

M. Ravi, B.Tech. MIE, FIV.
M.Sc. Real Estate & Valuation
CHARTERED ENGINEER (INDIA),
Panel Valuer: IDBI Bank, Income Tax Dept.,
State Bank of India, Indian Bank, Axis Bank,
Saptagiri Grameena Bank, City Union Bank Ltd.,
ICICI Bank, Punjab National Bank, NABARD,
ARCIL, Union Bank of India, Consulting Civil Engineer,
Licensed Building Surveyor. Approved Valuer



SRI KRISHNA ARCHITECTS

Off. # 2-9/6, Sri Krishna Sai Complex,
2nd Floor, Above C U Bank ATM,
New RTC Bus stands Road,
Chittoor Town & Municipal Corporation,
Chittoor district - 517 001, A.P.
Cell No: 9440523713, 9133676333.
Gmail ID : ravimadaka40@gmail.com

DATE: 11.12.2021

VALUATION REPORT

This is to certify that I have inspected on 08.12.2021 the site and existing Iron Sheet roof "VILLAGE MILK DAIRY" Industrial Shed in S.No.184/1 of M.Agaram Revenue Village, No.33 Kothuru Venkatapuram Majara, Nagari to M.Agaram Road, Near M.Agaram Village, M.Agaram Gram Panchayath & Vijayapuram Mandal, Chittoor district, Andhra Pradesh belonging to Sri.A.P.Purrush S/o P.Munirathnam Naidu

Geo-coordinates of the site : Latitude : $13^{\circ}17'24.18''N$
Longitude : $79^{\circ}40'10.66''E$

The SHED is of Single floor with R.R. and C.R. Masonry foundation, Iron Sheet roof with Angular Trusses, brick panel walls in Cement mortar up to 10 Feet Height & Iron Sheets Covering Over the brick masonry up to 20 Feet Height, Plastered with Cement motor, Cement flooring etc., The construction plan was Approved from the concern authorities with a plinth area of 237.68 Sq.m in Milk Dairy Shed, plinth area of 20.86 Sq.m in Store room Area and plinth area of 21.44 Sq.m in Office Room Area but Shed was constructed with a plinth area of 297.40 Sq.m and the same was considered for the Valuation.

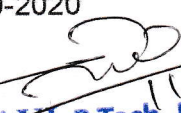
The Site and Shed is located in developing Village area having all facilities in the Edge of the M.Agaram Village. And it is situated at Nagari to M.Agaram Road, Near M.Agaram Village, M.Agaram Gram Panchayath & Vijayapuram Mandal.

The local market value of vacant sites in the area is Rs.11,00,000.00/Acre., since building has been constructed over the site, a value of Rs.10,00,000.00/Acre being 91 % of value of vacant site is considered for valuation.

The structural soundness of the Shed is good and the age of Shed is Below 1 Year & its residual life is nearly 20 Years. The building has Iron Sheet roof "VILLAGE MILK DAIRY" Industrial Shed.

Documents verified:

1. Regd.Doc.No.2242/2017 Dtd.30-11-2017
2. Land Conversion Roc. G/4004/2019 Dtd.07-12-2019
3. Legal Opinion Dtd.30-11-2021
4. Approved Plan wide B.A.No.01/2021, Dtd.04-10-2021
5. Owner Ship Certificate from VRO, K.V.Puram, Vijayapuram Mandal.
6. Andhra Pradesh Pollution Control Board
order No.G-256/Ack/APP/RO-TPT/2020-953 Dtd.12-10-2020


M. RAVI, B.Tech., FIV., MIE.,
Chartered Engineer (India)
PANEL VALUER / ENGINEER
INDIAN BANK