Ch. Purna Chandra Rao

B.Tech., (Civil), FIV., MSc (REV)FIV – 22212
Consulting Engineer &Govt.Regd.Valuer
CCIT - III/Tech/Reg.Val/2/2016-17

Purna Associates

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APPENDIX - 1

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S.No	Particulars	:	
I	**INTRODUCTION**	:	Punjab National Bank, **Vijayawada Circle Sastra Branch**, Vijayawada, NTR Dist.,
1.	Name of the Valuer	:	**CH. PURNA CHANDRA RAO**
2.	a. Date of Inspection	:	Date: 31-07-2026
	b. Date of valuation	:	Date: 01-08-2026
3.	Purpose of Valuation	:	To assess the present Fair Market Value of the property and fix the reserve price for initiating action under **SARFAESI ACT security offered by 1). Sri Chagalamarri Ashirvadam , S/o Peda Kondaiah (Late) 2). Smt Chagalamarri Suseela , W/o Ashirvadam**
4.	Name of the owner(s) (details of share of each owner in case of joint & Co-ownership)	:	**1). Sri Chagalamarri Ashirvadam , S/o Peda Kondaiah (Late)** **2). Smt Chagalamarri Suseela ,W/o Ashirvadam** **R/o** Door No.3-455/1,Undavalli Village, Tadepalli, Guntur Dist., **Mobile : 8985354963,8801531747**
5.	Name of Bank/ FI as applicable	:	Reference made by Branch Manager Punjab National Bank, **Vijayawada Circle Sastra Branch,** Vijayawada, NTR Dist.,
6.	Name of Developer of the Property (in case of developer built properties)	:	NA
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	:	Under Owners (In case of Rental, expecting Rent Rs.4,000/- per month for GF-RCC & FF - ACC)
II.	**PHYSICAL CHARACTERISTICS OF THE ASSET**		
1.	Location of the property in the city Plot No./Survey No. Door No: T.S.No: / Village Ward / Taluka Mandal / District.	:	Old R.S No.1197 (Old) , R.S No.119 (New) NTS No.2293,Old Assmt No.12495,after Assmt No.12495/1,New Assmt No.105123,Present Assmt No.1073043522Door No.17-12-12Ward No.16, Revenue Ward No.8, Block No.40 Vinukonda vari Street, Ambedkar Street, Baptist Nagar,Vijayawada Municipal Corporation,NTR Dist.,
2.	Municipal Ward No.	:	Ward No.16, Revenue Ward No.8
3.	City / Town	:	Vijayawada Municipal Corporation
	Residential Area / Commercial Area / Industrial Area	:	Residential Area

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4.	Classification of the Area High / Middle / Poor Metro / Urban / Semi Urban / Rural	:	Middle class Urban	
5.	Coming under Corporation Limit / Village Panchayat / Municipality	:	Vijayawada Municipal Corporation	
6.	Postal address of the property	:	Old R.S No.1197 (Old) , R.S No.119 (New) NTS No.2293, Old Assmt No.12495, after Assmt No.12495/1, New Assmt No.105123, Present Assmt No.1073043522, Door No.17-12-12, Ward No.16, Revenue Ward No.8, Block No.40, Vinukonda vari Street, Ambedkar Street, Baptist Nagar, Vijayawada Municipal Corporation, NTR Dist.,	
7.	Latitude, Longitude and Coordinates of the site	:	16.521286,80.625763	
8.	Area of the plot/land (supported by a Deed)	:	43.40 Sq.yds (or) 36.28 Sq.mts	
	Area of the plot/land (supported by a Plan)	:	54.00 Sq.yds (or) 45.144 Sq.mts	
9.	Layout plan of the area in which the property is located	:	Enclosed Herewith	
10.	Development of surrounding areas	:	Residentially well developed area	
11.	Details of Roads abutting the property	:	East Side Road Available	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment	:	No	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Not Applicable	
14.	Description of Adjoining properties	:	A	B
	As per Sale Deed No. 1459/2021	:	As per Doc	Actual
	East	:	Road	Road
	South	:	Property of Nelakurthi Joseph	Property of Nelakurthi Joseph
	West	:	Property of B.Babu Rao & Yordan Kumar	Property of B.Babu Rao & Yordan Kumar
	North	:	Property of Bothapati Ashok	Property of Bothapati Ashok
	Extent		43.40 Sq.yds (or) 36.28 Sq.mts	43.40 Sq.yds (or) 36.28 Sq.mts
	Extent as per Plan		54.00 Sq.yds (or) 45.144 Sq.mts	
	Deduct for Road widening	:	9.86 Sq.yds (or) 8.25 Sq.mts	
15.	Net Extent for Value considered for Valuation (Least of 14 A & 14B)	:	**33.54 Sq.yds (or) 28.03 Sq.mts**	
16.	Survey no. if any	:	Old R.S No.1197 (Old) , R.S No.119 (New) NTS No.2293	
17.	Type of Building (Residential/Commercial/Industrial	:	RCC Roof Ground floor (RCC) & First Floor (ACC) Residential Building	

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18.	Details of the Building/Buildings and other improvements in terms of area, height, No. of Floors, Plinth Area floorwise, Year of Construction , Year of Making alterations/ Additional constructions with full details of specifications to be appended along with building plans and elevations.	:	The Schedule Property is RCC Roof Ground & First floor Residential Building, Constructed in 1960 ,nearly 66 years is the age of the building ,Economical life of building is completed ,only present physical life running ,as per valuation purpose no value for building ,but under **SARFAESI ACT,We considered nominal vaule ,** situated at Vinukonda vari Street, Ambedkar Street, Baptist Nagar, Vijayawada Municipal Corporation, NTR Dist.,
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	:	**GF – 432.00 sft (RCC)** **FF – 432.00 sft (ACC)** **After deduction of Road widening part extent remaining is 33.54 Sq.yds i.e max area of building is 302 sft ,that is to be considered for nominal valuation**
20.	Any other aspect.	:	NIL
III.	**TOWN PLANNING PARAMETERS**	:	
1.	Master plan provisions related to the property in terms of land use	:	Residential usage
2.	Date of Issue and validity of layout of approved map/ plan	:	No Plan Approval
3.	Approved Map / Plan issuing Authority	:	NA
4.	Whether genuineness or authenticity of approved map / plan is verified	:	Yes
5.	Any other comments by our empanelled valuers on authentic of approved plan	:	No
6.	Planning area/zone	:	Individual Residential area
7.	Development controls	:	Residentially well developed area
8.	Zoning regulations	:	Residential Zone
9.	FAR/FSI permitted and consumed	:	1:1.2
10.	Ground coverage	:	NA
11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	:	NA
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	:	Residential usage
13.	Comment on unauthorized constructions if any	:	Not Applicable
14.	Comment on demolition proceedings if any	:	No demolition proceedings as of now
15.	Comment on compounding/ regularization proceedings	:	Not Applicable
16.	Comment on whether OC has been issued or not	:	Not Applicable
17.	Any other aspect	:	NIL
IV.	**Legal Aspects**	:	
1.	Ownership documents,	:	1). Xerox Copy of Sale Deed No. 1459/2021, Date: 11-02-2021 2). Xerox Copy of Memorandum of Deposit of Title

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			Deeds Doc No.5229/2022,Date : 02-05-2022 3). Xerox Copy of Legal Opinion by Sri B.Vinod Kumar Garu, Date : 26-02-2022 4). Xerox Copy of Old Valuation Report by Sri M.Srinivasa Rao Garu, Date : 14-06-2024
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	:	**1). Sri Chagalamarri Ashirvadam , S/o Peda Kondaiah (Late) 2). Smt Chagalamarri Suseela ,W/o Ashirvadam**
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	:	Considered as per Legal Opinion
4.	Comment on whether the IP is independently	:	The Schedule Property is independently Accessible
5.	Title verification,	:	Yes, and as per Considered Legal Opinion
6.	Details of leases if any,	:	Not Applicable
7.	Ordinary status of freehold or leasehold including	:	Free Hold
8.	Agreements of easements if any,	:	Nil as per Considered Legal Opinion
9.	Notification for acquisition if any,	:	No Land Acquisition
10.	Notification for road widening if any,	:	NIL
11.	Possibility of frequent flooding / sub-merging	:	No possibility of frequent Flooding
12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc., (Distance from Sea – Coast / Tidal level must be incorporated)	:	No threat of Land Acquisition
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be	:	Yes
14.	Comment on transferability of the property	:	Transferrable
15.	Comment on existing mortgages /Charges / encumbrances on the property if any	:	NIL
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	:	NA
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	:	Not applicable
18.	Any other aspect	:	NIL
V	**ECONOMIC ASPECTS**	:	
1.	Details of ground rent payable,	:	NA
2.	Details of monthly rents being received if any,	:	Rent Rs.4,000/- per month approx
3.	Taxes and other outgoings,	:	NA
4.	Property insurance,	:	Not Readily available
5.	Monthly maintenance charges,	:	Not Applicable
6.	Security charges, etc	:	Not Applicable
7.	Any other aspect	:	NIL
VI	**SOCIO-CULTURAL ASPECTS**		

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1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	:	The Schedule Property is RCC Roof Ground & First floor Residential Building situated at Vinukonda vari Street, Ambedkar Street, Baptist Nagar, Vijayawada Municipal Corporation, NTR Dist.,
VII	**FUNCTIONAL AND UTILITARIAN ASPECTS**		
	Description of the functionality and utility of the assets in terms of : 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect	:	Not Applicable Not Applicable Not Applicable Not Applicable
VIII	**INFRASTRUCTURE AVAILABILITY**		
	a) Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage	:	Ground Water Available in the Area NA Open Drain System
	b) Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby	:	By Local Body Management Available in the Area Good Connectivity available C.C Road
	c) Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces.		Available Near by Available Near by Available Near by
IX	**MARKETABILITY**		
	Analysis of the market for the property in terms of 1. Location attributes 2. Scarcity 3. Demand and supply of the kind of subject Property. 4. Comparable sale prices in the locality.	:	Good Marketability C.C Road No Scarcity Not Readily available In case of Rental, expecting Rent Rs.12,000/- per month approx
X	**ENGINEERING AND TECHNOLOGY ASPECTS**		
1.	Type of construction,	:	R.C.C Framed Structure
2.	Materials and technology used,	:	Concrete material
3.	Specifications,	:	NA
4.	Maintenance issues	:	Well Maintained
5.	Age of the building	:	66 years
6.	Total life of the building,	:	60 Years (Economic life completed ,Physical life is present)
7.	Extent of deterioration,	:	Not Applicable
8.	Structural safety	:	Economic life completed ,structurally not strong
9.	Protection against natural disasters viz.	:	Not Applicable

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10.	Visible damage in the building if any,	:	No visible damage
11.	Common facilities viz. lift, water pump, lights, security	:	Water pump, lights etc., are available
12.	System of air-conditioning,	:	AC Point Available
13.	Provision for fire fighting, Copies of plans and elevations of the building to be included.	:	Not Applicable
XI	**ENVIRONMENTAL FACTORS**		
1.	Use of environment friendly building materials, Green building techniques if any,	:	Not Applicable
2.	Provision for rain water harvesting,	:	Not Applicable
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	:	Not Applicable
XII	**ARCHITECTURAL AND AESTHETIC QUALITY**		
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	:	Plain looking
XIII	**In case of Valuation of Industrial Property**		
	1) Proximity to residential areas	:	Available within near by
	2). Availaility of Public transport facilities	:	Available Near by
XIV	**VALUATION**	:	
1.	Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgment is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.	:	Market Value of the property adopted in this report is arrived by local enquires and from valuations done in the locality after giving due weight age for merits and demerits of the property i.e size and shape ,locality, Road width, Accessibility, Availability of public transport, Neighborhoods, demand and simply etc., the market value is arrived .The valuation report contains Govt SRO Value and prevailing market value details below. **33.54 Sq.yds (or) 28.03 Sq.mts** Rs. 25,000/- per sq.yd to Rs.30,000/- per sq.yd Adopted Rate Rs. 30,000/- per sq.yd **33.54 Sq.yds X Rs.30,000-00 /-per sq.yd** **= Rs. 10,06,200-00**

DETAILS OF BUILDING VALUATION -Nominal value of Building considered under *SARFAESI ACT*

S. No	Particulars of Items	Plinth Area in Sft.	Roof Ht. in ft./mts.	Age of Bldg.	Estimated replacement rate of construction in Rs.	Replacement Cost in Rs.	Depreciation	Net Value after depreciation in Rs.

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1	Ground Floor	302 sft	10 ft	66 years	Rs. 100/- per sft	Rs.	-----	Rs. 30,200-00
2	First Floor (ACC)	302 sft	10 ft	66 years	Rs. 100/- per sft	Rs.	-----	Rs. 30,200-00
							Total	Rs. 60,400-00

(Rupees Sixty thousands four hundred only)

C – (Extra Items)

1.	Portico	:	
2.	Ornamental Front Door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / Collapsible gates	:	
	Total	:	

Part D – (Amenities) **(Amount in Rs.)**

1.	Wardrobes	:	
2.	Glazed Tiles	:	
3.	Extra Sinks and bath Tub	:	
4.	Marble/ Ceramic tiles flooring	:	
5.	Interior Decorations	:	
6.	Architectural elevation works	:	
7.	Panelling works	:	
8.	Aluminium works	:	
9.	Aluminium hand rails	:	
10.	False Ceiling	:	
	Total	:	

Part E – (Miscellanious) **(Amount in Rs.)**

1.	Separate Toilet Room	:	
2.	Separate Lumber Room	:	
3.	Separate Water Tank / Sumb	:	
4.	Trees , Gardening	:	
	Total	:	

Part F – (Services) **(Amount in Rs.)**

1.	Water Supply Arrangements	:	
2.	Drainage Arrangements	:	
3.	Compound Wall with gate	:	
4.	C.B. Deposites, fittings, etc.,	:	
5.	Pavement	:	
	Total	:	

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part – A	Land	:	**Rs. 10,06,200-00**
Part – B	Building	:	Rs. 60,400-00
Part – C	Extra Items	:	Rs.
Part – D	Amenities	:	Rs.
Part – E	Miscellaneous	:	Rs.
Part – F	Services	:	Rs.
	Total	:	Rs. 10,66,600-00
	Fair Market Value of the property	:	**Rs. 10,66,600-00**
	Realizable Value of the property (85%)		Rs. 9,06,610-00
	Distressed value of the property (80%)		Rs . 8,53,280-00

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As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs. (Rupees Only)**

(Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued).

The other details are as under:

i.	Date of purchase of immovable property	Date: 11-02-2021
ii.	Purchase Price of Immovable Property	As per Document
iii.	Book Value of Immovable Property	As per Document
iv	Realizable Value of immovable property: @ 85% Value	Rs. 9,06,610-00
v	Distress Sale Value of immovable property: @ 80% Value	Rs . 8,53,280-00
Vi	Guide Line Value (Value as per Circle Rates) if applicable in the area where immovable property is situated. 33.54 Sq.yds X Rs.19,000/- per sq.yd = Rs. 6,37,260-00	Rs. 6,37,260-00

Date: 01-08-2026
Place: Guntur

Signature of the Valuer

CH. PURNACHANDRA RAO
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Encloses List: Location Sketch, Layout Plan, Google Map

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DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 01-08-2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b. I have no direct or indirect interest in the property valued;

c. I have personally inspected the property on 31-07-2026.The work is not sub- contracted to any other valuer and carried out by myself.

d. I have not been convicted of any offence and sentenced to a term of Imprisonment;

e. I have not been found guilty of misconduct in my professional capacity.

f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)

i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

k. Further, I hereby provide the following information.

Date: 01-08-2026
Place: Guntur

Signature of the Valuer

CH. PURNACHANDRA RAO
B.Tech.,M.Sc.(REV), FIV - 22212
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Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors

DECLARATION- CUM- UNDERTAKING

I,**Sri CH PURNA CHANDRA RAO,** S/o CH.S.SARMA do hereby solemnly affirm and state that:

a. I am a citizen of India
b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
c. The information furnished in my valuation report dated 01-08-2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
d. I have personally inspected the property on 31-07-2026 The work is not sub- contracted to any other valuer and carried out by myself.
e. Valuation report is submitted in the format as prescribed by the Bank.
f. I have not been empanelled/ delisted by any other bank and in case any such empanelment by other banks during my empanelment with you, I will inform you within 3 days of such empanelment.
f. I have not been removed/dismissed from service/employment earlier
g. I have not been convicted of any offence and sentenced to a term of imprisonment
h. I have not been found guilty of misconduct in professional capacity
i. I have not been declared to be unsound mind
j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
k. I am not an undischarged insolvent
l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income- tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
n. My PAN Card number/Service Tax number as applicable is **AJKPC0773F**
o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
q. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
r. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
w. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
y. Further, I hereby provide the following information.

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Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued;	Old Valuation Report
2	purpose of valuation and appointing authority	To assess the present Fair Market Value of the Property under SARFAESI ACT
3	identity of the valuer and any other experts involved in the valuation;	CH.PURNA CHANDRA RAO Panel Valuer
4	disclosure of valuer interest or conflict, if any;	Not Applicable
5	date of appointment, valuation date and date of report;	31-07-2026
6	inspections and/or investigations undertaken;	Physical Verification done
7	nature and sources of the information used or relied upon;	Documents & Physical Verification
8	procedures adopted in carrying out the valuation and valuation standards followed;	Land & Building method
9	restrictions on use of the report, if any;	Not Applicable
10	major factors that were taken into account during the valuation;	NA
11	major factors that were not taken into account during the valuation;	NA
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	NA

Date: 01-08-2026
Place: Guntur

SIGNATURE OF THE VALUER
(Name and Official seal of the Approved Valuer)

CH. PURNACHANDRA RAO
B.Tech.,M.Sc.(REV), FIV - 22212
PANEL VALUER

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Annexure V

Model Code of Conduct for Valuers

Integrity and Fairness:

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20 A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

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24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

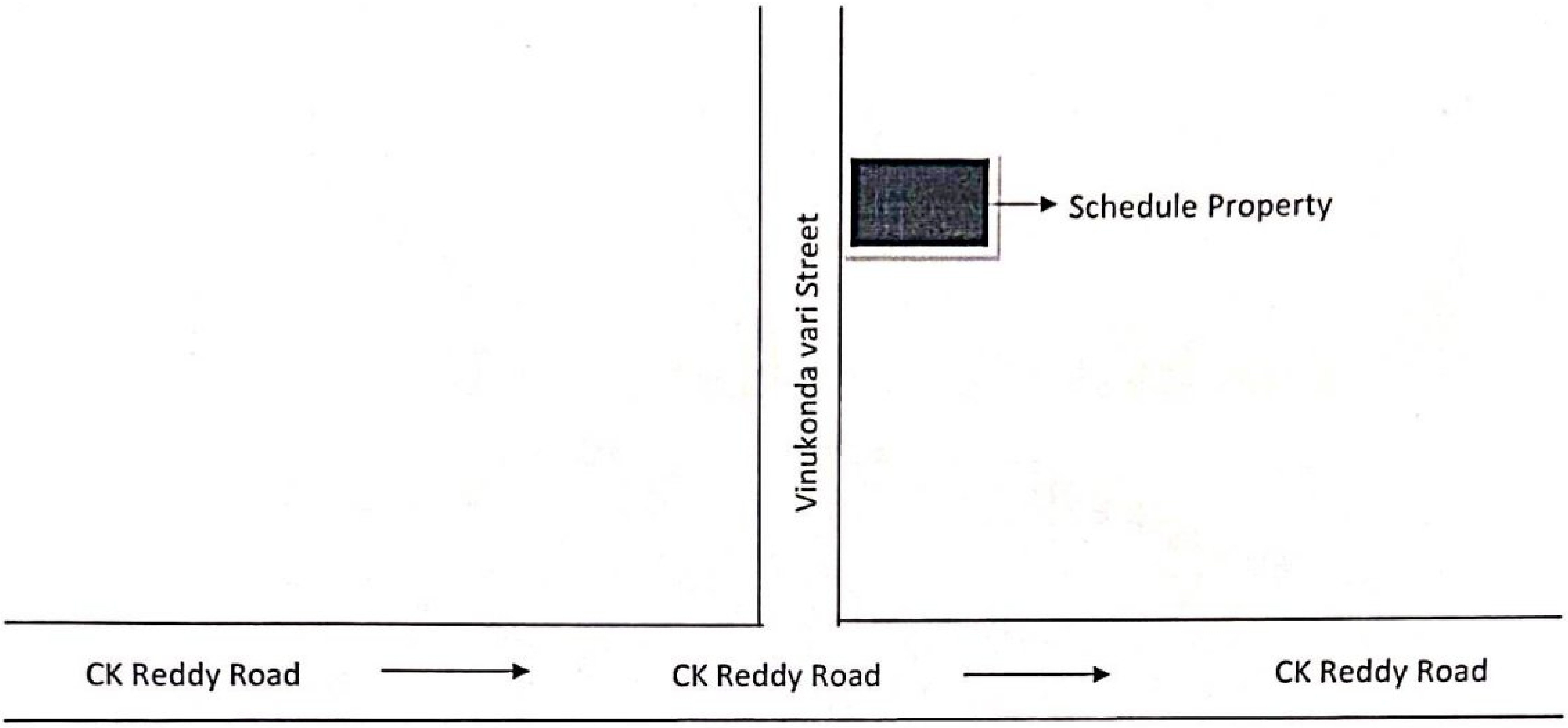
Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Date: 01-08-2026
Place: Guntur

SIGNATURE OF THE VALUER
(Name and Official seal of the Approved Valuer)

LOCATION PLAN



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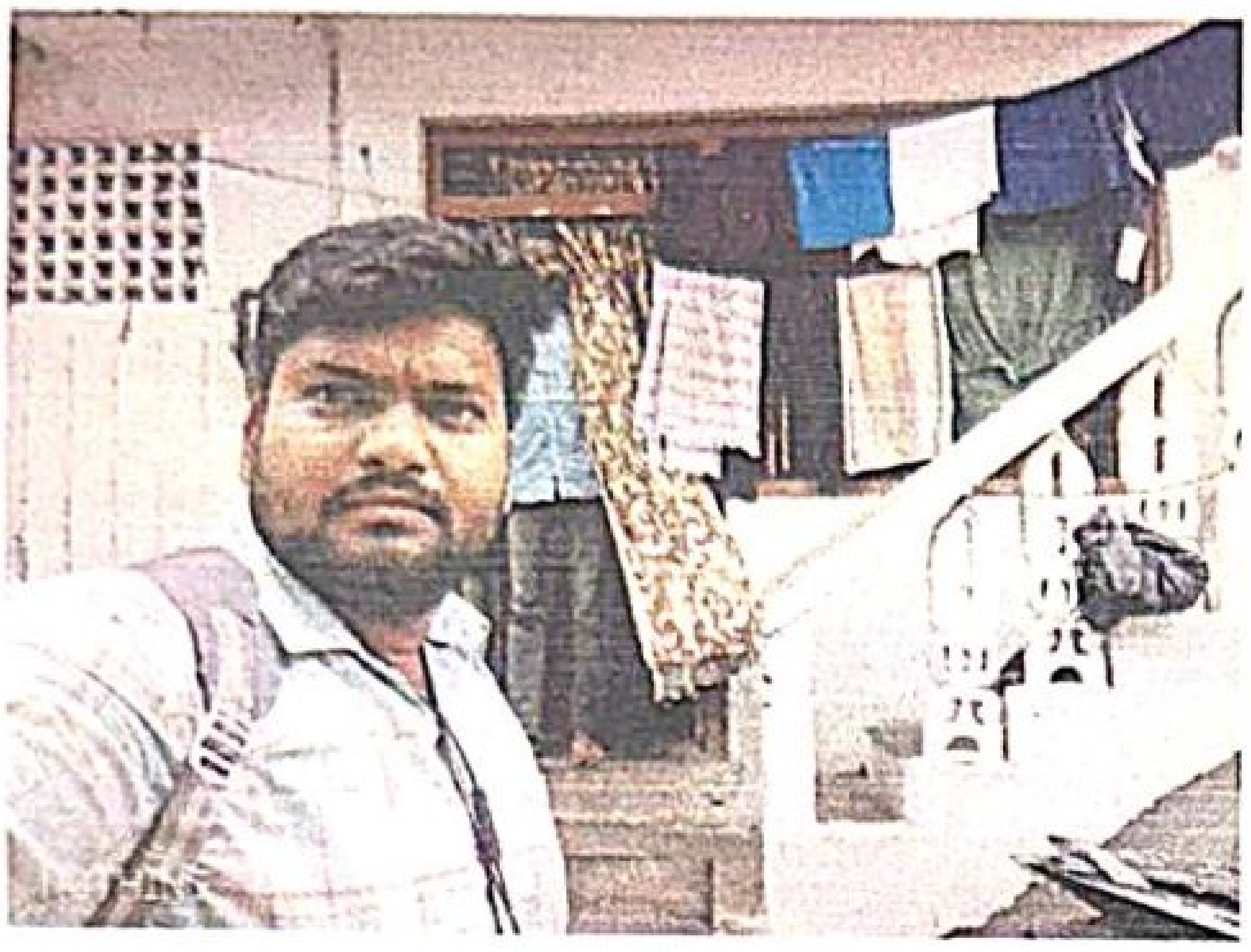
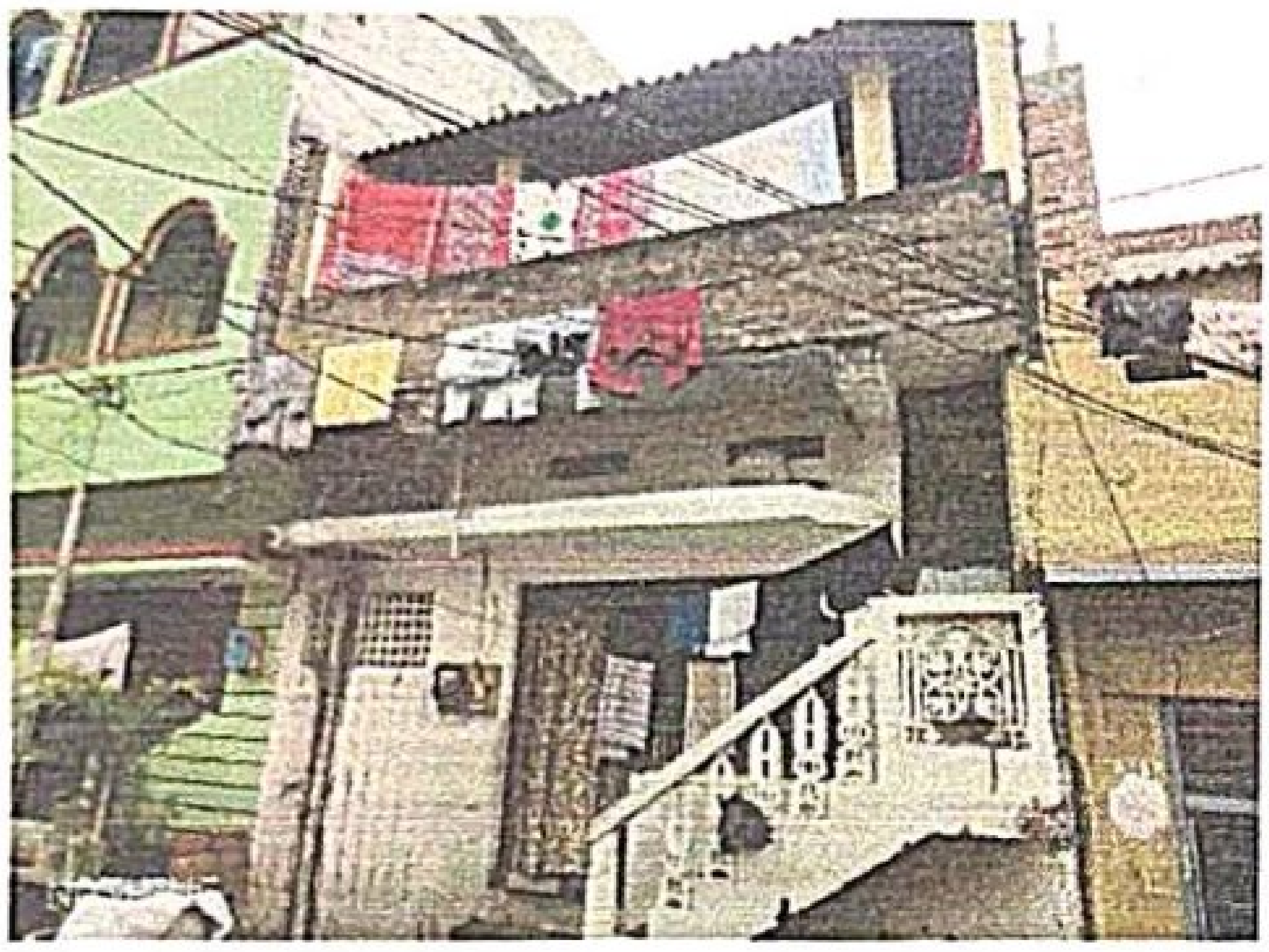
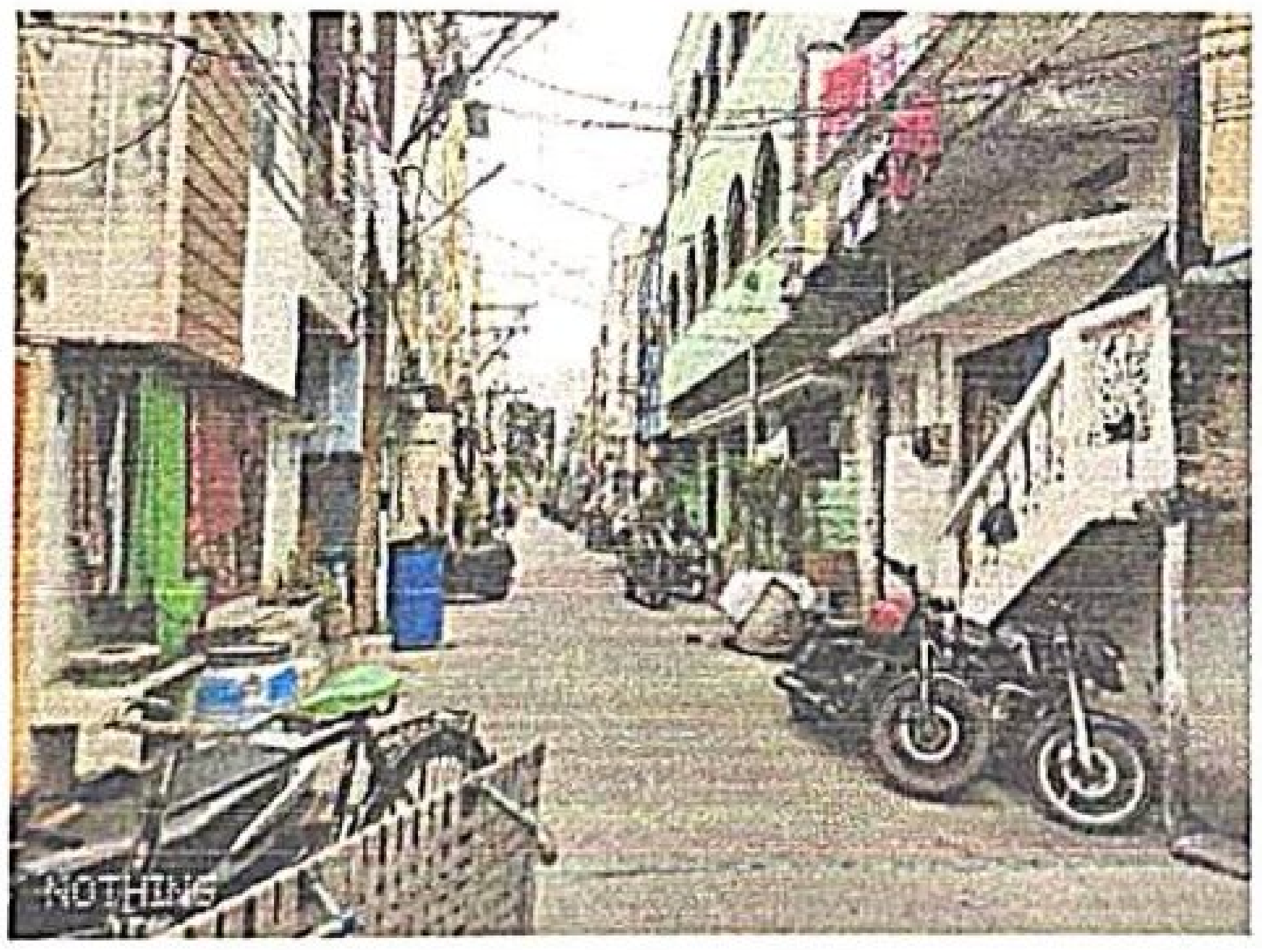
Photographs of the Property







C.P RAO
22212
PANEL VALUER

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Google Map (16.521286,80.625763)

Schedule Property

SRO RATE

17	25	-	-	BATHULA VARI ST	19000	2500	2500	2500	Residential	01/02/202
17	26	-	-	KOPELLA VARI ST	19000	2500	2500	2500	Residential	01/02/202
17	27	-	-	NOT IN EXISTANCE	19000	2500	2500	2500	Residential	01/02/202
17	28	-	-	RAILWAY QUARTERS	19000	2500	2500	2500	Residential	01/02/202
17	29	-	-	RAILWAY QUARTERS	19000	2500	2500	2500	Residential	01/02/202
17	12	-	-	VINUKONDA VARI ST	19000	2500	2500	2500	Residential	01/02/202
17	13	-	-	MILK BOOTH ST	19000	2500	2500	2500	Residential	01/02/202
17	14	-	-	FILM COMPANY GOWDOWN ST	19000	2500	2500	2500	Residential	01/02/202
17	15	-	-	RAMASWAMY NADAR ST	19000	2500	2500	2500	Residential	01/02/202
17	16	-	-	17-16-1TO17-6-25/2 CK REDDY STREET	39000	3800	3700	3600	Commercial	01/02/202
17	17	-	-	PAPPULA MILL BACK SIDE	19000	2500	2500	2500	Residential	01/02/202

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