

Er. Y.R. SHANKAR KUMAR REDDY

B.E.(civil),M.I.E,F.I.V,M.Sc(Real Estate Valuation)

Valuer/Lenders' Engineer for Bank Consortiums

Govt. Regd. Valuer, Chartered Engineer, consulting Engineer.

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Ref No. YRSK/16/23-24

Date.25.03.2024

VALUATION CERTIFICATE

M/s.JMKGEC REALTORS PVT LTD and SDNMKJ REALTY PVT LTD having their regd.offices at 5-2-223, Gokul, Distillery Road, Secunderabad - 500 003 both are represented by its Director Shri. Soham Modi requested for valuation certificate of the below mentioned commercial property.

1	Name of the Building	Ramky Selenium
2	Tower/Block :	Tower B
3	Address of the property	Sy.Nos. 115/22, 115/2 & 115/25 situated at Plot Nos. 31/P and 32/P, Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District, Telangana.
4	Built up Area	24,062 Sqft on Fifth floor
5	UDS of land	871 Sq.yrds
6	Car Parkings	16 nos in Lower Basement floor & 17 nos in the upper basement floor
7	Details of Sale Deed	Sale Deed No. 5705 of 2016 dated 30.04.2016.
8	Building Permission details	File No. 50252/01/12/2010 Permit No. 8505/HO/WZ/Cil-11/2010 dt. 27.12.2012.

I have visited the property/premises along with their representative on 18th March 2024 and collected all the information required to issue the valuation certificate.

The present market value per sq.ft in the above said building is Rs.6,625/- (Rupees Six Thousand Six Hundred and Twenty Five only).

I confirm that th total value of the property is Rs.15,94,10,750/- (Rupees Fifteen Crores Ninety Four Lakhs Ten Thousand and Seven Hundred and Fifty only) i.e., Rs. 6,625/- per sft x 24,062 sft including car parkings.

Hence this valuation certificate


Y.R. Shankar Kumar Reddy
B.E.M.I.E.F.I.V.
Govt. Regd. Valuer Cat 1/246/95
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