

VALUATION REPORT

DATE OF INSPECTION : 04-06-2004

PURPOSE : For Bank

PROPERTY : Open Land,
Sy.Nos.11,12,15,16,17,116,117,148,149 & 294,
Cherlapally (V),
Ghatkesar (M), Kapra Mpl,
Ranga Reddy Dist.

VALUE : Rs 50,88,000/-

OWNER :Smt P.RENUKA
W/o Sri P.BALREDDY.

R. SANTHA RAJ

B.E.,M.I.E.,F.I.V.

GOVT.REGD.VALUER OF LT. & W. TAX, CAT -1 /363/98-99
FLAT NO.203,II FLOOR, THE LEGEND APARTMENTS, H.NO.1-10-30 & 35,
STREET No.3, ASHOK NAGAR ,HYDERABAD.
PHONES: 27620365,9849407167.

R.SANTHA RAJ
B.E.(Civil),M.I.E.,F.I.V.
Chartered Engineer
Regd. Valuer of I.T.&W.Tax
CAT-1/ 363/ 98-99.

Flat No.203,II Floor
The Legend Apartments
H.No 1-10-30 & 35
Street No.3, Ashok Nagar
Hyderabad.500020.
Phone: 27620365,9849407167.

STATE BANK OF INDIA
Branch: Agri Business ,Abids,Hyderabad.
VALUATION REPORT
(IN RESPECT OF LAND/SITE/BUILDING)

DATE: 04-06-2004

1.GENERAL

- 01.Purpose for which valuation is made : For Offering as security.
- 02.a.) Date of inspection : 04-06-2004
b) Date on Which Valuation is made : 04-06-2004
03. List of documents Produced For Perusal . :
I)Xerox copy of Gift Settlement deed No.3050/04 dt : 12-03-2004.
II) Xerox copy of Paatdar Pass Book No. 7
04. Name of the Owner(s) and his /their address(es) : Smt P.Renuka
W/o Sri P.Bal Reddy
- 05.Brief Description of the Property : Open Land in Sy.Nos. 11,12,15,16,17,116,117,148,149 & 294,
situated at Cherlapally (V) , Ghatkesar (M) , Kapra Mpl, Ranga Reddy Dist . The total area of Land is Ac.1-34 Guntas or 1.85
Acres.
- 06.Location of the property :
a) Plot No/Survey No. : Sy.Nos. 11,12,15,16,17,116,117 ,148 ,149 & 294
b) Door No . :
c) T.S.No /Village : Cherlapally (V)
d)Ward /Taluka : Ghatkesar (M), Kapra Mpl
e) Mandal/District : Ranga Reddy Dist.
07. Postal address of the Property : Open Land in Sy.Nos.11,12,15,16,17,116,117,148 ,149 & 294,
Cherlapally (V),
Ghatkesar (M),
Ranga Reddy Dist.
- 08.City /Town : Cherlapally (V)
Resi /Com / Ind area : Residential cum Industrial Area
- 09.Classification of the area :
i)High/ Middle/ poor : Middle class
ii)Urban/Semi Urban /Rural : Urban Area.
- 10.Coming Under Corporation Limit /Village Panchayat/
Municipality : Kapra Municipality
- 11.Whether Covered Under the any State /Central
Govt.enactments. : NO

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Regd. Approved Valuer
F.I.V. No: F-7908
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12. In case it is an agricultural land, any conversion to house

site plots is contemplated

: NO

13. Boundaries of the property

North
South
East
West

: Houses of Sai Reddy & Malla Reddy & Village Road
: Neighbours Land
: Neighbours Land
: Road

14. Dimensions of the site

: As Per Deed Actuals

North
South
East
West

: -
: - As per Plan Enclosed
: -
: -

15. Extent of the site

: Ac. 1.34 Guntas or 1.85 Acres

16. Extent of the site considered for Valuation
(least of 14 a & 14 b)

: Ac. 1.34 Guntas or 1.85 Acres

17. Whether occupied by the Owner / Tenant if occupied by
the tenant since how long? Rent received per month

: Owner Occupied.

II. CHARACTERISTICS OF THE SITE :

01. Classification of locality

: Residential Cum Industrial area

02. Development of surrounding areas

: Developing Residential Cum Industrial area

03. Possibility of frequent flooding

: NIL

04. Feasibility to the Civic amenities Like school, Hospital,
Bus stop, Market etc

: All are near by

05. Level of land with topographical conditions

: Plain

06. Shape of land

: Partly Rectangular

07. Type of use to which it can be put

: Construction of House

08. Any usage restriction

: NIL

09. Is plot in Town planning approved lay out

: No

10. Corner plot or intermittent plot

: Intermittent plot

11. Road facilities

: Provided

12. Type of road available at present

: W.B.M. Road

13. Width of road - Is it below 20 ft. or more than 20 ft

: Road

14. Is it land - Locked Land?

: NO

15. Water Potentiality

: Not Provided

16. Underground sewerage system

: Not Provided

17. Power supply is available in the site

: No

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18. Advantages of the site : Adjacent to Cherlapally Industrial Estate , about 3 km from Kushaiguda , at Chinnna Cherlapally (V) X Roads.
19. Disadvantages of the site : Nil
20. General remarks ,if any : Nil

PART -A (Valuation of Land)


01. Size of plot : -
North & South , East & West : As per Plan Enclosed
02. Total extent of the plot : Ac.1.34 Guntas or 1.85 Acres
03. Prevailing market rate : Rs.27,50,000/-Per Acre to Rs.30,00,000/-Per Acre
04. Guideline rate obtained from the Registrar's Office : Rs.11,00,000/- Per Acre & Rs.450 /Per Sq.yd.
05. Assessed/adopted rate of valuation : Rs.27,50,000/- Per Acre
06. Estimated value of land : Rs.50,88,000/-

PART-B (Valuation of Building)

- 01. TECHNICAL DETAILS OF THE BUILDING** : Does Not Arise
- a) Type of Building: Resi /Com /Ind : -
- b) Type of Construction: Load bearing/RCC/Steel Framed : -
- c) Year of construction : -
- d) Number of floors & height of Each floor including Basement : -
- e) Plinth area floor-wise : -
- f) Condition of the building : -
i) Exterior-Excellent, Good, Normal, Poor : -
ii) Interior -Excellent, Good, Normal, Poor : -

SPECIFICATIONS OF CONSTRUCTION(FLOOR-WISE) IN RESPECT OF

S.No.	Description	Ground floor	Other floors
01.	Foundation		
02.	Basement		
03.	Superstructure		
04.	Joinery/Doors & Windows		
05.	R.C.C. Works		
06.	Plastering		
07.	Flooring, skirting, dadoing		
08.	Special finishing		
09.	Roofing including weather proof course		
10.	Drainage		


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02.COMPOUND WALL	: Not Provided
Height - Length	: -
Type of construction	: -
03.ELECTRICAL INSTALATION	: Does Not Arise
Type of wiring,Class of Fittings	: -
a) No. of light, fan, spare plug points	: -
04 PLUMBING INSTALATION	: Does Not Arise
a) No. of water closets & their type	: -
b) No. of wash basins	: -

DETAILS OF VALUATION.

Particulars Of item	Plinth area sft	Roof Ht.	Age of building	Estimated replacement Rate Rs.	Replacement cost.Rs.	Depre ciation Rs.	Net value Rs.
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DOES NOT ARISE

PART-C (Extra items) : (Amount in Rs.)
DOES NOT ARISE

TOTAL : Nil

PART-D(Amenities) : (Amount in Rs.)
DOES NOT ARISE

TOTAL : Nil

PART-E(Miscellaneous) : (Amount in Rs.)
DOES NOT ARISE

TOTAL : Nil

PART F (Services) : (Amount in Rs.)
DOES NOT ARISE

TOTAL : Nil

TOTAL ABSTRACT OF THE ENTIRE PROPERTY.

PART-A	LAND	: Rs. 50,87,500/-
PART-B	BUILDING	: Rs. -
PART-C	EXTRA ITEMS	: Rs. -
PART-D	AMENITIES	: Rs. -
PART-E	MISCELLANEOUS	: Rs. -
PART-F	SERVICES	: Rs. -
	TOTAL	: Rs. 50,87,500/-
	OR SAY	: Rs. 50,88,000/-

A. Santha Raj
R. SANTHA RAJ
 B.E., F.I.V.
 Regd. Approved Valuer
 F.I.V. No: F-7908
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VALUATION: Here the approved Valued should discuss in detail his approach to valuation of property and indicate how the value has been arrived at supported by necessary calculation. Also such aspects as I).salability II) likely rental values in future and III)any likely income it may generate may be discussed.

METHOD OF VALUATION: The fair market value of the plot is assessed by the factors taking into consideration are 1) Location 2)Development 3)Facilities 4)Potentiality and Prevailing market rates. The market rates Prevailing in that area ranges between Rs.27,50,000/-per Acre to Rs.30,00,000/-per Acre. A realizable rate of Rs.27,50,000/-per Acre is adopted.

VALUATION :

Area of plot	: Ac.1.34 Guntas or 1.85 Acres	
Rate adopted	: Rs.27,50,000/- Per Acre	
Value of land	: 1.85 Acres @ Rs.27,50,000/-Per Acre	
		Rs.50,87,500.00
	OR SAY	Rs.50,88,000.00
		<u>Rs.50,88,000.00</u>

(RUPEES FIFTY LAKHS EIGHTY EIGHT THOUSANDS ONLY)

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 50,88,000/- (RUPEES FIFTY LAKHS EIGHTY EIGHT THOUSANDS ONLY).**

PLACE : HYDERABAD

DATE : 04-06-2004.

R. Santha Raj
R.SANTHA RAJ
 B.E.,M.I.E.,F.I.V.
 APPROVED VALUER FOR
 STATE BANK OF INDIA.
R. SANTHA RAJ
 B.E., F.I.V.
 Regd. Approved Valuer
 F.I.V. No: F-7908
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The Undersigned have inspected the property detailed in the valuation report dated 04.06.04 on 18.12.03.
 ----- we are satisfied that the fair reasonable value of the property is Rs. 50,00,000
Rupees Fifty Lacs only. ----- only.

Field Officer

[Signature]
 Manager of the Division / Branch Manager

Date :

Date : 04.06.2004.

R.SANTHA RAJ
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CAT- 1/363/98-99.

Flat No.203,II Floor
The Legend Apartment
H.No.1-10-30 & 35
Street No.3,Ashok Nagar
Hyderabad-500020.
Phone: 27620365,984940716.

Date : 04-06-2004.

To
The Chief Manager,
State Bank of India,
Agri. Business Branch,
Abid Road,
Hyderabad.

Sub :- Regarding Bill for Valuation of Open land in Sy.Nos.11,12,15,16,17,117,148,149 & 294 situated at Cherlapally (V),Ghatkesar (M),Kapra Mpl.,Ranga Reddy Dist.belonging to Smt P.RENUKA W/o Sri P.AL REDDY .

Sir,

I am here with submitting Bill for Valuation of above property.

Fees for inspection . preparation of the above report is Rs. 1000/- (Rupees One Thousand only)

Thanking You,

A. Santha Raj
R.SANTHA RAJ
B.E., M.I.E.,F.I.V..
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STATE BANK OF INDIA.
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