

STATE BANK OF INDIABranch : SIB(WING), SECUNDERABADOff : 6502169, 3311017
Fax : 3311488**VALUATION REPORT**

(IN RESPECT OF FLATS)

(To be filled in by the Approved Valuer)

M/s. IMMANENI ASSOCIATESChartered Engineers, Consultants, Architects
Valuers & Surveyors (Civil, Mech. & Elec.)

Office :

Flat No. 204, Amrutha Ville, Raj Bhavan Road,
Opp. Yashoda Hospital, Somajiguda, Hyderabad - 82.IA/VAL/SBI/99-2000/40**I. GENERAL**

01. Purpose for which the valuation is made : Renewal of Collateral Security
02. a) Date of inspection : 11-1-2000
b) Date on which the valuation is made : 18-1-2000
03. List of documents produced for perusal
- i) : Copy of the Ground Floor plan.
- ii) : -
- iii) : -
04. Name of the owner(s) and his/their address(es) with Phone No. : Sri. Soham Modi
(Details of share of each owner in case of joint ownership) : S/o. Sri. Satish Modi
05. Brief description of the property : Two shops in Ground Floor of Modi House. MCH No.1-10-10-72/2/3 Main Road, Begumpet, Hyderabad.
06. Location of the property
- a) Plot No./Survey No. : -
- b) Door No. : MCH No. 1-10-10-72/2/3
- c) T.S.No./Village : Main Road
- d) Ward/Taluká : Begumpet
- e) Mandal/District : Hyderabad.

07. Postal address of the property : **Two shops in Ground Floor of MODI HOUSE, Main Road Begumpet, Hyderabad.**
08. City/Town : **- City -**
- Residential area/ :
Commercial area/ : **- Commercial Area -**
Industrial Area :
09. Classification of the area
- i) High/Middle/Poor : **- High -**
- ii) Urban/Semi Urban/Rural : **- Urban -**
10. Coming under Corporation limit/
Village panchayat/Municipality : **- Municipal Corporation of Hyderabad -**
11. Whether covered under any State/Central Govt.
enactments (e.g. Urban Land Ceiling Act) or
notified under agency area/scheduled area/
cantonment area. : **- No -**
12. Boundaries of the property **Two Shops :-**
- North : **Begumpet Main Road.**
- South : **Neighbours Land.**
- East : **Other shops in Ground Floor.**
- West : **Other shop in Ground floor.**
13. Dimensions of the site
- | a | b |
|-----------------|---------|
| as per the Deed | Actuals |
| North | - |
| South | - |
| East | - |
| West | - |
14. Extent of the site : **-**
15. Extent of the site considered for Valuation
(least of 13a & 13 b) :
- | | |
|--------------|------------------|
| Shop No.(1) | 400 Sq.ft |
| Shop No.(2) | 390 Sq.ft |
| Total | 790 Sq.ft |
16. Whether occupied by the owner/tenant
If occupied by tenant since how long?
Rent received per month : **Rs. 25/- Sq.ft**
i.e, Rs. 19,750/- per month for two shops.

II. APARTMENT BUILDING

| Sl.No. | Description | Remarks |
|--------|--|---|
| 1. | Nature of the Apartment Building | Commercial |
| 2. | Location | |
| | T.S. No. | MCH Premises No: 1-10-10-72/2/3 |
| | Block No. | Begumpet Main Road |
| | Ward No. | Hyderabad. |
| | Village/Municipality/Corporation | |
| | Door No. , Street or road (Pin code) | |
| 3. | Description of the Locality Residential/ Commercial/Mixed | Commercial |
| 4. | Year of Construction | 1986 |
| 5. | Number of Floors | Ground Floor + Two upper floors. |
| 6. | Type of Structure | R.C.C. framed structure |
| 7. | Number of Dwelling Units in the Building | Ground floor-7 shops & a stair case. |
| 8. | Quality of Construction | First floor - } Office Second floor- } accommoda- tion. |
| 9. | Appearance of Building | Good |
| 10. | Maintenance of the Building | Good |
| 11. | Facilities available | |
| | Lift | Not Available |
| | Protected Water Supply | Available |
| | Underground Sewerage | Availble |
| | Car Parking - Open/Covered | No provision is made for parking in the building. |
| | Is Compound wall existing ? | - |
| | Is pavement laid around the Building? | - |

III. FLAT

1. The floor in which the ^{Shops are} flat is situated Ground floor
2. Door No. of the ^{Shops} Flat ^{housing} (1) Flying Machine readymade shop.
(2) Monalisa Photo Studios.
3. Specifications of the Flat
 - Roof RCC 1:2:4 roof slab
 - Flooring (1) Ceramic tiled flooring
(2) Marble flooring
 - Doors Rolling shutters & glazed door shutters with aluminium frames.
 - Windows frames.
 - Fittings False ceiling with Thermocol.
 - Finishing
4. House Tax
 - Assessment No. -
 - Tax paid in the name of Shri -
 - Tax amount Rs. -
5. Electricity Service Connection No.
 - Meter Card is in the Name of Shri -
6. How is the maintenance of the Flat ? Good
7. Sale Deed executed in the name of Shri Sohan Modi
8. What is the undivided area of land as per Sale Deed ? -
9. What is the plinth area of the Flat ? $400+390=790$ Sq.ft
10. What is the Floor Space Index (Approx.) 1.75
11. What is the Carpet Area of the Flat ? -
12. Is it Posh/I Class/Medium/Ordinary ? I class
13. Is it being used for Residential or Commercial purpose ? Commercial purpose only
14. Is it Owner-occupied or let out Let-out
15. If rented, what is the monthly rent? Rs. 25/Sq.ft
i.e. 19,750/month

IV. MARKETABILITY

1. How is the marketability ?
2. What are the factors favouring for an extra Potential Value ?
3. Any negative factors are observed which affect the market value in general ?

..... -Good-

..... (1) Situated on the Begumpet main road.
..... (2) Shops are located in the ground floor of the complex facing the main road.

..... (1) Future widening of this road as per master plan may affect some portions of the properties facing the road.
..... (2) Parking space not available.

V. RATE

1. After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality ?
2. Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details).

..... 4,500/-

..... 5,000/Sq.ft

3. Breakup for the Rate :

(i) Building + Services

(ii) Land + Others

4. Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)

..... The potential value per Sq.ft can't be comparable with the value on land & building method for such type of commercial establishments (shops) facing the main road. Such properties will have lot of demand and it is highly difficult to get such accommodation either on rental basis or for purchase. These properties will have high commercial importance (Business turnover & high profit yielding) as they are having direct approach from the main road. The properties facing the main road will fetch high values over the shops inside.

..... Rs. Due to the above said factors the Fair Market Value for shops can't be assessed on Rs. land & building method and the only method that Rs. is reasonable for assessment is detailed Rs. fair market value survey in that particular locality.

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION :

- a. Depreciated Building Rate

Replacement cost of flat with Services (V(3)i)

Age of the Building

Life of the Building estimated

Depreciation percentage assuming the Salvage Value as 10%

Depreciated Rate of the Building

- b. Total Composite Rate arrived for valuation

Depreciated Building Rate VI (a)

Rate for Land & Others V (3) ii

Total Composite Rate

DETAILS OF VALUATION

| Sl. No. | Description | Qty. | Rate Per unit Rs. | Estimated Value Rs. |
|---------|--|-----------|-------------------|---------------------|
| 1. | Present value of the Flat Two Shops (Car parking, if provided) | 790 SQ.FT | 4,500/- SQ.FT | 35,55,000/- |
| 2. | Ward robes | | | |
| 3. | Showcases, almirahs | | | |
| 4. | Kitchen arrangements | | | |
| 5. | Superfine finish | | | |
| 6. | Interior Decorations | | | |
| 7. | Electricity deposits/Electrical fittings. etc.. | | | |
| 8. | Extra collapsible gates grill works etc..... | | | |
| 9. | Potential Value if any | | | |
| 10. | Others | - | - | - |
| | Total | - | - | Rs.35,55,000/- |

(As the property is rented out, for shops, these items are not considered for valuation, since the tenants make their own showrooms as per needs).

(VALUATION : Here the approved valuer should discuss in detail his valuation of the property and indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as i) saleability ii) likely rental values in future and iii) likely income it may generate may be discussed).

Brief Report is enclosed.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above flat in the prevailing condition with aforesaid specifications is Rs35,55,000/-..... (Rupees ~~Thirty Five Lakhs Fifty Five Thousand~~ only).

PLACE : Hyderabad

DATE : 18/1/2000

APPROVED VALUER

M. Manohar Rao

M. MANOHAR RAO, BE (Mech) M-Tech (Civil), FIE, Chief General Manager (Engg) (Retd), Hyderabad Metro Water Supply & Sewerage Board, Govt. Regd. Valuer No. CAT-1/366/98-99

M. MANOHAR RAO, BE (Mech) M-Tech (Civil), FIE, Chief General Manager (Engg) (Retd), Hyderabad Metro Water Supply & Sewerage Board, Govt. Regd. Valuer No. CAT-1/366/98-99

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IMMANENI ASSOCIATES

Chartered Engineers, Architects.
Valuers & Surveyors (Civil, Mechanical & Electrical)
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Registered Govt. Valuers for Income Tax Wealth Tax and Estate Duty purpose in respect of Buildings, Machinery & Agricultural Lands. Approved Engineers for Banks. Licensed Surveyors / Loss Assessors for Fire & General Insurance Companies. Planning Survey & Construction, Layout of permanent way Colonies, Buildings, Factories and Structural Designs, Architecture, Arbitration, on Claims and Liaison Works Etc... Undertaken

Ref No IA | VAL | SBI / 99 - 2000 / 40

Date 18/1/2000

To
The Chief Manager,
SIB Wing,
State Bank of India,
Secunderabad.

Dear Sir,

Sub : Fair Market Value of Two Shops in Ground Floor of "MODI HOUSE" Commercial Complex located on MCH premises No.1-10-10-72/2/3 Begumpet main road, Hyderabad belonging to Sri. Soham Modi S/o. Sri. Satish Modi.

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Pursuant to the request of the Chief Manager, SIB Wing, State Bank of India - Secunderabad for inspection and valuation of the subject property, it was inspected on 11/1/2000 along with Sri. Ashok Swaminathan of NOVA Industries and furnish below a detailed report.

The subject property is located on a very developed commercial road from Panjagutta to Paradise circle. It is about 1 km from Hyderabad Public School on the right side leading to Airport. The building is constructed in the year 1986-87 as per the information given by the representative of the NOVA Industries. On this road, highly potential commercial buildings are being constructed in view of the high rental values accrued in the area. By the side of this property, Times of India building on the west side and Suryodaya complex on the east side have been constructed. Some

(contd....)

other buildings, which are of high potential value, constructed are Saptagiri Towers (Housing Pantaloons), Jaya Towers (Housing Shoppers Stop).

Due to proximity of all these prime buildings and new springing up good commercial buildings, there is high market value for all the properties on this road.

As per enquiries made in this area, the commercial value of Ground floor properties housing commercial shops is ranging from Rs. 6,000 to Rs. 7,000 / Sq.ft. Similarly the rental value fetching in this area is ranging from Rs.25 to Rs.30 / Sq.ft.

There is a proposal by HUDA for widening of this road from Begumpet Airport to Hi-tech city and a master plan is also prepared. However it is not at known when this widening of road will be taken-up. In that case many buildings facing on this main road will be affected, ranging from 10 to 25'-0" on either side.

Taking into consideration, all the above aspects, a rate of Rs. 4,500 / Sq.ft is arrived as reasonable market value for this property after making necessary provision for depreciation.

Thanking You,

Yours faithfully,

M. Manohar Rao
M. MANOHAR RAO, BE (Mech) V. Tech (Civil), FIE,
Chief General Manager (Jagg) (Retd),
Hyderabad Metro Water Supply & Sewerage Board
Govt. Regd. Valuer No. CAT-1/356/98-99