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Date 8-5-1990

VALUATION REPORT

On the requisition of "M/s. Gurudev Siddha Peeth", Ganeshpuri Thana District, Maharashtra to evaluate the present value of the properties of the Institution situated in Twincities of Hyderabad and Secunderabad inspected them on 8-5-1990. The valuation is given below.

1. Property bearing MCH No:5-4-187/3&4 situated at Karbala Maidan, Secunderabad. It has a land area of 1055 sq.yards. There is an RCC framed structure in it with cellar floor, ground floor, first floor and second floor with a total built up plinth area of 24,770 sft. It is at the Tri-Junction where the Rashtrapathi Road abutts the Ranaganj, Tank Bund Road. It is constructed during the years 1965-67. The cellar floor has cement flooring. The Ground Floor has polished shabad stone/Mosaic flooring and Steel windows and Rolling shutters. The First Floor has polished shabad stone flooring and steel windows. The Second Floor has Mosaic flooring and Steel windows. The amenities such as Electricity, water supply, sanitary fittings and drainage connected to public sewer are provided. The whole property is tenanted. It is fetching a monthly rent Rs.35,000/- The property tax is Rs.63,000/-p.a. The valuation is given below:

| | | |
|---------------------------|--------------|---------------|
| Monthly rent | Rs.35,000 | |
| Annual rent | Rs.35,000x12 | = Rs.4,20,000 |
| Deduct property tax | | - 63,000 |
| " 15% for maintenance etc | | - 63,000 |

2,94,000

Capitalisation 12.5x2,94,000

Rs. 36,75,000

2. Property bearing MCH No:5-4-187/6 situated at Karbala Maidan, Secunderabad. It is behind the above property. It has a land area of 2331 sq.yards. It is facing Hussain Sagar, Ring Road. It is given on rent to M/s.Indian Iron & Steel Corporation fetching a monthly rent of Rs.1500. The fair market value of Land here is about Rs.2500 per sq.yard. The present value of the property is 2331 sq.yards x Rs.2500 = Rs.58,27,500/- or say Rs.58,28,000.

(NOTE: It will fetch the above if the property is not tenanted)

3. Property bearing MCH No: 1-8-179(Part) situated near S.D.Road (Paradise Cross Roads) Secunderabad. It is in Residential Zone forming rear portion of Large compound known as Lakh Path building. It has a Land area of 3179 sq.yards. In it there is an RCC framed structure with Ground floor, First floor, Second floor and Third floor in unfinished condition. The Ground floor has partial cheap marble flooring in about three fourth portion. The First, Second and Third floor have polished Shabad Stone flooring. No flooring or railing is done in staircase portion. Only out side walls are constructed and no partition walls are constructed. Steel windows and ventilators are fixed in outside walls but not glazed. Amenities such as Electricity, water supply, sanitary fittings and drainage are not provided. The valuation of the property is given below:

Plinth Area as per specifications mentioned above

| | |
|--|---------------------|
| 35,000 sft @ Rs.100/sft | 35,00,000 |
| Plinth area in rear only with RCC frame in Ground floor 1000 sft @ Rs.75/-sft | 75,000 |
| | <hr/> |
| | 35,75,000 |
| Add value of land 3179 sq.yards @ Rs.1600 per sq.yard | 50,86,400 |
| | <hr/> |
| | 86,61,400 |
| | or say Rs.86,61,000 |

4. Property bearing S.No.37 and part of S.No:38 situated adjacent to Chikoti garden, Begumpet, Secunderabad. It is agricultural land but around Residential buildings have come up. It is low lying land and storm water passes through the entire land. The land area is 7848.55 sq.yards. The value of land is about Rs.400 per sq.yard. The present value of the property is Rs.400x7848.55 sq.yards=Rs.31,39,420 or say Rs.31,40,000/-. It is reported that the land is in litigation as revenue records with Govt.show existence of a protected tenant. As per law protected tenant has a right on 60% of the land. Hence the net value is 40% of the owner i.e., Rs.31,40,000x40% = Rs.12,56,000/-.
5. Property bearing MCH No:6-3-344(Part) situated at Banjara Hills (near Road No.1) Hyderabad. This is open land measuring 2840 sq.yards. The value of land in this area is about Rs.400 per sq.yard. The present value of the property is 2840 sq.yards x Rs.400 = Rs.11,36,000.

Total value of properties is Rs.36,75,000 + Rs.58,28,000
+ Rs.86,61,000 + Rs.12,56,000 + Rs.11,36,000
= Rs.2,05,56,000/-

(Rupees Two crores Five lakhs Fifty six thousand only)


D. Seetharam Rao, B.E. (Civil)
REGISTERED VALUER