


1. Property details:

DESCRIPTION of Property	Date of Purchase	Area in Sq. Meters/ Sq. Feet	Nature of Holding (Free Hold / Own or Lease Hold)	Latitude & Longitude of the Property	Surroundings of Property
LAND & BUILDING at 6-3-1111/16, Nishath Bagh, Adj. Lane to Kirtilal Jewellers, (Somajiguda Circle) Nishath Bagh, Begumpet, Hyderabad- 500 016	20-01-2010	Land 670 Sq Yard with a Construction of 15151.90 Sq Ft Length of Boundary Wall - 3 side Compound Wall length - 86.53 mtrs. Compound Wall Height 2.3 mtrs	Free Hold	Latitude- 17.4291820 Longitude- 78.4571993	East- Park & Neighbours House 10 & 15A West - Plot No 17 North- Plot No 8&9 South- Road

- M/s Gannon Dunkerley & Co. Ltd had purchased old building vide sale deed doc 1871/2006 and then constructed Stilt+ 5 floors commercial building in the FY 2008-2010 admeasuring built up area of 15,152 sft over plot area of 670 sq yds, after dismantling the old building .
- Building permission was obtained from GHMC for residential use vide permit No: 111/99 & File No: 0656/CSC/TP 10/2007 dt 28.03.2008 for Stilt+5 upper floors.
- The area is prime residential area close to Somajiguda Rajiv Gandhi circle, where all the Jewellery shops and other commercial establishments are located.
- Boundaries tallies with schedule of the property. It's a L shaped plot.
- Land rate in the area:
 - SRO registration guideline rate as per website: Rs 48,700/- per sq yd fixed on 01.02.2022. [extract enclosed]
registration.telangana.gov.in/UnitRateMV/unitRateMV



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Unit Rates - Locality Wise

District Name HYDERABAD

S.No.	Ward-Block	Locality	Land Value (Rs. per Sq.Yard)	Classification	Effective Date (dd/mm/yyyy)	Door No. Wise Details - Rates
1.	7 - 1	BEGUMPET-1	48,700	01(Residential)	01/02/2022	Get
2.	6 - 3	BEGUMPET-1	48,700	01(Residential)	01/02/2022	Get

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Note :


- This is provisional information as per records maintained by registration department for the purpose of helping the registering public to estimate the stamp duty only, subject to change due to revision of market value once in a year OR adhocly due to anomalies.
- For further details contact Sub Registrar office
S.R.NAGAR,
6-3-541/A, FARHATH MANZIL,
PANJAGUTTA, HYD
HYDERABAD
Phone: 23442902

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- b. Prevailing Fair market rate in the area as per the local enquiry is in the range of Rs 140,000/- to Rs 160,000/- per sq yd. I am of the opinion that **Rs 150,000/- per sq yd** is appropriate for the subject property. Refer real estate website abstract attached

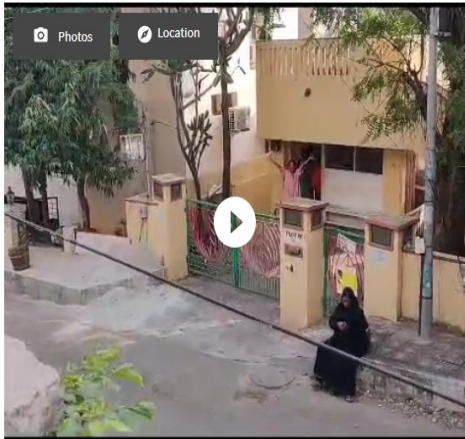

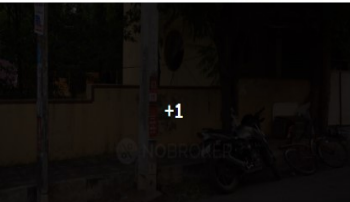
← → ↻ 🏠 nobroker.in/property/plot/buy/plot-for-sale-in-begumpet-hyderabad/8a9fba84896959b801896bd54d740ed7/detail?nbFr=list-plot

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 Land/Plot	Plot For Sale In Begumpet Methodist colony	₹ 4.5 Crores Price Non-Negotiable	₹ 14,619 per sq. ft.	3,078 sq. ft. Plot Area	Need Land Loan ? Apply Loan
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Home / Plots for sale in Hyderabad / Plots for sale in Begumpet / Property Details

 Photos
  Location

Jul 19, 2023
Posted On

NA
Dimension (L x B)

NA
Width of facing road

Immediately
Possession

Freehold
Ownership

Yes
Boundary wall

Get Owner Details

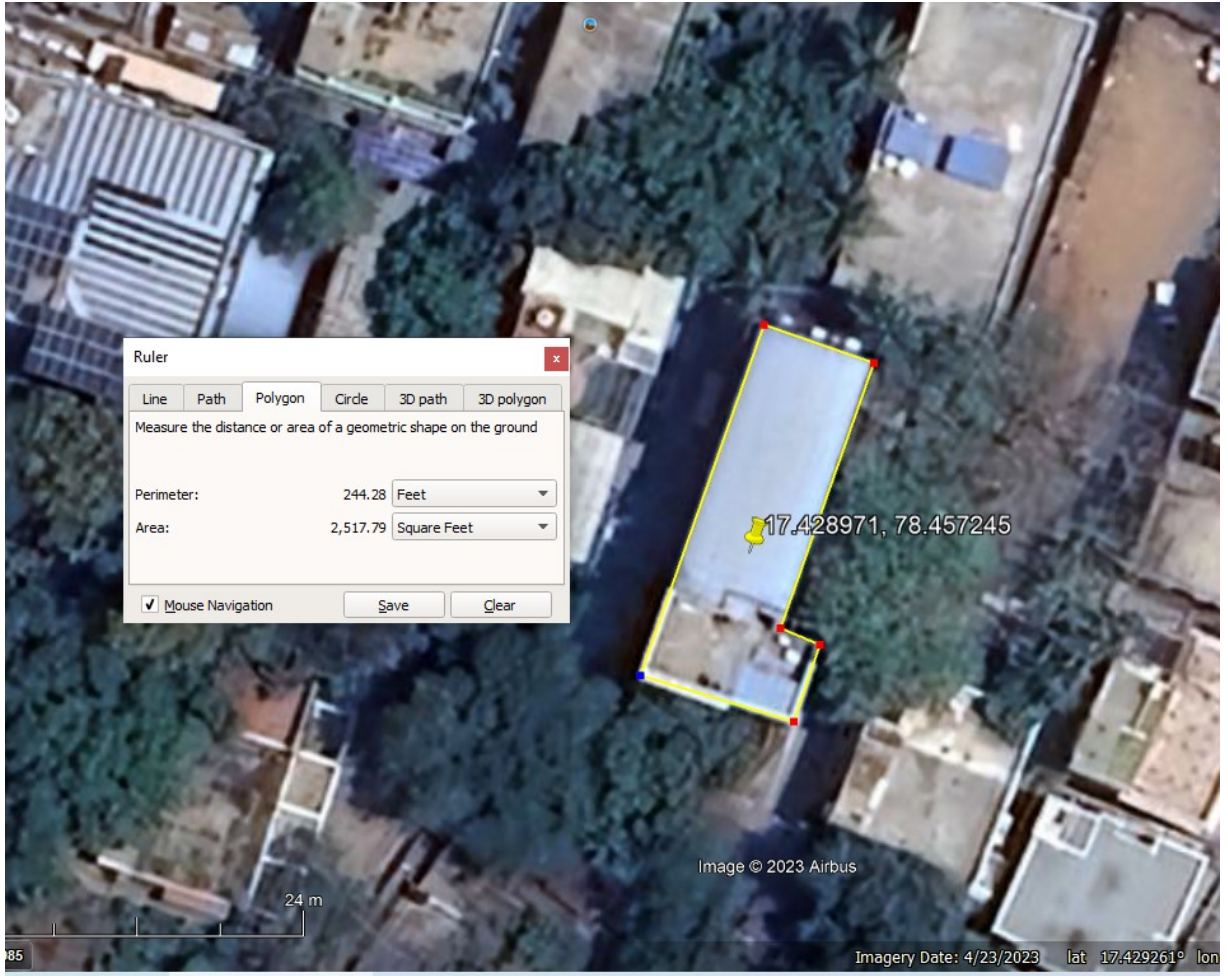
Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

- c. The actual area and building permit plan area is given below. We find the building is constructed as per the permit plan except the shed on terrace. However building permit is for Residential use, whereas commercial office building has been constructed.

Building value (RCC Framed)		15152 sft	
	Actual [sft]	permit	
	16752	15151.62	sft
Stilt/GF	2852	2852.46	sft
FF	2460	2459.83	sft
SF	2460	2459.83	sft
TF	2460	2459.83	sft
4th	2460	2459.83	sft
5th	2460	2459.83	sft
Sheet roof on terrace floor	1600		

d. Google earth image with measurement is attached below.



- e. The GPS co-ordinates of the property : 17.428971, 78.457245
- f. The road width on which the building is facing is 30' wide CC road.
- g. The building is provided with modern elevation with ACP façade. The interiors are designed and provided with office work stations, cabins etc along with false ceiling.
- h. The building is having one passenger lift.
- i. The building is having compound wall on three sides.
- j. Copy of the property tax receipts and Electricity bill produced and verified.
- k. Photos taken during the property visit on 08.08.2023 and Google location image sent on whatapp.

Date: 09.08.2023

Place: Hyderabad


D. MOHAN RAGHAVIAH
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(Govt. Regd. Valuer-CCIT/518,
Chartered Engineer-CIVIL)