

# VALUATION REPORT

For : STATE BANK OF INDIA,  
M.G. ROAD BRANCH.

Name : SRI SOHAN MODI  
S/O SRI SATISH MODI

Address : COMMERCIAL PREMISES IN  
GROUND FLOOR OF "MODI HOUSE,"  
BEGUMPET, HYDERABAD.

*Panel Valuer for :*  
State Bank of Hyderabad  
State Bank of India  
Syndicate Bank  
Global Trust Bank  
HUDCO

*Registered Valuer for :*  
The Chief Commissioner of  
Income Tax, Hyderabad.  
CAT - 1/231/95-96

**K.C. RAMDAS, B.E., FIE, FIV**  
**Consulting Engineer & Government Registered Valuer**  
G-4, GROUND FLOOR, ASHRAYA APARTMENTS,  
12-7-274, METTUGUDA, SECUNDERABAD - 500 017.  
PHONE : (O) 27820442, 27832698 (R) 27802178 Fax : 27830634

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**K. C. RAMDAS**, B.E., FIE, FIV

**Consulting Engineer & Government Registered Valuer**

G-4, GROUND FLOOR, ASHRAYA APARTMENTS,

12-7-27, J. B. ROAD, COUDA, SECUNDERABAD - 500 017

PHONE (O) 27832698 (R) 27802178 Fax : 27830634

## VALUATION REPORT

(All the column hereunder have to be filled up with relevant particulars.  
Wherever not applicable/available they have to be so stated specifically)

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1. Purpose of valuation : **COLLATERAL SECURITY.**
2. Date of Visit : **21-12-2004**
3. Person/s accompanying/available at the Site at the time of visit / Inspection/ valuation : **The Party, Official from the Bank and Myself.**
4. a) Complete address of the property : **Commercial Premises in Ground Floor of MODI HOUSE, Bearing No.1-10-72/2/3, Begumpet, Hyderabad**  
b) Boundaries : **North - Begumpet Main Road  
South - Neighbour's building bearing Municipal No.1-10-72/2/1,  
East - Road,  
West - Premises No.1-10-72/2/3/A,**
5. Title to the property-  
a) Name & address of the Owner : **Sri Soham Modi S/o.Sri Satish Modi R/o. H.No.1-10-72/2/3, Second Floor, Begumpet, Hyderabad.**  
b) Since how long owning the property: **1993, Vide Sale Deed No.3530/93, Dt: 24/07/1993. He has sold 225 Sq.ft. as per Sale Agreement Dated:5/05/1995.**  
c) Whether joint/co-ownership/ others(specify) : **Individual.**  
d) In case of joint ownership please furnish shares are undivided? : **Not Applicable.**  
e) Whether assessed to wealth Tax- If so Wealth Tax paid : **No, Not to my Knowledge.**  
f) Corporation Tax paid : **Yes.**  
i) Amount : **Rs.8727/- vide Rt.No.8727.**  
ii) Year of Assessment : **-----**  
iii) Date of payment : **Dt:15/10/2004, Paid upto 2004-2005.**  
g) Agreements of easements if any and if so attach copies : **Nil**  
h) Restrictive clauses as to uses, If any (whether Building use Certificate from the corporation Has been obtained etc.) : **No.**




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6. Locational advantages/disadvantage : It is Located in Ground Floor, MODI HOUSE Begumpet, Hyderabad, where all infrastructural facilities are available.
- b) Classification of locality -Higher class/Middle-class/Poor-class : Higher Middle Income Group.
- i) Civic Amenities : Available.
- ii) Proximity to surface Communication : It is located on the main road leading from Paradise to Begumpet opposite to and very close to Shoppers Stop .
- iii) Distance from the city/ Municipal limits : It comes under Municipal Corporation of Hyderabad.
- iv) If the property is not within the City/town/Municipal limits, then state the distance of the property from the
- a) Municipal office : Not Applicable.
- b) Municipal Limits : Not Applicable.
- v) Disadvantages, if any, to be Specified : Nil
7. Title of the property
- a) Whether freehold : Freehold.
- b) If not freehold, what is the unexpired Period of the lease? : Not Applicable
- c) If lease hold, name of the lessor/lessee, nature Of lease, date of commencement and terms of renewal lease : Not Applicable
- d) Rent per annum : Not Applicable.
- e) Unearned increase payable to the lessor in the event of sale or transfer : Not Applicable
8. Type of the property- Whether -
- a) Agriculture : Not Applicable
- b) Industrial : Not Applicable
- c) Residential ( Flat/ Apartments ) (any restrictive clauses for sale, etc., to be furnished) : Not Applicable
- d) Commercial : Yes.
- e) Institutional : No.
- f) Others (specify ) : Nil

  
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9. What is the -
- i) Year of acquisition / purchase of land : Not Applicable
- ii) Value / purchase price paid : Not Applicable
- iii) Year of construction of superstructure/  
purchase of building : 1992.
- iv) Number of floors / storeys : Ground + Two Upper Floors.
- v) Year of completion : 1992.
- vi) Cost of construction / purchase price : Rs.30,000/- (As per Sale Deed).
- vii) Additions/improvements carried  
out if any- state briefly nature of  
additions/improvements total cost there of : Nil
- viii) Rate and amount of depreciation : As per Straight line method
- Present written down value : Rs.64,75,000/-
- x) Valuer's opinion regarding the  
present condition/ state of building : Sound
- xi) Estimated future life : 68 years
10. i) Area of land to be supported by a map  
showing shape, dimension and  
physical features : Undivided Share in Land : -----
- ii) Has the whole or part of the land been  
Notified for acquisition by government  
or statutory body ? if so give details : No
- iii) Area of building /constructed portion  
(state separately for factory admn. building,  
staff quarters etc) : Built up Area - 500 sq.ft.
- iv) Type/class of construction : RCC Framed Structure.
- v) Service items available  
(list of all items to provided—such as  
lifts, bore-well, sump ,embedded motors,  
DG set, water supply, sanitary disposal  
Systems, canteen , stores ,etc.) : All infrastructural facilities & Civic Amenities  
are available.
11. If the property is industrial--
- a) State for what type of activity/industry,  
premises is well suited : Not Applicable
- b) Sanctioned / connected power lode : Not Applicable
- c) Type of activity presently going on at  
the premises : Not Applicable

  
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- whether the property is residential flat /  
apartment -if so then state : Not Applicable.
- When the building was constructed : Not Applicable.
- b) whether full consideration has been paid  
and proper title documents obtained and  
produced for verification : Not Applicable.
- c) In which floor / storey, flat is located : Not Applicable.
13. If the property is of a commercial  
type -state :
- i) For what purpose the same is well suited  
(office purpose /business etc.) : Business.
- ii) The present activity/business being  
conducted : M/S. L.K. Agencies,  
Readymade Gents Ware.
14. If the property is agricultural ,state
- a) whether dry or wet land : Not Applicable
- b) Irrigation facilities available : Not Applicable
- c) Type of crops grown and annual yield/  
income in the previous year : Not Applicable
15. Whether the building / property is  
Constructed strictly according to  
Sanction plan - Details of variation ,  
noticed. If any, And effect  
of the same valuation to be  
Dealt with specially : Construction is carried out as per  
Sanction Plan vide Permit No.351/18,  
File No.24/Open/1/B4/80, Dt:15/2/92  
issued by the Commissioner Municipal  
Corporation of Hyderabad.
16. Whether the property is self occupied  
Or tenanted / let out . if tenanted / let  
Out- : Let Out - M/s. L.K. Agencies
- a) Since how long : Last Six Years.
- b) To how many tenants : One.
- c) What is the total monthly income : Rs.34,000/- per month.
- d) If partly owner occupied, specify  
portion & extent of area  
under owner : -No-
17. Whether the said property was valued : No
- a) Date of Valuation : Not Applicable
- b) Name & Address of the valuer : Not Applicable

- c) Whether in the approved panel of the bank : Not Applicable
- d) Purpose of earlier valuation : Not Applicable
- e) Basis of valuation : Not Applicable
- f) Also submit/enclose a copy of the earlier valuation report : Not Applicable
18. Basis of present valuation :
- a) Present depreciated value (as above) (under point N0.9) : Rs.23,625/-
- b) Market Value :
- i) Rate adopted : Rs.13,000/- per sqft.
- ii) Basis for the adopted rate : Type & location of the property  
Infrastructural facilities available,  
Specifications adopted, Type of materials  
Used and quality of finishes provided etc.
- iii) Whether the adopted rates are Commensurate with the rates adopted By the Registrar's Office? : No.
- iv) Whether the adopted rates have any relationship with those adopted by the I.T. Department : No.
- v) Whether the rates are based on prevalent rates in the area. If so, the basis for accepting the same : As per Prevailing Market Rate in the area.
19. In Case of increase in present valuation Over the previous valuation, Then furnish the specific reasons, Basis for the increase in value and the Details of variation : Not Applicable
20. Whether the building is insured- if so : No
- a) For what value : Not Applicable
- b) Against what risks : Not Applicable
- c) Date of expiry of insurance : Not Applicable
21. In case the Bank were to sell the property what would be the approximate realisable value (forced sale value) : Rs. 58,00,000 /-

  
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22. Sources of information for arriving at the forced sale value

The property, a Commercial Premises is located in the Ground Floor of MODI HOUSE, Begumpet, Hyderabad. It is located on the main road leading from Paradise to Begumpet opposite to and very close to Shoppers Stop. It is very well developed area. There is good demand for such properties in the Area. Infact, on the road leading from Paradise to Begumpet, Commercial Complexes are built on the both sides of the road, in recent years. There is hardly any open space available.

**SPECIFICATIONS :**

- |    |                 |   |                                                                                            |
|----|-----------------|---|--------------------------------------------------------------------------------------------|
| A. | STRUCTURE       | : | RCC Framed Structure.                                                                      |
| B. | SUPER STRUCTURE | : | Brick Work in Cement Mortar.                                                               |
| C. | DOORS           | : | Aluminium Doors with MS Rollong Shutters.                                                  |
| D. | PLASTERING      | : | In Cement Mortar in two coats to sponge finish.                                            |
| E. | FLOORING        | : | Ceramic tile Flooring.                                                                     |
| F. | ELECTRICAL WORK | : | PVC pipes as Conduit pipes, Concealed copper wiring with ordinary switches.                |
| G. | PAINING         | : | Ceiling and Internal Surface – Oil Bound Distemper.<br>MS Rolling Shutters - Enamel Paint. |

**METHOD OF VALUATION:**

The Property commands a price more for its location. I have valued the Property on Composite Rate Method. I have assessed the prevailing market rate of such properties, which is about Rs.13,000/- to 14,000/- per Sqft. I have adopted a rate of Rs.13,000/-per Sq.ft. I have applied depreciation on the Cost of Construction as per Straight Line Method.

  
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## ABSTRACT OF COST

1) Building :

Total Built-up Area -500 Sft @ Rs.13000/-per Sft

Rs.65,00,000-00

Less Depreciation : On the Cost of Construction.

500 sft @ Rs.350/-per sft.

Rs. 1,75,000-00

Age of the Building- 12yrs

Life of Building - 80 yrs

Scrap value - 10 %

$\frac{1,75,000-17,500}{80} \times 12$

(-) Rs. 23,625-00

Rs.64,76,375-00

Say: Ra. 64,75,000/-

**THE FAIR MARKET VALUE OF THE PROPERTY IS : RS.64,75,000/-**  
**(Rupees Sixty Four lakhs Seventy Five Thousand Only)**

Declaration:

I hereby declare that-

the information furnished above is true to the best of my knowledge and belief,

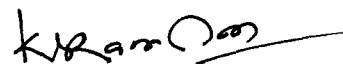
I have no direct and indirect interest in the property valued.

I inspected the property personally on .....21/12/2004.....

I have not been found guilty of misconduct in my professional capacity.

Date : 22-12-2004

Place : Secunderabad.



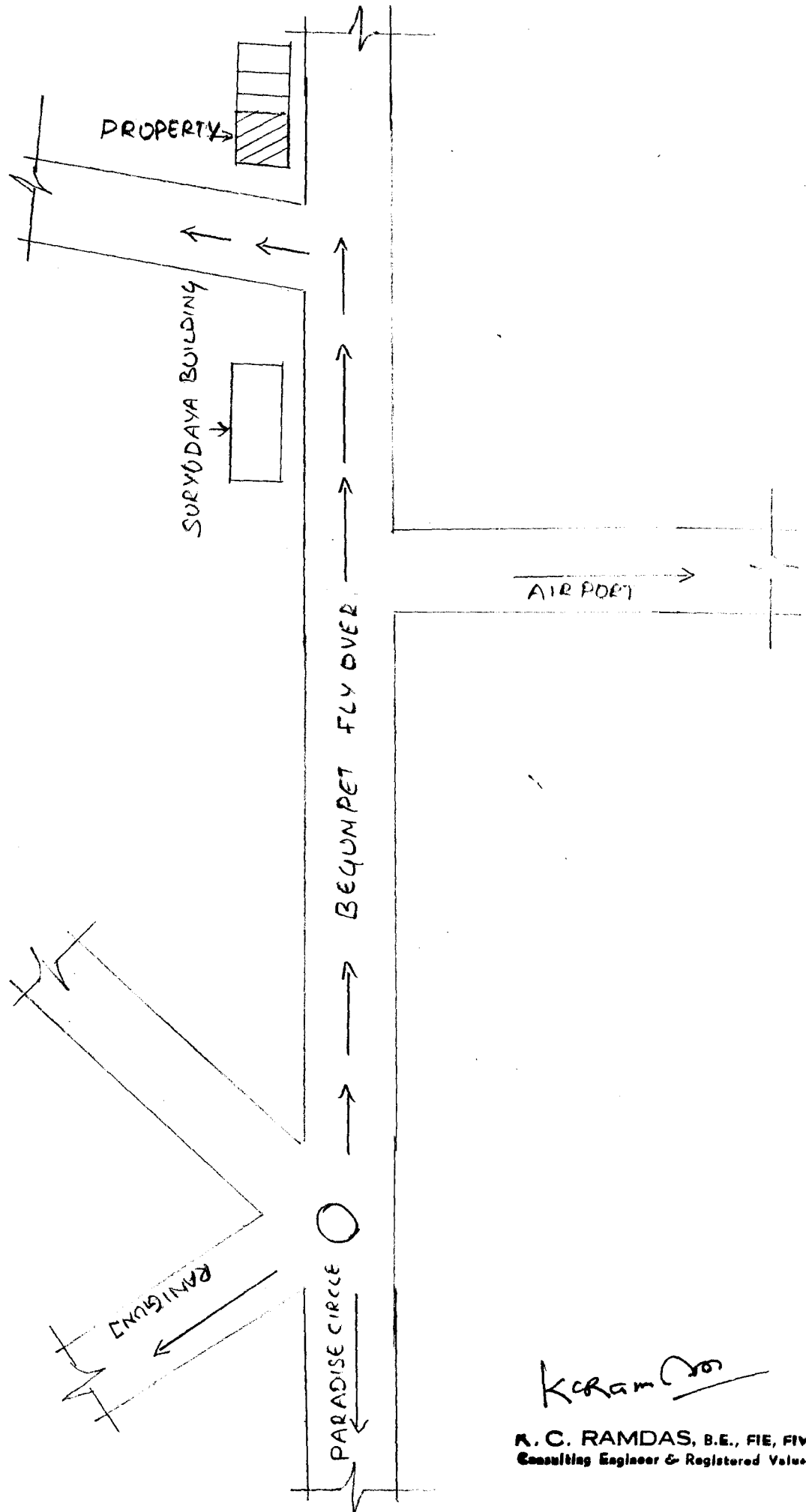
(K.C. RAMDAS)

**REGISTERED & APPROVED VALUER.**

REGISTERED VALUER  
INCOMTAX DEPARTMENT

Reg. No. of C.C.T.-CAT-I/231/95-00

LOCATION MAP (NOT TO SCALE)



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