

Land Rates @ Begumpet					
Date:	23-02-2022				
SI No.	Village	Land Rate Per Sq. yds	Composite Rate Per Sft	Construction Rate Per Sft	Parking Per Sft
A	Begumpet	73,200	6,400 - Ground Floor	1,100	750
	Main Road		5,800 - Other Floors		
	Composite Rate	Built up Area	Rate / Sft	Market Value	
1	Ground Floor	13,320	6,400	852,48,000	
2	First Floor	13,500	5,800	783,00,000	
3	Second Floor	16,980	5,800	984,84,000	
4	Third Floor	16,980	5,800	984,84,000	
5	Fourth Floor	17,220	5,800	998,76,000	
6	Parking Upper Floor	20,000	750	150,00,000	
7	Parking Lower Floor	20,250	750	151,87,500	
			Total:(A)	4905,79,500	
B	Begumpet	44,900	3,500	1,100	750
	Guest House				
	Land Area in Sq. yds	1,700	44,900	763,30,000	
	Built up Area	3,000	1,100	33,00,000	
			Total:(B)	796,30,000	
			Grand Total: (A+B)	5702,09,500	
	Prepared by				
	Prabhakar Reddy				



Dt. 06.01.2022

Sir,

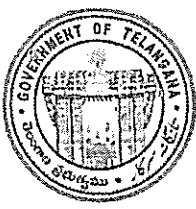
Sub: Market Value Certificates of S. M. Complex and Greens Towers.

Please find enclosed Market Value Certificates of Greens Towers (latest market value certificates) and S. M. Modi Commercial Complex (before and after revision of market value).

Ramky Towers market value certificates are yet to be received.

This is for your information.


Kanaka Rao.



Government of Telangana

Registration And Stamps Department

Market Value Assistance
(Duty & Fee Calculator)

Request No: 3166/2021

Date: 28/12/2021 11:22

SRO Name: 1606 SECUNDERABAD

Dist Name: HYDERABAD

Nature of the Document: Sale Deed (01-01)

Consideration Value of the Property:

Property Details:

Jurisdiction: SECUNDERABAD-1606

Village Name:	Hyderabad		
Locality/Habitation:	BEGUMPET-1 (1-10)		
Classification:	Commercial	Property Type:	Structure/Building
Door No:	176		
Survey No:		Plot No:	
Extent:	3310 Sq.Yards		Total Floors: 5
Boundaries:	East:	West:	
	North:	South:	

Structure Details:

Grade of Local Body: Municipal Corporation

Floor	Structure Type	Builtup Area	Stage of Construction	Age
First Floor	RCC	15600 Sq. Feets	Finished	0
Ground	RCC	15600 Sq. Feets	Finished	0
Second Floor	RCC	15600 Sq. Feets	Finished	0
Third Floor	RCC	15600 Sq. Feets	Finished	0
Fourth Floor	RCC	15600 Sq. Feets	Finished	0

6654
1100 sq. ft. / 500 x 500

[Signature]

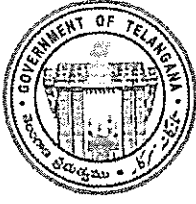
Prepared By: MADHANRAJ

Authorized Signatory

Note: 1) This is the provisional statement providing the tentative information on MV, stamp duty & fee thereon as per the input given statement is not valid if it is found to be Prohibited as per section 22A of Registration Act. 3) The Values shown are valid till the ne Revision. 4) This report is valid for the Entries done on or after 22 July 2021.
Disclaimer: This statement is not applicable if the property is found to be prohibited.

Printed on: 28/12/2021, 11:22 AM

Source: CCA



Government of Telangana
Registration And Stamps Department

Market Value Assistance
(Duty & Fee Calculator)

Request No: 3166/2021

Date: 28/12/2021 11:22

SRO Name: 1606 SECUNDERABAD

Dist Name: HYDERABAD

Valuation Details:

Land Cost: 220115000	Structure Cost: 85800000	Market Value: 305915000
Unit Rate: 66500/Sq. Yd	Valuation Code: 01	Taxable Value: Market Value

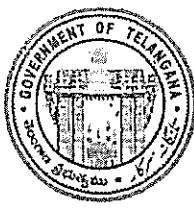
Duty & Fee Payable:

Stamp Duty: 16825325	Transfer Duty: 4588725	Registration Fee: 1529575
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Prepared By: MADHANRAJ

Authorized Signatory
SUB REGISTRAR
SECUNDERABAD

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Government of Telangana

Registration And Stamps Department

Market Value Assistance
(Duty & Fee Calculator)

Request No: 17/2022

SRO Name: 1606 SECUNDERABAD

Dist Name: HYDERABAD

Date: 05/01/2022 12:23

Nature of the Document: Sale Deed (01-01)

Consideration Value of the Property:

Property Details:

Jurisdiction: SECUNDERABAD-1606

Village Name:	Hyderabad		
Locality/Habitation:	BEGUMPET-1 (1-10)		
Classification:	Commercial	Property Type:	Structure/Building
Door No:	176		
Survey No:		Plot No:	
Extent:	500 Sq.Yards	Total Floors:	7
Boundaries:	East:	West:	
	North:	South:	

Structure Details:

Grade of Local Body: Municipal Corporation

Floor	Structure Type	Builtup Area	Stage of Construction	Age
Ground	RCC	15600 Sq. Feets	Finished	0

Valuation Details:

Land Cost: 73320000	Structure Cost: 17160000	Market Value: 90480000
Unit Rate: 5800/Sq. Ft.	Valuation Code: 21	Taxable Value: Market Value

Duty & Fee Payable:

Stamp Duty: 4976400	Transfer Duty: 1357200	Registration Fee: 452400
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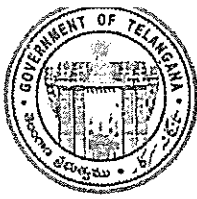
Prepared By: MADHANRAJ

SUB-REGISTRAR
SECUNDERABAD

Note: 1) This is the provisional statement providing the tentative information on MV, stamp duty & fees thereon as per the input given statement is not valid if it is found to be Prohibited as per section 22A of Registration Act. 3) The Values shown are valid till the next Revision. 4) This report is valid for the Entries done on or after 22 July 2021.
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Printed on: 05/01/2022, 12:23 PM

Source: CCA



Government of Telangana

Registration And Stamps Department

Market Value Assistance
(Duty & Fee Calculator)

Request No: 16/2022

SRO Name: 1606 SECUNDERABAD

Dist Name: HYDERABAD

Date: 05/01/2022 11:38

Nature of the Document: Sale Deed (01-01)

Consideration Value of the Property:

Property Details:

Jurisdiction: SECUNDERABAD-1606

Village Name:	Hyderabad		
Locality/Habitation:	BEGUMPET-1 (1-10)		
Classification:	Residential	Property Type:	Structure/Building
Door No:	178/3/1,178/3/2		
Survey No:		Plot No:	
Extent:	1700 Sq.Yards	Total Floors:	1
Boundaries:	East:	West:	
	North:	South:	

Structure Details:

Grade of Local Body: Municipal Corporation

Floor	Structure Type	Builtup Area	Stage of Construction	Age
Ground	RCC	3000 Sq. Feets	Finished	0

Valuation Details:

Land Cost: 66300000	Structure Cost: 3300000	Market Value: 69600000
Unit Rate: 39000/Sq. Yd	Valuation Code: 04	Taxable Value: Market Value

Duty & Fee Payable:

Stamp Duty: 3828000	Transfer Duty: 1044000	Registration Fee: 348000
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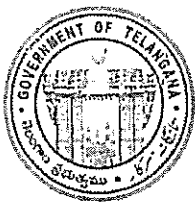
Prepared By: MADHANRAJ

SUB-REGISTRAR
SECUNDERABAD
Authorized Signatory

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Printed on: 05/01/2022, 11:38 AM

Source: CCA



Government of Telangana

Registration And Stamps Department

Market Value Assistance
(Duty & Fee Calculator)

Request No: 3149/2021

SRO Name: 1606 SECUNDERABAD

Dist Name: HYDERABAD

Date: 24/12/2021 17:09

Nature of the Document: Sale Deed (01-01)

Consideration Value of the Property:

Property Details:

Jurisdiction: SECUNDERABAD-1606

Village Name:	Hyderabad
Locality/Habitation:	BOATS CLUB X ROAD TO MG ROAD VIA RANI GUNJ-2 (5-4)
Classification:	Commercial
Property Type:	Structure/Building
Door No:	187/5/15,187/5/16,187/5/17
Survey No:	
Plot No:	
Extent:	24.17 Sq.Yards
Total Floors:	5
Boundaries:	
East:	West:
North:	South:

Structure Details:

Grade of Local Body: Municipal Corporation

Floor	Structure Type	Builtup Area	Stage of Construction	Age
First Floor	RCC	1088 Sq. Feets	Finished	0

Valuation Details:

Land Cost: 5113600	Structure Cost: 1196800	Market Value: 6310400
Unit Rate: 5800/Sq. Ft.	Valuation Code: 21	Taxable Value: Market Value

Duty & Fee Payable:

Stamp Duty: 347078	Transfer Duty: 94658	Registration Fee: 31553
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Prepared By: MADHANRAJ

Authorized Signatory

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Disclaimer: This statement is not applicable if the property is found to be prohibited.

Printed on: 24/12/2021, 05:09 PM

Source: CCA

ANNEXURE-II

Certificate of market value of property involved in a proposed suit, issued in terms of A.P court fee and suits, valuation rules, 1987.

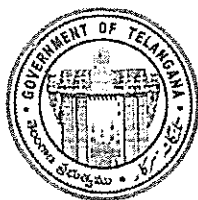
- | | | |
|---|--|---|
| 1 | Name of the Village/Mandal,
District where the property
Is situated Secunderabad | H. No: 5-4-187/5/15,16,17 1 st floor
situated at Boats Clob X Road to M.G Road
Secunderabad. |
| 2 | Name of the petitioner to the
Suit for Iqbal Decree | : Smt/Sri. S.M.Modi |
| 3 | Description of property | : Market Value: 3910 /- |
| | 1088 Square feet X Rs : <u>3910</u> /- per Sft: | = 42,54,080/- |

Note this value was prevailed in the year (21-05-2021)

- 4 Date of Issue: 28-12-2021.

Note : this certificate has been issued based on the mentioned Annexure I-A and the value a per the market value guidelines of the Sub-registrar, Secunderabad.


04/01/2022
SUB REGISTRAR
SECUNDERABAD
SUB REGISTRAR
SECUNDERABAD



Government of Telangana

Registration And Stamps Department

Market Value Assistance
(Duty & Fee Calculator)

Request No: 3148/2021

SRO Name: 1606 SECUNDERABAD

Dist Name: HYDERABAD

Date: 24/12/2021 17:05

Nature of the Document: Sale Deed (01-01)

Consideration Value of the Property:

Property Details:

Jurisdiction: SECUNDERABAD-1606

Village Name:	Hyderabad
Locality/Habitation:	BOATS CLUB X ROAD TO MG ROAD VIA RANI GUNJ-2 (5-4)
Classification:	Commercial
Property Type:	Structure/Building
Door No:	187/5/15,187/5/16,187/5/18
Survey No:	
Plot No:	
Extent:	31.77 Sq.Yards
Total Floors:	5
Boundaries:	East: West: North: South:

Structure Details:		Grade of Local Body: Municipal Corporation		
Floor	Structure Type	Builtup Area	Stage of Construction	Age
Second Floor	RCC	1430 Sq. Feet	Finished	0

Valuation Details:		
Land Cost: 6721000	Structure Cost: 1573000	Market Value: 8294000
Unit Rate: 5800/Sq. Ft.	Valuation Code: 21	Taxable Value: Market Value

Duty & Fee Payable:		
Stamp Duty: 456170	Transfer Duty: 124410	Registration Fee: 41470

Prepared By: MADHANRAJ

Authorized Signatory

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Printed on: 24/12/2021, 05:05 PM

Source: CCA

ANNEXURE-II

Certificate of market value of property involved in a proposed suit, issued in terms of A.P court fee and suits, valuation rules, 1987.

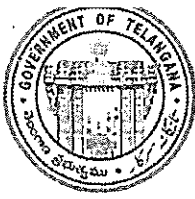
- | | | |
|---|--|---|
| 1 | Name of the Village/Mandal,
District where the property
Is situated Secunderabad | H. No: 5-4-187/5/15, 16, 17 (2 nd floor)
situated at Boats Clob X Road to M.G Road
Secunderabad. |
| 2 | Name of the petitioner to the
Suit for Iqbal Decree | : Smt/Sri. S.M.Modi |
| 3 | Description of property | : Market Value: 3400 /- |
| | 1430 Square feet X Rs : <u>3400</u> /- per Sft: | = 48,62,000/- |

Note this value was prevailed in the year (21-05-2021)

- 4 Date of Issue: 28-12-2021.

Note : this certificate has been issued based on the mentioned Annexure I-A and the value a per the market value guidelines of the Sub-registrar, Secunderabad.


SUB REGISTRAR
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SECUNDERABAD



Government of Telangana

Registration And Stamps Department

Market Value Assistance
(Duty & Fee Calculator)

Request No: 3151/2021

SRO Name: 1606 SECUNDERABAD

Dist Name: HYDERABAD

Date: 24/12/2021 17:18

Nature of the Document: Sale Deed (01-01)

Consideration Value of the Property:

Property Details:

Jurisdiction: SECUNDERABAD-1606

Village Name:	Hyderabad		
Locality/Habitation:	BOATS CLUB X ROAD TO MG ROAD VIA RANI GUNJ-2 (5-4)		
Classification:	Commercial	Property Type:	Structure/Building
Door No:	187/5/15,187/5/16,187/5/19		
Survey No:		Plot No:	
Extent:	36.62 Sq.Yards	Total Floors:	5
Boundaries:	East:	West:	
	North:	South:	

Structure Details:		Grade of Local Body: Municipal Corporation		
Floor	Structure Type	Builtup Area	Stage of Construction	Age
Third Floor	RCC	1648 Sq. Feet	Finished	0

Valuation Details:		
Land Cost: 7745600	Structure Cost: 1812800	Market Value: 9558400
Unit Rate: 5800/Sq. Ft.	Valuation Code: 21	Taxable Value: Market Value

Duty & Fee Payable:

Stamp Duty: 525718	Transfer Duty: 143378	Registration Fee: 47793
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Prepared By: MADHANRAJ

Authorized Signatory

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Disclaimer: This statement is not applicable if the property is found to be prohibited.

Printed on: 24/12/2021, 05:18 PM

Source: CCA

ANNEXURE-II

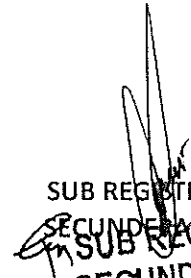
Certificate of market value of property involved in a proposed suit, issued in terms of A.P court fee and suits, valuation rules, 1987.

- | | | |
|---|--|---|
| 1 | Name of the Village/Mandal,
District where the property
Is situated Secunderabad | H. No: 5-4-187/5/15,16,17 (3 RD FLOOR)
situated at Boats Clob X Road to M.G Road
Secunderabad. |
| 2 | Name of the petitioner to the
Suit for Iqbal Decree | : Smt/Sri. S.M.Modi |
| 3 | Description of property | : Market Value: 3400 /- |
| | 1648 Square feet X Rs : _____ 3400 _____/- per Sft: | = 56,03,200/- |

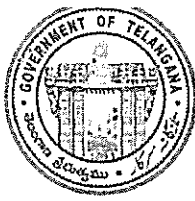
Note this value was prevailed in the year (21-05-2021)

- 4 Date of Issue: 28-12-2021.

Note : this certificate has been issued based on the mentioned Annexure I-A and the value a per the market value guidelines of the Sub-registrar, Secunderabad.


SUB REGISTRAR
SECUNDERABAD
SUB REGISTRAR
SECUNDERABAD

ANNEXURE-II



Government of Telangana

Registration And Stamps Department

Market Value Assistance
(Duty & Fee Calculator)

Request No: 3146/2021

SRO Name: 1606 SECUNDERABAD

Dist Name: HYDERABAD

Date: 24/12/2021 17:00

Nature of the Document: Sale Deed (01-01)

Consideration Value of the Property:

Property Details:

Jurisdiction: SECUNDERABAD-1606

Village Name: Hyderabad

Locality/Habitation: BOATS CLUB X ROAD TO MG ROAD VIA RANI GUNJ-2 (5-4)	
Classification: Residential	Property Type: Structure/Building
Door No: 187/5/11	
Survey No:	Plot No:
Extent: 16.43 Sq.Yards	Total Floors: 5
Boundaries: East:	West:
North:	South:

Structure Details:

Grade of Local Body: Municipal Corporation

Floor	Structure Type	Builtup Area	Stage of Construction	Age
Ground	RCC	740 Sq. Feets	Finished	0

Valuation Details:

Land Cost: 3478000	Structure Cost: 814000	Market Value: 4292000
Unit Rate: 5800/Sq. Ft.	Valuation Code: 21	Taxable Value: Market Value

Duty & Fee Payable:

Stamp Duty: 236060	Transfer Duty: 64380	Registration Fee: 21460
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Prepared By: MADHANRAJ

Handwritten Signature
SUB REGISTRAR
SECUNDERABAD
Authorized Signatory

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Printed on: 24/12/2021, 05:00 PM

Source: CCA

ANNEXURE-II

Certificate of market value of property involved in a proposed suit, issued in terms of A.P court fee and suits, valuation rules, 1987.

- | | | |
|---|--|--|
| 1 | Name of the Village/Mandal,
District where the property
Is situated Secunderabad | H. No: 5-4-187/5/11 (Gorund Floor)
situated at Boats Clob X Road to M.G Road
Secunderabad. |
| 2 | Name of the petitioner to the
Suit for Iqbal Decree | : Smt/Sri. S.M.Modi |
| 3 | Description of property | : Market Value: 4760 /- |
| | 740 Square feet X Rs : <u>4760</u> /- per Sft: | = 35,22,400/- |

Note this value was prevailed in the year (21-05-2021)

- 4 Date of Issue: 28-12-2021.

Note : this certificate has been issued based on the mentioned Annexure I-A and the value a per the market value guidelines of the Sub-registrar, Secunderabad.


04/01/2022
SUB REGISTRAR
SECUNDERABAD
SUB REGISTRAR
SECUNDERABAD