

K. Dhanapathi Rao & Associates

Chartered Engineers & Govt. Regd. Valuers

Bank Panel Valuers

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8-3-214/6, 2nd Floor,

SBH Building,

Srinivasanagar Colony West,

Vengal Rao Nagar,

Hyderabad - 500 038.

Ref:DRA/VAL/SBI/2007-08/506/1

Date: 21-3-2008

To
The Asst. General Manager,
State Bank of India,
Balanagar Branch,
Hyderabad.

Sir,

Sub: Scrutiny of estimates for the proposed construction of residential buildings under Group Housing scheme (Neelagiri homes) being taken up by M/s. Modi & Modi Constructions on land bearing Sy.Nos. 134,135 & 136,128,129,132 & 133 of Rampally Village, Keesara Mandal, Ranga Reddy Dist - reg.

* * * * *

As advised by you, the estimates submitted by the clients are scrutinized and our report is as follows.

The subject property is situated abutting the 100' wide BT Road leading to Ghatkesar from Rampally. This is about ¾ km away from Rampally village and about 2 km away from Rampally X Roads and about 8.5 km away from ECIL.

The total extent of land of this property is 6 Acres 28 Guntas.. This was registered in favour of M/s. Modi & Modi constructions vide 3 Sale Deeds, registered in the office of Sub-registrar, Shamirpet as per the copies of documents shown to us.

The owners **M/s Modi & Modi constructions** have obtained a layout permission for Group Housing for the subject land vide layout permit No.35/MP2/HUDA/07 dt 16-11-2007 from HUDA and this same was consented by the Rampally Village Panchayat Secretary vide letter No as per the copy of sanctioned plan shown to us.

As per the copy of sanctioned plan layout, the statement of areas is as under.

Total extent of land	-- 6.7 Acres or 27114.05 Smts
As affected in Nala	(-) 485.62 Smts
Area affected in Road widening	(-) 26.03 Smts

Net area		26602.39 Smts
Area left for Roads	(-)	7701.15 Smts
Area left for Tot lot	(-)	2725.46 Smts
Utility area	(-)	100.99 Smts
Amenities area	(-)	1532.54 Smts
Buffer space	(-)	2230.68 Smts
Left Open area	(-)	300.50 Smts

Net plotted area		12010.72 Smts
Or		14364.82 Sq.Yds

It is understood that the total plotted area is 45.15% of the total land and 95 plots were proposed in this layout in there types ie A, B, & C. Out of these 95 plots, 5% of plotted area ie. 798.80 Sqmts was Mortgaged to M/s HUDA as per the norms. The details of plots Mortgaged to M/s HUDA are as under

Type A --- Plot Nos 48 & 55	---	401.60 Smts
Type B --- Plot Nos 13 & 19	---	289.00 Smts
Type C --- Plot Nos 48 & 55	---	98.2 Smts

Total		798.80 Smts

In the amenities area, one club House, Swimming pool, over head water tank area proposed.

Type A - Building

Detached House - East facing - 6 Nos.

Detached House - west facing - 7 nos.

Type B - Building

Semi Detached House - East facing - 12 Nos.

Semi Detached House - West facing - 13 Nos.

Type C - Building

Row House - East facing - 28 Nos.



Row House - West facing - 20 Nos.
 Row House - North facing - 8 Nos.
 Row House - South facing - 1 No.

 Total: 95 Nos.

The permission for the construction of Group housing was also obtained and as per the copies of sanctioned plans, the total built up area of the buildings is as under.

Type A	Floors	Built up area of each unit in Smts	No. of Units	Total Built up area in Smts
A - East facing	G + 1	181.70	6	1090.20
A - West facing	G + 1	194.30	7	1360.10
B - East facing	G + 1	144.47	12	1733.64
B - West facing	G + 1	152.71	13	1985.23
C - East facing	G + 1	122.83	28	3439.24
C - west facing	G + 1	128.18	20	2563.60
C- North facing	G + 1	126.27	6	757.62
C- South facing	G + 1	130.19	1	130.19
			Total:	13059.82 Smts
			Or	1,40,576 Sft

The client has furnished a Detailed/Abstract estimate for one building with a built up area of 1475 Sft for **Rs. 17,00,000/-** including compound wall. This estimated cost is working out to : **Rs. 1152.54/Sft** of built up area.

The total estimated cost of construction of 95 houses works out to :

140576 sft X Rs. 1152.54/Sft : **Rs. 16,20,19,463-00**

Specification propose for the buildings

Structure : RCC.
 Walls : 4"/6" solid cement blocks.
 Exterior Painting : exterior emulsion.
 Internal Painting : smooth finish with OBD.
 Flooring : Marble slabs in all rooms.
 Door frames : Teakwood.
 Doors : Panel doors with branded hardware.
 Electrical : Copper wiring with modular switches.



Windows	: Powder coated aluminum/PVC open-able windows with grills.
Sanitary	: Parryware/ Hindware or similar make.
C P fittings	: Branded ceramic disk quarter turn.
Staircase railing	: MS railing with wooden banister.
Kitchen platform	: Granite slab, 2 ft dado and SS sink.
Plumbing	: GI & PVC pipes.
Bathrooms	: 7' dado with designer tiles.
Water supply	: 24 hr water supply through community tank with 2,000 lts individual overhead tank in each bungalow. Separate drinking water connection in kitchen.

Based on the specifications proposed and copies of plans, the detailed /Abstract estimates furnished by the company are scrutinized and these are found to be reasonable.

Hence the total estimated construction cost of 95 buildings shown as under.

$$95 \text{ nos.} \times \text{Rs. } 17,00,000/- = \text{Rs. } 16,15,00,000-00$$

In view of the average estimated cost of Rs. 1152.54 /sft assessed above, the estimated cost furnished by the management i.e Rs. 16,15,00,000-00 is considered reasonable.

EXTRA ITEMS:

The following amenities and extra items are proposed in this town ship. The details of items furnished by the client are as under.

Compound Wall: The total length of the compound wall is 3800 Rft. This is proposed with brick masonry wall of 9" thick, cement mortar plastering and CRS masonry basement / foundation.

Footpaths & Drainage: The detailed drawings /specifications of this item is not submitted to us. However assuming normal type construction, this rate of Rs. 125/Sft is found to be corrected.



Banquets/Recreation Room/Gyp.: It is informed that a separate structure is proposed for the Banquets, Gym and Recreation room. The proposed built up area of this structure is 5000 Sft and the rate estimated for this structure is Rs. 1200/Sft. This rate is found to be reasonable.

Swimming Pool: This item is estimated as Rs. 10,00,000-00 and based on the size and specifications of the pool, we are on the opinion that this rate of Rs. 10,00,000/ is reasonable and justified.

The details/ quantities/quotations of the other items such as Creche, GYM equipment, Air conditioning for GYM, Recreation room for POOL and TT Table, Air conditioned Banquet Hall with Projection TV, Creche, Library, Solar fencing, Amphi Theater, Children park equipment, Tennis Courts, Land scaped gardens, Amphi Theaters etc are not furnished to us. In the estimate furnished to us, the total estimated cost of all these items is **Rs. 1,65,25,000-00.**

As the details of the items are not finalized yet, the budgetary provision of **Rs. 165.25 Lakhs** can be considered for these items.

The revised estimates are enclosed after wetting by us.

Development costs: This item is explained as the statutory fees for HUDA, Electricity, Panchayat permission , water board charges etc. This estimated cost can be considered **after receiving the actual receipts only.**

Hence, the total estimated cost of this project works out to:

SUMMARY	
MODI & MODI CONSTRUCTION	
1. CONSTRUCTION COST (95X1700000)	16,15,00,000
2. COMPOUNDWALL (PER 3800 RFT @ 1000 / RFT)	38,00,000
3. ROADS (BT ROAD) 15000SFT @ 100/ SFT	15,00,000
4. FOOTPATHS & DRAINAGE (25000SFT @ 125/SFT)	31,25,000
5. BANQUEST/RECREATION ROOM/GYM (5000 X 1200SFT)	60,00,000
6. AMINITIES : SWIMMING POOL	10,00,000
7. FULLY EQUIPED AIR CONDITIONED GYM	20,00,000
8. RECREATION ROOM WITH POOL & TT TABLE	10,00,000
9. AIR CONDITIONED BANQUET HALL WITH PROJECTION TV	15,00,000
10. CRECHE	7,50,000
11. LIBRARY	15,00,000
12. TENNIS COURT	6,00,000
13. OPEN AIR BADMINTON COURT	4,00,000

14. BASKET BALL COURT	2,50,000
15. BEACH VOLLEYBALL COURT	3,00,000
16. CHILDREN PARK	2,50,000
17. LANDSCAPED GARDENS	32,50,000
18. AMPHITHEATRE	10,00,000
19. 1KV BACK POWER FOR 95 UNITS	23,75,000
20. STREET LIGHTS	3,50,000
21. SOLAR/ELECTRIC FENCING	10,00,000
22. Development Cost	1,62,50,000
TOTAL:	20,97,00,000

The total Budgetary cost of all the items works out to **Rs. 20,97,00,000-00**

Stage of development :

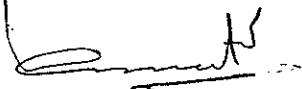
The compound wall is already constructed on three sides and 2 bore wells were drilled. The roads are being formed. The Model House is under construction. Drainage work is in progress and street lighting work is yet to be taken up.

This is for your information and records.

Thanking you,

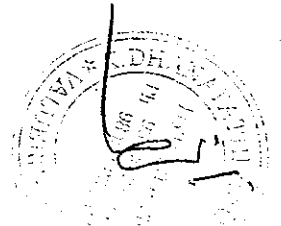
Yours truly,

for K. Dhanapathi Rao & Associates



**SUMMARY OF PROJECT COST
MODI & MODI CONSTRUCTIONS**

1	CONSTRUCTION COST (95 X1700000)	161500000
2	COMPOUNDWALL (PER 3800 RFT @ 1000/-)	3800000
3	ROADS (BT ROAD 15000SFT @ 100/-)	1500000
4	FOOTPATHS & DRAINAGE (25000SFT @ 125/-)	3125000
5	BANQUETS/RECREATION ROOM/GYM(5000 X 1200SFT)	6000000
6	DEVELOPMENT COST	16250000
7	AMINITIES :SWIMMING POOL	1000000
8	FULLY EQUIPED AIR CONDITIONED GYM	2000000
9	RECREATION ROOM WITH POOL & TT TABLE	1000000
10	AIRCONDITIONED BANQUET HALL WITH PROJECTION TV	1500000
11	CRECHE	750000
12	LIBRARY	1500000
13	TENNIS COURT	600000
14	OPEN AIR BADMINTON COURTS	400000
15	BASKET BALL COURTS	250000
16	BEACH VOLLEYBALL COURT	300000
17	CHILDRENS PARK	250000
18	LANDSCAPED GARDENS	3250000
19	AMPHITHEATRE	1000000
20	1KVA BACK POWER FOR 95 UNIT	2375000
21	STREET LIGHTS	350000
22	SOLAR/ELECTRIC FENCING	1000000
		209700000



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Ref: DRA/VAL/SBI/2007-08/506

Date: 21-3-2008

To
The Asst. General Manager,
State Bank of India,
Balanagar Branch,
Hyderabad.

Sir,

**Sub: Valuation of an agricultural land (Now converted in to a residential layout)
bearing Sy.Nos. 134,135 & 136,128,129,132 & 133 of Rampally Village,
Keesara Mandal, Ranga Reddy Dist, Side to be belonging Sri. M/s.Modi &
Modi Constructions.**

* * * * *

As advised by you, the subject property was inspected on 11-3-2008 along with the representative of the company and furnish below the fair market value of it in the prescribed format of State Bank of India as under.

The subject property is situated abutting the 100' wide BT Road leading to Ghatkesar from Rampally. This is about ¾ km away from Rampally village and about 2 km away from Rampally X Roads and about 8.5 km away from ECIL. A rough sketch showing the location of the property is furnished in this report along with the photographs of it.

The total extent of land of this property is 6 Acres 28 Guntas.. This was registered in favour of M/s. Modi & Modi constructions vide 3 Sale Deeds, registered in the office of Sub-registrar, Shamirpet as per the copies of documents shown to us. The particulars of the registration are as under.

Sl.No.	Particulars	Extent of Ac Gts.	Sale deed. No. & date	Boundaries
1	Agricultural land situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist, Side to be belonging to Sri. M/s. Modi & Modi Constructions. Sy.Nos.134 135 136	1 33 0 10 0 05	6095/2005 23-09-2005	NORTH : Elemella Vaagu SOUTH : Land belongs to Baddam Maalla Reddy in Sy. No. 112 EAST : Neighbors land in Sy. No. 111 WEST : Land belongs to

				Purchaser in Sy.No. 129, 133 & 136
2	Agricultural land bearing situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist., Side to be belonging to Sri. M/s.Modi & Modi Constructions		7972/2004 10-08-2004	NORTH : Elemella Vaagu SOUTH : Ramapally to Ghatkesar 100' wide Road in Sy.No.128 EAST : Land belong to Vendors in Sy.No. 128,129 133 and 136 WEST : Neighbours Land belonging to Ch. Pramela Rao in Sy.No. 128,129,132, 133 & 136
	Sy.No.128	0	20	
	129	0	26	
	132	0	06	
	133	0	18	
	136	0	18	
3	Agricultural land bearing situated at Rampally Village, Keesara Mandal, Ranga Reddy Dist., Side to be belonging to Sri. M/s.Modi & Modi Constructions		8657/2004 21-09-2004	NORTH : Elemella Vaagu SOUTH : Rampally to Ghatkesar 100' wide Road in Sy.No. 128 EAST : Land belongs to B Bal Reddy in SyNo. 112 113 & Vendors Land in Sy.No. 134,135 & 136(P)
	Sy. No. 128	0	13	
	129	0	23	
	133	0	37	
	136	0	17	
	Total	6 Ac	28Gts Or 6.7 Acres	

All the above three pieces of lands are continuous and now formed into a single piece.

The owners **M/s Modi & Modi constructions** have obtained a layout permission for Group Housing for the subject land vide layout permit No.35/MP2/HUDA/07 dt 16-11-2007 from HUDA and this same was consented by the Rampally Village Panchayat Secretary vide letter No as per the copy of sanctioned plan shown to us.

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Net area	26602.39 Smts
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Or	14364.82 Sq.Yds

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Type A --- Plot Nos 48 & 55 ✓	---	401.60 Smts
Type B --- Plot Nos 13 & 19 ✓	---	289.00 Smts
Type C --- Plot Nos 48 & 55 35	---	98.2 Smts

Total		798.80 Smts

Total 5 Plots
Mortgaged.

In the amenities area, one club House, Swimming pool, over head water tank area proposed.

In Type A plots, detached building are proposed.

In Type B, Semi detached Houses are proposed

In Type C, Row Houses are proposed.

Stage of development :

The compound wall is already constructed on three sides and 2 bore wells were drilled. The roads are being formed. The Model House is under construction . Drainage work is in progress and street lighting work is yet to be taken up.

1. GENERAL

01. Purpose for which the valuation is made : Primary Security
02. A. Date of inspection : 11-3-2008
 B. Date on which the valuation is made : 21-3-2008
03. List of documents produced for perusal : Copies of 3 Sale deeds
 Copy of Sanctioned plan
04. Name of the owner and address : **M/s Modi & Modi Constructions**
 Phone No : --
 Share of each owner incase of joint ownership : --
05. Description of the property : HUDA approved residential layout with
 Group Housing
06. Location of the property : Plot Nos. 1to 95 , Sy.Nos 128, 129, 132,
 133, 134, 135 & 136
 Door no. : --
 T.S. No / Village : Rampally village
 Ward/Taluka : Rampally
 Mandal / District : Keesara Mandal, R.R.Dist.
07. Postal address of the property : --
08. City/Town : City out skirts
 Residential area / Commercial area / : Residential
 Industrial area
09. Classification of the area : Middle
 i) High/Middle/Poor : Middle
 ii) Urban/Semi Urban/Rural : Urban
10. Coming under Corporation limit/
 Village Panchayat/Municipality : Gram Panchayat
11. Whether covered under any State/Central Govt : Nil to our knowledge
 Enactment's (e.g. Urban Land ceiling act) or
 Notified under agency area/scheduled area/
 Cantonment area

12. In case it is an agricultural land, any conversion to house site plots is contemplated : Yes
13. Boundaries of the property : As per layout
14. Dimensions of the site : As per layout
15. Extent of the site : 12010.72 Smts or 14364.82 Sq.Yds
16. Extent of the site considered for valuation (least of 14 A & 14 B) : **14364.82 Sq.Yds**
17. Whether occupied by the owner/tenant
If occupied by tenant since how long? : Vacant Plots
Rent received per month

II. CHARACTERISTICS OF THE SITE

01. Classification of locality : Residential
02. Development of surrounding areas : Moderate
03. Possibility of frequent Flooding : No
04. Feasibility to the civic amenities like School, Hospital, Bus Stop, Market etc : All available with in a distance of 2 kms
05. Level of land with topographical conditions : Being leveled
06. Shape of Land : Rectangular Plots
07. Type of use to which it can be put : Residential
08. Any usage restriction : Residential only
09. Is plot in Town planning approved layout? : HUDA Draft approved
10. Corner plot or intermittent plot? : Corner / Intermittent plots
11. Road facilities : Available
12. Type of road available at present : --
13. Width of Road-Is it below 20ft or more than 20ft : More than 30' wide
14. Is it Land Locked Land? : No
15. Water Potentiality : Good
16. Underground sewerage systems : Being provided
17. Power supply is available in the site : Available
18. Advantages of the site
1 : Layout abutting 100' wide road
2 : --
19. Disadvantages of the site
1 : --



2

20. General Remarks if any : --
: The value is assessed excluding the
Development works

PART – A (Valuation of Land)

01. Size of plot
North & South : --
East & West : --

02. Total extent of the plot : 14364.82 Sq.Yds

03. Prevailing market rate : Rs.7500/Sq.Yd to Rs. 8500/Sq.Yd for

04. Guideline rate obtained from the Registrar's : Rs.--

05. Assessed/adopted rate of valuation : Rs. 6500/Sq.Yd

06. Estimated value of land : Rs. 9,33,71,330-00
Or Say Rs. 9,33,71,000-00

As a result of our appraisal and analysis it is our considered opinion that.

**the present Market Value of the above property in the
prevailing condition with aforesaid specifications is Rs.9,33,71,000-00**

The Realizable value of subject property in our opinion is Rs.7,47, 00,000-00

Note:

The value of the property varies with purpose & date. This report is not to be referred if the purpose is different other than mentioned in this report.

Declaration:

- a) Valuation report is issued without any prejudice.
- b) The information furnished is true and correct to the best of our knowledge and belief based on the documentary evidences furnished in photo copy.
- c) We have no direct and indirect interest in the property valued.
- d) We have personally inspected the property on 11-3-2008
- e) This report does not cover any legal aspect
- f) The bank may kindly satisfy itself about the genuineness of the original title deeds related to this property and true identify of the person claiming to be owner of the property.

Place : Hyderabad
Date : 21-3-2008

Panel Valuers for State Bank of India
for K. Dhanapathi Rao & Associates



