



M.A.LATEEF
P.VIKRAM KUMAR
ADVOCATES

DATED: 27TH APRIL 2023

To,
MODI PROPERTIES PVT LTD
REP BY ITS MANAGING DIRECTOR MR.SOHAM MODI
HYDERABAD,
TELANGANA.

Subject: Legal Opinion on the query regarding revise of Market value of properties and stamp duty in the schedule Slab of Secunderabad Sub Registrar office in respect of property bearing H.No. 5-4-187/3 & 4, situated at M.G.Road Secunderabd-500003.

The report (**Report**) enclosed to this letter sets out our observations, findings and opinion in respect of the query raised by you. Our Report is based on the following limitations /assumptions:

- (i) This Report is being given on basis of the information and documents shared with us by.
- (ii) The Documents and Information shared with us for review are genuine and that the documents shared with us are the only Documents relating to the aforementioned and there are no other documents/correspondence modifying or affecting the terms of the Documents.
- (iii) This Opinion is solely for the information and use of the persons named above and may not be used by, or disclosed or made available to any other party or referred to in any document without our consent. It refers to applicable law as on the date of the



M.A.LATEEF
P.VIKRAM KUMAR
ADVOCATES

Opinion and is limited to the laws referred to in it. Our views are not binding on any authority or court and there can be no assurance that they will not take a contrary position. Unless requested and separately agreed, we have no responsibility to update this Opinion for events, developments and circumstances occurring after the date of issue.

ANALYSIS OF RELEVANT LEGAL PROVISIONS:

According to G.O.Ms.No.59 dated 20.07.2021 The Government after careful examination, have decided to revise the rates of stamp duty payable on certain instruments under various articles of schedule I-A to the Indian Stamp Act 1899, with effect on and from 22.07.2021.

In exercise of the powers conferred by clause (a) of sub section(1) of section 9 of the Indian Stamp Act 1899 (Act II of 1899) and in modification of the earlier orders issued in this regard, the Governor of Telangana hereby revises the rates of stamp duty payable in respect of following instruments under schedule I-A to the Indian Stamp Act, 1899 (Registration) Department from its Commissioner and Inspector General Telangana issued an order vide Letter No.S1/TS/11217/2010 Dated 14.07.2021.

Particulars of Documents Scrutinized:

Sl.No	Date	Description of document	Original/copy
1.	20.09.2021	Encumbrance search	Original
2.	20.07.2021	G.O.Ms.No.59	Original

M.A.LATEEF
P.VIKRAM KUMAR
ADVOCATES



1. OPINION

In light of the above and on the basis of the provisions of law examined above, we are the opinion that –

- (i) It appears that the Market value rates for property bearing H.No.5-4187 / 3 & 4, Situated at M.G. Road Secunderabad-500003 in the schedule of Sub Registrar Office Secunderabad was Rs.3400 - 3910 per sft and stamp duty percentage on market value was @ 6% prior to 22.07.2021. The GO.Ms No.59 came in to effect from 22.07.2023 and the market value of property as referred above is revised to Rs.5800 per sft and stamp duty percentage also revised from 6% to 7.5% with effect from 22.03.2023.

