

# A. MADHUSUDAN B.E (CIVIL), M.E (STRL ENGG)

FIU, MIE(I), CE(D), FIITA, MIGS, MICI, MISNT, MISTE, MIET, MISQ, CIESES, MIUT, MISET, MIASE, MISSE, MIOCE, MICC, MMGM, MIBC, MACCE, CPMC

*GHMC Licenced Structural Engineer, Govt Registered Valuer, Chartered Engineer, Technical Arbitrator, Geotechnical & Soil Testing Consultant, Chartered Industrial Environmentalist, Quality Auditor, PMC*

**Govt Registered Valuer, IT, Govt of India : (Registration No – 566/CCIT-1/Hyderabad/2014)**

Ref : 1148/Valuation/2024-25/Own

Date : 02.09.2024

## TO WHOMSOEVER IT MAY CONCERN

### SUBJECT : VALUATION CERTIFICATE

Client : M/s.Heera Retail (Hyd) Pvt Ltd, Represented by its CEO Dr.Nowhera Shaik D/o Nanne Saheb Shaik,  
No.12-6-2/268/1/2,3,4,F, Vivek Nagar,  
Kukatpally, Hyderabad – 500 072, Telangana.

Service Requested by Client : Fair Market Valuation of Open Plots dated 26.08.2024.

Address & Location of Property : Open Plots in Town Survey Nos.12,13,14 & 15/1, Block – M, Ward No.13,  
Tolichowki, Shaikpet (V),Shaikpet (M), Hyderabad, Telangana – 500 008.

Basis of Work : (1) Sale Deed No.5479 of 2015 dated 09.09.2015 registered at SRO, Banjara Hills.  
(2) Demarcation Report issued by Deputy Collector, Survey & Land Records, Hyderabad,  
Telangana, vide Letter No.A5/39/2023 dated 25.03.2023.  
(3) Prevalent Selling Rates in the Vicinity.

Method of Calculation Adopted : Prevalent Selling Rate Method.

Schedule of Property : (Open Land of 33,060.15 Sq Yards)

	Doc No.5479 of 2015
North	Neighbours Lands
South	Proposed 80' Road
East	Neighbours Land
West	Aditya Royal Palm Project

VALUATION DETAILS : (Separate Report Enclosed)

Details are worked out based on Fair Market Value, duly considering Prevalent Selling Rates of Plots in the Vicinity dated 26.08.2024.


Fair Market Valuation of Open Plots (33,060.15 Sq Yards) as on 26.08.2024 = Rs. 753,77,14,200/-  
(Rupees Seven Hundred Fifty Three Crore Seventy Seven Lakh Fourteen Thousand Two Hundred Only).

For Details, enclosed Report to be kindly Referred to.

DETAILS OF VALUER :

NAME : A.MADHUSUDAN

SEAL & SIGNATURE :

  
**A. MADHUSUDAN**  
Govt. Registered Valuer (Immovable Property)  
Income Tax, Govt. of India (w/s 34 AB of Wealth Tax)  
Registration No :566/CCIT-1/Hyderabad/2014

308, 3<sup>rd</sup> Floor, Krishna Plaza, 6-2-953, Khairatabad, Hyderabad – 500 004.  
Mobile No : +91 98481 21563 Email ID – madhusudan315@rediffmail.com

**VALUATION OF OPEN PLOTS PROPERTY BELONGING TO  
M/s. HEERA RETAIL (HYD) PRIVATE LIMITED REPRESENTED BY  
ITS CEO Dr.NOWHERA SHAIK D/o NANNE SAHEB SHAIK,  
IN TOWN Sy. Nos.12,13,14 & 15/1, BLOCK – M, WARD No.13 AT TOLICHOWKI,  
SHAIKPET (V), SHAIKPET (M), HYDERABAD, TELANGANA – 500 008.**

Valuation Report No : 1148/Valuation/2024-25/Own

Purpose of Valuation : For Own Purpose


Date of Valuation : 26.08.2024

Total Extent of Land Considered : 33,060.15 Sq Yards

- 1.0 INTRODUCTION
- 2.0 EXECUTIVE SUMMARY
- 3.0 VALUATION
- 4.0 CONCLUSION

Govt Registered Valuer : A.MADHUSUDAN

Registration Number : 566/CCIT-1/Hyderabad/2014

  
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Registration No : 566/CCIT-1/Hyderabad/2014

## 1.0 INTRODUCTION

M/s. Heera Retail (Hyd) Pvt Ltd has approached Mr.A.Madhusudan, Government Registered Valuer, to provide Fair Market Value of Landed Property : Open Plots in Town Sy. Nos.12,13,14 & 15/1, Block – M, Ward No.13 at Tolichowki, Shaikpet (V & M), Hyderabad, Telangana - 500 008, belonging to M/s Heera Retail (Hyd) Pvt Ltd Represented by its CEO Dr.Nowhera Shaik D/o Nanne Saheb Shaik.

## 2.0 EXECUTIVE SUMMARY FOR THE PROPERTY

- 2.1 Owner of the Landed Property : M/s Heera Retail (Hyd) Pvt Ltd Represented by its CEO Dr. Nowhera Shaik D/o Nanne Saheb Shaik.
- 2.2 Address of the Property : Open Plots in Town Sy. Nos. 12,13,14 & 15/1, Block – M, Ward No.13, Tolichowki, Shaikpet (V & M), Hyderabad, Telangana - 500 008.

## 3.0 VALUATION

The Landed Property, belonging to M/s Heera Retail (Hyd) Pvt Ltd Represented by its CEO Dr. Nowhera Shaik D/o Nanne Saheb Shaik, is located in Tolichowki, Hyderabad, Telangana – 500 008, on proposed 80' Road leading to 7 Tombs, apprx 1.0 Km from Junction of Tolichowki & 0.8 Km from Junction of Road leading to Golconda Fort.

### 3.1 LAND

The Prevailing Market rates have been ascertained in and around Tolichowki & Shaikpet. Land is evaluated by taking into consideration the restrictive use of land for Residential & related activities/amenities.

**Fair Market Value : Rs. 753,77,14,200/-**

**(Rupees Seven Hundred Fifty Three Crore Seventy Seven Lakh Fourteen Thousand Two Hundred Only).**

**Realizable Value : Rs. 678,39,42,780/-**

**(Rupees Six Hundred Seventy Eight Crore Thirty Nine Lakh Forty Two Thousand Seven Hundred Eighty Only).**

Place : Hyderabad,

Date : 02.09.2024



Signature of Govt Registered Valuer

**A. MADHUSUDAN**

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Income Tax, Govt. of India (w/s 34 AB of Wealth Tax)  
Registration No :568/CGIT-1/Hyderabad/2014

# VALUATION REPORT

Landed Property : Open Plots in Town Sy. Nos. 12,13,14 & 15/1, Block – M, Ward No.13 at Tolichowki, Shaikpet (V & M), Hyderabad, Telangana - 500 008, belonging to M/s Heera Retail (Hyd) Pvt Ltd Represented by its CEO Dr. Nowhera Shaik D/o Nanne Saheb Shaik, is located in Tolichowki, Hyderabad, Telangana – 500 008.

1.	Name of the Approved Valuer	A.MADHUSUDAN
2.	Address	308, Krishna Plaza, 6-2-953, Khairtabad, Hyderabad- 500 004, Telangana.
3.	Date of Visit to the Property	26.08.2024

1.	Name of the Owner	M/s Heera Retail (Hyd) Pvt Ltd Represented by its CEO Dr. Nowhera Shaik D/o Nanne Saheb Shaik.
2.	Address	No.12-6-2/268/1/2,3,4,F, Vivek Nagar, Kukatpally, Hyderabad – 500 072, Telangana.
3.	Telephone Number	+919281026270
4.	Nature of Business	Business.

1.	Name & Address of the owners of property & Telephone Number	M/s Heera Retail (Hyd) Pvt Ltd Represented by its CEO Dr. Nowhera Shaik D/o Nanne Saheb Shaik. No.12-6-2/268/1/2,3,4,F, Vivek Nagar, Kukatpally, Hyderabad – 500 072, Telangana. (+919281026270)
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1.	Details of Property	Land/Land & Building/Flat/Factory/Shop & Establishment	Landed Property
2.	Type of property	Agricultural/Industrial/ Residential/ Commercial Rural/Semi Urban/Urban/Metropolitan	Residential Urban
3.	Ownership of the property	Individual/Joint/Leasehold/Company/ Firm	Company
4.	List of documents Produced for perusal: 1. Title Deed/ Sanctioned Plan 2. Property Tax Receipt 3. Electricity Bill 4. Water Bill 5. Others (Please specify) 6. ....	Open Plots in Town Sy. Nos. 12,13,14 & 15/1, Block – M, Ward No.13 at Tolichowki, Shaikpet (V & M), Hyderabad, Telangana - 500 008,  1. Sale Deed 5479 of 2015 dated 09.09.2015, registered at SRO, Banjara Hills. 2. Demarcation Report issued by Deputy Collector, Survey & Land Records, Hyderabad, Telangana, vide Letter No.A5/39/2023 dated 25.03.2023.  <b>TOTAL OF 33,060.15 Sq Yards is Considered for Valuation</b>	
5.	Address of the Property	Open Plots in Sy. Nos. 12,13,14 & 15/1, at Tolichowki, Shaikpet (V & M), Hyderabad, Telangana -500 008.	
6.	Latitude & Longitude	17 deg 24' 2.40'' N & 78 deg 24' 23.22'' E	

  
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7.	Incase of joint ownership whether share is undivided/ divided & share of each owner.	NA
8.	If Lease hold a. Name of the lessor/lessee, b. Nature of lease,	NA
9.	Date of purchase/ Year of acquisition	As per Sale Deed as mentioned under SI No.4.
10.	Value of property as per Regd. sale deed	Rs. 189.10 Cr (dated 26.08.2024) for 33,060.15 Sq Yards (Rs 57,200/- per Sq Yards as per SRO Rate)
11.	Taxes paid up to :	NA
(i)	1. Land/Building Taxes:	
(ii)	Electrical Bill	NA
12.	Agreement of easements (encroachments) if any and if so, attach copies	Owner to vouch.
13.	Location & description of the property	The Landed Property, belonging to M/s Heera Retail (Hyd) Pvt Ltd Represented by its CEO Dr. Nowhera Shaik D/o Nanne Saheb Shaik, is located in Tolichowki, Hyderabad, Telangana – 500 008, on proposed 80' Road leading to 7 Tombs, apprx 1.0 Km from Junction of Tolichowki & 0.8 Km from Junction of Road leading to Golconda Fort.
	Plot No.	Open Plots
	Lay Out No.	-
	SF/ TS/ RS No.	12,13,14 & 15/1, Block – M,
	Taluk/ Ward No.	Ward No.13,
	Village/ Block No.	Shaikpet Village & Mandal
	District/ Municipality.	Hyderabad District, Telangana.
	Corporation with Pin Code	Tolichowki – 500 008
	Distance from the Village, town, city, Municipal limits.	Within City Municipal limits.
14.	Boundaries of site/ actual as per document	
	North	Neighbours Land
	South	Proposed 80' Road
	East	Neighbours Land
	West	Aditya Royal Palm Project
15.	Dimensions (Should insist the owner to provide a sketch of the land certified by surveyor/MRO)	
	North	As per Sale Deed
	South	As per Sale Deed
	East	As per Sale Deed
	West	As per Sale Deed
16.	Extent of site	<b>As per Document:</b> 33,060.15 Sq. Yds./27,642.50 Sq. Mts./ Ac.6 - 33 Gts.
17.	Extent of site considered for valuation purposes	33,060.15 Sq. Yds./27,642.50 Sq. Mts./ Ac.6 - 33 Gts.

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## VALUATION OF VACANT LAND

Sl	Characterstics of the Site	
1.	Description of Locality	The Landed Property is located in Tolichowki, Hyderabad, Telangana – 500 008, on proposed 80' Road leading to 7 Tombs, apprx 1.0 Km from Junction of Tolichowki & 0.8 Km from Junction of Road leading to Golconda Fort.
2.	Availability of Civic Amenities like school, Hospital, Bus stop, Market etc.	All the Civic Amenities are in nearby distance. Azaan International School – 0.5 Km Noesis Junior College – 1.0 Km Oak Hospital – 0.5 Km Podium Mall – 1.0 Km Max Place Shopping Mall – 0.8 Km Hotel Galaxy Paradise – 1 Km Tolichowki Bus Stop – 1.0 Km Railway Station – 14 Km Shamshabad Airport – 30 Km
3.	Level of land with topographical conditions	Level.
4.	Use to which it can be put	Present – As allowed by Plan Sanction Authority.
5.	Any usage restriction	Present – Restrictive use of land for Non Residential.
6.	Tenure of land (own/Leased)	Own.
7.	Is the plot in town planning approved lay out	NA.
8.	Corner or intermittent plot	Intermittent.
9.	Ratio between avg. depth & width.	Varies for each Plot
10.	Road facilities	Available
11.	Is it a land locked land?	No.
12.	Water potentiality	Available
13.	Underground sewerage system	Available.
14.	Power supply is available in the site	Available in the area.
15.	Advantages of the site	1. Subject Property is 1.0 Km from Junction of Tolichowki & 0.8 Km from Junction of Road leading to Golconda Fort. Surrounding Locality is in the Vicinity of Tolichowki Area & Old Mumbai Road. 2. Uniform Land Shape of good Volume. 3. Good Potential for Project Development. 4. Abutting 80' Road, possibility of Commercial Project.
16.	Disadvantages of the site	1. Restrictive use of land for Non Residential Purpose. 2. Attachments by ED.
17.	Sketch of the plot/ land duly certified by Surveyor/ MRO	As per document.



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VALUATION		
1.	Guide Line Rate	
2.	P M R (Prevailing Market Rate)	<p>Subject Property is 1.0 Km from Junction of Tolichowki &amp; 0.8 Km from Junction of Road leading to Golconda Fort.</p> <p>Locally prevailing market value of land ranges as, Main Road – Rs 3.04 Lakh per Sq Yards. Interior – Rs 1.52 Lakh per Sq Yards. Average – Rs 2.28 Lakh per Sq Yards.</p> <p><b>Factors/ reasons for above mentioned value:</b></p> <ol style="list-style-type: none"> <li>1. The property is Strategically located on Junction of Tolichowki &amp; 0.8 Km from Junction of Road leading to Golconda Fort.</li> <li>2. The Property is having levelled Surface.</li> <li>3. There is lot of demand for this kind of Land as it is Voluminous &amp; with easy accessibility.</li> <li>4. Recent Land Sale Transactions in a month have revealed Sale figure of Rs 1.6 Lakh per Sq Yards in Interiors &amp; 3.10 Lakh per Sq Yards on Main Road, average of 2.35 Lakh per Sq Yards, with lot of demand still to be met.</li> </ol> <p><b>Looking to the above salient factors, average lower unit rate of Rs. 2,28,000/- per Sq Yards is being considered for valuation.</b></p>
3.	Suggested Road Map	<ol style="list-style-type: none"> <li>1. Verification of Legal Titles &amp; Ownership.</li> <li>2. Physical Measurement/Survey of Land.</li> <li>3. Erecting Boundary Wall/Fencing.</li> <li>4. Obtaining Land Use Certificate from HMDA to ascertain allowed Land use.</li> <li>5. Ascertaining Proper Road Access.</li> <li>6. Clearance from ED.</li> <li>7. Evacuating encroachers.</li> </ol>
4.	Distance Chart (Projects)	<ol style="list-style-type: none"> <li>1. Aditya Royal Palm (Tolichowki) – 0.1 Km</li> <li>2. HS Royal Apartments (Shaikpet) – 0.3 Km</li> <li>3. Aditya Empress (Shaikpet) – 1.8 Km</li> <li>4. Salarpuria Satva Magnus (Shaikpet) – 2.3 Km</li> <li>5. Vamsiram West Wood (Shaikpet) – 3.3 Km</li> <li>6. Aparna One (HS Darga) – 3.3 Km</li> </ol>
5.	Distance Chart (Main Locations)	<ol style="list-style-type: none"> <li>1. Tolichowki Junction – 1 Km</li> <li>2. Jubilee Hills – 5 Km</li> <li>3. Mehdiapatnam – 3 Km</li> <li>4. HITEC – 8 Km</li> <li>5. CBD Area (Abids) – 9 Km</li> <li>6. Outer Ring Road – 9 Km</li> <li>7. Inner Ring Road Junction – 3 Km</li> </ol>



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6.	Adopted unit rate of the subject land	Front Side -- Rs. 3,04,000/- per Sq yards (Rs 147.14 Crore/Acre) Rear Side – Rs 1,52,000/- per Sq Yards (Rs 73.57 Crore/Acre) Average – Rs 2,28,000/- per Sq Yards (Rs 110.35 Crore per Acre)
7.	Value of land	33,060.15 Sq Yards X Rs 2,28,000 per Sq Yards = <b>Rs. 753,77,14,200/-</b> <b>(Rupees Seven Hundred Fifty Three Crore Seventy Seven Lakh Fourteen Thousand Two Hundred Only).</b>
8.	Realizable market value of the property as on date.	Land: Realizable value is considered @ around % of the Fair Market Value: 90/ 100 x Rs. 753,77,14,200/- = Rs. 678,39,42,780/-
9.	Land Rate based on Construction & Sale Potential (Apartments)	Prevalent Selling Rates of Apartments in Vicinity are at Rs 9,300/Sft. Possible Conservative FSI – 4.00 (5 Floors Construction) Land Cost of 2.28 Lakh/Sq Yards on BUA – Rs 6,333/Sft Construction Cost on BUA – Rs 2,500/Sft Profits on Development & Construction – Rs 400/Sft TOTAL on BUA – Rs 9,233/Sft, Hence Project Feasible.
10.	Land Rate based on Construction & Sale Potential (Villa's)	Prevalent Selling Rates of Villa's in Vicinity are at Rs 30,200/Sft. (60% Land Coverage) Possible Conservative FSI – 1.25 (3 Floors Construction) Land Cost of 2.28 Lakh/Sq Yard on BUA – Rs 20,267/Sft Construction Cost on BUA – Rs 3,500/Sft Profits on Development & Construction – Rs 700/Sft TOTAL on BUA – Rs 24,467/Sft, Hence Project Feasible.
11.	Conditions for Validity or Sanctity of this Valuation Report	1. Proper Ownership of Land. 2. Availability of Land Extent with Proper & unobstructed Passage/Access/Entry & Exit. 3. Possibility for Sale or Conveyance of Land in Sub Registrar Office. 4. Boundary Wall/Fencing to be erected on all Sides. 5. Physical Land Survey to ascertain net Land Area Availability. 6. Land use allowed for Residential/Commercial purpose by Plan Sanctioning Authority. 7. Obtaining Land Sketch by Revenue Dept. 8. Clearance from ED.



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#### 4.0 CONCLUSION

The Prevailing Market rates have been ascertained in and around Tolichowki & Shaikpet. Land is evaluated by taking into consideration the restrictive use of land for Residential activities/amenities.

There is lot of potential in subject land property due to its Strategic Location & being surrounded lot of Similar Residential Projects & Commercial Projects & Villa Projects.

As a result of appraisal and analysis, it is our considered opinion that the present Market Value of the above property in the prevailing condition with aforesaid specifications is **Rs. 753,77,14,200/- (Rupees Seven Hundred Fifty Three Crore Seventy Seven Lakh Fourteen Thousand Two Hundred Only).**

Place: Hyderabad  
Date: 02.09.2024

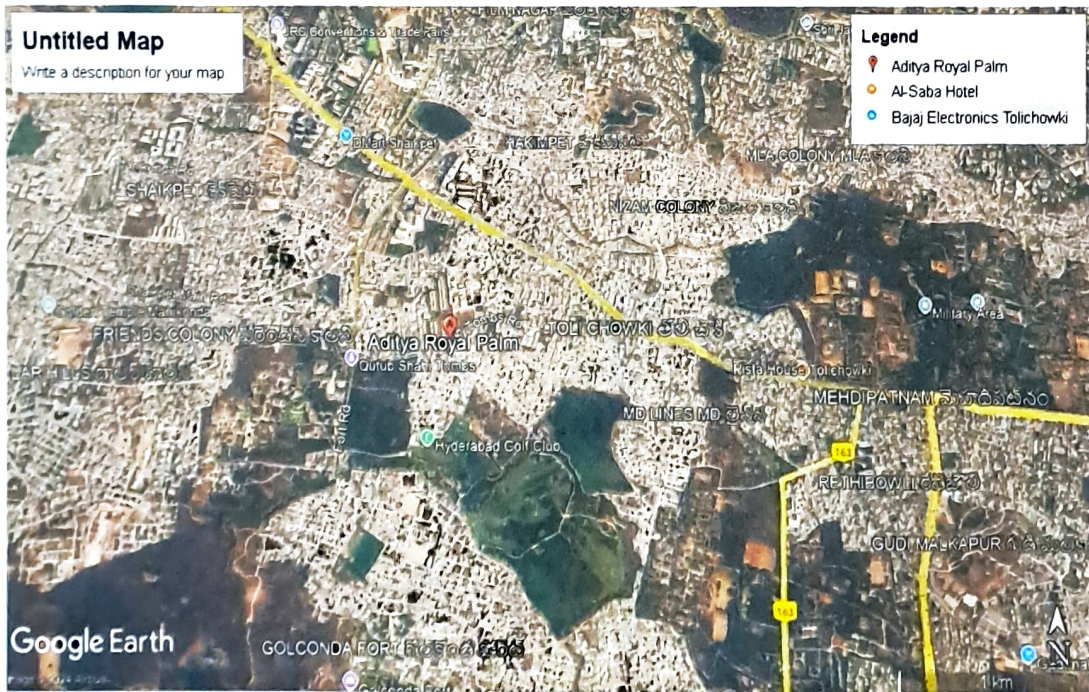
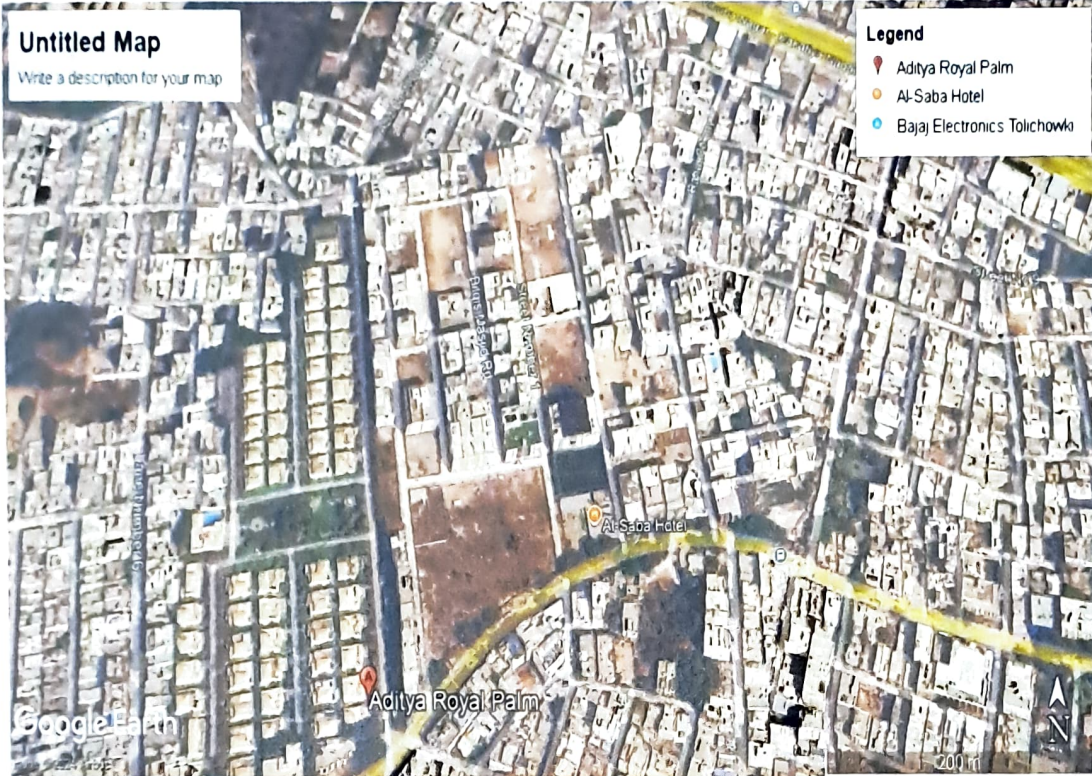


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Signature of Approved Valuer

**GOOGLE LOCATION MAPS**



*M.A.*

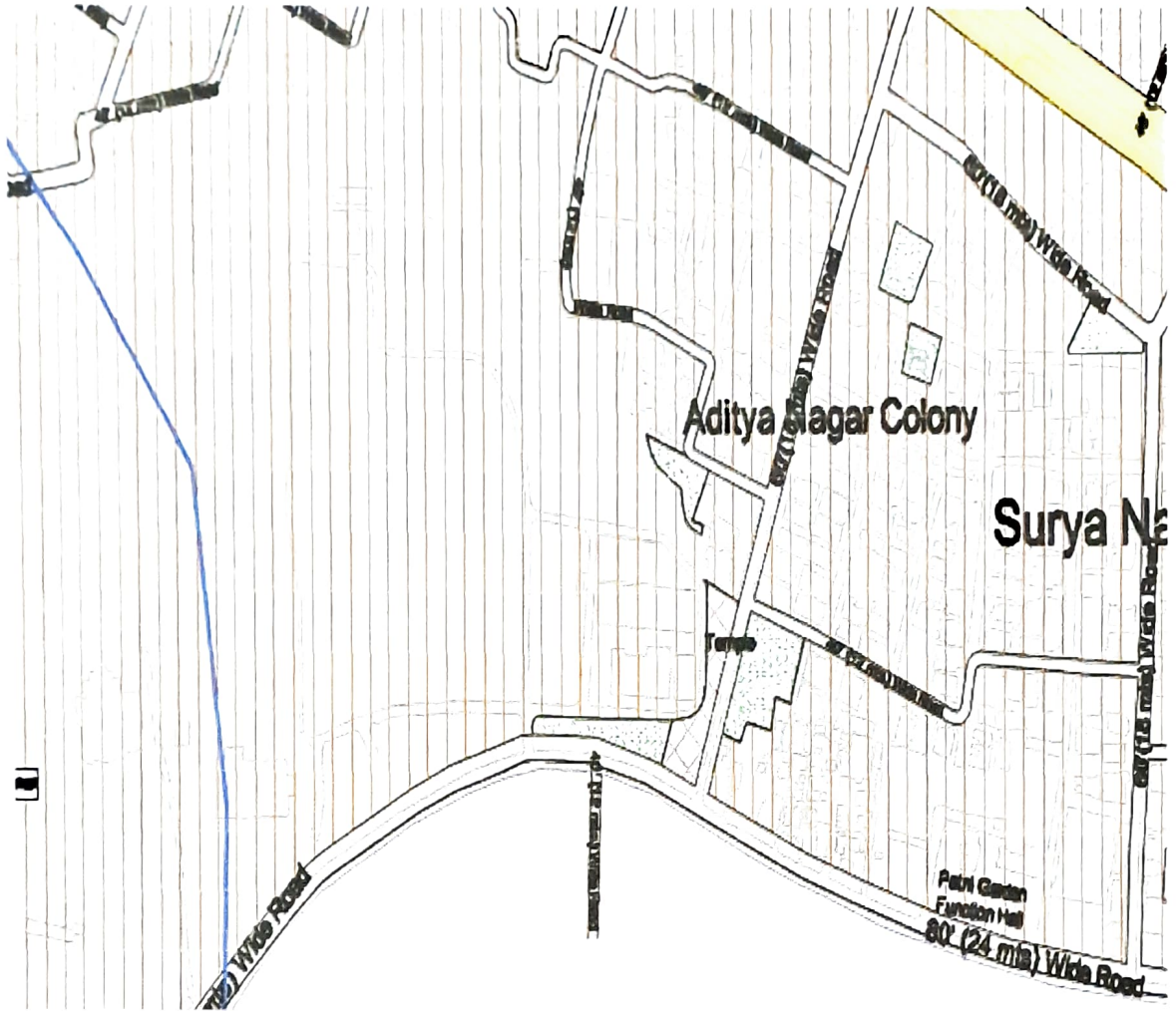
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SITE PHOTO'S



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Registration No :508/CGTF-1/Hyderabad/2014

ZONAL DEVELOPMENT PLAN



**LAND USE**

- 1) **RESIDENTIAL USE ZONE**
- 2) **COMMERCIAL USE ZONE**
  - a) **COMMERCIAL ROADS AS PER G.O MS. NO 788 MAJUD DEPT, DT: 18.10.2007 AND RELATED GOS NOTIFIED FROM TIME TO TIME.**
  - b) **COMMERCIAL STRIPS**
  - c) **COMMERCIAL USE**
- 3) **MULTIPLE USE ZONE**
- 4) **PUBLIC AND SEMI-PUBLIC USE ZONE**
- 5) **WORK CENTRE USE ZONE**


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**NOTE :**

- (1) Final Sale Figure may Vary depending on Various factors viz.. Demand, Supply, Realisable Sale Value based on Economic Usefulness, Distress Sale, etc.
- (2) Following Aspects are to be Ascertained by Client separately.
  - (a) Statutory Clearances.
  - (b) Legal Clearance.
  - (c) Technical Clearance.
- (3) Suggested Road Map is,
  - a. Verification of Legal Titles & Ownership, Acquisition.
  - b. Physical Measurement/Survey of Land.
  - c. Statutory Clearances.
  - d. Technical Clearances.
- (4) Conditions for Validity or Sanctity of this Valuation Report are,
  - a. Proper Ownership of Land & non acquisition by Govt.
  - b. Land Extent handed over for Road Widening (If any).
  - c. ULC Clearance Check (If Applicable).
  - d. Physical Land Survey to ascertain net Land Area Availability.
  - e. Obtaining Land Sketch by Revenue Dept.
  - f. Nil Encroachments & Nil Legal Issues.

  
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VILLA RATES IN THE VICINITY

Aditya Royal Palm Estate Flat

magickbricks.com/project/aditya-royal-palm-for-sale-in-hyderabad-septs

Buy Rent Sell Home Loans

Buy Aditya Royal Palm Estate Flat

Projects Near

Budget

Flat x2

BHK

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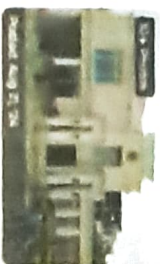
Properties (5)

New Projects

Top Agents

11 Sort by: Relevance

5 Results | Flats for Sale in Aditya Royal Palm Hyderabad



4 BHK Villa for Sale in Shaikpet Main Road Hyderabad  
Aditya Royal Palm

₹16.50 Cr

₹30,220 per sqft



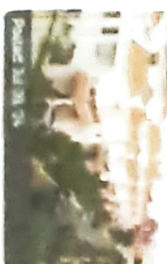
Ready to Move



New Property

Contact Agent

Get Phone No.



4 BHK Villa for Sale in Shaikpet Hyderabad  
Aditya Royal Palm

₹16.50 Cr

₹30,220 per sqft



Ready to Move



Resale

Contact Agent

Get Phone No.



Exclusive Interest rate starting from 8.5% p.a.

+

Loan tenure upto 20 years

Apply with Magickbricks



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VILLA RATES IN THE VICINITY



POPULAR PROJECT

4 BHK Villa for Sale in Shaikpet Hyderabad

Address: Royal Palm

PROPERTY AREA  
4915 sqft

STATUS  
Ready to Move

TRANSACTION  
Resale



₹14.95 Cr @  
₹30,417 per sqft

[View Profile](#)



Varun

Dhara

On 24/09/2022

Agent: Happy Homes  
Member Since: 2017  
20+ Successful Deals

1+ rounds of viewings in Shaikpet, Hyderabad. This luxurious 4 BHK independent villa (loc...

[Get Phone No.](#)



POPULAR PROJECT

4 BHK Villa for Sale in Shaikpet Hyderabad

Address: Royal Palm

PROPERTY AREA  
4915 sqft

STATUS  
Ready to Move

TRANSACTION  
Resale



₹15 Cr @  
₹30,319 per sqft

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Agent: Seemee Property Services  
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10+ Successful Deals

This one of its kind 4 BHK independent villa for sale is situated in the prime location of...

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## APARTMENT RATES IN THE VICINITY

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Properties (173)

### 173 results | Flats in Shaikpet, Hyderabad for Sale

[Add Budget for better results](#) →  
 One BHK Flat for sale in the price range of ₹19 Cr - ₹25 Cr with 1.5 BHK options You can find Flat for sale in Shaikpet from 77+ Result

**3 BHK Flat for Sale in Shaikpet, Hyderabad**  
 ₹22 Cr (₹) | 2000 sqft | 14 out of 18 | [Contact Owner](#)  
 Owner: [Premium Member](#)

**4 BHK Flat for Sale in Shaikpet, Hyderabad**  
 ₹4.60 Cr (₹) | 4900 sqft | 5 out of 71 | [Contact Owner](#)  
 Owner: [Premium Member](#)

**SBI**  
 Exclusive Interest rate starting from 8.5% p.a.

+  
 Loan tenure upto 30 years  
[Apply with Magicbricks](#)

Rajendra Prasad Reddy Real Estate Ltd  
 2, The Arcade, Osmania Nagar, Hyderabad  
 4 BHK Triplex Villa  
 ₹4.90 Cr onwards  
 Call Now: 080-111-11111

*Handwritten signature*

**A. MADHUSUDAN**  
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 Income Tax, Govt. of India (u/s 34 AB of Wealth Tax);  
 Registration No.: 568/CCIT-1/Hyderabad/2014



# 99acres

Buy - Shaikhpur

Post property

No. of Bedrooms

1 BHK

2 BHK

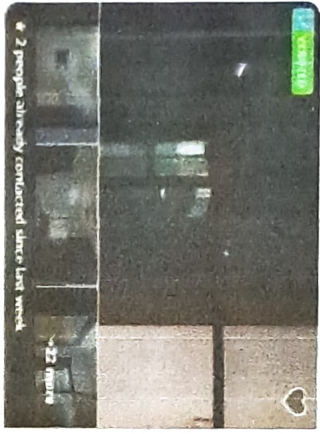
3 BHK

4 BHK

5 BHK

Construction Status

Ready to Move



2 people already contacted this week

## 1MR White Lotus

3 BHK Flat in Shaikhpur, Hyderabad

**₹3.2 Cr** 2,945 sqft (274 sqm) - Super Built-up Area

3 BHK (3 Baths) Ready To Move

Highlights : Marble Flooring Gated Society

Spacious and very well ventilated apartment. Tranquil and a...

2mo ago

Owner

View Number

Contact

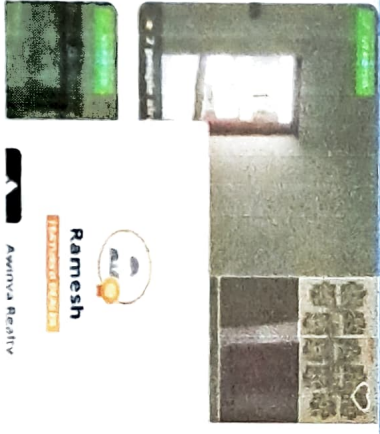
# 99acres

Buy - Shaikhpur

Post property

Location

- Shaikhpur
- ...
- ...
- ...
- ...
- ...
- ...



**Ramesh**  
 Associate Real Estate Agent  
 Awinva Realty

## Awinvas Platinum

3 BHK Flat in Shaikhpur, Hyderabad

**₹1.85 Cr** 1,950 sqft (181 sqm) - 3 BHK (3 Baths) Super Built-up Area

₹9,500/sqft Ready To Move

Highlights : Gated Society Close to Other 1 - 2 Premium 3 BHK Flat also available for sale and ready to move flat.

Expert in

127 Listed  
 59 Verified  
 2 BHK (3 Baths)  
 1 Awinva

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 Registration No: 568/CCT-1/Hyderabad/2014

6 results | Flats for Sale in Vamsirams Westwood Hyderabad

**3 BHK Flat for Sale in Vamsirams Westwood, Toli, Chowki, Hyde...**

₹ 3.25 Cr (D)

₹ 13,105 per sqft

Contact Agent

Get Phone No.

**2 BHK Flat for Sale in Toli, Chowki, Hyderabad**

₹ 1.14 Cr

₹ 11,216 per sqft

Contact Owner

Get Phone No.

**OSBI**

Exclusive Interest rate starting from 8.5% p.a.

Loan tenure upto 30 years

Property Gogler

About Agent

- Has maximum property contacts
- Is the top agent of the locality
- Is trusted by others

*Handwritten Signature*

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**REGISTRATION & STAMPS DEPARTMENT**  
Government of Telangana

Unit Rates - Locality Wise

Door No. Wise Details

District Name HYDERABAD Locality SHAIKPET-1

S.No.	Ward-Block	Door No.	Land Value Rs. per Sq. Yard	Effective Date (dd/mm/yyyy)
1.	8-1	21/5/1	57,200	01/02/2022
2.	8-1	21/13	57,200	01/02/2022
3.	8-1	35/C	57,200	01/02/2022
4.	8-1	33/A	57,200	01/02/2022
5.	8-1	36/A	57,200	01/02/2022
6.	8-1	31/A	57,200	01/02/2022
7.	8-1	21/47	57,200	01/02/2022
8.	8-1	21/15	57,200	01/02/2022
9.	8-1	21/42/A	57,200	01/02/2022

*M.A.*

**A. MADHUSUDAN**  
Govt. Registered Valuer (Immovable Property),  
Income Tax, Govt. of India (Use 34 AB of Wealth Tax),  
Registration No. 596/OCTE-1/Hyderabad/2014