

Kadokia & Modi Housing

# K. Dhanapathi Rao & Associates

Chartered Engineers & Govt. Regd. Valuers

Real Estate Valuers

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98482 83240

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

SBH Building,

Srinivasanagar Colony West,

Vengalrao Nagar,

Hyderabad - 500 033

Ref: DRA/VAL/SBI/2008-09/153

Date: 30-8-2008

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

Sir,

**Sub: Valuation of a residential layout named as Bloom Dale in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, Ranga Reddy Dist., said to be belonging to M/s. Kadokia & Modi Housing represented by its Managing Partner Mr.Soham Modi**

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As advised by you, the subject property was inspected on 16-8-2008 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.

### Location:

The subject property is an agricultural land now being converted in to residential layout. This is abutting the BT road leading to Baba guda & Uddamarri from Shamirpet. This is about 0.3 Km away from Shamirpet village road, about 0.7 Km away from Orange Bowl which is on Rajiv Rahadari, about 1.7 Kms away from Celebrity Homes /Club and about 30 Kms away from Hyderabad city. A rough sketch showing the location of the property is furnished in this report along with the photographs of it.

### Extent of Land:

The total extent of land of this property is 25,250 Sq.yds... This was registered in favour of M/s. Kadokia & Modi Housing vide 5 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	Sale deed. No. & date	Boundaries
1	Agricultural land in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, R R Dist., M/s. Kadokia & Modi Housing represented by its Managing Partner Mr.Soham Modi	5050 Sq.yds.	12499/2006 30-8-2006	N: Land belonging to Vendors S: Land belonging to Vendors E: Sy.No.1078 & 1138 W: Sy.No.1183, 1187, 1188 & 1140

2	Agricultural land in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, R R Dist., <b>M/s. Kadakia &amp; Modi Housing</b> represented by its Managing Partner Mr.Soham Modi	5050 Sq.yds.	8096/2006 30-5-2006	N: Land belonging to Vendors S: 40' wide road & Sy.No.1050 & 1077 E: Sy.No.1078 & 1138 W: Sy.No.1183, 1187, 1188 & 1140
3	Agricultural land in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, R R Dist., <b>M/s. Kadakia &amp; Modi Housing</b> represented by its Managing Partner Mr.Soham Modi	5050 Sq.yds.	8098/2006 30-5-200	N: Land belonging to Vendors S: Land belonging to Vendors E: Sy.No.1078 & 1138 W: Sy.No.1183, 1187, 1188 & 1140
4	Agricultural land in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, R R Dist., <b>M/s. Kadakia &amp; Modi Housing</b> represented by its Managing Partner Mr.Soham Modi	5050 Sq.yds.	8097/2006 30-5-2006	N: Land belonging to Vendors S: Land belonging to Vendors E: Sy.No.1078 & 1138 W: Sy.No.1183, 1187, 1188 & 1140
5	Agricultural land in Sy.No.1139 situated at Shamirpet Village, Shamirpet Mandal, R R Dist., M/s. Kadakia & Modi Housing represented by its Managing Partner Mr.Soham Modi	5050 Sq.yds.	11482/2006 10-8-2006	N: 40' road & Sy.No.1142, 1143 & 1144 S: Land belonging to Vendors E: Sy.No.1078 & 1138 W: Sy.No.1183, 1187, 1188 & 1140
<b>Total</b>		<b>25,250 Sq.yds.</b>		

All the above five pieces of lands are continuous and forming into a single piece.

This land is near to Alankritha & Leo meridian Resorts, Nalsar University, SP Biotech park, ICICI knowledge park and celebrity club etc. This is adjoining Parijatha enclave.

The owners **M/s Kadakia & Modi Housing** have obtained a layout permission for Group Housing for the subject land vide layout permit No.09/MP2/HUDA/08 dt.Nil-5-2008,File No.660/MP2/Plg/HUDA/2007

from HUDA and this same was consented by the Shamirpet Gram Panchayat vide permit No.84 dt.22-7-2008 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 -- 5 Ac 8.8 Guntas OR 25520 Sq.Yds OR		21,112.00 Sq.Mts
Area affected in encroachment		(-) 591.00 Sq.Mts
		-----
<b>Net layout area</b>		<b>20,521.00 Sq.Mts</b>
Area left for Roads	(-) 5020.79 Smts	
Area left for Tot lot	(-) 2184.90 Smts	
Amenities & parking area	(-) 606.20 Smts	
Shops area	(-) 57.54 Smts	
		-----
<b>Net plotted area</b>	<b>12,652.07 Sq.Mts</b>	
<b>Or</b>	<b>15,132 Sq.Yds</b>	

It is understood that the total plotted area is 61.65% of the total land and 72 plots were proposed in this layout in Five types ie A, B, C, D & E. Out of these 72 plots, 5% of plotted area ie. 635.97 Sq.Mts was Mortgaged to M/s HUDA as per the norms. The details of plots Mortgaged to M/s HUDA are as under

Type C – Plot No.22	– 1 No	184.53 Smts
Type C – Plot Nos. 23,24 & 25	– 3 Nos	451.44 Smts
		-----
<b>Total</b>		<b>635.97 Sq.Mts</b>
		-----

**72 buildings proposed in this layout are of independent Duplex type.**

In this Gated Community, one temple is proposed and one amenities block including parking area is also proposed. In south West corner, one small shopping complex is also proposed. 3 Tot lot spaces are earmarked in this venture. Permission for type wise individual buildings was also obtained from HUDA as per the copies of plans shown to us.

Underground cabling for power, phone & cable TV are proposed in this venture. In the amenities block, club House, A/c gym, recreation Room with pool & TT Table, A/c banquet hall, crèche, library etc are proposed. 1 KVA back up power is proposed for each bungalow and intercom, CC TV & 24 hrs security are proposed. Swimming pool, Children Park and land scoped gardens, CC Roads and street lights are proposed.

**Stage of development:** As on date, cement brick compound wall is provided and the roads are being demarked. One site office is constructed in this land.

### 1. GENERAL

01. Purpose for which the valuation is made : Primary Security
02. A. Date of inspection : 16-8-2008  
B. Date on which the valuation is made : 20-8-2008
03. List of documents produced for perusal : Copies of 5 Sale deeds  
Copy of Sanctioned plan for Layout & Group Housing
04. Name of the owner and address : **M/s Kadakia & Modi Housing**  
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 : Sy.Nos.1139  
Plot no / Survey no : --  
Door no. : --  
T.S. No / Village : Shamirpet Village  
Ward/Taluka : Shamirpet  
Mandal / District : Shamirpet Mandal, R.R.Dist.
07. Postal address of the property : Sy.No.1139, Shamirpet Village, Hyderabad-500078.
08. City/Town : City out skirts  
Residential area / Commercial area / : Residential  
Industrial area
09. Classification of the area : Middle  
i) High/Middle/Poor : Urban  
ii) Urban/Semi Urban/Rural
10. Coming under Corporation limit/ : Gram Panchayat  
Village Panchayat/Municipality
11. Whether covered under any State/Central Govt : Nil to our knowledge

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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 the above table

14. Dimensions of the site : As per layout

15. Extent of the site : 25,250 Sq.yds. is the total extent of layout  
and the plotted area as per the Brochure  
of the layout is 14845 Sq.Yds (Where as the  
plotted area as per layout is 15,132 Sq.Yds)  
: **14,845 Sq.Yds**

16. Extent of the site considered for valuation  
( least of 14 A & 14 B )

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 : Being provided

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

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- 1 : HUDA Layout about 0.7 km away to Rajiv  
Rahadari
- 2 : --
19. Disadvantages of the site
- 1 : --
20. General Remarks if any
- : The value is assessed excluding the cost of  
Development works

**PART – A ( Valuation of Land )**

01. Size of plot
- North & South : --
- East & West : --
02. Total extent of the plot : 14,845 Sq.Yds
03. Prevailing market rate : Rs.5000/Sq.Yd for HUDA approved  
Developed layouts
04. Guideline rate obtained from the Registrar's : Rs.24,20,000/Acre
05. Assessed/adopted rate of valuation : Rs.4000/Sq.Yd
- 06. Estimated value of land : Rs. 5,93,80,000-00**

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.5,93,80,000-00**

**The Realizable value of subject property in our opinion is**

**Rs.475.00 Lakhs**

**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:**

- Valuation report is issued without any prejudice.
- The information furnished is true and correct to the best of our knowledge and belief based on the documentary evidences furnished in photo copy.
- We have no direct and indirect interest in the property valued.
- We have personally inspected the property on 16-8-2008
- This report does not cover any legal aspect
- 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 : 19-8-2008

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

**CARD****Government of Andhra Pra**

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Government of Andhra Pradesh  
 Registration and Stamps Department  
**Unit Rates - Agricultural Land**

District Name: Ranga Reddy  
 Village Name: SHAMIRPET-1509023  
 Habitaton: SHAMIRPET-150902301

Sl.No.	Survey No	Classification	Unit Rates in Rs. per Acre.	Effective Date
	1139	<b>Maximum Rate</b>	<b>2420000</b>	
1	1139	45-Agricultural Land fit for H.S.	2420000	16-10-2006

**Note :**

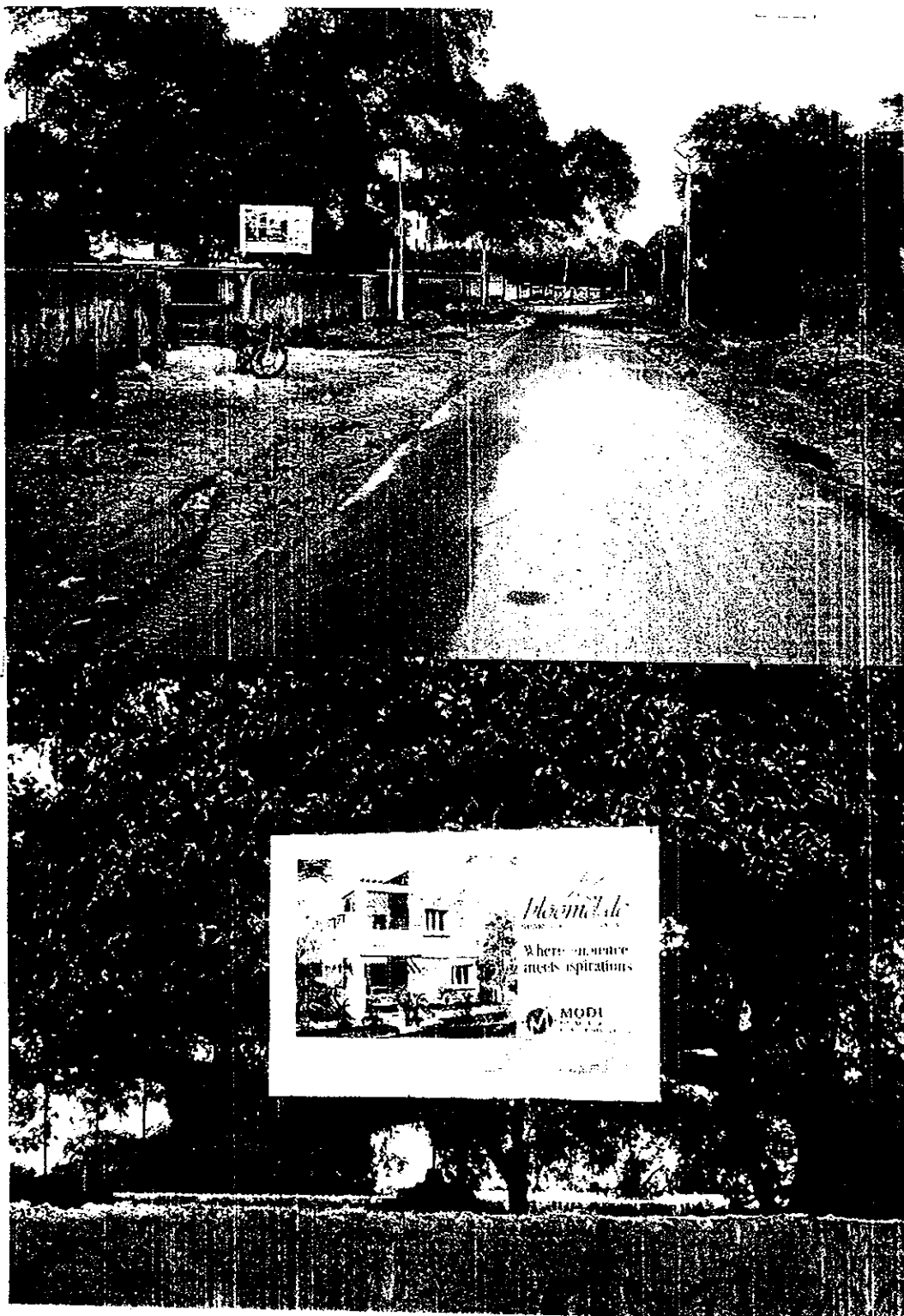
1. This is provisional information as per records maintained by registration dept. for the purpose of helping the registering public to estimate the stamp duty only, subject to change due to revision of market value once in a year OR adhocly due to anomalies.

2. For further details contact Sub Registrar office

**SHAMIRPET,**

H.No.2-36/2

Shameerpet, Ranga Reddy **Phone : 244423**







# Dr. Anupathi Rao & Associates

Chartered Accountants & Govt. Regd. Valuers

Hyderabad

Ph/Fax: 2110000 (C)

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411111

3-3-2110000

SBH Building

Srinivasanagar, Hyderabad

Vengal Rao Nagar

Hyderabad

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 Duplex residential buildings under Group Housing scheme (Bloom Dale ) by M/s. Kadakia & Modi Housing on land bearing Sy.Nos. 1139 of Shamirpet Village & Mandal, Ranga Reddy Dist - Reg.**

\* \* \* \* \*

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

#### **Location:**

The subject property is an agricultural land converted in to residential layout. This is abutting the BT road leading to Babaguda & Uddamarri from Shamirpet. This is about 0.3 Km away from Shamirpet village road, about 0.7 Km away from Orange Bowl restaurant which is on Rajiv Rahadari, about 1.7 Kms away from Celebrity Homes /Club and about 30 Kms from Hyderabad city. A rough sketch showing the location of the property is furnished in this report along with the photographs of it.

#### **Land Extent:**

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The owners **M/s Kadakia & Modi Housing** have obtained a layout permission for Group Housing for the subject land vide layout permit No.09/MP2/HUDA/08 dt.Nil-5-2008, File No.660/MP2/Plg/HUDA, 2007 from HUDA and this same was consented by the Shamirpet Gram Panchayat vide permit No.84 dt.22-7-2008 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.

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Area affected in encroachment (-) 591.00 Sq.Mts

<b>Net layout area</b>		<b>20,521.00 Sq.Mts</b>
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<b>Or</b>		<b>15,132 Sq.Yds</b>

It is understood that the total plotted area is 61.65% of the total land and 72 plots were proposed in this layout in Five types i.e., A, B, C, D & E. Out of these 72 plots, 5% of plotted area ie. 635.97 Sq.Mts was Mortgaged to M/s HUDA as per the norms. The details of plots Mortgaged to M/s HUDA are as under

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Type C -- Plot Nos. 23,24 & 25	-- 3 Nos	451.44 Smts
<b>Total</b>		<b>635.97 Sq.Mts</b>

**All the 72 buildings proposed are of independent Duplex type.**

In this Gated Community, one temple is proposed and one amenities block including parking area is also proposed. In south West corner, one small shopping complex is also proposed. 3 Tot lot spaces are earmarked in this venture. Permission for type wise individual buildings was also obtained from HUDA as per the copies of plans shown to us.

Underground cabling for power, phone & cable TV are proposed in this venture. In the amenities block, club House, A/c gym, recreation Room with pool & TT Table, A/c banquet hall, crèche, library etc are proposed. 1 KVA back up power is proposed for each bungalow and intercom, CC TV & 24 hrs security are proposed. Swimming pool, Children Park and land scoped gardens, CC Roads and street lights are proposed.

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The details of buildings proposed in this venture as under.

**Type A - Building**

Detached House - West facing - 27 Nos.

**Type B - Building**

Detached House - West facing - 10 Nos.

**Type C - Building**

Detached House - East facing - 16 Nos.

**Type D - Building**

Detached House - East facing - 18 Nos.

**Type E - Building**

Detached House - East facing - 1 No.

**Total** -----  
**72 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 - West facing	G + 1	150.50	27	4063.5
B - West facing	G + 1	174.3	10	1743.0
C - East facing	G + 1	149.2	16	2387.2
D - East facing	G + 1	166.3	18	2993.4
E - East facing	G + 1	149.2	1	149.2
			<b>Total BUA</b>	<b>11336.3 Sq.Mts</b>
			<b>Or say</b>	<b>122024.0 Sft</b>

The client has furnished Abstract estimates for each type of building and amenities blocks.

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### 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.

**Estimated Cost:** As per the estimates furnished by the clients (Enclosed) , the average construction cost for type wise buildings is as under.

Type	Total BUA In Sq.yds	Total estimated cost in Rs.	Rate/Sft
Type A - 27 Nos.	4036 .5	7,47,47,160.10	1709/Sft
Type B - 10 Nos.	17430.0	4,46,89,598.70	2381.96/Sft
Type C - 16 Nos.	2387.2	4,86,34,913.81	1892.72/Sft
Type D - 18 Nos.	2993.4	5,23,22,380.29	1623.86/Sft
Type E - 1 No.	149.2	41,69,429.71	2596.17/Sft
<b>Total</b>	<b>11336.3 Sq.Yds</b>	<b>22,45,63,482 .60</b>	<b>1840/Sft Avg. rate</b>

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The items of miscellaneous works in each building are shown in excess and the cost of flooring i.e., Rs.150/Sft shown is also on high side.

The average rate per Sft i.e., Rs.1840/Sft arrived by the client is on very much high side in comparison with the prevailing market rates.

Based on the specifications proposed and considering the present prevailing cost of construction materials & labour, a rate of Rs.1600/Sft is considered reasonable in our opinion after comparing with the other similar kind of projects. This rate is inclusive of compound walls & gates for the individual buildings, elevation, electrical & sanitary etc., complete. Hence the estimated cost for the construction of 71 Villas works out to :

$$122024.0 \text{ Sft} \times \text{Rs.}1600/\text{Sft} = \text{Rs.}19,52,38,400-00$$

The estimates for the club house & shopping complex is furnished as **Rs.94,29,476.24**. The total plinth area of the club house & shopping centre works out to 613.38 smts and the rate is worked out at Rs.1428.18/Sft and this is reasonable and justified in our opinion.

The estimates for the development works out as compound wall, Bore wells, underground drainage works, compound wall, entrance arch, over head water tanks, BT roads, street lighting, Foot paths etc., are not furnished to us.

However the cost of these development works can be estimated as Rs.800/Sq.yd of plotted area. Hence the estimated cost of development works is arrived as :

$$15.132 \text{ Sq.yds.} \times \text{Rs.}800/\text{Sq.yd.} = \text{Rs.}1,21,05,600-00$$

**Extra items :** The estimated cost for the extra items such as Gym equipment, A/C for Gym, Children play area equipment, Swimming Pool + T tables, tennis court, library, back up power generators for individual Villas etc., is furnished on lumpsum basis as under :

Items	Estimated cost
Air conditioning & Gym Equipment	Rs. 20,00,000-00
Swimming Pool	Rs. 10,00,000-00
Creche & Library	Rs. 10,00,000-00

Tennis courts, open Air Badminton court, Basket Ball courts etc.,		Rs. 15,00,000-00
Landscaping and Garden		Rs. 20,00,000-00
Children park equipment		Rs. 3,00,000-00
Solar/Electric Fencing		Rs. 10,00,000-00
1 KVA Back up Generators for each Villa		Rs. 20,00,000-00
	Total	Rs.1,08,00,000-00

All the above costs are assessed based on the Lumpsum basis based on the requirements proposed by the developers.

Hence the total estimated cost of this project including development works, construction of Villas works out to :

Construction cost of 72 Villas	--	Rs.19,52,38,400-00
Club House & Shopping Complex	--	Rs. 94,29,476-24
Development works such as roads &	--	Rs. 1,21,05,600-00
Equipment & Extra Items	--	Rs. 1,08,00,000-00
	Total	Rs.22,75,73,476-00
		<b>Or say Rs.22,75,73,000-00</b>

Hence the total budgetary cost for this project is worked out to **Rs.22,75,73,000/-**

**Note :** In this estimate, the statutory fees for permissions are not considered.

**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

