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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Sri. A. Chaitanya Reddy, S/o. A. Adinarayana Reddy**

New House No. 11-269 (Old House No. 11-137), Plot Nos. 208 & 209/A, Survey No. 42/1,
Venkateswara Nagar Colony, Meerpet Village, Uppal Mandal, Rangareddy District
State - Andhra Pradesh, Country - India

Longitude Latitude: 17°27'17.9"N 78°33'48.2"E

Intended User:

Siemens Financial Services Private Limited
SFS COF E RU-IN RM AM
Rspace D Center, Thane Belapur Road
Thane-400 708, State - Maharashtra, Country – India

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
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Vastu/Thane/06/2024/009441/2306877
24/16-321-JABS
Date: 24.06.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing New House No. 11-269 (Old House No. 11-137), Plot Nos. 208 & 209/A, Survey No. 42/1, Venkateswara Nagar Colony, Meerpet Village, Uppal Mandal, Rangreddy District, State - Andhra Pradesh, Country – India belongs to **Sri. A. Chaitanya Reddy, S/o. A. Adinarayana Reddy.**

Boundaries of the property.

North : 30 Feet Wide Road
South : Plot No. 207 & 210
East : Plot No. 209(pt)
West : 40 Feet Wide Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at

Particulars	Area in Sq. M.	Rate per Sq. M. (₹)	Value (₹)	Orderly Liquidation Value (OLV) (₹)	
A. Land	267.50	50,000/-	1,33,75,000/-	1,07,00,000/-	
B. School Building					
Particular of Building	Area in Sq. Ft.	Estimated replacement rate per Sq. Ft. (₹)	Depreciated Replacement rate per Sq. Ft. (₹)	Depreciated Replacement Value (₹)	Orderly Liquidation Value (OLV) (₹)
RCC Structures	1,507.00	2,000/-	710/-	10,69,970/-	8,55,976/-
Fair Market Value (A + B)				1,44,44,970/-	1,15,55,976/-
Realizable Value				1,30,00,473/-	-
Distress Sale Value				1,15,55,976/-	-
Insurable Value				25,61,900/-	-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified.

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Auth. Sign.

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BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :-400072, (M.S), India

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B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

2. VALUATION REPORT (IN RESPECT OF LAND AND STRUCTURES)

I General	
1.	Purpose for which the valuation is made : To assess the Orderly Liquidation Value (OLV) of Land & Building for loan purpose.
2.	a) Date of inspection : 20.06.2024
	b) Date on which the valuation is made : 24.06.2024
3.	Copy of List of documents produced for perusal: <ol style="list-style-type: none"> Sale Deed dated 06.11.1996 between Sri. A. Adinarayana Reddy, S/o. Sri. Narayana Reddy (the Vendor) AND Sri. A. Chaitanya Reddy, S/o. A. Adinarayana Reddy (the Vendee) Copy of Title Report of Property of Sri. A. Chaitanya Reddy S/o. Sri A. Adinarayana Reddy dated 12.01.2002 issued by K. Indrasena Reddy, Advocate. Copy of Property Plan of House No. 11-137 Copy of Search Details Entered by User Copy of Certificate of Encumbrance of Property dated 04.11.2010
4.	<p>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) :</p> <p>Sri. A. Chaitanya Reddy, S/o. A. Adinarayana Reddy</p> <p><u>Address:</u> New House No. 11-269 (Old House No. 11-137), Plot Nos. 208 & 209/A, Survey No. 42/1, Venkateswara Nagar Colony, Meerpet Village, Uppal Mandal, Rangareddy District. State - Andhra Pradesh, Country – India</p> <p><u>Contact Person:</u> Sri. A. Chaitanya Reddy (Owner)</p> <p>Sole Ownership</p>
5.	Brief description of the property (Including Leasehold / freehold etc.) :
	<p>The immovable property comprises of freehold land & School Building thereof. The property is located in a developing area having good infrastructure, well connected by road and train. It is located at about – 4.6 km. travelling distance from Moula Ali Railway Station.</p> <p>Land As per Sale Deed, the Land Area is 267.5 Sq. M.</p> <p>Structure: The property consists of School Building of Ground + 3 upper floors. It is a R.C.C. framed structure with RCC beams, columns, slabs (3rd floor has G. I. Sheet roofing) and RCC staircase is provided for access to the upper floors</p>



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The composition of the School Building as per site is as below –																										
Floor	Description																									
Ground	Parking & Staff Office																									
1 st to 3 rd Floor	Class Rooms																									
As per Sale Deed, the Built-up Area is 1,507.00 Sq. Ft., which is considered for valuation.																										
6.	Location of property :																									
a)	Plot No. / Survey No. : Plot Nos. 208 & 209/A, Survey No. 42/																									
b)	Door No. : New House No. 11-269 (Old House No. 11-137)																									
c)	C.T.S. No. / Village : Village - Meerpet																									
d)	Ward / Taluka : -																									
e)	Mandal / District : District - Ranga Reddy																									
7.	Postal address of the property : New House No. 11-269 (Old House No. 11-137), Plot Nos. 208 & 209/A, Survey No. 42/1, Venkateswara Nagar Colony, Meerpet Village, Uppal Mandal, Rangreddy District, State - Andhra Pradesh, State - Madhya Pradesh, Country - India.																									
8.	City / Town : City																									
	Residential area : Yes																									
	Commercial area : No																									
	Industrial area : No																									
9.	Classification of the area :																									
i)	High / Middle / Poor : Middle Class																									
ii)	Urban / Semi Urban / Rural : Semi - Urban																									
10.	Coming under Corporation limit / Village Panchayat / Municipality : Khapra Municipality																									
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.	In Case it is Agricultural land, any conversion to house site plots is contemplated : N.A.																									
	Landmark : Venkateswara Nagar Colony																									
13.	Boundaries of the property																									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Particulars</th> <th style="width: 25%;">North</th> <th style="width: 25%;">South</th> <th style="width: 25%;">East</th> <th style="width: 25%;">West</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: center;">As per Site Visit</td> </tr> <tr> <td></td> <td style="text-align: center;">30 Feet Wide Road</td> <td style="text-align: center;">Plot No. 207 & 210</td> <td style="text-align: center;">Plot No. 209(pt)</td> <td style="text-align: center;">40 Feet Wide Road</td> </tr> <tr> <td colspan="5" style="text-align: center;">As per Sale Deed</td> </tr> <tr> <td style="text-align: center;">Survey No. 679/2/1</td> <td style="text-align: center;">30 Feet Wide Road</td> <td style="text-align: center;">Plot No. 207 & 210</td> <td style="text-align: center;">Plot No. 209(pt)</td> <td style="text-align: center;">40 Feet Wide Road</td> </tr> </tbody> </table>	Particulars	North	South	East	West	As per Site Visit						30 Feet Wide Road	Plot No. 207 & 210	Plot No. 209(pt)	40 Feet Wide Road	As per Sale Deed					Survey No. 679/2/1	30 Feet Wide Road	Plot No. 207 & 210	Plot No. 209(pt)	40 Feet Wide Road
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Survey No. 679/2/1	30 Feet Wide Road	Plot No. 207 & 210	Plot No. 209(pt)	40 Feet Wide Road																						
13.1	Dimensions of the site :																									
	A As per the Deed																									
	B Actuals																									
	North																									
	South																									
	East																									
	West																									
N.A. as the Plot is irregular in shape.																										

13.2	Latitude, Longitude & Co-ordinates of property	:	17°27'17.9"N 78°33'48.2"E
14.	Extent of the site	:	Land area = 267.50 Sq. M. & Built-up Area = 1,507.00 Sq. Ft.
	Extent of the site considered for Valuation (least of 14A& 14B)	:	(Area as per Sale Deed)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied in the name of Mother Theresa High School
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Developed
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Rectangular
7.	Type of use to which it can be put	:	For commercial purpose
8.	Any usage restriction	:	Commercial
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Corner
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Good
16.	Underground sewerage system	:	Available
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Land area = 267.5 Sq. M. (Area as per Sale Deed)
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	Land area = 267.5 Sq. M. (Area as per Sale Deed)

3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 45,000/- to ₹ 55,000/- per Sq. M. Details of online listings are attached with the report.
4	Government Ready Reckoner Rate of Land	:	Village - Meerpet ₹ 12,600/- per Sq. Yard. equivalent to ₹ 10,533/- per Sq. M.
5	Assessed / adopted rate of valuation of Land	:	₹ 50,000/- per Sq. M.
6	Estimated value of land	:	₹ 1,33,75,000/-
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Commercial Structures (School Building) 
	b) Year of construction	:	Approx. 1981 (As per Sale Deed) Age of the structure – 43 years Future Life of the property - 17 years Subject to proper, preventive periodic Maintenance & structural repairs.
	c) Number of floors and height of each floor including basement, if any	:	Ground + 3 upper floors
	d) Plinth area floor-wise	:	Built-up Area is 1,507.00 Sq. Ft. (As per Sale Deed)
	e) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Normal
	ii) Interior – Excellent, Good, Normal, Poor	:	Normal
	f) Date of issue and validity of layout of approved map	:	Approved Layout Plan not provided

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Foundation
2.	Basement	:	No
3.	Superstructure	:	RCC framed structure
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	Door / Windows – Teak wood door frame with flush shutters and Aluminium sliding windows
5.	RCC Works	:	As per Brief Description
6.	Plastering	:	Cement plaster
7.	Flooring, Skirting, dado	:	Concrete Cement, PCC and Vitrified tiles flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	No
9.	Roofing including weatherproof course	:	R.C.C.
10.	Drainage	:	Underground Sewerage connected to Municipal Sewerage lines
2.	Compound Wall	:	
	Height	:	
	Length	:	No
	Type of construction	:	

3.	Electrical installation	:	
	Type of wiring	:	Concealed
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	Provided as per requirement
	Fan points	:	Provided as per requirement
	Spare plug points	:	Provided as per requirement
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	Provided as per requirement
	b) No. of wash basins	:	Provided as per requirement
	c) No. of urinals	:	Provided as per requirement
	d) No. of bathtubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	Provided as per requirement
	f) Any other fixtures	:	Provided as per requirement

Structure

Particular of Building	Area in Sq. Ft.	Estimated replacement rate per Sq. Ft. (₹)	Depreciated Replacement rate per Sq. Ft. (₹)	Depreciated Replacement Value (₹)	Full Value (₹)
RCC Structures	1,507.00	2,000/-	710/-	10,69,970/-	30,14,000/-
Total				10,69,970/-	30,14,000/-

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Included in the Cost of Construction
2.	Ornamental front door	:	Included in the Cost of Construction
3.	Sit out / Verandah with steel grills	:	Included in the Cost of Construction
4.	Overhead water tank	:	Included in the Cost of Construction
5.	Extra steel / collapsible gates	:	Included in the Cost of Construction
	Total		

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	Included in the Cost of Construction
3.	Extra sinks and bathtub	:	Included in the Cost of Construction
4.	Marble / ceramic tiles flooring	:	Included in the Cost of Construction
5.	Interior decorations	:	Included in the Cost of Construction
6.	Architectural elevation works	:	Included in the Cost of Construction
7.	Paneling works	:	Included in the Cost of Construction
8.	Aluminum works	:	Included in the Cost of Construction
9.	Aluminum handrails	:	Included in the Cost of Construction
10.	False ceiling	:	Included in the Cost of Construction
	Total		Included in the Cost of Construction

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	Included in the Cost of Construction
3.	Separate water tank / sump	:	Included in the Cost of Construction
4.	Trees, gardening	:	Included in the Cost of Construction
	Total		Included in the Cost of Construction

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Cost of Construction
2.	Drainage arrangements	:	Included in the Cost of Construction
3.	Compound wall	:	Included in the Cost of Construction



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4.	C.B. deposits, fittings etc.	:	Included in the Cost of Construction
5.	Pavement		Included in the Cost of Construction
	Total		Included in the Cost of Construction

Government Value

Particulars	Area in Sq. M.	Rate per Sq. M. (₹)	Value in (₹)
Village Meerpet - Land	267.5	10,533/-	28,17,578/-
Structure	As per valuation table		10,69,970/-
Total			38,87,548/-

3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land		₹ 1,33,75,000/-
Part - B	Buildings		₹ 10,69,970/-
	Land Development		-
Part - C	Compound Wall		-
Part - D	Amenities		-
Part - E	Pavement		-
Part - F	Services		-
	Fair Market Value In (₹)		₹ 1,44,44,970/-
	Realisable Value In (₹)		₹ 1,30,00,473/-
	Distress Value In (₹)		₹ 1,15,55,976/-
	Insurable Value In (₹) (Full Replacement Cost (30,14,000/-) – Subsoil structure cost (15%))		₹ 25,61,900/-
Remarks	1. Layout plan from T & CP is not provided for our verification. 2. Approved building plan copy is not provided for the structures on site. We have considered the area as per Sale Deed.		

Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrived by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value as per property document is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in the property documents because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, and government buildings.



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Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential House, Commercial Building and properties mentioned above.

As the property is Commercial land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 45,000/- to ₹ 55,000/- per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Commercial Plot, all round development of industrial and commercial application in the locality etc. We estimate ₹ 50,000/- per Sq. M. for Land with appropriate cost of construction for valuation.

The saleability of the property is: Normal
Expected rental values per month: N.A.
Any likely income it may generate: N.A.



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4. ACTUAL SITE PHOTOGRAPHS

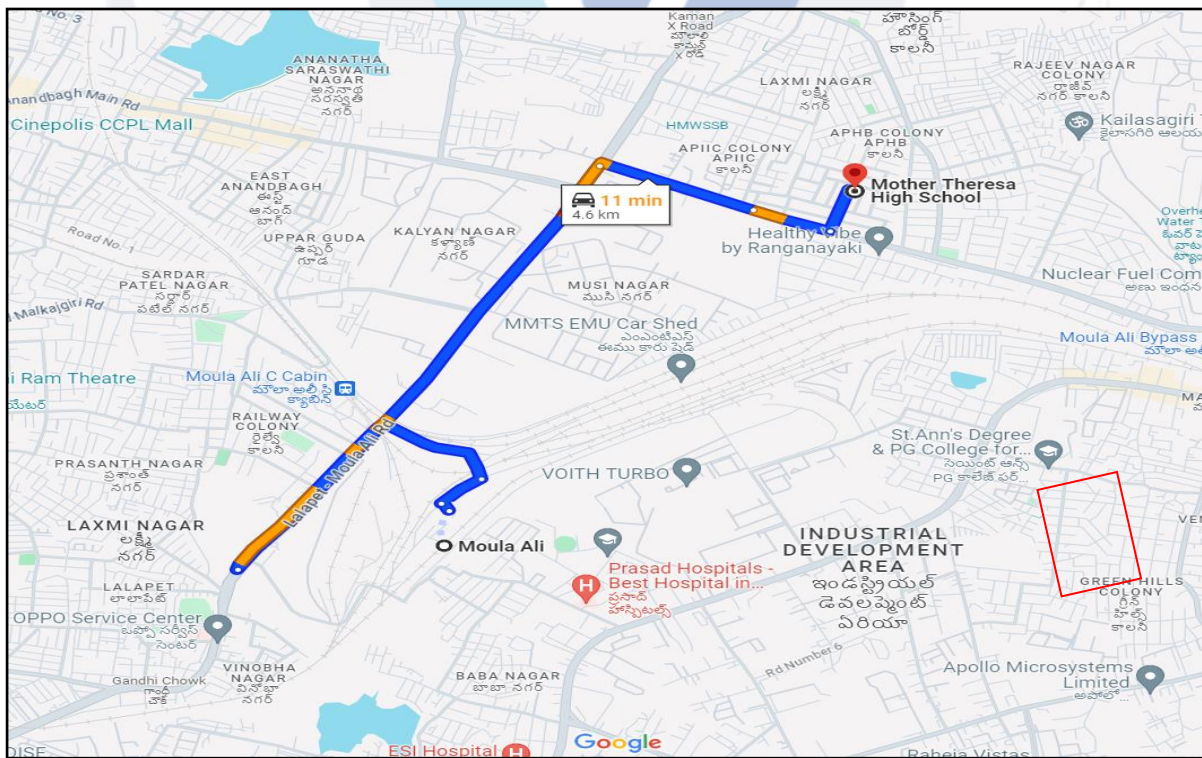


ACTUAL SITE PHOTOGRAPHS



5. ROUTE MAP OF THE PROPERTY

Site u/r



Longitude Latitude: 17°27'17.9"N 78°33'48.2"E

Note: The Blue line shows the route to site from nearest railway station (Moula Ali – 4.6 km.)



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6. READY RECKONER RATE

S.No.	Ward-Block	Locality	Land Value (Rs. per Sq.Yard)	Classification	Effective Date (dd/mm/yyyy)	Doc Details - Rates	Get Wise Rates
44.	0 - 6	TRIVENI NAGAR	12,600	01(Residential)	01/02/2022		Get
45.	0 - 7	HUDA COLONY	12,600	01(Residential)	01/02/2022		Get
46.	0 - 8	PRASHANTH NAGAR PHASE II	12,600	01(Residential)	01/02/2022		Get
47.	0 - 9	BK NAGAR	12,600	01(Residential)	01/02/2022		Get
48.	0 - 9	MK KALAN NAGAR	12,600	01(Residential)	01/02/2022		Get
49.	0 - 10	PRASHANTH NAGAR PHASE I	12,600	01(Residential)	01/02/2022		Get
50.	0 - 14	GANESH NAGAR	12,600	01(Residential)	01/02/2022		Get
51.	0 - 14	LAXMI NAGAR	12,600	01(Residential)	01/02/2022		Get
52.	0 - 14	R N REDDY COLONY	12,600	01(Residential)	01/02/2022		Get
53.	0 - 14	RAGHAVA NAGAR	12,600	01(Residential)	01/02/2022		Get
54.	0 - 15	MANIKANTA COLONY	12,600	01(Residential)	01/02/2022		Get
55.	0 - 15	MARUTHI NAGAR	12,600	01(Residential)	01/02/2022		Get
56.	0 - 15	NBK EXTN COLONY	12,600	01(Residential)	01/02/2022		Get

PRICE INDICATORS

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Home > Property in Hyderabad > Plots in Hyderabad > Plots in Meerpet Posted on Jun 09, 2024

₹ 1.2 Cr @ 45,112 per sq.yards

Estimated EMI ₹ 95,844

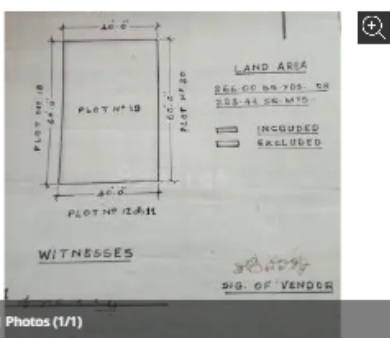
RERA STATUS ! NOT AVAILABLE | Website: <http://rera.telangana.gov.in/>

Residential Land/Plot for Sale
in Open Plot, Meerpet, Hyderabad, Hyderabad

[Contact](#)

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recomm. >

Property (1)



Photos (1/1)

Dimensions
Plot area 222.49 sq.m. ▾

Address
Open Plot
Meerpet, Hyderabad

No. of Open Sides
1

Floors Allowed For Construction
0 Floors

Price
₹ 1.2 Crore
@ 45,112 per sq.yards (Negotiable)

Facing
North

Possession
Immediate

Boundary wall
Yes

Places nearby View All (5)

Meerpet, Hyderabad, Hyderabad

📍 Hanuman temple
📍 Masjid Bagh Siraj Unnisa Madrsa Taleem Ul Quran
📍 POCHAMMA TEMPLE
📍 sidधि buddhi sameth

Why should you consider this property?

North Facing
Top Floor
Close to Metro Station
Close to School
Close to Hospital
Close to Market

Transaction Type: Resale !	Property Ownership: Freehold !	Width of facing road: 40.0 Feet	Boundary Wall: Yes
Property Code: W75691855 www.99acres.com/W75691855	No. of Open sides: 1		

About Property

Address: Meerpet, Hyderabad, Hyderabad

North facing open plot, full lrs paid, very good dimensions too.. 25 feet road .. And in a very good colony..!!

Asking price : 45k per yard, negotiable..!!



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99acres

Post property FREE

Home > Property in Hyderabad > Plots in Hyderabad > Plots in Meerpet Posted on Mar 01, 2024

₹ 1.08 Cr

@ 50,000 per sq.yards

Estimated EMI ₹ 86,260

RERA STATUS NOT AVAILABLE Website: <http://rera.telangana.gov.in/>

Residential Land/Plot for Sale
in Meerpet, Hyderabad, Hyderabad

Contact

Overview

Owner Details Price Trends Registry Record Explore Locality Recomm. >

Property (0)

Photos not shared by advertiser

Request Photos

<p style="font-size: 0.8em; margin: 0;">Dimensions</p> <p>Plot area 180.67 sq.m.</p>	<p style="font-size: 0.8em; margin: 0;">Price</p> <p>₹ 1.08 Crore</p> <p>@ 50,000 per sq.yards (Negotiable) View P</p>
<p style="font-size: 0.8em; margin: 0;">Address</p> <p>Meerpet, Hyderabad</p>	<p style="font-size: 0.8em; margin: 0;">Facing</p> <p>West</p>
<p style="font-size: 0.8em; margin: 0;">Authority approved</p> <p>Yes</p>	<p style="font-size: 0.8em; margin: 0;">No. of Open Sides</p> <p>1</p>
<p style="font-size: 0.8em; margin: 0;">Possession</p> <p>Immediate</p>	<p style="font-size: 0.8em; margin: 0;">Boundary wall</p> <p>Yes</p>

Places nearby

Siva Sai Nagar, Meerpet, Meerpet, Hyderabad, Hyderabad View All (5)

📍 Hanuman temple

📍 Masjid Bagh Siraj Unnisa Madrsa Taleem Ul Quran

📍 POCHAMMA TEMPLE

📍 siddhi buddhi sameth

Transaction Type: Resale	Property Ownership: Freehold	Width of facing road: 40.0 Feet	Boundary Wall: Yes
Property Code: M73985803 <small>www.99acres.com/M73985803</small>	No. of Open sides: 1	Approved By*: HMDA <small>(as provided by dealer)</small>	

About Property

Address: Siva Sai Nagar, Meerpet, Meerpet, Hyderabad, Hyderabad

Plot for sale in shiva sai nagar, meerpet. Very close to meerpet x roads. Huda approved layout with 40 feet west facing road. 216 sq yards with dimensions 35.4 x 55 ft wall build on all sides. Fully developed colony with all amenities. Houses constructed in almost all the plots. Very few...

More >>

Owner Details



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As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is as below –

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and School Building	1,44,44,970/-	1,30,00,473/-	1,15,55,976/-	25,61,900/-

Place: Thane

Date: 24.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763



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Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The land under consideration is owned by Sri. A. Chaitanya Reddy, S/o. A. Adinarayana Reddy
2	Purpose of valuation and appointing authority	To assess the Orderly Liquidation Value (OLV) of Land & Building for loan purpose for Siemens Financial Services Private Limited.
3	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar - Regd. Valuer Singarapu Saikumar - Valuation Engineer Binumon Moozhickal - Technical Manager Jayaraja Acharya - Technical Officer
4	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	Date of appointment, valuation date and date of report;	Date of Appointment - 20.06.2024 Valuation Date - 24.06.2024 Date of Report - 24.06.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.06.2024
7	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
9	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	Major factors that were taken into account during the valuation.	Current market conditions, demand and supply position, Commercial land size, location, sustained demand for Commercial land, all round development of commercial and industrial application in the locality etc.
11	Major factors that were not taken into account during the valuation.	Nil
11	Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

7. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **24th June 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is land parcel total admeasuring **267.50 Sq. M.** and structures thereof. The property is owned by **Sri. A. Chaitanya Reddy, S/o. A. Adinarayana Reddy.** At present, the property is various lessee occupied.



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Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is owned by **Sri. A. Chaitanya Reddy, S/o. A. Adinarayana Reddy** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is contiguous land parcel total admeasuring **267.50 Sq. Ft.** and structures thereof.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is cost approach.

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential House, Commercial Building and properties mentioned above.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey.

Other

All measurements, areas and ages quoted in our report are approximate.

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is land total admeasuring **267.50 Sq. M.** and structures thereof. It is occupied by **Sri. A. Chaitanya Reddy, S/o. A. Adinarayana Reddy.**



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8. ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Auth. Sign.



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