

## **TELECANOR GLOBAL LIMITED**

**Regd. Office:** CS - 1, 6-3-626, Parameshwar Anand Nagar, Khairatabad, Hyderabad – 500004, Telangana

**CIN:** L45200TG1991PLC012974| **Website:** <https://telecanor.com/>

**Contact No.:** 040-40040737| **Email ID:** [shares@telecanor.com](mailto:shares@telecanor.com)

**December 10, 2025**

**Hyderabad**

**To**

**BSE Limited**

**Department of Corporate Services**

**25th Floor, Phiroze Jeejeehoy Towers,**

**Dalal Street, Mumbai – 400 001**

**Sub: Sub: Intimation under Regulation 30 of SEBI (LODR) Regulations, 2015 – Outcome of Board Meeting held for review of business operations and revaluation of Land Bank**

**Ref: Scrip Code – 530595 | Scrip ID: TELECANOR**

Dear Sir/Madam

This is to inform that the Board of the Company in their meeting held today i.e, 10.12.2025 reviewed the business operations, expansion plans and other operational matters of the Company. The Board further considered and took note of the attached valuation report received from an independent professional valuer for the land owned by the Company. As per the report, the fair market value of the land is assessed at approximately Rs. 152.46 Crores.

The revaluation exercise was undertaken to obtain the true realizable value of the asset in view of the recent announcement by the Government of Andhra Pradesh regarding the establishment of a Google AI Centre in the same location/mandal where the Company's land is situated. These developments are expected to have a positive impact on the value and development potential of the property.

At an appropriate stage, the Company will evaluate and take suitable steps for the development of the land bank, aligned with its strategic and commercial objectives. Any material developments in this regard will be duly communicated to the Exchange.

The Board Meeting commenced at 8:00 AM IST and concluded at 8:45 AM IST.

This is for your information. We request you to kindly take note of the same in your record.

Thanking you

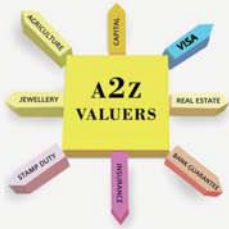
**For TELECANOR GLOBAL LIMITED**



**PILLI SWETHA**

**WHOLE TIME DIRECTOR**

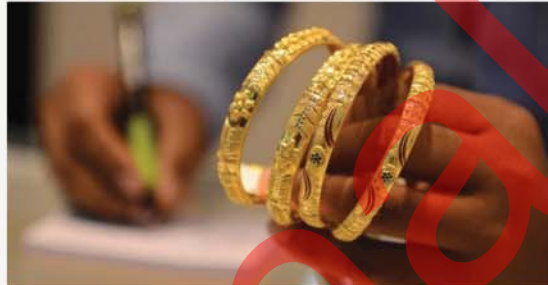
**(DIN: 06397865)**



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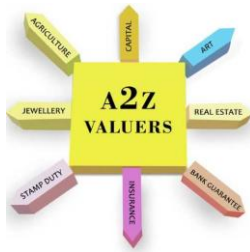


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# VALUATION REPORT

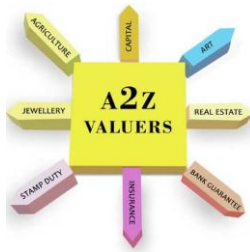
## LAND AT MARRIPALEM & RAJALA AGRAHARAM OF RAMBILI MANDAL ANAKAPALLI DISTRICT

Nitesh Shrivastava  
Government Approved Valuer  
☎: 9999992343, 8800371371

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**FORM O – I**  
**(See Rule 8 D)**  
**REPORT OF VALUATION OF IMMOVABLE PROPERTY**  
**Part I – Questionnaire**

**GENERAL**

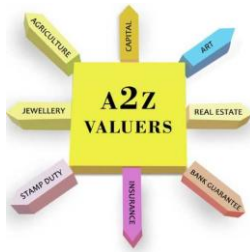
1. **Purpose for which valuation is made** : **Fair Market Value as on date**
2. **Date as on which valuation is made.** : **09.12.2025**
3. **Name of the Owner / Owners.** : **As per directions of the Representative of M/s TELECANOR GLOBAL LIMITED**
4. **If the property is under joint ownership/ Co – ownership. Share of each owner.** : **Not in Knowledge**
5. **Brief description of the property.** : **Land Located Across Survey Nos. 231, 251, 253, 294, 298, 303, 304, 305, and 326 Within Marripalem and Rajala Agraharam Of Rambili Mandal, Anakapalli District**
6. **Location, Street, Ward No.** : **Land Located Across Survey Nos. 231, 251, 253, 294, 298, 303, 304, 305, and 326 Within Marripalem and Rajala Agraharam Of Rambili Mandal, Anakapalli District**
7. **Surveys / Plot No of land.** : **Survey Nos. 231, 251, 253, 294, 298, 303, 304, 305, and 326**

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8. **Is the property situated in Residential / Commercial / Mixed area / Industrial area?** : Industrial expansion area
9. **Classification of locality – High class / Middle class / Poor class.** : Middle Class
10. **Proximity in civil amenities, like schools, Hospitals, Offices, Markets, Cinemas etc.** : Available nearby
11. **Means and proximity to surface communications by which the locality is served.** : GVMC/BT/ Private roads

## LAND

12. **Area of land supported by documentary Proof, shape, dimensions and physical features.** : Total Plot Area – 70.00 acres (approx.)
13. **Roads, streets or lanes on which the land is abutting.** :
 

<b>N</b>	:	As per Site
<b>E</b>	:	As per Site
<b>S</b>	:	As per Site
<b>W</b>	:	As per Site
14. **Is it free hold or lease hold land** : Free hold
15. **If lease – hold, the name of lessor / lessee, and termination of lease and terms of renewal of lease.** : Not Applicable
  - (i) **Initial Premium.** : Not Applicable
  - (ii) **Ground rent payable per annum.** : Not Applicable
  - (iii) **Unearned increase payable in the Lessor in the event of sale or transfer** : Not Applicable

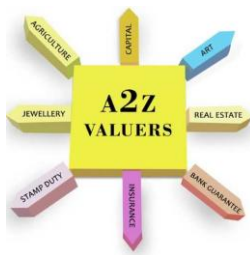
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16. **Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant** : after conversion can be used as Industrial, near by Industrial expansion area
17. **Are there any agreements of easement? If so, attach copies** : Not any
18. **Does the land fall in an area included in any town planning plan, of Government or any statutory body? If so, give particulars.** : Not in knowledge
19. **Has any contribution been made towards development or is any demand for such contribution still outstanding?** : Not any
20. **Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification.** : Not in knowledge
21. **Attach a dimensioned site plan.** : if required, will be submitted by owner

## IMPROVEMENTS

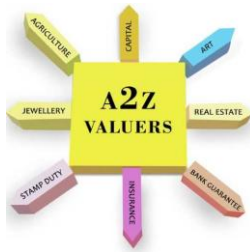
22. **Attach plans and elevations of the structures standing on the land and an lay – out plan** : Will be submitted by owner, if required
23. **Furnish technical details of the building on a separate sheet.** : Not applicable

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24. (i) Is the building owner occupied / tenanted / Both? : Possession with owners
- (ii) If partly owner occupied specify portion and extent of area under owner- occupation : Not Applicable
25. What is the floor space index permissible : Not Applicable,  
and percentage actually utilized. MPD/as per site

## RENT

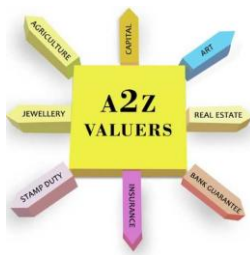
26. (i) Name of tenants / lessees, etc. : Not Applicable
- (ii) Portions in their occupation. : Not Applicable
- (iii) Monthly or annual rent/compensation/: Not Applicable  
license fees etc., paid by rent.
27. Are any of the occupants related to or close Business associates of the owner? : Not Applicable
28. Is separate amount being recovered for the use of fixtures. Like fans, geysers refrigerators cooking ranges, built-in wardrobes, etc. or for service charges? If so, give detail. : Not Applicable
29. Give details of water and electricity charges, if any to be borne by the owner. : Not Applicable
30. Has the tenant to bear the whole or part of the Cost of repairs and maintenance? Give particulars. : Not Applicable
31. If a lift is installed, who has to bear the cost of maintenance and operation owner or tenant? : Not Applicable

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32. If a Pump is installed, who has to bear the cost of Maintenance and operation owner or tenant? : Not Applicable
33. Who has to bear the cost of electricity charges for lighting of common space like entrance hall stairs' passages compound, etc. – owner or tenant. : Not Applicable
34. What is the amount of property tax? Who is to bear it? Give details with documentary proof. : Not Applicable
35. Is the building insured? if so, give the policy no. amount for which it is insured and the annual premium. : Not Applicable
36. Is any dispute between landlord and tenant regarding rent pending in a court of law. : Not in knowledge
37. Has any standard rent been fixed for the premises under any law relating to the control of rent. : Not Applicable

## SALES

38. Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration no., sale price and area of land sold. : Refer Valuation Sheet
39. Land rate adopted in this valuation : Market Survey/ Comparable Sale

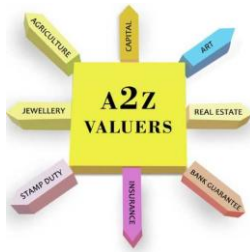
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40. If sale instance is not available or not : Market Survey  
relied upon, the basis or arriving at the  
land rate.

## COST OF CONSTRUCTION

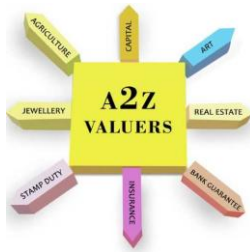
41. Year of commencement of construction : Not Applicable  
and year of completion
42. What was the method of construction – by: Not Applicable  
contract by employing labor directly /  
both
43. For items of work done on contract : Not Applicable  
produce copies of agreements.
44. For item of work done by engaging labor : Not Applicable  
directly, give base rates of materials, and  
labor supported by documentary proof.

## PART II – VALUATION

Pursuant to an invitation from **Mr. Ram Praturi Managing Director M/s Tele Canor Global Limited**, the undersigned has conducted the Valuation report of the subject property based on the documents provided by him.

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The subject property comprises 70 acres of contiguous land located across Survey Nos. 231, 251, 253, 294, 298, 303, 304, 305, and 326 within Marripalem and Rajala Agraharam of Rambili Mandal, Anakapalli district, Andhra Pradesh. The information contained in this report has been supplied by **Mr. Ram Praturi Managing Director M/s Tele Canor Global Limited.**

### PART III – DECLARATION

**I hereby declare that: -**

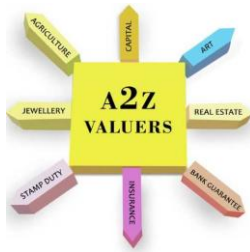
1. The information furnished in part – I is true and correct to the best of my knowledge and belief.
2. I have no direct or indirect interest in the property.
3. I have personally inspected the property.
4. The present valuation report has been prepared by the undersigned pursuant to, supplemented by the documentary materials furnished by the client. The assessment and conclusions contained herein are grounded primarily in the investigative reports corresponding to each survey number, as made available by the client.

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It is to be expressly noted that this report is intended exclusively for internal reference and evaluative purposes. The undersigned disclaims any liability or responsibility with respect to the authenticity, completeness, or legal validity of the documents relied upon in the course of this valuation.

5. This Valuation report is for internal use ~~only~~ and ~~shall~~ neither to be used in any court of law nor does it give you any advice to deal or not to deal with the content of the documents in any manner whatsoever nor it can be a basis to challenge the genuinity of any other document/title. The undersigned/ his representative does not bear any liability/responsibility/ consequence arising there from of any kind in any manner whatsoever.

Date : 09.12.2025

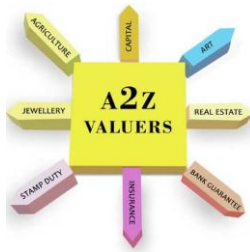
Place : New Delhi

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## INTRODUCTION

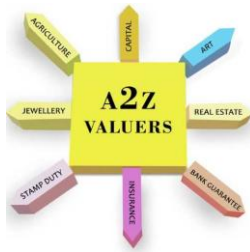
Visakhapatnam, popularly known as Vizag, is the largest city in Andhra Pradesh and serves as a major economic, cultural, and logistical center on India's eastern coast. Positioned between the Bay of Bengal and the Eastern Ghats, the city is renowned for its scenic coastline, natural harbor, and balanced blend of urban infrastructure and natural beauty. It is one of India's oldest port cities and has grown into a vibrant metropolitan region with global industrial and maritime importance.

## GEOGRAPHIC AND STRATEGIC SIGNIFICANCE

Geographically, Visakhapatnam occupies a unique position as a deep-water, all-weather port city, making it crucial for maritime trade on the eastern seaboard. Its location along the Chennai–Kolkata corridor provides strategic access to major domestic and international markets. The city also hosts the headquarters of the **Eastern Naval Command**, giving it immense strategic and defence importance. Its proximity to hilly terrain, beaches, and valleys also gives Vizag a distinct landscape that combines tourism appeal with strong locational advantages for industrial growth.

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## ECONOMIC AND INDUSTRIAL PROFILE

Visakhapatnam has one of the most diverse and dynamic economies in India. The **Visakhapatnam Port**—one of the busiest in the country—drives major trade activity. The city is home to key industries such as steel, petroleum, heavy engineering, pharmaceuticals, shipping, fishing, and fertilisers. Major industrial giants like **HPCL, Vizag Steel Plant, NTPC, BHEL, Dr. Reddy's Laboratories**, and **LG Polymers** have operations in or around the city. Additionally, Visakhapatnam is a central node in the **Vizag–Chennai Industrial Corridor (VCIC)**, attracting large-scale investments in manufacturing, logistics, IT, and electronics. With the rise of IT parks, fintech zones, and startup ecosystems, Vizag is steadily positioning itself as an emerging technology hub.

## INFRASTRUCTURE AND CONNECTIVITY

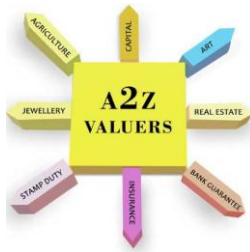
The city boasts excellent connectivity infrastructure, making it a gateway to Andhra Pradesh. It hosts an international airport with direct domestic connections and growing international routes. The extensive rail network links Vizag to all major metros across India, while the National Highway 16 (NH-16) runs through the city, enabling efficient road connectivity.

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The port infrastructure includes the Visakhapatnam Port, Gangavaram Port, and expanding container terminals, ensuring robust import-export capabilities. Ongoing development projects such as metro proposals, ring roads, and upgraded logistics corridors further enhance mobility and industrial efficiency.

## URBAN DEVELOPMENT AND LIVING STANDARDS

Visakhapatnam is known for its clean, well-planned urban environment and has consistently ranked high in national cleanliness and smart-city surveys. The city features modern residential townships, educational institutions of national importance, quality healthcare facilities, and growing commercial and entertainment zones. Its beaches—such as RK Beach, Rushikonda, and Yarada—along with landmarks like Kailasagiri, Simhachalam Temple, and the INS Kurusura Submarine Museum, make Vizag a key tourist destination. The blend of natural beauty, cultural heritage, and peaceful urban lifestyle contributes to its reputation as one of the most livable cities in India.

## FUTURE GROWTH POTENTIAL

Visakhapatnam is expected to play a significant role in Andhra Pradesh's long-term economic roadmap.

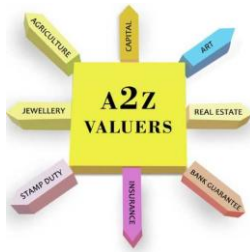
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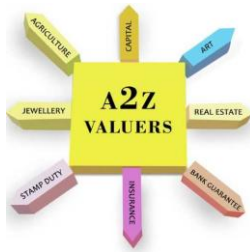
With large-scale investments in port expansion, IT development, manufacturing clusters, and tourism infrastructure, the city is poised for sustained growth. Emerging zones such as Bhogapuram (with a new international airport), Achyutapuram industrial clusters, and strategic initiatives like defence corridors are set to drive the next wave of development. As a result, Visakhapatnam is increasingly viewed as a future-ready city with strong potential for real estate, industry, and global connectivity.

## OVERVIEW OF THE RAMBILLI-ACHYUTAPURAM REGION

The Rambilli and Achyutapuram belt, located in Anakapalli district near Visakhapatnam, is an emerging industrial and strategic zone. *The area is part of the Andhra Pradesh Special Economic Zone (APSEZ), which includes large-scale industrial estates developed by APIIC, and it lies within the influence area of the Vizag-Chennai Industrial Corridor.* Over the past decade, the region has transformed from a rural coastal landscape into a developing hub attracting manufacturing, logistics, and defence-related infrastructure growth.

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## **SURROUNDINGS AND LOCAL DEVELOPMENT**

The surroundings of the 70-acre land parcel are characterized by industrial zones, developing residential layouts, and significant government-driven infrastructure. Nearby, the state has planned and expanded multi-product industrial clusters, with units related to metals, pharma, engineering, and logistics. One of the most important developments in this region is the establishment of the strategic naval base **INS Varsha**, a major defence facility that brings long-term national investment and security infrastructure to Rambilli. Additionally, proposals for a new port at Rambilli and enhancements to the regional road network are expected to elevate the area's economic profile. Together, these developments indicate steady, long-term growth potential for land surrounding the industrial corridor.

## **ECONOMIC VALUE AND INVESTMENT POTENTIAL**

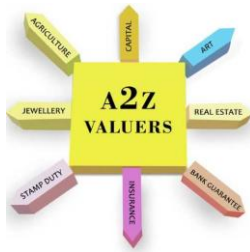
A 70-acre land parcel in this region carries attractive economic value due to its location within an expanding industrial and defence-focused zone. Land in and around Achyutapuram and Rambilli is in demand for industrial use, warehousing, logistics parks, and ancillary services supporting both SEZ units and defence establishments.

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With rising infrastructure investments, the land is likely to appreciate in the medium and long term. Its size (70 acres) also makes it suitable for large-format projects such as manufacturing facilities, logistics hubs, integrated campuses, renewable-energy setups, or large residential townships supporting industrial workforce housing. This dual suitability—industrial and township—enhances the overall value proposition.

### **CONNECTIVITY TO VISAKHAPATNAM (VIZAG/VYZAQ)**

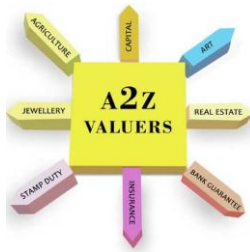
The Rambilli–Achyutapuram region is well connected to Visakhapatnam city through major regional and national highways. The area is approximately 35–40 km from Vizag city and is accessed via NH-16 and several state highways that link the industrial cluster to urban and port areas. The Visakhapatnam Port, airport, and upcoming major transport corridors provide efficient connectivity for logistics, export activity, and workforce movement. The nearest railway access point is Elamanchili, which is about 10–12 km from the cluster and connects to the Chennai–Kolkata railway line. Future infrastructure projects—including the Vizag–Bhogapuram semi-ring road, port proposals, and corridor development—are expected to further strengthen its linkages with the wider Vizag metropolitan region.

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## **FUTURE PROSPECTS OF LAND PRICE RISE IN RAMBILLI-ACHYUTAPURAM**

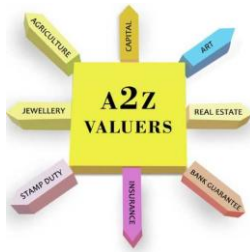
The Rambilli–Achyutapuram region is one of the most promising real-estate growth corridors in the Visakhapatnam metropolitan belt. Land prices in this zone are expected to rise steadily over the coming years due to rapid industrial expansion, large-scale defence infrastructure, improved connectivity, and increasing demand for industrial, logistics, and residential land. The presence of the APSEZ (Andhra Pradesh Special Economic Zone) and large tracts allocated for multi-product industrial clusters ensure long-term commercial activity, which naturally pushes up land values. With the development of the Vizag–Chennai Industrial Corridor, the upcoming semi-ring road connecting Bhogapuram Airport to the southern zones, and new strategic projects near Rambilli, the area is set to witness strong appreciation in both industrial and residential land categories. Investors typically view this region as a medium-to-long-term growth zone where early land acquisition can yield high returns once infrastructure is fully operational.

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## MAJOR DEVELOPMENT PROJECTS DRIVING GROWTH

The Rambilli–Achyutapuram belt is witnessing multiple high-impact development projects that significantly influence land value. The most notable among them is **INS Varsha**, the upcoming major strategic naval base at Rambilli, which brings permanent defence investment and high-level security infrastructure to the region. Additionally, the **APSEZ industrial expansion**, with thousands of acres developed by APIIC for manufacturing and logistics industries, continues to attract national and international companies. There are also proposals for a **new port at Rambilli**, aimed at reducing pressure on existing Vizag and Gangavaram ports, which could transform the area into a maritime logistics powerhouse. Combined with improving road networks, upgraded utilities, and interest from manufacturing companies, these projects position the region as a future industrial hub.

## ADVANCEMENT AND URBAN GROWTH IN THE REGION

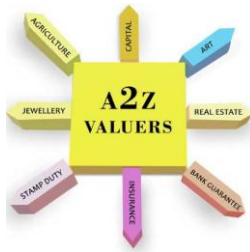
Urban development is gradually spreading from Visakhapatnam city toward Anakapalli, Achyutapuram, and Rambilli due to industrial activity and rising residential demand.

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New township developments, gated communities, workforce housing projects, and commercial centers are emerging to support SEZ employees, naval personnel, and industrial workers. Infrastructure upgrades—such as widened roads, improved internal connectivity, better water and power supply, and upcoming transport corridors—are accelerating the transformation of what was formerly a rural belt into a semi-urban growth cluster. As surrounding zones like Atchutapuram, Yellamanchili, Nakkapalli, and S.Rayavaram develop, Rambilli becomes a central node in an expanding industrial-urban stretch.

## OVERVIEW OF THE SITE

The subject property comprises 70 acres of contiguous land located across Survey Nos. 231, 251, 253, 294, 298, 303, 304, 305, and 326 within Marripalem and Rajala Agraharam of Rambili Mandal, Anakapalli district. The site holds strategic significance due to its 825-metre frontage along the proposed Coastal Corridor Road, for which survey and alignment activities have been completed.

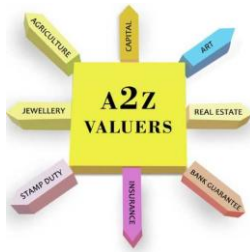
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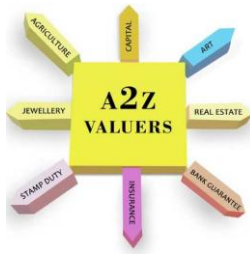
The region is undergoing substantial industrial expansion, most notably the development of the 6,500-acre Nippon Arcelor Steel Plant situated approximately 8 km away in aerial distance, representing an investment of ₹1.4 lakh crore and an anticipated workforce exceeding one lakh personnel. The property is further positioned within 2 km of the proposed Google Data Center and will gain enhanced connectivity to the Achyutapuram SEZ via an upcoming 8-lane highway at a distance of 2.3 km, where prevailing land values are approximately ₹6 crore per acre. Security in the vicinity is strengthened by the presence of neighbouring Naval establishments, minimizing the risk of encroachment. Proximity to the Adani Gangavaram Port additionally enhances the site's potential for industrial, logistics, and ancillary developments.

#### **LIST OF DOCUMENTS PROVIDED AT THE TIME OF PREPARATION OF THE PRESENT REPORT BY THE CLINET**

1. Copy of Document no. 2933 of 1994 – Deed of Sale for Rs. 128800.00
2. Copy of 1994 Deed No. 2926 – Land purchase deed of Rs. 126000.00  
(Document No. 2926 of Book I volume 1148 pages 62-63 at SRO Yellamanchili)
3. Copy of Document no. 2927 of 1994 – Promissory Note for Rs. 98000.00

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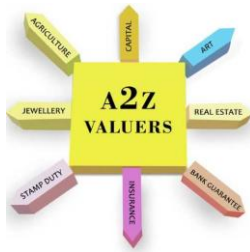
4. Copy of Deed No. 2925 of 1994 – Purchase Deed of Immovable Property for Rs. 126000.00 (Document No. 2925 of Book I volume 1132 pages 241-243 at SRO Yellamanchili)
5. Copy of Certified Copy bearing S.No. 1424/2022, C.S. No. 1144/2022, Name of the Applicant: VICTORY PROJECTS LTD., DOCUMENT NO. AND Year – 224/1995, Retrieved by: K. Ramesh, No. of Pages: 3, dated 06.08.2022, SRO – YELLAMANCHILLI, JOINT SUB REGISTRAR – 35, YELLAMANCHILLI.
6. Copy of Certified Copy bearing S.No. 534/2020, C.S. No. 433/2020, Name of the Applicant: K KAMESHWARA RAO., DOCUMENT NO. AND Year – 215/1995, Retrieved by: D.V.KUMAR, No. of Pages: 3, dated 08.06.2022, SRO – YELLAMANCHILLI, JOINT SUB REGISTRAR – 35, YELLAMANCHILLI.
7. Copy of Certified Copy bearing S.No. 1214/2020, C.S. No. 987/2020, Name of the Applicant: K KAMESHWARA RAO., DOCUMENT NO. AND Year – 3192/1994, Retrieved by: D.VIJAY KUMAR, No. of Pages: 2, dated

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14.10.2020, SRO – YELLAMANCHILLI, JOINT SUB REGISTRAR – 35,  
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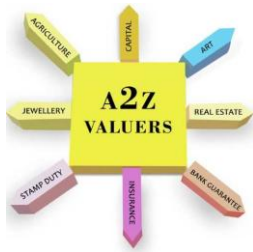
8. Copy of Certified Copy bearing S.No. 107/2019, C. No. 139/2019, Name of the Applicant: K KAMESHWARA RAO., DOCUMENT NO. AND Year – 1339/1995, Retrieved by: E SATYAVATHI, No. of Pages: 2, dated - 2019, SRO – YELLAMANCHILLI, JOINT SUB REGISTRAR, YELLAMANCHILLI.
9. Copy of Certified Copy bearing S.No. 1517/2019, C.S. No. 1188/2019, Name of the Applicant: K KAMESHWARA RAO., DOCUMENT NO. AND Year – 157/1987, Retrieved by: D.V. KUMAR, No. of Pages: 3, dated 31.10.2019, SRO – YELLAMANCHILLI, JOINT SUB REGISTRAR – 35, YELLAMANCHILLI.
10. FORM GST REG – 06 bearing Registration No. - 36AAACV6805D2ZI OF TELECANOR GLOBAL LIMITED, DATED 17.07.2020
11. Copy of Document no. 1508 of 1995 – Promissory Note for Rs. 70200.00
12. Copy of Document no. 215 of 1995 – Promissory Note for Rs. 191100.00

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### 13. Word file – UNSIGNED - LEGAL AND FINANCIAL DUE DILIGENCE

REPORT ON VICTORY PROJECTS LIMITED – Prepared for Mr. H K

Gupta, Mumbai dated 19<sup>th</sup> August 2008 by M. KAREEMULLA,

CHARTERED ACCOUNTANT. (30 Pages)

### 14. Map

#### COMPARATIVE LAND-RATE CHART

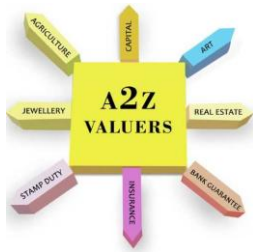
Area / Locality (Vizag / Suburb)	Typical Land / Plot Rate (approx.) *	Notes / Typical Use / Comments
<b>Rambilli– Achyutapuram / Fringe-Industrial &amp; Suburban Zone</b>	<b>₹7500 – ₹20,000 per sq yard</b> (residential / industrial-adjacent plots)	This range reflects recent resale/for-sale plots in Achyutapuram / near Rambilli — suitable for industrial-adjacent, residential or commercial use.
	<b>₹1,050 – ₹1,950 per sq ft</b> (for certain plots / flats / subdivided land) in Achyutapuram zone	This reflects lower-end residential / semi-urban plots — generally more affordable than core-city areas.
<b>Emerging Suburb — Madhurawada (North / IT-corridor suburb of Vizag)</b>	<b>₹30,000 – ₹60,000 per sq yard</b> (standard residential plots)	Madhurawada is a fast- growing suburb, with better infrastructure, proximity to city, and demand from IT / residential buyers.

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Area / Locality (Vizag / Suburb)	Typical Land / Plot Rate (approx.) *	Notes / Typical Use / Comments
	Some premium VUDA/auctioned plots even fetch ~ ₹55,000 per sq yard (or more) in recent times	Reflects plots in layouts with good amenities / approvals / road access — often sold via auctions or developers.
Prime / Core-City / Premium Localities — e.g. Beach Road, Visakhapatnam, MVP Colony, Dwaraka Nagar, etc.	~ ₹30,000 – ₹300,000 per sq yard depending on exact road, sea-view, commercial vs residential zoning, or up- market status.	These are high-value, high- demand areas: beachfront, commercial belts, central business districts — suitable for luxury residential, commercial, retail developments.

\* “Per sq yard” and “per sq ft” values are approximate and derived from recent listings and real-estate guides. Actual price depends heavily on access, approvals, land type, amenities, proximity to infrastructure.

### WHAT THE COMPARISON IMPLIES — KEY TAKEAWAYS

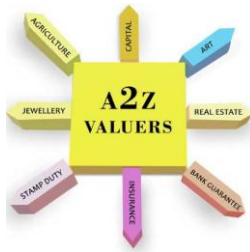
- **Rambilli–Achyutapuram remains among the more affordable zones** relative to Vizag’s prime or mid-town areas. This affordability makes it attractive for large-acre acquisition (industrial use, warehousing, logistics, large-scale projects) — especially if purchased before large-scale appreciation.

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- **Suburbs like Madhurawada already command significantly higher premium** than Rambilli–Achyutapuram. This reflects better infrastructure, more residential demand (IT / service workers), and momentum of urban expansion from core city outward.
- **Core-city and premium localities in Vizag are many times more expensive** — up to an order of magnitude or more than fringe/suburban or industrial-adjacent land. Such areas suit high-end residential or commercial developers, but are typically out of range for large-scale land acquisitions unless for luxury/commercial build-outs.
- For a large parcel (e.g. 70 acres) in Rambilli/Achutapuram — the lower per-square-yard basis **implies overall cost remains relatively modest compared to equivalent acreage in suburbs or city core**, offering potential for future appreciation if infrastructure & industrial growth picks up.

### WHY THESE COMPARISONS NEED CAUTION

- **Variability within Zones:** “Rambilli–Achyutapuram” covers a wide area — land close to industrial corridors, highways, or upcoming infrastructure (ports / roads) will price higher than remote/agricultural plots.

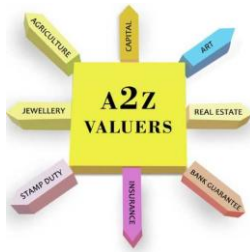
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- **Plot Approvals & Legal Status Matter:** VUDA/ SEZ / layout-approval, road-access, utilities (water, electricity), and conversion from agricultural to non-agricultural land — these factors dramatically influence price. A plot without clear approvals may be cheap but risky.
- **Demand & Future Infrastructure:** Areas like Madhurawada benefit because demand (residential, IT workers, city-sprawl) is strong now. Fringe areas depend heavily on future infrastructure (roads, connectivity, industry take-off) for appreciation.
- **Illiquidity & Long-Term Horizon:** Large parcels in fringe areas may take years before demand matures; highest gains often realized over medium-to-long term once upstream infrastructure and industries develop.

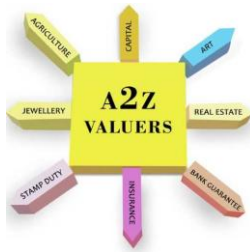
**TABULAR PROJECTION (2025–2030) OF FUTURE LAND PRICES IN THE RAMBILLI–ACHYUTAPURAM REGION, BASED ON THREE SCENARIOS: *CONSERVATIVE, MODERATE, AND HIGH-GROWTH.***

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**Land Price Projection Table (Rambilli–Achyutapuram, Visakhapatnam)**  
*Approximate price per square yard (₹), for residential/industrial-adjacent land*

Year	Conservative Scenario(Slow industrial uptake & delayed infra)	Moderate Scenario(Steady SEZ growth & ongoing infra completion)	High-Growth Scenario(Port, Naval base, SEZ boom & fast connectivity)
<b>2025</b> (Current Base)	₹7,500 – ₹20,000	₹7,500 – ₹20,000	₹7,500 – ₹20,000
<b>2026</b>	₹8,000 – ₹22,000	₹9,000 – ₹24,000	₹11,000 – ₹28,000
<b>2027</b>	₹9,000 – ₹24,000	₹10,000 – ₹27,000	₹13,000 – ₹32,000
<b>2028</b>	₹10,000 – ₹26,000	₹12,000 – ₹30,000	₹14,000 – ₹36,000
<b>2029</b>	₹11,000 – ₹28,000	₹13,500 – ₹33,000	₹16,000 – ₹40,000
<b>2030</b>	₹12,000 – ₹30,000	₹15,000 – ₹36,000	₹18,000 – ₹45,000

**Explanation of the Three Growth Scenarios**

**1. Conservative Scenario (Low Growth)**

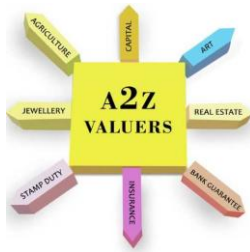
- ❖ Minimal industrial expansion, slower SEZ occupancy
- ❖ Delays in proposed Rambilli Port or major road projects
- ❖ Limited residential migration

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- ❖ Annual appreciation: **6–7%**

## 2. Moderate Scenario (Most Likely Scenario)

- ❖ Regular SEZ growth and new industries entering Achyutapuram belt
- ❖ Improvement in internal roads, utilities, and semi-ring road connectivity
- ❖ Naval base (INS Varsha) operational enhancements boost demand
- ❖ Annual appreciation: **9–12%**

## 3. High-Growth Scenario (Accelerated Development)

- ❖ Strong industrial inflow from VCIC corridor
- ❖ Fast-tracked port development near Rambilli
- ❖ SEZ expansion + defence-related ecosystem leads to rapid demand
- ❖ Large-scale townships and logistics hubs emerge
- ❖ Annual appreciation: **12–15%+**

## KEY DRIVERS BEHIND RISING LAND PRICES

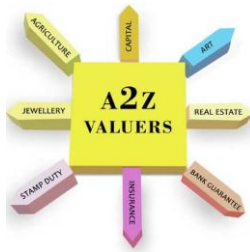
Growth Driver	Impact on Land Value
INS Varsha Naval Base	High long-term strategic value; consistent demand from defence-linked industries
APSEZ Industrial Growth	Increases demand for logistics, warehousing, industrial housing

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Growth Driver	Impact on Land Value
Vizag–Chennai Industrial Corridor	Better connectivity → higher commercial potential
Proposed Rambilli Port	Massive value multiplier if approved/initiated
Semi-Ring Road to Bhogapuram Airport	Strengthens airport–port–SEZ triangle
Urban expansion from Vizag city	Growing need for housing, worker townships
Increased infrastructure spending	Direct impact on industrial & residential land demand

By **2030**, depending on growth conditions, Rambilli–Achyutapuram land prices may rise to:

- **₹12,000 – ₹30,000/sq yd (Low Growth)**
- **₹15,000 – ₹36,000/sq yd (Moderate Growth)**
- **₹18,000 – ₹45,000/sq yd (High Growth)**

This makes the region **one** of the **highest potential appreciation zones** around Visakhapatnam for **medium-to-long-term** investments, especially for land parcels above 10 acres.

### Conclusion:

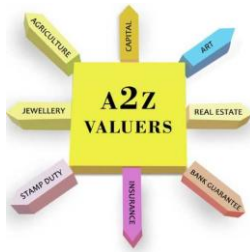
Considering defence investments, expanding SEZ activity, improved connectivity, and the emergence of new port and industrial infrastructure, the **long-term land price outlook for Rambilli–Achyutapuram is highly positive.**

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Land that is currently semi-rural or industrial-buffer in nature is expected to appreciate significantly as infrastructure matures and more companies set up operations. The region stands out as one of the next major growth frontiers of the Visakhapatnam region, suitable for long-term investors, industrial developers, and institutions seeking large tracts of land.

## ADDITIONAL SHEET VALUATION PART II

The Valuation Report of The subject property comprises 70 acres of contiguous land located across Survey Nos. 231, 251, 253, 294, 298, 303, 304, 305, and 326 within Marripalem and Rajala Agraharam of Rambili Mandal, Anakapalli district, Andhra Pradesh, is based upon the information collected by our technical team during the prior receipt of detailed particulars of property, related documents, date and reply of queries.

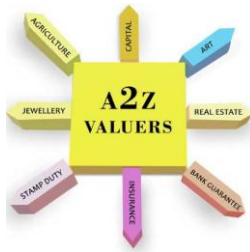
The subject property is nearby high – class upcoming SEZ Rambili Mandal. The said fact was well established as per the inquiries generated with the local real estate agents.

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**Guideline rates are for the calculation of the stamp duty, and hence, they do not establish market rates.** The Guideline rates is the lowest price set by the state government for a property, whereas the market rate is the actual transaction price determined by the real estate market.

## METHODOLOGY OF LAND VALUATION

The value of the land depends on the plot, location, shape, tenure, obsolescence, utility, rental yield, demand and supply in the class, political stability, Government policies, condition and surroundings of property and various factors.

The Hon'ble Courts of India have defined certain conditions on which the market value is to be determined. Reference in this regard may be made to the cases listed as follows:

- a) In *Digamber & Ors. vs. State of Maharashtra & Ors.*, AIR 2013 SC 3532, the Hon'ble Supreme Court stated, "... *It is settled law that while fixing the market value of the acquired land, the Land Acquisition Collector is required to keep in mind the following factors: (i) Existing geographical situation of the land. (ii) Existing use of the land. (iii) Already available*

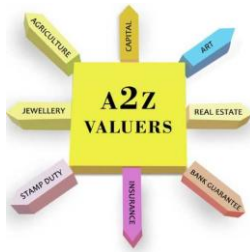
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*advantages, like proximity to National or State Highway or road and/or developed area. (iv) Market value of other land situated in the same locality/ village/ area or adjacent or very near the acquired land.”*

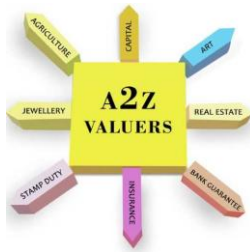
- b) *Sabhia Mohammed Yusuf Abdul Hamid Mulla vs. Special Land Acquisition Officer*, (2012) 7 SCC 595.
- c) *Chaturbhuj Pande & Ors. vs. Collector, Raigarh*, AIR 1969 SC 255.
- d) In the case of *P. Vishnuvardhan Reddy vs. Government of A.P. and Anr.*, (2003) 6 ALD 686, on 18 April, 2003, the High Court of Andhra Pradesh at Hyderabad referred to the observations of the Apex Court in the order dated 20.09.2001 passed in Special Leave Petition (Civil Appeal) Nos. 9532 of 1995 and 9533 of 1995, stating “*In the present case what we find is that the High Court has applied comparable sales method of valuation of the land. No doubt, the comparable sales method of valuation of land is preferred than any other method for ascertaining the true market value of acquired land. Before comparable sales method of valuation of land is applied for ascertaining the true market value of the acquired land, the Court is required first to consider certain other aspects of the matter. The first aspect is that the comparable sales should be genuine documents.*”

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*The second aspect which is to be seen by the Court is whether the comparable sales relate to land in the same vicinity or village. The third aspect of the matter is whether comparable sales relate to the small pieces of land. These are the few among other aspects of the matter which are required to be seen before applying the comparable sales method of valuation of the land.”*

- e) *City Industrial & Development Corporation and Ors. vs. Sunil and Ors.*, Judgment Pronounced by the Hon’ble High Court of Judicature at Bombay on 13<sup>th</sup> February, 2018 in First Appeal No.416 of 2000.
- f) *Viluben Jhalejar Contractor vs. State of Gujarat*, (2005) 4 SCC 789.
- g) *Registrar of Assurances vs. ASL Vyapar Private Ltd.*, 2022 SCC OnLine SC 1554.

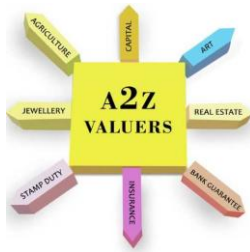
The working of property / land rate is based upon the prevailing market rate, as on date. Considering all the factors stated hereinabove, the Fair Market Value has been worked out based upon the records of Sub Registrar’s office/ sale evidence/ auction rates.

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## METHOD NO.1: MARKET SURVEY

The Valuation Report of the subject property comprises 70 acres of contiguous land located across Survey Nos. 231, 251, 253, 294, 298, 303, 304, 305, and 326 within Marripalem and Rajala Agraharam of Rambili Mandal, Anakapalli district, Andhra Pradesh, market value is dependent upon the location, approach, size utility and availability of the land.

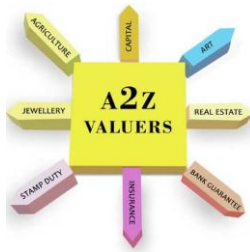
As per information collected from market and also from various institutes, real estate agents, Association of Certified Realtors of India (ACRI), Institution of Government Approved Valuers (IGAV) and the assessment parameters for sale & purchase of properties in similar area, the market value is assessed. Other parameters like shape, use & location of the property, land use, connectivity of land & development in surrounding area, as on the date of valuation for determining the price/ value of the land and its future potential activity were also considered by our team of experts/ specialized professionals, in order to assess the market value of the land.

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As per the market survey, it is established that the residential plots in this area are sold at the rate of **Rs. 4,000.00 per Sqyd to Rs. 5,000.00 per Sqyd (Rs.2,00,00,000.00 per Acre to Rs.2,50,00,000.00 per Acre)** for free hold plots in the within Marripalem and Rajala Agraharam of Rambili Mandal, Anakapalli district, Andhra Pradesh & vicinity.

*(Several benefits accrue upon owning a property in within Marripalem and Rajala Agraharam of Rambili Mandal, Anakapalli district, Andhra Pradesh & in its vicinity; one of the main attractions is that it can provide a source of passive income & the benefits like income source, greater security, flexibility to sell at the right time, option to move back, property value appreciation.)*

## **METHOD NO. 2: COMPARABLE SALE**

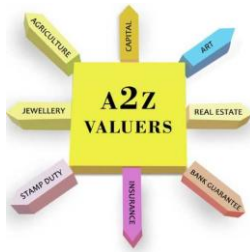
The subject property is situated in residential area, enjoying all civic amenities and facilities which are easily available nearby. Market value is depending upon the location, approach, size utility and availability of the land. To work out the Fair Market Value of the subject property, the average rate of following

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sale instances of residential properties located in Marripalem and Rajala Agraharam of Rambili Mandal, Anakapalli district, Andhra Pradesh & similar localities has been adopted after making adjustments as per the details given below:

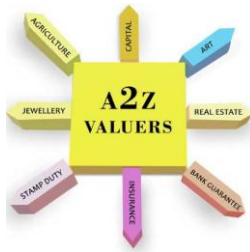
S. No.	Description	Sale Instance – I	Sale Instance - II
1	Address/ Location of the Property		
2	Date of Sale		
3	Declared/Asking Consideration		
4	Plot Area (in Sqyd)		
5	Rate per Sqm. = Declared Sale Consideration/ Plot Area (in Sqyd)		
	<b>Adjustment Factors</b>		
6	Time Gap		
7	Location/ Situation		
8	Future Potency		
9	Total Adjustment		
10	Total adjustment on land rate per Sqm = R5 X R9		
11	Net land rate per Sqm. of declared sale consideration after applying of adjustment factors (R5 ± R10)		

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From the above, the average land rate : Rs. 10,000.00 per Sqyd  
per Sqyd of declared sale/asking consideration (approx.)  
after applying adjustment factor to bring  
at par of subject property.

Keeping in consideration aforesaid factors alongside comparing both the methods of evaluation being the Market Survey Method is lower and Sales Comparable Method is higher; we are of the considerate view that the land rates arrived at from Market Survey Method are justified and genuine. Therefore, in this Valuation Report, we are considering **average land rate of both the aforesaid Sale Instances being: Rs. 4,500.00 per Sqyd.**

## COST OF LAND

Land	:	70.00 Acres (Approx) or 3,38,800.00 Sqyd
Land Rate	:	Rs. 4,500.00 per Sqyd
Land Value		
3,38,800.00 Sqyd @ Rs. 4,500.00 per Sqyd	:	<b>Rs. 152,46,00,000.00</b>

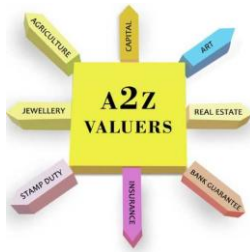
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## Opinion

The Fair Market Value as on date of land located across Survey Nos. 231, 251, 253, 294, 298, 303, 304, 305, and 326 within Marripalem and Rajala Agraharam of Rambili Mandal, Anakapalli district, Andhra Pradesh, is **Rs. 152,46,00,000.00 (One Hundred Fifty-Two Crore Forty-Six Lakhs Only)**

**Dated: 09.12.2025**

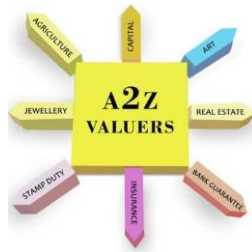
Final

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**₹7 Cr** @ 1,16,666 per sq.yards  
Estimated EMI ₹5,59,093

Residential Land/Plot for Sale  
in Ramunaidu colony, Marripalem, Visakhapatnam, A.P.

RERA STATUS: ● NOT AVAILABLE | Website: <https://rera.ap.gov.in/>

[Overview](#) [Owner Details](#) [Explore Locality](#) [Recommendations](#) [Articles](#)



**Property (3)**

**Dimensions**  
Plot area 600 sq.yards  
(501.68 sq.m.)

**Price**  
₹ 7 Crore+ Govt Charges & Tax  
@ 1,16,666 per sq.yards

**Address**  
Ramunaidu colony  
Marripalem, Visakhapatnam

**Facing**  
West

**No. of Open Sides**  
1

**Possession**  
Immediate

**Boundary wall**  
Yes

Transaction Type: **Resale** | Property Ownership: **Freehold** | Boundary Wall: **Yes** | Property Code: **G83875564**  
www.99acres.com/G83875564

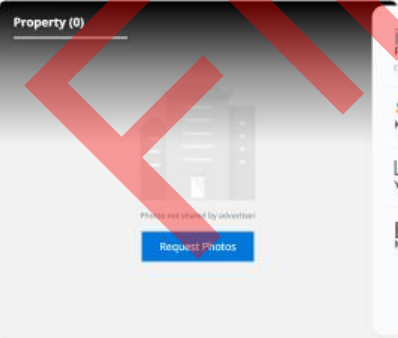
No. of Open sides: 1 | Any construction done: **Yes (Shed)**

**₹70 Cr** @ 1,75,000 per sq.yards  
Estimated EMI ₹55,90,927

Residential Land/Plot for Sale  
in Kirlampudi Layout, Visakhapatnam, A.P.

RERA STATUS: ● NOT AVAILABLE | Website: <https://rera.ap.gov.in/>

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**Property (0)**

**Dimensions**  
Plot area 4000 sq.yards  
(3344.51 sq.m.)

**Price**  
₹ 70 Crore  
@ 1,75,000 per sq.yards

**Address**  
Kirlampudi Layout, Visakhapatnam

**Facing**  
East

**Corner Property**  
Yes

**No. of Open Sides**  
2

**Overlooking**  
Main Road

**Possession**  
Within 6 months

Why should you consider this property?  
**East Facing** **Corner Property** **Overlooking Main Road**

Transaction Type: **Resale** | Property Ownership: **Freehold** | Corner Property: **Yes** | Boundary Wall: **No**  
Property Code: **Q83597188**  
www.99acres.com/Q83597188

No. of Open sides: 2

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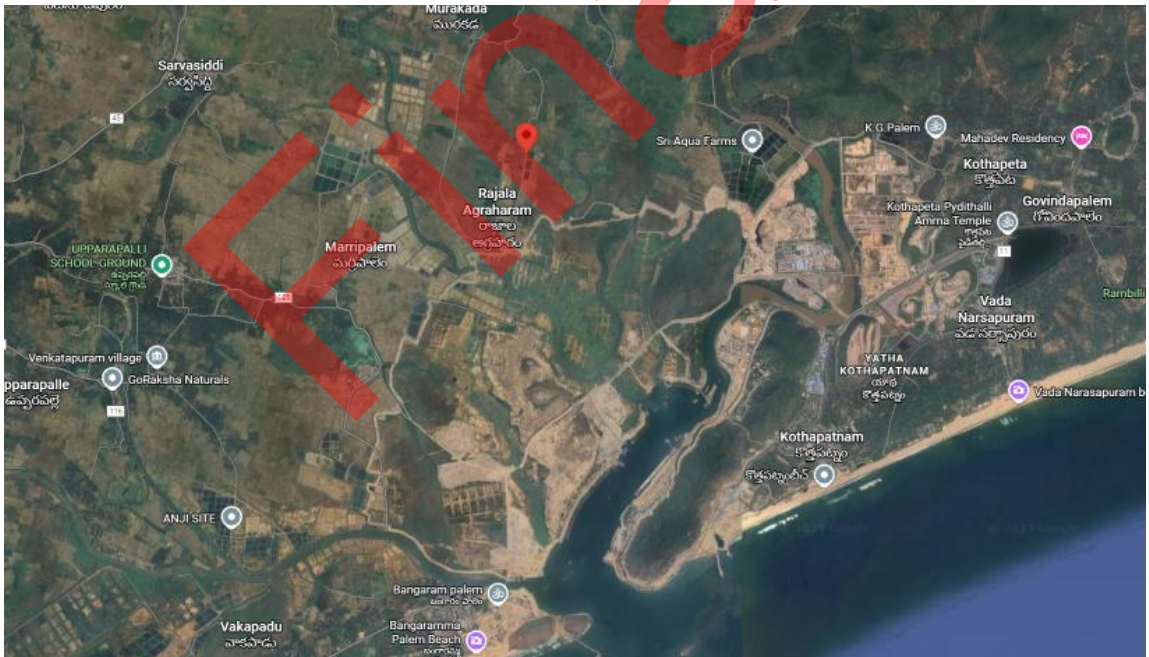
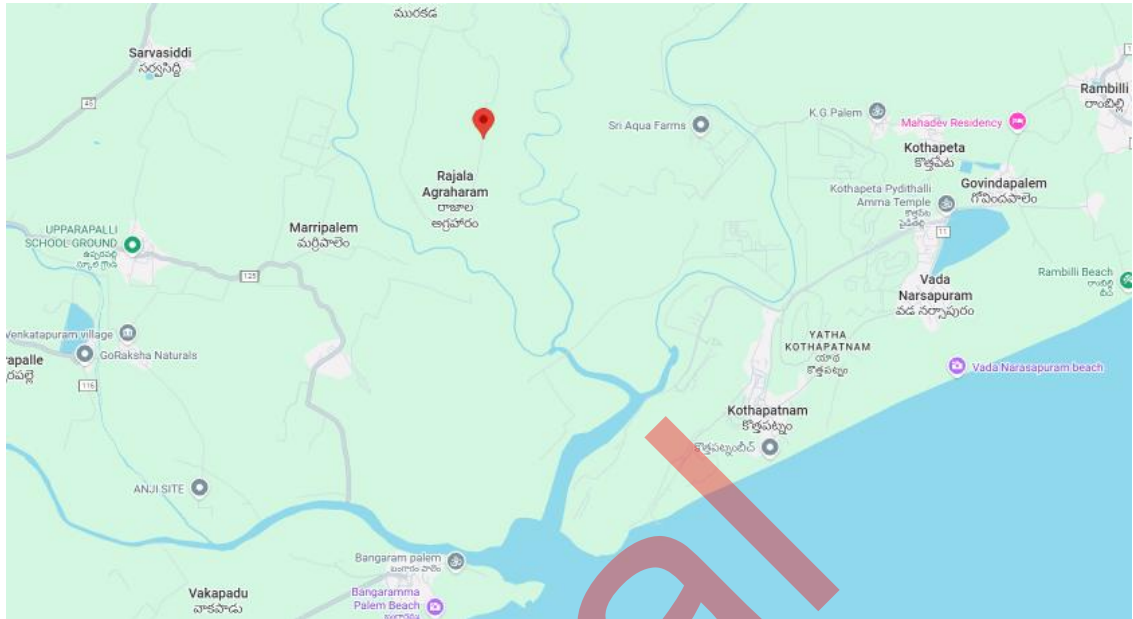
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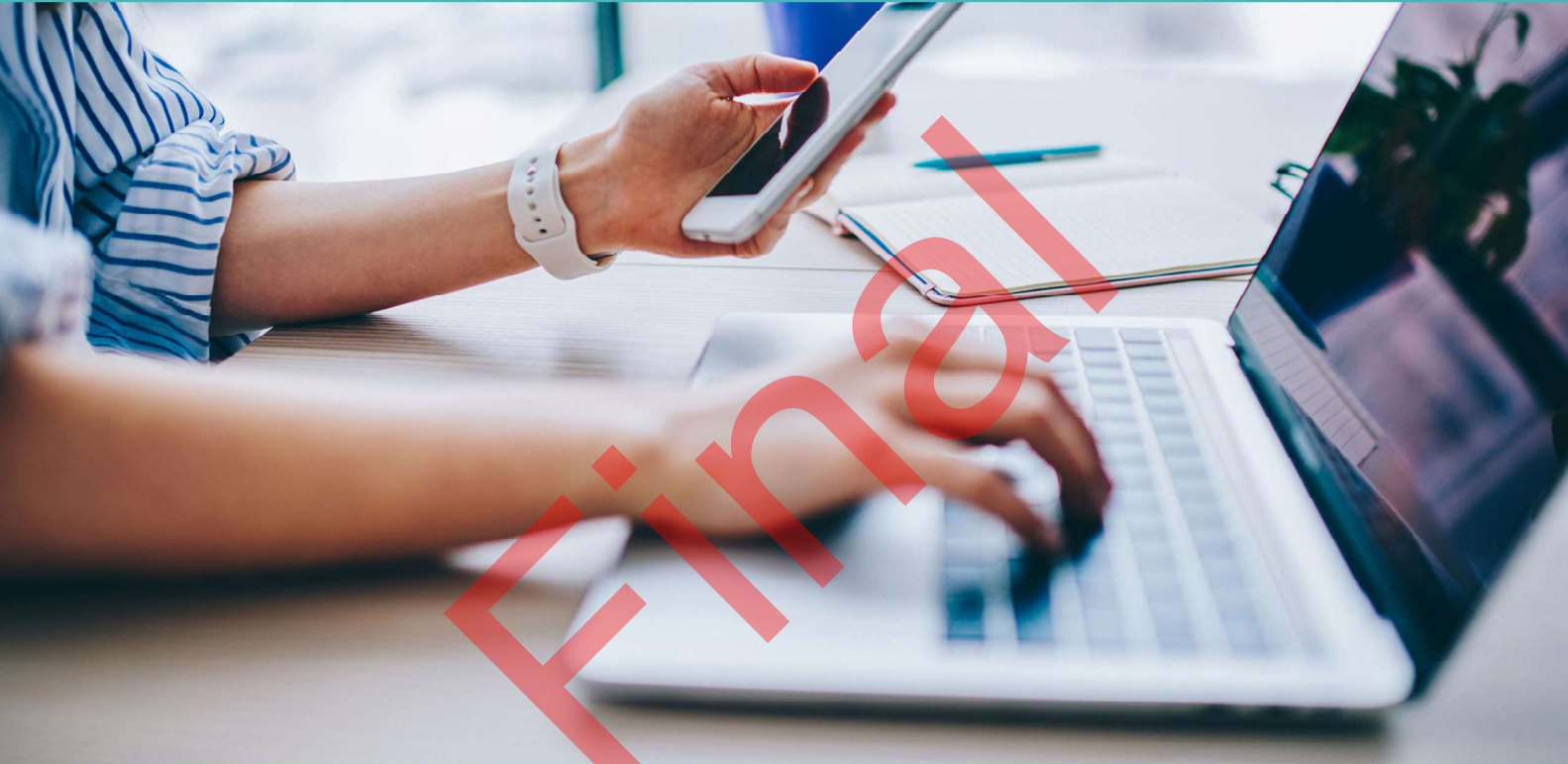
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Valuation's Doctor



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