

## Property Details

<b>Application Number</b>	10294687	<b>Applicant Name</b>	KOPPULA PRASAD
<b>Contact Number</b>	7222882444	<b>Branch Name</b>	TADEPALLIGUDEM HE
<b>Date of Initiation</b>	25/03/2025	<b>Date of Completed</b>	27/03/2025
<b>Done By</b>	SP ENGINEERS AND CONSTRUCTIONS		

### Property Information

#### Property Owner Name

1 . Koppula Prasad

#### Address of Property

D NO 2-93,KOPPULA VARI ST ,BOMMIDI,UNGUTURU MANDALAM ,West Godavari ,Andhra Pradesh 534411

#### ADDRESS OF PROPERTY AS PER THE SITE

<b>Plot Number</b>	NA	<b>Door Number</b>	2-93
<b>Building Name/House Name</b>	NA	<b>Street Name</b>	Koppula Vari Street
<b>Locality</b>	Bommidi Village, Unguturu Mandalam	<b>Survey Number</b>	95/1
<b>Pin code</b>	534411	<b>City</b>	West Godavari
<b>State</b>	Andhra Pradesh		

Land Mark :Near Post Office

#### ADDRESS OF PROPERTY AS PER DOCUMENT

Same as Address of Property as per Site

<b>Plot Number</b>	NA	<b>Door Number</b>	2-93
<b>Building Name/House Name</b>	NA	<b>Street Name</b>	Koppula Vari Street
<b>Locality</b>	Bommidi Village, Unguturu Mandalam	<b>Survey Number</b>	95/1
<b>Pin code</b>	534411	<b>City</b>	West Godavari
<b>State</b>	Andhra Pradesh		

#### TECHNICAL VALUATION DETAILS

<b>Property type</b>	Individual House	<b>Building type</b>	Residential
----------------------	------------------	----------------------	-------------

Date Of Inspection	25/03/2025	Location of the Property	Rural
Proximity to Civic Amenities Within 3kms	Market	Locality for Neighbourhood	Residential
Comments		Occupancy Details	Owners
Approved Property Usage (Asper Plan)	Residential	Comments	
Actual Property Usage	Residential	Type of Construction	RCC (Pucca)
Comments		Status of Property	Free hold
No of floor	2	Total number of units	2
Whether Property falls within Demolition List	No	Multi Tenant	0

#### DISTANCE OF SUBJECT PROPERTY FROM

Distance From Branch (In km's)	8.5	Bus Station (In km's)	8.9
Airport (In km's)	64		

#### PLAN APPROVAL DETAILS

Layout Plan Details	NA	Building Plan Details	NA
Sale Deed Number	1965		

#### Construction Permission Details

Valuation Approach	
Market	

Date of Commencement of Construction	18/02/2020	Any Deviation in Construction	Yes
If, Yes Specify the Deviation	No Plan submitted		

#### DEMARCATION OF SUBJECT PROPERTY

Particulars	As Per Site	As Per Document
North	Land of K.Prabhakar	Site of K. Prabhakar // Site of K. Prabhakar
South	Land of M.Gangamma	Land of M.Gangamm // Land of M.Gangamma
East	Open Space	2nd item // Site of K. Prasad

West	Gravel Road - 14 Ft	Road // 1st item			
<b>Structural Details</b>					
Quality of Construction	Good	Nature of Building		Residential	
Floor wish usage (On site)		Maintenance of Property		Good	
Present Age of the Property	5	Residual Age of the Property		55	
Year of Construction	2020	Flooring		Tiles Marble	
Finishing	Good	Doors and Windows		CT Wooden	
Roof	RCC	Amenities Provided	Parking		
Details of Encroachment :NA					
<b>Valuation</b>					
<b>AREA DETAILS</b>					
PARTICULARS	AS PER DOCUMENT SQ.FT	AS PER ACTUAL SQ.FT	AREA CONSIDER	RATE PER SQ.FT. IN RS	TOTAL VALUE IN RS
Land	1836	1836	1836	444	815,184
Build Up Construction		BuiltUp			
PARTICULARS	AS PER DOCUMENT SQ.FT	AS PER ACTUAL SQ.FT	AREA CONSIDER	RATE PER SQ.FT. IN RS	TOTAL VALUE IN RS
Basement			0	0	0
Stilt area				0	0
Ground Floor	693	693	693	1,800	1,247,400
First Floor	567	567	567	1,800	1,020,600
<b>Total Construction</b>	1260	1260	1260	3,600	2,268,000
AMENITIES NAME			AMENITIES VALUES		
Total Amenities value		0.00			
<b>Total Estimate Value</b>			3,083,184		
<b>Distress Sale Value</b>		1,587,600	<b>Total Guideline Value</b>		1,530,000
<b>Property Insurance Value</b>		1,512,000			
Remark :					
<b>CONSTRUCTION STAGE</b>					
<b>Stage of Construction</b>		Fully Constructed	<b>Percentage Completed</b>		100
<b>FSI as Per Law</b>			<b>Actual FSI</b>		

<b>Additional Construction at Site (in %)</b>		
<b>REMARKS</b>		
<b>GENERAL</b>		
<b>Document Submitted</b>		
S.No.	REMARKS	
1	Submitted a copy of Property Tax with Assessment No. 167 in favour of Sri. Koppula Prasad S.O. Sri. Koppula Veerraju.	
2	Submitted a copy of Partition Deed vide No. 1965 2021 Dated on. 04.08.2021 in favour of Sri. Koppula Prasad S.O. Sri. Koppula Veerraju Sri. Koppula Sudhakar S.O. Sri. Koppula Prasad Sri. Singamsetti Vijayalakshmi W.O. Sri. Singamsetti Venkata Narayana.	
<b>REMARKS</b>		
S.No.	REMARK	
1		
<b>DECLARATION</b>		
<b>I/WE hereby declare that, The property is inspected by our representative</b>		Purna
<b>I/WE here no Direct or Indirect Interest in the property valued</b>		Yes
<b>The information furnished above is true and correct to my/our knowledge and belief</b>		Yes

Address of the property: Door no. 2-93, Assessment No. 167, Near Post Office, Koppula Vari Street, Bommidi Village, Unguturu Mandalam, West Godavari District, A.P - 534411.

The subject Property is G+1 RCC residential building. It consists of GF - 2B1H2K occupied by owners, FF - 1BHK occupied by owners. As per document total site area is 204 Sq.Yds. As per actual built up area is 1260 Sft. So, we consider actual built up area for Valuation.

#### NOTE:

R.S.no is verified and it is matched in ISRO bhuvan 2D. As per document R.S.no. 95/1.

We consider Partition deed for valuation.

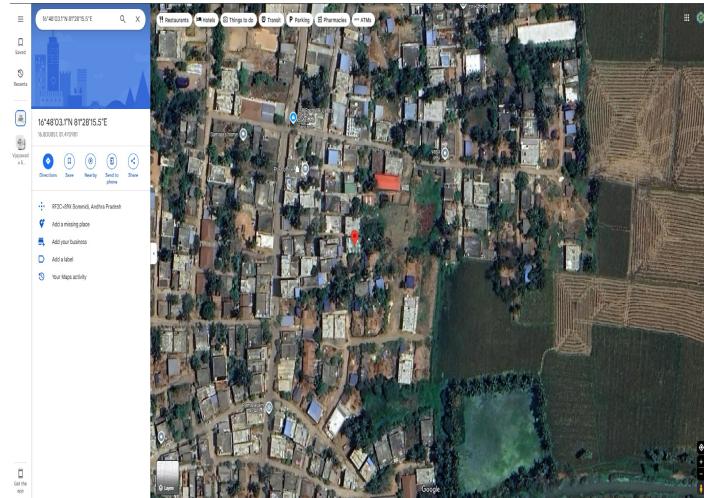
Valuation is given based on the present market enquiry and present property condition.

Legal aspects are beyond the scope of Valuation.

Latitude	16.800857	Longitude	81.470981
----------	-----------	-----------	-----------

#### MAP

Image 1.GPS.jpg



## PHOTOS

Image 1.IGRS.jpg

The screenshot shows the official website of the Registration & Stamps Department, Government of Andhra Pradesh. At the top, there are portraits of Sri Nara Chandrababu Naidu (Andhra Chief Minister) and Sri Anugraha Satya Prasad (Hon'ble Minister for Revenue, Registration & Stamps). The main navigation menu includes links for Help Draft Bill Home, Online Draft Bill Web, Department Login, Vendor Login, About Us, Act & Rules, Legal Modules, FAQs, Valuers & Rates, RTI Act, Tenders, Standard, ECA & CC Services, Find SMS, Document Templates, E-Bang, and Circles. Below the menu, a search bar is present. The main content area is titled "Unit Rates Village Wise" and displays a table for Pentapadu village. The table has columns for District (WEST GODAVARI), Mandal (PENTAPADU), City/town/Village (PENTAPADU), and Door No Wise (with a dropdown menu showing '2'). The table rows show unit rates of 7500 for three different entries. At the bottom right of the table, there are icons for Print PDF, Go Back, and other navigation.

District	Mandal	City/town/Village	Door No Wise
WEST GODAVARI	PENTAPADU	PENTAPADU	2

Image 2.4.jpg



Image 3.10.jpg



## PHOTOS

Image 4.14.jpg

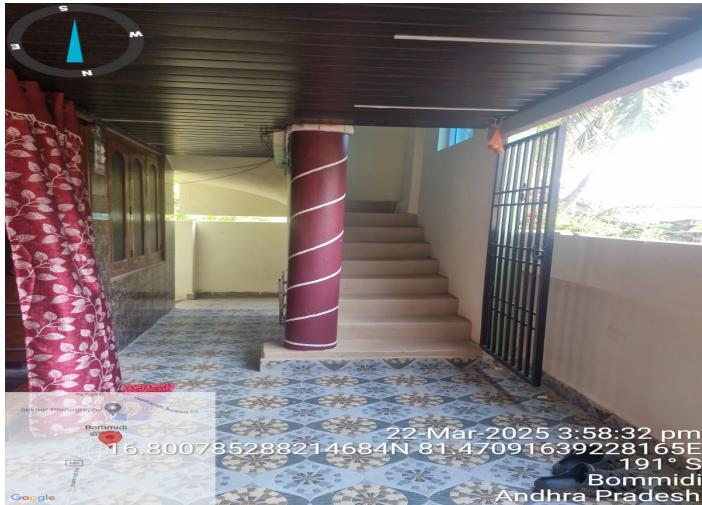


Image 5.2.jpg



Image 6.Prohibited.jpg

The screenshot shows a web page titled "Prohibited Properties" from the "REGISTRATION & STAMPS DEPARTMENT GOVERNMENT OF ANDHRA PRADESH". The page includes dropdown menus for "District" (WEST GODAVARI), "Mandal" (PENTIRAZU), "Village" (PENTIRAZU), and "Survey No." (95/1). A note below the dropdowns says "Note: Enter 'in Survey No.' for Details of All Survey Nos.". A "Get Details" button is at the bottom. To the right, there's a sidebar with icons for various services. At the very bottom, a message reads "No data found For Given Details."

## PHOTOS

Image 7.15.jpg



Image 8.16.jpg



Image 9.8.jpg



## PHOTOS

Image 10.9.jpg



Image 11.6.jpg



Image 12.1.jpg



## PHOTOS

Image 13.22.jpg



Image 14.5.jpg



Image 15.7.jpg



## PHOTOS

Image 16.3.jpg



Image 17.21.jpg



Image 18.B.jpg



## PHOTOS

Image 19.20.jpg

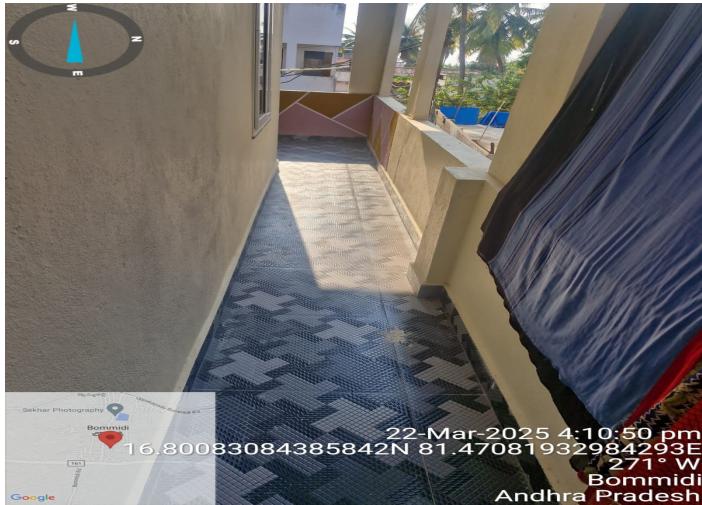


Image 20.11.jpg



Image 21.12.jpg



## PHOTOS

Image 22.19.jpg



Image 23.ISRO.jpg

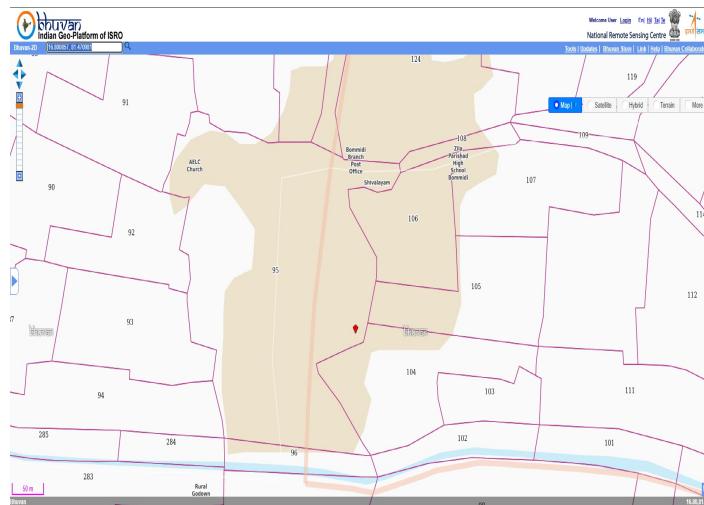


Image 24.18.jpg



## PHOTOS

Image 25.13.jpg



Image 26.11.jpg



Image 27.17.jpg

