Land Rates @ Begumpet 23-02-2022 Date: Parking Construction Rate Land Rate Composite Rate SI No. Village Per Sft Per Sft Per Sq. yds Per Sft 6,400 - Ground Floor 1,100 750 73,200 Begumpet Α 5,800 - Other Floors Main Road Built up Area Rate / Sft Market Value Composite Rate 852,48,000 13,320 6.400 Ground Floor 1 5,800 783,00,000 13,500 2 First Floor 984,84,000 5,800 16,980 3 Second Floor 984,84,000 16,980 5,800 4 Third Floor 998,76,000 17,220 5,800 5 Fourth Floor 150,00,000 Parking Upper Floor 20,000 750 6 20,250 750 151,87,500 Parking Lower Floor 7 4905,79,500 Total:(A) 750 3,500 1,100 44,900 Begumpet В Guest House 1,700 44,900 763,30,000 Land Area in Sq. yds 1,100 33,00,000 3,000 Built up Area 796,30,000 Total:(B) Grand Total: (A+B) 5702,09,500 Prepapred 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 Rac



Registration And Stamps Department

Market Value Assistance (Duty & Fee Calculator) Dist Name: HYDERABAD

Request No: 3166/2021

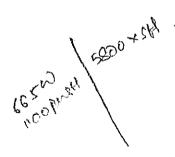
Date: 28/12/2021 11:22

SRO Name: 1606 SECUNDERABAD

Nature of the Document: Sale Deed (01-01)
Consideration Value of the Property:

roperty Details: Jurisdiction: SECUNDERABAD-1606		Jurisdiction: SECUNDERABAD-1606
Village Name	: Hyderabad	
Locality/Habitation	n: BEGUMPET-1 (1-10)	
Classification	n: Commercial	Property Type: Structure/Building
Door No	o: 176	
Survey N	D:	Plot No:
Exter	t: 3310 Sq.Yards	Total Floors: 5
East		West:
Boundaries: North:	The state of the s	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	



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



SRO Name: 1606 SECUNDERABAD

Government of Telangana Registration And Stamps Department

Market Value Assistance (Duty & Fee Calculator)

Dist Name: HYDERABAD

Request No: 3166/2021

Registration Fee: 1529575

Date: 28/12/2021 11:22

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

Transfer Duty: 4588725

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 introduction of the statement is not valid if it is found to be Prohibited as per section 22A of Registration Act. 3) The Values shown are valid full the 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.

Stamp Duty: 16825325



Registration And Stamps Department

Market Value Assistance (Duty & Fee Calculator) Dist Name: HYDERABAD

Request No: 17/2022

Date: 05/01/2022 12:23

SRO Name: 1606 SECUNDERABAD

Nature of the Document: Sale Deed (01-01)
Consideration Value of the Property:

Property Details: Jurisdiction: SECUNDERABAD-160				
Village Name:	Hyderabad			A 1
Locality/Habitation:	BEGUMPET-1 (1-10)	e se se se e e e		
Classification:	Commercial	The second secon	Property Type: Structure/Bu	ilding
Door No:	176			
Survey No:			Plot No:	
Extent:	500 Sq.Yards	1	Total Floors: 7	į
Boundaries: East: North:		West South	•	,
Structure Details:		of Local Body; Munic		
Floor	Structure Type		Stage of Construction	Age
Ground	RCC	15600 Sq. Feets	Finished	
Valuation Details:			and the second s	
Land Cost: 73320000	Structure Co	st: 17160000	Market Value: 90480000	-
Unit Rate: 5800/Sq. F	t. Valuation Cod	de: 21	Taxable Value:Market Va	lue
Duty & Fee Payable:		_ W W. W. W. W. W	e de transcentina de la companio de	
Stamp Duty: 4976400	Transfer D		Registration Fee: 45240	

Prepared By: MADHANRAJ

Note: 1) This is the provisional statement providing the tentative information on MV, stamp duty & formereon 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.

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



Registration And Stamps Department

Market Value Assistance (Duty & Fee Calculator)

Dist Name: HYDERABAD

Request No: 16/2022

Date: 05/01/2022 11:38

SRO Name: 1606 SECUNDERABAD

Nature of the Document: Sale Deed (01-01)
Consideration Value of the Property:

roperty Details:		Jurisai	Jurisdiction: SECUNDERABAD-1606		
Village Name:	Hyderabad	and the second of the second o			
Locality/Habitation:	BEGUMPET-1 (1-10)				
Classification:	Residential		Property Type:	Structure/Building	ļ
Door No:	178/3/1,178/3/2				
Survey No:		**************************************	Plot No:		
Extent:	1700 Sq.Yards	The second secon	Total Floors:	1	
East:		West	:		
Boundaries: North:		South			
Structure Details:		of Local Body: Munic			
Floor	Structure Type	Builtup Area	Stage of Cons	truction A	је
Ground	RCC	3000 Sq. Feets	Finished		0
Valuation Details:			en ye e was		
Land Cost: 66300000	Structure Co	ost: 3300000	Market Value	e: 69600000	
Unit Rate: 39000/Sq.	Yd Valuation Co	d Valuation Code: 04 Taxable Value: Market V		e:Market Value	
Duty & Fee Payable:	,				
Stamp Duty: 3828000	Transfer I	Duty: 1044000	Registratio	n Fee: 348000	

Prepared By: MADHANRAJ

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 next 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.



Registration And Stamps Department

Market Value Assistance (Duty & Fee Calculator)

Dist Name: HYDERABAD

Request No: 3149/2021

Date: 24/12/2021 17:09

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

Consideration Value of the Property:

SRO Name: 1606 SECUNDERABAD

Property Details:		Jurisd	liction: SECUNDERABAD-1600	5
- Village Name:	Hyderabad			
Locality/Habitation:	BOATS CLUB X ROAD	TO MG ROAD VIA	RANI GUNJ-2 (5-4)	
Classification:	Commercial	-	Property Type: Structure/6	Building
Door No:	187/5/15,187/5/16,187	/5/17		
Survey No:			Plot No:	
Extent:	24.17 Sq.Yards		Total Floors: 5	
East:	di, in a graph of the same was a second	Wes	st:	
Boundaries: North:		Sout	h:	
Structure Details:	Structure Type	of Local Body; Mu ni Builtup Area	Stage of Construction	Age
First Floor	RCC	1088 Sq. Feets		0
Valuation Details: Land Cost; 5113600 Unit Rate: 5800/Sq. F		ost: 1196800 de: 21	Market Value: 6310400 Taxable Value: Market V	/alue
Duty & Fee Payable:	· · · -		<u>.</u>	
Stamp Duty: 347078	Transfer (Outy: 94658	Registration Fee: 315	53

Prepared By: MADHANRAJ

Authorized Signatory?

Note: 1) This is the provisional statement providing the tentative information on MV, stamp duty & fee thereon a specific insign of the statement is not valid if it is found to be Prohibited as per section 22A of Registration Act. 3) The Values

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.

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

Name of the Village/Mandal, 1 District where the property Is situated Secunderabad

H. No: 5-4-187/5/15,16,17 1⁵¹ floor situated at Boats Clob X Road to M.G Road Secunderabad.

Name of the petitioner to the 2 Suit for Iqbal Decree

: Smt/Sri. S.M.Modi

3 Description of property : Market Value: 3910 /-

1088 Square feet X Rs : _____3910 __/- per Sft:

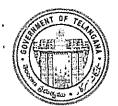
= 42,54,080/-

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

Date of Issue: 28-12-2021. 4

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



Registration And Stamps Department

Market Value Assistance (Duty & Fee Calculator) Dist Name: HYDERABAD

Request No: 3148/2021

Jurisdiction: SECUNDERABAD-1606

Date: 24/12/2021 17:05

SRO Name: 1606 SECUNDERABAD

Property Details:

Nature of the Document: Sale Deed (01-01)
Consideration Value of the Property:

Village Name	: Hyderabad		The second secon	
Locality/Habitation	n: BOATS CLUB X ROAD	TO MG ROAD VIA	RANI GUNJ-2 (5-4)	
Classification	n: Commercial		Property Type: Structure/E	Building
Door No	o: 187/5/15,187/5/16,187	/5/18	e e e e e e e e e e e e e e e e e e e	
Survey No):		Plot No:	and the service of the
Exten	t: 31.77 Sq.Yards		Total Floors: 5	
East:		Wes	st:	
Boundaries: North:		Sout	h:	
Floor	Structure Type	Builtup Area	Stage of Construction	
The state of the s				Age
Second Floor	RCC	1430 Sq. Feets		Age 0
	RCC	1430 Sq. Feets		.,
	RCC Structure Co			.,
Valuation Details:	Structure Co	ost: 1573000	Finished	0
Valuation Details: Land Cost: 6721000 Unit Rate: 5800/Sq.	Structure Co Ft. Valuation Co	ost: 1573000	Finished Market Value: 8294000	0
Valuation Details: Land Cost: 6721000	Structure Co Ft. Valuation Co	ost: 1573000	Finished Market Value: 8294000	0 'alue

Prepared By: MADHANRAJ

Authorized Signatory

Note: 1) This is the provisional statement providing the tentative information on MV, stamp duty & fee thereon as part the input given At statement is not valid if it is found to be Prohibited as per section 22A of Registration Act. 3) The Values

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.

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

Name of the Village/Mandal, 1 District where the property Is situated Secunderabad

DD_G-order-resonance

H. No: 5-4-187/5/15, 16, 17 (2nd floor) situated at Boats Clob X Road to M.G Road Secunderabad.

Name of the petitioner to the 2 Suit for Iqbal Decree

: Smt/Sri. S.M.Modi

Description of property 3

: Market Value: 3400 /-

= 48,62,000/-

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

Date of Issue: 28-12-2021. 4

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 SEGUNDER STATEAR

SECUNDERABAD



Registration And Stamps Department

Market Value Assistance (Duty & Fee Calculator) Dist Name: HYDERABAD

Request No: 3151/2021

Date: 24/12/2021 17:18

SRO Name: 1606 SECUNDERABAD

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

Consideration Value of the Property:

		Juris	diction: SECUNDERABAD-1606	1
Village Name:	Hyderabad			e e e e
Locality/Habitation:	BOATS CLUB X ROAI	D TO MG ROAD VI	A RANI GUNJ-2 (5-4)	
Classification:	Commercial		Property Type: Structure/E	Building
Door No:	187/5/15,187/5/16,187	7/5/19	ra si e rii	
Survey No:	I		Plot No:	
Extent:	36.62 Sq.Yards		Total Floors: 5	
East:	mander of the state of the stat	` We	st:	
Boundaries: North:	read to a .	Sou	th:	
Structure Details:	Grade	of Local Body: Mun	icipal Corporation	
Structure Details:	Grade Structure Type	of Local Body: Mun Builtup Area		Age
		of Local Body: Mun Builtup Area 1648 Sq. Feets	Stage of Construction	Age 0
Floor Third Floor	Structure Type	Builtup Area	Stage of Construction	
Floor	Structure Type	Builtup Area 1648 Sq. Feets	Stage of Construction	
Floor Third Floor Valuation Details:	Structure Type RCC Structure Co	Builtup Area 1648 Sq. Feets ost: 1812800	Stage of Construction Finished	0
Floor Third Floor Valuation Details: Land Cost: 7745600	Structure Type RCC Structure Co	Builtup Area 1648 Sq. Feets ost: 1812800	Stage of Construction Finished Market Value: 9558400	0

Prepared By: MADHANRAJ

e thereon as per (na input) giyAnAD es SEC flown are valid till the

Note: 1) This is the provisional statement providing the tentative information on MV, stamp duty & fee thereof statement is not valid if it is found to be Prohibited as per section 22A of Registration Act. 3) The Values 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:24/12/2021, 05:18 PM

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 (3RD FLOOR) situated at Boats Clob X Road to M.G Road Secunderabad.

Name of the petitioner to the

Suit for Iqbal Decree

: Smt/Sri. S.M.Modi

3 Description of property

2

: Market Value: 3400 /-

1648 Square feet X Rs : <u>3400</u> /- 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.

ANNEXURE-II



Registration And Stamps Department

Market Value Assistance (Duty & Fee Calculator) Dist Name: HYDERABAD

Request No: 3146/2021

Registration Fee: 21460

Date: 24/12/2021 17:00

SRO Name: 1606 SECUNDERABAD

Nature of the Document: Sale Deed (01-01)
Consideration Value of the Property:

Property Deta	ils:		Juris	diction: SECUNDERABAD-1606	3
Villa	age Name:	Hyderabad			
Locality/	Habitation:	BOATS CLUB X ROA	D TO MG ROAD VI	A RANI GUNJ-2 (5-4)	
Cla	ssification:	Residential	e esta esta esta esta esta esta esta est	Property Type: Structure/E	3uilding
	Door No:	187/5/11			:
	Survey No:			Plot No:	· · · · · · · · · · · · · · · · · · ·
	Extent:	16.43 Sq.Yards		Total Floors: 5	
Boundaries:	East:	Action of the Contraction and the Contraction of th	We	st:	
boundaries.	North:		Sou	th:	
Structure Det		· · · · — · · · ·	of Local Body: Mun		
Floor		Structure Type	Builtup Area	Stage of Construction	Age
Ground		RCC	740 Sq. Feets	Finished	0
Valuation De	tails:			=	
Land Cost: 3	3478000	Structure C	ost: 814000	Market Value: 4292000	
Unit Rate: 5800/Sq. Ft.		Valuation Code: 21		Taxable Value:Market Value	
Duty & Fee F	Payable:				
process resemble a service and relative		And the second of the second o			

Transfer Duty: 64380

Prepared By: MADHANRAJ

Stamp Duty: 236060

Note: 1) This is the provisional statement providing the tentative information on MV, stamp duty & fee thereon as per the input lightly a 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.

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

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

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

Name of the Village/Mandal, 1 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.

Name of the petitioner to the 2 Suit for Igbal Decree

: Smt/Sri. S.M.Modi

Description of property 3

: Market Value: 4760 /-

740 Square feet X Rs : ______4760 __/- per Sft:

= 35,22,400/-

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

Date of Issue: 28-12-2021. 4

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