**NOTE ON GUEST HOUSE PROPERTY AT PASHA COURT, HYDERABAD**

1. The Company has the following properties at Pasha Court, Punjagutta, Hyderabad

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **S.No** | **Document No** | **Date** | **Extent** | **Vendor** | **Vendee** |
| 1 | 1/95 | 02.01.1995 | 3600 Sq.Ft | 1. Amanulla Pasha & Others | NFCL |
|  |  |  |  | 2. Regency Constructions |  |
|  |  |  |  |  |  |
| 2 | 2/95 | 02.01.1995 | 2400 Sq.Ft | 1. Amanulla Pasha & Others | NFCL |
|  |  |  |  | 2. Regency Constructions |  |
|  | Total |  | 6000 Sq.Ft. |  |  |

1. Appropriate parking facilities (especially exclusive parking for these flats) are not available in this premises.
2. There is an anomaly in the Title Deed. While the ownership is on the 4th Floor, the occupation is on the 5th Floor.
3. The age of the building is very old and deteriorating.
4. The growth of Hyderabad City is progressing mostly towards West of Hyderabad (towards Airport and the hub of Software industry) and therefore the property values in the older part of this city are progressively falling.
5. Massive construction of Housing has been taken up by the infra companies and there is demand mostly for new properties in comparison with the old and deteriorating apartment. The demand is mostly for gated communities with adequate facilities for club houses; gardens; swimming pools; gyms etc.
6. There are no recent transactions in this Apartment. The details of the market rate of this property were obtained from the Registration and Stamps Department (copies enclosed) which shows a value of Rs. 3800/- per Sq. Feet for Flat No. B-505 (Plinth Area of 2400 Square Feet) and Rs. 7600/- per Sq. Feet for Flat No. B-506 (Plinth Area of 3600 Square Feet). On this basis the total valuation works out to Rs. 3.65 Crores. On the other hand, adopting the highest value per Sq. Feet (i.e. Rs. 7600/-) for both the flats, the total valuation works out to Rs. 4.56 Crores.

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