

VALUATION REPORT



Date 29-01-2016

Name of the Owner : M/S Panyam Cements & Mineral Industries ltd
Cement Nagar, Kurnool Dt.

Address of the Property : Bugganipalli, Cement Nagar
Panyam Mandal, Kurnool Dt

Market Value of the Property Rs 1050000000.00

M. NAGI REDDY

B.E. (Civil), MIE, FIV,
CONSULTING ENGINEER
CHARTERED ENGINEER (MEMBERSHIP NO.M-151400-2)
APPROVED VALUER : BANKS,
LIC OF INDIA & FINANCIAL INSTITUTIONS
INCOME TAX REGD VALUER (Regn. No. CAT - 1/218/94-95)
MUNICIPAL LICENCED ENGINEER
(Licence No. 09/Str.Er/TP21/NMC/2013/G1)



HEAD OFFICE :

D.No. 25-239-1, N.R. Residency
Sanjeeva Nagar, **NANDYAL.**
Kurnool Dt.
PIN No. 518 501.
Cell : 90000 04965
Mail Id : mnreddy1960@gmail.com

BRANCH OFFICE : D.No. 46-1A-6, Flat No.302, N.R.Residency, Saptagiri Nagar,
Near Ayyappa Swamy Temple, A.Camp, Kurnool - 518001.

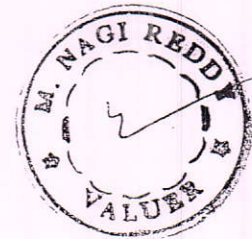
VALUATION REPORT

(IN RESPECT OF LAND/SITE AND BUILDING)

(To be filled in by the Approved Valuer)

General

1	Purpose for which valuation	Loan
2	a) Date of Inspection	27-01-2016
	b) Date on which valuation is made	29-01-2016
3	List of documents produced for Perusal	
	i)	As per Registered Document
	ii)	
4	Name of the owner(s) and his/their address(es) with phone No. (Details of share of each owner in case of joint owner ship	M/S Panyam Cements & Mineral Industries ltd Cement Nagar, Kurnool Dt.
5	Brief description of the property	Industrial site, Residential Buildings & Mines
6	Location of the property	
	a) Plot No./surey No.	
	b) Door No.	Bugganipalli, Cement Nagar
	c) T.S. No./Village	Panyam Mandal, Kurnool Dt
	d) Ward/Taluk	
	e) Mandal /District	
7	Postal address of the property	Bugganipalli, Cement Nagar
8	City/Town	Panyam Mandal, Kurnool Dt
	Residential area/ Commercial area / industrial	Industrial cum Residential Area
9	Classification of the area	
	i) High/Middle/Poor	Middle
	ii) Urban/Semi Urban/Rural	Rural
10	Coming Under Corporation limit/ village Village Panchayath /Municipality	Gramapanchayathy
11	Whether covered under any State/Central Govt.enactments (e.g. Urban Land Ceiling Act) or notified under agency areas /scheduled area/ cantonment area.	No
12	In case it is an agricultural and, any conversion to house site plots is contemplated	NA
13	a) Boundaries of the Site	As per Documents Submitted
	a) North	
	b) South	
	c) East	
	d) West	
14	Dimensions of the site	
	a) North	
	b) South	
	c) East	
	d) West	



15	Extent of the site	232.33 Acres
16	Extent of the site considered for Valuation (least of 14 a & 14 b)	232.33 Acres
17	Whether occupied by the Owner /tenant if occupied by tenant Since how long? Rent received per month	Owner
II CHARACTERISTICS OF THE SITE		
1	Classification of locality	Mixed Area
2	Development of surrounding areas	Developed
3	Possibility of frequent flood	No
4	Feasibility to the Civic amenities like School, Hospital, Bus stop, Market etc	Yes
5	Level of land with topographical conditions	Level
6	Shape of land	Quadrilateral
7	Type of use to which it can be put	Industrial cum Residential Area
8	Any usage restriction	Nil
9	Is the plot in town planning approved layout?	Yes,
10	Corner plot or intermittent plot?	Intermittent
11	Road facilities	C C Road
12	Type of road available at present	C C Road
13	Width of road-Is it below 20 ft. Or more than 20 ft.	80' Wide Road
14	Is it a Land-locked land?	No
15	Water Potentiality	Good
16	Underground sewerage system	NA
17	Power supply is available in the site	Yes
18	Advantages of the site	Good Marketability
	1	
	2	
19	Disadvantages of the site	
	1	Nil
	2	
20	General remarks, If any	

PART -- A (Valuation of Land)

1	Size of plot North & South East & West			
2	Total extent of the plot	232.33 Acres		
3	Prevailing market rate	Rs 4200000.0	Per One	Acres
4	Guideline rate obtained from the Register's Office(an evidence thereof to be enclosed)	By Observing Local Transactions		
5	Assessed / adopted rate of valuation	Rs 4200000.0	Per One	Acres
6	Estimated Value of Land	Rs 975786000.00		

PART -- B (Valuation of Building)

1 TECHNICAL DETAILS OF BUILDING		
a	Type of Building (Residential/	Industrial cum Residential Area
b	Type of locaion (Load bearing / RCC/ Steel Framed)	R C C/LBW
c	Year of Construction	1970
d	Number of floors, height of each floor including basement, If any	NA



e Plinth area floor-wise

- Power House & Packing House
- Cement Blending Storage & Compressor Rooms
- Coal Yard
- Diesel Pump & Oil Storage
- Zinc Sheet Quarters
- Registered office & Temp
- Guest house & Staff Quarters
- Cooperative Stores/Laund
- Dispensary Post Office
- II Class Guest House & Flat
- Staff Quarters E
- Staff Quarters F
- Staff Quarters G
- Staff Quarters H
- Water Works I
- Water Works II
- Borewell I
- Borewell II
- Double Room Tenements
- Double Storyed Tenements

157564 Sft

f Condition of the Building

- i) Exterior - Excellent, Good, Normal, Poor
- ii) Interior - Excellent, Good, Normal, Poor

Normal
Normal

1 SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

Sl. No.	Description		
1	Foundation	R C C/LBW	
2	Basement	Brick Masonry	
3	Superstructure	Brick Masonry	
4	Joinery/Doors Windows shutters, (Please furnish details about size Of frames, glazing, fitting etc., and specify the species of timber)	Country Wood	
5	R.C.C. Works	Columns & Beams	
6	Plastering	C M 1 : 4	
7	Flooring, skirting, dadoing	Napa	
8	Special finish as marble, granite, wooden-panelling etc.		
9	Roofing including weather proof course	AC/GI Sheet & R C C	
10	Drainage	Open Drainage	

2 COMPOUND WALL:

Done for Factory Site

- Height :
- Length :
- Type of the construction :

3 ELECTRICAL INSTALLATION :

- Type of wiring : Open
- Class of fittings : xxx
(Superior/Ordinary/Poor)
- Number of Light : xxx
- Fan points : xxx
- Spare plug-points : xxx
- Any other items : xxx



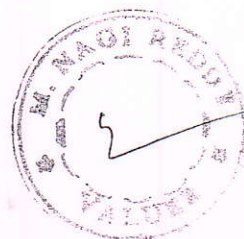
4 PUMBLING INSTALLATION :

- a) No. Of water closets and their type : Provided
- b) No. Of wash basins : xxx
- c) No. Of urinals : xxx
- d) No. Of bath tubs : xxx
- e) Water meters, taps etc., : xxx
- f) Any other fixtures : xxx

-39%

DETAILS OF VALUATION

Sl. No.	Particulars of Items	Plinth Area Sft	Age of Building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation
1	As mentioned above items in para No 1 e	157564.00	1970	550.00	86660200.00	-39%	52862
	Total	157564.00				Rs	52862



PART C (Extra Items) :

1	Portico	: Rs	0.0
2	Ornamental front door	: Rs	0.0
3	Sitout/Verandah with steel girls	: Rs	0.0
4	Overhead water tank	: Rs	0.0
	Total	: Rs	0.0

PART - D (Amenties)

1	Wardrobes	: Rs	0.0
2	Glazed titles	: Rs	0.0
3	Extra sinks and bath tub	: Rs	0.0
4	Marble/ceramic tiles flooring	: Rs	0.0
5	Interior decorations	: Rs	0.0
6	Architectural elevation works	: Rs	0.0
7	Panelling works	: Rs	0.0
8	Aluminium works	: Rs	0.0
9	Aluminium hand rails	: Rs	0.0
10	Car parking	: Rs	0.0
	TOTAL	: Rs	0.0

PART - E (Miscellaneous)

1	Separate toilet room	: Rs	0.0
2	Separate lumber room	: Rs	0.0
3	Separate water tank/sump	: Rs	0.0
4	Trees, gardeninig	: Rs	0.0
	TOTAL	: Rs	0.0

PART - F (SERVICES)

1	Water supply arrangements	: Rs	5000000.0
2	Drainage arrange ments	: Rs	4500000.0
3	Compound wall	: Rs	5000000.0
4	C.B. Deposits, fittings etc.,	: Rs	2500000.0
5	Pavement	: Rs	5000000.0
	TOTAL	: Rs	22000000.0

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part A	Land	:Rs.	975786000
Part B	Building	:Rs.	52862722
Part C	Extra items	:Rs.	0
part D	Amenities	:Rs.	0
Part E	Miscellaneous	:Rs.	0
Part C	Services	:Rs.	22000000
	TOTAL	:Rs.	1050648722
	Market Value	:Rs.	1050000000

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specification is

(Rupees One hundred and five crores only)

Rs 1050000000.0

M. Nagi Reddy
M. NAGI REDDY, BE(Civil), MIE, FIV
 Licensed Engineer & Approved Valuer
 (Licence No: 09/Str. Er/TP21/NMC/2013/G1)
 D.No: 25/239-1, NR Residency
 Sanjeev Nagar, NANDYAL-518 501
 Kurnool (Dist.) A.P.
Approved Valuer

Date 29-01-2016
 Place Nandyal

LOCATION SKETCH

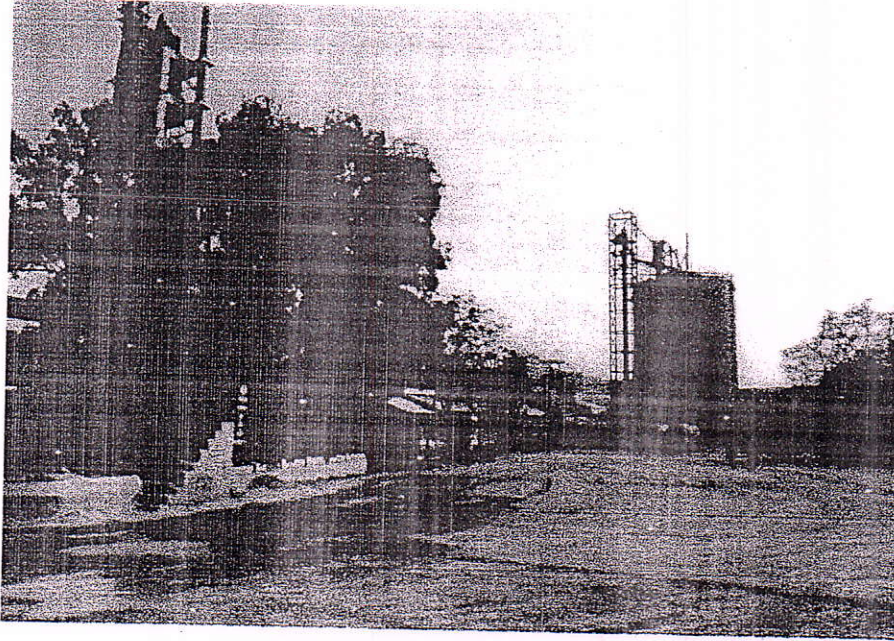
Name of Applicants

M/S Panyam Cements & Mineral Industries Ltd

Address

Bugganipalli, Cement Nagar
Panyam Mandal, Kurnool Dt

ROUGH LOCATION SKETCH



BETHAMCHERLA

CEMENT NAGAR

THAMMAI

PANYAM CEMENTS

M. Nagi Reddy
M. NAGI REDDY, BE(CIVIL), MIE, FI
Licensed Engineer & Approved Valuer
(Licence No: 09/Str. Er/TP21/NMC/2013/G
D.No: 25/239-1, NR Residency
Sanjeeva Nagar, NANDYAL-518 601
Kurnool (Dist.) A.P.

Date 29-01-2016
Place Nandyal

Applicants Signature

Approved Valuer