Os forthan

# **VALUATION REPORT**

Of

M/s. Janamadhyama Prakashana Ltd.

Plot No.241

Baikampady Village & Hobli Surathkal Taluk, Mangaluru District

Dakshina Kannada

Submitted to

The Official Liquidator
High Court of Karnataka
Corporate Bhavan
12<sup>th</sup> Floor, Raheja Towers
No.26-27, M.G Road
Bangalore-560 001



Dr.Shubhananda Rao, MTech. Ph.D. M.E. F.H.V. Registered Valuer (IBBI/RV/04/2019/10797). Mobile No.: 9448351495. Office: 0824-2214865.

Eden Paradise, Ground Floor, Opp. Bejai Museum Gate, Bejai Church Road, Mangalore = 575004 raobuilders@vahoo.com





Móbile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865 ☐ raobuilders@vahoo.com

## Valuation Report

#### 1. Introduction

In accordance with the instructions contained in your letter dated 09<sup>th</sup> July 2021, I have inspected the subject property on 14<sup>th</sup> July 2021 and made all relevant enquiries in order to provide you the Value of the immovable assets i.e., leased land and building.

1.1. Intended use : To know the fair market value of the Industrial property of M/s.

Janamadhyama Prakashana Ltd. Under liquidation

1.2. Work reference : The Honorable High Court Order dated 18.03.2021 passed in

OLR No. 22/2021 and referred by the Official Liquidator of HIGH

COURT OF KARNATAKA, CORPORATE BHAVAN, 12TH FLOOR,

RAHEJA TOWERS, NO. 26-27, M G ROAD, BANGALORE - 560001

1.3. Date of inspection : On 14<sup>th</sup> July 2021 along with Mr. Krishna Reddy, Official from the

office of Official Liquidator, High Court of Karnataka and officials of

MCC Bank Ltd.

1.4. Date of valuation 29/07/2021

1.5. Owner of the Asset M/s. Janamadhyama Prakshana Ltd,

Plot No.241, Baikampady Industrial Estate

Baikampady Village & Hobli

Surathkal Taluk, Mangaluru District

Dakshina Kannada

1.6. Property overview Lease hold property of extent 4262Sqm in S.no.125(P) and 126(P), Plot

No. 241 situated in Baikampady Village, Mangalore Taluk. The property

comprises of main office building, factory building and security kiosk.

The property is located at Bikampady industrial estate at a distance of

about 1.5Km from NH 66(Mangalore to Udupi).

C- SHIGHAVANON SOC



Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865

□ raobuilders@vahoo.com

1.7. Basis of valuation

Market Value

PAR basis for building

1.6. Method of valuation

Market approach (comparison method)

This approach compares the subject property to other properties that have changed hands fairly recently at known price levels. The approach is most meaningful when there is adequate market data involving comparable properties. Reliability of the approach varies directly with the quantity and quality of available market data. This method gives results for valuing a property that is more appropriate in this economy and today's market conditions and hence is used as the method to arrive at the value estimate.

PAR basis for building

Plinth area method of calculating the cost of a building is simpler than the detailed measurement method which is laborious and lengthy. In this method, the plinth area of the building is measured and calculated based on labour and material rate in the locality. With reference to prevailing item rate of construction, rate for valuation is considered.

1.8. Capacity of valuer

I have acted in an External capacity in preparing this valuation which is defined by the Red Book as "A valuer who, together with any associates, has no material links with the client, an agent acting on behalf of the client or the subject of the assignment."

1.9. Status of Valuer

As a certified Registered Valuer recognized by IBBI and High court empanelled valuer, I Shubhananda Rao have personally inspected and undertaken the valuation of the above property, fully described within the body of this report.

Page 3

Dr. SHUBHANANDA RAO M.Tech., Ph.D. Engineer & Valuer



Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865 ⊠ raobuilders@vahoo.com

#### 1.10. Disclosure

Neither I, nor any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein, which would prevent from providing an independent, objective and unbiased opinion of value of the Property.

I have made all inquiries that I consider to be necessary and I believe that the facts within my knowledge that have been stated in this report are true.

# 1.11. Documents produced : for perusal

Original documents were not available for inspection.

Photocopies of the following documents were submitted

- 1. Lease cum sale agreement agreement dated:04/02/1998
- 2. Eye Sketch of the property
- 3. Occupancy Certificate from Mangalore City Corporation
- 4. Possession Certificate from KIADB
- 5. Permission certificate from KIADB for 2<sup>nd</sup> Mortgage
- 6. E.C(of 1999)
- 7. Demand letter from KIADB dated 27/01/2021

## 2. Property Details

The subject property of extent 4262Sqm. situated in Baikampady Village, Mangalore Taluk with S.No.125(P) & 126(P) and Plot No. 241.

#### 2.1. Location

The property is located in the Industrial area of Baikampady which has progressed into a successful well equipped and provided Industrial layout with numerous small and medium Industrial units. Baikampady Industrial estate is setup 45 years ago, it encompasses an area of 1,407.16 acres of land that is owned by Karnataka Industrial Areas Development Board (KIADB) spread across Panambur, Kulai and Baikampady villages under the city corporation. Baikampady industrial cluster is located at 12 km away from northern side of Mangalore city. Baikampady village comes under Surathkal



Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865

⊠ raobuilders@vahoo.com

Hobli of Mangalore Taluk. The Baikampady Industrial area is located at 12°56'N latitude and 74°49'E longitude. It is connected by rail at 6km from Surathkal railway station, by road joins NH 66 at 1.5km, 16Km from Airport and 4.5 km from sea port. It is 12Km away from City Center of Mangalore Hampankatta and Mangalore Railway Station.

The plot is as shown in location map. The subject property is touching to Rangoli Digitals. The subject property is located in the KIADB estate with 20ft approach road which is at 1.5km from NH66.

#### 2.2. Site Details

Extent of land		4262Sqm
Extent of land considered for valuation	9	4262Sqm
Dimensions of the site		North: 40.45m South:39.60m East: 60.60m+39.50m West: 80.30m+24.60m
Boundaries	7.7	North: Plot No.241(P) South: Plot No. 124-C & 124-C2 East: KIADB Road and Plot no.240 West: Plot No. 136, 137 & 138
Topography		The subject property is almost rectangular in shape with offset in North-west side.  The profile of land is lower than the approach road which is 3ft below.  It has the sloping terrain towards west.
Access	:	There is 20ft approach road in front of the property. The profile of the land is lower than the approach road and a Roadway in the form of a ramp is constructed to facilitate access to the lower level.
Flooding	3.0	There is no possibility of flooding

Page 5

Dr. SHUBHANANDA RAO

M.Tech., Ph.D.

Engineer & Valuer



Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865 □ raobuilders@vahoo.com

Site Identification		Shape of the land is matched with the Eye sketch. The property location and S.No. is reconfirmed with the help of Dishaank App of Karnataka Geograhic Information System.
Lease hold/ free hold	ı	Lease hold property

#### 2.3. Utilities

Electricity	 Disconnected
Water connection	Corporation water supply is disconnected  There is an open well in the property.
Sewerage System	Connected to the leach pit

#### 3. Building Details

#### 3.1. Description

The Property consists of 2 buildings i.e. main office building and factory building. The main office building is having 2 floors i.e. Ground and mezzanine floor. The ground floor is R.C.C framed structure and mezzanine floor is Load bearing structure. The building was serving as the office premises of the establishment which was functioning here. The factory building is having Ground and small portion of mezzanine floor. The Factory building is partially R.C.C framed structure and load bearing structure with AC sheet roofing and mezzanine floor with RCC slab. The other assets standing on the subject property are security kiosk with RCC roof supported by laterite walls near the main gate made of corrugated sheet, compound walls of height 3ft made of laterite stone masonry all around the property to demarcate its boundaries, drinking water well etc. The Office building measures about 9000Sft (approximate area). i.e. ground floor - 4500Sft and mezzanine floor- 4500Sft The Factory building measures 7180.12Sft(approximate area) i.e. Ground Floorcertificate occupancy floor-372.12Sft. The 6808Sft and mezzanine MANAPRA:SU:39:98-99A4/24-6-98 dated: 11-11-1998 is obtained from MCC. As per occupancy



Mobile No.: 9448351495

Eden Paradise, Ground Floor,
Bejai Church Road, Mangalore
Office: 0824-2214865

raobuilders@vahoo.com

certificate Ground floor of the building measures 9541.32Sft (i.e. office building- 4500Sft and Factory building- 5041.32Sft) and mezzanine floor measures 4872.12Sft (i.e. office building- 4500Sft and Factory building - 372.12Sft). The area mentioned in the occupancy certificate which is lower than actual is considered for the valuation.

#### 3.2. Building areas

Name of the building		Plinth area
Office Building	Ground floor	4500Sft (418.22Sqm)
est, staged of duppers	Mezzanine floor	4500Sft (418.22Sqm)
Factory Building	Ground floor	5041.32Sft (468.52Sqm)
	Mezzanine floor	372.12Sft (34.58Sqm)

#### 3.3. Specifications of the building

Sl.No. Particulars		Office Building		Factory building
		<b>Ground Floor</b>	Mezzanine Floor	
1	Structure	RCC framed structure	Load Bearing structure	Partially RCC framed and load bearing structure
2	Superstructure	Laterite stone masonry wall	Laterite stone masonry wall	Laterite stone masonry wall
3	Roofing	RCC slab	Ac sheet roofing with roof truss made of 2 ½" X 2 ½" M.S angles and false ceiling is provided	Ac sheet roofing with roof truss made of 2 ½" X 2 ½" M.S angles RCC Slab for mezzanine floor.



Mobile No.: 9448351495

Eden Paradise, Ground Floor,
Bejai Church Road, Mangalore
Office: 0824-2214865

raobuilders@vahoo.com

4	Height	10ft	20ft at the central portion and 11ft at wall plate on both the sides	30ft at the central portion and 21ft at wall plate on both the sides 10ft height for the portion with RCC slab.
5	Year of construction	1998(as per occupancy certificate)	1998(as per occupancy certificate)	1998(as per occupancy certificate)
6	Age of the Building	23 years	23 years	23 years
7	Economic and useful life of the building	60 years	30 years	30 years
8	Residual life	37 years	7 years	7 years

#### 3.4. Internal Finishes

The office building is made of Laterite masonry wall which is plastered and painted. The entire flooring is of Ceramic tiles except the steps provided with marbles. The colour Glazed tiles for bathroom walls upto 5ft height. The false ceiling is provided in the mezzanine floor of the building. The false ceiling and flooring is deteriorated. The windows and ventilators are made of safety grills. The entrance door is provided with rolling shutter which not maintained well.

The factory building is made of Laterite masonry wall which is plastered and painted. The flooring is of concrete and plastered with smooth finish. The windows are made of safety grills and concrete mesh. The railings are provided for the internal slab projection at the height of 10ft.

#### 3.5. Condition and state of repair

The structures described above are in state of low maintenance and neglect while inspecting the interior of the buildings. The framed structure along with the roof is generally intact. The False ceiling, flooring, rolling shutter etc. is deteriorated and it needs a replacement. The surrounding of buildings (inside the compound wall) is not maintained well and it is fully covered with weeds,



Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865 ☐ raobuilders@vahoo.com

plants & bushes. The immediate repairs required to the exterior and interior of the building. These defects might affect the lettability or saleability of the property.

## 4. Market Evidence

In deriving a market value for the subject property we have analyzed recent comparable properties.

A selection of the evidence (sale instances from sub registrar Mangalore city) used for the valuation is outlined as follows:

SL No.	Doc. No.	Date	Survey No.	Property details	Value (Rs.)	Unit value(Rs. Per Sqm)
1	476/19-20	14-04-2019	86-3A(P), 110- 1A(P) 128-1A(P) Plot No.141-B	24.68 Cents (998.55Sqm)	1,99,800/-	200.09
2	4372/19-20	27-08-2019	84-5, 84-6, 84- 7, 84-8, 84-9, 84-10, 84-11 Plot No.154	3.486 Acres (14111sqm)	1,46,93,282/-	1041.26
3	5937/19-20	18-10-2019	84-5, 84-6, 84- 7, 84-8, 84-9, 84-10, 84-11 Plot No.153	14111sqm 3.486 Acres	9,50,00,000/-	6732.34
5	764/20-21	20-06-2020	24-13P, 116- 1P,116-2P	5 Cents (202.30Sqm)	15,00,000/-	7,414.73
4	252/21-22	07-04-2021	18(P) Plot No. 423-B	3928Sqm	2,40,00,000/-	6109.98



Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865 ☐ raobuilders@vahoo.com

#### 5. Guidance Value (Circle rate)

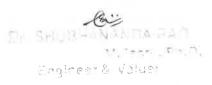
The government of Karnataka has fixed the G.L.R for registration of the properties in the location of subject property, which is shown in the table below

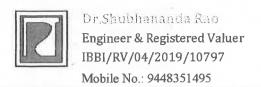
Present G.L.R (enclosed)				
SL No.	Area/Village	Value(per Sqm)	Reference Pg.No/Sl.No	
1	Baikampady Village Ward No.10 Block No.3	Rs.6,000	As per G.L.R Street No. 571 Pg.No.24 Sl.No.373	

### 6. Land valuation

As per the Lease cum Sale Agreement dated 4<sup>th</sup> February 1998, the subject property was taken to lease from KIADB for the period of 11 years. The possession certificate is obtained from KIADB as per No. IADB/06/BKP/0100/241/97/97-98 dated 21-01-1998.

Considering all the parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, the property valued as





Eden Paradise, Ground Floor,
Bejai Church Road, Mangalore
Office: 0824-2214865

raobuilders@vahoo.com

Valuation of Land		
Total extent of the plot	4262Sqm	
Prevailing market rate	Rs. 8030/Sqm	
Assessed/ adopted rate of valuation	Rs. 6825/Sqm  (15% deducted for the factors like extent of the site topography of site and present condition of the property)	
Estimated value of land	Rs. 2,90,88,150/-	

M/s. Janamadhyama Prakashana Ltd. has to pay all the expenses to KIADB in connection with transfer of lease hold rights in respect of Plot No.241. KIADB will demand the balance amount from M/s. Janamadhyama Prakashana Ltd. The same amount has to be deducted from this valuation Report to get the present value of the property. The valuation holds good after registration of property by KIADB in the name of M/s. Janamadhyama Prakashana Ltd.

## 7. Valuation of Building

The Office building and factory building was constructed in the year 1998. The Ground floor of Office building is RCC framed structure and mezzanine floor is load bearing structure. The factory building is partially RCC framed and load bearing structure. The useful life of RCC framed structure is 60 years and depreciation is fixed as 1.58% per year. The useful life of load bearing structure is 30 years and depreciation is fixed as 3.17% per year.

Dr. SHUBHANANDA RAO, M.Tech., Ph.D.
Registered Valuer (Land & Buildings)
No. 1881/RV/04/2019/10797
Rao Consultants, Eden Paradise
Bejai, Mangalore - 575 004



Dr Shubhananda Rab

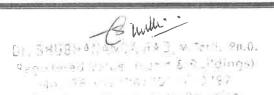
Engineer & Registered Valuer IBBI/RV/04/2019/10797

Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865

⊠ raobuilders@vahoo.com

Building va	lue calculation	
1. Rcc framed structure		amb
Age of the building	23 Years	
Life of the building estimated	60 Years	
Office Building- Ground	l Floor	
Area of Ground Floor	418.22Sqm	
Estimated replacement construction rate of the building	Rs. 14,000/Sqm	1
Replacement cost	Rs.58,55,080.00	
Net After Depreciation  The depreciation is fixed at 1.58% per year for R	CC framed structure.	Rs.37,27,344.00
Rupees Thirty Seven Lakhs Twenty Seven Thous	sand Three Hundred and I	Forty Four Only
2. Load bearing structure		
2. Load bearing structure  Age of the building	23 Years	
	23 Years 30 Years	
Age of the building	30 Years	
Age of the building Life of the building estimated	30 Years	
Age of the building  Life of the building estimated  Office Building-Mezzania	30 Years ne Floor	
Age of the building Life of the building estimated  Office Building-Mezzani  Area of First Floor  Estimated replacement construction rate of the	30 Years ne Floor 418.22Sqm	
Age of the building Life of the building estimated  Office Building-Mezzani  Area of First Floor  Estimated replacement construction rate of the building	30 Years  ne Floor  418.22Sqm  Rs. 11,500/Sqm  Rs.48,09,530.00	
Age of the building Life of the building estimated  Office Building-Mezzania Area of First Floor Estimated replacement construction rate of the building Replacement cost	30 Years  ne Floor  418.22Sqm  Rs. 11,500/Sqm  Rs.48,09,530.00	
Age of the building Life of the building estimated  Office Building-Mezzania Area of First Floor Estimated replacement construction rate of the building Replacement cost  Factory Building- Groun	30 Years  ne Floor  418.22Sqm  Rs. 11,500/Sqm  Rs.48,09,530.00  nd Floor	



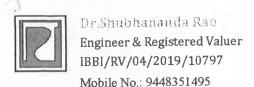


Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865 ☐ raobuilders@vahoo.com

Factory Building- Mezzanine Floor		
34.58Sqm	%	
Rs. 13,300/Sqm		
Rs. 4,59,914.00		
Rs.1,06,57,424.00		
Load bearing structure.	Rs.28,87,096.00	
ousand and Ninety Six Only	-	
	Rs. 66,14,440.00	
	34.58Sqm  Rs. 13,300/Sqm  Rs. 4,59,914.00	

Dr. SHUBHANANDA RAO, M.Tech., Ph.O.
Registered Valuer (Land & Buildings)
No. IBBI/RV/04/2019/10797
Rao Consultants, Eden Paradise
Bejai, Mangalore - 575 004



Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865 raobuilders@yahoo.com

#### Valuation

Total Valuation of the Property		
Land	Rs. 2,90,88,150.00	
Building	Rs. 66,14,440.00	
Other assets i.e. Security Kiosk	Rs.25,000.00	
Total value of the property	Rs.3,57,27,590.00	

As the result of my appraisal and analysis, it is my considered opinion that the fair and reasonable present market value of above property in the prevailing condition with aforesaid specification is Rs. 3,57,27,590.00 (Rupees Three Crore Fifty Seven Lakh Twenty Seven Thousand Five Hundred and Ninety Only)

The Net Realizable value is Rs. 3,21,54,831 (Rupees Three Crore Twenty One Lakh Fifty Four Thousand Eight Hundred and Thirty One Only)

Note: The value (valuation) to be considered only after the payment of balance lease rent or interest, transfer charges, difference of land cost etc. to the KIADB and transfer of Leasehold rights in the name of M/s. Janamadhyama Prakashana Ltd.

The Forced Sale value/ Distress Sale value of the land and building is Rs.2,85,82,072 (Rupees Two Crore Eighty Five Lakh Eighty Two Thousand and Seventy Two Only)

Enclosed:

Guidance value

Floor Plan

Location Map by Dishaank App

Key Plan

Photos of the property

Date: 29/07/2021

Place: Mangalore

Dr. SHUBHANANDA RAO, M.Tech., Ph.D. Registered Valuer (Land & Buildings) No. IEBI/RV/04/2019/10797 Rao Consultants, Eden Paradise Bejai, Mangalore - 575 004



Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865 ☑ raobuilders@vahoo.com

#### DECLARATION FROM VALUER

#### I Hereby Declare that:

- a. The information furnished in my valuation report dated 29<sup>th</sup> July 2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property inspected and valued.
- c. I have personally inspected the property on 14<sup>th</sup> July 2021.
- d. I have not been convicted of any offense and sentenced to a term of Imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. The above valuation is based on the data and information etc. provided by the OL Office.
- g. The value may vary due to change in any of the factors. The value estimated depicts the prevailing market scenario on date of valuation.
- h. This report should be used for the intended purpose only. If used otherwise the person/party/ institution would be doing so at their own risk. The firm is not liable for any losses incurred due to wrong or un- authorized / un- intended use of this report.
- i. This report is issued at the request of the OFFICE OF THE OFFICIAL LIQUIDATOR, HIGH COURT OF KARNATAKA, CORPORATE BHAVAN 12TH FLOOR, RAHEJA TOWERS, NO. 26-27, M G ROAD, BANGALORE - 560 001.

Date: 29-07-2021

Place: Mangalore

Dr. SHUBHANANDA RAO M.Tech., Ph.D.

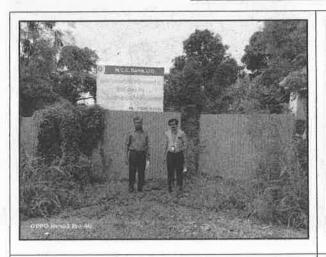
Engineer & Valuer



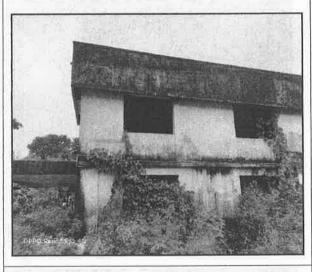
Dr.Shubhananda Rac Engineer & Registered Valuer IBBI/RV/04/2019/10797 Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865 ™ raobuilders@vahoo.com

## **ANCILLARY PHOTOGRAPHS**

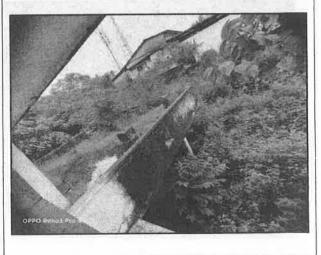










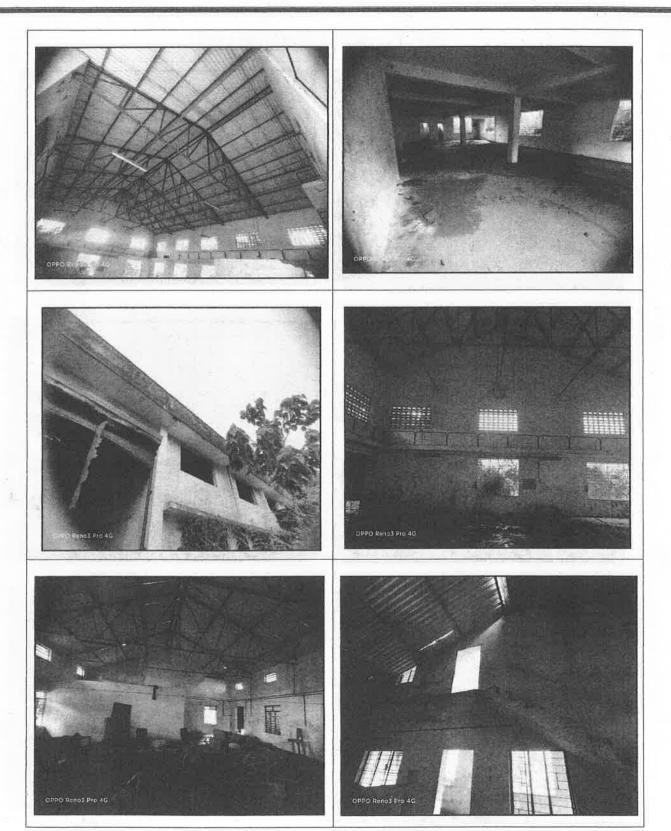


Page 16



Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865 ☑ raobuilders@vahoo.com

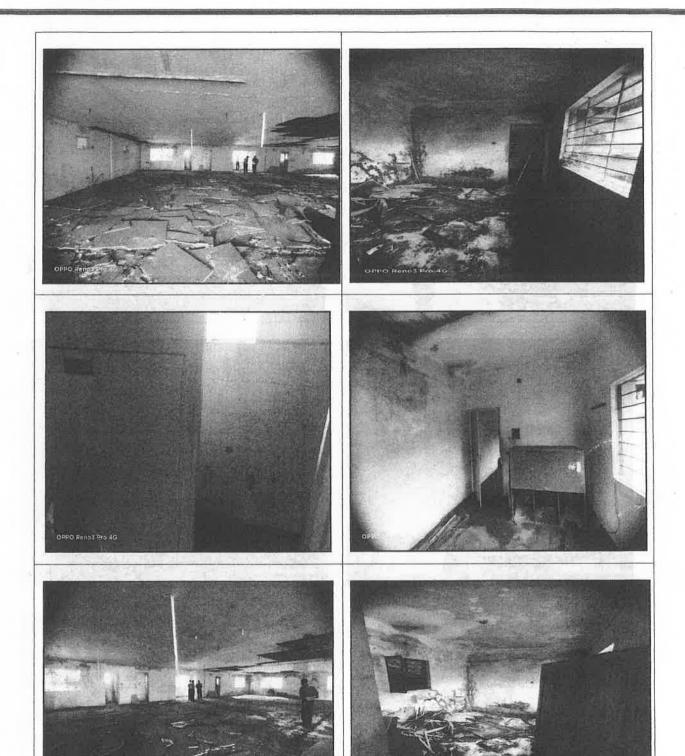




Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865

⊠ raobuilders@vahoo.com





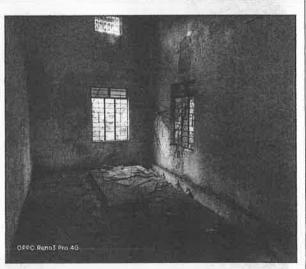
Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865 ⊠ raobuilders@vahoo.com















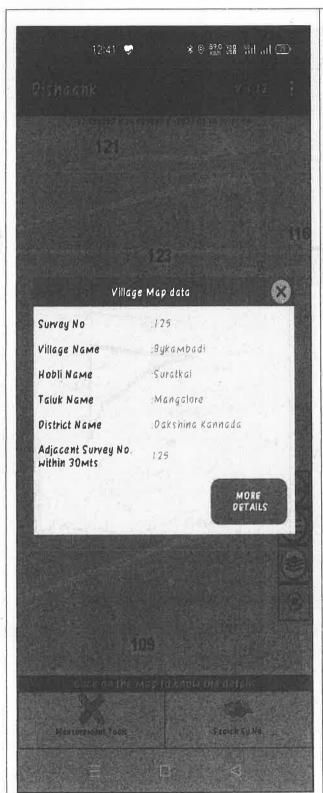
Dr.Shubhananda Rao

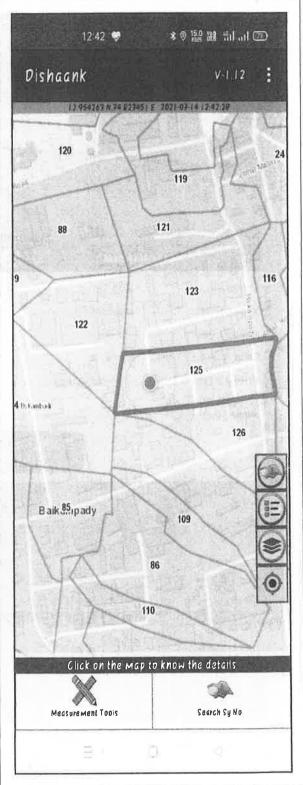
Engineer & Registered Valuer IBBI/RV/04/2019/10797

Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865

⊠ raobuilders@vahoo.com







Dr.Shubhananda Rao

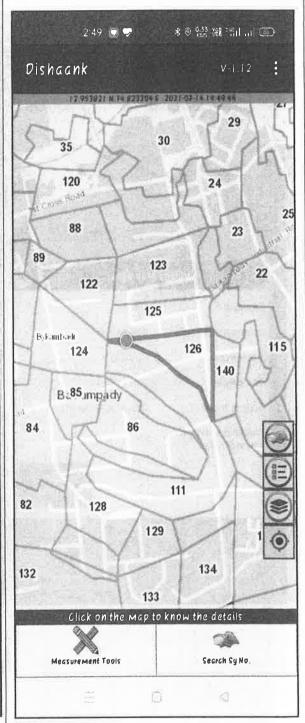
Engineer & Registered Valuer IBBI/RV/04/2019/10797

Mobile No.: 9448351495

Eden Paradise, Ground Floor, Bejai Church Road, Mangalore Office: 0824-2214865

⊠ raobuilders@vahoo.com

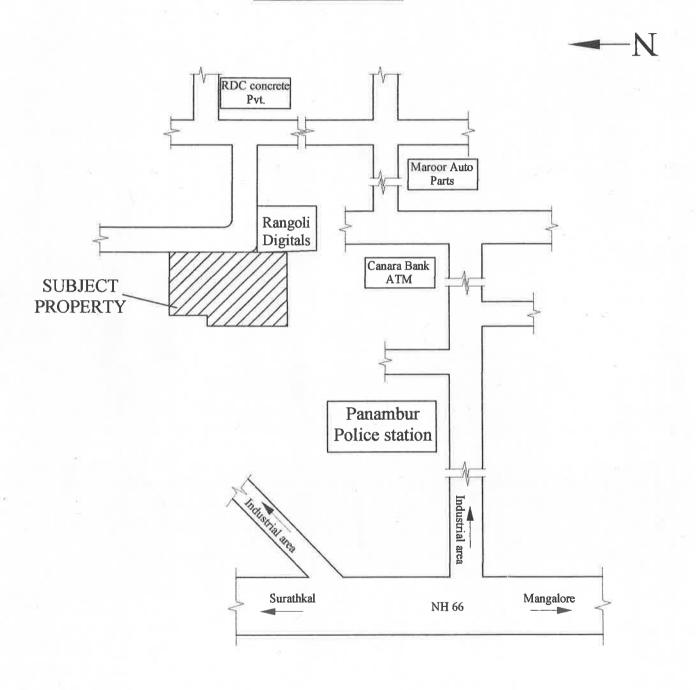




÷ 2 0	Village/Ward/Block/Street/PID  village/Ward/Block/Street/PID	Village/Ward/Block/Street/PID
அழும் அதுகையில் அந்தையில் அந்தையில் அந்தையில் அந்தையில் அந்தையில் அந்தையில் அதுகையில் அதுக்கையில் அதிக்கையில் அதிக்கையில் அதிக்கையில் அதுக்கையில் அதிக்கையில் அதிக்கை	et/PID த். மாமுர் பி.வி. அழும் அதுந்கு பி.வி. அழும் அதுந்கு பி.வி. அழும் அதுந்கு பி.வி. அழும் அது மாழி பி.வி. அது மாழி பி.வி. அது மாழி பி.வி. அது மாழி மி.வி. அது மாழி மி.வி. அது மாழி மி.வி.வி. அது மாழி மி.வி.வி.வி.வி.வி.வி.வி.வி.வி.வி.வி.வி.வி	et/PID குக்கிரன் கூற்று கர்கள் குக்கிரன் கூற்று கர்கள் கூறி கர்கள் கூறி கர்கள் கூறி கர்கள் கூறி கர்கள் கூறி கர்கள் கூறி கர்கள் குறி கர்கள் குறி கர்கள் குறி கர்கள் குறி கர்கள் குறி கர்கள் கற்று கர்கள் கர்கள் கற்று கர்கள் கள் கர்கள் கர்கள் கர்கள் கர்கள் கர்கள் கர்கள் கர்கள் கர்கள் கரகள் கர்கள் கரகள் கள் கரகள் கள் கரகள் க
ಸ್ವತ್ತಿಯ ಪ್ರಾಧಿಕಾರದಿಂದ ಪ್ರತಿ ಚರದ ಮೀಟರ್ ಗೆ ರೂ ದಿರುವರ್ ಕರ ಪ್ರತಿ Converted Land per Sq. Mtr. Rate per Sq.Mtr. Rate per Sq.Mtr.	ಸ್ವತ್ತಿಯ ಪ್ರಾಧಿಕಾರದಿಂದ ಪ್ರತಿ ಚರದ ಮೀಟರ್ ಗೆ ರೂ ದಿರುವರ್ ಕರ ಪ್ರತಿ Converted Land per Sq. Mtr. Rate per Sq.Mtr. Rate per Sq.Mtr.	ಸ್ವತ್ತದು ಪ್ರಾಧಿಕಾರದಿಂದ ಪ್ರತಿ ಚರದ ಮೀಟರ್ ಗೆ ರೂ Converted Land per Sq. Mtr. Rate per Sq.Mtr. Rate per Sq.Mtr.
ಸಕ್ಷದು ವ್ಯಾಧಿಕಾರದಿಂದ ಕನ್ನುತ್ವವರ್ಗೆ ಅಂತ ಸ್ವರ್ಧಿಗಿಸುತ್ತಾಗೆ ಕರ್ವರ್ಗೆ ಮೆಂಡ್ ದೆದೆ ಪ್ರತಿ ದರೆ ಮೀಬರ್ ಗಳಲ್ಲಿ / Completent Authority approved Properties/Flat/ Apt. Rate per Sq.Mtr.	ಸಕ್ಷದು ವ್ಯಾಧಿಕಾರದಿಂದ ಕನ್ನುತ್ವವರ್ಗೆ ಅಂತ ಸ್ವರ್ಧಿಗಿಸುತ್ತಾಗೆ ಕರ್ವರ್ಗೆ ಮೆಂಡ್ ದೆದೆ ಪ್ರತಿ ದರೆ ಮೀಬರ್ ಗಳಲ್ಲಿ / Completent Authority approved Properties/Flat/ Apt. Rate per Sq.Mtr.	ಸಕ್ಷದು ಪ್ರಾಧಿಕಾರದಿಂದ ಕನ್ನುವಿಂದನೆಗೊಂಡ ಸ್ವರ್ಥಗುಲ್ಲಾಗ್ ಆದಾರ್ಚ್ ದುಂಡ್ ನಡೆ ಪ್ರತಿ ಪಡೆ ಮೀಟರ್ ಗಳಲ್ಲಿ / Competent Authority a pproved Properties/Flatl Apt. Rate per Sq.Mir.
	ಕೃತಿ ಕವಿಚನಗಳ c ಬುತ್ತಿ/ಪೂರ್ / Ory	ಕೃತಿ ಕರ್ಮಿನುಗಳ ದರ (ಎಕ್ಸವಾದು) / Ag ಮತ್ಯಿ/ಪೂರ್ / ಆಶ್ರಿಸಂಜ / Wet
dd (ಎಕ್ರೆಡಾಯಿ) / Agriculture Land ಚಿರಿ/ನಂಜ / Wet ಭಾಗಾಯ್ತು / Garden	pamady / garden	

Dr. SHUBHANANDA RAO
M. Tech., Ph.D.
Engineer & Valuer

## KEY PLAN

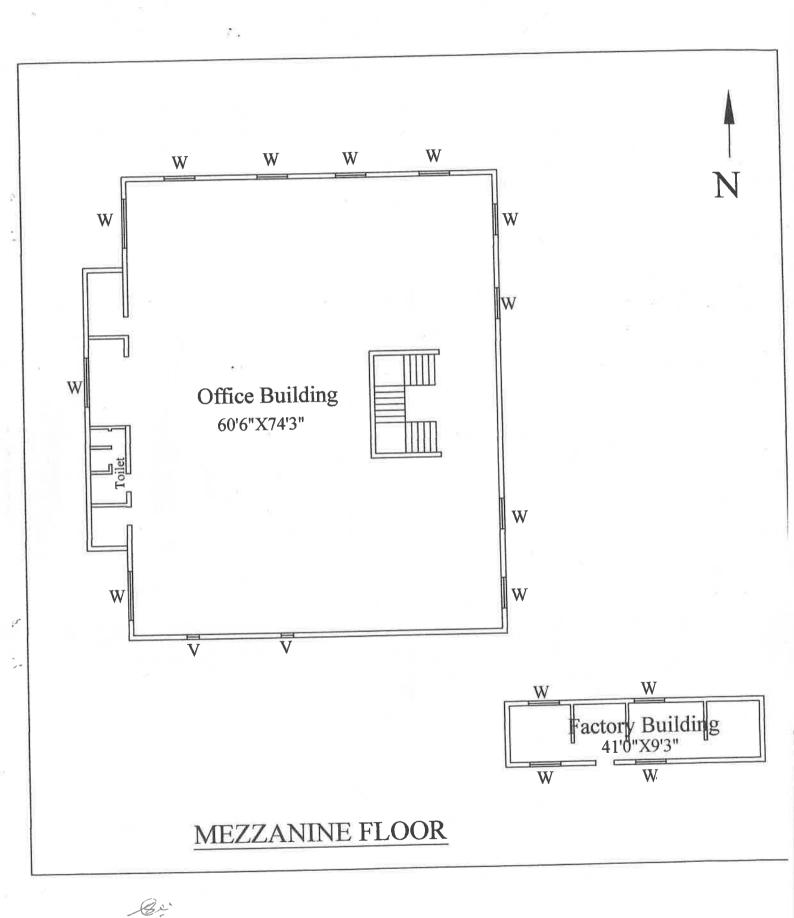


Dr. SHUBHANANDA RAO

M.Tech., Ph.D.

Engineer & Valuer

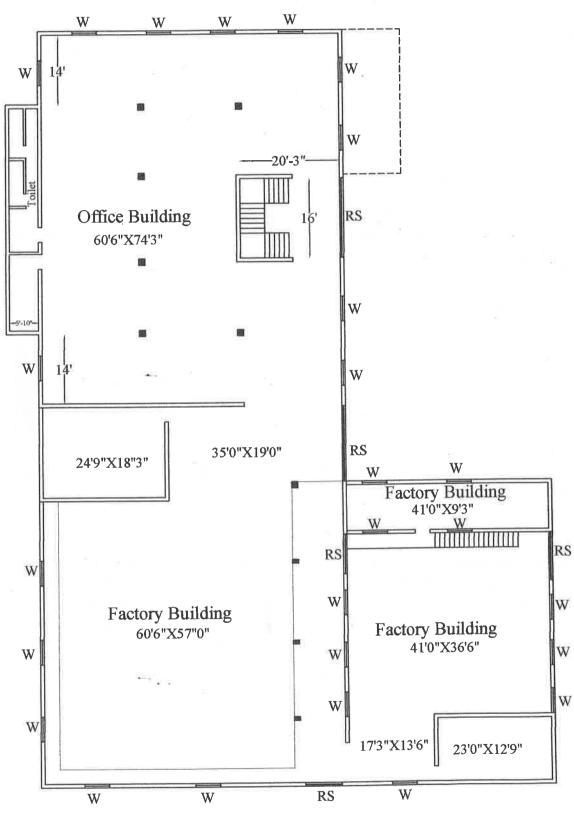
is and the motoring of the first section of the sec



Dr. SHUBHANANDA RAO M.Tech., Ph.D. Engineer & Valuer

FGE Assistance (A.J. 82)





Dr. SHUBHANANDO RAD M.Tech., Oh.D Engineer & Valuer

**GROUND FLOOR** 

