

Mumbai Branch Office:

Office No: Unit No. 1212, Floor No.: 12,
Building Name: Sunshine Tower, Block
Sector: Dadar West, Mumbai 400013,
Road: Senapati Bapat Marg,
City: Lower Parel, District : Mumbai
Ph.: 9651070248, 9205353008

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

CASE NO. VIS (2022-23)- PL112-096-160

DATED: 30/06/2022

FIXED ASSETS VALUATION REPORT

OF

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

SITUATED AT

JUVVALADINNE & MALLAYAPALEM VILLAGE, BOGOLE MANDAL, SRI. S.P.S.R. NELLORE
DISTRICT, ANDHRA PRADESH

REPORT PREPARED FOR

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

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Economic Viability Consultants (TEV)

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

***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.*

*NOTES: 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 for reference.

CORPORATE OFFICE:

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

**JUVVALADINNE & MALLAYAPALEM VILLAGE, BOGOLE MANDAL, SRI. S.P.S.R. NELLORE
DISTRICT, ANDHRA PRADESH**

CASE NO.: VIS (2022-23)- PL112-096-160

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PART B

RKA FORMAT ON OPINION REPORT ON VALUATION

Name & Address of the Branch	IDBI Bank, 7 th 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	3 June 2022		
	b. Date of Valuation Assessment	30 June 2022		
	c. Date of Valuation Report	30 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 04 documents provided	Total 04 documents provided
		Property Title document	Sale Deeds	Dated: July 11 th 2012 & July 12 th 2012
		Memorandum of Entry	Memorandum of Entry	Dated: December 9 th 2019
		Copy of TIR	NA	NA
		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.	Brief description of the property			
	This opinion on valuation report is prepared for the property situated at the aforesaid address having total land area admeasuring 388.64 Acres as per the documents provided to us by the bank. Out of total 388.64 Acres of land 3.92 Acres have been verified under Prohibited lands list and 384.72 Acres have not been verified under Prohibited lands list.			

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As per the summary of land areas provided by the company the total land area available with the is 399.515 acres. However as per the consolidation of areas in sale deed the same stands at 388.64 acres. Summary of Land details is as below:

SUMMARY OF VERIFICATION OF NELLORE LAND PARCELS	
Particulars	Total Area (Ac.)
Verified in Prohibited Lands List	
Dry	1.61
Wet	2.31
Sub Total (Verified)	3.92
Not Verified in Prohibited Lands List	
Dry	244.42
Wet	140.30
Sub Total (Not Verified)	384.72
Grand Total (Verified+Not Verified)	388.64
SUMMARY OF DRY LAND AND WET LAND AS PER VILLAGES	
Juvvaladinne Village	Area (Ac.)
Dry	39.29
Wet	82.92
Sub-Total 1 (Juvvaladinne Village)	122.21
Mallayapalem Village	Area (Ac.)
Dry	206.74
Wet	59.69
Sub-Total 2 (Mallayapalem Village)	266.43
Grand Total (1+2)	388.64
DETAILED LAND STATUS SUMMARY AS PER VILLAGES SUBTRACTING GOVERNEMENT OWNED LAND	
Juvvaladinne Village	Area (Ac.)
Verified in Prohibited Lands List	
Dry	0.00
Wet	0.00
Not Verified in Prohibited Lands List	
Dry	32.93
Wet	80.77
Sub-Total 1 (Juvvaladinne Village)	113.70
Mallayapalem Village	Area (Ac.)
Verified in Prohibited Lands List	
Dry	1.61
Wet	2.31
Not Verified in Prohibited Lands List	
Dry	205.13
Wet	57.38
Sub-Total 2 (Mallayapalem Village)	266.43
Grand Total (1+2)	380.13

As per the third table in the above image We have subtracted Government owned Survey Numbers ad measuring 8.51 Acres as per fresh land records extracted form Andhra Pradesh website. Accordingly, the actual total land area available with the company including prohibited and non-prohibited is 380.13

Acres against 388.64 Acres. Out of 380.13 Acres the non-prohibited land admeasures 376.21 Acres.

The actual Non prohibited Land area available with the company excluding Government owned lands is Approx. 376 Acres. However, THE ANDHRA PRADESH LAND REFORMS (CEILING ON AGRICULTURAL HOLDINGS) ACT, 1973 is applicable in Andhra Pradesh. According to this act in computing the holding of a person (Company) consisting of lands of different classes, the relative proportion of the extent of land of each such Class to the extent of a standard holding of the appropriate Class shall be taken into account in the manner prescribed and the aggregate of all such proportions shall be deemed to be the holding of the person, in relation to the ceiling area. Since the company has not provided us the Class wise bifurcation of the agricultural land parcels, we have used the total of all the ceiling areas under every class which is 224 acres in case of Dry Agricultural land (Classes G, H, I, J, K) and 127.50 acres in Wet agricultural land parcels (Class A, B, C, D, E, F).

Out of Total ceiling act land area applicable to Dry as well as Wet land, the maximum Dry or wet area which is non prohibited in the villages is retained and the balance land area has been taken from the other village.

Thus, after Considering the above factors, the land area 351.50 acres is net total of Dry and wet land and the same has been considered in our valuation. Details of Survey No. owned by Government are as below:

Survey No.	Type of Land as per Deed	Village	Area (Acre)
12-5	Wet	Juvvaladinne Village	0.25
12-4B	Wet	Juvvaladinne Village	0.27
19-3	Wet	Juvvaladinne Village	0.52
19-4B	Wet	Juvvaladinne Village	0.08
19-5A	Wet	Juvvaladinne Village	0.43
19-5B	Wet	Juvvaladinne Village	0.60
SUB-TOTAL (WET)			2.15
38-3B	Dry	Juvvaladinne Village	0.07
38-3C	Dry	Juvvaladinne Village	0.14
38-3D	Dry	Juvvaladinne Village	0.16
38-3F	Dry	Juvvaladinne Village	0.10
56	Dry	Juvvaladinne Village	5.89
SUB-TOTAL (DRY)			6.36
Grand Total (WET+DRY)			8.51

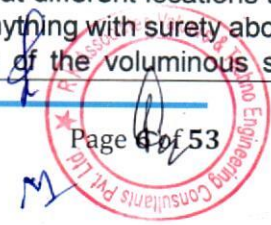
During site survey few structures were found at site. The company's representative was only able to identify the Admin Block out of 6 Structures. Therefore, for representation purpose we have considered the buildings as Building A, Building B, Building C, Building D, Building E and Building F.

Location	Nellore
State	Andhra Pradesh
Land Area (Acre)	388.64 Acre
Land Area excluding govt. owned land	380.13 Acre
Built Up Area (Sq. Ft.) as per Deed	-
Built Up Area (Sq. Ft.) as per Site Measurement or Google Measurement	24,821.55

Sr. No.	DESCRIPTION	Area (Sq. Ft.)
1	Building A	5,607.99
2	Building B	13,853.14
3	Building C	2,594.10
4	Building D	1,732.99
5	Building E	559.72
6	Building F	473.61
Grand Total		24,821.55

All the land parcels as per sale deed are Agricultural lands, therefore for identification purpose we have requested from the client for cadastral map during the site inspection. However same was not provided to us by the client. During site survey, the company's representative showed us some small structures on the site and informed that all the land parcels behind these small structures are NFCL owned only. However, visiting those land parcels is not possible because of thick bushes which will cause hindrance in the movement.

Considering the above issue we tried to take help from the information available on public domain through <http://meebhoomi.ap.gov.in/VillageMap.aspx> and <https://bhunaksha.ap.gov.in/bhunaksha/fmb/index.jsp>. However, Due to some technical issue, <http://meebhoomi.ap.gov.in/VillageMap.aspx> was not giving any results for the subject villages but <https://bhunaksha.ap.gov.in/bhunaksha/fmb/index.jsp> map is enclosed for reference. The map was not superimposed on the satellite view of the villages so we couldn't clearly ascertain the whereabouts of the survey numbers precisely that which survey numbers lies along roads, and which are far away from roads. However as much as we can see, 800 series of survey numbers couldn't be found on the displayed map. Other survey numbers found to be on road and few inside landlocked. These are not the continuous land parcels and lying at different locations as per the map. However just based on this non superimposed map we can't say anything with surety about the whereabouts, existence, activity, and nature of these plots and because of the voluminous survey



numbers, it is not possible to check each and every survey number on the map.

It is to be noted that exact location of the survey numbers and which are not found on the map can be ascertained only by taking help of the land revenue department who can locate the specific plots. Bank should take a note of this.

We have given the valuation based on the assumption that the plots for which documents have been provided to us must be existing on site. Due to non-availability of the exact whereabouts of these plots we have applied a lump sum general rates prevailing for the agriculture land of same nature in that area of which we got the information on site for such type of land.

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	Juvvaladinne & Mallayapalem	
	6.4 Ward / Taluka	---	
	6.5 Mandal / District	Mandal- Bogole, District- Nellore	
	6.6 Postal address of the property	Agricultural Land in Juvvaladinne & Mallayapalem Village, Bogole Mandal, Sri. S.P.S.R. Nellore District, Andhra Pradesh	
	6.7 Latitude, Longitude & Coordinates of the site	14°45'32.8"N 80°05'32.5"E	
	6.8 Nearby Landmark	Juvvaladinne & Mallayapalem 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)
		Juvvaladinne Village- Yenugula Bavi & Mallayapalem Village- Pathamallayapalem	

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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				
	Directions		As per Documents		Actually found at Site		
	North		Different for Different Survey Numbers		Vacant Land		
	South		Different for Different Survey Numbers		Road		
	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		351.5 acres (14,22,471.29 sq. mtr.)		Not measurable at site		
15.	Extent of the site considered for valuation (least of 14A & 14B)		351.5 acres (14,22,471.29 sq. mtr.) (Land Area) 24,821.55 sq. ft. / 2305.99 sq. mtr. (Covered Area)				
16.	Property presently occupied/ possessed by		Vacant				
	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
	~900 mtr.	~33 km.	~11 km.	~28 km.	~17 km.	Not available	~180 km.
	nearby sites Value						

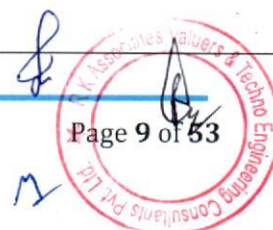
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VALUATION ASSESSMENT

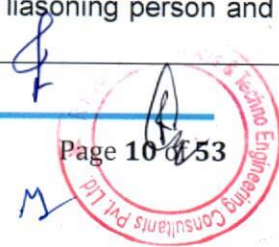
M/s NAGARJUNA FERTILISERS AND CHEMICALS LIMITED

5.	Level of land with topographical conditions	on road level/ Marshy 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 so many land parcels out of that some may be on corner location.	
11.	Road facilities	Yes	
	(a) Main Road Name & Width	Allur Main Road	~30 ft.
	(b) Front Road Name & width	Internal Road	~20 ft.
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	4.6 km.	
12.	Type of road available at present	Bituminous Road	
13.	Width of road – is it below 20 ft. or 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	
III.	VALUATION OF LAND		
	Size of plot	Please refer to Part C – Area description of the Property.	
	North & South		
	East & West		
	Total extent of the plot		
	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 D - Procedure of Valuation Assessment section.	
	Guideline rate obtained from the		

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	Registrar's Office (an evidence thereof to be enclosed)		
	Assessed / adopted rate of valuation		
	Estimated Value of Land		
IV.	VALUATION OF BUILDING		
1.	Technical details of the building		
a.	Type of Building (Residential / Commercial/ Industrial)	AGRICULTURE BASED	
b.	Type of construction (Load bearing / RCC/ Steel Framed)	Structure RCC	Slab --- Walls RCC
c.	Architecture design & finishing	Interior Ordinary regular architecture / Completely Dilapidated Structure	Exterior Ordinary regular architecture / Completely Dilapidated Structure
d.	Class of construction	Class of construction: Completely Dilapidated Structure	
e.	Year of construction/ Age of construction	~2012	~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 Poor	Exterior Poor
i.	Maintenance issues	Very old debris structure and hence requires full scale renovation or redevelopment	
j.	Visible damage in the building if any	Not appropriate to use	
k.	Type of flooring	Simple marble flooring/PCC flooring in structures	
l.	Class of electrical fittings	External/ Ordinary quality fittings used	
m.	Class of plumbing, sanitary & water supply fittings	External/ Ordinary quality fittings used	
n.	Map approval details		
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.	



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	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 plan	<input type="checkbox"/> Permissible alterations	Cannot Comment
		<input type="checkbox"/> Non permissible alterations	Cannot Comment
	g. Is this being regularized	No information provided to us on our request	
V.	SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF		
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:**

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

PART C

AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	351.5 acres (14,22,471.29 sq. mtr.)	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out	
	Remarks & observations, if any	<p>Since the company has not provided us the Class wise bifurcation of the agricultural land parcels, we have used the total of all the ceiling areas under every class which is 224 acres in case of Dry Agricultural land (Classes G, H, I, J, K) and 127.50 acres in Wet agricultural land parcels (Class A, B, C, D, E, F).</p> <p>Out of Total ceiling act land area applicable to Dry as well as Wet land, the maximum Dry or wet area which is non prohibited in the villages is retained and the balance land area has been taken from the other village.</p> <p>Thus, after Considering the above factors, the land area 351.50 acres is net total of Dry and wet land and the same has been considered in our valuation. Detail</p>	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	24,821.55 sq. ft. / 2305.99 sq. mtr.
	Area adopted on the basis of	Google map 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.

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at www.rkassociates.org



PART D

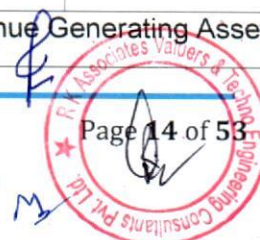
PROCEDURE OF VALUATION ASSESSMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		3 June 2022	30 June 2022	30 June 2022
ii.	Client	IDBI Bank, 7 th Floor IDBI Tower, WTC Complex, Cuffe Parade, Colaba, Mumbai		
iii.	Intended User	IDBI Bank, 7 th 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	Type
		LAND & BUILDING	AGRICULTURE	AGRICULTURAL LAND & BUILDING
		Classification	Non - Income/ Revenue Generating Asset	

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Valuation Terms of Service & Valuer's Important Remarks are available
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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 Normal Marketable State			
		Reason: Asset under free market transaction state			
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	
		Vacant	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. depts. 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			
x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity

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A product of R.K. Associates		No	Not Available	Yes	Not easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are not 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	As per google maps measurement These land parcels are within 2 km from the coast line which make them suitable for Aquaculture practices. However, during site visit these land parcels had restricted entry due to thick bushes. Also, THE ANDHRA PRADESH LAND REFORMS (CEILING ON AGRICULTURAL HOLDINGS) ACT, 1973 is applicable in Andhra Pradesh which makes the holding of Agriculture land parcels limited for the company. For further reference kindly refer description of the property.			
xv.	Property overall usability/ utility Factor	Low, since as per survey numbers all the land parcels are scattered at different locations in two different villages. we couldn't clearly ascertain the whereabouts of the survey numbers precisely that which survey numbers lies along roads, and which are far away from roads. Some land parcels are even landlocked. Since we don't know about the classes of these lands as per Land Ceiling Act so it might happen that some of lands might be coming in excess of specific class.			
xvi.	Do property has any alternate use?	No, Restricted to a particular use. The property can only be used for agriculture purpose and agriculture related activities since as per sale deeds all the lands parcels are agricultural lands only. However if CLU is done barring prohibited land parcels, the same land parcels can be put to use for other purposes as well.			
xvii.	Is property clearly demarcated by permanent/ temporary boundary on	No demarcation done and mixed with other adjoining Lands			

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	site		
xviii.	Is the property merged or colluded with any other property	Yes	
		Comment: As per the compilation of Sale deeds there are many survey number which are merged with each other.	
xix.	Is independent access available to the property	No clear independent access was available due to presence of thick bushes in the area. Also, the entry or exit point of the property is not known to the company.	
xx.	Is property clearly possessable upon sale	No the buyer company will have to conduct its own due diligence of all the land parcels before the final transaction	
xxi.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	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.	
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	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:	Mr. Harish
		Contact No.:	+91- 89047 76880
		Nature of reference:	Agricultural Land
		Size of the Property:	125 acres
		Location:	Allur
		Rates/ Price informed:	Rs.20 lakhs per acre
		Any other details/ Discussion held:	As per the discussion with the dealer, it has been informed to us that this land parcel is suitable for farming purpose.



		2	Name:	Ms. Madhu
			Contact No.:	+91-98493 75322, +91- 98493 75322
			Nature of reference:	Agricultural Land
			Size of the Property:	28 acres
			Location:	Kavali
			Rates/ Price informed:	Asking Price Rs.4.2 cr.
			Any other details/ Discussion held:	As per the discussion with the dealer, it has been informed to us that the rate for this land parcel is around Rs.4.2 cr which comes out to be Rs.15 lakhs per acre. It is around 27 kms. from the subject property.

xxvi. *NOTE: The given information above can be independently verified to know its authenticity.*

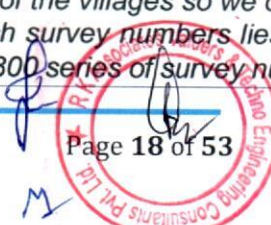
xxvii.	Adopted Rates Justification	<p><i>As per our micro market analysis and conversation with the local dealers in that area we have found a rate range to Rs. 15.00 Lakhs per acre to Rs. 20.00 Lakh per acre. Considering the location, geography, extent of prohibited land, non-prohibited land parcels we have adopted a rate of Rs. 18.50 Lakh per acre for wet land. The land rates for dry lands in Village Mallayapalem and village Juvvaladinne have been reduced by 17% and 28% respectively from the Wet land rate which has been considered same for wet lands located at both the villages i.e. Rs. 18.50 Lakh per acre.</i></p> <p><i>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.</i></p>
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NOTE:

All the land parcels as per sale deed are Agricultural lands, therefore for identification purpose we have requested from the client for cadastral map during the site inspection. However same was not provided to us by the client. During site survey, the company's representative showed us some small structures on the site and informed that all the land parcels behind these small structures are NFCL owned only. However, visiting those land parcels is not possible because of thick bushes which will cause hindrance in the movement.

Considering the above issue we tried to take help from the information available on public domain through <http://meebhoomi.ap.gov.in/VillageMap.aspx> and <https://bhunaksha.ap.gov.in/bhunaksha/fmb/index.jsp>. However, Due to some technical issue, <http://meebhoomi.ap.gov.in/VillageMap.aspx> was not giving any results for the subject villages but <https://bhunaksha.ap.gov.in/bhunaksha/fmb/index.jsp> map is enclosed for reference. The map was not superimposed on the satellite view of the villages so we couldn't clearly ascertain the whereabouts of the survey numbers precisely that which survey numbers lies along roads, and which are far away from roads. However as much as we can see, 800 series of survey numbers

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couldn't be found on the displayed map. Other survey numbers found to be on road and few inside landlocked. These are not the continuous land parcels and lying at different locations as per the map. However just based on this non superimposed map we can't say anything with surety about the whereabouts, existence, activity, and nature of these plots and because of the voluminous survey numbers, it is not possible to check each and every survey number on the map.

It is to be noted that exact location of the survey numbers and which are not found on the map can be ascertained only by taking help of the land revenue department who can locate the specific plots. Bank should take a note of this.

We have given the valuation based on the assumption that the plots for which documents have been provided to us must be existing on site. Due to non-availability of the exact whereabouts of these plots we have applied a lump sum general rates prevailing for the agriculture land of same nature in that area of which we got the information on site for such type of land.

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.

Related postings for similar properties on sale are also annexed with the Report wherever available.

xxviii.	Other Market Factors		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Abundantly available
		Remarks: Moderate demand of the property because of its large size	
		Adjustments (-/+): 0%	
xxix.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxx.	Any other aspect which has relevance on the value or marketability of the property	NA	
		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 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 finance or court decree or Govt.	

		<p>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 & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & 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>Adjustments (-/+): 0%</p>
xxxi.	Final adjusted & weighted Rates considered for the subject property	<p><i>As per our micro market analysis and conversation with the local dealers in the at area we have found a rate range to Rs.15.00 Lakhs per acre to Rs. 20.00 Lakh per acre. Considering the location, geography, extent of prohibited land, non-prohibited land parcels we have adopted a rate of Rs. 18.50 Lakh per acre for wet land. The land rates for dry lands in Village Mallayapalem and village Juvvaladinne have been reduced by 17% and 28% respectively from the Wet land rate which has been considered same for wet lands located at both the villages i.e. Rs.18.50 Lakh per acre</i></p>
xxxii.	Considered Rates Justification	<p>We have given the valuation based on the assumption that the plots for which documents have been provided to us must be existing on site. Due to non-availability of the exact whereabouts of these plots we have applied a lump sum general rates prevailing for the agriculture land of same nature in that area of which we got the information on site for such type of land.</p>
xxxiii.	Basis of computation & working	<ul style="list-style-type: none"> <i>It is to be noted that exact location of the survey numbers and which are not found on the map can be ascertained only by taking help of the land revenue department who can locate the specific plots. Bank should take a note of this. Therefore, we have given the valuation based on the assumption that the plots for which documents have been provided to us must be existing on site. Due to non-availability of the exact whereabouts of these plots we have applied a lump sum general rates prevailing for the agriculture land of same nature in that area of which we got the information on site for such type of land.</i> <i>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.</i> <i>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.</i> <i>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</i>

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.

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- 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**

- We have given the valuation based on the assumption that the plots for which documents have been provided to us must be existing on site. Due to non-availability of the exact whereabouts of these plots we have applied a lump sum general rates prevailing for the agriculture land of same nature in that area of which we got the information on site for such type of land.
- 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

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3. VALUATION OF LAND

VALUATION OF PROJECT LAND BY GOVT. GUIDELINE VALUE M/s. NFCL NELLORE AGRICULTURAL LANDS, ANDHRA PRADESH								
GOVT. GUIDELINE VALUE OF LAND USING LAND CEILING ACT								
Sr. No.	Particular	STATE	Village	Non Prohibited Area as per analysis of Sale deeds (Acres)	Non Prohibited Area after reducing Government owned lands (Acres)	Non Prohibited Area Adopted Under Ceiling Act (Acres)	Govt. Guideline Rate Adopted for Guideline Valuation (Rs. Per Acre)	Government Guideline Value of Project Land (INR)
1	Agricultural Land (Dry)	Andhra Pradesh	Juvvaladinne Village	39.29	32.93	19.00	₹ 3,40,000.00	₹ 64,60,000.00
3	Agricultural Land (Dry)		Mallayapalem	205.13	205.13	205.00	₹ 3,00,000.00	₹ 6,15,00,000.00
Sub-Total (Dry)			-	244.42	238.06	224.00	-	₹ 6,79,60,000.00
2	Agricultural Land (Wet)		Juvvaladinne Village	82.92	80.77	80.77	₹ 4,70,000.00	₹ 3,79,61,900.00
4	Agricultural Land (Wet)		Mallayapalem	57.38	57.38	46.73	₹ 3,60,000.00	₹ 1,68,22,800.00
Sub-Total (Wet)			-	140.30	138.15	127.50	-	₹ 5,47,84,700.00
GRAND TOTAL (Dry +Wet)			-	384.72	376.21	351.50	-	₹ 12,27,44,700.00

1. The actual Non prohibited Land area available with the company excluding Government owned lands is Approx. 376 Acres. However THE ANDHRA PRADESH LAND REFORMS (CEILING ON AGRICULTURAL HOLDINGS) ACT, 1973 is applicable in Andhra pradesh. According to this act In computing the holding of a person (Company) consisting of lands of different classes, the relative proportion of the extent of land of each such Class to the extent of a standard holding of the appropriate Class shall be taken into account in the manner prescribed and the aggregate of all such proportions shall be deemed to be the holding of the person, in relation to the ceiling area. Since the company has not provided us the Class wise bifurcation of the agricultural land parcels we have used the total of all the ceiling areas under every class which is 224 acres in case of Dry Agricultural land (Classs G, H, I, J, K) and 127.50 acres in Wet agricultural land parcels (Class A, B, C, D, E, F).
2. Out of Total ceiling act land area applicable to Dry as well as Wet land, the maximum Dry or wet area which is non prohibited in the villages is retained and the balance land area has been taken from the other village.

VALUATION OF PROJECT LAND BY GOVT. GUIDLINE VALUE M/s. NFCL NELLORE AGRICULTURAL LANDS, ANDHRA PRADESH										
FAIR MARKET VALUE OF LAND USING LAND CEILING ACT										
Sr. No.	Particulars	State	Village	Area (Sq. yd.)	Non Prohibited Land Area as per Deeds	Actual Non Prohibited Land Area after Reducing Govt. owned land	Land Valuation calculation as per Ceiling Act			
							Area Considered for Valuation (Acres)	Market Rate Adopted for Valuation (Rs. Per Acre)	Market Value of Project Land (INR)	
1	Agricultural Land (Dry)	ANDHRA PRADESH	Juvvaladinne Village	1,33,262.98	39.29	32.93	19.00	₹ 13,32,000.00	2,53,08,000.00	
2	Agricultural Land (Dry)		Mallayapalem	8,30,131.66	205.13	205.13	205.00	₹ 15,35,500.00	31,47,77,500.00	
SUB-TOTAL (DRY)			-	9,63,394.64	244.42	238.06	224.00	-	34,00,85,500.00	
3	Agricultural Land (Wet)		Juvvaladinne Village	3,26,864.59	82.92	80.77	80.77	₹ 18,50,000.00	₹ 23,58,75,000.00	
4	Agricultural Land (Wet)		Mallayapalem	2,32,208.62	57.38	57.38	46.73			
SUB-TOTAL (WET)				5,59,073.21	140.30	138.15	127.50	-	₹ 23,58,75,000.00	
TOTAL			-	15,22,467.85	384.72	376.21	351.50	-	₹ 57,59,60,500.00	

1. The actual Non prohibited Land area available with the company excluding Government owned lands is Approx. 376 Acres. However THE ANDHRA PRADESH LAND REFORMS (CEILING ON AGRICULTURAL HOLDINGS) ACT, 1973 is applicable in Andhra pradesh. According to this act In computing the holding of a person (Company) consisting of lands of different classes, the relative proportion of the extent of land of each such Class to the extent of a standard holding of the appropriate Class shall be taken into account in the manner prescribed and the aggregate of all such proportions shall be deemed to be the holding of the person, in relation to the ceiling area. Since the company has not provided us the Class wise bifurcation of the agricultural land parcels we have used the total of all the ceiling areas under every class which is 224 acres in case of Dry Agricultural land (Classs G, H, I, J, K) and 127.50 acres in Wet agricultural land parcels (Class A, B, C, D, E, F).
2. Out of Total ceiling act land area applicable to Dry as well as Wet land, the maximum Dry or wet area which is non prohibited in the villages is retained and the balance land area has been taken from the other village.

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Valuation Terms of Service & Valuer's Important Remarks are available
at www.rkassociates.org



4. VALUATION COMPUTATION OF BUILDING STRUCTURE

Sr. No.	DESCRIPTION	Area (Sq. Ft.)	Type of Structure	Year of Construction	Year of Valuation	Total Life Consumed (in years)	Total Economic Life (in years)	Plinth Rate (per sq.ft.)	Gross Replacement Value	Depreciation Amount	Depreciated Value (INR)	Deterioration Factor	Depreciated Replacement Market Value
1	Building A	5,607.99	RCC	2012	2022	10	60	₹ 1,300	₹ 72,90,389	₹ 11,54,312	₹ 61,36,078	50%	₹ 30,68,039
2	Building B	13,853.14	RCC	2012	2022	10	60	₹ 1,300	₹ 1,80,09,081	₹ 28,51,438	₹ 1,51,57,643	50%	₹ 75,78,822
3	Building C	2,594.10	RCC	2012	2022	10	60	₹ 1,300	₹ 33,72,330	₹ 5,33,952	₹ 28,38,378	50%	₹ 14,19,189
4	Building D	1,732.99	RCC	2012	2022	10	60	₹ 1,300	₹ 22,52,884	₹ 3,56,707	₹ 18,96,178	50%	₹ 9,48,089
5	Building E	559.72	RCC	2012	2022	10	60	₹ 1,300	₹ 7,27,640	₹ 1,15,210	₹ 6,12,430	50%	₹ 3,06,215
6	Building F	473.61	RCC	2012	2022	10	60	₹ 1,300	₹ 6,15,695	₹ 97,485	₹ 5,18,210	50%	₹ 2,59,105
Grand Total		24,821.55							₹ 3,22,68,019	₹ 51,09,103	₹ 2,71,58,916		₹ 1,35,79,458

Note: 50% deterioration factor has been taken in Building valuation since the structures present at site were in poor condition with columns of few structures in totally dilapidated condition.

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 (add lump sum cost)	----	---
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	---
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	---
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	---
e.	Depreciated Replacement Value (B)	NA	NA
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & 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 		

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VALUATION ASSESSMENT

M/s NAGARJUNA FERTILISERS AND CHEMICALS LIMITED

under basic rates above.

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.12,27,44,700/-	Rs.57,59,60,500/-
2.	Construction Value (B)	---	Rs.1,35,79,458/-
3.	Additional Aesthetic Works Value (C)	---	---
4.	Total Add (A+B+C)	---	Rs.58,95,39,958/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.58,95,39,958/-
8.	Rounded Off	---	Rs.58,95,00,000/-
9.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Fifty-Eight crores and Ninety Five lakhs only
10.	Expected Realizable Value (@ ~25% less)	---	Rs.44,21,25,000/-
11.	Expected Distress Value (@~30% less)	---	Rs.41,26,50,000/-
12.	Expected Liquidation Value (@ ~40% less)	----	Rs.35,37,00,000/-
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%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	

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15. Concluding Comments

- a. Since land parcels are many in numbers with variable sizes are scattered at different locations, some may be landlocked and some may be away from approaching main road.
- b. Since we don't know about the classes of these lands as per Land Ceiling Act so it might happen that some of lands might be coming in excess of specific class.
- c. Therefore, based on above limitations we are considering higher liquidation percentage as 40%.
- d. As per the third table in the above image We have subtracted Government owned Survey Numbers as per fresh land records extracted form Andhra Pradesh website. Accordingly, the actual total land area available with the company including prohibited and non-prohibited is 380.13 Acres against 388.64 Acres. Out of 380.13 Acres the non-prohibited land admeasures 376.21 Acres.
- e. The actual Non prohibited Land area available with the company excluding Government owned lands is Approx. 376 Acres. However, THE ANDHRA PRADESH LAND REFORMS (CEILING ON AGRICULTURAL HOLDINGS) ACT, 1973 is applicable in Andhra Pradesh. According to this act in computing the holding of a person (Company) consisting of lands of different classes, the relative proportion of the extent of land of each such Class to the extent of a standard holding of the appropriate Class shall be taken into account in the manner prescribed and the aggregate of all such proportions shall be deemed to be the holding of the person, in relation to the ceiling area. Since the company has not provided us the Class wise bifurcation of the agricultural land parcels we have used the total of all the ceiling areas under every class which is 224 acres is case of Dry Agricultural land (Classes G, H, I, J, K) and 127.50 acres in Wet agricultural land parcels (Class A, B, C, D, E, F).
- f. As per the analysis of survey numbers in the sale deed The total area of the Non prohibited survey numbers is 384.72 Acres. Out of 384.72 acres the survey numbers currently owned by Government admeasuring approx. 8.51 Acres are further reduced. Thus net total non-prohibited area admeasures 376.21 acres.

According to the land ceiling act the total agricultural Land Holding applicable to any company ad measures 351.50 acres which includes 224 acres for Agricultural dry lands and 127.50 Acres for Agricultural wet lands. Since we do not have the classification of land parcels as per the different Classes we have considered the total ceiling area for the purpose of valuation. The total Aggregate Land holdings have been divided among the villages in such a way that the maximum area of a specific village is retained and balance area is adjusted in other village. The same can be seen in the valuation performed in PART D, Clause 3 of the report.

- g. 50% deterioration factor has been taken in Building valuation since the structures present at site were in poor condition with columns of few structures in totally dilapidated condition.
- h. We have given the valuation based on the assumption that the plots for which documents have been provided to us must be existing on site. Due to non-availability of the exact whereabouts of these plots

CASE NO.: VIS (2022-23)- PL112-096-160



we have applied a lump sum general rates prevailing for the agriculture land of same nature in that area of which we got the information on site for such type of land.

- i. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- j. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- k. 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.
- l. 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.
- m. 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.
- n. 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.
- o. 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.
- p. 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.
- q. 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

CASE NO.: VIS (2022-23)- PL112-096-160

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. 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 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

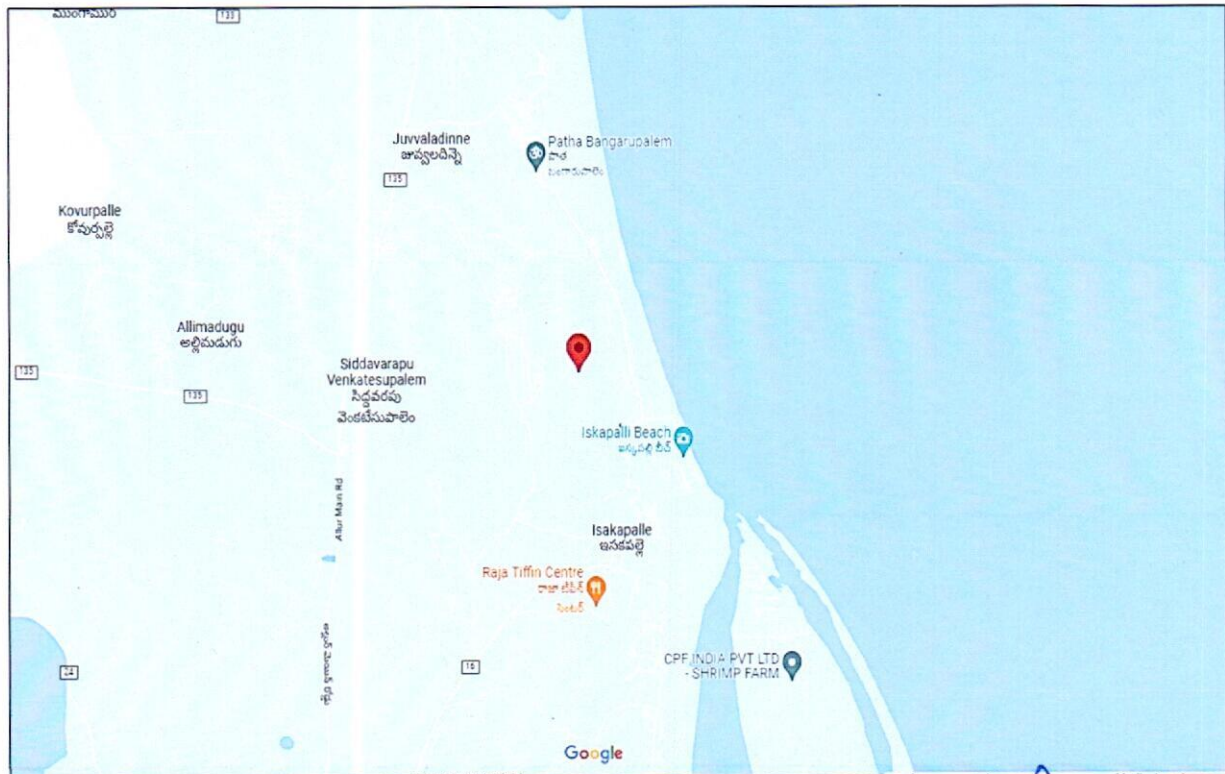
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the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

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
V. Senthil Kumaran	Manas Upmanyu & Tejas Bharadwaj	Rajani Gupta
	 	

ENCLOSURE: I – GOOGLE MAP LOCATION



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Valuation Terms of Service & Valuer's Important Remarks are available
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ENCLOSURE: II - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Nellore > Nellore Agricultural Farm Land > VRC Centre Agricultural Farm Land

Posted on: Mar 30, 22 Property ID: 58005877

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

₹27.50 Cr [Apply for home loan](#) **ONLY ON MAGICBRICKS**

Agricultural Land For Sale in **Allur, Nellore** [View on map](#)

Plot Area: **125 acre** Transaction Type: **Resale**

Photo not uploaded by advertiser [Request Photos](#)

Contact Owner **Get Phone No.** Last contact made 9 days ago

Contact Owner **harish** +91-89XXXXXX80

Your Name: **tejas bharadwaj**

Email: **tejas.bharadwaj@rkassociates.org**

Mobile Number: **IND +91 8447013134**

I Agree to MagicBricks [Terms of Use](#)

Get Contact Details

REI RealEstateIndia Nellore BUY RENT PROJECTS AGENTS SERVICES HELP

Home > Property for Sale in Nellore > Property in Buchireddypalem > Agricultural Farm Land > Farm Land

Farm Land for Sale in Buchireddypalem, Nellore

Buchireddypalem, Nellore by **Naveen** [View Map](#)

Call for Price @ ₹28 Lacs/Acre

GET PHONE NO. **ENQUIRY NOW**

[Share Property Feedback](#) [Share this Property](#)

Location **Buchireddypalem, Nellore**

Plot/Land Area **5 Acre**

Type **Farm Land**

About Property
Agriculture Land of 5 Acres with all water facilities and road facilities.

CONTACT OWNER

Contact Seller

Naveen
Owner / +91-99519XXXXX

Report: [Sold Out](#) [Wrong info](#)

CASE NO.: VIS (2022-23)- PL112-096-160

Valuation Terms of Service & Valuer's Important Remarks are available
at www.rkassociates.org

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REI RealEstateIndia Nellore BUY RENT PROJECTS AGENTS SERVICES HELP Post Property FREE Sign In Join Free

Home Property for Sale in Nellore Property in Buchireddypalem Agricultural Farm Land 25 Ares, Agricultural Farm Land

Farm Land for Sale in Buchireddypalem, Nellore
Buchireddypalem, Nellore by **Sudhakar** - View Map

Call for Price @ ₹45 Lac/Ares

GET PHONE NO. **ENQUIRY NOW**

Share Property Feedback Share this Property

About Property
Its 25 acres of land adjacent to main road of buchireddypalem. Property is situated in municipality locality of buchireddypalem main road facing.

Booking Amount : 5 Cr. **Sale Type :** Resale **Ownership :** Individual

Contact Seller
Sudhakar
Owner / +91-92661xxxx

Location: Buchireddypalem, Nellore
Plot/Land Area: 25 Ares
Ownership: Individual
Sale Type: Resale
Type: Farm Land

REI RealEstateIndia Nellore BUY RENT PROJECTS AGENTS SERVICES HELP Post Property FREE Sign In Join Free

Home Property for Sale in Nellore Property in Kottur Agricultural Farm Land 1088 Sq. Yards, Agricultural Farm Land

Farm Land for Sale in Kottur, Nellore
Kottur, Nellore by **Sudhakar Ps** - View Map

₹ 26 Lac @ ₹2,390/Sq. Yards

GET PHONE NO. **ENQUIRY NOW**

Share Property Feedback Share this Property

About Property
About property
Each block having 136 to 140 ankanams Every block having 150 to 180 Mahogany plantation container house 100% Vastu E. M. I. Facility just 12 kms to Nellore city form land near by Kendriya ...More

Booking Amount : 5 Lac **Sale Type :** New **Ownership :** Individual

Contact Seller
Sudhakar Ps
Owner / +91-80081xxxx

Location: Kottur, Nellore
Plot/Land Area: 1088 Sq. Yards
Ownership: Individual
Sale Type: New
Type: Farm Land

ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY



CASE NO.: VIS (2022-23)- PL112-096-160

Valuation Terms of Service & Valuer's Important Remarks are available
at www.rkassociates.org

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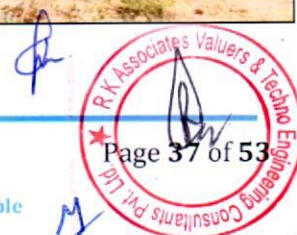






CASE NO.: VIS (2022-23)- PL112-096-160

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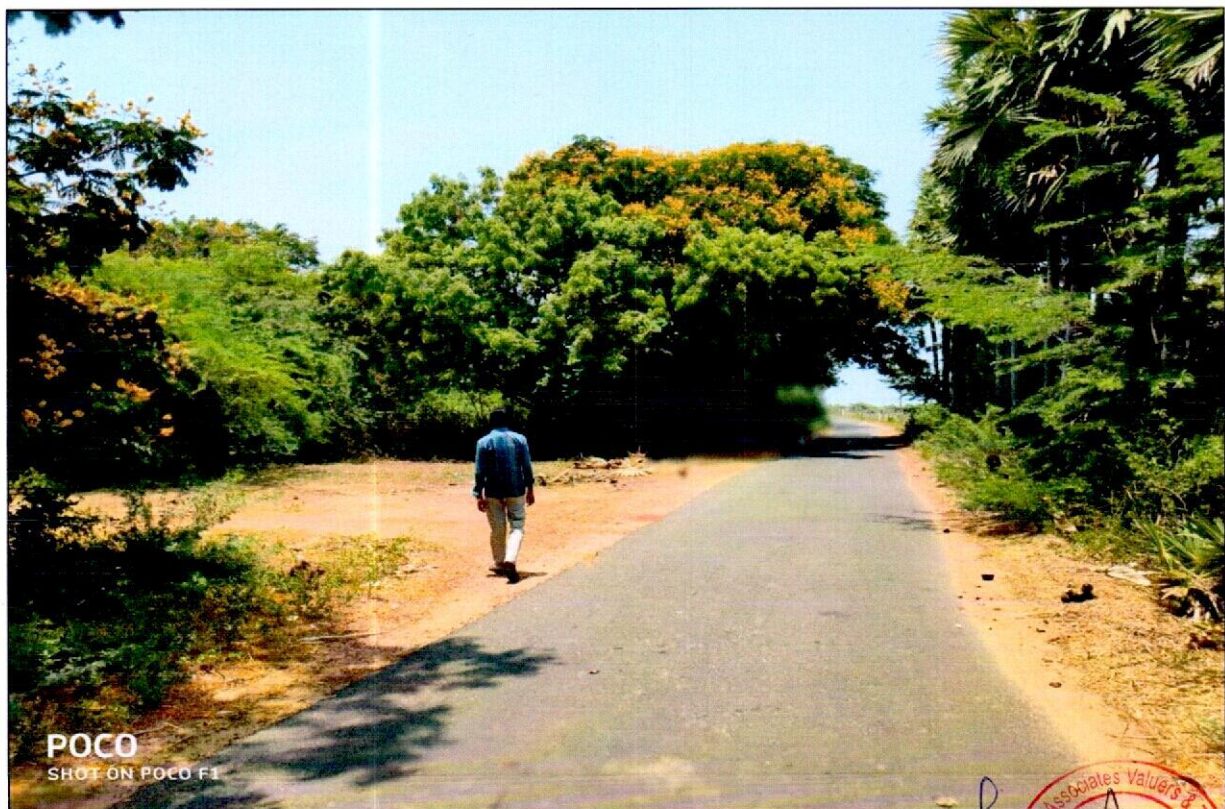




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ENCLOSURE: IV – COPY OF CIRCLE RATE

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UNIT RATES - VILLAGE WISE

District Name	NELLORE	Mandal Name	BOGOLE
City/Town/Village	JUVVALADINNE	Survey No.	Select ▼ To view Survey No. Wise Details

S.No.	Habitation	Nature Of Use	Land Rate Rs. per Acre	Effective Date (dd/mm/yyyy)
1.	TENKAYACHETLAPALEM	Dry land	340,000	10/08/2020
2.	T.C. PALEM	Dry land	340,000	10/08/2020
3.	PATAPALEM	Dry land	340,000	10/08/2020
4.	PATAKADAPALEM	Dry land	340,000	10/08/2020
5.	PATABANGARUPALEM	Dry land	340,000	10/08/2020
6.	PANDIGUNTA	Dry land	340,000	10/08/2020
7.	ODDIPALEM	Dry land	340,000	10/08/2020
8.	KOTHAKADAPALEM	Dry land	340,000	10/08/2020
9.	KOTHABANGARUPALEM	Dry land	340,000	10/08/2020
10.	KOLLADINNE	Dry land	340,000	10/08/2020
11.	JUVVALADINNE	Dry land	340,000	10/08/2020
12.	JADAGOGULA	Dry land	340,000	10/08/2020
13.	C.R. PALEM	Dry land	340,000	10/08/2020
14.	ALICHERLABANGARUPALEM	Dry land	340,000	10/08/2020
15.	YENUGULABAVI	Dry land	340,000	10/08/2020
16.	KOTHABANGARUPALEM	Wet Land double crop	470,000	10/08/2020
17.	KOLLADINNE	Wet Land double crop	470,000	10/08/2020
18.	JUVVALADINNE	Wet Land double crop	470,000	10/08/2020
19.	JADAGOGULA	Wet Land double crop	470,000	10/08/2020
20.	C.R. PALEM	Wet Land double crop	470,000	10/08/2020
21.	ALICHERLABANGARUPALEM	Wet Land double crop	470,000	10/08/2020
22.	YENUGULABAVI	Wet Land double crop	470,000	10/08/2020
23.	TENKAYACHETLAPALEM	Wet Land double crop	470,000	10/08/2020
24.	T.C. PALEM	Wet Land double crop	470,000	10/08/2020
25.	PATAPALEM	Wet Land double crop	470,000	10/08/2020
26.	PATAKADAPALEM	Wet Land double crop	470,000	10/08/2020
27.	PATABANGARUPALEM	Wet Land double crop	470,000	10/08/2020
28.	PANDIGUNTA	Wet Land double crop	470,000	10/08/2020
29.	ODDIPALEM	Wet Land double crop	470,000	10/08/2020
30.	KOTHAKADAPALEM	Wet Land double crop	470,000	10/08/2020

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Valuation Terms of Service & Valuer's Important Remarks are available
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VALUATION ASSESSMENT

M/s NAGARJUNA FERTILISERS AND CHEMICALS LIMITED

Not secure | rs.ap.gov.in/UnitRateMV.do

A Q

UNIT RATES - VILLAGE WISE

District Name	NELLORE	Mandal Name	BOGOLE
City/Town/Village	MALLAYAPALEM	Survey No.	Select ▼ To view Survey No. Wise Details

S.No.	Habitation	Nature Of Use	Land Rate Rs. per Acre	Effective Date (dd/mm/yyyy)
1.	MALLAYAPALEM	Dry land	300,000	10/08/2020
2.	MALLAYAPALEM	Wet Land double crop	360,000	10/08/2020
3.	MALLAYAPALEM	Coconut Garden	360,000	10/08/2020
4.	MALLAYAPALEM	House Sites	2,178,000	10/08/2020
5.	MALLAYAPALEM	Agricultural Land fit for H.S.	930,000	10/08/2020
6.	MALLAYAPALEM	Land abutting NH/SH/ZPP/MPP	440,000	10/08/2020

[Back](#)

Note :

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

2.For further details contact Sub Registrar office

KAVALI,

16/10, Taluk Office Compound

KAVALI, Kaval

Kaval

Phone : 243340


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Valuation Terms of Service & Valuer's Important Remarks are available
at www.rkassociates.org

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ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT



ఆంధ్ర ప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH AT 971130

Sold To **Rs. 100/- M/s Nagarjuna Fertilizers and Chemicals Limited,**
For Whom **SELF** Hyderabad, Rep by its A.G.M. T.Srinivas,
S/o T.Subrahmanyam, Hyderabad.


①
SALE DEED

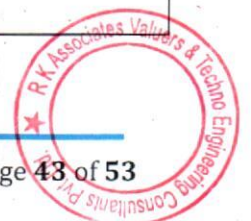
This deed of Sale is executed on this 11th day of July 2012.
For Rs.2,46,66,000/- (Rupees Two Crores and Forty Six Lakhs
Sixty Six Thousands only)

Executed By:- M/s Nagarjuna Aqua Exports Limited, Its Registered office at 26,
Nagarjuna Hills, Panjagutta, Hyderabad - 500 082. Registered
under Companies, Act, (1956), Represented by its present
Director Sri. K.Somaraju, S/o Satya Narayana Raju,
Aged about 60 Years, Residing at D.No.2-2-23/22/25,
Bagh Amber Pet, Hyderabad, A.P.
Hereinafter called the "VENDOR" Which expression shall
wherever it occurs in the deed includes his heirs, executors,
assignees and administrators of one Part.

Executed In Favour of:- M/s Nagarjuna Fertilizers and Chemicals Limited,
Its Registered office at D.No. 8-2-248, Nagarjuna Hills,
Panjagutta, Hyderabad - 500 082. Registered under Companies,
Act, (1956), as No.U 24129 AP 2006 PLC 076238. Represented
by its present A.G.M. Sri. T.Srinivas, S/o T.Subrahmanyam,
Aged about 52 Years, Residing at Plot No. 94B, Flat No. S/2,
Sai Sadan Apartment, Vengalrao Nagar, Hyderabad-38, A.P.
Hereinafter called the "VENDEE" of other part.

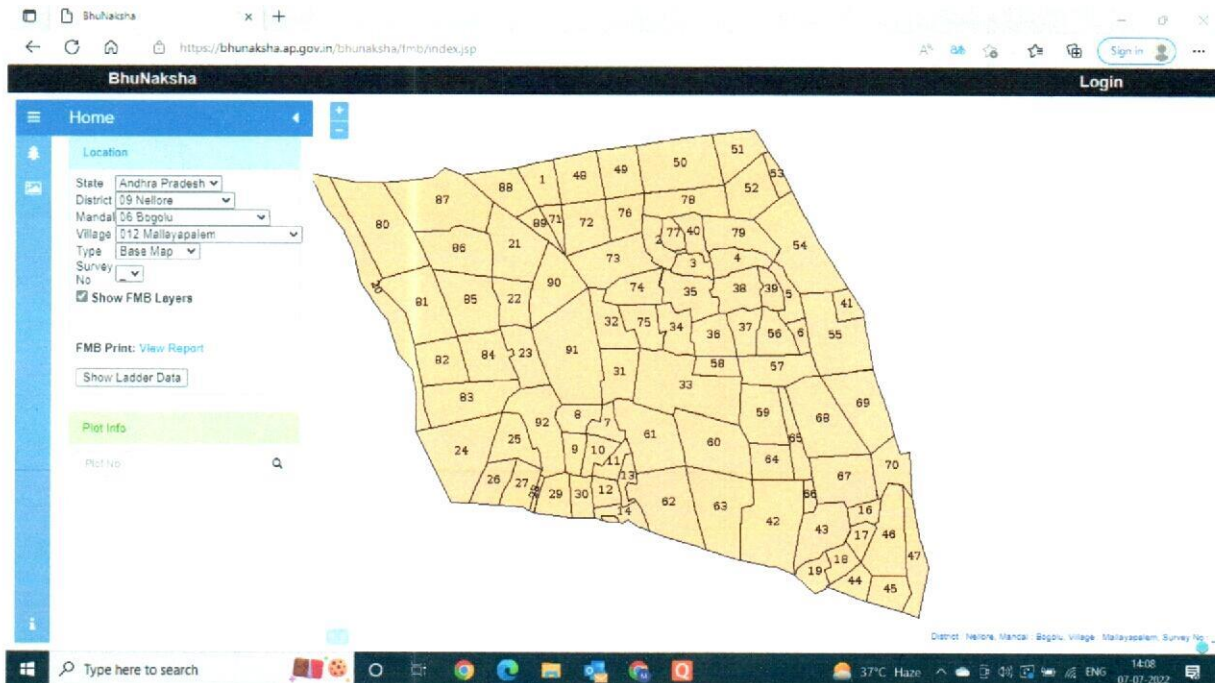
For Nagarjuna Aqua Exports Limited
K.Somaraju
Director/Authorised Signatory

		(N-J) SL.NO. PURCHASER EXECUTANT/CLAIMANT	14926 124977	NOV 16 2019	
		SUB REGISTRAR & EX-OFFICIO STAMP VENDOR S.R.O. BANJARA HILLS	13:43 R.0050000 PB5752	TELANGANA	
		भारत INDIA			
		ENTRY NO. 203			
		Nagarjuna Fertilizers and Chemicals Limited			
For IDBI BANK LIMITED Asst. Gen. Manager	On the <u>04th</u> day of <u>December</u> 2019, Shri T Srinivas, General Manager - Legal of Nagarjuna Fertilizers and Chemicals Limited, a Company within the meaning of the Companies Act, 1956 and having its registered office at D. No. 8-2-248, Nagarjuna Hills, Punjagutta, Hyderabad, Andhra Pradesh 500 082 (hereinafter called "the Company") attended the Regional/Branch Office of IDBI Bank Ltd. at 5-9-89/1&2, Chapel Road, Hyderabad 500 001 (hereinafter called "IDBI Bank") and delivered to and deposited with Shri <u>Selvaprasanth</u> Acting for IDBI Bank, and IDBI Bank acting for itself and as agent of State Bank of India, ICICI Bank Limited, Indian Overseas Bank, Punjab National Bank, UCO Bank and Bank of India (Consortium of Lenders).	For IDBI BANK LIMITED Asst. Gen. Manager			
For IDBI BANK LIMITED Asst. Gen. Manager		For IDBI BANK LIMITED Asst. Gen. Manager			



OTHER IMPORTANT DOCUMENTS:

BHUNAKSHA MAP OF VILLAGE MALLAYAPALEM



SNAPSHOTS OF PROHIBITED SURVEY NUMBERS

rs.ap.gov.in/UnitRateMV.do					
2409.	1201/2	2.06(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2410.	1201/3	2.7(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2411.	1201/4	2.7(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2412.	1201	5.11(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2413.	1203	3.78(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2414.	1204/1	2.5(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2415.	1204/2	1.0(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2416.	1204/3	0.76(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2417.	1204/4	0.75(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2418.	1205	7.02(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2419.	1206	5.02(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2420.	1207	50.89(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2421.	1209	230.79(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2422.	1210	1.14(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2423.	1211	6.24(A)	G.O.MS.NO.216	2016-05-13 00:00:00	REVENUE (ASSN.I) DEPARTMENT
2424.	1212	3.18(A)	G.O.MS.NO.216	2016-05-13 00:00:00	REVENUE (ASSN.I) DEPARTMENT
2425.	1212	6.15(A)	G.O.MS.NO.216	2016-05-13 00:00:00	REVENUE (ASSN.I) DEPARTMENT
2426.	1213	3.56(A)	G.O.MS.NO.216	2016-05-13 00:00:00	REVENUE (ASSN.I) DEPARTMENT
2427.	1215/3	4.98(A)	RC.E11/786/2019	2019-02-06 00:00:00	COLLECTOR & DISTRICT MAGISTRATE
2428.	1215/4	4.95(A)	RC.E11/786/2019	2019-02-06 00:00:00	COLLECTOR & DISTRICT MAGISTRATE
2429.	1223	8.4(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2430.	1224	12.73(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2431.	1225	13.2(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2432.	1237	1.66(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2433.	1239/1	0.39(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2434.	1239/10	0.26(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2435.	1239/11	0.27(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2436.	1239/11	0.27(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2437.	1239/12	0.77(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2438.	1239/13	0.21(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2439.	1239/14	0.22(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2440.	1239/15	0.32(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2441.	1239/2	1.42(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2442.	1239/3	0.31(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2443.	1239/5	0.93(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
2444.	1239/6	0.41(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR

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rs.ap.gov.in/UnitRateMV.do

159.	27/8	0.47(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
160.	27/9	0.43(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
161.	28	0.97(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
162.	29/1	1.22(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
163.	29/10	0.75(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
164.	29/2	1.02(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
165.	29/3	0.99(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
166.	29/4	1.15(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
167.	29/5	1.04(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
168.	29/6	0.59(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
169.	29/7	0.62(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
170.	29/8	0.75(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
171.	30/1	0.27(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
172.	30/7	0.58(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
173.	31/1	0.54(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
174.	31/10	0.5(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
175.	31/11	0.32(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
176.	31/12	0.5(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
177.	31/13	0.57(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
178.	31/14	0.54(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
179.	31/15	1.53(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
180.	31/16	0.48(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
181.	31/17	0.22(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
182.	31/18	0.2(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
183.	31/19	0.2(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
184.	31/2	0.25(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
185.	31/20	0.09(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR
186.	31/21	0.09(A)	RC.E7.786/2019	2022-04-18 00:00:00	COLLECTOR & DISTRICT MAGISTRATE,SPSR NLR

Details of Government Owned Survey Nos.

Government of Andhra Pradesh, Revenue Department Details of land records The title holder's admonitions																	
District Name : Nellore Name of the Village: Juvaladinne (906010)										Mandal Name : Bogolu (6) Area Units : Acre/ Cents							
Serial number	Survey Number	Full area (3)	Uncultivable area (4)	Area suitable for cultivation (5)	Nature of the Earth (6)	Revenue (Rs.) (7)	Description of the Land (8)	Water (9)	Ayacut area (10)	Account Number (11)	Name of the Pattadar (Father/Husband's Name) (12)	Name of the experienced person (father/husband's name) (13)	Area of Experience (14)	Nature of experience (15)	Remarks (Registration Document Number) (16)	Partial/Complete (Sale/Purchase) (17)	Seller/Buyer Details (18)

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73	8	3.0800	0.0000	3.0800	lease	4.16	hilllock	tank	3.0800	306	Pandi Subbaiah	Pandi Subbaiah	0.2500	Purchase RSD		
74										306	Pandi Subbaiah	Pandi Subbaiah	0.7550	Plain binama		
75										306	Pandi Subbaiah	Pandi Subbaiah	2.0750	unknown		
76	9	1.0600	0.0000	1.0600	lease	1.43	hilllock	rainroad	1.0600	285	Panthangi Malakondiah	Panthangi Malakondiah	0.1100	owned		
77										492	Panthangi Venkataramanaiah	Panthangi Venkataramanaiah	0.1100	owned		
78										494	Panthangi Subba Rao	Panthangi Subba Rao	0.1600	owned		
79										1503	Panthangi Subhash Rao	Panthangi Subhash Rao	0.3500	inheritance		
80										400000	wealth	wealth	0.3300	unknown		
81	10	1.7200	0.0000	1.7200	lease	6.75	hilllock	tank	1.0500	367	Pig's little boy	Panthangi Malakondiah	0.6000	Plain binama		
82										367	Pig's little boy	Pig's little boy	0.9000	owned		
83										367	Pig's little boy	Palakirthi Venkamma	0.2200	Plain binama		
84	11	5.0000	0.0000	5.0000	lease	6.75	Magani	tank	5.0000	70	Pig Chinnu Penukondayya	Pig Chinnu Penukondayya	0.5000	owned		
85										114	Jampani Ramanaiah	Jampani Ramanaiah	0.2500	inheritance		
86										480	Megili Venkayya	Megili Venkayya	0.2000	owned		
87										530	Pig Little Ramayya	Pig Little Ramayya	4.0500	unknown		
88	12	0.5100	0.5100	0.0000	government	0.00	Canal Poramboku	canal	0.0000	20000602	anadinam	anadinam	0.5100	canal		
89	13	0.1300	0.1300	0.0000	government	0.00	Donka Poramboku	--	0.0000	20000509	canal	canal	0.1300	donka		
90	14	2.1200	2.1200	0.0000	government	0.00	Donka Poramboku	--	0.0000	20001301	donka	donka	2.1200	donka		
96	18	0.0700	0.0000	0.0700	lease	0.15	hilllock	rainroad	0.0000	345504	Pig Ranganayakas	Pig Ranganayakas	0.0700	owned		
97	19	1.8000	1.8000	0.0000	government	0.00	Gramakantham	--	0.0000	20000301	Village voice	Village voice	1.8000	colony		
241	38-1	0.2600	0.0000	0.2600	government	0.35	anadinam	--	0.0000	20000602	anadinam	anadinam	0.2600	anadinam		
252	38-2	0.4500	0.0000	0.4500	government	0.61	anadinam	rainroad	0.0000	555	Vanteru Malyadri	Vanteru Malyadri	0.4500	petition		
254	38-3	0.3100	0.0000	0.3100	government	0.42	anadinam	rainroad	0.0000	324001	Vanteru Lakshamma	Vanteru Lakshamma	0.3100	petition		
255	38-4	0.6700	0.0000	0.6700	government	0.90	anadinam	rainroad	0.0000	300575	Kothapalli Prabhakar Reddy	Kothapalli Prabhakar Reddy	0.6700	petition		
256	38-5	0.6200	0.0000	0.6200	government	0.84	anadinam	rainroad	0.0000	300576	Adiseshaiah	Adiseshaiah	0.6200	petition		
257	38-6	1.0400	0.0000	1.0400	government	1.40	anadinam	rainroad	1.0400	1283	Doki Venkateswarlu	Doki Venkateswarlu	1.0400	inheritance		
258	38-7	0.4000	0.0000	0.4000	government	0.52	anadinam	rainroad	0.0000	322	Munnam Rajagopal	Munnam Rajagopal	0.4000	petition		
259	38-8	0.3600	0.0000	0.3600	government	0.49	anadinam	rainroad	0.0000	85	The cow's mirayya	The cow's mirayya	0.3600	petition		
260	38-9	0.4100	0.0000	0.4100	government	0.55	anadinam	rainroad	0.0000	281	Goopi Kondayya	Goopi Kondayya	0.2100	petition		
261										339	Goopi Srinivasulu	Goopi Srinivasulu	0.2000	petition		
262	38-10	0.2900	0.0000	0.2900	government	0.39	anadinam	rainroad	0.0000	340	Guddi Chinnu Kondayya	Guddi Chinnu Kondayya	0.2900	petition		
263	38-11	0.5100	0.0000	0.5100	government	0.69	anadinam	rainroad	0.0000	483	Palliboyina Adisesamma	Palliboyina Adisesamma	0.5100	petition		
264	38-12	0.4300	0.0000	0.4300	government	0.58	anadinam	rainroad	0.0000	291	Pulla Gopalaiah	Pulla Gopalaiah	0.4300	petition		
265	38-13	0.2100	0.0000	0.2100	government	0.28	anadinam	rainroad	0.0000	20000602	anadinam	anadinam	0.2100	anadinam		
266	38-14	0.0400	0.0000	0.0400	government	0.05	anadinam	rainroad	0.0000	800204	Puli Seshiah	Puli Seshiah	0.0400	petition		
267	38-15	0.2600	0.0000	0.2600	government	0.35	anadinam	rainroad	0.0000	800082	Avula Venkataratnam	Avula Venkataratnam	0.2600	petition		
268	38-16	0.2600	0.0000	0.2600	government	0.35	anadinam	rainroad	0.0000	281	Goopi Kondayya	Goopi Kondayya	0.2600	petition		
269	38-17	0.1000	0.0000	0.1000	government	0.14	anadinam	rainroad	0.0000	20000602	anadinam	anadinam	0.1000	anadinam		
270	38-18	0.0700	0.0000	0.0700	government	0.09	anadinam	rainroad	0.0000	292	Puli Ramanayya	Puli Ramanayya	0.0700	petition		
271	38-19	0.0700	0.0000	0.0700	government	0.09	anadinam	rainroad	0.0000	95	Puli Malakondiah	Puli Malakondiah	0.0700	petition		
272	38-20	0.1500	0.0000	0.1500	government	0.20	anadinam	rainroad	0.0000	311135	Manchala Malakondiah	Manchala Malakondiah	0.1500	petition		



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344	56/1A	0.2500	0.0000	0.2500	government	0.34	anādinam	raindroad	0.2500	330301	Danyasi Chinnayya	Danyasi Chinnayya	0.2500	petition	
345	56/1B	0.2500	0.0000	0.2500	government	0.34	anādinam	raindroad	0.2500	311021	Dhanyasi Yanadamma	Dhanyasi Yanadamma	0.2500	petition	
346	56/1C	0.2500	0.0000	0.2500	government	0.34	anādinam	raindroad	0.2500	311409	Dhanyasi Govind	Dhanyasi Govind	0.2500	petition	
347	56/2A	0.5000	0.0000	0.5000	government	0.68	anādinam	raindroad	0.5000	318401	Danyasi Adilakshmayya	Danyasi Adilakshmayya	0.5000	petition	
348	56/2B	0.5000	0.0000	0.5000	government	0.68	anādinam	raindroad	0.5000	800536	Konduru Seven Hills	Konduru Seven Hills	0.3600	petition	
349	56/3	1.0000	0.0000	1.0000	government	1.35	anādinam	raindroad	1.0000	800536	Konduru Seven Hills	Konduru Seven Hills	1.0000	petition	
350	56/4A	0.2500	0.0000	0.2500	government	0.34	anādinam	raindroad	0.0000	20000602	anādinam	anādinam	0.2500	anādinam	
351	56/4C	0.2500	0.0000	0.2500	government	0.34	anādinam	raindroad	0.0000	165	Venkayya of the pig	Venkayya of the pig	0.2500	petition	
352	56/4D	0.2500	0.0000	0.2500	government	0.34	anādinam	raindroad	0.0000	311023	Konduru Ramalingaiah	Konduru Ramalingaiah	0.2500	petition	
353	56/4E	0.2500	0.0000	0.2500	government	0.34	anādinam	raindroad	0.0000	4	Ayyanna to the pig	Ayyanna to the pig	0.2500	petition	
354	56/5	1.0000	0.0000	1.0000	government	1.35	anādinam	raindroad	0.0000	300525	Pralayakaveri Polamma	Pralayakaveri Polamma	1.0000	petition	
355	56/6	1.0000	0.0000	1.0000	government	1.35	anādinam	raindroad	0.0000	20000602	anādinam	anādinam	1.0000	anādinam	
356	56/7	1.3500	0.0000	1.3500	government	1.82	anādinam	raindroad	1.3500	542	Jyothi Venkamma	Jyothi Venkamma	1.3500	petition	
357	56/8	0.7500	0.0000	0.7500	government	0.00	anādinam	raindroad	0.0000	321	Dhanyasi Chinnayya	Dhanyasi Chinnayya	0.7500	petition	
358	56/9	0.7000	0.0000	0.7000	government	0.95	anādinam	raindroad	0.7000	20000602	anādinam	anādinam	0.7000	anādinam	
342	56/10	0.7000	0.0000	0.7000	government	0.95	anādinam	raindroad	0.7000	312001	Mitta Venkayya	Mitta Venkayya	0.7000	petition	
343	56/11	0.7000	0.0000	0.7000	government	0.95	anādinam	raindroad	0.7000	20000602	anādinam	anādinam	0.7000	anādinam	

400	67/1	0.2950	0.0000	0.2950	lease	0.96	Magari	tank	0.2950	64	Tatha Venkamma	Tatha Venkamma	0.2950	owned	
409	67/1-A	0.4250	0.0000	0.4250	lease	0.96	Magari	tank	0.4250	1308	Grandfather Srinivasulu	Grandfather Srinivasulu	0.4250	Settlement	
410	67/2	0.7600	0.0000	0.7600	lease	1.03	Magari	tank	0.7600	120	Samadi Ramasubbamma	Samadi Ramasubbamma	0.0850	owned	
411										120	Samadi Subba Ratinamma	Samadi Subba Ratinamma	0.6750	Plain binama	
412	68/1	2.2700	0.0000	2.2700	lease	3.08	Magari	tank	2.2700	1308	Grandfather Srinivasulu	Grandfather Srinivasulu	0.6000	Settlement	
413										1309	Uda Prabhakar	Uda Prabhakar	0.7000	Settlement	
414										315803	Kovur Ravamayya	Kovur Nageswara Rao	0.0500	Plain binama	
415										315803	Kovur Ravamayya	Kovur Ramanayya	0.0100	Purchase RSD	
416										315803	Kovur Ravamayya	Grandfather Ramayya	0.1400	Plain binama	
417										315803	Kovur Ravamayya	Pralayakaveri Venkateswarlu	0.4500	Plain binama	
418										315803	Kovur Ravamayya	Samadhi Subbarathnamma	0.3200	Plain binama	
419	68/2	0.4500	0.0000	0.4500	lease	0.81	Magari	tank	0.4500	904	Grandfather Kondayya	Grandfather Kondayya	0.1500	Purchase RSD	
420										310140	Grandfather Kondayya	Grandfather Kondayya	0.3000	owned	
421	68/2-A	0.1500	0.0000	0.1500	lease	0.81	Magari	tank	0.1500	1308	Grandfather Srinivasulu	Grandfather Srinivasulu	0.1500	Settlement	
422	69	0.1000	0.0000	0.1000	lease	0.14	Magari	tank	0.1000	317	Puli Malakoteswara Rao	Puli Malakoteswara Rao	0.1000	owned	
423	70	0.2800	0.0000	0.2800	inam	0.00	Magari	canal	0.0000	300000	Don't know	Don't know	0.2800	unknown	



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3305	802/200 6700	0.0000	0.6700	lease	0.74	hill	lock	rain	droad	0.0000	733	M/S BMR Impex Raprera	M/S BMR Impex Raprera	0.6700	Purchase RSD		
3314	803/1A0 1700	0.0000	0.1700	lease	0.37	Magani		rain	droad	0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	0.1700	Purchase RSD		
3315	803/1B0 4100	0.0000	0.4100	lease	0.90	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	0.4100	owned		
3316	803/21 2300	0.0000	1.2300	lease	2.69	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	1.2300	owned		
3317	804/11 2800	0.0000	1.2800	lease	2.80	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	1.2800	owned		
3318	804/20 7600	0.0000	0.7600	lease	1.66	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	0.7600	owned		
3319	804/30 4800	0.0000	0.4800	lease	1.05	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	0.4800	owned		
3320	805/1 6400	0.0000	1.6400	lease	3.59	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	1.6400	Purchase RSD		
3321	806/11 3200	0.0000	1.3200	lease	2.89	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	1.3200	owned		
3322	806/20 2200	0.0000	0.2200	lease	0.48	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	0.2200	owned		
3323	806/30 5100	0.0000	0.5100	lease	1.10	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	0.5100	owned		
3324	807/10 3200	0.0000	0.3200	lease	0.70	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	0.3200	owned		
3325	807/2A0 7900	0.0000	0.7900	lease	1.73	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	0.7900	owned		
3326	807/2B0 4200	0.0000	0.4200	lease	0.92	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	0.4200	owned		
3327	808/10 3200	0.0000	0.3200	lease	0.51	Magani		tank		0.0000	198	Nagarjuna Aqua Export	Nagarjuna Aqua Export	0.3200	owned		
3328	808/20 7400	0.0000	0.7400	lease	1.18	Magani		tank		0.0000	31138	Duvvur Subbarani Reddy	Bojayanadaya	0.7400	Purchase RSD		
3623	896/1 0.1600	0.0000	0.1600	lease	0.26	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.1600	Purchase RSD		
3624	896/2A 0.3200	0.0000	0.3200	lease	0.51	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.3200	Purchase RSD		
3625	896/2B 0.3300	0.0000	0.3300	lease	0.52	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.3300	Purchase RSD		
3626	896/2C 0.5000	0.0000	0.5000	lease	0.80	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.5000	Purchase RSD		
3627	896/2d 0.4100	0.0000	0.4100	lease	0.55	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.4100	Purchase RSD		
3628	896/2E 0.4900	0.0000	0.4900	lease	0.78	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.4900	Purchase RSD		
3645	900 3.4500	0.0000	3.4500	lease	5.49	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	3.4500	Purchase RSD		
3646	901 1.6300	0.0000	1.6300	lease	3.57	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1.6300	Purchase RSD		
3647	902 0.6200	0.0000	0.6200	lease	0.99	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.6200	Purchase RSD		
3648	903 1.3200	0.0000	1.3200	lease	2.10	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1.3200	Purchase RSD		
3649	904/1 0.5600	0.0000	0.5600	lease	0.89	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.5600	Purchase RSD		
3650	904/2 0.3900	0.0000	0.3900	lease	0.62	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.3900	Purchase RSD		
3651	905/1 2.0000	0.0000	2.0000	lease	3.18	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	2.0000	Purchase RSD		
3652	905/2 0.4300	0.0000	0.4300	lease	0.68	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.4300	Purchase RSD		
3653	905/3A 0.0600	0.0000	0.0600	lease	0.10	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.0600	Purchase RSD		
3654	905/3B 0.0600	0.0000	0.0600	lease	0.10	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.0600	Purchase RSD		
3655	906/1 0.7600	0.0000	0.7600	lease	1.21	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.7600	Purchase RSD		
3656	906/2 0.9900	0.0000	0.9900	lease	1.57	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.9900	Purchase RSD		
3657	906/3 0.7900	0.0000	0.7900	lease	1.26	hill	lock	rain	droad	0.0000	32	Siddhareddy Gopalu Reddy	Siddhareddy Gopalu Reddy	0.7900	Purchase RSD		
3658	907 5.8800	0.0000	5.8800	lease	9.35	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	5.8800	Purchase RSD		
3659	908 1.3500	0.0000	1.3500	lease	2.15	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1.3500	Purchase RSD		
3660	909 1.7000	0.0000	1.7000	lease	0.67	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1.7000	Purchase RSD		
3661	910/1 2.2100	0.0000	2.2100	lease	3.51	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	2.2100	Purchase RSD		
3662	910/2 0.7500	0.0000	0.7500	lease	1.19	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0.7500	Purchase RSD		
3663	910/3 3.0000	0.0000	3.0000	lease	4.77	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	3.0000	Purchase RSD		
3664	911/1 3.7200	0.0000	3.7200	lease	5.92	hill	lock	rain	droad	0.0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	3.7200	Purchase RSD		



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3668	914/1	1 0700	0 0000	1 0700lease	1 70hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1 0700	Purchase RSD		
3669	914/2	1 0900	0 0000	1 0900lease	1 73hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1 0900	Purchase RSD		
3670	914/3	0 0200	0 0000	0 0200government	0 00Donka Poramboku	--	0 000020001301	donka	donka	donka	0 0200	donka		
3671	915/1	1 4200	0 0000	1 4200lease	2 26hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1 4200	Purchase RSD		
3672	915/2	0 4400	0 0000	0 4400lease	0 70hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 4400	Purchase RSD		
3673	916	0 4200	0 0000	0 4200lease	0 67hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 4200	Purchase RSD		
3674	917/1	0 1900	0 0000	0 1900lease	0 30hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 1900	Purchase RSD		
3675	917/2A	0 9900	0 0000	0 9900lease	2 17hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 9900	Purchase RSD		
3676	918/1	0 9600	0 0000	0 9600lease	2 10hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 9600	Purchase RSD		
3677	918/2	1 1800	0 0000	1 1800lease	2 58hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1 1800	Purchase RSD		
3678	919/1	1 7700	0 0000	1 7700lease	3 88hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1 7700	Purchase RSD		
3679	919/2	2 0500	0 0000	2 0500lease	4 49hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	2 0500	Purchase RSD		
3680	920	0 2300	0 0000	0 2300lease	0 37hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 2300	Purchase RSD		
3681	921	1 9000	0 0000	1 9000lease	4 16hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1 9000	Purchase RSD		
3682	922	0 1700	0 0000	0 1700government	0 00Canal Poramboku	--	0 000020000509	canal	canal	canal	0 1700	canal		
3683	923	0 1100	0 0000	0 1100government	0 00Canal Poramboku	--	0 000020000509	canal	canal	canal	0 1100	canal		
3684	924/1	0 8200	0 0000	0 8200lease	1 30hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 8200	Purchase RSD		
3685	924/2	0 2800	0 0000	0 2800lease	0 61hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 2800	Purchase RSD		
3686	924/3	0 5400	0 0000	0 5400lease	1 18hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 5400	Purchase RSD		
3687	924/4	1 9400	0 0000	1 9400lease	0 66hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1 9400	Purchase RSD		
3688	925	0 6500	0 0000	0 6500lease	1 42hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 6500	Purchase RSD		
3689	926/1	0 8100	0 0000	0 8100lease	1 77Magani	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 8100	Purchase RSD		
3690	926/2	0 9300	0 0000	0 9300lease	2 04Magani	tank	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 9300	Purchase RSD		
3691	926/3A	0 4700	0 0000	0 4700lease	1 03Magani	tank	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 4700	Purchase RSD		
3692	926/3B	2 7300	0 0000	2 7300lease	1 14Magani	tank	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	2 7300	Purchase RSD		
3694	928/1	0 4800	0 0000	0 4800lease	1 05Magani	tank	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 4800	Purchase RSD		
3695	928/2	0 2500	0 0000	0 2500lease	0 55Magani	tank	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 2500	Purchase RSD		
3696	928/3	0 5100	0 0000	0 5100lease	1 12Magani	tank	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	0 5100	Purchase RSD		
3697	928/4	2 0800	0 0000	2 0800lease	1 84Magani	tank	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	2 0800	Purchase RSD		
3698	929	0 1500	0 0000	0 1500government	0 00Canal Poramboku	--	0 000020000509	canal	canal	canal	0 1500	canal		
3699	930	2 0100	0 0000	2 0100lease	3 20Magani	tank	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	2 0100	Purchase RSD		
5491	1214	4 7200	0 0000	4 7200lease	2 31hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	4 7200	Purchase RSD		
5492	1215/1	1 8900	0 0000	1 8900lease	0 93hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1 8900	Purchase RSD		
5493	1215/2	1 9200	0 0000	1 9200lease	0 94hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	1 9200	Purchase RSD		
5494	1215/3	6 1200	0 0000	6 1200lease	0 56hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	6 1200	Purchase RSD		
5495	1215/4	6 1200	0 0000	6 1200lease	0 57hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	6 1200	Purchase RSD		
5496	1216	6 7200	0 0000	6 7200lease	3 29hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	6 7200	Purchase RSD		
5497	1217	9 0700	0 0000	9 0700lease	4 44hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	9 0700	Purchase RSD		
5498	1218	10 8000	0 0000	10 8000lease	5 29hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	10 8000	Purchase RSD		
5499	1219	8 2800	0 0000	8 2800lease	4 06hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	8 2800	Purchase RSD		
5500	1220	5 5600	0 0000	5 5600lease	2 72hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	5 5600	Purchase RSD		
5501	1221	5 0000	0 0000	5 0000lease	2 45hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	5 0000	Purchase RSD		
5502	1222	6 6200	0 0000	6 6200lease	32 24hillock	raindroad	0 0000	49	Nagarjuna Aqua Export Limited	Nagarjuna Aqua Export Limited	6 6200	Purchase RSD		

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

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	other 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 <u>provide only the general basic idea of the value of the property prevailing in the market</u> 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 <u>as free market transaction</u> .
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



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	approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for 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.	Defect Liability Period is 15 DAYS. 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 valuers@rkassociates.org 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.



VALUATION ASSESSMENT

M/s NAGARJUNA FERTILISERS AND CHEMICALS LIMITED

40.	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.
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.

