

Encore Asset Reconstruction Company Private Ltd			
S No	Executive Summary		
1	Borrower / Name	[REDACTED]	
2	Property Address (As per furnished data) along with Google coordinates	[REDACTED] (Google coordinates - 17.126267, 81.300424)	
3	Type of property	Individual house	
4	Current usage	Commercial	
5	Zoned usage	Residential	
6	Type of Interest (Land)	Documents not perused	
7	Date of inspection	29-06-2022	
8	Date of valuation	04-07-2022	
9	Identification of boundaries of property	Route map on old report	
10	Access to property	Yes	
VALUATION			
Description	As Per Site/As per provided data Sq Ft	Rate per Sq Ft	Value
Ground Floor	1668	1200	2001600.00
First Floor	1668	1200	2001600.00
Second Floor	1668	1000	1668000.00
ii.	Valuation	Area Sq Yd	Rate Sq Yd
11	Land / Plot	470	Rs.25,000.00
12	Construction Area considered for Valuation	5004	Refer Structure extent Table
13	Additional Amenities		0
14	Total / Final Value of Property		Rs.1,74,21,200.00
15	Government Guideline Value (Plot/Land)	5000/- Per Sq Yd	
16	Realisable Value @ 85 %	Rs.1,48,08,020.00	
17	Forced Sale Value @ 70 %	Rs.1,21,94,840.00	

18	Spl Remarks /Notes on observations	<ul style="list-style-type: none"> The title documents and sanctioned plan copy is not furnished for our perusal except Old technical report and the internal visit is not done. However as per bank/FI instructions, we are releasing the valuation report based on furnished old technical report and external site visit only. <p>Document Boundaries in old report: Extent: 198 sq yds: East: Road West: Vendor Property North: Vendor Property South: Own Property Extent: 272 sq yds: East: Road West: Road North: Vendor Property South: Property of K Suryanarayana</p>
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BASIC DETAILS:

19	Borrower's name	M/S.Anjaneya Tobaccos
20	Date of valuation	04-07-2022
21	Description of asset valued and address	- Present Door No. 1-68, Near Door No. 24-51, RS No. 282 of Jangareddygudem, Ward No. 15, Near Western Side of Buttaigudem Road, Ashok Nagar, Jangareddygudem Municipality, West Godavari District, Andhra Pradesh 534447.

Structure Usage Table

Description	As Per Site	Remarks
Ground Floor	Not known- Internal visit not done	Not known- Internal visit not done
First Floor	Not known- Internal visit not done	Not known- Internal visit not done
Second Floor	Not known- Internal visit not done	Not known- Internal visit not done

22	Boundaries of the property	North	South	East	West
	As Per Document	Reffer remaks	Reffer remaks	Reffer remaks	Reffer remaks
	As Per Site	Neighbour House	Lane & Neighbour Land	Road	Neighbour House
23	Nearest landmark	Near Sri Padma Theater			
24	Owner of the property (subject to verification of title documents) and relation to Borrower	Smt. Dasu Sarojini			
25	Any notices observed on the property (remarks on possession status by bank)	No, Possession notice			
26	Whether self occupied/ vacant?	Not known- Internal visit not done			
	Whether property is tenanted fully/ partly?	Not known- Internal visit not done			
28	Whether property is encroached? (i.e. illegally occupied, slum developed in the property, any forceful occupation etc.)	NA			

29	Salient features of the surrounding (e.g. population mix etc.)	Middle Class
Brief History		
The subject property is G+02 floors commercial (partly) building as per outside observations.		
30	Property Usage	Commercial
31	Primary usage of the property	Commercial
32	Best usage	Commercial
33	Alternate use of the property (Industrial, Residential or Commercial)	Residential
34	Zoning: Industrial, Residential or Commercial	Mixed
35	Accessibility (Good/Average/ Poor)	Good
36	Available mode of transport—Train/ Bus/ Auto etc.	Bus, Auto, Bus, Auto
37	Property Surroundings & Construction	Good
38	Current rate of land in the area	Rs.25,000.00 Per Sq Yd
39	Economic trend in the area.	Average
40	Property value movement (high/ average/ low)	Average
41	Rental velocity	Average
42	Relative income level (high/ average/ low).	Refer remarks
43	Type of development in the area	Developing
44	Whether the surrounding area is residential, commercial, industrial or village area.	Mixed
45	Is the surrounding area well developed	Developing
46	Facilities available in the surrounding area like bus depot, bank, post office, schools, hospital, theatre, etc.	Avialable within a radius of 1-2 kms Kms
47	Public transport available in the area (good/ average/ poor)	Bus, Auto, Bus, Auto
48	Distance from nearest city	114 kms
49	Extent of the property	470 sq yds
50	Is the land freehold or leasehold (subject to verification of title deeds and legal clearance certificate)	Documents not perused
51	In case leasehold, original tenure of lease, tenure remaining and any usage limitations	NA
52	Is the land area given correct based on the market inquiries in the local area	NA

53	Is the land on the main road or any other major road	Refer Boundaries
54	Development of the land	NA
55	Are the open area and the property as a whole well developed?	NA
56	Shape of the land	Regular (4 Sided)
57	Frontage on the road	Not known- Internal visit not done
58	Type of structure	RCC Framed Structure
59	Type of roof	RCC
60	Type of flooring	Internal visit not done
61	Height of the structure	30 ft
62	Exterior finish of the building	Good
63	Year of construction of the buildings and condition of the buildings (good/ average/ poor)	Year of construction is 2010 & the condition of the building is - Internal visit not done
64	Balance useful life of the building	48
65	Overall quality of the construction	Internal visit not done
66	Overall appearance of the building	Good
67	Overall maintenance of the building	Internal visit not done
68	Type of property	Individual house
69	Status of completion	Existing property
70	Facilities available	NA
71	Lift	No
72	Water supply	Internal visit not done
73	Underground sewerage	Internal visit not done
74	Car parking—open/covered	Internal visit not done
75	Compound wall	NO
76	Compliance and adverse comment	Refer Remarks
77	Government approvals for property	Not furnished
78	Whether the underlying mortgaged property is subject to any acquisition or proposed acquisition	No, Possession notice
79	Any illegal construction	NA
80	Any issue in identification of property	Refer remarks
81	Any specific hardships (which may have bearing on the value) anticipated in disposal of the property like encroachment, attachment, easement etc.	Refer remarks

82	Is the land freehold or leasehold (subject to verification of title deeds and legal clearance certificate)	Documents not perused												
83	Rate of land prevalent in the area													
84	Rate of land considered for this property.	Rs.25,000.00 Per Sq Yd												
85	Reasons for considering rate at the lower side of the range (wherever applicable).	Refer remarks												
86	Area of land (As per the furnished data)	470												
87	Value of the land	Rs.1,17,50,000.00												
88	Age of the building	12 Years												
89	Depreciation in %	0												
90	Per sq.ft. rate of the building considered.	0												
91	Approximate constructed area of the property and value													
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92	Value of the building (FMV)	Rs.56,71,200.00												
93	Key plant and machinery items	ReferAnnxure												
Remarks														
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Disclaimer:														
<p>The report is prepared for based on the documents furnished and/or the condition of the property as prevailed at the time of our visit for Encore Asset Reconstruction Company Private Ltd. The report provides an indicative market value of the property in our opinion which may not necessarily reflect the guideline value. Cost of construction is estimated based on our opinion on prevailing market rates at the time of our visit. Quality of construction is assessed based on the visual and corroborative evidence obtained at site during our visit. Measurement of the property is made to the extent reasonably possible considering the limitations at site.</p>														
Declaration:														
We hereby declare that														
1. The information furnished above is true and correct to the best knowledge and belief.														
2. We have no direct or indirect interest on the property valued.														



Sreenidhi Valuation Research & Analytics Pvt Ltd

(Formerly Known as Sreenidhi Management Consultancy Services Pvt Ltd)

3. We have deputed our representative Patnana Srinivasa Rao to inspect the property. Our representative has personally inspected the property on 29-06-2022

Date: 04-07-2022

For Sreenidhi Valuation Research & Analytics Pvt Ltd

Place:

Approved valuer - 1070/Category-I/2021-22

Authorised Signatory

No-3, Vaathiyar Thottam 1st St, Rangarajapuram, Kodambakkam, Chennai, Tamil Nadu 600024

Site Image

Applicant Name	Reference No
M/S.Anjaneya Tobaccos	



Approach Road



Route Map :



Satellite Map :

