

VALUATION REPORT

PURPOSE : FOR BANK INFORMATION.

NATURE OF PROPERTY : OPEN LAND

PROPERTY DETAILS

Survey no. : 15,16,17,116,117,148,149 & 294,11,12
Location : CHERLAPALLY VILLAGE, KAPRA MUNICIPALITY,
RANGA REDDY DISTRICT.

OWNER : SRI BAL REDDY
S/O SRI NARSI REDDY

VALUE ASSESSED : Rs.50,14,000/-

G.D.RAO & ASSOCIATE ENGINEERS
GOVT. REGD. VALUERS AND PANEL VALUERS FOR BANKS
1-7-139/64, S.R.K.NAGAR, GOLCONDA X ROADS
MUSHEERABAD, HYDERABAD - 500 020
PHONE : 27610982 & 55502948

G. D. RAO & ASSOCIATE ENGINEERS

CHARTERED ENGINEERS & GOVT. REGD. VALUERS
1-7-139/64, S.R.K. NAGAR, GOLKONDA X ROADS, MUSHEERABAD, HYDERABAD-500048

G. D. RAO

Chartered Engineer,
Govt. Regd. Valuer.
CAT-II/48/95-96
DT. 7-2-96, CCIT-Hyd.

ASSOCIATE CONSULTANTS:

M. B. G. SHASTRI & ASSOCIATES
Chartered Engineers
Govt. Regd. Valuers.

K. SRINIVASULU

Chartered Engineer,
Govt. Regd. Valuer,
CAT-II/38/93-94,
CCIT-Hyd.

V. Ramachandra Rao.

Chartered Engineer
Govt. Regd. Valuer.

M. GOPINATH

Chartered Engineer
Govt. Regd. Valuers.
CAT-1/150/91

M. V. L. PRASAD

Govt. Regd. Valuer.
CAT- 1/269/96-97,
CCIT-Hyd.

LAND, BUILDING & INDUSTRIAL VALUERS
APPROVED PANEL VALUERS FOR BANKS AND FINANCIAL INSTITUTIONS

REF: BAL REDDY 12 03R

DATE: 19-12-2003

VALUATION REPORT ON FAIR MARKET VALUE OF OPEN LAND IN SURVEY NO.15, 16, 17, 11, 12, 116, 117, 148, 149 & 294, SITUATED AT CHERLAPALLY VILLAGE, KAPRA MUNICIPALITY, RANGA REDDY DISTRICT, BELONGING TO SRI BAL REDDY S/O SRI NARSI REDDY FOR BANK INFORMATION.

(SBI FORMAT-NEW)**PART-I****I GENERAL :**

01. Purpose for which valuation is done : For information of S.B.I, Agri Business branch, Abids, Hyderabad.
02. Date of inspection : 18-12-2003 along with Bank Manager, Sri Ramana Reddy.
03. List of documents produce for perusal :
1. A copy of patta pass book no.7, received from office of the Mandal Revenue, Ghatkesar.
2. A copy of revenue village map
3. A copy of tentative plan indicating the position of the land in four different bits.
04. Name of the owner(s) and his/their address(es) : Sri P. Bal Reddy
S/o Sri Narsi Reddy.
05. Location & description of the property
a) Nature of property : Open land
b) Area of location and it's address : Cherlapally Village, Ghakesar Mandal, Ranga Reddy District.
c) Classification of the Area (urban/ Semi-urban/Rural) (Resd/comm/Ind) : Semi-Urban
: Residential
d) Distance from basic facilities (like Schools, Hospitals, Railway station, Market etc.) : Available

G. D. RAO
(cont.:2)
Govt. Regd. Valuer,
And Approved Valuer,
STATE BANK OF INDIA

Subject open land admeasuring 74 guntas is located at Cherlapally village, Ghakesar Mandal, Ranga Reddy District. It is facing Cherlapally Main road, lying on left side while proceeding towards Pedda Chelapally.

Subject land 74 guntas is in four different bits and it is the part of total land about 16 Acres.

II. In case of land :

- 01) Type of land (House site/Agri/Ind) : open land.
- 02) Survey no. : 15, 16, 17, 116, 117, 148, 149 & 294, 11, 12
- 03) Extent of land, as per pass book : 74 guntas (8954 sq.yds.)
- 04) Boundaries : Refer village revenue map and sketch furnished by the owner.
- 05) Is the land generating any income ?
If so the value : Not applicable.
- 06) Any project coming up in the area which will
- a) Enhance the value of land : --
- b) Necessitate its acquisition by Govt. or any statutory body : No information as on date
- 07) Any other relevant information regarding the land : Please refer foot-note

III In case of building :

: Not applicable

IV. In case of Industry :

: Not applicable

PART - II

Method of Valuation :-

Land is evaluated by adopting prevailing market rate in that vicinity. During our local enquiry it was known that the market rate is ranging from Rs.1600/- to Rs.1800/- per sq.yd. in surrounding developed residential layouts. It was also observed that the rate is ranging from Rs.30,00,000/- to Rs.35,00,000/- per Acre for dry lands. Guide line rate fixed for registration purpose in that area is around Rs.450/- per sq.yd. and Rs.11,00,000/- per Acre. However, subject land being with out any developments, a net rate of Rs.800/- per sq.yd. is considered on plotted area which seems to be more reasonable.

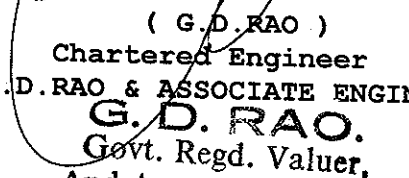
G.D. RAO
Govt. Regd. Valuer,
And Approved Valuer
of STATE BANK OF INDIA

Extant of land - 74 guntas (8954 sq.yds.)
 Land available after leaving
 30% towards roads - 6267 sq.yds.
 Rate considered - Rs.800/- per sq.yd.
 Hence the value - 6267 sq.yds. X Rs.800/- = Rs.50,13,600/-
Or say Rs 50,14,000/-

Declaration:

- (a) The information furnished in part I and II is true and correct to the best of our knowledge and belief.
 (b) We have no direct or indirect interest in the property valued.
 (c) We have personally inspected the property on 18-12-2003.

Note:-1. Subejct land is open and partly under paddy cultivation till last year. It is existing in four different bits with cultivating bunds on all four sides. Survey number of the land and ownership got confirmed in our local equiry along with Bank manger.
 2. Ownership and other legal aspects are subject to verification of original documents and legal opinion.


 (G.D. RAO)
 Chartered Engineer
 for G.D. RAO & ASSOCIATE ENGINEERS.
G. D. RAO.
 Govt. Regd. Valuer,
 And Approved Valuer
 for STATE BANK OF INDIA

DECLARATION :

- (a) The information furnished in part I and II is true and correct to the best of my knowledge and belief.
 (b) I have personally inspected the property on _____
 (c) The title holder(s) of the property inspected is/are:

and that the Bank's lawyer has scrutinized the title deeds and found that the above owner(s) have a valid, clear, absolute and marketable title deeds to the property in question.

Field officer

Manager
(SIB/C&I/IB Division)Branch Manager/
Chief Manager