



**e -Auction Notification No.**  
**(Rc.No.30/2022/F1,**  
**Dt.19-05-2023)**

**e- Auction through GoAP e-auction portal**  
**(<https://konugolu.ap.gov.in> )**

**For Sale of vacant plots in various developed layouts of VMRDA,  
Visakhapatnam**

**Metropolitan Commissioner  
VMRDA,**

**9<sup>th</sup> Floor, Udyog Bhavan Complex,  
Siripuram Jn.,  
Visakhapatnam - 530003  
Andhra Pradesh**

**Ph: 0891-2755554  
Email: [e.auctionvmrda@gmail.com](mailto:e.auctionvmrda@gmail.com)**

**Sale of vacant plots in various developed layouts of VMRDA,  
Visakhapatnam, Andhra Pradesh, through E-Auction**

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## **Public Notification (Notice for Inviting Offer - NIO)**

**Sale of vacant plots in various developed layouts of VMRDA,  
Visakhapatnam, Andhra Pradesh, on “as is where is” condition**

### **Through e- Auction**

The Visakhapatnam Metropolitan Region Development Authority invites applications for outright sale of vacant plots located in various developed layouts of VMRDA, Visakhapatnam, Andhra Pradesh, through GoAP e-auction portal (<https://konugolu.ap.gov.in>) on “as is where is condition” as per the following details:

1.	Public Notification No.	:	<b>Rc.No.30/2022/F1, Dt.19-05-2023</b>
2.	Name of work	:	Sale of vacant plots located in various developed layouts of VMRDA, Visakhapatnam, Andhra Pradesh,
3.	List of available Land Parcels/Land Assets	:	As per Annexure – I
4.	Earnest Money Deposit	:	EMD to be deposited as per <b><u>Annexure-1</u></b> . Bidders are advised to make payment online through payment gateway facility available in the konugolu portal only. EMD paid other than above facility will not be accepted. Bidders are advised to make payment early, to avoid possible delays at late hours.
5.	Period of availability of offer documents on Konugolu Portal.	:	<b>From 22-05-2023 @10:00 AM to 31-05-2023 @ 05:00 PM</b>
6.	Last Date of submission of bid along with EMD	:	<b>31-05-2023 @ 05:00 PM.</b>
7.	Date of e-Auction	:	<b>02-06-2023 @ 10:00 AM to 05:00 PM or till extended period</b>
8.	Cost of offer document.	:	Free of Cost
9.	Registration Fee for bidders	:	The bidder (new) shall pay a Registration fee of Rs.1180/- including GST to M/s. APTS through e-payment gateway by RTGS/NEFT and get themselves registered on <a href="https://konugolu.ap.gov.in">https://konugolu.ap.gov.in</a> for participating in e-auction process. Bidders should fulfill and abide by the rules, and conditions of <a href="https://konugolu.ap.gov.in">https://konugolu.ap.gov.in</a> as stipulated by APTS.

10.	Processing Fee	:	The bidder shall pay a Processing fee <b><u>Rs.5,000/-</u></b> including GST (Non-Refundable) for each application in favour of Metropolitan Commissioner, VMRDA through RTGS/ NEFT/ e-payment credited to the Account No.50100539096434, IFSC CODE: HDFC0009410, HDFC Bank, Srinagar Branch, Visakhapatnam.
11	Help Desk on e-auction Website <a href="https://konugolu.ap.gov.in">https://konugolu.ap.gov.in</a> )		<p>All bidders and buyers who intend to participate in e-Auction can avail the services of <b>Konugolu portal</b> help desk for Technical matters.</p> <p><b><u>Konugolu portal help desk details:</u></b> <b><u>08645-246370/71/72/73/74.</u></b></p> <p>For administrative matters contact Help desk <b>VMRDA</b> <b>Contact details: 9989999479</b> <b>land line No. 0891-2755554</b></p>
12	Place of submission of documents of successful bidders.	:	<p>SECRETARY, Visakhapatnam Metropolitan Region Development Authority (VMRDA) Udyog Bhavan Complex, 8<sup>th</sup> Floor, Siripuram Jn., Visakhapatnam- 530003 Andhra Pradesh</p>

13. Corrigendum, if any, shall only be available on website of “Konugolu” Portal i.e., <https://konugolu.ap.gov.in>, the means of updating of this document. Prospective bidders are requested to download before the auction as all information will be updated herein.

**Annexure –I**  
**Vacant plots belongs to VMRDA and kept for e-auction along with Upset Price & EMD**

SI. No	Name of the layout	Land usage as per Master Plan	Plot ID No. given for the auction purpose only	Extent in Sq. yards	Latitude (N)	Longitude (E)	Upset Price per sq.yard (In Rs.)	EMD (In Rs.)
1	Kapuluppada Layout Bheemunipatnam	Mixed land use zone-II	1234	765.00	17.840200 <sup>0</sup>	83.390245 <sup>0</sup>	23,100/-	3,53,500/-
2	Kapuluppada Layout Bheemunipatnam	Mixed land use zone-II	1235	727.77	17.840116 <sup>0</sup>	83.390067 <sup>0</sup>	23,100/-	3,36,500/-
3	Kapuluppada Layout Bheemunipatnam	Mixed land use zone-II	1236	727.77	17.839991 <sup>0</sup>	83.389870 <sup>0</sup>	23,100/-	3,36,500/-
4	Kapuluppada Layout Bheemunipatnam	Mixed land use zone-II	1237	977.71	17.839893 <sup>0</sup>	83.389717 <sup>0</sup>	23,100/-	4,52,000/-
5	Kapuluppada Layout Bheemunipatnam	Mixed land use zone-II	1238	905.83	17.839769 <sup>0</sup>	83.389977 <sup>0</sup>	23,100/-	4,18,500/-
6	Kapuluppada Layout Bheemunipatnam	Mixed land use zone-II	1239	726.95	17.839631 <sup>0</sup>	83.390226 <sup>0</sup>	23,100/-	3,36,000/-
7	Kapuluppada Layout Bheemunipatnam	Mixed land use zone-II	1240	504.05	17.839501 <sup>0</sup>	83.390387 <sup>0</sup>	23,100/-	2,33,000/-
8	Kapuluppada Layout Bheemunipatnam	Mixed land use zone-II	1241	535.00	17.839407 <sup>0</sup>	83.390599 <sup>0</sup>	23,100/-	2,47,500/-
9	Kapuluppada Layout Bheemunipatnam	Mixed land use zone-II	1242	492.71	17.839595 <sup>0</sup>	83.390575 <sup>0</sup>	23,100/-	2,28,000/-
10	Kapuluppada Layout Bheemunipatnam	Mixed land use zone-II	1243	736.21	17.839815 <sup>0</sup>	83.390499 <sup>0</sup>	23,100/-	3,40,200/-
11	Kapuluppada Layout Bheemunipatnam	Mixed land use zone-II	1244	950.46	17.839997 <sup>0</sup>	83.390398 <sup>0</sup>	23,100/-	4,39,200/-
12	Tarakarama Nagar Rushikonda layout	Residential	OB beside plot No.143	610.45	17.803218 <sup>0</sup>	83.387797 <sup>0</sup>	30,000/-	3,66,500/-
13	Tarakarama Nagar Rushikonda layout	Residential	OB beside plot No.148	213.60	17.802908 <sup>0</sup>	83.386555 <sup>0</sup>	30,000/-	1,28,500/-
14	Simhapuri layout	Residential	OB adjacent to MIG-75	145.47	17.77706	83.22888	32,000/-	93,000/-
15	Simhapuri layout	Residential	OB opposite to MIG-42	295.42	17.77456	83.22989	32,000/-	1,89,000/-
16	Kanapaka Ayyannapeta layout	Residential	HIG-IB-28	470.30	180.10'74.05"	83038'35.21"	20,000/-	1,88,000/-
17	Kanapaka Ayyannapeta layout	Residential	MIG-691	266.66	180.10'81.25"	83038'55.92"	20,000/-	1,07,000/-
18	Chilukuri Joint Venture layout	Mixed use zone-2 (BAIA)	287	166.67	170.86'64.95"	83038'83.45"	23,100/-	77,000/-
19	Cybervalley sector-2 layout Madhurawada	Residential	31	266.67	170.80'58.13"	83037'78.78"	33,000/-	1,76,000/-
20	Marripalem	Residential	HIG -78	660.45	170.74'29.88"	83024'44.95"	55,000/-	7,27,000/-

21	Dr.Padmavathi JV Layout, Bheemili	Mixed use zone-3 (BAIA)	MIG-111	305.00	170.88'47.12 "	83042'89.13"	14,000/-	85,500/-
22	Dr.Padmavathi JV Layout, Bheemili	Mixed use zone-3 (BAIA)	MIG-112	206.08	170.88'46.65 "	83042'87.34"	14,000/-	58,000/-
23	Dr.Padmavathi JV Layout, Bheemili	Mixed use zone-3 (BAIA)	LIG-101	170.83	170.88'42.77 "	83042'88.36"	14,000/-	48,000/-
24	Dr.Padmavathi JV Layout, Bheemili	Mixed use zone-3 (BAIA)	LIG-102	173.28	170.88'42.78 "	83042'87.53"	14,000/-	48,500/-
25	Dr.Padmavathi JV Layout, Bheemili	Mixed use zone-3 (BAIA)	LIG-103	175.54	170.88'42.68 "	83042'86.77"	14,000/-	49,000/-
26	Dr.Padmavathi JV Layout, Bheemili	Mixed use zone-3 (BAIA)	LIG-104	198.43	170.88'42.83 "	83042'85.53"	14,000/-	56,000/-
27	Kurmannapalem Phase-1	Residential	LIG-18	355.18	170.41'57.97 "	8309'22.37"	35,000/-	2,49,000/-
28	Kurmannapalem Phase-2	Residential	HIG-34 (East to HIG-33)	252.22	170.42'0.07"	8309'52.65"	35,000/-	1,77,000/-
29	Kurmannapalem Phase-6	Residential	LIG-99	307.16	170.41'39.84 "	8309'40.00"	35,000/-	2,15,000/-
<b>Total plots 29 Nos.</b>								

- The above vacant plots of various developed layouts are saleable for intended purpose only.

**NOTES:**

The bidders are required to quote for the bidding rate per Square Yard in the e-auction over and above the Upset Price per Sq. Yard for which the bid is submitted. The bid for e-auction shall start with the Upset Price, and the minimum increment shall be Rs.100/- per Sq. Yard.

VMRDA shall make allotment of vacant plot, if the bid price quoted in e-auction is higher than the Upset Price only.

## **Annexure - II**

### **Information Provided to Bidders (IPB)**

**Introduction:** The VMRDA, Visakhapatnam has developed owned layouts in various locations of VMRDA vicinity in Visakhapatnam and Vizianagaram Districts and now proposed to sell the vacant plots available as per list in annexure-I.

The VMRDA desires to conduct e-auction for sale of vacant plots in various developed layouts of VMRDA on “as is where is” condition. The information pertaining to the e-auction process is provided in the following Paras. The above vacant plots in various developed layouts of VMRDA are saleable for intended purpose only.

#### **01. ELIGIBILITY:**

The Bidder may be an individual or a firm / company / registered partnership firm / cooperative society or trust.

#### **02. REGISTRATION PROCEDURE AND AUCTIONING THROUGH GoAP KONUGOLU PORTAL:**

##### **A. REGISTRATION WITH KONUGOLU PORTAL:**

1. All the bidders need to download and install the **Emsigner** from downloads link from Konugolu portal.
2. After installing the **Emsigner** then they can first register themselves online on e-Auction Website <https://konugolu.ap.gov.in> by clicking on “New Registration”. At the time of registration fill all the fields and attach scanned copies of all required documents.
3. Further please visit vendor registration manual available under downloads link in “Konugolu” portal.

##### **i) Documents needed for Registration in Konugolu portal for Individuals:**

1. Aadhar
2. PAN Card
3. GST if available, else a scanned copy of note declaration on letter pad or white paper that GST is not available and registering to “Konugolu”

portal to participate in Auction only for land parcels/plots publishing by VMRDA.

4. Bank Account (Passbook or cancelled cheque scanned copy)

ii) **Documents needed for Registration in Konugolu portal for Firm/Company:**

1. PAN Card
  2. GST
  3. Bank Account (Passbook or cancelled cheque scanned copy)
  4. Company Incorporation Certificate.
- Once the registration process completed, the registered bidder shall pay a Registration fee of Rs.1180/- including GST to M/s. APTS through e-payment gateway by RTGS/NEFT and get themselves registered on <https://konugolu.ap.gov.in> for participating in e-auction process. Bidders should fulfill and abide by the rules, and conditions of <https://konugolu.ap.gov.in> as stipulated by APTS.
  - Activation process will take Maximum 24 hours

**B. LOGIN NAME & PASSWORD:**

1. At the time of registration itself, bidder has to create him/her self unique user id and password. The same login credentials can be used for accessing the “Konugolu” portal. The bidders can change the password at any time through the portal.
2. All bids made by the bidder duly signed into the portal with the user credentials will be deemed to have been made by the bidder.

**C. PROCESSING FEE AND AUCTION CHARGES:**

1. **Processing Fee:** Rs.5,000/- including GST, (Non-Refundable) to be payable in favour of the Metropolitan Commissioner, VMRDA, Visakhapatnam to the Account No.50100539096434, IFSC CODE: HDFC0009410, HDFC Bank, Srinagar Branch, Visakhapatnam.
2. The UTR number/ the Acknowledgement screenshot shall be uploaded along with eligibility document.
3. **Auction Charges:** 0.5% of the value of H1 bid amount subject to a maximum of Rs.1.00 Lakh + GST shall be paid by the successful bidder along with bid amount in favour of the Metropolitan Commissioner,



VMRDA to the Account No.50100539096434, IFSC CODE: HDFC0009410, HDFC Bank, Srinagar Branch, Visakhapatnam (for onward payment to APTS).

#### **D. EMD**

- 1). **EMD:** Earnest Money Deposit (EMD) as prescribed for each plot in the notification shall be paid without fail for participation in the bid through the payment gateway facility provided in Konugolu portal using Net Banking (from Savings /Current Account) /Debit Card /Credit Card. The Buyers/ bidders can download challan from the portal and pay at respective bank counter in case of challan only well in advance for update in the portal. Please refer RBI guidelines for NEFT/RTGS transactions. The Buyers/Bidders who is having Corporate Bank account and wants to pay the EMD from the same account need to download the challan from the portal and remit the EMD amount by submitting the challan in their respective bank and or any other bank. However, it may take some time to update in the portal. Please do not prefer Net Banking/NEFT/RTGS directly by corporate Bank account through Konugolu portal. For any clarifications please contact Konugolu portal help desk. The help desk contact numbers are available on the home page of Konugolu Portal.
- 2). The EMD of the bidders other than the highest bidders will be refunded within 15 (Fifteen) days of the closure of the e-Auction.
- 3). No interest will be payable on the EMD by VMRDA or GoAP, "Konugolu" portal.
- 4). EMD of highest bidder (to be termed as buyer/auction purchaser after issuance of allotment-cum-demand/confirmation letter by VMRDA), shall be treated as part payment towards the sale of the Plot and shall be adjustable in the consideration value as per details mentioned in the "payment schedule".
- 5) Bidder can participate in the bidding for all the plots in the lot but will be eligible for (H1) number of plots equal to the number of EMDs paid. **Bidder must pay an EMD amount for becoming eligible for one plot.** For becoming eligible for subsequent number of plots, the bidder should pay that many number of EMD amounts. The bidder is eligible for participating in e-auction of all plots in the lot till such time the bidder is successful (H1) in

getting one/as many number of plots for which the bidder had paid EMD/EMDs. For example:

- (i) If bidder pays EMD for 1 plot: eligible to get 1 plot in the lot.
- (ii) If bidder pays EMD for 2 plots: eligible to get 2 plots in the lot.
- (iii) If bidder pays EMD for n plots: eligible to get n plots in the lot.

However, if the bidder wins the auction (H1) for plots as many as EMD/EMDs paid, he will not be eligible to bid for other plots in that lot.

**E. OTHER DOCUMENTS:**

The bidder should enclose the following documents during filing the bid

1. Aadhar Card
2. PAN Card
3. Certificate of Incorporation (in case of company/firm)
4. Acknowledgement/ UTR slip towards the payment of processing fee.
5. Authorized Signatory Certificate in respect of firm/company, a power of attorney signed by functional directors or Board Resolution etc., /Notarized copy of the deed, MoA, AoA, certificate of incorporation/ registration with concerned Government Authority and such other chartered documents in the case of a registered partnership firm or registered co-operative society or trust.
6. In case of an application made by a minor, it should be through a legal or natural guardian. Age proof and the name of a guardian are required along with submission of proof of guardianship.
7. The bidder should enclose the application duly signed along with the details as given in the Annexure-IV.
8. If the above documents are not attached / submitted along with EMD, the bidder/ buyer will not be allowed to participate in the auction.

**F. AUCTION TYPE: Forward Auction (No Ties):** VMRDA, Visakhapatnam will declare its Upset Price, which shall be visible to all bidders during the start of the forward auction. Bidders shall be required to start bidding from this open price.

**G. VISIBILITY TO BIDDER:** The Bidder shall be able to view the following on his screen along with the necessary fields during forwarding—No ties Auction:

1. Auction start date and time

2. Auction Closing date and time
3. Vacant plot ID No.
4. Opening/ Base / Upset price.
5. Your bid is Rs.
6. Bid history (Last 10 Bids)

**H. BID INCREMENT:** The Minimum Bid Increment amount will be Rs.100/- per sq.yard. The bidder can bid more than the Highest Bid in the auction by Minimum Bid Increment amount or multiples of the Minimum Bid Increment amount.

**I. DURATION OF AUCTION:** The duration of the Auction will be for seven hours (7 hours). If somebody is bidding just before 15 minutes of initial Auction closing time, the Auction will get extended for another 15 minutes and will continue further (bid received time + 15 minutes).

**J. HIGHEST BID OF A BIDDER:** After the completion of the forwarding Auction (no ties), the Lead Price (LP) will be available. The highest bid rate in the auction will be treated as the highest offer for outright Sale of vacant plot. GST, TDS & any other statutory taxes/duties, etc., as applicable shall be payable extra over the highest bid rate.

**K. AUCTION WINNER:** As soon as the auction is completed, the H1 bidder intimation statement generated by the system will be issued to the successful bidder by the VMRDA. Subsequently, upon receipt of **10%** of highest bid amount for the vacant plot arrived at the highest bid rate from the successful bidder, VMRDA will issue the 'allotment-cum-demand/confirmation' letter to the successful bidder along with the details of the plot, payment schedule as per terms and conditions, etc.

### **03. INSPECTION OF SITE AND DOCUMENTS:**

- a) The Bidders are expected to satisfy themselves with the location of the plot, size and other details before submitting of application for purchase of the said plot. The submission of the Application shall be an acknowledgement of the Bidder having satisfied him/herself with all the terms & conditions of the offer document in all respects.

#### **04. PAYMENT SCHEDULE:**

<b>No</b>	<b>Installment Description</b>	<b>Amount payable</b>
1	Within 72 Hours from the time of receipt of sale intimation letter through mail. (including Sundays & holidays)	10% of the highest bid price, less EMD amount in favour of Metropolitan Commissioner, VMRDA.
2	Within 30 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of Metropolitan Commissioner, VMRDA.
3	Within 60 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of Metropolitan Commissioner, VMRDA.
4	Within 90 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of Metropolitan Commissioner, VMRDA.

- a) In case the day of payment happens to be Sunday or a bank holiday then it shall be deposited by the next working day.
- b) Bidder can make payments early/in advance (if so desired), even after opting for various payment options and no prepayment charges will be levied.
- c) The stamp duty, registration charges, any other statutory charges/dues/taxes as levied by the Central Government/State Govt./ Local Bodies /Autonomous /Statutory bodies shall be payable additionally solely by the Bidder.
- d) All betterment charges/development levies/ conversion charges / other charges if any, charged by Central Government/State Govt. / Local Bodies/ Autonomous/ Statutory bodies shall be borne by the Bidder.
- e) If the successful bidder fails to pay the stipulated instalment as per the payment schedule, the review will be conducted if there is any request made by the respective bidder within 30 days from the stipulated date of default. In such case the MC, VMRDA reserves the right to either cancel or continue the allotment within one month from the date of receipt of such request / application. In case of continuation of allotment orders, the applicant should pay the defaulted payment within 7 days from the date of order, with 18% penal interest per annum from the stipulated date of such default, failing which the allotment stands cancelled. In case of cancellation, the EMD and 10% of all the payments made by the bidder till such time will be forfeited and the remaining amount will be refunded without any interest.

- f) NOC will be issued in case bidders preferred to obtain loan from the Financial Institutions subject to payment of Rs.10,000/- fee.
- g) In case VMRDA cannot hand over the plot due to any reason, in such an event, the entire amount deposited by the Bidder will be returned in three months without any interest and the decision of MC, VMRDA is final in this regard.

**05. E-AUCTION METHODOLOGY AND TERMS :**

- a). The bidding shall be conducted on an Upset price per square yard. The bidders are required to quote the bid price in the e-auction over and above the Upset Price. The Upset Price as mentioned in the offer document may be treated as final.
- b) During the e-auction process, in case any bid is given within the last 15 minutes period before the closing of the bid, then an extension of time of 15 minute shall become due automatically and this extension period shall continue till no fresh bid is received in last 15 minutes period from the scheduled/extended period of closing of the bid. If no fresh bid is received in the last 15 minutes' period from the scheduled/extended period of closing of bid, then the bid shall get automatically closed.
- c) The VMRDA reserves the right to amend/modify/add the terms & conditions of the e- Auction at any stage before the date of e-Auction, without assigning any reasons whatsoever. The VMRDA reserves the right to accept/reject the bids for the vacant plots at any stage before issuance of allotment-cum-demand letter/confirmation letter, without assigning any reason.
- d) The bid shall be for the upset price corresponding to the vacant plot mentioned in the notification/offer document. It is presumed that the intending bidder has inspected the site and has familiarized itself with the prevalent conditions in all respects. The concerned department of the Authority will survey the plot at the time of transfer of property if found required. In case it is found that the actual area is higher/lesser than the area indicated in the notification/offer document, the cost for the corresponding area will be collected/refunded to the highest bidder on a pro-rata basis, with the unit rate derived from his quote.
- e) The highest bidder is required to pay a sum equivalent to 10% of its bid amount, after adjusting the earnest money deposit (EMD), Within 72 Hours from the time of receipt of sale intimation letter through mail / intimation by

phone ((including Sundays & holidays). If this amount is not paid by the scheduled time as above, it shall be deemed that the bid has been revoked/ withdrawn and the EMD shall stand forfeited. The bidder is required to deposit this amount in the account of the Metropolitan Commissioner, VMRDA, as specified in the notification, within the specified period, without waiting for any demand notice from VMRDA.

**06. ACCEPTANCE / REJECTION OF THE BID:**

- a) The acceptance of the highest e-Auction bid shall be at the sole discretion of the VMRDA, even if an amount equivalent to 10% of the highest bid has been remitted by the successful bidder. The VMRDA does not bind itself to confirm to the highest bid & reserves its right to reject all or any of the bids without assigning any reasons, whatsoever, and the decision of the MC, VMRDA / Principal Auction Authority in this regard shall be final and binding to the bidders. In case of cancellation of the bid or offer is not accepted by VMRDA, 10% of the bid amount (Including EMD) of the highest bidder (paid by the bidder), shall be refunded without any interest within 15 working days of the cancellation of the bid or rejection of the offer.
- b) The VMRDA reserves the right to accept or reject the highest bid received or annul this e-auction process or withdraw any plots from the proposed e-auction at any point of time without assigning any reason whatsoever, and without assuming any liability, responsibility, or obligation or recourse VMRDA.
- c) In case of single bid received in response to the notification, the MC, VMRDA shall review the case, and the MC, VMRDA will reserves the right to approve / cancel or reject / extend the process to receive applications further.
- d) The intending bidders must read all the terms and conditions of e-auction as mentioned in the notification/offer document carefully and he/she should only submit his/her bid if he/she considers themselves eligible. The VMRDA shall not be liable in any manner for any mistake in interpretation of any term by the bidder or the bidder's failure to seek any clarifications from VMRDA which may be necessary. The bidders shall also be required to register themselves with <https://konugolu.ap.gov.in> by paying the registration fees and submitting KYC documents as mentioned in the instructions on the website. All bidders who intend to participate in e-auction can avail the services of the e-

procurement help desk.

**07. ISSUE OF ALLOTMENT-CUM-DEMAND/CONFIRMATION LETTER TO THE BIDDER:**

- a) The Metropolitan Commissioner, VMRDA shall be the Principal Auctioning Authority and represents on behalf of the Authority for auctions, and reserves the right to exercise discretion on all matters about the auction and his/her decision is final.
- b) Allotment of plot will be made to the highest bidder confirmed by the Metropolitan Commissioner, VMRDA.
- c) The allotment-cum-demand/confirmation letter will be issued by the VMRDA to the Bidder after acceptance of the bid. The Bidder is required to deposit the balance bid amount and other charges if any through bank transfer/e-Payment as per the payment schedule to be mentioned in detail in the allotment-cum-demand / confirmation letter.
- d) If the successful bidder fails to pay the stipulated instalment as per the payment schedule, the review will be conducted if there is any request made by the respective bidder within 30 days from the stipulated date of default. In such case the MC, VMRDA reserves the right to either cancel or continue the allotment within one month from the date of receipt of such request / application. In case of continuation of allotment orders, the applicant should pay the defaulted payment within 7 days from the date of order, with 18% penal interest per annum from the stipulated date of such default, failing which the allotment stands cancelled. In case of cancellation, the EMD and 10% of all the payments made by the bidder till such time will be forfeited and the remaining amount will be refunded without any interest.

**08. EXECUTION OF SALE DEED AND HANDING OVER:**

- a) Upon receipt of all outstanding dues from the Bidder and upon completion of all other formalities, VMRDA, through its Secretary/any authorized officer shall execute the Sale Deed in favor of the Bidder.
- b) The Bidder shall bear all costs, charges, etc. and fees towards the applicable stamp duty, registration charges as well as applicable taxes, and surcharges thereto.

- c) The Sale Deed shall be executed and shall remain subject to the exclusive jurisdiction of the Courts in Visakhapatnam.
- d) Upon execution of the Sale Deed, the possession of the plot will be handed over to the Bidder and the Bidder is required to take possession of the plot within 15 days of the signing of the sale deed.
- e) The sale price and the development charges of the plot will be taken into the consideration during the time of registration as per the instructions of the Government.

**09. HOLDING CHARGES:**

- a) The Registration of the plot allotted shall have to be completed by the Bidder within 15 days from the date of clearance of all dues of sale proceeds, failing which "Holding Charges" @ Rs.10.00 per sq.yd per month or part thereof shall be charged for the entire period of delay.

**10. SPECIAL CONDITIONS:**

- b) All permissions will be considered by the respective authorities only as per the rules, regulations, norms as applicable and any changes made from time to time by the Government.
- c) In all matter of doubts or in disputes or in respect of any matter not provided in these terms and conditions, the decision of the Metropolitan Commissioner, VMRDA, Visakhapatnam shall be final and binding.
- d) The applicants shall inspect the plot and satisfy themselves with the conditions and location of the plot before participating in the auction.

**11. FORCE MAJEURE:**

- a) The VMRDA shall not be liable for any failure or delay in performance due to any reason/cause beyond their control including floods, fires, go-slow, lock-out, closure, pestilence, despite with staff, dislocation of normal working conditions, war, riots, epidemics, pandemic, political upheavals, government action, civil commotion, breakdown of machinery including technical failures, acts demands or otherwise, shortage of labor, or any other cause or conditions before the control of aforesaid cause or consequence may operate at the sole discretion of VMRDA, to extend the time of performance on the part of VMRDA by such period as may be



necessary to enable VMRDA to effect performance after the cause the delay will have cause exist the provisions aforesaid shall not be limited by any other terms of the contract whether printed or written.

**12. MISREPRESENTATION / FRAUD / BREACH OF TERMS AND CONDITIONS:**

- a) If it is discovered at any point of time that the Bidder has purchased the plot by suppression of any material fact, misrepresentation or fraud, VMRDA reserves the right, at its sole discretion, to cancel the allotment and/or revoke the deed of Sale / Purchase, and the EMD and all other amounts paid by the Bidder shall be forfeited. VMRDA shall also be entitled to take over immediate possession of the land parcel from the Bidder.
- b) In such an event, the Bidder will not be entitled to any compensation whatsoever or refund of any EMD or any other amount paid by him and VMRDA at its sole discretion shall re-sale the plot.

**13. INTERPRETATION OF CLAUSES OF THIS DOCUMENT:**

- a) All or any disputes arising out of or touching upon the terms and conditions of the e-Auction document, including the interpretation and validity of the terms thereof, and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled by Courts or Tribunals situated at Visakhapatnam, Andhra Pradesh only. No suit or other proceedings shall be instituted elsewhere.

### Annexure III

#### Authorization & Undertaking

(On Non Judicial stamp paper of Rs.100)

We, (1) \_\_\_\_\_ (Name of 1<sup>st</sup> partner),  
(2) \_\_\_\_\_ (Name of 2<sup>nd</sup> partner),  
(3) \_\_\_\_\_ (Name of 3<sup>rd</sup> partner), hereby authorize

M/s./Sri./Smt./Ms. .... (Name of lead partner) to act as lead partner to sign the bid offer document, to make payments and conclude the sale/purchase on our behalf as per provisions of notification/offer document.

We do ratify & confirm and agree to ratify & confirm that all the acts, deeds things done by M/s./Sri./Smt./Ms. .... (Lead Partner) in respect to above offer shall be binding on us. We shall be jointly & severally responsible for fulfilling the offer conditions, addendum(s) etc,. It is clearly understood by us that in case of default of any condition by any of us, VMRDA at its sole option can cancel the sale/allotment process and forfeit the application amount and / or any amount deposited by any of us with VMRDA. We herewith confirm that in this eventuality, we (individually or collectively) shall have no right or lien on Land property & VMRDA at its sole option can proceed with the Sale of the property to any other party.

We further ratify & confirm and agree that we shall take the prior written permission/consent of the Metropolitan Commissioner; VMRDA for sub-dividing the plot allotted to us for the purpose of layout/subletting / leasing /resale and will abide by the terms and conditions of notification/ offer document.

In witness whereof those present have been signed by us on .....th day of .....2022

1) (1<sup>st</sup> partner)

-----

2) (2<sup>nd</sup> partner)

-----

3) (3<sup>rd</sup> partner)

-----

**ANNEXURE-IV**  
**APPLICATION FORM**

(This form is to be submitted by the each bidder along with relevant document)

The particulars of the applicant(s) / bidder(s) are given for VMRDA reference and record.

**PARTICULARS OF THE APPLICANT**

1. Name of the Applicant : .....  
(IN CAPITAL)

2. Name of Father/Husband : .....

3. Permanent Account Number (PAN) : .....

4. Aadhar No. : .....

5. Address : .....

.....

.....

.....

**6. Contact Details:**

Mobile : .....

E mail-ID : ..... being other than.

I /we the undersigned hear by apply to VMRDA for allotment of plot on outright sale basis through e-Auction.

I/we have read and understood terms and conditions contained in the notification/ offer Document and here by unequivocally accept the same.

Place:

Signature of the Applicant/Bidder

Date:

## SCHEDULE“A”

(As per APTS Proforma)

### DESCRIPTION OF THE PLOTS ALONG WITH THE BOUNDARIES IN ALL

#### FOUR DIRECTIONS

Item code	Item Name	Item description	Auction qty.	UOM	Base Price	Increment	PCB Code	EMD (In Rs.)	Initial payment %
1234	Kapuluppada Layout Bheemunipatnam	N: 33' Wide road E: Plot No.1233 S: Plot No.1244P W: Plot No.1235	765.00	Sq.yds	23,100/-	100	Not required	3,53,500/-	10
1235	Kapuluppada Layout Bheemunipatnam	N: 33' Wide road E: Plot No.1234 S: Plot No.1238P, 1244P W: Plot No.1236	727.77	Sq.yds	23,100/-	100	Not required	3,36,500/-	10
1236	Kapuluppada Layout Bheemunipatnam	N: 33' Wide road E: Plot No.1235 S: Plot No.1238P W: Plot No.1237	727.77	Sq.yds	23,100/-	100	Not required	3,36,500/-	10
1237	Kapuluppada Layout Bheemunipatnam	N: 33' Wide road E: Plot No.1236 S: Plot No.1238P W: 33' Wide road	977.71	Sq.yds	23,100/-	100	Not required	4,52,000/-	10
1238	Kapuluppada Layout Bheemunipatnam	N: Plot No.1235P, 1236, 1237 E: Plot No.1244 S: Plot No.1239 W: 33' Wide road	905.83	Sq.yds	23,100/-	100	Not required	4,18,500/-	10
1239	Kapuluppada Layout Bheemunipatnam	N: Plot No.1238 E: Plot No.1243 S: Plot No.1240 W: 33' Wide road	726.95	Sq.yds	23,100/-	100	Not required	3,36,000/-	10
1240	Kapuluppada Layout Bheemunipatnam	N: Plot No.1239 E: Plot No.1242 S: Plot No.1241P W: 33' Wide road	504.05	Sq.yds	23,100/-	100	Not required	2,33,000/-	10
1241	Kapuluppada Layout Bheemunipatnam	N: Plot No.1240, 1242 E: Proposed 30'-40' wide road S: 40' Wide road W: 33' Wide road	535.00	Sq.yds	23,100/-	100	Not required	2,47,500/-	10
1242	Kapuluppada Layout Bheemunipatnam	N: Plot No.1243 E: Proposed 30'-40' wide road S: Plot No.1241P W: Plot No.1240	492.71	Sq.yds	23,100/-	100	Not required	2,28,000/-	10
1243	Kapuluppada Layout Bheemunipatnam	N: Plot No.1244 E: Proposed 40' wide road S: Plot No.1242 W: Plot No.1239	736.21	Sq.yds	23,100/-	100	Not required	3,40,200/-	10
1244	Kapuluppada Layout Bheemunipatnam	N: Plot No.1233, 1234, 1235P E: Proposed 40' wide road S: Plot No.1243 W: Plot No.1238	950.46	Sq.yds	23,100/-	100	Not required	4,39,200/-	10

OB beside plot No.143	Tarakarama Nagar Rushikonda layout	N: 60 Road E: 60' Road S: Plot No.D-144 W: Plot No.D-143	610.45	Sq.yds	30,000/-	100	Not required	3,66,500/-	10
OB beside plot No.148	Tarakarama Nagar Rushikonda layout	N: 40 Road E: Plot No.D-148 S: Plot No.D-162P W:40' Road	213.60	Sq.yds	30,000/-	100	Not required	1,28,500/-	10
OB adjacent to MIG-75	Simhapuri layout	N: Green belt E: Plot No.MIG-75 S: 30' Wide road W: 30' Wide road	145.47	Sq.yds	32,000/-	100	Not required	93,000/-	10
OB opposite to MIG-42	Simhapuri layout	N: - E: Regularized Gedda S: 30' Wide road W: 30' Wide road	295.42	Sq.yds	32,000/-	100	Not required	1,89,000/-	10
HIG-IB-28	Kanapaka Ayyannapeta layout	N: 40' Wide Road E: 40' Wide Road S: Plot No.MIG-97,98 & 99 W: Plot No.HIG-IB-27	470.30	Sq.yds	20,000/-	100	Not required	1,88,000/-	10
MIG-691	Kanapaka Ayyannapeta layout	N: Layout boundary E: Plot No.692 S: 33' Wide Road W: Plot No.690	266.66	Sq.yds	20,000/-	100	Not required	1,07,000/-	10
287	Chilukuri Joint Venture layout	N:Plot No.278 E:Plot No.286 S: 40' Wide Road W:Plot No.288	166.67	Sq.yds	23,100/-	100	Not required	77,000/-	10
31	Cyber Valley Sector-2 Layout, Madhurawada	N: Private Land E: Plot No.32 S: Plot No.30 W: 40' Wide Road	266.67	Sq.yds	33,000/-	100	Not required	1,76,000/-	10
HIG -78	Marripalem layout Regular Plots)	N: Plot No.80 E: Layout boundary S: Plot No.102 W: 30' Wide Road	660.45	Sq.yds	55,000/-	100	Not required	7,27,000/-	10
MIG-111	Dr.Padmavathi JV Layout, Bheemili	N: 40' Wide Road E: Plot Nos.110 & 109p S: Plot No.107 W: Plot No.112	305.00	Sq.yds	14,000/-	100	Not required	85,500/-	10
MIG-112	Dr.Padmavathi JV Layout, Bheemili	N: 40' Wide Road E: Plot No.111 S: Plot No.106 W: Plot No.105p	206.08	Sq.yds	14,000/-	100	Not required	58,000/-	10
LIG-101	Dr.Padmavathi JV Layout, Bheemili	N: 40' Wide Road E: Plot No.100 S: Plot No.98p W: Plot No.102	170.83	Sq.yds	14,000/-	100	Not required	48,000/-	10
LIG-102	Dr.Padmavathi JV Layout, Bheemili	N: 40' Wide Road E: Plot No.101 S: Plot No.98p W: Plot No.103	173.28	Sq.yds	14,000/-	100	Not required	48,500/-	10
LIG-103	Dr.Padmavathi JV Layout, Bheemili	N: 40' Wide Road E: Plot No.102 S: Others land W: Plot No.104	175.54	Sq.yds	14,000/-	100	Not required	49,000/-	10
LIG-104	Dr.Padmavathi JV Layout, Bheemili	N: 40' Wide Road E: Plot No.103 S: Others land W: Plot No.104A	198.43	Sq.yds	14,000/-	100	Not required	56,000/-	10

LIG-18	Kurmannapalem Phase-1	N:Plot No.LIG-17 E:30' Wide Road S: Plot No.OB 206 W:Layout boundary	355.18	Sq.yds	35,000/-	100	Not required	2,49,000/-	10
HIG-34 (East to HIG-33)	Kurmannapalem Phase-2	N: 60' Wide Road E:Layout boundary S: Plot No.MIG-60/p W: Plot No.HIG-33	252.22	Sq.yds	35,000/-	100	Not required	1,77,000/-	10
LIG-99	Kurmannapalem Phase-6	N: Plot No.MIG-98 E: 40' Wide Road S: 40' Wide Road W: Layout boundary	307.16	Sq.yds	35,000/-	100	Not required	2,15,000/-	10
<b>TOTAL PLOT : 29</b>									

Sd/- A.Mallikarjuna  
Metropolitan Commissioner  
VMRDA

(1)

**Property Check list**  
**Details for Plot No.1234 in Sy.No.313/2p,3p of kapulauppada (V),**  
**Bheemunipatnam(M), Visakhapatnam District.**

plot no. 1234

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Kapulauppada Vuda layout
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.313/2p,3p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District.
4	Extent/Area of property	765.00 Sq.yds or 639.61 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 102/89
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	Rs.9,000/sq.Yds / Rs.12,000/Sq.Yds
17	Prevailing market value	Rs.20,000/sq.Yds / Rs.30,000/Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.840200° Long: 83.390245°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 33' Wide road E : Plot No.1233 S : Plot No.1244p W : Plot No.1235
22	FMB Sketch	-
23	Details of abutting road(s) if any	33' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

23/2/23  
AOM

KV—O  
JPO 23/2/23

JK  
23/2/23  
Apo/p-o 1/c



## VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: KAPULUPPADA VUDA LAYOUT

NAME OF ALLOTTEES:

PLANNING ZONE -

Rc.No.

PLOT NO: 1234

EXTENT: 765.00 Sq.Yds. OR 639.61 Sq.Mts.

L.P.NO.102/89

S.NO: 313/2p,3p

VILLAGE : KAPULUPPADA

N

BOUNDARIES

NORTH : 33' WIDE ROAD

EAST : PLOT NO.1233

SOUTH : PLOT NO.1244P

WEST : PLOT NO.1235



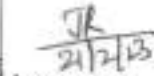

MEASUREMENTS

54'2" (16.51 mts.)

110'0" (33.53 mts.)

72'5" (22.07 mts.)

109'2" (33.28 mts.)

VENDEE		VENDOR	
 A.D.M	 JPO	 A.P.O. PO/c	 SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			





## KAPULUPPADA LAYOUT

Plot No: 1234, L.p.No.102/89

**Survey No:** 312P & 313/ 1P,2P,3P

Kapuluppada village, Bheemunipatnam(M), Visakhapatnam District

Extent in **765.00 Sq.yds**

SITE PHOTO



APPROACH ROAD



*K. B. Raja*

**K. BANGAR RAJA**

M.Tech (Structures & NDM) M.Sc (REV) A.M.I.E., A.I.Y

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

## GOOGLE MAPS



17°50'24.2"N 83°23'22.8"E

17.840048, 83.389679



Directions



Save



Nearby



Send to  
phone



Share



Visakhapatnam, Andhra Pradesh 530048



R9RQ+2V7 Visakhapatnam, Andhra Pradesh

*K. B. Raja*

K. BANGAR RAJA

M.Tech (Structures & HDH) M.Sc (REV) A.M.I.E, A.I.Y

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023  
Layout Kapuluppada Village  
Plot no PLOTS 1234 to 1244  
Survey No 312/P & 313/1p,2p,3p Kapuluppada



Property photos



Google Map



17.839941, 83.390203  
Scan for location

Place Visakhapatnam  
Date 28-02-2023



  
**Er. R. Santosh Vamsi** M.Tech, MSc., IIM  
Govt Approved Valuer  
Ph: +91 9491791991



**Property Check list**  
**Details for Plot No.1235 in Sy.No.313/2p,3p of kapulauppada (V),**  
**Bheemunipatnam(M), Visakhapatnam District.**

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Kapulauppada Vuda layout
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.313/2p,3p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District.
4	Extent/Area of property	727.77 Sq.yds or 608.48 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 102/89
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	Rs.9,000/sq.Yds / Rs.12,000/Sq.Yds
17	Prevailing market value	Rs.20,000/sq.Yds / Rs.30,000/Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.840116° Long: 83.390067°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 33' Wide road E : Plot No.1234 S : Plot No.1238p,1244p W : Plot No.1236
22	FMB Sketch	-
23	Details of abutting road(s) if any	33' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*[Signature]*  
23/12/23  
A.D.M.

*[Signature]*  
23/12/23  
J.P.O.

*[Signature]*  
23/12/23  
A.P.O./P.O.'s



## VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: KAPULUPPADA VUDA LAYOUT

NAME OF ALLOTTEES:

PLANNING ZONE -

Rc.No.

PLOT NO: 1235

EXTENT: 727.77 Sq.Yds. OR 608.48 Sq.Mts.

L.P.NO.102/89

S.NO. 313/2p,3p

VILLAGE : KAPULUPPADA

N

BOUNDARIES

NORTH : 33' WIDE ROAD

EAST : PLOT NO.1234

SOUTH : PLOT NO.1238P,1244P

WEST : PLOT NO.1236



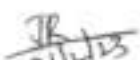
MEASUREMENTS

60'0" (18.29 mts.)

109'2" (33.28 mts.)

60'0" (18.29 mts.)

109'2" (33.28 mts.)

VENDEE		VENDOR	
	 A.D.M	 JPO	 SECRETARY
	VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY		

## KAPULUPPADA LAYOUT

Plot No: 1235, L.p.No.102/89

**Survey No: 312P & 313/ 1P,2P,3P**

Kapuluppada village, Bheemunipatnam(M), Visakhapatnam District

Extent in **727.77 Sq.yds**

SITE PHOTO



APPROACH ROAD



*K. B. Raja*

**K. BANGAR RAO**

B.Tech (Structures & MDM) M.Sc (REV) A.M.L.E, A.I.Y

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591





Survey No. 102

K

Survey No. 102

Survey No. 102

Survey No. 102

Survey No. 102



Survey No. 102  
Survey No. 102  
Survey No. 102  
Survey No. 102  
Survey No. 102

## GOOGLE MAPS



17°50'24.2"N 83°23'22.8"E

17.840048, 83.389679



Directions



Save



Nearby



Send to  
phone



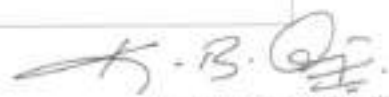
Share



Visakhapatnam, Andhra Pradesh 530048



R9RQ+2V7 Visakhapatnam, Andhra Pradesh



K. BANGAR RAJA

M.Tech (Structures & NOM) M.Sc (REV) A.M.I.E., A.I.Y.

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

**Property Check list**  
**Details for Plot No.1236 in Sy.No.313/1p,2p of kapulauppada (V),**  
**Bheemunipatnam(M), Visakhapatnam District.**

P-1236

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Kapulauppada Vuda layout
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.313/1p,2p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District.
4	Extent/Area of property	727.77 Sq.yds or 608.48 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 102/89
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	Rs.9,000/sq.Yds / Rs.12,000/Sq.Yds
17	Prevailing market value	Rs.20,000/sq.Yds / Rs.30,000/Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.839991° Long: 83.389870°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 33' Wide road E : Plot No.1235 S : Plot No.1238p W : Plot No.1237
22	FMB Sketch	-
23	Details of abutting road(s) if any	33' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*[Signature]*  
23/12/23  
Atom

*[Signature]*  
23/12/23  
JPO

*[Signature]*  
23/12/23  
Apo / P.O./C



## VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH


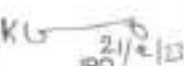

NAME OF LAYOUT: KAPULUPPADA VUDA LAYOUT		
NAME OF ALLOTTEES:		PLANNING ZONE -
PLOT NO: 1236		Rc.No
EXTENT: 727.77 Sq.Yds. OR 608.48 Sq.Mts.		
L.P.NO: 102/89	S.NO: 313/1p.2p	VILLAGE : KAPULUPPADA

BOUNDARIES

NORTH : 33' WIDE ROAD  
 EAST : PLOT NO.1235  
 SOUTH : PLOT NO.1238P  
 WEST : PLOT NO.1237

MEASUREMENTS

60'0" (18.29 mts.)  
 109'2" (33.28 mts.)  
 60'0" (18.29 mts.)  
 109'2" (33.28 mts.)

VENDEE		VENDOR	
	 21/2/23 A.D.M	 21/2/23 JPO	 21/2/23 APD & PO Vc
	SECRETARY		
	VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY		

## KAPULUPPADA LAYOUT

Plot No: 1236, L.p.No.102/89

**Survey No: 312P & 313/ 1P,2P,3P**

Kapuluppada village, Bheemunipatnam(M), Visakhapatnam District

Extent in **727.77 Sq.yds**

SITE PHOTO



APPROACH ROAD



*K. B. G. R.*  
**K. BANGAR RAJA**  
M.Tech (Structures & HDM) M.Sc (REV) A.M.I.E., A.I.V  
Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591

## GOOGLE MAPS



17°50'24.2"N 83°23'22.8"E

17.840048, 83.389679



Directions



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Visakhapatnam, Andhra Pradesh 530048



R9RQ+2V7 Visakhapatnam, Andhra Pradesh

*A.B.G.*

K. BANGAR RAJA

M.Tech (Structures & NDM) M.Sc (REV) A.M.J.E. A.L.V

Income Tax Registered Valuer

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Mobile No : +91 9177747591

**Property Check list**  
**Details for Plot No.1237 in Sy.No.313/1p,2p of kapulauppada (V),**  
**Bheemunipatnam(M), Visakhapatnam District.**

P.1237

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Kapulauppada Vuda layout
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.313/1p,2p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District.
4	Extent/Area of property	977.71 Sq.yds or 817.46 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 102/89
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	Rs.9,000/sq.Yds / Rs.12,000/Sq.Yds
17	Prevailing market value	Rs.20,000/sq.Yds / Rs.30,000/Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.839893° Long: 83.389717°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 33' Wide road E : Plot No.1236 S : Plot No.1238p W : 33' Wide road
22	FMB Sketch	-
23	Details of abutting road(s) if any	33' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*Al 9*  
23/2/23  
from

KV  
JPO 23/2/23

JR  
23/2/23  
APD / P.O.'/c





## KAPULUPPADA LAYOUT

Plot No: 1237, L.p.No.102/89

**Survey No: 312P & 313/ 1P,2P,3P**

Kapuluppada village, Bheemunipatnam(M), Visakhapatnam District

Extent in **977.71 Sq.yds**

SITE PHOTO



APPROACH ROAD



*K. B. Raja*

**K. BANGAR RAJA**

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Income Tax Registered Valuer

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Mobile No : +91 9177747591

## GOOGLE MAPS



17°50'24.2"N 83°23'22.8"E

17.840048, 83.389679



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Income Tax Registered Valuer

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Mobile No : +91 9177747591

**Property Check list**  
**Details for Plot No.1238 in Sy.No.313/1p,2p,3p of kapulauppada (V),**  
**Bheemunipatnam(M), Visakhapatnam District.**

P.1238

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Kapulauppada Vuda layout
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.313/1p,2p,3p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District.
4	Extent/Area of property	905.83 Sq.yds or 757.36 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 102/89
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	Rs.9,000/sq.Yds / Rs.12,000/Sq.Yds
17	Prevailing market value	Rs.20,000/sq.Yds / Rs.30,000/Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.839769° Long: 83.389977°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : Plot No.1235p,1236,1237 E : Plot No.1244 S : Plot No.1239 W : 33' Wide road
22	FMB Sketch	-
23	Details of abutting road(s) if any	33' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*[Signature]*  
23/12/23  
AOM

KV  
JAO 23/12/23

JR  
23/12/23  
AFO / P+1/c



## VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: KAPULUPPADA VUDA LAYOUT

NAME OF ALLOTTEES:

PLANNING ZONE -

Rc.No.

PLOT NO: 1238

EXTENT: 905.83 Sq. Yds. OR 757.36 Sq. Mts.

L.P.NO: 102/89

S.NO: 313/1p,2p,3p

VILLAGE : KAPULUPPADA

BOUNDARIES

NORTH : PLOT NO.1235P,1236,1237

EAST : PLOT NO.1244

SOUTH : PLOT NO.1239

WEST : 33' WIDE ROAD

MEASUREMENTS

149'3" (45.50 mts.)

60'0" (18.29 mts.)

122'6" (37.35 mts.)

65'8" (20.02 mts.)

VENDEE		VENDOR	
	 A.D.M	 JPO	 SECRETARY
	VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY		

## **KAPULUPPADA LAYOUT**

Plot No: 1238, L.p.No.102/89

**Survey No:** 312P & 313/ 1P,2P,3P

Kapuluppada village,Bheemunipatnam(M),Visakhapatnam District

Extent in **905.83 Sq.yds**

**SITE PHOTO**



**APPROACH ROAD**



*K. B. Raja*

**K. BANGAR RAJA**

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## GOOGLE MAPS



17°50'23.4"N 83°23'22.9"E

17.839835, 83.389692



Directions



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R9QQ+WVP Visakhapatnam, Andhra Pradesh

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Mobile No : +91 9177747591

**Property Check list**  
**Details for Plot No.1239 in Sy.No.313/2p,3p,312p of kapulauppada (V),**  
**Bheemunipatnam(M), Visakhapatnam District.**

P-1239

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Kapulauppada Vuda layout
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No. 313/2p,3p,312p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District.
4	Extent/Area of property	726.95 Sq.yds or 607.80 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 102/89
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	Rs.9,000/sq.Yds / Rs.12,000/Sq.Yds
17	Prevailing market value	Rs.20,000/sq.Yds / Rs.30,000/Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.839631° Long: 83.390226°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : Plot No.1238 E : Plot No.1243 S : Plot No.1240 W : 33' Wide road
22	FMB Sketch	-
23	Details of abutting road(s) if any	33' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*Al e*  
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Apm

KU—O  
JPO 23/12/23

*JK*  
23/12/23  
Apo / Po/c





## VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: KAPULUPPADA VUDA LAYOUT		
NAME OF ALLOTTEES:		PLANNING ZONE -
		Rc.No.
PLOT NO: 1239		EXTENT: 726.95 Sq.Yds. OR 607.80 Sq.Mts.
L.P.NO.102/89	S.NO: 313/2p,3p,312p	VILLAGE - KAPULUPPADA

BOUNDARIES

NORTH : PLOT NO.1238  
 EAST : PLOT NO.1243  
 SOUTH : PLOT NO.1240  
 WEST : 33' WIDE ROAD

MEASUREMENTS

122'6" (37.35 mts.)  
 60'0" (18.29 mts.)  
 95'7" (29.14 mts.)  
 65'9" (20.04 mts.)

VENDEE	VENDOR		
	 A.D.M.	 JPO	 SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			



## **KAPULUPPADA LAYOUT**

Plot No: 1239, L.p.No.102/89

**Survey No:** 312P & 313/ 1P,2P,3P

Kapuluppada village, Bheemunipatnam(M), Visakhapatnam District

Extent in **726.95 Sq.yds**

**SITE PHOTO**



**APPROACH ROAD**



*K. B. Raja*

**K. BANGAR RAJA**

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Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26



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M. Tech (Structures & NDM) M.Sc (REV) A.M.I.E. A.I.V  
Income Tax Registered Valuer  
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Mobile No : +91 9177747591

**Property Check list**  
**Details for Plot No.1240 in Sy.No.313/2p,3p,312p of kapulauppada (V),**  
**Bheemunipatnam(M), Visakhapatnam District.**

P-1240

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Kapulauppada Vuda layout
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No. 313/2p,3p,312p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District.
4	Extent/Area of property	504.05 Sq.yds or 421.44 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 102/89
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	Rs.9,000/sq.Yds / Rs.12,000/Sq.Yds
17	Prevailing market value	Rs.20,000/sq.Yds / Rs.30,000/Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.839501° Long: 83.390387°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : Plot No.1239 E : Plot No.1242 S : Plot No.1241p W : 33' Wide road
22	FMB Sketch	-
23	Details of abutting road(s) if any	33' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*[Signature]*  
23/1/23  
Apm

K5 - O  
JPO 23/2/23

*[Signature]*  
23/2/23  
Apo / P.O. / C



## VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH




NAME OF LAYOUT: KAPULUPPADA VUDA LAYOUT		
NAME OF ALLOTTEES:		PLANNING ZONE -
PLOT NO: 1240		Rc.No.
L.P.NO.102/B9		EXTENT:504.05 Sq.Yds. OR 421.44 Sq.Mts.
S.NO: 313/2p,3p,312p	VILLAGE : KAPULUPPADA	

BOUNDARIES

NORTH : PLOT NO.1239  
 EAST : PLOT NO.1242  
 SOUTH : PLOT NO.1241p  
 WEST : 33' WIDE ROAD

MEASUREMENTS

95'7" (29.14 mts.)  
 60'0" (18.29 mts.)  
 55'8" (16.97 mts.)  
 72'1" (21.97 mts.)

VENUEE				VENDOR
	 A.D.M	 J.P.O	 P.D. Officer	SECRETARY
	VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

## KAPULUPPADA LAYOUT

Plot No: 1240, L.p.No.102/89

**Survey No: 312P & 313/ 1P,2P,3P**

Kapuluppada village, Bheemunipatnam(M), Visakhapatnam District

Extent in **504.05 Sq.yds**

### SITE PHOTO



### APPROACH ROAD



**K. BANGAR RAJA**

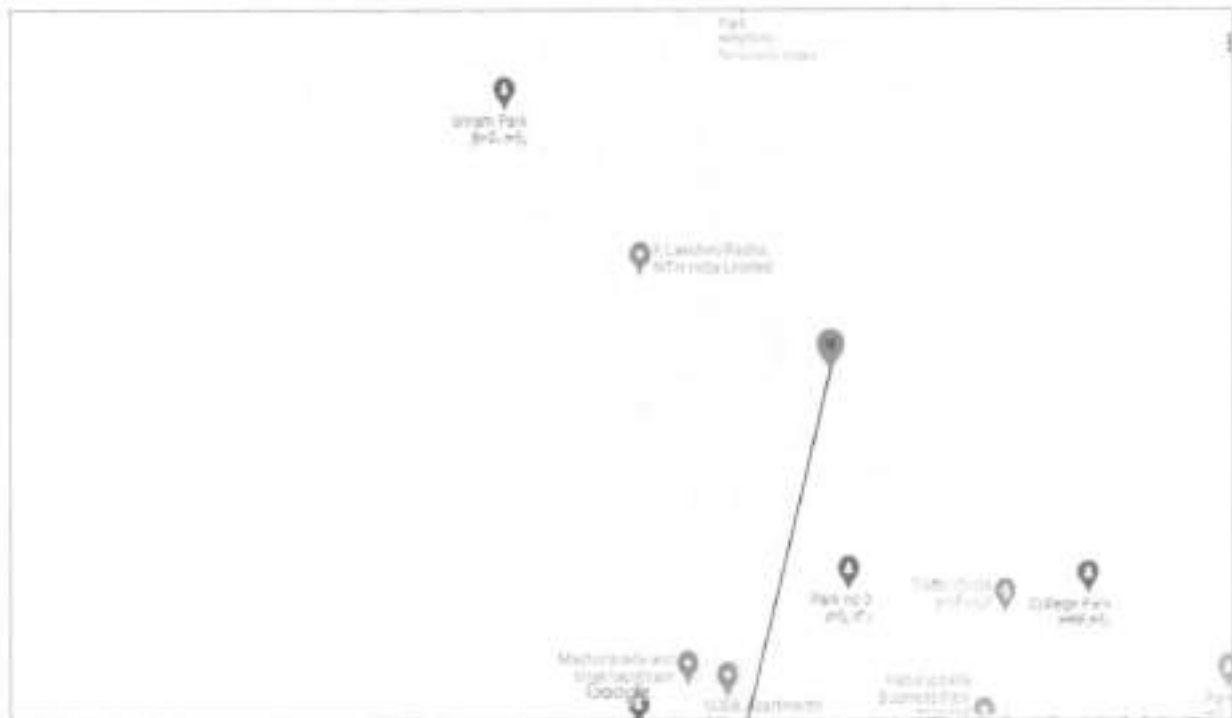
M.Tech (Structures & NDM) M.Sc (REV) A.M.I.E., A.I.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

## GOOGLE MAPS



17°50'23.4"N 83°23'22.9"E

17 839835, 83.389692



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Mobile No : +91 9177747591

**Property Check list**  
**Details for Plot No.1241 in Sy.No.313/2p,3p,312p of kapulauppada (V),**  
**Bheemunipatnam(M), Visakhapatnam District.**

P.1241

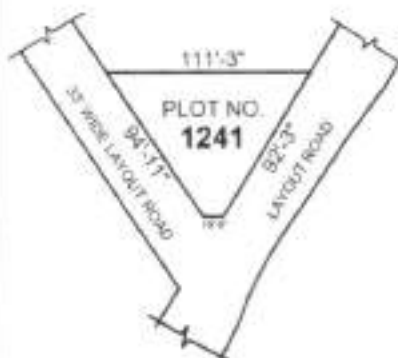
S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Kapulauppada Vuda layout
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No. 313/2p,3p,312p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District.
4	Extent/Area of property	535.00 Sq.yds or 447.31 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 102/89
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	Rs.9,000/sq.Yds / Rs.12,000/Sq.Yds
17	Prevailing market value	Rs.20,000/sq.Yds / Rs.30,000/Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.839407° Long: 83.390599°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : Plot No.1240,1242 E : Proposed 30'-40' Wide road S : 40' Wide road W : 33' Wide road
22	FMB Sketch	-
23	Details of abutting road(s) if any	33' & 40' wide layout roads
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

23/12/23  
Hom

K. D.  
JPO 23/12/23

23/12/23  
Asst. P.O.









## MEASUREMENTS

111'3" (33.92 mts.)

92'3" (28.12 mts.)

10'9" (3.277 mts.)

94'11" (28.94 mts.)

VENDEE				VENDOR
	 A.D.M	 JPO	 PO	 SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				



## KAPULUPPADA LAYOUT

Plot No: 1241, L.p.No.102/89

**Survey No:** 312P & 313/ 1P,2P,3P

Kapuluppada village,Bheemunipatnam(M),Visakhapatnam District

Extent in **535.00 Sq.yds**

### SITE PHOTO



### APPROACH ROAD



*K. B. Raja*

K. BANGAR RAJA

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Income Tax Registered Valuer

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Mobile No : +91 9177747591

## GOOGLE MAPS



17°50'21.9"N 83°23'26.0"E

17.839409, 83.390545



Directions



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Visakhapatnam, Andhra Pradesh 530048



R9QR+Q67 Visakhapatnam, Andhra Pradesh

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**Property Check list**  
**Details for Plot No.1242 in Sy.No.313/2p,3p,312p of kapulauppada (V),**  
**Bheemunipatnam(M), Visakhapatnam District.**

P.1242

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Kapulauppada Vuda layout
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No. 313/2p,3p,312p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District.
4	Extent/Area of property	492.71 Sq.yds or 411.95 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 102/89
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	Rs.9,000/sq.Yds / Rs.12,000/Sq.Yds
17	Prevailing market value	Rs.20,000/sq.Yds / Rs.30,000/Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.839595° Long: 83.390575°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : Plot No.1243 E : Proposed 30'-40' Wide road S : Plot No.1241p W : Plot No.1240
22	FMB Sketch	-
23	Details of abutting road(s) if any	Proposed 30'-40' Wide road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*[Signature]*  
22/12/23  
A PM

K. S. O.  
JPO 23/12/23

*[Signature]*  
22/12/23  
A. P. O. / P. O. / C



## VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: KAPULUPPADA VUDA LAYOUT

NAME OF ALLOTTEES:

PLANNING ZONE -

Rc.No.

PLOT NO: 1242

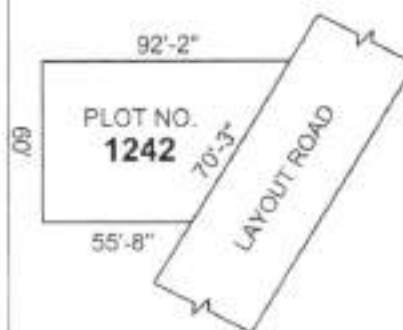
EXTENT: 492.71 Sq Yds OR 411.95 Sq Mts.

L.P.NO: 102/89

S.NO: 313/2p,3p,312p

VILLAGE : KAPULUPPADA

N



## BOUNDARIES

NORTH : PLOT NO.1243

EAST : PROPOSED 30'-40' WIDE ROAD

SOUTH : PLOT NO.1241p

WEST : PLOT NO.1240

## MEASUREMENTS

92'2" (28.09 mts.)

70'3" (21.42 mts.)

55'8" (16.97 mts.)

60'0" (18.29 mts.)

VENDEE				VENDOR
	A.D.M	JPO	A.P.O lic	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

## KAPULUPPADA LAYOUT

Plot No: 1242, L.p.No.102/89

**Survey No: 312P & 313/ 1P,2P,3P**

Kapuluppada village, Bheemunipatnam(M), Visakhapatnam District

Extent in **492.71 Sq.yds**

SITE PHOTO



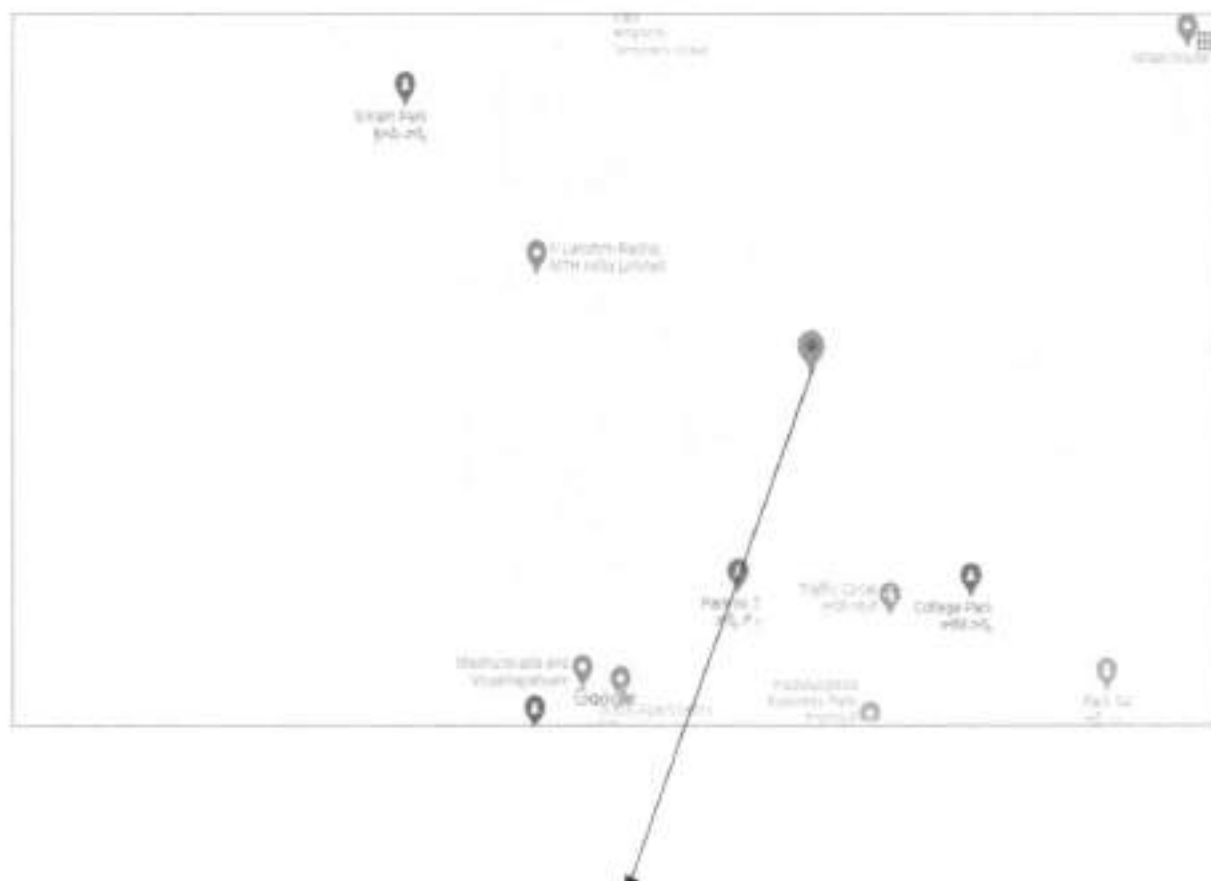
APPROACH ROAD



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Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591

## GOOGLE MAPS



17°50'23.3"N 83°23'26.3"E

17.839815, 83.390648



Directions



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Visakhapatnam, Andhra Pradesh 530048



R9QR+W7C Visakhapatnam, Andhra Pradesh

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Regd.No: 1040464081(1)

Mobile No : +91 9177747591

**Property Check list**  
**Details for Plot No.1243 in Sy.No.313/3p of kapulauppada (V),**  
**Bheemunipatnam(M), Visakhapatnam District.**

P-1243

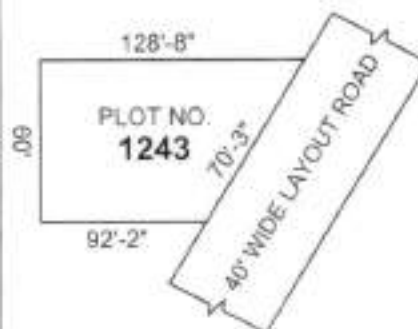
S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Kapulauppada Vuda layout
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No. 313/3p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District.
4	Extent/Area of property	736.21 Sq.yds or 615.54 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 102/89
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	Rs.9,000/sq.Yds / Rs.12,000/Sq.Yds
17	Prevailing market value	Rs.20,000/sq.Yds / Rs.30,000/Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.839815° Long: 83.390499°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : Plot No.1244 E : Proposed 40' Wide road S : Plot No.1242 W : Plot No.1239
22	FMB Sketch	-
23	Details of abutting road(s) if any	Proposed 40' Wide road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*[Signature]*  
23/4/23  
AOM

K. S. 23/4/23  
JPO

*[Signature]*  
23/4/23  
APO P.O./C









## MEASUREMENTS

128'8" (39.23 mts.)

70'3" (21.42 mts.)

92'2" (28.09 mts.)

60'0" (18.29 mts.)

VENDEE				VENDOR
	 ADM	 JPO	 PO	 SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				



## KAPULUPPADA LAYOUT

Plot No: 1243, L.p.No.102/89

**Survey No: 312P & 313/ 1P,2P,3P**

Kapuluppada village, Bheemunipatnam(M), Visakhapatnam District

Extent in **736.21 Sq.yds**

SITE PHOTO



APPROACH ROAD



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[illegible]

17.839815, 83.390648



Visakhapatnam, Andhra Pradesh 530048



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Mobile No : +91 9177747591

**Property Check list**  
**Details for Plot No.1244 in Sy.No.313/2p,3p of kapulauppada (V),**  
**Bheemunipatnam(M), Visakhapatnam District.**

P. 1244

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Kapulauppada Vuda layout
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No. 313/2p,3p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District.
4	Extent/Area of property	950.46 Sq.yds or 794.68 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 102/89
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	Rs.9,000/sq.Yds / Rs.12,000/Sq.Yds
17	Prevailing market value	Rs.20,000/sq.Yds / Rs.30,000/Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.839997° Long: 83.390398°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : Plot No.1233,1234,1235p E : Proposed 40' Wide road S : Plot No.1243 W : Plot No.1238
22	FMB Sketch	-
23	Details of abutting road(s) if any	Proposed 40' Wide road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

APD 10

KU - O  
JPo 23/12/23

JP  
APD 10 23/12/23



## VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: KAPULUPPADA VUDA LAYOUT		
NAME OF ALLOTTEES:		PLANNING ZONE -
		Rc No.
PLOT NO: 1244		EXTENT: 950.46 Sq. Yds. OR 794.68 Sq Mts.
L.P. NO. 102/89	S. NO: 313/2p, 3p	VILLAGE - KAPULUPPADA



## BOUNDARIES

NORTH : PLOT NO. 1233, 1234, 1235p  
 EAST : PROPOSED 40' WIDE ROAD  
 SOUTH : PLOT NO. 1243  
 WEST : PLOT NO. 1238

## MEASUREMENTS

103'2" + 57'3"  
 (31.45 mts + 17.45 mts)  
 60'8" (18.49 mts.)  
 128'8" (39.23 mts.)  
 60'0" (18.29 mts.)

VENDEE				VENDOR
	A.D.M.	J.P.O.	A.P.O. & P.O. Vc.	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

## KAPULUPPADA LAYOUT

Plot No: 1244, L.p.No.102/89

**Survey No:** 312P & 313/ 1P,2P,3P

Kapuluppada village, Bheemunipatnam(M), Visakhapatnam District

Extent in **950.46 Sq.yds**

SITE PHOTO



APPROACH ROAD



*K. Bangar Raja*

K. BANGAR RAJA

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Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

## TARAKARAMANAGAR RUSHIKONDA LAYOUT

Sl.No. 18,

**Survey No:** 332,333,334/p,335/P,336/P

**Village:** Madhurawada village

**Plot No:** East side Plot.No. 285

Extent in **233.33 Sq.yds**

SITE PHOTO



APPROACH ROAD



*K. B. Raja*

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Income Tax Registered Valuer

Regd No: 17C3464081(1)

Mobile No: +91 9177747591

## GOOGLE MAPS



17°48'03.2"N 83°23'19.6"E

17 800888, 83 388779



Directions



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Andhra Pradesh 530048



R92Q+9G2 Visakhapatnam, Andhra Pradesh





K. BANGAR RAJA

M. Tech (Structures & M.M.) M.Sc (RIV) A.M.I.E. A.I.V  
Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591



**Property Check list**  
**Details for Plot No.Odd Bit Beside 143 in Sy.No.333/p,336/p of Madhurawada (V)**  
**&(M),**  
**Visakhapatnam District.**

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Tarakaram Nagar Rushikonda Layout
2	Property Type (Vacant Land/ Building)	Layout Odd Bit
3	Survey number (s)	Sy.No.333/p,336/p of Madhurawada (V) & (M), Visakhapatnam District.
4	Extent/Area of property	610.45 Sq.yds or 510.39 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential vacant site
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 103/1989
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	45,000/- Sq.Yds
16	SRO Value Market value	65,000/- Sq.Yds
17	Prevailing market value	-
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.803218° Long: 83.387797°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 60' Wide Road E : 60' Wide Road S : Plot No.D-144 W : Plot No.D-143
22	FMB Sketch	-
23	Details of abutting road(s) if any	60' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

 6/11/23  
 06/11/23  
 06/11/23  
 06/11/23





# VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY SKETCH

NAME OF LAYOUT: TARAKARNAGAR RUSHIKONDA LAYOUT

NAME OF ALLOTTEE :

PLANNING ZONE -

Rc.No.

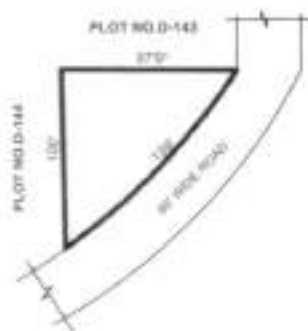
PLOT NO: OOD BIT

EXTENT: 610.45 Sq.Yds. OR 510.39 Sq.Mts.

L.P.NO:103/1989

S.NO:333/P.336/P

VILLAGE : MADHURAWADA



BOUNDARIES  
NORTH : 60' ROAD

EAST : 60' ROAD

SOUTH : PLOT NO.D-144

WEST : PLOT NO.D-143





MEASUREMENTS

139' ( 1.98 Mts.)

0' (0Mts)

100' (30.48 Mts.)

97'9" ( 29.80 Mts.)

VENDEE						VENDOR
	 ADM	 JPO	 APO	 PO		
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY						SECRETARY

## **TARAKARAMANAGAR RUSHIKONDA LAYOUT**

Sl.No. 16,

**Survey No:** 332,333,334/p,335/P,336/P

**Village:** Madhurawada village

**Plot No:** East side plot No.143D

Extent in **610.45 Sq.yds**

**SITE PHOTO**



**APPROACH ROAD**



*K. B. Raja*

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Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

## GOOGLE MAPS



17°48'11.6"N 83°23'16.4"E

17.803232, 83.387901



Directions



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Pedda Rushikonda, Rushikonda, Visakhapatnam,  
Andhra Pradesh 530048



R93Q+75R Visakhapatnam, Andhra Pradesh

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Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

**Property Check list**  
**Details for Plot No.Odd Bit Beside 148 in Sy.No.333/p of Madhurawada (V) &(M),**  
**Visakhapatnam District.**

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Tarakaram Nagar Rushikonda Layout
2	Property Type (Vacant Land/ Building)	Layout odd bit
3	Survey number (s)	Sy.No.333/p of Madhurawada (V) & (M), Visakhapatnam District.
4	Extent/Area of property	213.60 Sq.yds or 178.59 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential vacant site
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 103/1989
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	45,000/- Sq.Yds
17	Prevailing market value	55,000/- Sq.Yds
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.802908° Long: 83.386555°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 40' Wide Road E : Plot No.D-148 S : Plot No.D-162p W : 40' Wide Road
22	FMB Sketch	-
23	Details of abutting road(s) if any	40' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*6/11/23*  
AOM

*06/01/23*  
JPD

*06/11/23*  
APO

*6/11/23*

Plot no - 6 - west side plot no 148

17



VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY  
SKETCH

NAME OF LAYOUT: TARAKARAMNAGAR RUSHIKONDA LAYOUT

NAME OF ALLOTTEE :

PLANNING ZONE -

PLOT NO: ODD BIT

Rc.No.

EXTENT: 213.60 Sq. Yds. OR 178.59 Sq. Mts.

L.P.NO.103/1989

S.NO:333/P

VILLAGE : MADHURAWADA



BOUNDARIES

NORTH : 40' ROAD


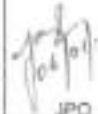
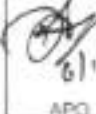

EAST : PLOT NO.D-148 90' (27.43 Mts.)

SOUTH : PLOT NO.D-162 P 40' (12.19 Mts.)

WEST : 40' ROAD 91'9" (27.97 Mts.)

MEASUREMENTS

6'6" (1.98 Mts.)

VENDEE					VENDOR
	 ACM	 JPO	 APG	 PO	
					SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY					

## **TARAKARAMANAGAR RUSHIKONDA LAYOUT**

Sl.No. 17,

**Survey No:** 332,333,334/p,335/P,336/P

**Village:** Madhurawada village

**Plot No:** West side Plot No.148-D

Extent in **213.60 Sq.yds**

**SITE PHOTO**



**APPROACH ROAD**



*K. B. Raja*

**K. BANGARAJA**

M.Tech (Structures & Bldg) M.S. (IT) A.M.I.E. A.T.J

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

## GOOGLE MAPS



**17°48'10.9"N 83°23'11.5"E**

17.803022, 83.386520



Directions



Save



Nearby



Send to  
phone



Share



Pedda Rushikonda, Rushikonda, Visakhapatnam,  
Andhra Pradesh 530048



R93P+6J2 Visakhapatnam, Andhra Pradesh

**K. BANGAR RAJA**

M.Tech Structures & R&D in (REV) & I.L.E. ALL  
Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591



# CHECK LIST

S.No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Odd Bit adjacent to MIG- 75 of Simhapuri Layout and Town Centre in Sy.No.164p, Sector – 3 of Vepagunta (V), Pendurthi (M), Visakhapatnam Dist.
2	Property Type	Vacant
3	Survey number & Village Name	Sy.No.164p, Sector – 3 of Vepagunta, Visakhapatnam.
4	Extent/Area of property	145.47 Sq.Yds. OR 121.64 Sq.Mts
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	Residential
7	Present status on ground-Fully vacant(OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Master plan, if any	Residential
9	Details of layout approvals.	Simhapuri Layout and Town Centre in Sy.No.164p, Sector – 3 of Vepagunta, Visakhapatnam.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TSRecordsetc.	
14	Objectionable/un-objectionable	
15	Whether noted under22A	
16	SRO Value Market value	
17	Prevailing market value (Per sq yard)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17.77706, Longitude: 83.22888
20	Google map of the location	
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site.	N : Green Belt E : Plot No. MIG - 75 S : 30' Wide Road W : 30' Wide Road
22	FMB Sketch	
23	Details of abutting road(s)if any	30' Wide Road on Western and Southern Side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutory dues/liabilities/claims pending if any	

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6/1/23  
JPO





VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

### REGISTRATION SKETCH

NAME OF LAYOUT: SIMHAPURI LAYOUT & TOWN CENTRE	
NAME OF ALLOTTEE:	PLANNING ZONE - PENDURTHI
PLOT NO: ODD BIT ADJACENT TO MIG-75	EXTENT: 145.47 Sq. Yds. OR 121.64 Sq. Mts.
S.NO: 164/P	VILLAGE : VEPAGUNTA



## BOUNDARIES

NORTH : GREEN BELT  
EAST : PLOT NO.MIG-75  
SOUTH : 30' WIDE ROAD  
WEST : 30' WIDE ROAD




## MEASUREMENTS

41'-0" (12.49 Mts.)  
55'-0" (16.76 Mts.)  
8'-0" (2.44 Mts.)  
65'-0" (19.81 Mts.)  
(including spay)

TOTAL EXTENT OF THE PLOT : 150.13 Sq.Yds. OR 125.53 Sq.Mts.

SPLAY DEDUCTION AREA : 4.66 Sq.Yds. OR 3.89 Sq.Mts.

NET PLOT AREA: 145.47 Sq.Yds. OR 121.64 Sq.Mts.

VENDEE				VENDOR
	 6/11/2023 ADM J.P.O	 6/11/23 A.P.O	 6/11/23 P.O	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

## SHIMAPURI LAYOUT

Sl.No. 3,

**Survey No:** 164/p

**Village:** Vepagunta village

**Plot No:** OB Adjacent to MIG-75 land

Extent in **145.47 Sq.yds**

SITE PHOTO



APPROACH ROAD



*K.B. Raja*

K. BANGARAJA

M.Tech (Structures & HDB) M.Sc (EIV) A.R.I.E, A.I.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591

## GOOGLE MAPS



17°46'37.2"N 83°13'44.1"E

17.777000, 83.228905



Directions



Save



Nearby



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phone



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Simhapuri Colony, Simhachalam, Visakhapatnam,  
Andhra Pradesh 530028



Q6GH+RH2 Visakhapatnam, Andhra Pradesh

K. BANGAR RAJA

M. Tech (Structures & TUNN) H.S.C. (REV) A.M.I.E. A.I.Y

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No: +91 9177747591

Reference: Rc.No.5446/2022/F1,dated 7-02-2023

Layout **Simhapuri layout**

Extent:145.47

SqYds

Plot no **OB Adjacent to MIG-75**

Survey No 164/p, Vepagunta

3



Property photos along with Road



Google Map



17.7770705, 83.2288968

Scan for location

Place Visakhapatnam

Date 09-02-2023

**Er R.Santosh Vamsi** M.Tech,MSc,IIM

Govt Approved Valuer

Ph:+91 9491791991

# CHECK LIST

S.No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Odd Bit opposite to MIG-42 of Simhapuri Layout and Town Centre in Sy.No.164p, Sector – 3 of Vepagunta (V), Pendurthi (M), Visakhapatnam Dist
2	Property Type	Vacant
3	Survey number & Village Name	Sy.No.164p, Sector – 3 of Vepagunta, Visakhapatnam.
4	Extent/Area of property	295.42 Sq.Yds or 247.01 Sq.Mts
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	-
7	Present status on ground-Fully vacant(OR)Details of structure if any with type of structure (RCC/ACetc.),Plinth Area, Builtup area, Occupied or abandoned	Vacant
8	Existing Land use as per current Masterplan, if any.	Mixed land use-1
9	Details of layout approvals.	Simhapuri Layout and Town Centre in Sy.No.164p, Sector – 3 of Vepagunta, Visakhapatnam.
10	Date of Possession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TSRecordsetc.	
14	Objectionable/un-objectionable	
15	Whether noted under22A	
16	SRO Value Market value	
17	Prevailing market value (Per sq.yard)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17.77456, Longitude: 83.22989
20	Google map of the location	
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site.	N :- E : Regularized Gedda S : 30' Wide Road W : 30' Wide Road
22	FMB Sketch	
23	Details of abutting road(s)if any	30' Wide Road on Western and Southern Side
24	Details of encroachment, if any	
25	Details of Courtlitigation, if any	
26	Details of land compensation, statutory dues/liabilities/claims pending if any	

18  
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7/1/23  
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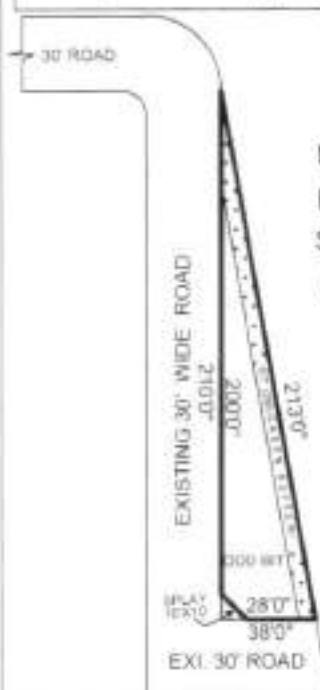
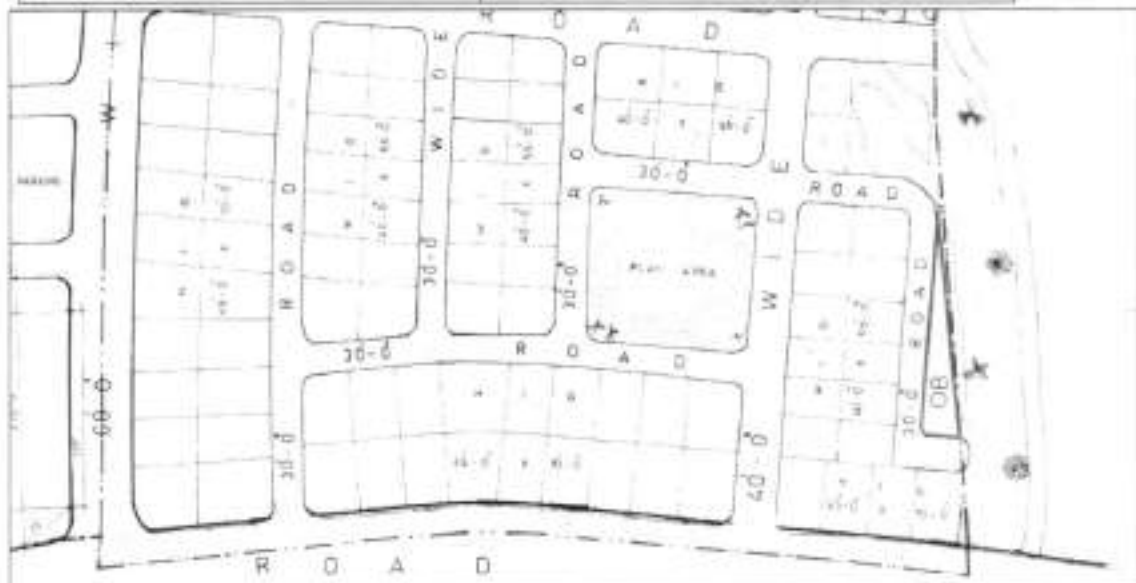


# VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: SIMHAPURI LAYOUT & TOWN CENTRE	
NAME OF ALLOTTEE:	PLANNING ZONE - PENDURTHI
PLOT NO: ODD BIT OPPOSITE TO MIG-42	EXTENT: 295.42 Sq.Yds. OR 247.01 Sq.Mts.
S.NO: 164/P	VILLAGE: VEPAGUNTA

N






### BOUNDARIES

NORTH :	-
EAST :	REGULARIZED GEDDA 213'-0" (64.92 Mts.)
SOUTH :	30' WIDE ROAD 38'-0" (11.58 Mts.) (including splay)
WEST :	30' WIDE ROAD 210'-0" (64.00 Mts.) (including splay)

### MEASUREMENTS

TOTAL EXTENT OF THE PLOT :	443.33 Sq.Yds. OR 370.68 Sq.Mts.
SPLAY DEDUCTION AREA :	5.55 Sq.Yds. OR 4.64 Sq.Mts.
GREEN BELT DEDUCTION AREA :	142.36 Sq.Yds. OR 119.03 Sq.Mts.
NET PLOT AREA :	295.42 Sq.Yds. OR 247.01 Sq.Mts.

VENDEE					VENDOR	
		 3/1/23	 3/1/23	 3/1/23		
ADM		J.P.O	A.P.O	P.O	SECRETARY	
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY						

### SHIMAPURI LAYOUT

Sl.No. 4,

**Survey No: 164/p**

**Village:** Vepagunta village

**Plot No:** OB opposite MIG-42 to 46

Extent in **295.42 Sq.yds**

### SITE PHOTO



### APPROACH ROAD



K.B. 吳

K. BAIKALIA  
M.Tech (Structures) & Ph.D (CIVIL) A.M.I.E. & I.V  
Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591

## GOOGLE MAPS



17°46'38.5"N 83°13'46.0"E

17.777368, 83.229454



Directions



Save



Nearby



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Share



Simhapuri Colony, Simhachalam, Visakhapatnam,  
Andhra Pradesh 530028



Q6GH+WQW Visakhapatnam, Andhra Pradesh

*K. B. Raja*

K. BANGAR RAJA  
M.Tech (Structures & WDM) M.Sc (DSV) A.M.I.E, A.I.V  
Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591



## CHECK LIST

S.No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Odd Bit adjacent to MIG- 56 of Simhapuri Layout and Town Centre in Sy.No.164p, Sector – 3 of Vepagunta,Pendurthi, Visakhapatnam.
2	PropertyType	Vacant
3	Survey number& Village Name	Sy.No.164p, Sector – 3 of Vepagunta, Visakhapatnam.
4	Extent/Areaofproperty	427.39Sq.Yds or 357.35Sq.Mts
5	Ownership details	
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	Residential
7	Presentstatusonground- Fullyvacant(OR)Detailsofstructureifanywithtypeof structure (RCC/ACetc.),PlinthArea,Builtuparea,Occupiedorabandoned	Vacant
8	Existing Land use as per current Masterplan,ifany.	Residential
9	Detailsoflayoutapprovals.	Simhapuri Layout and Town Centre in Sy.No.164p, Sector – 3 of Vepagunta, Visakhapatnam.
10	DateofPossession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purposeof acquisition	
13	Land classification as per SFA/Diglot/RS/TSRecordsetc.	
14	Objectionable/un-objectionable	
15	Whethernoted under22A	
16	SROValueMarketvalue	
17	Prevailingmarketvalue(Persq.yard)	
18	Detailsof encumbranceif any	
19	Latitude/Longitude(Google co-ordinates)	Latitude: 17.77660, Longitude: 83.22897
20	Googlemapof thelocation	
21	Siteboundariesandsitemapwithdimensions, existing topography like canals,electrical lines, irrigation wells, monumentsetc.existing/passingthroughthesite	N : 30' Wide Road E : 30' Wide Road S : Plot No. MIG 56 W : Plot No. MIG 55 & 97
22	FMB Sketch	
23	Detailsof abutting road(s)ifany	30' Wide Road on Northern and Eastern Side.
24	Detailsof encroachment,if any	
25	Details of Courtlitigation,ifany	
26	Detailsoflandcompensation,statutorydues/liabilities/claims pendingif any	

*6/1/2023*  
JPO

*6/1/23*  
AFO

*6/1/23*  
PO



# VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: KANAPAKA AYYANAPETA PHASE - IV

NAME OF ALLOTTEE:

PLOT NO: HIG-1B-28

EXTENT : 470.30 Sq.Yds. OR 393.22 Sq.Mts

Sy.No: 202/1P

VILLAGE : KANAPAKA AYYANAPETA



### BOUNDARIES

NORTH : 40' WIDE ROAD

EAST : 40' WIDE ROAD

SOUTH : PLOT Nos. MIG-97, 98 & 99

WEST : PLOT NO HIG-1B-27

TOTAL EXTENT OF THE PLOT

SPRAY DEDUCTION AREA

NET PLOT AREA

### MEASUREMENTS

32'-0" ( 9.75 Mts.)

21'-0" ( 6.40 Mts.)

08'-0" ( 2.44 Mts.) } including 10' Splay

60'-0" (18.29 Mts.) including 10' Splay

97'-0" (29.56 Mts.)

60'-0" (18.29 Mts.)

: 472.30 Sq.Yds. OR 394.89 Sq.Mts

: 2.00 Sq.Yds. OR 1.67 Sq.Mts

: 470.30 Sq.Yds. OR 393.22 Sq.Mts

VENDEE	VENDOR			
				
	S/D MAN	J.P.O	A.P.O	P.O
	SECRETARY			
	VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			



### Property Check list

**Details for Plot No.HIG-1B-28 in Sy.No.202/1p KanapakaAyyannapeta(V), Vizianagaram (M), Vizianagaram District.**

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	<u>KanapakaAyyannapetaPhase-IV</u>
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.202/1p <u>KanapakaAyyannapeta (V), Vizianagaram (M), Vizianagaram District.</u>
4	Extent/Area of property	470.30 Sq.yds or 393.22 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential Land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Residential Use Zone
9	Details of layout approvals, if any.	-
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	-
17	Prevailing market value	-
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Latitude: 18.107405 Longitude: 83.383521
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N :40' Wide Road E :40' Wide Road S :Plot Nos.MIG – 97, 98 & 99 W: Plot Nos.HIG – 1B-27
22	FMB Sketch	-
23	Details of abutting road(s) if any	40' wide Layout Road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

Dr. N. Ranga  
16/11/2022  
D/O Man

*[Signature]*  
16/11/22  
JRO

*[Signature]*  
16/11  
ARO

*[Signature]*  
16/11  
PO

Google Maps 18°06'26.7"N 83°23'00.7"E



Imagery ©2022 Maxar Technologies, Imagery ©2022 CNES / Airbus, Maxar Technologies, Map data ©2022 100 m







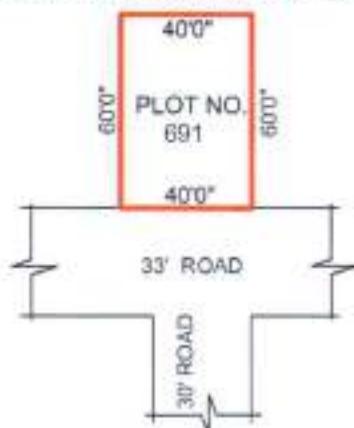
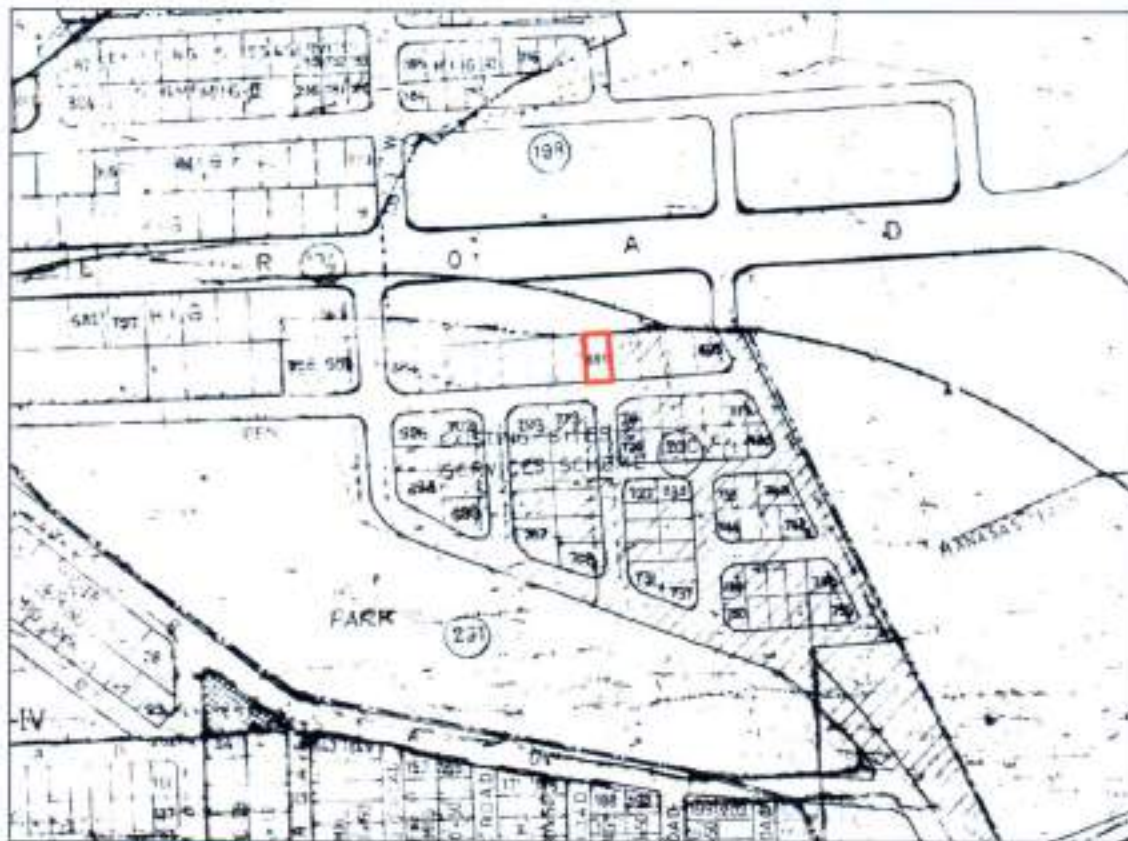




# VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: KANAPAKA AYYANNAPETA HOUSING COLONY PHASE - II	
NAME OF ALLOTTEE:	
PLOT NO: 691	EXTENT: 266.66 Sq.Yds. OR 222.95 Sq.Mts.
Sy.No: 200/P	VILLAGE : KANAPAKA AYYANAPETA



### BOUNDARIES

### MEASUREMENTS

NORTH : LAYOUT BOUNDARY	40'0" (12.19 mts.)
EAST : PLOT NO.692	60'0" (18.28 mts.)
SOUTH : 33' ROAD	40'0" (12.19 mts.)
WEST : PLOT NO.690	60'0" (18.28 mts.)

VENDEE						VENDOR
		 S/D MAN	 J.P.O.	 A.P.O.	 P.O.	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY						

**Property Check list**  
**Details for Plot No.691 in Sy.No.200/p of KanapakaAyyannapeta (V),**  
**Vizianagaram (M), Vizianagaram District.**

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	KanapakaAyyannapeta Housing Colony Phase-II
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.200/p of KanapakaAyyannapeta(V), Vizianagaram (M), Vizianagaram District
4	Extent/Area of property	266.66 Sq.yds or 222.95 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential Land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Partly Mixed Use Zone – 1& Partly Residential Use Zone.
9	Details of layout approvals, if any.	-
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	-
17	Prevailing market value	-
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Latitude: 18.108125 Longitude: 83.385592
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : Layout Boundary E : Plot No.692 S :33' Wide Road W : Plot No.690
22	FMB Sketch	-
23	Details of abutting road(s) if any	33' wide Layout Road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

OK. *[Signature]*  
16/11/2021  
OB Man

*[Signature]*  
16/11/21  
JRO

*[Signature]*  
16/11  
ARO

*[Signature]*  
16/11  
RO













## VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: CHILUKURI JOINT VENTURE KAPULAUPPADA

NAME OF ALLOTTEES:

PLANNING ZONE -

Rc.No.

PLOT NO: 287

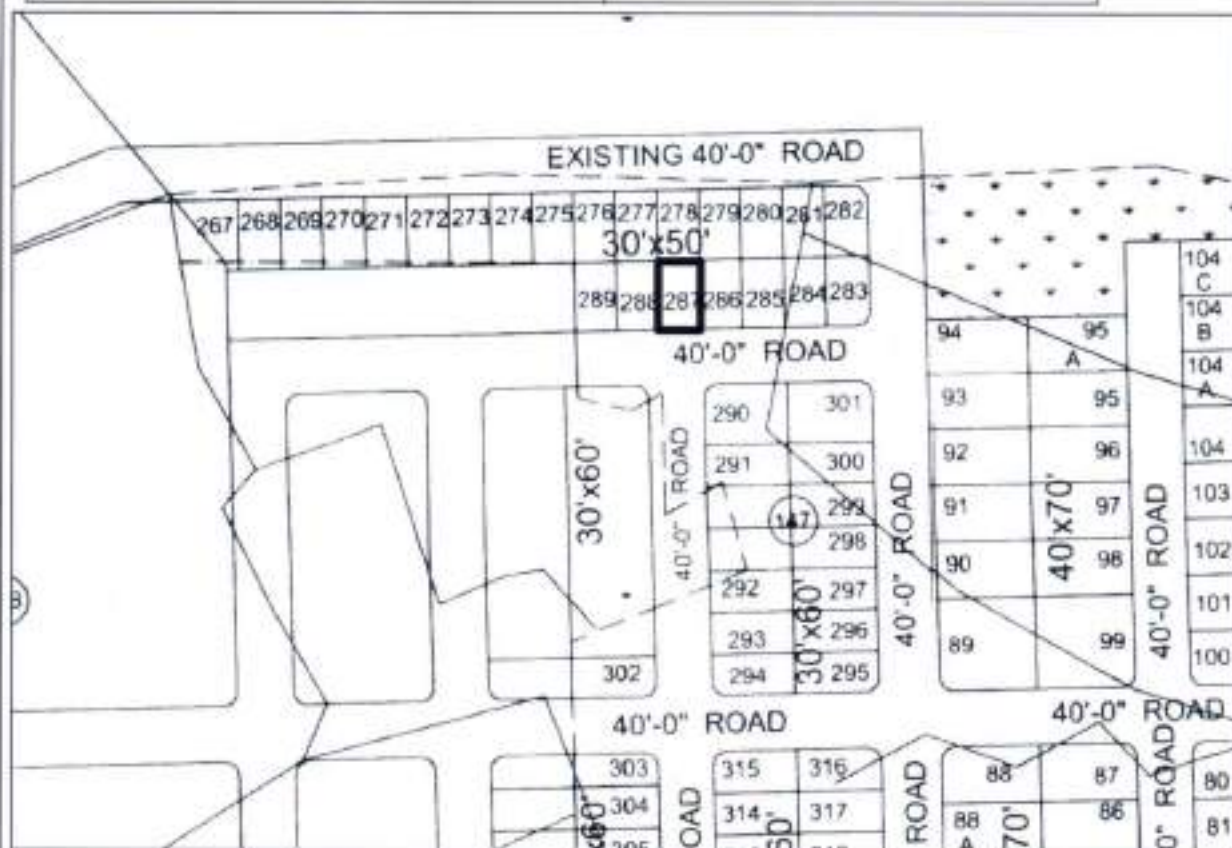
EXTENT: 166.67 Sq.Yds. OR 139.35 Sq.Mts.

L.P.NO.14/2010

S.NO:147/P

VILLAGE : KAPULAUPPADA

N



**Check list**

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Chilukuri Joint Venture Kapulauppada
2	Property Type	Layout Plot
3	Survey number & Village Name	Sy.No.147/p of kapulauppada (V), Bheemunipatnam(M) & Visakhapatnam District,
4	Extent/Area of property	166.67 Sq.yds or 139.35 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Vacant Land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any,	Mixed use Zone-2(BAIA)
9	Details of layout approvals	LP.No. 14/2010
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	-
17	Prevailing market value	-
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: :17.866495° Long: 83.388345°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc, existing/passing through the site	N : Plot No.278 E : Plot No.286 S : 40' Wide Road W : Plot No.288
22	FMB Sketch	-
23	Details of abutting road(s) if any	40' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*Al*  
14/11/2022  
ADM

K. J  
JPO 14/11/22

JR  
14/11/22  
APO



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# VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: CYBER VALLEY - II

NAME OF ALLOTTEE:

PLOT NO: 31

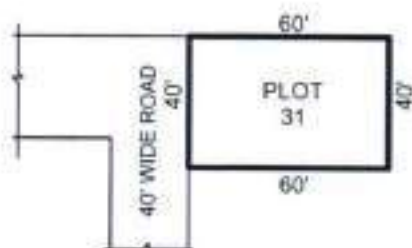
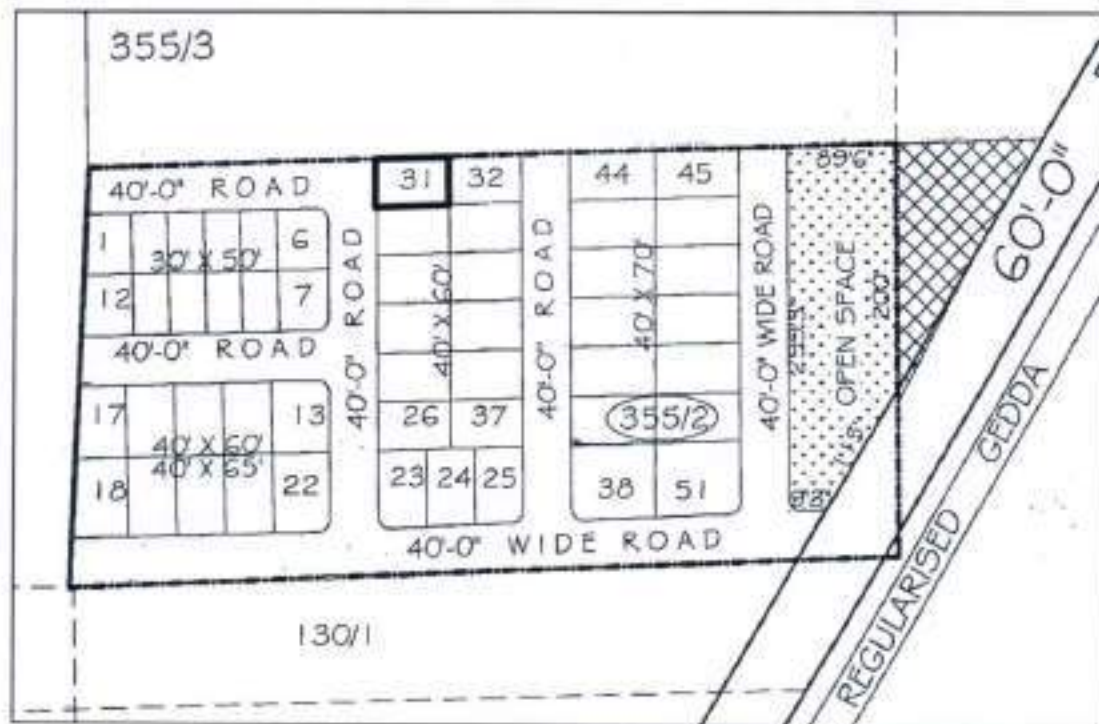
EXTENT: 266.67 Sq.Yds.(or) (222.96 Sq.mts)

L.P.NO.24/2010

S.NO.355/2p

VILLAGE :MADHURAWADA

N



### BOUNDARIES

NORTH : PRIVATE LAND

EAST : PLOT NO.32

SOUTH : PLOT NO.30

WEST : 40' ROAD




### MEASUREMENTS

60'0" (18.29 mts.)

40'0" (12.19 mts.)

60'0" (18.29 mts.)

40'0" (12.19 mts.)

VENDEE				VENDOR
	 ADM	 JPO	 PO	
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

**Property Check list**  
**Details for Plot No.31 in Sy.No.355/2p of Madhurawada (V) &(M),**  
**Visakhapatnam District.**

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Cyber Valley-II
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.355/2p of Madhurawada (V) & (M), Visakhapatnam District.
4	Extent/Area of property	266.67 Sq.yds or 222.96 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-2(BAIA)
9	Details of layout approvals, if any.	LP.No. 24/2010
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	-
17	Prevailing market value	-
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.805813° Long: 83.377878°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : Layout Boundary E : Plot No.32 S : Plot No.30 W : 40' Wide Road
22	FMB Sketch	-
23	Details of abutting road(s) if any	40' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*Adm*  
14/11/22  
Adm

*JPO*  
14/11/22  
JPO

*P.O.*  
14/11/22  
P.O.













# VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: MARRIPALEM LAYOUT

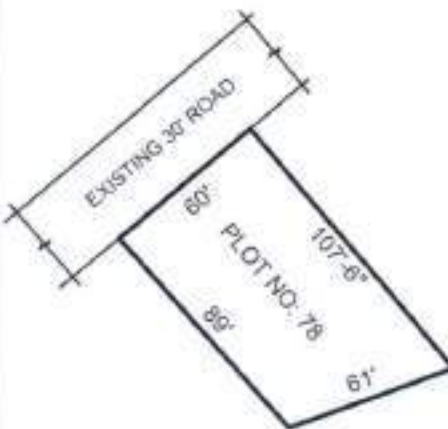
NAME OF ALLOTTEES:

PLOT NO: 78

EXTENT: 660.45 Sq.Yds. OR 552.20 Sq.Mts.

S.NO: 106/P, 107/P, 112P & 113P

VILLAGE : MARRIPALEM



### BOUNDARIES

NORTH : PLOT NO.80

EAST : LAYOUT BOUNDARY

SOUTH : PLOT NO.102

WEST : 30' ROAD

### MEASUREMENTS

107'-6" (32.76 Mts.)

61'-0" (18.59 Mts.)

89'-0" (27.13 Mts.)

60'-0" (18.29 Mts.)

VENDEE		VENDOR	
	 Jr.Planning Officer	 Asst.Planning Officer	 Planning Officer
			SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

# CHECK LIST

Details for plot No:78 in Sy.No:106/P,107/P,112P&113P of Marripalem  
(v),Gopallaptanam(M), Visakhapatnam District

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Marripalem village <b>Gopallaptanam(M),</b>
2	Property Type	Layout plot
3	Survey number& Village Name	106/P ,107/P,112P&113P of Marripalem village
4	Extent/Area of property	660.45sq yards or 552.20 sq.mts
5	Ownership details	-
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant(OR)Details of structure if any with type of structure (RCC/AC etc.),Plinth Area, Builtup area, Occupied or abandoned	Vacant land
8	Existing Land use as per current Master plan ,if any	Residential
9	Details of layout approvals.	Marripalem VUDA layout
10	Date of Possession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TS Records etc.	
14	Objectionable/un-objectionable	
15	Whether noted under22A	
16	SRO Value Market value	
17	Prevailing market value(Per sq. yard)	
18	Details of encumbrance if any	
19	Latitude/Longitude(Google co-ordinates)	Lat:17.742988 Lon:83.244495
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals ,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N:Plot No.80 E:Layout Boundary S: Plot no.102 W:30'-0" Road
22	FMB Sketch	
23	Details of abutting road(s)if any	30'-0" wide layout road
24	Details of encroachment, if any	
25	Details of Court litigation ,if any	
26	Details of land compensation ,statutory dues/liabilities/claims pending if any	

344  
16/11/22  
J.P.O

A. K. K. K.  
A.P.O. K. K.

mm  
P.O







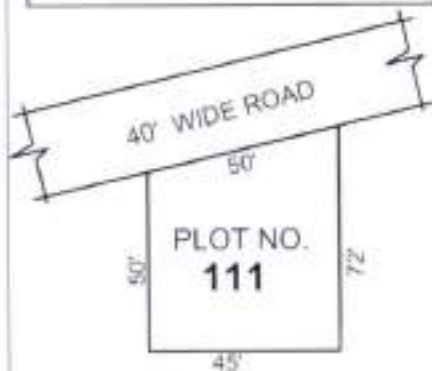




VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY  
REGISTRATION SKETCH

312-11  
13

NAME OF LAYOUT: JOINT VENTURE LAYOUT WITH VUDA & SRI PADMAVATHI REAL ESTATE CONSULTANCIES		
NAME OF ALLOTTEES: Sri/Smt		PLANNING ZONE - Rc.No.
PLOT NO: 111		EXTENT: 305.00 Sq.Yds. OR 255.01 Sq.Mts.
LP NO.106/2015	S.NO: 9/3	VILLAGE: NERELLAVALASA



BOUNDARIES

MEASUREMENTS

NORTH : 40' WIDE ROAD

50' ( 15.24 Mts. )

EAST : PLOT NOS.110 & 109P

72'0" ( 21.94 Mts. )

SOUTH : PLOT NO.107

45'0" ( 13.72 Mts. )

WEST : PLOT NO.112

50'0" ( 15.24 Mts. )

VENUEE				VENDOR
	 A.D.M.	 J.P.O.	 A.P.O. 10/1/23	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				



**Property Check list**

**Details for Plot No.111 in Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M),  
Visakhapatnam District.**

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Joint Venture with Vuda & Sri Padmavathi Real estate consultancies.
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M), Visakhapatnam District.
4	Extent/Area of property	305.00Sq.yds or 255.01 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-3(BAIA)
9	Details of layout approvals, if any.	LP.No. 106/2015
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	8000/-Sq.yd
17	Prevailing market value	14000/-Sq.yd
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.884712° Long: 83.428913°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 40' Wide Road E : Plot No.110 & 109P S : Plot No.107 W : Plot No.112
22	FMB Sketch	-
23	Details of abutting road(s) if any	40' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*Ad 2*  
*6/1/23*  
*AOM*

*KV*  
*6/1/23*  
*JPO*

*JP*  
*6/1/23*  
*APOX P03/c*

## Dr.PADMAVATHI COLONY JOINT VENTURE

**Details :** Bheemili Village, Visakhapatnam District

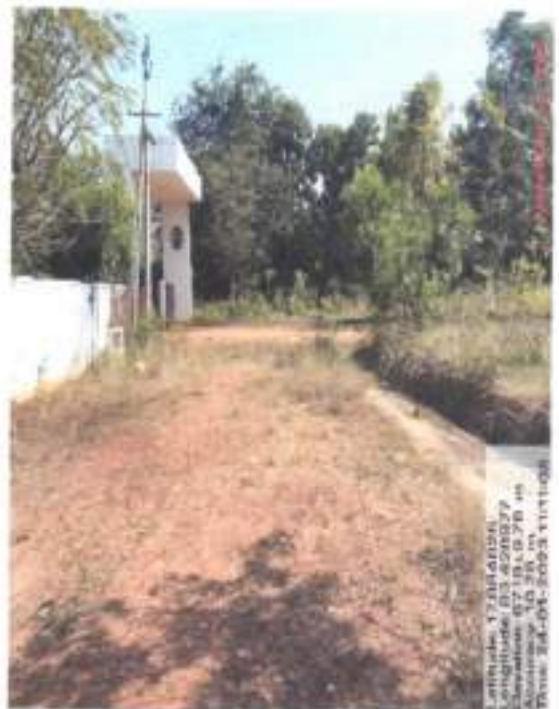
**Survey No:** 9/P & 12/P

**Plot No:** MIG-111 Extent in 305.00 Sq.yds

**SITE PHOTO**



**APPROACH ROAD**



*K. B. Raja*

**K. BANGAR RAJA**  
M.Tech (Structures & HDN) M.Sc (REV) A.M.I.E., A.I.V  
Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591



## GOOGLE MAPS OF PLOT NO. MIG-111



17°53'05.8"N 83°25'44.9"E  
17 884931, 83 429136

 Directions  Sat  Street View  Layers  Share

 Visakhapatnam, Andhra Pradesh 531163 

 VCMH+XMC Visakhapatnam, Andhra Pradesh



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Mobile No : +91 9177747591

BML-15

14






# VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: JOINT VENTURE LAYOUT WITH VUDA & S <sup>r</sup> PADMAVATHI REAL ESTATE CONSULTANCIES		
NAME OF ALLOTTEES:	PLANNING ZONE -	
Sri/Smt	Rc No	
PLOT NO: 112	EXTENT: 206.08 Sq.Yds. OR 172.30 Sq.Mts	
L.P.NO:106/2015	S.NO: 9/3	VILLAGE: NERELLAVALASA



BOUNDARIES	MEASUREMENTS
NORTH : 40' WIDE ROAD	48'3" ( 14.71 Mts )
EAST : PLOT NO.111	50'0" ( 15.24 Mts )
SOUTH : PLOT NO.106	45'0" ( 13.72 Mts )
WEST : PLOT NO.105p	32'9" ( 9.98 Mts )

VENDEE				VENDOR
	 A.D.M	 J.P.O	 A.P.O	
	SECRETARY			
	VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			

**Property Check list**

Details for Plot No.112 in Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M),  
Visakhapatnam District.

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Joint Venture with Vuda & Sri Padmavathi Real estate consultancies.
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M), Visakhapatnam District.
4	Extent/Area of property	206.08 Sq.yds or 172.30 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-3(BAIA)
9	Details of layout approvals, if any.	LP.No. 106/2015
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	8000/-Sq.yd
17	Prevailing market value	14000/-Sq.yd
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: 17.884665° Long: 83.428734°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 40' Wide Road E : Plot No.111 S : Plot No.106 W : Plot No.105P
22	FMB Sketch	-
23	Details of abutting road(s) if any	40' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*Ala*  
7/11/23  
Aam

Ku  
JPO 7/11/23

JK  
7/11/23  
Apo KPO/c

## Dr.PADMAVATHI COLONY JOINT VENTURE

**Details :** Bheemili Village, Visakhapatnam District

**Survey No:** 9/P & 12/P

**Plot No:** MIG-112 Extent in 206.08 Sq.yds

**SITE PHOTO**



**APPROACH ROAD**



*K. B. Raja*

**K. BANGAR RAJA**

M.Tech (Structures & NDM) M.Sc (REF) A.M.I.E, A.I.V

Income Tax Registered Valuer

Regd.No: 1040464081(1)

Mobile No : +91 9177747591



## **Dr.PADMAVATHI COLONY JOINT VENTURE**

**Details :** Bheemili Village, Visakhapatnam District

**Survey No:** 9/P & 12/P

**Plot No:** LIG-3 Extent in 151.66 Sq.yds

**SITE PHOTO**



**APPROACH ROAD**



*K. B. Gajja*

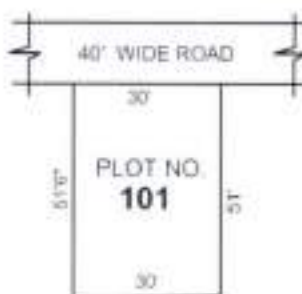
**K. BANGUN SAJA**  
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Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591



# VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: JOINT VENTURE LAYOUT WITH VUDA & SRI PADMAVATHI REAL ESTATE CONSULTANCIES		
NAME OF ALLOTTEES: Sri/Smt		PLANNING ZONE - Rc.No.
PLOT NO: 101		EXTENT: 170.83 Sq.Yds. OR 142.83 Sq.Mts.
L.P.NO.106/2015	S.NO: 9/3	VILLAGE: NERELLAVALASA



### BOUNDARIES

NORTH : 40' WIDE ROAD

EAST : PLOT NO.100

SOUTH : PLOT NO.98p

WEST : PLOT NO.102




### MEASUREMENTS

30'0" ( 9.14 Mts.)

51'0" ( 15.54 Mts.)

30'0" ( 9.14 Mts.)

51'6" ( 15.70 Mts.)

VENDEE			VENDOR	
 ADM			 J.P.O.	 SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				

**Property Check list**

**Details for Plot No.101 in Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M),  
Visakhapatnam District.**

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Joint Venture with Vuda & Sri Padmavathi Real estate consultancies.
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M), Visakhapatnam District.
4	Extent/Area of property	170.83 Sq.yds or 142.83 Sq.mts.
5	Ownership details.	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-3(BAIA)
9	Details of layout approvals, if any.	LP.No: 106/2015
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	8000/-Sq.yd
17	Prevailing market value	14000/-Sq.yd
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat : 17.884277° Long: 83.428836°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 40' Wide Road E : Plot No.100 S : Plot No.98P W : Plot No.102
22	FMB Sketch	-
23	Details of abutting road(s) if any	40' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

AL 2  
6/11/23  
A.O.M.

K O  
JPO 6/11/23

JK  
6/11/23  
A.O.K P0216



**Dr.PADMAVATHI COLONY JOINT VENTURE**

**Details :** Bheemili Village, Visakhapatnam District

**Survey No:** 9/P & 12/P

**Plot No:** LIG-101 Extent in 170.83 Sq.yds

**SITE PHOTO**



**APPROACH ROAD**

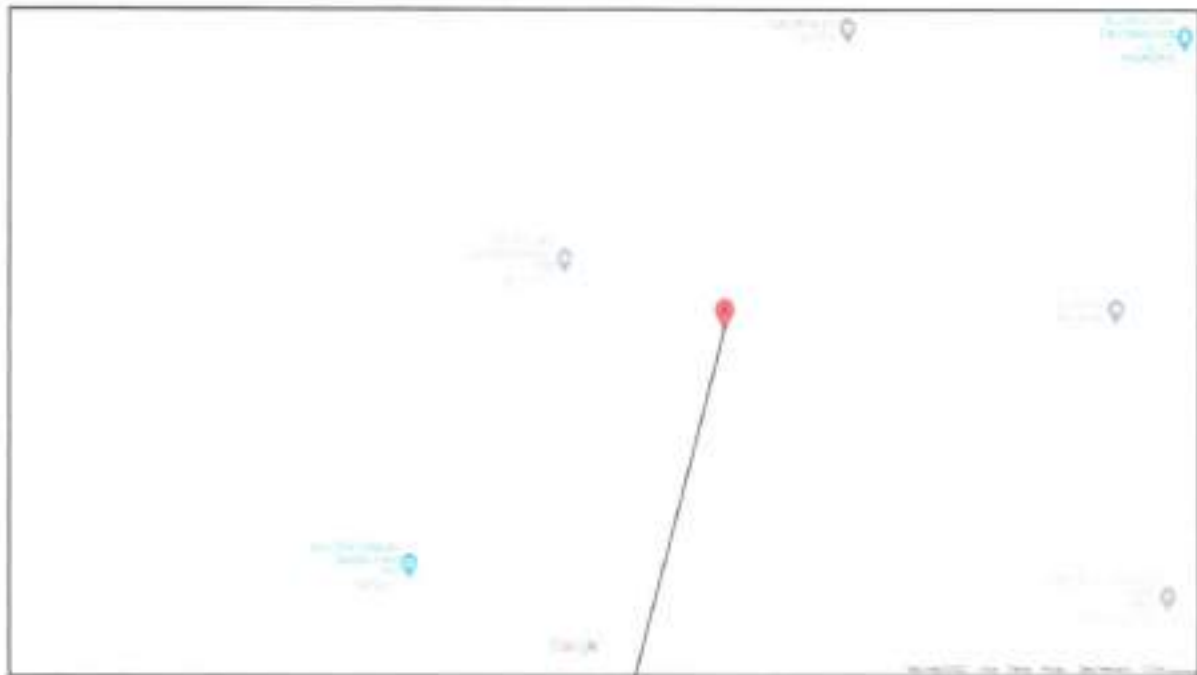


*K. B. Raja*

**K. BANGARAJA**  
M.Tech (Structures & NDM) M.Sc (REV) A.M.I.E, A.I.V  
Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591



## GOOGLE MAPS OF PLOT NO. LIG-101



17°53'03.5"N 83°25'43.9"E

17.884314, 83.428846



Directions



Save



Navigate



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phone



Share



Visakhapatnam, Andhra Pradesh 531163



VCMH+PGH Visakhapatnam, Andhra Pradesh

**K. BANGAR RAJA**  
M.Tech (Structures & NCHM) M.Sc. (REV) A.M.I.E., A.I.V  
Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591



**Property Check list**

Details for Plot No.102 in Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M),  
Visakhapatnam District.

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Joint Venture with Vuda & Sri Padmavathi Real estate consultancies.
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M), Visakhapatnam District.
4	Extent/Area of property	173.28 Sq.yds or 144.88 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-3(BAIA)
9	Details of layout approvals, if any.	LP.No. 106/2015
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	8000/-Sq.yd
17	Prevailing market value	14000/-Sq.yd
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: 17.884278° Long: 83.428753°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 40' Wide Road E : Plot No.101 S : Plot No.98P W : Plot No.103
22	FMB Sketch	-
23	Details of abutting road(s) if any	40' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*AR*  
6/1/23  
A.R.M.

*K. S. O.*  
J.P.O. 6/1/23

*J.R.*  
6/1/23  
A.P.O.K.P.O.K.

## Dr.PADMAVATHI COLONY JOINT VENTURE

**Details :** Bheemili Village, Visakhapatnam District

**Survey No:** 9/P & 12/P

**Plot No:** LIG-102 Extent in 173.28 Sq.yds

**SITE PHOTO**



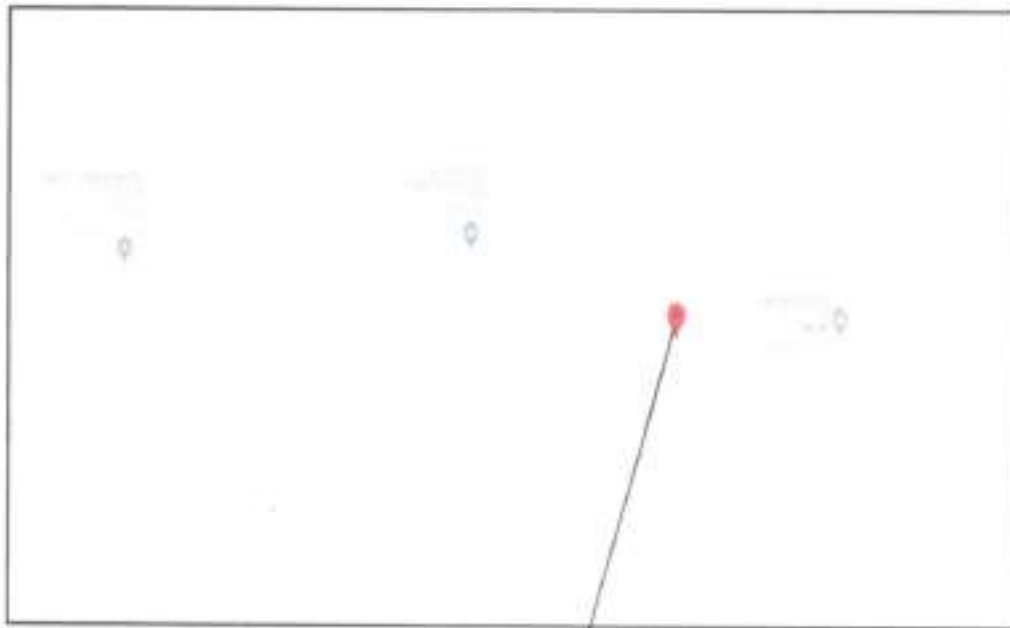
**APPROACH ROAD**



*K. Bangar Raja*

**K. BANGAR RAJA**  
M.Tech (Structures & NDM) M.Sc (REV) A.M.I.E., A.A.V  
Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591

## GOOGLE MAPS OF PLOT NO. LIG-102



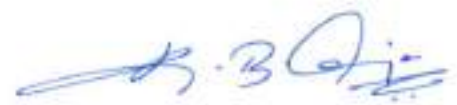
17°53'03.5"N 83°25'43.6"E  
17 884316, 83 428772

Directions Save Layers Send to phone Share

 Visakhapatnam, Andhra Pradesh 531163

 VCMH+PGC Visakhapatnam, Andhra Pradesh



**K. BANGAR RAJA**  
M.Tech (Structures & NDM) M.Sc (REV) A.M.I.E, A.I.V  
Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591





## VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: JOINT VENTURE LAYOUT WITH VUDA & SRI PADMAVATHI REAL ESTATE CONSULTANCIES		
NAME OF ALLOTTEES: Sri/Smt.		PLANNING ZONE - Rc.No.
PLOT NO: 103		EXTENT: 175.54 Sq.Yds. OR 146.77 Sq.Mts.
L.P.NO:106/2015	S.NO: 9/3	VILLAGE : NERELLAVALASA



## BOUNDARIES

NORTH : 40' WIDE ROAD

EAST : PLOT NO.102

SOUTH : OTHERS LAND

WEST : PLOT NO.104

## MEASUREMENTS

30'0" ( 9.14 Mts. )

52'6" ( 16.00 Mts. )

29'6" ( 8.99 Mts. )

53'9" ( 16.38 Mts. )

VENDEE	VENDOR		
 A.D.M.	 J.P.O.	 A.P.O. xpo/c	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			



**Property Check list**

Details for Plot No.103 in Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M),  
Visakhapatnam District.

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Joint Venture with Vuda & Sri Padmavathi Real estate consultancies.
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M), Visakhapatnam District.
4	Extent/Area of property	175.54Sq.yds or 146.77 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-3(BAIA)
9	Details of layout approvals, if any.	LP.No. 106/2015
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglot/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	8000/-Sq.yd
17	Prevailing market value	14000/-Sq.yd
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.884268° Long: 83.428677°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 40' Wide Road E : Plot No.102 S : Others Land W : Plot No.104
22	FMB Sketch	-
23	Details of abutting road(s) if any	40' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*Ad 2*  
6/1/23  
A DM

KJ  
6/1/23  
JPO

*JP*  
6/1/23  
Ago K postc

## Dr.PADMAVATHI COLONY JOINT VENTURE

**Details :** Bheemili Village, Visakhapatnam District

**Survey No:** 9/P & 12/P

**Plot No:** LIG-103 Extent in 175.54 Sq.yds

**SITE PHOTO**



**APPROACH ROAD**



*K. B. Gajula*

K. B. GAJULA

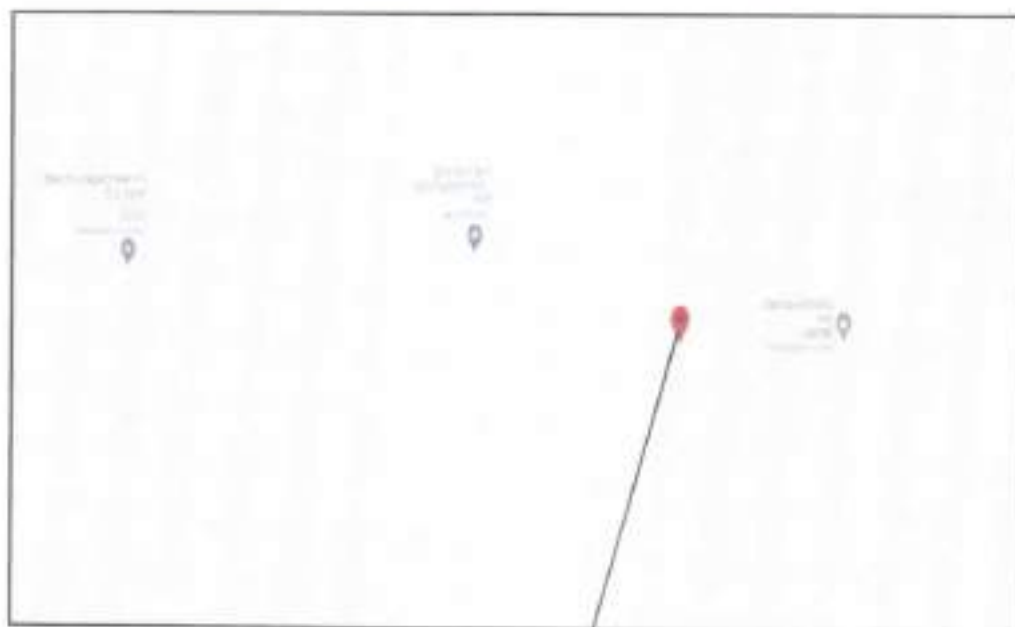
M. Tech (Structural Engineering) (REV) A.M.I.E., A.I.V

Income Tax Registered Valuer

Regd. No: T040464081(1)

Mobile No : +91 9177747591

### GOOGLE MAPS OF PLOT NO. LIG-103



**K. BANGAR RAJA**  
M.Tech (Structures & NDM) M.Sc (REV) A.M.I.E, A.I.V  
Surveyor & Valuer



## VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: JOINT VENTURE LAYOUT WITH VUDA &amp; Sri PADMAVATHI REAL ESTATE CONSULTANCIES

NAME OF ALLOTTEES:

Sri/Smt.

PLANNING ZONE -

Rc No.

PLOT NO: 104

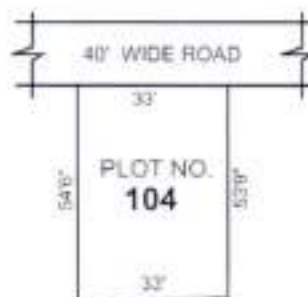
EXTENT: 198.43 Sq.Yds. OR 165.90 Sq.Mts.

L.P.NO:106/2015

S.NO: 9/3

VILLAGE: NERELLAVALASA

N



## BOUNDARIES

NORTH: 40' WIDE ROAD

EAST: PLOT NO.103

SOUTH: OTHERS LAND

WEST: PLOT NO.104A

## MEASUREMENTS

33'0" ( 10.05 Mts. )

53'9" ( 16.38 Mts. )

33'0" ( 10.05 Mts. )

54'6" ( 16.61 Mts. )

VENDEE				VENDOR
	A.D.M	J.P.O.	A.P.O.	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				



**Property Check list**

Details for Plot No.104 in Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M),  
Visakhapatnam District.

S. No.	Particulars	Details
1	Property Location/Address, (City/ Town/ Village, District)	Joint Venture with Vuda & Sri Padmavathi Real estate consultancies.
2	Property Type (Vacant Land/ Building)	Layout Plot
3	Survey number (s)	Sy.No.9/3 of Nerellavalasa (V), Bheemunipatnam(M), Visakhapatnam District.
4	Extent/Area of property	199.30Sq.yds or 166.63 Sq.mts.
5	Ownership details	-
6	Current Utilization (Residential /commercial/ Office/ Factory/ Not Applicable)	Residential land
7	Present status on ground-Fully vacant (OR) Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Built up area, Occupied or abandoned	Vacant Land
8	Existing Land use as per current Master plan, if any.	Mixed use Zone-3(BAIA)
9	Details of layout approvals, if any.	LP.No. 106/2015
10	Date of Possession	-
11	Ownership by way of alienation/acquisition/transfer/others	-
12	Purpose of acquisition	-
13	Land classification as per SFA/Diglo/RS/TS Records etc.	-
14	Objectionable/unobjectionable	-
15	Whether noted under 22A	-
16	SRO Value Market value	8000/-Sq.yd
17	Prevailing market value	14000/-Sq.yd
18	Details of encumbrance if any	-
19	Latitude/Longitude (Google co-ordinates)	Lat: : 17.884283° Long: 83.428553°
20	Google map of the location	Enclosed
21	Site boundaries and site map with dimensions, existing topography like canals, electrical lines, irrigation wells, monuments etc. existing/passing through the site	N : 40' Wide Road E : Plot No.103 S : Others Land W : Plot No.104A
22	FMB Sketch	-
23	Details of abutting road(s) if any	40' wide layout road
24	Details of encroachment, if any	-
25	Details of Court litigation, if any	-
26	Details of land compensation, statutory dues/liabilities/ claims pending if any	-

*Adm*  
6/11/23

*K. J. P. O.*  
6/11/23

*J. P. O.*  
6/11/23  
A.P.O. K. P. O. 2/c



**Dr.PADMAVATHI COLONY JOINT VENTURE**

**Details :** Bheemili Village, Visakhapatnam District

**Survey No:** 9/P & 12/P

**Plot No:** LIG-104 Extent in 198.43 Sq.yds

**SITE PHOTO**



**APPROACH ROAD**



*K. Bangar Raja*

**K. BANGAR RAJA**  
M.Tech (Structures & Foundation) (REV) A.M.I.E., A.I.V  
Income Tax Registered Valuer  
Regd No: 1040464081(1)  
Mobile No: +91 9177747591

### GOOGLE MAPS OF PLOT NO. LIG-104



17°53'03.8"N 83°25'43.1"E

17.884378, 83.428635



Directions



Save



Summary



Send to  
phone



Share



Visakhapatnam, Andhra Pradesh 531163



VCMH+QF2 Visakhapatnam, Andhra Pradesh

*K. B. Raja*

**K. BANGAR RAJA**  
M.Tech (Structures & HDW) M.Sc (REV) A.M.I.E, A.I.V  
Income Tax Registered Valuer  
Regd.No: 1040464081(1)  
Mobile No : +91 9177747591



# VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: KURMANNAPEM PHASE-I LAYOUT

NAME OF ALLOTTEE:

PLOT NO. LIG-18

EXTENT : 355.18 Sq.Yds. OR 296.97 Sq.Mts.

S.NO: 21/p

VILLAGE : KURMANNAPEM



### BOUNDARIES

NORTH : PLOT NO. LIG-17

EAST : 30' WIDE ROAD

SOUTH : PLOT NO. O.B.206

WEST : LAYOUT BOUNDARY

### MEASUREMENTS

57'-0" (17.37 Mts.)

66'-0" (20.12 Mts.)

36'-0" (10.97 Mts.)

74'-0" (22.56 Mts.)

VENDEE				VENDOR
	 16/11/22	 16/11/22	 16/11/22	
	Jt. PLANNING OFFICER	ASST. PLANNING OFFICER	PLANNING OFFICER	SECRETARY
VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY				



# CHECK LIST

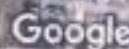
S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No.LIG-18 of Kurmannapalem (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - I Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.21/p Kurmannapalem (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Vacant
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Residential
8	Existing Land use as per current Masterplan, if any.	Kurmannapalem VMRDA Developed Layout
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TSRecords etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per sq.yard)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°41'57.97"N Longitude: 83° 9'22.37"E
20	Google map of the location	<a -="" 83°="" 9'22.37"e"="" href="https://www.google.com/maps/@17°41'57.97" n="">https://www.google.com/maps/@17°41'57.97"N - 83° 9'22.37"E</a>
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: Plot No LIG-17 E: 30'-0" Road S: Plot No 206 W: Layout boundary
22	FMB Sketch	
23	Details of abutting road(s) if any	30'-0" wide Layout road on Eastern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutorydues/liabilities/ claims pending if any	

16/11/22  
SPD

16/11/22  
APO

16/11/22





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# VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

## REGISTRATION SKETCH

NAME OF LAYOUT: KURMANNAPEM PHASE - II LAYOUT

NAME OF ALLOTTEE:

PLOT NO.HIG-34(EAST TO HIG-33)

EXTENT : 252.22 Sq.Yds. OR 210.88 Sq.Mts.

S.No: 41/p

VILLAGE : KURMANNAPEM



### BOUNDARIES

NORTH : 60' WIDE ROAD

EAST : LAYOUT BOUNDARY

SOUTH : PLOT NO.MIG-60/p

WEST : PLOT NO.HIG-33


### MEASUREMENTS

14'-6" ( 4.42 Mts.)

84'-9" (25.83 Mts.)

42'-3" (12.88 Mts.)

80'-0" (24.38 Mts.)

VENDEE				VENDOR
	 J. PLANNING OFFICER	 ASST. PLANNING OFFICER	 PLANNING OFFICER	
	VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY			SECRETARY

# CHECK LIST

No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No.HIG-34 of Kurmannapalem (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - II Layout.
2	Property Type	Vacant Plot in VMRDA developed Layout.
3	Survey number & Village Name	Sy.No.41/p Kurmannapalem (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Area of property	
5	Ownership details	Residential
6	Current Utilization (Residential /commercial/Office/ Factory/ Not Applicable)	Vacant
7	Present status on ground-Fully vacant (OR)Details of structure if any with type of structure (RCC/AC etc.), Plinth Area, Builtup area, Occupied or abandoned	Residential
8	Existing Land use as per current Masterplan, if any	Kurmannapalem VMRDA Developed Layout.
9	Details of layout approvals.	
10	Date of Possession	
11	Ownership by way of alienation/acquisition/ transfer/others	
12	Purpose of acquisition	
13	Land classification as per SFA/Diglot/RS/TSRecords etc.	
14	Objectionable/ un-objectionable	
15	Whether noted under 22A	
16	SRO Value Market value	
17	Prevailing market value (Per Sq.yds)	
18	Details of encumbrance if any	
19	Latitude/Longitude (Google co-ordinates)	Latitude: 17°42'0.07"N Longitude: 83° 9'52.65"E
20	Google map of the location	<a -="" 83°="" 9'52.65"e"="" href="https://www.google.com/maps/@17°42'0.07" n="">https://www.google.com/maps/@17°42'0.07"N - 83° 9'52.65"E</a>
21	Site boundaries and site map with dimensions, existing topography like canals,electrical lines, irrigation wells, monuments etc. existing/passing through the site	N: 60'-0" Road E: Layout boundary S: Plot No MIG-60/p W: Plot No.HIG-33
22	FMB Sketch	
23	Details of abutting road(s) if any	60'-0" wide Layout road on Northern side.
24	Details of encroachment, if any	
25	Details of Court litigation, if any	
26	Details of land compensation, statutorydues/liabilities/ claims pending if any	

*[Signature]*  
JAO

*[Signature]*  
APO

*[Signature]*  
P/6/11/22





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# VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

REGISTRATION SKETCH (AS PER LAYOUT PLAN)

NAME OF LAYOUT: KURMANNAPEM PHASE - VI LAYOUT

NAME OF ALLOTTEE:

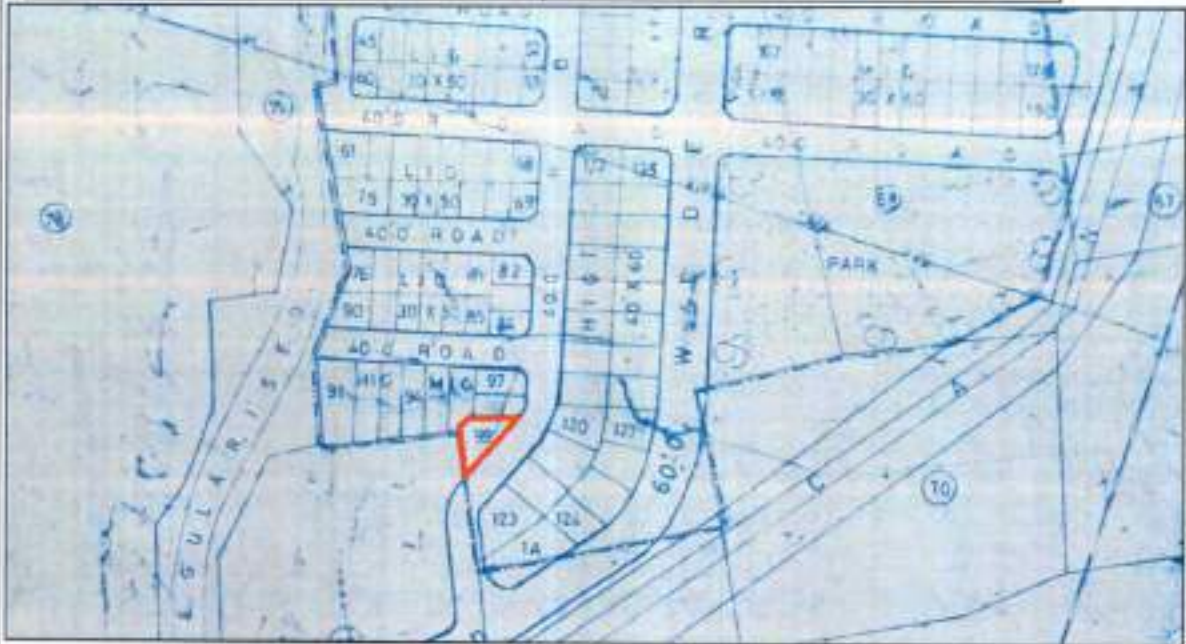
PLOT NO LIG-99

EXTENT : 307.16 Sq.Yds. OR 256.82 Sq.Mts.

S.No: 69/P

VILLAGE : KURMANNAPEM

N



## BOUNDARIES

NORTH : PLOT NO.MIG-98

EAST : 40' WIDE ROAD

SOUTH : 40' WIDE ROAD

WEST : LAYOUT BOUNDARY

## MEASUREMENTS

21'-6" ( 6.55 Mts.)

51'-0" (15.54 Mts.)

67'-0" (20.42 Mts.)

27'-0" ( 8.23 Mts.)

69'-0" (21.03 Mts.)

VENDEE

VENDOR

16/11/22  
Jr. PLANNING OFFICER

16/11/22  
Asst. PLANNING OFFICER

16/11/22  
PLANNING OFFICER

16/11/22  
SECRETARY

VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY

# CHECK LIST

S. No	Particulars	Details
1	Property Location/Address, (City/ Town/Village, District)	Plot No.LIG-99 of Kurmannapalem (V), Gajuwaka (M), Visakhapatnam District, VMRDA Developed Phase - VI Layout.
2	PropertyType	Vacant Plot in VMRDA developed Layout.
3	Survey number& Village Name	Sy.No.69/p Kurmannapalem (V), Gajuwaka (M), Visakhapatnam District.
4	Extent/Areaofproperty	
5	Ownershipdetails	Residential
6	Current Utilization (Residential /commercial/Office/Factory/ Not Applicable)	Vacant
7	Presentstatusonground- Fullyvacant(OR)Detailsofstructureifanywithtypeof structure (RCC/ACetc.),PlinthArea,Builtuparea,Occupiedorabandoned	Residential
8	Existing Land use as per current Masterplan,ifany.	Kurmannapalem VMRDA Developed Layout.
9	Detailsoflayoutapprovals.	
10	DateofPossession	
11	Ownership by way of alienation/acquisition/transfer/others	
12	Purposeof acquisition	
13	Land classification as per SFA/Diglot/RS/TSRecordsetc.	
14	Objectionable/un-objectionable	
15	Whethermoted under22A	
16	SROValueMarketvalue	
17	Prevailingmarketvalue(PerSq.yds)	
18	Detailsof encumbranceif any	
19	Latitude/Longitude(Google co-ordinates)	Latitude: 17°41'39.84"N Longitude: 83° 9'40.00"E
20	Googlemapof thelocation	<a href="https://www.google.com/maps/@17°41'39.84" n-83°9'40.00"e"="">https://www.google.com/maps/@17°41'39.84"N-83°9'40.00"E</a>
21	Siteboundariesandsitemapwithdimensions, existing topography like canals,electrical lines, irrigation wells, monumentsetc.existing/passingthroughthesite	N: Plot No.MIG-98 E: 40'-0" Road W: Layout boundary S: 40'-0" Road
22	FMB Sketch	
23	Detailsof abutting road(s)ifany	40'-0" wide Layout road on Eastern side & Southern side.
24	Detailsof encroachment,if any	
25	Details of Courtlitigation,ifany	
26	Detailsofliandcompensation,statutorydues/liabilities/claims pendingif any	

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Apo

16/11/22  
p/o



Google Maps 17°41'40.1"N 83°09'40.4"E



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