

REPORT FORMAT: V-L3 (Medium) | Version: 10.2\_2022

CASE NO. VIS (2022-23)-PL112-096-157

DATED: 29/06/2022

# FIXED ASSETS VALUATION REPORT

## OF

NATURE OF ASSETS	LAND & BUILDING
CATEGORY OF ASSETS	AGRICULTURE
TYPE OF ASSETS	AGRICULTURAL LAND & BUILDING

### SITUATED AT

GOURARAM & WARGAL VILLAGE, GAJWEL TALUKA, WARGAL MANDAL, MEDAK DISTRICT

(NOW SIDDIPET), ANDHRA PRADESH (NOW TELANGANA)

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

### REPORT PREPARED FOR

IDBI BANK 7TH FLOOR IDBI TOWER, WTC COMPLEX, CUFFE PARADE, COLABA, MUMBAI

*\*\*Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @*

*Valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

*NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report  
will be considered to be accepted & correct.*

*Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

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**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



**SITUATED AT**

**GOURARAM & WARGAL VILLAGE, GAJWEL TALUKA, WARGAL MANDAL, MEDAK DISTRICT,  
(NOW SIDDIPET) ANDHRA PRADESH (NOW TELANGANA)**



**CASE NO.: VIS (2022-23)-PL112-096-157**

**Page 2 of 66**

**PART B**

**RKA FORMAT ON OPINION REPORT ON VALUATION**

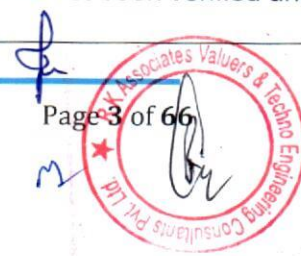
Name & Address of the Branch	IDBI Bank, 7 <sup>th</sup> Floor IDBI Tower, WTC Complex, Cuffe Parade, Colaba, Mumbai
Name & Designation of concerned officer	Mr. Bhavik Shastri (Manager)
Name of the Borrower company	M/s. Nagarjuna Fertilizers and Chemicals Limited

S.NO.	CONTENTS	DESCRIPTION		
I.	GENERAL			
1.	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c		
2.	a. Date of Inspection of the Property	29 May 2022		
	b. Date of Valuation Assessment	29 June 2022		
	c. Date of Valuation Report	29 June 2022		
3.	List of documents produced for perusal (Documents has been referred only for reference purpose)	Documents Requested	Documents Provided	Documents Reference No.
		Total 05 documents requested.	Total 03 documents provided	Total 03 documents provided
		Property Title document	Sale Deeds	Different for different deeds
		Lease Agreement	Lease Agreement	Dated: April 1 <sup>st</sup> 2011
		Copy of TIR	Copy of TIR	Different for different TIRs
		Approved Map	NA	NA
		Cizra Map	NA	NA
4.	Name of the owner(s)	M/s. Nagarjuna Fertilizers and Chemicals Limited		
	Address/ Phone no.	Address: Nagarjuna Hills, Hyderabad, Andhra Pradesh		
		Phone No.: +91-40-23357200		
5.	<b>Brief description of the property</b>			
	This opinion on valuation report is prepared for the property situated at the aforesaid address having total land area admeasuring 83.73 acres as per actual consolidation of land area based on the copy of sale deeds provided by the company. However as per copy of Memorandum of entry the total land area in Wargal and Gouraram village admeasures 87.43 acres only. Therefore, we have only considered 83.73 acres for the purpose of our valuation.			
	Out of total Land area admeasuring 83.73 Acres approximately 28.79 Acres have been verified under prohibited lands list available on Dharani Portal and approximately 54.94 Acre have not been verified under Prohibited lands list available on Dharani Portal.			

**CASE NO.: VIS (2022-23)-PL112-096-157**

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Page 3 of 66

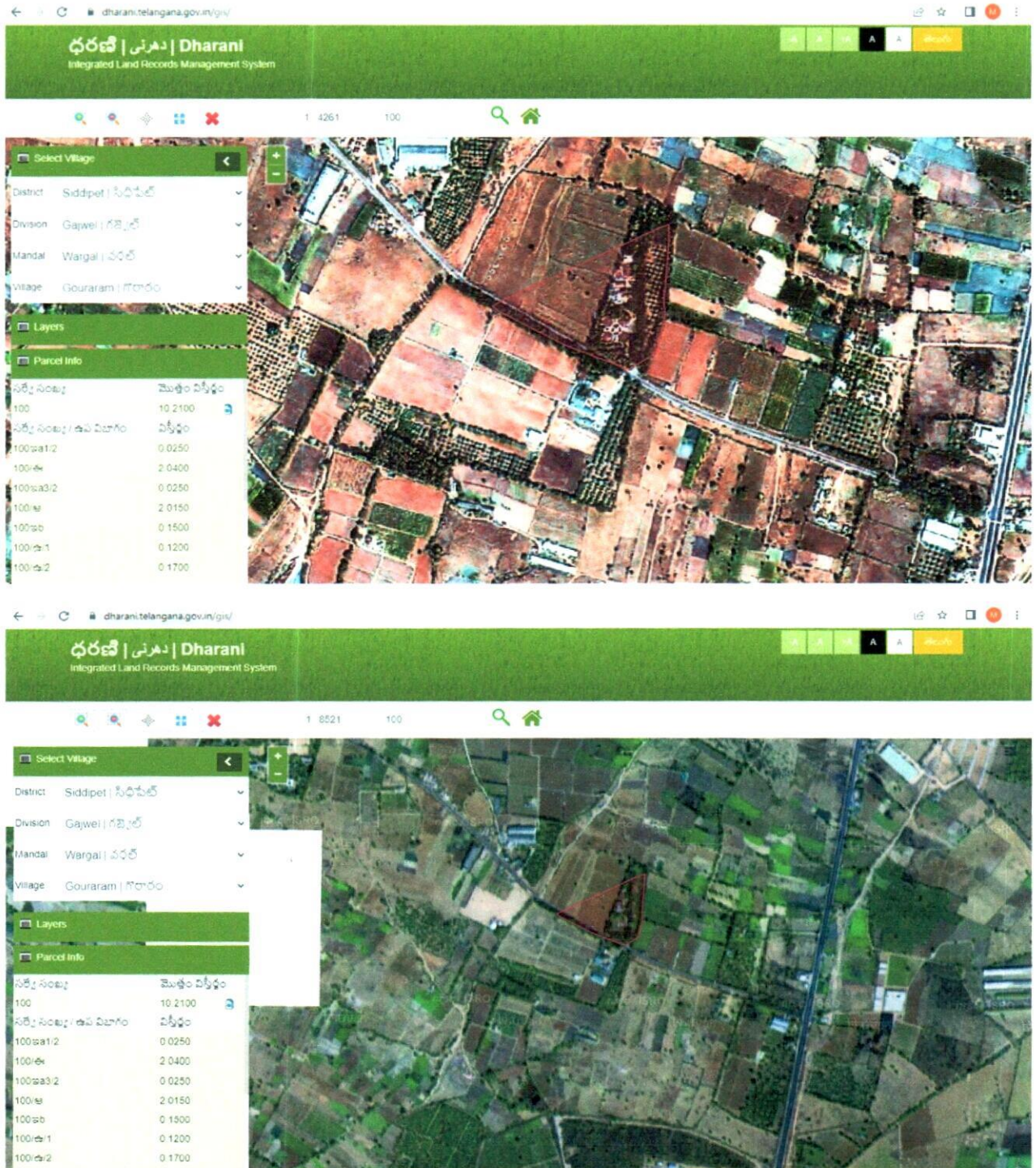


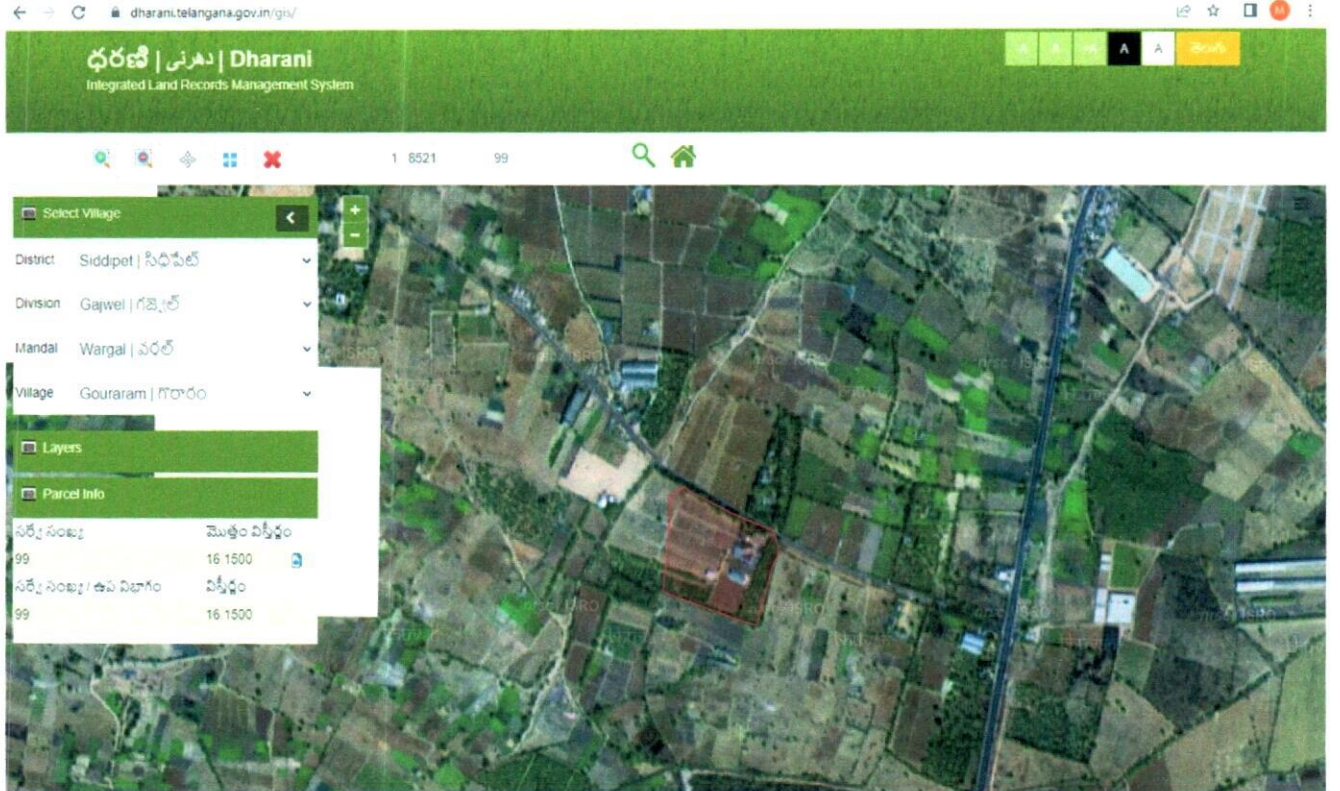
As per the Copies of sale deeds provided to us by the company Wargal and Gouraram villages contains Dry lands only. Summary of total land area admeasuring 83.73 acres is as below:

SUMMARY OF VERIFICATION OF WARGAL AND GOURARAM LAND PARCELS	
Particulars	Total Area (Ac.)
<b>Verified in Prohibited Land Details</b>	<b>Area (Ac.)</b>
Dry	28.79
Wet	0.00
<b>Sub Total (Verified)</b>	<b>28.79</b>
<b>Not Verified in Prohibited Land Details</b>	<b>Area (Ac.)</b>
Dry	54.94
Wet	0.00
<b>Sub Total (Not Verified)</b>	<b>54.94</b>
<b>Grand Total (Verified+Not Verified)</b>	<b>83.73</b>
<b>DETAILED LAND STATUS SUMMARY AS PER VILLAGES</b>	
<b>Wargal Village</b>	<b>Area (Ac.)</b>
<b>Verified in Prohibited Land Details</b>	
Dry	28.79
Wet	0.00
<b>Not Verified in Prohibited Land Details</b>	
Dry	32.50
Wet	0.00
<b>Sub-Total 1 (Wargal Village)</b>	<b>61.29</b>
<b>Gouraram Village</b>	<b>Area (Ac.)</b>
<b>Verified in Prohibited Land Details</b>	
Dry	0.00
Wet	0.00
<b>Not Verified in Prohibited Land Details</b>	
Dry	22.44
Wet	0.00
<b>Sub-Total 2 (Gouraram Village)</b>	<b>22.44</b>
<b>Grand Total (1+2)</b>	<b>83.73</b>

During site survey of the project the company's representative only allowed to survey 1 property out of 2 properties located in Gouraram Village since as per information provided by the company the other property is owned by Nagarjuna agriculture and research development institute (NARDI) and has not provided any Building map/ Building Sheet to us, neither allowed us to survey the property from inside citing confidential issues put up by NARDI management. Therefore, we have not considered the values of the constructed by NARDI in our report. We have only provided the valuation of structures located on Survey No.100, Village Gouraram only for which were allowed to survey.

The cadastral Maps of Village Wargal and Village Gouraram available on dharani portal were also analyzed. Snapshots of the same are as below:





CASE NO.: VIS (2022-23)-PL112-096-157

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Page 6 of 66



From the above analysis based on Survey information available in Copies of sale deeds and Cadastral Maps available on dharani portal there are two villages in which the company owns the land i.e. Village Wargal and Village Gouraram. As per cadastral maps available on Dharani portal all the structures are present in Gouraram Village only, mainly on Survey No. 100 and Survey No. 99. Therefore, considering the cadastral maps, it seems like all the land parcels coming under Village wargal are agricultural lands only.

The district mentioned in the sale deeds is Medak, now it is changed to Siddipet, we have considered guideline rates of district Siddipet.

According to the same government order initially the Wargal Mandal belonged to District Medak. However, after the reorganization of the districts the Wargal Mandal came under new district which is District Siddipet. Therefore, all the analysis of the project using government web sources have been done using district siddipet only. The cop of MS 240 can be accessed on link <https://goir.telangana.gov.in/> under GO Category "District Reorganization". Snapshot of the change in district is as below:

Schedule-I					
Siddipet District					
Sl.No.	Name of the District	Name of the Revenue including New Revenue Division	Mandals in the District including New Mandls	Name of the Erstwhile District	Name of the Erstwhile Revenue Division
1	2	3	4	5	6
	Siddipet	Siddipet	Siddipet (Urban)	Medak	Siddipet
			Siddipet (Rural) *		
			Nangnoor		
			Chinnakodur		
			Thoguta		
			Doultabad		
			Mirdoddi		
			Dubbak		
			Cherial		
			Komuravelli *		
		Gajwel	Gajwel	Karimnagar	Karimnagar
			Jagdevpur		
			Kondapak		
			Mulug		
			Markook *		
			Wargal		
		Husnabad	Raipole *	Warangal	Jangaon
			Husnabad		
			Akkannapet *		
			Koheda		
			Bejjanki		
			Maddur		

**K. PRADEEP CHANDRA  
SPECIAL CHIEF SECRETARY  
REVENUE DEPARTMENT**

M/s NFCL has signed a lease agreement with Nagarjuna Agricultural and Research Development institute (NARDI) Vide Lease Agreement dated April 1<sup>st</sup> 2011. As per the lease agreement the M/s NFCL has leased out 97.14 Acre of land area to NARDI. However as per the copy of sale deeds provided to us we were only able to consolidate the details of land admeasuring 83.73 Acre. The same has been considered for the valuation assessment. On our further analysis it was observed that the company has leased survey number 102, 1198, 1203 and 1209 in addition to the survey numbers for which the deeds were provided to us which area admeasuring approximately 19.00 Acres for which we have not been provided with any supporting document or deeds, In addition, we have also done a sample verification of the document numbers of above mentioned survey numbers on Dharani Portal (<https://dharani.telangana.gov.in/RegDocumentDetails> ). However, the same were unverified since the dharani portal is showing the documents as invalid.

Therefore, we have not considered these survey numbers in our valuation report. Bank to take note of it.

However, the sale deeds of the same are not provided to us. Details of NARDI leased area is as below :

NARDI LEASED AREA DETAILS				
Sr. No.	Survey No.	Area (Acre)	Leased area (Acre)	Difference
1	99	4.00		
2	99	4.00		
3	99	4.07	16.15	0.01
4	99	4.07		
5	100 E/1	0.15		
6	100/U/1	1.50	2.31	-2.34
7	100/E/2	1.50		
8	100/AA	1.50		
9	101/A	1.50		
10	101 F/3	0.15	2.92	1.27
11	1194	3.20	3.20	0.00
12	1195	2.05	2.02	-0.03
13	1196	1.95	1.38	-0.57
14	1197	2.13	2.05	-0.08
15	1199	3.34	3.34	0.00
16	1200	1.35	1.35	0.00
17	1201	4.10	5.00	0.90
18	1202E	1.53		
19	1202 AA	1.53	3.63	-0.94
20	1202A	1.53		
21	1219	0.98		
22	1219	3.39	3.39	-0.98
23	1220	2.48	0.99	-1.49
24	1221	2.00		
25	1221	3.00	8.00	0.00
26	1221	3.00		
27	1222	3.08	3.08	0.00
28	1223E	2.03		
29	1223EE	2.03		
30	1223A	2.03	7.52	-0.58
31	1223AA	2.03		
32	1224	2.33	2.13	-0.20
33	2098/A	5.03		
34	2098A	2.61	9.68	-0.57
35	2098AA	2.61		
SUB TOTAL		83.73	78.14	-5.59
36	102	0	5.00	5.00
37	1198	0	2.00	2.00
38	1203	0	4.00	4.00
39	1209	0	8.00	8.00
SUB TOTAL		0.00	19.00	19.00
Total		83.73	97.14	13.42

In case the bank is able to get legal documents for the survey nos. shown in red for which valuation has not been considered due to unavailability of title document, then same will be added to valuation for the maximization of value from the borrower's asset in case of default.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This report only contains general assessment & opinion on the Guideline Value and the indicative & estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Due care has been taken while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on the site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

6.	Location of the property		
	6.1 Plot No. / Survey No.	List of survey numbers mentioned in the report above	
	6.2 Door No.	---	
	6.3 T. S. No. / Village	Gouraram & Wargal	
	6.4 Ward / Taluka	Taluka- Gajwel	
	6.5 Mandal / District	Mandal- Wargal, District- Siddipet	
	6.6 Postal address of the property	Agricultural Land in Gouraram & Wargal Village, Gajwel Taluka, Wargal Mandal, Siddipet District, Telangana	
	6.7 Latitude, Longitude & Coordinates of the site	17°45'42.9"N 78°38'58.1"E	
	6.8 Nearby Landmark	Gouraram & Wargal Village	
7.	City Categorization	Village	Rural
	Type of Area	Rural area and most of the nearby land is lying barron	
8.	Classification of the area	Lower Middle Class (Average)	Rural
		Within backward village area	
9.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Rural	Village Panchayat (Gram Panchayat)
		Gouraram & Wargal	
10.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area	No as per general information available on public domain	NA
		NA	
11.	In case it is an agricultural land, any conversion of land use done	No change of land use done, it is an Agricultural Land	
12.	Boundary schedule of the Property		
	Are Boundaries matched	Boundaries are not clearly identifiable on site	

**CASE NO.: VIS (2022-23)-PL112-096-157**

	Directions		As per Documents		Actually found at Site		
	North		Different for Different Survey Numbers		Road/ Vacant Land		
	South		Different for Different Survey Numbers		Road/ Vacant Land		
	East		Different for Different Survey Numbers		Vacant Land		
	West		Different for Different Survey Numbers		Vacant Land		
13.	Dimensions of the site						
	Directions		As per Documents (A)		Actually found at Site (B)		
	North		Not available in documents.		Not measurable at site		
	South		Not available in documents.		Not measurable at site		
	East		Not available in documents.		Not measurable at site		
	West		Not available in documents.		Not measurable at site		
14.	Extent of the site		83.73 acres (3,38,843.29 sq. mtr.)		Not measurable at site		
15.	Extent of the site considered for valuation (least of 14A & 14B)		54.94 acres (2,22,334.29 sq. mtr.) (Land Area) 46,174.44 sq. ft. / 4,289.75 sq. mtr. (Covered Area)				
16.	Property presently occupied/ possessed by		Property couldn't be inspected from inside since our surveyor was not allowed to inspect the property				
	If occupied by tenant, since how long?		No Information Available				
	Rent received per month		No Information Available				
II.	CHARACTERISTICS OF THE SITE						
1.	Classification of the locality		Already described at S.No. I (Point 08).				
2.	Development of surrounding areas		Rural area				
3.	Possibility of frequent flooding / submerging		No				
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~2.5 km.	~9 km.	~7.5 km.	~1.5 km.	~24 km.	Not available nearby	~96 km.
5.	Level of land with topographical conditions		on road level/ Solid Land				
6.	Shape of land		Irregular				
7.	Type of use to which it can be put		Best for agri trading business use				
8.	Any usage restriction		Presently rural area and can be converted to non agriculture purpose				
9.	Is plot in town planning approved layout? / Zoning regulation		No			NA	
10.	Corner plot or intermittent plot?		There are many land parcels out of that some may be corner land parcels.				
11.	Road facilities		Yes				

**CASE NO.: VIS (2022-23)-PL112-096-157**

	(a) Main Road Name & Width	Hyderabad- Ramagundam Road	~20 mtr.		
	(b) Front Road Name & width	Village Road	~10 mtr.		
	(c) Type of Approach Road	Bituminous Road			
	(d) Distance from the Main Road	~700 mtr.			
12.	Type of road available at present	Bituminous Road			
13.	Width of road – is it below 20 ft. or more than	More than 20 ft.			
14.	Is it a land – locked land?	No			
15.	Water potentiality	Not available			
16.	Underground sewerage system	Not available			
17.	Is power supply available at the site?	Yes			
18.	Advantages of the site	NA			
19.	Special remarks, if any, like:				
	a. Notification of land acquisition if any in the area	No such information came in front of us and could be found on public domain			
	b. Notification of road widening if any in the area	No such information came in front of us and could be found on public domain			
	c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	Cannot comment, kindly verify the same.			
	d. Any other	None			
<b>III.</b>	<b>VALUATION OF LAND</b>				
1.	Size of plot	Please refer to Part C – Area description of the Property.			
	North & South				
	East & West				
2.	Total extent of the plot				
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Please refer to Part G - Procedure of Valuation Assessment section.			
4.	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)				
5.	Assessed / adopted rate of valuation				
6.	Estimated Value of Land				
<b>IV.</b>	<b>VALUATION OF BUILDING</b>				
1.	<b>Technical details of the building</b>				
	a. Type of Building (Residential / Commercial/ Industrial)	AGRICULTURE BASED			
	b. Type of construction (Load bearing / RCC/ Steel Framed)	Structure	Slab		
		Different for different	Different for different		
			Walls		
			Different for different		

**CASE NO.: VIS (2022-23)-PL112-096-157**

		structures. Please refer to attached building sheet.	refer to attached building sheet.	structures. Please refer to attached building sheet.
c. Architecture design & finishing		Interior		Exterior
		Ordinary regular architecture / Simple/ Average finishing		Ordinary regular architecture / Simple/ Average finishing
d. Class of construction		Class of construction: Class C construction (Simple/ Average)		
e. Year of construction/ Age of construction		~2005 & 2012		~17 & 10 years
f. Number of floors and height of each floor including basement, if any		Please refer to the attached building sheet		
g. Plinth area floor-wise		Please refer to the attached building sheet		
h. Condition of the building		Interior		Exterior
		Ordinary/ Normal		Ordinary/ Normal
i. Maintenance issues		No information available since internal survey of the property couldn't be carried out.		
j. Visible damage in the building if any		Visible cracks in the building		
k. Type of flooring		Different for different structures. Please refer to attached building sheet.		
a. Class of electrical fittings		Mixed (Internal & External)/ Ordinary quality fittings used		
b. Class of plumbing, sanitary & water supply fittings		Mixed (Internal & External)/ Ordinary quality fittings used		
<b>2. Map approval details</b>				
a. Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan		Cannot comment since no approved map provided to us on our request/		
b. Approved map / plan issuing authority		Cannot comment since no approved map provided to us on our request		
c. Whether genuineness or authenticity of approved map / plan is verified		No, not done at our end.		
d. Any other comments on authenticity of approved plan		Verification of authenticity of documents with the respective authority can be done by a legal/ liasoning person and same is not done at our end.		
e. Is Building as per copy of approved Map provided to Valuer?		Cannot comment since no approved map provided to us on our request.		
f. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved		<input type="checkbox"/> Permissible alterations		Cannot Comment
		<input type="checkbox"/> Non permissible alterations		Cannot Comment



	plan	
	g. Is this being regularized	No information provided to us on our request
<b>V.</b>	<b>SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF</b>	
1.	Foundation	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered in totality in lumpsum basis under technical details of the building under "Class of construction, architecture design & finishing" point.
2.	Basement	
3.	Superstructure	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	
5.	RCC works	
6.	Plastering	
7.	Flooring, Skirting, dadoing	
8.	Special finish as marble, granite, wooden paneling, grills, etc	
9.	Roofing including weather proof course	
10.	Drainage	
11.	Compound wall	No
	Height	NA
	Length	NA
	Type of construction	NA
12.	Electrical installation	Please refer to "Class of electrical fittings" under technical details of the building above in totality and lumpsum basis. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.
	Type of wiring	
	Class of fittings (superior / ordinary / poor)	
	Number of light points	
	Fan points	
	Spare plug points	
	Any other item	
13.	Plumbing installation	Please refer to "Class of plumbing, sanitary & water supply fittings" under technical details of the building above in totality and lumpsum basis. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.
	No. of water closets and their type	
	No. of wash basins	
	No. of urinals	
	No. of bath tubs	
	No. of water closets and their type	
	Water meter, taps, etc.	
	Any other fixtures	

**\*NOTE:**

- For more details & basis please refer to **Part D - Procedure of Valuation Assessment section.**
- This valuation is conducted based on the comparable composite market rate method which is inherently inclusive of the additional items as mentioned in Sr. No. 2 to 8 if present in the flat at ordinary level. For any exclusive and superfine finish over and above ordinary finishing, additional

**CASE NO.: VIS (2022-23)-PL112-096-157**

- value is taken in lumpsum as described in the **Procedure of Valuation Assessment** section under **“Valuation of Additional Aesthetic & Decor Works in the Property”**.
3. *Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost.*
  4. **PART B - RKA format on opinion report on Valuation** is just the description of the asset as per the format requirement of the client. The real procedure of Valuation is discussed from **PART D – Procedure of Valuation Assessment** where all different aspect of Valuation as per the standards are described in detail.
  5. This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at [www.rkassociates.org](http://www.rkassociates.org).

**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area considered for Valuation	54.94 acres (2,22,334.29 sq. mtr.) (Land Area)																																																																									
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out due to vastness of project land area.																																																																									
	Remarks & observations, if any	<p>The project is having total land area admeasuring 83.73 acres as per actual consolidation of land area based on the copy of sale deeds provided by the company. However as per copy of Memorandum of entry the total land area in Wargal and Gouraram village admeasures 87.43 acres only. Therefore, we have only considered 83.73 acres for the purpose of our valuation.</p> <p>Out of total Land area admeasuring 83.73 Acres approximately 28.79 Acres have been verified under prohibited lands list available on Dharani Portal and approximately 54.94 Acre have not been verified under Prohibited lands list available on Dharani Portal. Detail of are non-prohibited survey numbers admeasuring 54.94 acres is as below:</p> <table><tr><th colspan="4">LIST OF NON-PROHIBITED SURVEY NUMBERS</th></tr><tr><th>SURVEY NO.</th><th>TYPE OF LAND AS PER DEED</th><th>VILLAGE</th><th>AREA (ACRE)</th></tr><tr><td>1199</td><td>Dry</td><td>Wargal Village</td><td>3.34</td></tr><tr><td>1200</td><td>Dry</td><td>Wargal Village</td><td>1.35</td></tr><tr><td>1201</td><td>Dry</td><td>Wargal Village</td><td>4.10</td></tr><tr><td>1220</td><td>Dry</td><td>Wargal Village</td><td>2.48</td></tr><tr><td>1221</td><td>Dry</td><td>Wargal Village</td><td>2.00</td></tr><tr><td>1221</td><td>Dry</td><td>Wargal Village</td><td>3.00</td></tr><tr><td>1221</td><td>Dry</td><td>Wargal Village</td><td>3.00</td></tr><tr><td>1222</td><td>Dry</td><td>Wargal Village</td><td>3.08</td></tr><tr><td>1223E</td><td>Dry</td><td>Wargal Village</td><td>2.03</td></tr><tr><td>1223EE</td><td>Dry</td><td>Wargal Village</td><td>2.03</td></tr><tr><td>1223A</td><td>Dry</td><td>Wargal Village</td><td>2.03</td></tr><tr><td>1223AA</td><td>Dry</td><td>Wargal Village</td><td>2.03</td></tr><tr><td>1195</td><td>Dry</td><td>Wargal Village</td><td>2.05</td></tr><tr><td colspan="3">SUB TOTAL (WARGAL VILLAGE)</td><td>32.50</td></tr><tr><td>99</td><td>Dry</td><td>Gouraram Village</td><td>4.00</td></tr><tr><td>99</td><td>Dry</td><td>Gouraram Village</td><td>4.00</td></tr></table>			LIST OF NON-PROHIBITED SURVEY NUMBERS				SURVEY NO.	TYPE OF LAND AS PER DEED	VILLAGE	AREA (ACRE)	1199	Dry	Wargal Village	3.34	1200	Dry	Wargal Village	1.35	1201	Dry	Wargal Village	4.10	1220	Dry	Wargal Village	2.48	1221	Dry	Wargal Village	2.00	1221	Dry	Wargal Village	3.00	1221	Dry	Wargal Village	3.00	1222	Dry	Wargal Village	3.08	1223E	Dry	Wargal Village	2.03	1223EE	Dry	Wargal Village	2.03	1223A	Dry	Wargal Village	2.03	1223AA	Dry	Wargal Village	2.03	1195	Dry	Wargal Village	2.05	SUB TOTAL (WARGAL VILLAGE)			32.50	99	Dry	Gouraram Village	4.00	99	Dry	Gouraram Village
LIST OF NON-PROHIBITED SURVEY NUMBERS																																																																											
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**CASE NO.: VIS (2022-23)-PL112-096-157**

Valuation Terms of Service & Valuer's Important Remarks are available  
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Page 15 of 66

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		100 E/1	Dry	Gouraram Village	0.15	
		101 E/3	Dry	Gouraram Village	0.15	
		99	Dry	Gouraram Village	4.07	
		99	Dry	Gouraram Village	4.07	
		100/U/1	Dry	Gouraram Village	1.50	
		100/E/2	Dry	Gouraram Village	1.50	
		100/AA	Dry	Gouraram Village	1.50	
		101/A	Dry	Gouraram Village	1.50	
		SUB TOTAL (GOURARAM VILLAGE)				22.44
		GRAND TOTAL (WARGAL VILLAGE +GOURARAM VILLAGE)				54.94
<b>Note:</b> Snapshots of the Non prohibited as well as prohibited survey numbers is attached as enclosures with this report.						
2.	Constructed Area considered for Valuation  (As per IS 3861-1966)	Covered Area	46,174.44 sq. ft. / 4,289.75 sq. mtr. (Covered Area)			
	Area adopted on the basis of	Site survey measurement only since area not described in the relevant documents provided to us.				
	Remarks & observations, if any	NA				

**Note:**

1. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.

**CASE NO.: VIS (2022-23)-PL112-096-157**

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**PART D**

**PROCEDURE OF VALUATION ASSESSMENT**

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		29 May 2022	29 June 2022	29 June 2022
ii.	Client	IDBI Bank, 7 <sup>th</sup> Floor IDBI Tower, WTC Complex, Cuffe Parade, Colaba, Mumbai		
iii.	Intended User	IDBI Bank, 7 <sup>th</sup> Floor IDBI Tower, WTC Complex, Cuffe Parade, Colaba, Mumbai		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Manner in which the proper is identified	<input type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).		

2.	ASSESSMENT FACTORS		
i.	Nature of the Valuation	Fixed Assets Valuation	
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category
		LAND & BUILDING	AGRICULTURE
			Type
			AGRICULTURAL LAND & BUILDING

CASE NO.: VIS (2022-23)-PL112-096-157

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Page 17 of 66



		Classification		Non - Income/ Revenue Generating Asset	
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value		
		Secondary Basis	On-going concern basis		
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Distress State			
		Reason:			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Valuation purpose	
		Agri based research work	Agricultural Related	Agricultural	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us.  However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vii.	Class/ Category of the locality	Lower Middle Class (Average)			
viii.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Large	Normal Layout	
ix.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Average	Average location within locality	NA
		Rural	Normal	None	
			Within backward village area	None	
		Property Facing			
		South Facing & North Facing			
x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity

CASE NO.: VIS (2022-23)-PL112-096-157



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		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xi.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Rural Area			
xii.	Neighbourhood amenities	Average			
xiii.	Any New Development in surrounding area	None			
xiv.	Any specific advantage/ drawback in the property	NA			
xv.	Property overall usability/ utility Factor	Low			
xvi.	Do property has any alternate use?	None			
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	No demarcation done and mixed with other adjoining Lands			
xviii.	Is the property merged or colluded with any other property	Yes			
		Comments: NA			
xix.	Is independent access available to the property	Clear independent access is available			
xx.	Is property clearly possessable upon sale	Yes			
xxi.	Best Sale procedure to realize maximum Value (in respect to Present market	Fair Market Value			
		Free market transaction at arm's length wherein the parties, after full market			

	state or premise of the Asset as per point (iv) above)	survey each acted knowledgeably, prudently and without any compulsion.		
xxii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiii.	Approach & Method of Valuation Used	AGRICULTURAL LAND AND BUILDING		
		Approach of Valuation	Method of Valuation	
		Market Approach	Market Comparable Sales Method	
xxiv.	Type of Source of Information	Level 3 Input (Tertiary)		
xxv.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	1	Name:	Naveen Kumar P Kumar
			Contact No.:	+91 9912799119
			Nature of reference:	Agricultural Land
			Size of the Property:	2 acres
			Location:	Gouraram
			Rates/ Price informed:	Rs.1.20 Crore per acre
			Any other details/ Discussion held:	Person informed that the agricultural land is available close to 20 feet road
		2	Name:	Naveen Kumar P Kumar
			Contact No.:	+91 9912799119
			Nature of reference:	Agricultural Land
			Size of the Property:	5 Acres
			Location:	Markook
			Rates/ Price informed:	Rs.1.05 Crore per acres
			Any other details/ Discussion held:	Person informed that the agricultural land is available close to 20 feet road
		3	Name:	Karunakar Reddy
			Contact No.:	+91 7411967668

		Nature of reference:	Agricultural Land
		Size of the Property:	1.25 Acre
		Location:	Mulug
		Rates/ Price informed:	Rs.1.28 Crore per Acre
		Any other details/ Discussion held:	Person informed that the agricultural land is available close to 20 feet road
xxvi.	NOTE: The given information above can be independently verified to know its authenticity.		
xxvii.	Adopted Rates Justification	<p>During our micro market survey and discussion with local dealers we have got a rate range of Rs.0.80 Crore per acre to 1.50 Crore per acre.</p> <p>The Market rate of lands have been taken as per enquiry from various property dealers in the Area. However, after taking a standard Land rate the standard rate in both the villages has been adjusted based on location, Size and type of property and using Cadastral maps of the Villages taken from Dharani Portal of Government of Telangana.</p> <p>No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</p>	
	<p><b>NOTE:</b> We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.</p> <p>Related postings for similar properties on sale are also annexed with the Report wherever available.</p>		
xxviii.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Due to the nature of the property, it will have limited buyers. Adjustment of rate is already done while finalized the Rate of and as discussed above.	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Abundantly available
		Remarks: Demand for such properties is low due to its condition factors	

		<b>Adjustments (-/+): 0%</b>
xxix.	Any other special consideration	<b>Reason: NA</b>
		<b>Adjustments (-/+): 0%</b>
xxx.	Any other aspect which has relevance on the value or marketability of the property	<p>Extent of Prohibited and Non prohibited Lands</p> <p>Valuation of the same asset/ property can fetch different values under different circumstances &amp; situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing. This Valuation report is prepared based on the facts of the property &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p> <p><b>Adjustments (-/+): 0%</b></p>
xxxi.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<i>The Market rate of lands have been taken as per enquiry from various property dealers in the Area. However, after taking a standard Land rate the standard rate in both the villages has been adjusted based on location, Size and type of property and using Cadastral maps of the Villages taken from Dharani Portal of Government of Telangana.</i>
xxxii.	<b>Considered Rates Justification</b>	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiii.	<b>Basis of computation &amp; working</b>	
	<ul style="list-style-type: none"> <li>Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</li> <li>Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</li> <li>For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market</li> </ul>	

scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.

- References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.

**CASE NO.: VIS (2022-23)-PL112-096-157**

- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxiv. **ASSUMPTIONS**

- Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxxv. **SPECIAL ASSUMPTIONS**

NA

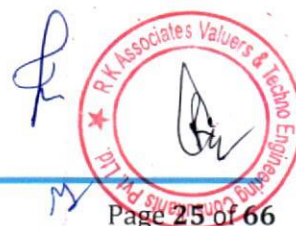
xxxvi. **LIMITATIONS**

None

3. VALUATION OF LAND

Location	Wargal and Gauraram
State	Andhra Pradesh
Area (Acre)	83.725
Non Prohibited Land	54.94
Prohibited Land	28.79

VALUATION OF PROJECT LAND BY GOVT. GUIDLINE VALUE   M/s. NFCL   WARGAL AND GOURARAM AGRICULTURAL LANDS, TELANGANA							
GOVT. GUIDELINE VALUE OF LAND							
Sr. No.	Particular	State	Village	Area (Sq. mt.)	Area (Acres)	Govt. Guideline Rate Adopted for Guideline Valuation (Rs. Per Acre)	Government Guideline Value of Project Land (INR)
1	AGRICULTURAL LAND (Dry)	Andhra Pradesh	Wargal	1,31,502.60	32.50	₹ 6,75,000.00	₹ 2,19,34,125.00
2	AGRICULTURAL LAND (Wet)			-	0.00	₹ -	₹ -
3	AGRICULTURAL LAND (Dry)		Gouraram	90,811.46	22.44	₹ 7,87,500.00	₹ 1,76,71,500.00
4	AGRICULTURAL LAND (Wet)			-	0.00	₹ -	₹ -
TOTAL				2,22,314.06	54.94	-	₹ 3,96,05,625.00



VALUATION OF PROJECT LAND BY GOVT. GUIDLINE VALUE   M/s. NFCL   WARGAL AND GOURARAM AGRICULTURAL LANDS, TELANGANA					
FAIR MARKET VALUATION OF NON PROHIBITED LANDS					
Survey No.	Type of Land as per Deed	Village	Area (Acre)	Rate/Acre	Total Amount
1199	Dry	Wargal Village	3.34	₹ 80,00,000.00	₹ 2,67,20,000.00
1200	Dry	Wargal Village	1.35	₹ 90,00,000.00	₹ 1,21,50,000.00
1201	Dry	Wargal Village	4.10	₹ 80,00,000.00	₹ 3,28,00,000.00
1220	Dry	Wargal Village	2.48	₹ 85,00,000.00	₹ 2,10,37,500.00
1221	Dry	Wargal Village	2.00	₹ 85,00,000.00	₹ 1,70,00,000.00
1221	Dry	Wargal Village	3.00	₹ 80,00,000.00	₹ 2,40,00,000.00
1221	Dry	Wargal Village	3.00	₹ 80,00,000.00	₹ 2,40,00,000.00
1222	Dry	Wargal Village	3.08	₹ 80,00,000.00	₹ 2,46,40,000.00
1223E	Dry	Wargal Village	2.03	₹ 85,00,000.00	₹ 1,72,12,500.00
1223EE	Dry	Wargal Village	2.03	₹ 85,00,000.00	₹ 1,72,12,500.00
1223A	Dry	Wargal Village	2.03	₹ 85,00,000.00	₹ 1,72,12,500.00
1223AA	Dry	Wargal Village	2.03	₹ 85,00,000.00	₹ 1,72,12,500.00
1195	Dry	Wargal Village	2.05	₹ 85,00,000.00	₹ 1,74,25,000.00
<b>SUB TOTAL (WARGAL VILLAGE)</b>			<b>32.50</b>		<b>₹ 26,86,22,500.00</b>
99	Dry	Gouraram Village	4.00	₹ 1,35,00,000.00	₹ 5,40,00,000.00
99	Dry	Gouraram Village	4.00	₹ 1,35,00,000.00	₹ 5,40,00,000.00
100 E/1	Dry	Gouraram Village	0.15	₹ 1,50,00,000.00	₹ 22,50,000.00
101 E/3	Dry	Gouraram Village	0.15	₹ 1,50,00,000.00	₹ 22,50,000.00
99	Dry	Gouraram Village	4.07	₹ 1,35,00,000.00	₹ 5,49,45,000.00
99	Dry	Gouraram Village	4.07	₹ 1,35,00,000.00	₹ 5,49,45,000.00
100/U/1	Dry	Gouraram Village	1.50	₹ 1,45,00,000.00	₹ 2,17,50,000.00
100/E/2	Dry	Gouraram Village	1.50	₹ 1,45,00,000.00	₹ 2,17,50,000.00
100/AA	Dry	Gouraram Village	1.50	₹ 1,45,00,000.00	₹ 2,17,50,000.00
101/A	Dry	Gouraram Village	1.50	₹ 1,45,00,000.00	₹ 2,17,50,000.00
<b>SUB TOTAL (GOURARAM VILLAGE)</b>			<b>22.44</b>		<b>₹ 30,93,90,000.00</b>
<b>GRAND TOTAL (WARGAL VILLAGE +GOURARAM VILLAGE)</b>			<b>54.94</b>		<b>₹ 57,80,12,500.00</b>

**Note:** The Market rate of lands have been taken as per enquiry from various property dealers in the Area. However after taking a standard Land rate the same has been adjusted based on location, Size and type of property using Cadastral maps of the Villages taken from Dharani Portal of Government of Telangana.

*[Handwritten Signature]*

*[Circular Stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]*

**4. VALUATION COMPUTATION OF BUILDING STRUCTURE**

Sr. No.	DESCRIPTION	Area (Sq. Ft.)	Type of Structure	Height (Ft)	Year of Construction	Year of Valuation	Total Life Consumed (in years)	Total Economic Life (in years)	Plinth Rate (per sq.ft.)	Gross Replacement Value (INR)	Depreciated Value (INR)	Deterioration Factor	Depreciated Replacement Market Value
1	Building A	6,458.34	RCC	10.00	2005	2022	17	60	₹ 1,300	₹ 83,95,842	₹ 61,35,961	25%	₹ 46,01,971
2	Building B	4,650.00	RCC	10.00	2005	2022	17	60	₹ 1,200	₹ 55,80,006	₹ 40,78,054	25%	₹ 30,58,541
3	Building C	4,994.45	RCC	10.00	2005	2022	17	60	₹ 1,300	₹ 64,92,784	₹ 47,45,143	25%	₹ 35,58,857
4	Building D	1,754.52	RCC	10.00	2005	2022	17	60	₹ 1,300	₹ 22,80,870	₹ 16,66,936	25%	₹ 12,50,202
5	Building E	2,734.03	RCC	10.00	2005	2022	17	60	₹ 1,300	₹ 35,54,240	₹ 25,97,557	25%	₹ 19,48,168
6	Building F	1,291.67	RCC	10.00	2005	2022	17	60	₹ 1,300	₹ 16,79,168	₹ 12,27,192	25%	₹ 9,20,394
Grand Total		21,883.01								₹ 2,79,82,911	₹ 2,04,50,844		₹ 1,53,38,133

**NOTE:**

The valuation of the building structure has been done only for the property for which we were allowed to conduct the survey. The description of the buildings is only for representation purpose, since no classification of structures was conveyed to us by company's representative.

**5. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY**

S. No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements <i>(add lump sum cost)</i>	----	---
b.	Add extra for fittings & fixtures <i>(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)</i>	----	---
c.	Add extra for services <i>(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)</i>	----	---
d.	Add extra for internal & external development <i>(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)</i>	----	---
e.	<b>Depreciated Replacement Value (B)</b>	<b>NA</b>	<b>NA</b>
f.	<b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above.</li> </ul>		

**CASE NO.: VIS (2022-23)-PL112-096-157**

Valuation Terms of Service & Valuer's Important Remarks are available  
at [www.rkassociates.org](http://www.rkassociates.org)

Page 27 of 66



A product of R.K. Associates

6. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs.3,96,05,625/-	Rs.57,80,12,500/-
2.	Construction Value (B)	---	Rs.1,53,38,133/-
3.	Additional Aesthetic Works Value (C)	---	---
4.	Total Add (A+B+C)	---	Rs.59,33,50,633/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.59,33,50,633/-
8.	Rounded Off	---	Rs.59,33,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Fifty-Nine Crores and Thirty-Three Lakhs Only
10.	Expected Realizable Value (@ ~20% less)	---	Rs.47,46,40,000/-
11.	Expected Distress Value (@ ~25% less)	---	Rs, 44,49,75,000/-
12.	Expected Liquidation Value(@ ~30% less)	---	Rs. 41,53,10,000/-
13.	Percentage difference between Circle Rate and Fair Market Value	NA	
14.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	NA	
15.	Concluding Comments/ Disclosures		
	a. We have performed the valuation of Land by 2 methodologies vis-e-vis land valuation as per areas of Non prohibited Lands and Valuation as per The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973 (Herein referred as "Land ceiling act"). Under valuation using Non prohibited land parcels, we have used the areas of land parcels which are non-prohibited and Under valuation of land using the Land Ceiling act we have only used a total of 54 Acres of Dry Land which is the maximum agricultural Dry land that a company can hold. However, we have prepared our Report using Valuation as per Non prohibited land parcels only since The Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973 act is highly detailed with different classes of categories and that much details can only be accessed from Revenue records which is out of our scope.		



- b. As per the copies of sale deeds provided by the company there are two villages in which the company owns the land vis-e-vis Village Wargal and Village Gouraram. As per cadastral maps available on Dharani portal all the structures are present in Gouraram Village only. Mainly on Survey No. 100 and Survey No. 99. Snapshots of the same are attached in the description. Therefore, considering the cadastral maps, it seems like all the land parcels coming under Village wargal are agricultural lands only. We have also done a sample verification of the Document numbers of Wargal and Gouraram sale deeds on Dharani Portal (<https://dharani.telangana.gov.in/RegDocumentDetails> ). However, the same were unverified since the dharani portal is showing the documents as invalid.
- c. As per our verbal discussion with the company representative during site visit, they have informed us that the structures located on Survey No. 99 are constructed by NARDI only and has not provided any Building map/ Building Sheet to us, neither allowed us to survey the property from inside citing confidential issues put up by NARDI management. Therefore, we have not considered the values of these structures in our report.
- d. M/s NFCL has signed a lease agreement with Nagarjuna Agricultural and Research Development institute (NARDI) Vide Lease Agreement dated April 1<sup>st</sup> 2011. As per the lease agreement the M/s NFCL has leased out 97.14 Acre of land are to NARDI. However as per the copy of sale deeds provided to us we were only able to consolidate the details of land admeasuring 83.73 Acre only. The same has been considered for the valuation assessment. On our further analysis it was observed that the company has leased survey number 102, 1198, 1203 and 1209 as well which are admeasuring approximately 19.00 Acres for which we have not been provided with any supporting document.
- e. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- f. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- g. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.

m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

## 16. IMPORTANT KEY DEFINITIONS

**Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.



**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

**Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

#### 17. **Enclosures with the Report:**

- Enclosure: I – Google Map Location
- Enclosure: II - References on price trend of the similar related properties available on public domain
- Enclosure: III – Photographs of the property
- Enclosure: IV – Copy of Circle Guideline Rate
- Enclosure V: Important Property Documents Exhibit
- Enclosure VI: Annexure: VI - Declaration-cum-Undertaking
- Enclosure VII: Annexure: VII - Model code of conduct for valuers
- Enclosure VII: Part D - Valuer's Important Remarks

### IMPORTANT NOTES

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.


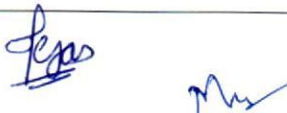

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### IF REPORT IS USED FOR BANK/ FIs

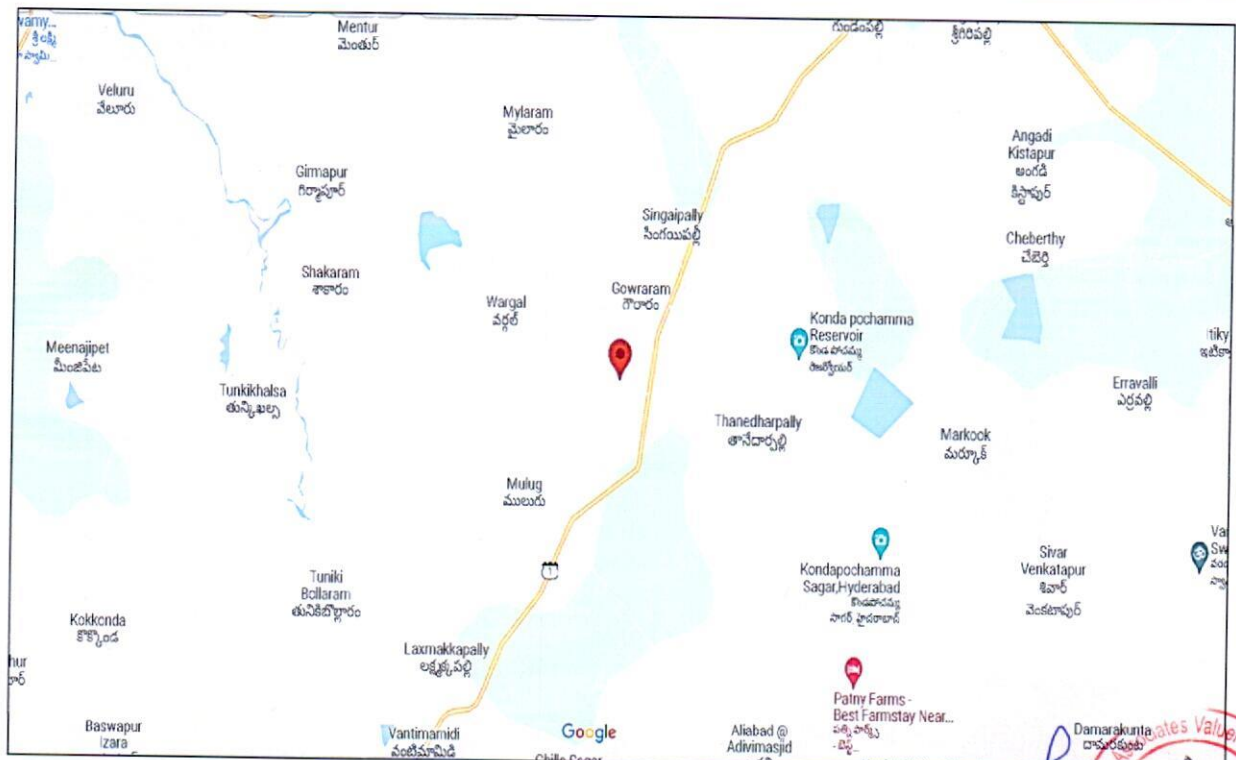
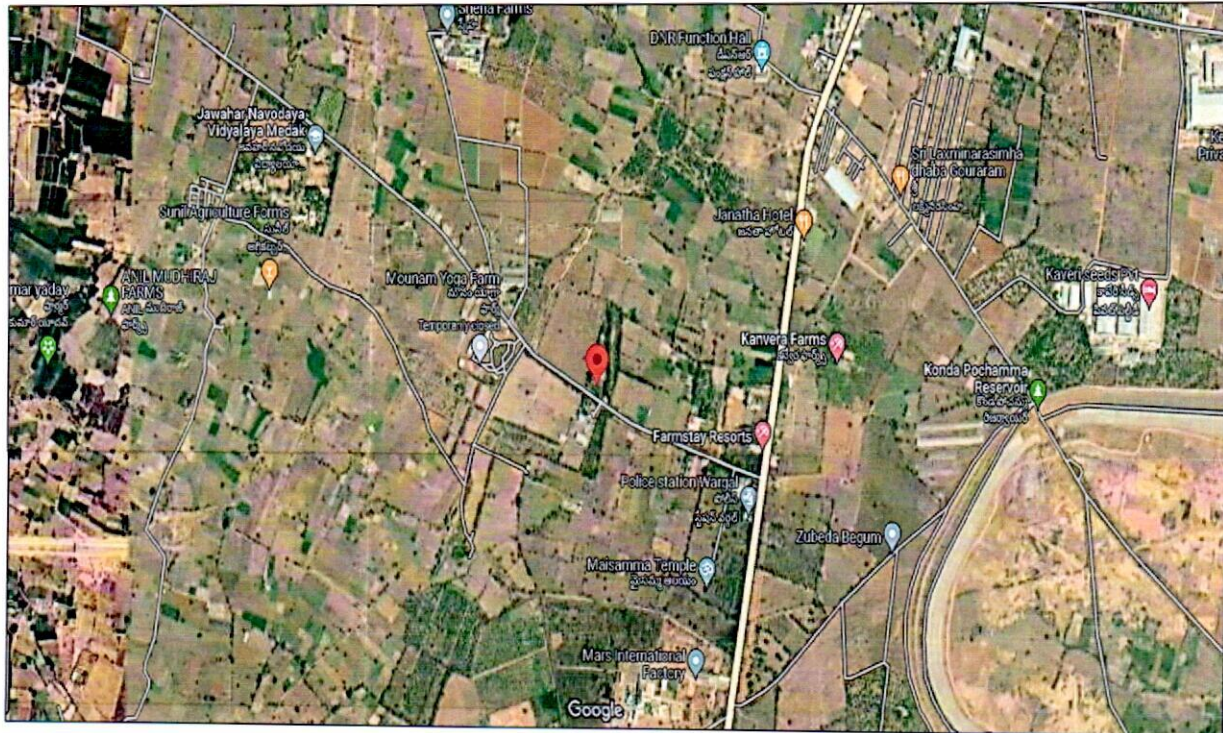
**NOTE:** As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Manas Upmanyu & Tejas Bharadwaj	Manas Upmanyu & Tejas Bharadwaj	Rajani Gupta
		

**ENCLOSURE: I – GOOGLE MAP LOCATION**



**CASE NO.: VIS (2022-23)-PL112-096-157**

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Page 33 of 66



## ENCLOSURE: II - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

**magicbricks** Buy Rent Sell Home Loans HI, tejas bh... Post Property FREE

Home > Property for sale in Medak > Medak Agricultural/Farm Land > Manoharabad Agricultural/Farm Land





Posted on Jul 13, 22 Property ID: 53012805

Get full support from Relationship Manager **MB Prime** ✓ Shortlists Properties ✓ Communicates with Owners ✓ Live Video Call Join Prime 65% OFF

**₹5.62 Cr** Apply for home loan ONLY ON MAGICBRICKS

Agricultural Land For Sale in **Manoharabad, Medak** View on map

Plot Area 12,100 sqyrd Transaction Type Resale

    +9 Photos

Contact Owner Get Phone No. Last contact made 8 days ago

**Contact Owner**  
Amarnath +91-9400000645

Your Name tejas

Email tejas.bharadwaj@rkassociates.org

Mobile Number IND +91 8447013134

I Agree to MagicBricks Terms of Use

Get Contact Details

**99acres** Commercial Buy Enter Locality / Project / Society / Landmark Near Me Post property FREE

Home > Commercial property for sale in Siddipet District > Agricultural land for sale in Siddipet District > Agricultural land for sale in Siddipet > 85 to 90 Lakh

Posted on Jun 09, 2022 Ready to move


**₹90 Lac** @ 3,00,000 per guntha Estimated EMI ₹71,883

Agricultural/Farm Land for Sale in Siddipet, Siddipet District, Telangana

IRERA STATUS NOT AVAILABLE Website: http://irera.telangana.gov.in/

Overview Owner Details Recommendations

**Property (8)**



Area Plot area 30 guntha (3035.39 sq.m.) Price ₹90 Lac+ Govt Charges & Tax @ 3,00,000 per guntha (Negotiable)

Address Siddipet, Siddipet District Property Age

Contact Owner Shortlist

**99acres** India's No. 1 Property Portal

Commercial Buy ▾ Enter Locality / Project / Society / Landmark Near Me Q Post property FREE 8 ≡

Home > Commercial property for sale in Siddipet District > Agricultural land for sale in Siddipet District Posted on Jun 25, 2022 Ready to move

**₹4.44 Cr** @ 1,48,00,000 per acres  
Estimated EMI ₹ 3,54,625

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

[Overview](#) [Owner Details](#)


**Property (2)**

**Area**  
Plot area 3 acres  
(12140.58 sq.m.)

**Price**  
₹ 4.44 Crore  
@ 1,48,00,000 per acres  
(Negotiable)

**Address**  
Markook, Siddipet District

**Property Age**



[Photos \(1/2\)](#)

[Contact Owner](#) FREE

[Shortlist](#)

**99acres** India's No. 1 Property Portal

Commercial Buy ▾ Enter Locality / Project / Society / Landmark Near Me Q Post property FREE 8 ≡

Home > Commercial property for sale in Siddipet District > Agricultural land for sale in Siddipet District Posted on Dec 17, 2021 Ready to move

**₹1.6 Cr** @ 1,28,00,000 per acres  
Estimated EMI ₹ 1,27,793

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

[Overview](#) [Owner Details](#)


**Property (0)**

**Area**  
Plot area 1.25 acres  
(5058.57 sq.m.)

**Price**  
₹ 1.6 Crore  
@ 1,28,00,000 per acres  
(Negotiable)

**Address**  
Mulugu village, Siddipet District

**Property Age**



Photos not shared by advertiser

[Request Photos](#)

[Contact Owner](#) FREE

[Shortlist](#)

CASE NO.: VIS (2022-23)-PL112-096-157

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Page 35 of 66



**99acres** India's No.1 Property Portal

Commercial Buy ▾ Enter Locality / Project / Society / Landmark Near Me Q Post property FREE 8 ≡

Home > Commercial property for sale in Siddipet District > Agricultural land for sale in Siddipet District > Agricultural land for sale in Siddipet > 85 to 90 Lakh

**₹90 Lac** @ 52,94,117 per acres  
Estimated EMI ₹71,883

**AGRICULTURAL/FARM LAND FOR SALE**  
in Siddipet, Siddipet District, Telangana

**CONTACT OWNER FREE**

**☆ Shortlist**

**REERA STATUS** NOT AVAILABLE Website: <http://reera.telangana.gov.in/>

**Overview** Owner Details Recommendations


Property (7)

**Area**  
Plot area 1.7 acres  
(6879.66 sq.m.)

**Price**  
₹ 90 Lac  
@ 52,94,117 per acres  
(Negotiable)

**Address**  
Siddipet, Siddipet District

**Property Age**



**Photos (1/7)**

**S Farms India** BUYER'S GUIDE ▾ SELL/OFFER ▾ SIGN UP LOGIN

**Agriculture Land For Sale/Lease**

**Babu**

**Category:** Agriculture Land For Sale/Lease

**Description:** 6 Acre of Agricultural Land for sale located at Eravalli, Siddipet District, Telangana. Price - 110 lakhs per Acre. The land is situated in Markook Mandal.

**Address:** Q074+F8 Eravalli, Telangana, India 📍

**Listed On:** Dec 31, 2021

**ID:** 9124

**Extent of Land:** 6 Acre

**Price:** 110 lakhs / Acre

**Property Type:** Agricultural Land


**Posted By:** Agent


**Is Irrigated:** Yes

**For Sale**

**MAKE AN OFFER**

**CONTACT SELLER**





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[SIGN UP](#)
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## Agriculture Land For Sale/Lease

### Chinthala ravindar reddy

**Category:** Agriculture Land For Sale/Lease

**Description:** 1 Acre of Agricultural Land for sale located at Ganesh Pali, Siddipet District, Telangana. Price - 150 lakhs per Acre. The land is situated on Gajwel - Buvanagiri main road.

**Address:** Ganesh Pali, Pragnapur - Bhongir Rd, Ganesh Pali, Telangana 502279, India

**Listed On:** Dec 14, 2021

**ID:** 8835

**Extent of Land:** 1 Acre

**Price:** 150 lakhs / Acre

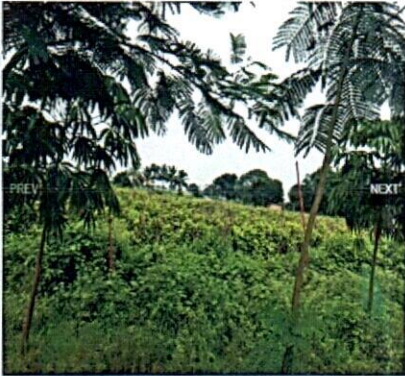
**Property Type:** Agricultural Land

**Posted By:** Owner

**Is Irrigated:** Yes

**For Sale**


[CONTACT SELLER](#)



PREV


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# Agriculture Land For Sale/Lease



PREV

NEXT

MAKE AN OFFER

Naveen

Category: Agriculture Land For Sale/Lease

Description: 7 Acre of Agricultural Land for sale located at Singaipally, Siddipet District, Telangana. Price - 1.5 crore per Acre. The land is situated on the Hyderabad Karimnagar highway.

Address: Parnula Parthi Rd, Telangana 502279, India

Listed On: Mar 10, 2021

ID: 5710

Extent of Land: 7 Acre

Price: 150 lakhs / Acre

Property Type: Agricultural Land

Posted By: Agent

Is Irrigated: Yes

For Sale

CONTACT SELLER

**ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY**



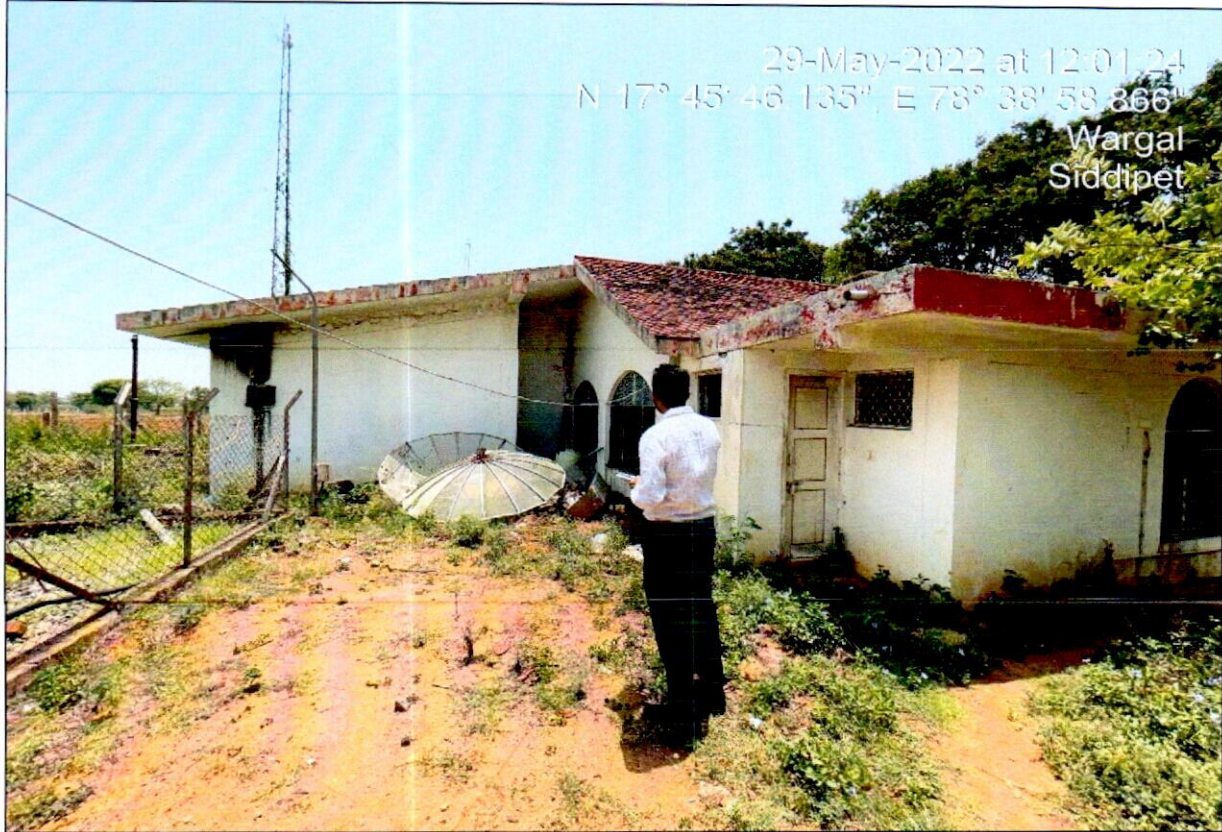
**CASE NO.: VIS (2022-23)-PL112-096-157**

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Page 38 of 66



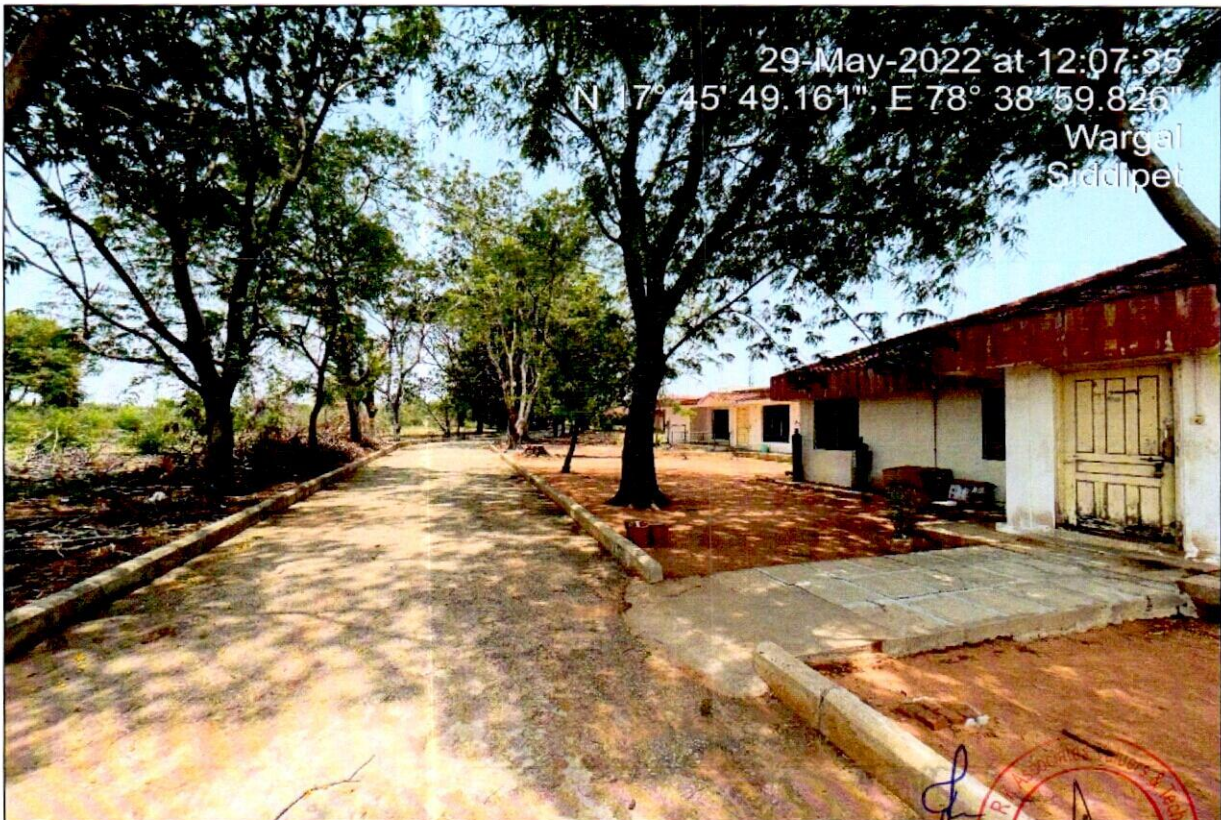




CASE NO.: VIS (2022-23)-PL112-096-157

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CASE NO.: VIS (2022-23)-PL112-096-157

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**ENCLOSURE: IV – COPY OF CIRCLE RATE**

ధరణి | Dharani  
Integrated Land Records Management System  
Government of Telangana

Sri. K. Chandrashekar Rao  
Hon'ble Chief Minister  
of Telangana

**View market value of lands for Stamp Duty**

District\* Siddipet సీడిపేట్ Mandal\* Wargal వర్గాల్ Village/City/Town\* Wargal వర్గాల్ Survey/Sub-Division No.\* 1199

PW3NH ENTER CAPTCHA Fetch Reset

**Market Value for Agriculture Land**

Market value of Survey / Sub-Division No.: 675000

[Click here for Duty & Fee Calculator.](#)  
[Click Here to download Market Value Assistance Certificate.](#)

*Disclaimer - The information provided online is updated, and no physical visit is required.*

ధరణి | Dharani  
Integrated Land Records Management System  
Government of Telangana

Sri. K. Chandrashekar Rao  
Hon'ble Chief Minister  
of Telangana

**View market value of lands for Stamp Duty**

District\* Siddipet సీడిపేట్ Mandal\* Wargal వర్గాల్ Village/City/Town\* Gouraram గౌరారామ్ Survey/Sub-Division No.\* 99

4ZQGK ENTER CAPTCHA Fetch Reset

**Market Value for Agriculture Land**

Market value of Survey / Sub-Division No.: 787500

[Click here for Duty & Fee Calculator.](#)  
[Click Here to download Market Value Assistance Certificate.](#)



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**CASE NO.: VIS (2022-23)-PL112-096-157**

Valuation Terms of Service & Valuer's Important Remarks are available  
at [www.rkassociates.org](http://www.rkassociates.org)

Page 42 of 66

**ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

  
 27 SEP 1994 27 SEP 1994 17 & 38  
  
 (V. LAKSHMI NARAYAN)  
 Sub-Registrar Supdt.  
 Ex-Officio Stamp Vendor  
 27 SEP 1994

:: 1 ::

SALE DEED

This sale deed made and executed on this the 25<sup>th</sup> day  
 of NOVEMBER, 1994 | 4<sup>th</sup> A Agrahayana 1916 S.E.  
 M/s. Nagarjuna Finance Limited represented by its  
 Director Sri K.S. Raju S/o late Sri K.V.K. Raju, aged  
 about 42 years, Plot No. 1149, Road No. 59, Jubilee Hills,  
 Hyderabad - 500 034 through its General Power of  
 Attorney Agent, Sri V. Siva Varma, S/o V. Subba Raju, aged  
 about 33 years, R/o Plot No 5, SGN Colony Hyderabad 500873.  
 expression shall mean and include his heirs, successors  
 in interest, administrators, executors, survivors and  
 assigns etc.

Contd...2.....

V. Siva Varma



:: 3 ::

NOW THIS SALE DEED WITNESSES AS FOLLOWS

All that Agricultural dry land measuring 4.11 Acres  
(Four Acres and Eleven Gntas) equivalent to 1.73  
hectares, in survey no. 1224 and 1196 situated at Wargal  
village, Gajwal Taluq, Wargal Mandal, Medak District,  
more particularly described at the foot of this document  
~~and~~ hereinafter referred to as the said land belongs  
absolutely to the VENDOR.

VENDOR has agreed to sell and the PURCHASER has agreed  
to purchase the said land for a consideration of  
Rs.1,49,625/- (Rupees One Lakh fourty nine thousand six  
hundred and twenty five only) at the rate of Rs.35,000/-  
per acre.

Contd...4....

*V. S. Na Nanna*

:3:

**NOW THIS SALE DEED WITNESSES AS FOLLOWS:**

All that Agricultural dry and measuring 0.30 guntas equivalent to 0.30 hectares, in Survey Nos.101/2/1 & 101/2/3 situated at Gouraram Village, Gajwel Taluq. Wargal Mandal, Medak District more particularly described at the foot of this document and hereinafter referred to as the said land belongs absolutely to the VENDOR.

VENDOR has agreed to sell and the PURCHASER has agreed to purchase the said land for a consideration of Rs.6,800/- (Rs. Six thousand eight hundred only) at the rate of Rs.9,000/- per acre.

Know all men by these presents that in pursuance of the said agreement and in consideration of the said sum of Rs.6,800/- (Rs. Six thousand eight hundred only) paid by the PURCHASER to the VENDOR by way of Pay Order No. 329877 Dated 21.6.95 drawn on STATE BANK OF INDIA receipt of which sum of Rs.6,800/- in the said manner is hereby duly acknowledged by the VENDOR, the VENDOR doth hereby sell, transfer and convey unto the PURCHASER absolutely the said land. Hereinafter the VENDOR shall not have any kind of right, title or interest in the said land which shall be enjoyed by the PURCHASER absolutely without any let or hindrance from the VENDOR or anyone else claiming through him.

*R. Nataraj*

...4.



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

SI. No. 7100 Date: 30/07/2010. Rs.: 100/-  
Sold To : M. Ram Babu  
S/o. : M.S.N. Raju R/o. Hyd  
To Whom : Nagarjuna Fertilizers and Chemicals Ltd.

AF 834938  
K. RAMA CHANDRAVATHI  
STAMP VENDOR (L No. 27/99, RL No. 16/2008),  
6-3-387, Beside Banjara Durbar Hotel, Panjagutta  
HYDERABAD - 500 082. Phone. No. 23351799

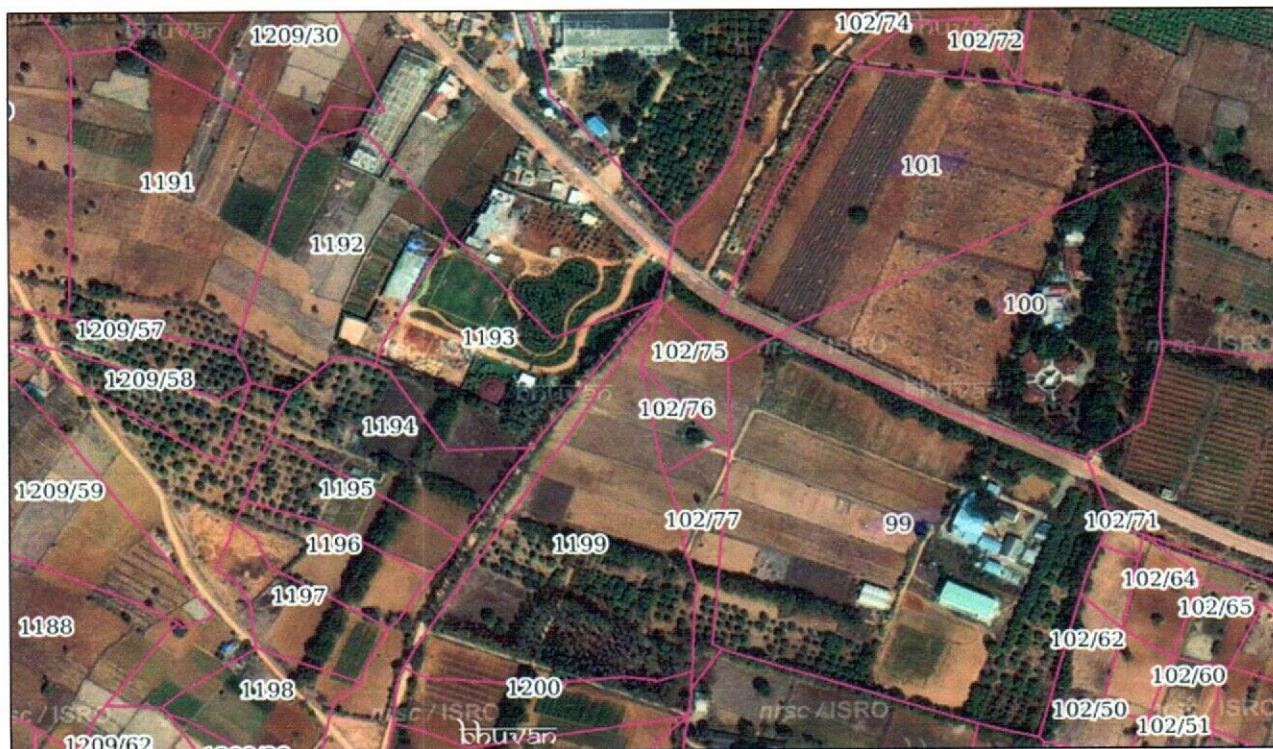
LEASE AGREEMENT

THIS AGREEMENT of lease entered into on this April 1<sup>st</sup>, 2011 between NAGARJUNA FERTILIZERS AND CHEMICALS LIMITED, a company incorporated under the Companies Act, 1956 and having its Registered office at Nagarjuna Hills, Panjagutta, Hyderabad 500 082 hereinafter called 'Lessor' (which expression shall mean and include its successors and permitted assigns)

AND

NAGARJUNA AGRICULTURAL RESEARCH AND DEVELOPMENT INSTITUTE, A Company incorporated under Section 25 of the Companies Act, 1956, with registered office at Nagarjuna Hills, Panjagutta, Hyderabad, hereinafter called 'Lessee' (which expression shall mean and include its successors and permitted assigns).

## CADESTRAL MAPS OF VILLAGE WARGAL AND GOURARAM





## OTHER IMPORTANT SNAPSHOTS

https://dharani.telangana.gov.in/nowLandStatus

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**Land Details**

<b>District</b> Siddipet   సిద్దిపేట్	<b>Mandal</b> Wargal   వర్గాల్	<b>Village</b> Wargal   వర్గాల్
<b>Khata Number</b> 4090	<b>Survey No./ Sub-Division No.</b> 1224	<b>Pattadar Name</b> k.s రామ్ / k.s రామ్
<b>Father / Husband's Name</b> k.v.k.రామ్ / k.v.k.రామ్	<b>Caste Category</b>	<b>Gender</b> Unknown
<b>Total Extent (Ac. Gts)</b> 2.1300	<b>Nature of Land</b> Patta	<b>Classification of Land</b> Metta/ Dry
<b>Market value of Survey no.(in INR)</b> 675000	<b>Land Status</b> Not Signed - Clear - Aadhaar not given	<b>Land Type</b> Agriculture Lands
<b>Transaction Status</b> Request on survey no /subdivision no with application number 2200016782 is in process in Grievance related to inclusion in Prohibited Properties		<b>eKYC Status</b> Aadhaar available & e-KYC completed
<b>PPB Number</b> T10220*****		

https://dharani.telangana.gov.in/nowLandStatus

**1VHNY** ENTER CAPTCHA Fetch Reset

**Land Details**

<b>District</b> Siddipet   సిద్దిపేట్	<b>Mandal</b> Wargal   వర్గాల్	<b>Village</b> Wargal   వర్గాల్
<b>Khata Number</b> 4090	<b>Survey No./ Sub-Division No.</b> 1196	<b>Pattadar Name</b> k.s రామ్ / k.s రామ్
<b>Father / Husband's Name</b> k.v.k.రామ్ / k.v.k.రామ్	<b>Caste Category</b>	<b>Gender</b> Unknown
<b>Total Extent (Ac. Gts)</b> 1.3800	<b>Nature of Land</b> Patta	<b>Classification of Land</b> Metta/ Dry
<b>Market Type of Survey no.(in INR)</b> 675000	<b>Land Status</b> Not Signed - Clear - Aadhaar not given	<b>Land Type</b> Agriculture Lands
<b>Transaction Status</b> Request on survey no /subdivision no with application number 2200016782 is in process in Grievance related to inclusion in Prohibited Properties		<b>eKYC Status</b> Aadhaar available & e-KYC completed
<b>PPB Number</b> T10220*****		

https://dharani.telangana.gov.in/knowLandStatus

(TM6) Application for NALA

(TM7) Application for NALA without Passbook

(TM8) Registration of Mortgage

(TM9) Application for Lease

(TM10) Application for

**Land Details**

<b>District</b> Siddipet   సిద్దిపేట్	<b>Mandal</b> Wargal   వర్గల్	<b>Village</b> Wargal   వర్గల్
<b>Khata Number</b> 61211	<b>Survey No./ Sub-Division No.</b> 1199	<b>Pattadar Name</b> నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్ / నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్
<b>Father / Husband's Name</b> నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్ / నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్	<b>Caste Category</b>	<b>Gender</b>
<b>Total Extent (Ac. Gts)</b> 3.3400	<b>Nature of Land</b> Patta	<b>Classification of Land</b> Metta/ Dry
<b>Market value of Survey no.(in INR)</b> 675000	<b>Land Status</b> Digital Signed	<b>Land Type</b> Agriculture Lands
<b>Transaction Status</b> --	<b>eKYC Status</b> Aadhaar not available	
<b>PPB Number</b> T10220*****		

https://dharani.telangana.gov.in/knowLandStatus

(TM4) Application for succession including assigned land(with or without PPB)

(TM5) Application for Partition

(TM6) Application for NALA

(TM7) Application for NALA without Passbook

(TM8) Registration of Mortgage

(TM9) Application for Lease

(TM10) Application for

**Survey No./ Sub-Division No.**  
1200

**Khata No.**  
61211

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**Land Details**

<b>District</b> Siddipet   సిద్దిపేట్	<b>Mandal</b> Wargal   వర్గల్	<b>Village</b> Wargal   వర్గల్
<b>Khata Number</b> 61211	<b>Survey No./ Sub-Division No.</b> 1200	<b>Pattadar Name</b> నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్ / నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్
<b>Father / Husband's Name</b> నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్ / నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్	<b>Caste Category</b>	<b>Gender</b>
<b>Total Extent (Ac. Gts)</b> 1.3500	<b>Nature of Land</b> Patta	<b>Classification of Land</b> Metta/ Dry
<b>Market value of Survey no.(in INR)</b> 675000	<b>Land Status</b> Digital Signed	<b>Land Type</b> Agriculture Lands
<b>Transaction Status</b> --	<b>eKYC Status</b> Aadhaar not available	
<b>PPB Number</b> T10220*****		

(TM5) Application for Partition

(TM6) Application for NALA

(TM7) Application for NALA without Passbook

(TM8) Registration of Mortgage

(TM9) Application for Lease

(TM10) Application for

TEWDM

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Land Details

District

Siddipet | సిద్దిపేట్

Mandal

Wargal | వరల్

Village

Wargal | వరల్

Khata Number

61211

Survey No./ Sub-Division No.

1201

Pattadar Name

నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్ / నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్

Father / Husband's Name

నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్ / నాగార్జున పెద్దిలైజర్స్ అండ్ కెమికల్స్

Caste Category

Gender

Total Extent (Ac. Gts)

4.1000

Nature of Land

Patta

Classification of Land

Metta/ Dry

Market value of Survey no.(in INR)

675000

Land Status

Digital Signed

Land Type

Agriculture Lands

Transaction Status

--

eKYC Status

Aadhaar not available

PPB Number

T10220\*\*\*\*\*

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without PPB)

(TM5) Application for Partition

(TM6) Application for NALA

(TM7) Application for NALA without Passbook

(TM8) Registration of Mortgage

(TM9) Application for Lease

(TM10) Application for

3TBH4

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Land Details

District

Siddipet | సిద్దిపేట్

Mandal

Wargal | వరల్

Village

Wargal | వరల్

Khata Number

4090

Survey No./ Sub-Division No.

1202

Pattadar Name

K.S రాజు / K.S రాజు

Father / Husband's Name

K.V.K.రాజు / K.V.K.రాజు

Caste Category

Gender

Unknown

Total Extent (Ac. Gts)

4.2300

Nature of Land

Patta

Classification of Land

Metta/ Dry

Market value of Survey no.(in INR)

675000

Land Status

Not Signed - Clear - Aadhaar not given

Land Type

Agriculture Lands

Transaction Status

Request on survey no /subdivision no with application number 2200016782 is in process in Grievance related to inclusion in Prohibited Properties

eKYC Status

Aadhaar available & e-KYC completed

PPB Number

T10220\*\*\*\*\*

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YouTube Maps

without PPB)

(TM5) Application for Partition


(TM6) Application for NALA

(TM7) Application for NALA without Passbook

(TM8) Registration of Mortgage

(TM9) Application for Lease

(TM10) Application for

**ENF8Z** 

**Land Details**

<b>District</b> Siddipet   సిద్దిపేట్	<b>Mandal</b> Wargal   వర్గాల్	<b>Village</b> Wargal   వర్గాల్
<b>Khata Number</b> 4090	<b>Survey No./ Sub-Division No.</b> 1219	<b>Pattadar Name</b> K.S. రాజు / K.S. రాజు
<b>Father / Husband's Name</b> K.V.K. రాజు / K.V.K. రాజు	<b>Caste Category</b>	<b>Gender</b> Unknown
<b>Total Extent (Ac. Gts)</b> 3.3900	<b>Nature of Land</b> Patta	<b>Classification of Land</b> Metta/ Dry
<b>Market value of Survey no.(in INR)</b> 675000	<b>Land Status</b> Not Signed - Clear - Aadhaar not given	<b>Land Type</b> Agriculture Lands
<b>Transaction Status</b> Request on survey no./subdivision no with application number 2200016782 is in process in Grievance related to Inclusion in Prohibited Properties		<b>eKYC Status</b> Aadhaar available & e-KYC completed
<b>PPB Number</b> T10220*****		

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YouTube Maps

(TM5) Application for Partition


(TM6) Application for NALA

(TM7) Application for NALA without Passbook

(TM8) Registration of Mortgage

(TM9) Application for Lease

(TM10) Application for

**XFXL2** 

**Land Details**

<b>District</b> Siddipet   సిద్దిపేట్	<b>Mandal</b> Wargal   వర్గాల్	<b>Village</b> Wargal   వర్గాల్
<b>Khata Number</b> 61211	<b>Survey No./ Sub-Division No.</b> 1220	<b>Pattadar Name</b> నాగార్జున పెద్దిలైజర్స్ అండ్ కమిశన్స్ / నాగార్జున పెద్దిలైజర్స్ అండ్ కమిశన్స్
<b>Father / Husband's Name</b> నాగార్జున పెద్దిలైజర్స్ అండ్ కమిశన్స్ / నాగార్జున పెద్దిలైజర్స్ అండ్ కమిశన్స్	<b>Caste Category</b>	<b>Gender</b>
<b>Total Extent (Ac. Gts)</b> 2.1900	<b>Nature of Land</b> Patta	<b>Classification of Land</b> Metta/ Dry
<b>Market value of Survey no.(in INR)</b> 675000	<b>Land Status</b> Digital Signed	<b>Land Type</b> Agriculture Lands
<b>Transaction Status</b> --		<b>eKYC Status</b> Aadhaar not available
<b>PPB Number</b> T10220*****		

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(TM5) Application for Partition  
(TM6) Application for NALA  
(TM7) Application for NALA without Passbook  
(TM8) Registration of Mortgage  
(TM9) Application for Lease  
(TM10) Application for

**QKUKY** ENTER CAPTCHA Fetch Reset

**Land Details**

<b>District</b> Siddipet   సిద్దిపేట్	<b>Mandal</b> Wargal   వరల్	<b>Village</b> Wargal   వరల్
<b>Khata Number</b> 61211	<b>Survey No./ Sub-Division No.</b> 1222	<b>Pattadar Name</b> నాగార్జున పెద్దిలైజర్స్ అండ్ కమిస్రీ / నాగార్జున పెద్దిలైజర్స్ అండ్ కమిస్రీ
<b>Father / Husband's Name</b> నాగార్జున పెద్దిలైజర్స్ అండ్ కమిస్రీ / నాగార్జున పెద్దిలైజర్స్ అండ్ కమిస్రీ	<b>Caste Category</b>	<b>Gender</b>
<b>Total Extent (Ac. Gts)</b> 3.0800	<b>Nature of Land</b> Patta	<b>Classification of Land</b> Metta/ Dry
<b>Market value of Survey no.(in INR)</b> 675000	<b>Land Status</b> Digital Signed	<b>Land Type</b> Agriculture Lands
<b>Transaction Status</b> --	<b>eKYC Status</b> Aadhaar not available	
<b>PPB Number</b> T10220*****		

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(TM5) Application for Partition  
(TM6) Application for NALA  
(TM7) Application for NALA without Passbook  
(TM8) Registration of Mortgage  
(TM9) Application for Lease  
(TM10) Application for

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**Land Details**

<b>District</b> Siddipet   సిద్దిపేట్	<b>Mandal</b> Wargal   వరల్	<b>Village</b> Wargal   వరల్
<b>Khata Number</b> 61211	<b>Survey No./ Sub-Division No.</b> 1223	<b>Pattadar Name</b> నాగార్జున పెద్దిలైజర్స్ అండ్ కమిస్రీ / నాగార్జున పెద్దిలైజర్స్ అండ్ కమిస్రీ
<b>Father / Husband's Name</b> నాగార్జున పెద్దిలైజర్స్ అండ్ కమిస్రీ / నాగార్జున పెద్దిలైజర్స్ అండ్ కమిస్రీ	<b>Caste Category</b>	<b>Gender</b>
<b>Total Extent (Ac. Gts)</b> 11.1200	<b>Nature of Land</b> Patta	<b>Classification of Land</b> Metta/ Dry
<b>Market value of Survey no.(in INR)</b> 675000	<b>Land Status</b> Digital Signed	<b>Land Type</b> Agriculture Lands
<b>Transaction Status</b> --	<b>eKYC Status</b> Aadhaar not available	
<b>PPB Number</b> T10220*****		

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CASE NO.: VIS (2022-23)-PL112-096-157

Valuation Terms of Service & Valuer's Important Remarks are available  
at [www.rkassociates.org](http://www.rkassociates.org)



7CEE6

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**Land Details**

<b>District</b> Siddipet   సిద్దిపేట్	<b>Mandal</b> Wargal   వర్గాల్	<b>Village</b> Wargal   వర్గాల్
<b>Khata Number</b> 4090	<b>Survey No./ Sub-Division No.</b> 1194/55	<b>Pattadar Name</b> K.S. రాజు / K.S. రాజు
<b>Father / Husband's Name</b> K.V.K. రాజు / K.V.K. రాజు	<b>Caste Category</b>	<b>Gender</b> Unknown
<b>Total Extent (Ac. Gts)</b> 3.2000	<b>Nature of Land</b> Patta	<b>Classification of Land</b> Metta/ Dry
<b>Market value of Survey no.(in INR)</b> 675000	<b>Land Status</b> Not Signed - Clear - Aadhaar not given	<b>Land Type</b> Agriculture Lands
<b>Transaction Status</b> Request on survey no./subdivision no with application number 2200016782 is in process in Grievance related to inclusion in Prohibited Properties		<b>eKYC Status</b> Aadhaar available & e-KYC completed
<b>PPB Number</b> T10220*****		

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B1LDT

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**Land Details**

<b>District</b> Siddipet   సిద్దిపేట్	<b>Mandal</b> Wargal   వర్గాల్	<b>Village</b> Wargal   వర్గాల్
<b>Khata Number</b> 4090	<b>Survey No./ Sub-Division No.</b> 1195	<b>Pattadar Name</b> K.S. రాజు / K.S. రాజు
<b>Father / Husband's Name</b> K.V.K. రాజు / K.V.K. రాజు	<b>Caste Category</b>	<b>Gender</b> Unknown
<b>Total Extent (Ac. Gts)</b> 2.0200	<b>Nature of Land</b> Patta	<b>Classification of Land</b> Metta/ Dry
<b>Market value of Survey no.(in INR)</b> 675000	<b>Land Status</b> Not Signed - Clear - Aadhaar not given	<b>Land Type</b> Agriculture Lands
<b>Transaction Status</b> Request on survey no./subdivision no with application number 2200016782 is in process in Grievance related to inclusion in Prohibited Properties		<b>eKYC Status</b> Aadhaar available & e-KYC completed
<b>PPB Number</b> T10220*****		

Disclaimer - The information provided online is updated, and no physical visit is required.  
Click here for CERSAI for Asset Based Search.

dharami.telangana.gov.in/knowLandStatus

UBVEV

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Land Details

<b>District</b> Siddipet   సిద్దిపేట్	<b>Mandal</b> Wargal   వర్గల్	<b>Village</b> Wargal   వర్గల్
<b>Khata Number</b> 4090	<b>Survey No./ Sub-Division No.</b> 1197	<b>Pattadar Name</b> k.s రాజు / k.s రాజు
<b>Father / Husband's Name</b> k.v.k.రాజు / k.v.k.రాజు	<b>Caste Category</b>	<b>Gender</b> Unknown
<b>Total Extent (Ac. Gts)</b> 2.0500	<b>Nature of Land</b> Patta	<b>Classification of Land</b> Metta/ Dry
<b>Market value of Survey no.(in INR)</b> 675000	<b>Land Status</b> Not Signed - Clear - Aadhaar not given	<b>Land Type</b> Agriculture Lands
<b>Transaction Status</b> Request on survey no /subdivision no with application number 2200016782 is in process in Grievance related to inclusion in Prohibited Properties		<b>eKYC Status</b> Aadhaar available & e-KYC completed
<b>PPB Number</b> T10220*****		

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## SNAPSHOTS OF NON-PROHIBITED SURVEY NUMBERS



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### Prohibited Properties1

District Name : SIDDIPET  
Village : GOURARAM

Mandal Name : WARGAL  
Survey No : 99

#### Prohibited Properties in Rural Prohibited Register

Sro Name(Sro Code).	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

#### Prohibited Properties in Urban Prohibited Register

Sro Name(Sro Code).	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

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### Prohibited Properties1

District Name : SIDDIPET  
Village : GOURARAM

Mandal Name : WARGAL  
Survey No : 101

#### Prohibited Properties in Rural Prohibited Register

Sro Name(Sro Code).	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

#### Prohibited Properties in Urban Prohibited Register

Sro Name(Sro Code).	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details



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**Prohibited Properties1**

District Name : SIDDIPET  
Village : GOURARAM

Mandal Name : WARGAL  
Survey No : 100

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
No property is found to be prohibited in this village with given details										

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
No property is found to be prohibited in this village with given details															

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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1199

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
No property is found to be prohibited in this village with given details										

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
No property is found to be prohibited in this village with given details															

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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1200

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
No property is found to be prohibited in this village with given details										

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
No property is found to be prohibited in this village with given details															



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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1201

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1220

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1221

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

CASE NO.: VIS (2022-23)-PL112-096-157

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Page 58 of 66



Toll Free No for Enquiries : 1800 599 4788

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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1222

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1223

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details



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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1224

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
GAJWEL(1702)	1224	-	-	2.13(A)	-	-	Others	349	29-10-1999	-

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
No property is found to be prohibited in this village with given details															

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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1196

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
GAJWEL(1702)	1196	-	-	1.38(A)	-	-	Others	349	29-10-1999	-
GAJWEL(1702)	1196	-	-	17.0(G)	-	-	Others	349	10-12-1999	-
GAJWEL(1702)	1196	-	-	17.0(G)	-	-	Others	349	10-12-1999	-

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
No property is found to be prohibited in this village with given details															

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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1197

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
GAJWEL(1702)	1197	-	-	2.05(A)	-	-	Others	349	29-10-0999	-
GAJWEL(1702)	1197	-	-	2.05(A)	-	-	Others	349	29-10-1999	-
GAJWEL(1702)	1197	-	-	19.0(G)	-	-	Others	349	10-12-1999	-
GAJWEL(1702)	1197	-	-	0.0(Y)	-	-	-	-	-	-

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
No property is found to be prohibited in this village with given details															

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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1202

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
GAJWEL(1702)	1202	-	-	1.29(A)	-	-	Others	349	29-10-1999	-

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details



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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1219

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
GAJWEL(1702)	1219	-	-	39.0(G)	-	-	Others	349	29-10-1999	-
GAJWEL(1702)	1219	-	-	39.0(G)	-	-	Others	349	29-10-1999	-

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

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**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 1224

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
GAJWEL(1702)	1224	-	-	2.13(A)	-	-	Others	349	29-10-1999	-

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

CASE NO.: VIS (2022-23)-PL112-096-157

Page 61 of 66

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at [www.rkassociates.org](http://www.rkassociates.org)



**Prohibited Properties1**

District Name : SIDDIPET  
Village : WARGAL

Mandal Name : WARGAL  
Survey No : 2098

**Prohibited Properties in Rural Prohibited Register**

Sro Name(Sro. Code)	Survey No	Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
GAJWEL(1702)	2098	-	-	5.03(A)	-	-	Others	349	29-10-1999	-
GAJWEL(1702)	2098	-	-	5.02(A)	-	-	Others	349	29-10-1999	-

**Prohibited Properties in Urban Prohibited Register**

Sro Name(Sro. Code)	Ward-Block	Door No.	Town Sy No	Town Sub Sy No	Combined Town Sy No	Revenue Survey No	Revenue Sub Sy No	Plot No	Extent(Unit)	Volume No	Page No	Prohibited Under	Notification Number	Notification Date	Other Reference
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No property is found to be prohibited in this village with given details

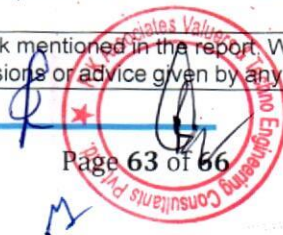


**PART E**

**ENCLOSURE VIII: VALUER'S IMPORTANT REMARKS**

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
9.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other

**CASE NO.: VIS (2022-23)-PL112-096-157**



	person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries; schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for

**CASE NO.: VIS (2022-23)-PL112-096-157**

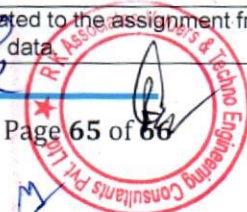


	the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.

CASE NO.: VIS (2022-23)-PL112-096-157

Valuation Terms of Service & Valuer's Important Remarks are available  
at [www.rkassociates.org](http://www.rkassociates.org)

Page 65 of 66



41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

