJI ST	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
30.	59 - 30	GANDHIJI ST	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
31.	60 - 1	PRAKASHNAGAR	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
32.	60 - 2	PRAKASHNAGAR	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
33.	60 - 3	PRAKASHNAGAR	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
34.	60 - 4	PRAKASHNAGAR	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
35.	60 - 5	PRAKASHNAGAR	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
36.	60 - 6	PRAKASHNAGAR	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
37.	60 - 7	PRAKASHNAGAR	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
38.	60 - 8	BAPUJI COLONY/PRAKASHNAGAR	17,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
39.	60 - 9	PRAKASHNAGAR	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			
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	SRI RAMNAGAR	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)	01/06/2023	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	Land Rate Rs. per Sq. Yard	Composite Rate			01(Residential)	01/06/2023 Effective Date (dd/mm/yyyy)	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)	01/06/2023	Get
2.	1 - 2	PEDA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
3.	1 - 2	VUDA APPROVED LAYOUT-1	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
4.	1 - 3	PEDA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
5.	1 - 4	CHINA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
6.	1 - 5	CHINA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
7.	1 - 6	CHINA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
8.	1 - 7	CHINA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
9.	1 - 8	CHINA AKKIREDDIPALEM	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.



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)	01/06/2023	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	Land Rate Rs. per Sq. Yard	Composite Rate			Classification	Effective Date (dd/mm/yyyy)	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

Market Value - IGRS

S.No.	7th Ed-Block	Locality	20,000 Rate Sq.Yard	2,400 Composite Rate Rs. Per Sq.Ft.	2,400 Rate Per Sq.Ft.	2,400 Rate Per Sq.Ft.	01(Residential)	01/06/2023	Get
								Effective	wise
							07 Classification	01/06/2023 (dd/mm/yyyy)	Get
42.	3 - 11	KRISHANANAGAR	20,000	2,400	2,400	2,400	01(Residential)	01/06/2023	Get
43.	7 - 2	APIIC/INDUSTRIAL	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	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.			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)	01/06/2023
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

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2.For further details contact Sub Registrar office

GOPALAPATNAM,

11-181,Main Road

RAMAKRISHNANAGAR, Gopalapatnam

Visakhapatnam

Phone : 2520217

Market Value : IGRS

రిజిస్ట్రేషన్ & స్టాంప్స్ శాఖ
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REGISTRATION & STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH

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	59,000	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)	01/06/2023	Get
2.	1 - 2	PEDA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
3.	1 - 2	VUDA APPROVED LAYOUT-1	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
4.	1 - 3	PEDA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
5.	1 - 4	CHINA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
6.	1 - 5	CHINA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
7.	1 - 6	CHINA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
8.	1 - 7	CHINA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get
9.	1 - 8	CHINA AKKIREDDIPALEM	22,000	2,500	2,500	2,500	01(Residential)	01/06/2023	Get

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2.For further details contact Sub Registrar office
GAJUWAKA.

Market Value - IGRS

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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
Back									

Note -

Market Value - IGRS

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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	THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
2.	6 - 2	THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
3.	5 - 4	REDDI THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
4.	5 - 5	KAPU THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
5.	5 - 6	REDDI THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
6.	6 - 7	KAPU THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
7.	5 - 8	KAPU THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
8.	5 - 9	KAPU THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
9.	5 - 10	KAPU THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
10.	5 - 11	KAPU THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
11.	5 - 12	KAPU THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get
12.	5 - 13	KAPU THUNGALAM	12,000	2,300	2,300	2,300	01(Residential)	01/06/2023	Get

Andhra Pradesh Government | Information provided by Registration and Stamps Department, Andhra Pradesh

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)	01/06/2023
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 -	SEETHAMMADHARA II NAGAR/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		
13.	58 - 22	SUSRLA COLONY/APSEB COLONY	40,000	3,900	3,900	3,900	01(Residential)	01/08/2023
14.	58 - 23	BUTCHIRAJUPALEM	35,000	3,500	3,500	3,500	01(Residential)	01/08/2023
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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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 Floor
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 MILLAR	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					
VISA KHAPATNAM		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				
VISAKHAPATNAM		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

S.No.	Ward-Block	Locality	Land Rate Rs. per Sq.Yard	Composite Rate Rs. Per Sq.Ft.	Ground Floor	First Floor	Other Floors
25.	29 - 3	GOLLAPALEM/JAIL AREA	65,000	4,800	4,800	4,800	
26.	29 - 4	GOLLAPALEM/JAIL AREA	38,000	3,700	3,700	3,700	
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/
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/)
				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

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 Exc.Date Pres.Date	Nature & Mkt.Value Cons. 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 SERVICES 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: 15275SQ. 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 Enr.Date Pres.Date	Nature & Mkt.Value Cons. Value	Name of Parties Executant(DX) & Claimants(Cl.)	Vol/Pg No CD No Doc 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 SERVICES 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: 1155Q.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: 60.5SQ.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 Exc.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.: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.

S/No.	Description of property	Reg.Date Exs.Date Pres.Date	Nature & Mkt.Value Cons. Value	Name of Parties Executant(EE) & Claimants(CL)	Vol/Pg No CD No Doc No/Year [Schedule/No]
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 Doc: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 Doc: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 Doc: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 Doc: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 Exc.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Existent(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 LEELE 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 LEELE 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.:**Issant 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(EI) & 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.:**Issbant 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 Exc.Date Pres.Date	Nature & Mkt.Value Cons. Value	Name of Parties Exeritant(EX) & Claimants(CL)	Vol/Pg No CD No Doc No/Year [ScheduleNo]
1/97	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)
2/97	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 See.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Exccedant(EK) & 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 Exc.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Docl 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 Boundries: [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 ANNA PURNA [S] HOUSE OF KURMARAO, PEDAPALLI SAMBHASIVARAO [E]: 8 FEET RAHADARI OF CLAIMANT AND PEDAPALLI SAMBHASIVARAO, ANNA PURNA [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 Ext.Date Pres.Date	Nature & Mkt.Value Cur. Value	Name of Parties: Fasculant(EX) & Claimants(CL)	Vol/Pg No CD No Docl 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 @ MALLAYAMMA Link Doc: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 Procceding 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 Exc.Date Pres.Date	Nature & Mkt.Value Cons. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1/3	VILL/COL: GOPALAPATNAM/KAPU VEEDHI-1/ 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/YELLAPUVAR 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 Exs.Date Pres.Date	Nature & Mkt.Value Cons.Value	Name of Parties Existent(EX) & Claimants(CL)	Vol/Pg No CD No Duct No/Year [Schedule No]
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 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/ 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 Duct: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: 325SQ.Yds Boundires: [N]: OPEN SPACE [S] PLOT NO.11 OF DUTCH HOUSE LAYOUT [E]: 40 FEET ROAD [W]: PRIVATE LAND Link Duct:4168/2008 of SRO 311 Link Duct: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.:**Issbant 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.

S/No.	Description of property	Reg.Date En.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.:**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:, 22-73-30, 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 MALLIKARJUNA 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 Exp.Date Pres.Date	Nature & Mkt.Value Cons. Value	Name of Parties Executed(EX) & Claimants(CL)	Vol/Pg No CD No Doc No/Year [Schedule No]
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.:Issbant 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: 05Q.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: 05Q.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.:Issbant 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(FX) & 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.:**Isshaant Chaimani** 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 Encl.Date Proc.Date	Relates to Mkt.Value Cons.Value	Name of Parties Encumbrant(E) & Claimants(C)
1/22	VILL/COL: Visakhapatnam/SEETHARAMSWAMYTEMPLE AREA/SRSTWARD@Rs12000 W-B: 22-49 SURVEY: 842 HOUSE: 22-49-1 EXTENT: 44.445Q.Yds BUILT: 400SQ. FT Boundries: [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 INTERNATIONAL SHIP STORES SUPPLIERS 2.(LE)RELANCE 3D INFO&COMM LIMITED
2/22	VILL/COL: Visakhapatnam/SEETHARAMSWAMYTEMPLE AREA/SRSTWARD@Rs18000 W-B: 22-49 SURVEY: 842 HOUSE: 22-49-1 EXTENT: 7965Q.Yds BUILT: 5421SQ. FT Boundries: [N]: REMAINING PROPERTY BELONGS TO LICENSOR [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 ABUL 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 Boundries: [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/CHINTAKAYALAVARI STREET W-B: 22-49 SURVEY: 842 HOUSE: 22-49-1 EXTENT: 7965Q.Yds BUILT: 3570SQ. FT Boundries: [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. 7281000 Cons.Value:Rs. 6300000	1.(CL)REP Z,MOHAMMED YUSUF ABUL 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 Boundries: [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:1021/1998 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: 10-37-12(1) EXTENT: 495Q.Yds BUILT: 776SQ. FT Boundries: [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&OCEANVIEWLAYOUT W-B: 7-5 SURVEY: 1008 HOUSE: 7-5-146(1) EXTENT: 103.5SQ.Yds Boundries: [N]: BEDDA & PROPERTY BELONGING TO HPCL [S] 40 FEET WIDE ROAD [E]: 100 FEET BEACH ROAD [W]: PLOT NO.20 AND PLOTN O.108 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)CHUNDURU VEERASHADRA 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 Boundries: [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.: **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:, 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 En.Date Pres.Date	Nature & Mkt.Value Cons. Value	Name of Parties Essential(EX) & Chaiman(CI)	Vol/Pg No CD No Doc No./Year [ScheduleNo]
1/3	VILL/COL: Visakhapatnam/PANDURANGAPURAM&OCEANVIEWLAYOU 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 Doc: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&OCEANVIEWLAYOU W-B: 7-5 SURVEY: 1012/B 1012/C 1011/33 HOUSE: 7-5-45 7-5-43/OLD EXTENT: 334.2SQ.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 Doc: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)