

# VALUATION REPORT

Open Plot of 6050 sqyds

## OWNERS OF THE PROPERTY

M/s Modi Properties & Investments Pvt Ltd

## LOCATION OF THE PROPERTY

Sy no 174, Mallapur(V), Uppal Revenue Mandal  
Kapra Municipality, RRDist-AP.

## PURPOSE

For the purpose offering as Primary  
Security against financial assistance

### **G.P.Sankaram**

BE, MIE, PGDMM, FIV

Govt. Registered & Bank Approved Valuer,  
Chartered Engineer (India)  
Insurance Surveyor & Loss Assessor  
ISO 9000 Lead Assessor

201 & 202, "Sarada Glory" Apartments  
H.No.1-8-522/20/2, Swaraj Hotel Lane,  
Chikkadpally, Hyderabad – 500 020,  
Phone : 7601935, 7606098 Pager : 9612-3622  
Mobile : 98490 01121

**G.P.SANKARAM**

BE, MIE, PGDMM, FIV

**GOVT. REGISTERED VALUER**, CATII/38/93-94/30-03-94**APPROVED VALUER**

(PLANT & MACHINERY LAND & BUILDINGS) FOR  
 STATE BANK OF INDIA, STATE BANK OF HYDERABAD,  
 SYNDICATE BANK, UNION BANK, ANDHRA BANK,  
 ALLAHABAD BANK, OBC, GAYATRI & MAHESH BANK  
 CHARTERED ENGINEER (INDIA)  
 ISO 9000 LEAD ASSESSOR

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 H.NO.1-8-522/20/2 Swaraj Hotel Lane  
 Chikkadpally, Hyderabad - 500 020

Phone nos : 7601935, 7606098  
 Pager : 9612 - 3622  
 Mobile : 98490 01121

Ref : V789 OP4

Date : 26-07-99

**VALUATION CERTIFICATE**

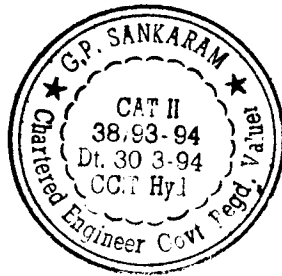
This is to certify that the fair market value of the Residential Open land property situated at Syno 174, Mallapur(V), Uppal(M), Kapra Municipality, R.R. Dist., -A.P admeasuring 6050 sqyds.(5057.8 sq mts.) belonging to M/s Modi Properties & Investments Pvt Ltd is assessed at Rs 55,05,000/- (Rupees Fifty Five Lakhs Five Thousand Only) as on 21-07-99 for the purpose of availing financial assistance by offering the above property as collateral security.

Vide valuation report enclosed.

I hereby declare that the information furnished is true and fair to the best of my knowledge and belief. I have no direct or indirect interest in the property valued. I have personally inspected the property on 21-07-99 as identified by the owner.

*G.P. Sankaram*  
 (G.P. Sankaram)

**G.P. SANKARAM**  
 B.E; MIE; PGDMM. FIV.  
 Govt. Registered and  
 Bank Approved Valuer  
 Chartered Engineer (India)  
 M-59622



APPROVED VALUER  
 For MAHESH BANK

Ref : V789 OP4

Date : 26-07-99

VALUATION REPORT

VALUATION REPORT ON THE FAIR MARKET VALUE OF THE OPEN LAND PROPERTY AS ON 21-07-99 BEARING SY.NO.174, SITUATED AT MALLAPUR(V),UPPAL(M),KAPRA MUNICIPALITY, R.R.DIST,-A.P BELONGING TO M/S MODI PROPERTIES & INVESTMENTS PVT LTD FOR THE PURPOSE OF AVAILING FINANCIAL ASSISTANCE..

At the request of the owners, the above said property is inspected and evaluated for its fair market value as on 21-07-99 for offering the same as security against the financial assistance offered. All the relevant information and particulars are gathered and summarized as under.

LOCATION & DESCRIPTION:

The above said property is situated near Nacharam in Mallapur village covered by Kapra municipality. The locality is very near to IDA Mallapur and to the main road connecting to ECIL and NFC. The residential complexes promoted by M/S Engineer's Syndicate are existing adjacent to this plot. All the civic amenities such as Schools, Colleges, Hospitals, Telephone facilities, Post office, Banks including City bus transportation to all the important parts of the city are available near by. Secunderabad Railway Station and Osmania University are at a distance of about 9 Km & 5 Km respectively from this locality.

The boundaries of the plot are as given below.

North : Syno 174(part)  
South : Synos 171,172,161 & 168  
East : Syno 174(part)  
West : Road


HISTORY:

M/s Modi Properties & Investments Pvt Ltd are the absolute owners of the above said open plot property having purchased from the vendors M/s Kisan Cement Pipe Company represented by their partners Sri P.Suresh S/o Late Sri P.Bala Kistaiah and 6 others vide registered sale deed No.25/97, Dt. 2-01-97 of SRO, Uppal.

METHOD OF VALUATION:

The Fair Market Value of the land is evaluated as per the "Development Method" which is normally followed for large size plots.

The total plot area is considered for making into saleable plots by deducting 35% of the area for the purpose of forming internal roads and common areas like parks etc.,


  
**G.P. SANKARAM**  
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Govt. Registered and  
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Chartered Engineer (India)  
M-59622

The remaining land is considered at the prevailing rates in the vicinity of the above property based on the inquiries made with the knowledgeable sources and the near by land owners.

The market rate in the surrounding area is ranging from Rs.1600/-per sqyd to Rs.1700/-per sqyd. Considering all the relevant factors , and the development cost to form the layout, a lower rate of Rs.1400/-per sqyd is considered reasonable and adopted for the valuation of this property.

**VALUATION:**

Extent of Land	= 6050 sq. yds
Less 35% deduction towards internal roads etc.(-)	= 2118 sq. yds
	-----
Total area available for plotting	= 3932 sq. yds
	-----
Value of the land = 3932 sq yds x Rs.1400/-	= Rs.55,04,800/-
Or say Rs 55,05,000/-	(Rupees Fifty Five Lakhs Five Thousand Only)

  
**G.P. SANKARAM**  
 B.E; MIE; PGDMM. FIV.  
 Govt. Registered and  
 Bank Approved Valuer  
 Chartered Engineer (India)  
 M-59622

# VALUATION REPORT

Open Plot of 4840 sqyds

## OWNERS OF THE PROPERTY

M/s Modi Properties & Investments Pvt Ltd

## LOCATION OF THE PROPERTY

Sy no 174, Mallapur(V), Uppal Revenue Mandal  
Kapra Municipality, RRDist-AP.

## PURPOSE

For the purpose offering as Primary  
Security against financial assistance

### **G.P.Sankaram**

BE, MIE, PGDMM, FIV

Govt. Registered & Bank Approved Valuer,  
Chartered Engineer (India)

Insurance Surveyor & Loss Assessor  
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 Chikkadpally, Hyderabad – 500 020

Phone nos : 7601935, 7606098  
 Pager : 9612 – 3622  
 Mobile : 98490 01121

Ref : V789 OP3

Date : 26-07-99

**VALUATION CERTIFICATE**

This is to certify that the fair market value of the Residential Open land property situated at Syno 174, Mallapur(V), Uppal(M), Kapra Municipality, R.R.Dist., -A.P admeasuring 4840 sqyds. (4046.24 sq mts.) belonging to M/s Modi Properties & Investments Pvt Ltd is assessed at Rs 44,04,000/- (Rupees Forty Four Lakhs Four Thousand Only) as on 21-07-99 for the purpose of availing financial assistance by offering the above property as collateral security.

Vide valuation report enclosed.

I hereby declare that the information furnished is true and fair to the best of my knowledge and belief. I have no direct or indirect interest in the property valued. I have personally inspected the property on 21-07-99 as identified by the owner.



(G.P. Sankaram)

**G.P. SANKARAM**

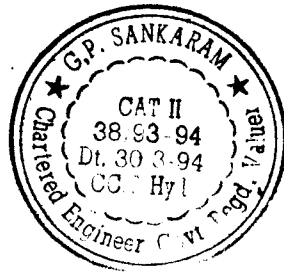
B.E; MIE; PGDMM. FIV.

Govt. Registered and

Bank Approved Valuer

Chartered Engineer (Indi.)

M-59622



**APPROVED VALUER**  
**For MAHESH BANK**

Ref : V789 OP3

Date : 26-07-99

VALUATION REPORT

VALUATION REPORT ON THE FAIR MARKET VALUE OF THE OPEN LAND PROPERTY AS ON 21-07-99 BEARING SY.NO.174, SITUATED AT MALLAPUR(V), UPPAL(M), KAPRA MUNICIPALITY, R.R.DIST, A.P BELONGING TO M/S MODI PROPERTIES & INVESTMENTS PVT LTD FOR THE PURPOSE OF AVAILING FINANCIAL ASSISTANCE..

At the request of the owners, the above said property is inspected and evaluated for its fair market value as on 21-07-99 for offering the same as security against the financial assistance offered. All the relevant information and particulars are gathered and summarized as under.

LOCATION & DESCRIPTION:

The above said property is situated near Nacharam in Mallapur village covered by Kapra municipality. The locality is very near to IDA Mallapur and to the main road connecting to ECIL and NFC. The residential complexes promoted by M/S Engineer's Syndicate are existing adjacent to this plot. All the civic amenities such as Schools, Colleges, Hospitals, Telephone facilities, Post office, Banks including City bus transportation to all the important parts of the city are available near by. Secunderabad Railway Station and Osmania University are at a distance of about 9 Km & 5 Km respectively from this locality.

The boundaries of the plot are as given below.

North : Syno 175/1 and Neighbour's Property  
 South : Purchaser's property in Syno 174(part)  
 East : Syno 174(part) belonging to vendors  
 West : Road


HISTORY:

M/s Modi Properties & Investments Pvt Ltd are the absolute owners of the above said open plot property having purchased from the vendors M/s Kisan Cement Pipe Company represented by their partners Sri P.Suresh S/o Late Sri P.Bala Kistaiah and 6 others vide registered sale deed No.7989/98, Dt. 24-9-98 of SRO, Uppal.

METHOD OF VALUATION:

The Fair Market Value of the land is evaluated as per the "Development Method" which is normally followed for large site plots.

The total plot area is considered for making into saleable plots by deducting 35% of the area for the purpose of forming internal roads and common areas like parks etc.,

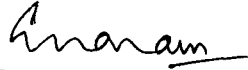
  
**G.P. SANKARAM**  
 B.E; MIE; PGDMM. FIV.  
 Govt. Registered and  
 Bank Approved Valuer  
 Chartered Engineer (India)  
 M-59622

The remaining land is considered at the prevailing rates in the vicinity of the above property based on the inquiries made with the knowledgeable sources and the near by land owners.

The market rate in the surrounding area is ranging from Rs.1600/-per sqyd to Rs.1700/-per sqyd. Considering all the relevant factors , and the development cost to form the layout, a lower rate of Rs.1400/-per sqyd is considered reasonable and adopted for the valuation of this property.

**VALUATION:**

Extent of Land	=	4840 sq. yds
Less 35% deduction towards internal roads etc.(-)	=	1694 sq. yds
		-----
Total area available for plotting	=	3146 sq. yds
		-----
Value of the land = 3146 sq yds x Rs.1400/-	=	Rs.44,04,400/-
Or say Rs 44,04,000/-		(Rupees Forty Four Lakhs Four Thousand Only)

  
**G.P. SANKARAM**  
 B.E; MIE; PGDMM. FIV.  
 Govt. Registered and  
 Bank Approved Valuer  
 Chartered Engineer (India)  
 M-59622



# VALUATION REPORT

Open Plot of 2299 sqyds

## OWNERS OF THE PROPERTY

M/s Modi Properties & Investments Pvt Ltd

## LOCATION OF THE PROPERTY

Sy no 174, Mallapur(V), Uppal Revenue Mandal  
Kapra Municipality, RRDist-AP.

## PURPOSE

For the purpose offering as collateral  
Security against financial assistance

### **G.P.Sankaram**

BE, MIE, PGDMM, FIV

Govt. Registered & Bank Approved Valuer,  
Chartered Engineer (India)  
Insurance Surveyor & Loss Assessor  
ISO 9000 Lead Assessor

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**G.P.SANKARAM**

BE, MIE, PGDMM, FIV

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 STATE BANK OF INDIA, STATE BANK OF HYDERABAD,  
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 ALLAHABAD BANK, OBC, GAYATRI & MAHESH BANK  
 CHARTERED ENGINEER (INDIA)  
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 Chikkadpally, Hyderabad - 500 020

Phone nos : 7601935, 7606098

Pager : 9612 - 3622

Mobile : 98490 01121

Ref : V789 OP1

Date : 26-07-99

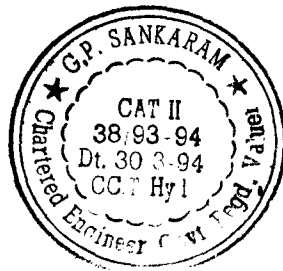
**VALUATION CERTIFICATE**

This is to certify that the fair market value of the Residential Open land property situated at Syno 174, Mallapur(V), Uppal(M), Kapra Municipality, R.R.Dist,-A.P admeasuring 2299 sqyds.(1921.96 sq mts.) belonging to M/s Modi Properties & Investments Pvt Ltd is assessed at Rs. 20,92,000/- (Rupees Twenty Lakhs Ninety Two Thousand Only) as on 21-07-99 for the purpose of availing financial assistance by offering the above property as collateral security.

Vide valuation report enclosed.

I hereby declare that the information furnished is true and fair to the best of my knowledge and belief. I have no direct or indirect interest in the property valued. I have personally inspected the property on 21-07-99 as identified by the owner.

*G.P. Sankaram*  
 (G.P. Sankaram)



**G.P. SANKARAM**  
 B.E; MIE; PGDMM. FIV.  
 Govt. Registered and  
 Bank Approved Valuer  
 Chartered Engineer (India)  
 M-59622

**APPROVED VALUER**  
 For MAHESH BANK

Ref : V789 OP1

Date : 26-07-99

VALUATION REPORT

VALUATION REPORT ON THE FAIR MARKET VALUE OF THE OPEN LAND PROPERTY AS ON 21-07-99 BEARING SY.NO.174, SITUATED AT MALLAPUR(V),UPPAL(M),KAPRA MUNICIPALITY, R.R.DIST,-A.P BELONGING TO M/S MODI PROPERTIES & INVESTMENTS PVT LTD FOR THE PURPOSE OF AVAILING FINANCIAL ASSISTANCE..

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The boundaries of the plot are as given below.

North : 30' wide road  
South : Purchaser's property  
East : Road  
West : Purchaser's property

HISTORY:

M/s Modi Properties & Investments Pvt Ltd are the absolute owners of the above said open plot property having purchased from the vendors M/s Kisan Cement Pipe Company represented by their partners Sri P.Suresh S/o Late Sri P.Bala Kistaiah and 6 others vide registered sale deed No.2608/99, Dt. 7-4-99 of SRO, Uppal.

METHOD OF VALUATION:

The Fair Market Value of the land is evaluated as per the "Development Method" which is normally followed for large site plots.

The total plot area is considered for making into saleable plots by deducting 35% of the area for the purpose of forming internal roads and common areas like parks etc.,

*Sankaram*  
**G.P. SANKARAM**  
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M-59622

The remaining land is considered at the prevailing rates in the vicinity of the above property based on the inquiries made with the knowledgeable sources and the near by land owners.

The market rate in the surrounding area is ranging from Rs.1600/-per sqyd to Rs.1700/-per sqyd. Considering all the relevant factors , and the development cost to form the layout, a lower rate of Rs.1400/-per sqyd is considered reasonable and adopted for the valuation of this property.

VALUATION:

Extent of Land	= 2299 sq. yds
Less 35% deduction towards internal roads etc.(-)	= 805 sq. yds
	-----
Total area available for plotting	= 1494 sq. yds
	-----

Value of the land = 1494 sq yds x Rs.1400/- = Rs.20,91,600/-

Or say Rs 20,92,000/- (Rupees Twenty Lakhs Ninety Two Thousand Only)

*Annam*  
**G.P. SANKARAM**  
 B.E; MIE; PGDMM. FIV.  
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 Bank Approved Valuer  
 Chartered Engineer (India)  
 M-59622

# VALUATION REPORT

Open Plot of 4840 sqyds

## OWNERS OF THE PROPERTY

M/s Modi Properties & Investments Pvt Ltd

## LOCATION OF THE PROPERTY

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Kapra Municipality, RRDist-AP.

## PURPOSE

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Phone nos : 7601935, 7606098  
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Ref : V789 OP2

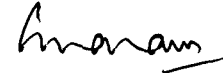
Date : 26-07-99

**VALUATION CERTIFICATE**

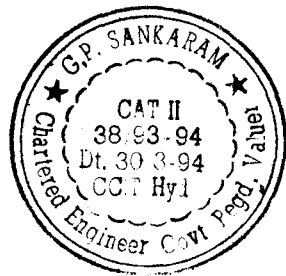
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(G.P. Sankaram)

**G.P. SANKARAM**

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Govt. Registered and  
 Bank Approved Valuer  
 Chartered Engineer (India)  
 M-59622

**APPROVED VALUER  
 For MAHESH BANK**

Ref : V789 OP2

Date : 26-07-99

VALUATION REPORT

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The boundaries of the plot are as given below.

North : Syno 175/1 and Neighbour's Property  
 South : Purchaser's property  
 East : Road and property belonging to vendors  
 West : Purchaser's property


HISTORY:

M/s Modi Properties & Investments Pvt Ltd are the absolute owners of the above said open plot property having purchased from the vendors M/s Kisan Cement Pipe Company represented by their partners Sri P.Suresh S/o Late Sri P.Bala Kistaiah and 6 others vide registered sale deed No.1491/99, Dt. 24-2-99 of SRO, Uppal.

METHOD OF VALUATION:

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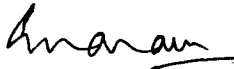
  
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VALUATION:

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		-----
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Or say Rs 44,04,000/-		(Rupees Forty Four Lakhs Four Thousand Only)

  
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