

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

Address: 1-10-32,Welkin Park, 405 E Block, Begumpet, Hyderabad-16.

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Ref No : YRSK/15/23-24

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	26,480 Sqft on fourth floor
5	UDS of land	958 Sq.yrds
6	Car Parkings	17 nos in Lower Basement floor & 18 nos in the upper basement floor
7	Details of Sale Deed	Sale Deed No.5706/2016 dated 30.04.2016.
8.	Building permission details	File No : 50252/01/2010 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.17,54,30,000/- (Rupees Seventeen Crores Fifty Four Lakhs and Thirty Thousand only i.e., Rs. 6,625/- per sft x 26,480 sft including car parkings.

Hence this certificate


Y.R. Shankar Kumar Reddy
 B.E.M.I.E.,F.I.V.
 Govt. Regd. Valuer Cat 1/246/95
 Chartered Engineer M/111440/3
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