SNP INFRASTRUCTURES

ER. SIRAM NAGA PRASANTH

B. TECH, A.I.V., M.I.E., IBBI, CH.E.,

APPROVED VALUER FOR SBI, BOB, BOI, INDIAN BANK, IOB, UBI, KVB, UCO BANK, CANARA BANK, PNB, CBI, BANK OF MAHARASHTRA, APGB, ICICI, AXIS, HDFC, IDFC FIRST & NBFC'S

REGD. VALUER FOR INCOME-TAX, S. No. 11/2021-22



EMAIL: snpinfrastructures6@gmail.com

MOBILE NO. 9100573448.

FLAT NO. I-43,

LOTUS LEGEND APARTMENTS,

KUMMARIPALEM CENTRE,

VIJAYAWADA.

ARCHITECTS, ENGINEERS & VALUERS

CANARA BANK

(KONDAPALLI BRANCH)

ANNEXURE-10

VALUATIONOFVACANTSITE/SRESIDENTIAL SITE/COMMERCIALSITE

LAND REPORT ON VALUATION

PART - A

I	GENERAL		
1	Name of the owner(s) and his / their addresses with Phone No.(details of share of each owner in case of Joint ownership) and address with phone number		**Smt Immadi Anitha** **W/o Immadi Babji** Cell:9440674168
2	Purpose of Valuation		SARFEASI
3	a. Date of Inspection b. Date of valuation		24.06.2025 25.06.2025
4	List of Document produced for perusal		
a.	Copy of RegisteredSaleDeed Document No.2396/2023 Dt.11.04.2023.		
c.	Copy of Legal opinion issued by Sri Tadinada Venkata Viswanandham Date.20.07.2023.		
5	Location		
	Plot No		Plot No.197
	Name of Nagar/Layout		--
	T.S No./ R.S No./N.T.S No		R S No.84/1
	Village / Block		Kodurupadu Village
	Taluk / Ward		
	Mandal / District / Municipality/ Corporation	:	Bapulapadu Mandal/Krishna District
	Postal Address of the Property with Pincode		Plot No.197, R S No.84/1, Near RCM Church, Kodurupadu Village, Bapulapadu Mandal, Krishna District, AP. Pincode-521110.

S.N. PRASANTH

S.N.Prasanth

06	Boundaries of the Property (Site)		
	As per Deed		**As on Ground**
North	B.T Road		Road
South	Property of Plot No.198		Property of Plot No.198
East	40 ft Wide Road		Road
West	Others Property		Others Property
07	Dimensions of the Property (Site)		
	As per Deed		**As per Plan/ Actual**
North	37'4"	:	37'4"
South	44'7"	:	44'7"
East	96'0"	:	96'0"
West	115'5"	:	115'5"
08	Extent of the site		As per Deed & Actual- 481.07 Sq yds
09	Extent of the site considered for valuation		481.07 Sq yds
II	CHARACTERISTICS OF THE SITE		
1	Character of the Locality		Residential
2	Classification of locality		Medium
3	Development of surrounding area		Developing stage
4	Possibility of frequent flooding		No
5	A Accessibility to the civic amenities like :school, hospitals, offices, markets, etc.		Near by
6	Level of land with topographical Conditions		Regular
7	Shape of land		Rectangle shape
8	Type of use to which it can be put		Presently vacant
9	Any usage restriction?		No
10	Tenure of Land		Free hold
11	Plot is in town planning approved layout?		No
12	will there be any problem to get drawing: Approval at a later date		N.A
13	Corner plot or intermittent plot		Corner
14	Ratio between the average depth andwidth		--
15	Road facilities		Yes
16	Type of road available at present		Gravel Road
17	Width of road Is it below 20' or more than 20'		Above20 ft Road
18	Is it a landlocked land?		No
19	Water potentiality		Abundant
20	Underground Sewerage Systems		N.A
21	Power supply is available in the site		N.A
22	Advantages of the site 1) 2)		---
23	Dis. Advantages of the site 1) 2)		N A
III.	VALUATION		
A	Value of adopting GLR		
	i) Guideline rate as obtained from the Register Office		Rs 4,000/ Sq yd (Approx)
	ii)Value of land by adopting GLR		481.07 X Rs 4,000/-Sq yd = Rs 19,24,280/-

S.N. PRASANTH IBBI/RV/01/2018/ 10442 Registered Valuer

S.N.Prasanth

B	Value of adopting PMR Prevailing Market Rate		
	Unit rateValue by adopting PMR (Prevailing Market Rate) Prevailing market rate(Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas) Unit rate adopted in this valuation after considering the characteristics of the subject plot Value of land by adopting		No such recent transactions as on date Rs 5,000/-Sq yd to Rs 6,000/-Sq yd
	Value of land adopting PMR		481.07 X Rs 5,000/-Sq yd = Rs24,05,350/-
C	Extra items		
	Compound wall/fencing		No
	Deep bore with motor/Open well		Yes
	Compound wall with a Gate		No
	Power Supply Available in the site		Yes

D	Abstract Valuation		
Part	Description	Value of adopting	
		GLR	PMR
1	Land	Rs 19,24,280/-	Rs 24,05,350/-
2	Extra Items		---
	Total	Rs19,25,000/-	Rs 24,05,000/-
	Factors favoring for an additional value 1. 2. Add (+) Factors favoring for less value 1 2. Less (-)		
	Present Market value		**Rs 24,05,000/-**

ANY OTHER DETAILS:- Nil

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as i) salability ii) Likely rental valuers in Future in iii) Any Likely income it may generate, may be discussed).

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs24,05,000/-** (Rupees Twenty Four Lakhs Five Thousand Only). and the Realizable value **Rs21,64,000/-** (Rupees Twenty One Lakhs Sixty Four Thousand Only) distress value **Rs 20,44,000/-**(Rupees Twenty Lakhs Forty Four Thousand Only) The book value of the above property as of **Rs 19,25,000/-** (Rupees Nineteen Lakhs Twenty Five Thousand Only).

Place: Vijayawada
Date: 25.06.2025

Signature
(Name and official Seal of the Approved Valuer)

S.N. PRASANTH Registered Valuer

CERTIFICATE

The undersigned has inspected the property detailed in the Valuation Report dated _____on _____.
We are satisfied that the fair and reasonable market value of the property is
Rs._____(Rs._____only).

Signature
(Name of the Branch Manager with Office Seal)

Encl: 1. Declaration from the value in Format E(Annexure II)

CERTIFICATE

V	PART D- CERTIFICATE		
1	It is hereby certified that in my opinion		
	The present market value of the property by adopting prevailing market rate for land aforesaid specifications is **Rs24,05,000/-** (Rupees Twenty Four Lakhs Five Thousand Only). and the Realizable value **Rs21,64,000/-** (Rupees Twenty One Lakhs Sixty Four Thousand Only) distress value **Rs 20,44,000/-**(Rupees Twenty Lakhs Forty Four Thousand Only) The book value of the above property as of **Rs 19,25,000/-** (Rupees Nineteen Lakhs Twenty Five Thousand Only).		
2	Number of title deed(s) involved in this property is One. The relevant document for the subject Property Reg. Sale Deed Doc No. 2396/2023 Dt.11.04.2023.		
3	If this property is offered as security, the concerned financial institution is requested to Verify the extent of land shown in this valuation report with respect to the latest legal opinion.		
4	Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I (1).		
5	The property was inspected on 24.06.2025 by Sri S NAGA PRASANTH, Panel Valuer, Canara Bank in the presence of Owner of the Site		
6	The legal aspects were not considered in this valuation.		
7	This valuation work is undertaken by this Valuer upon the request from the Branch Manager, Canara Bank, Vijayawada.		
8	Any other details- **1. Property demarcation was not available.** **2. Government Surveyor survey report required for property identification.** **3. This report prepared based on old valuation report & market value arrived by local enquiries.**		

S.N Prasanth

Date:25.06.2025
Place: Vijayawada.

SIGNATURE OF PANEL VALUER
(S NAGA PRASANTH)

Note : This report contains 13 Pages

Enclosures:1. Key plan showing the location of the property
2. photograph of owner /representative with property in background
3. Screen shot of Longitude / Latitude and co-ordinates of Property using GPS / Internet site

(Note : The Valuer may add any number of additional sheets for providing any vital data and relevant informations)

	DECLARATION FROM VALUERS
	I here by declare that
	The Information furnished in my valuation report dated 25.06.2025is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
	I have no direct and indirect interest in the property valued.
	I have personally inspected the property on 24.06.2025 The work is not sub – contracted to any other valuer and carried out by myself.
	I have not been convicted of any offence and sentenced to a term of Imprisonment;
	I have not been found guilty of misconduct in my professional capacity.
	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
	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.
	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 am registered under Section 34 AB of the Wealth Tax Act, 1957.
	I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

S.N.Prasanth

Place: Vijayawada
Date: 25.06.2025

Signature
(Name of the Approved Valuer
and Seal of the Firm / Company

(Annexure-II)

FORMAT-B	
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 valuer.
2.	A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3.	A valuer shall end eavour 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

S.N. PRASANTH

S.N.Prasanth

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 valuersorganisation 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 valuersorganisation with which he/it is registered, or any other statutory regulatory body.
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

S.N.Balasani

Date: 25.06.2025
Place: Vijayawada

Signature
(Name of the Approved Valuer
and Seal of the Firm/ Company)

SRO VALUE



Sri. Nara Chandrababu Naidu
Hon'ble Chief Minister
Andhra Pradesh

REGISTRATION & STAMPS DEPARTMENT
GOVERNMENT OF ANDHRA PRADESH

Sri. Anagani Satya Prasad
Hon'ble Minister for Revenue,
Registration & Stamps



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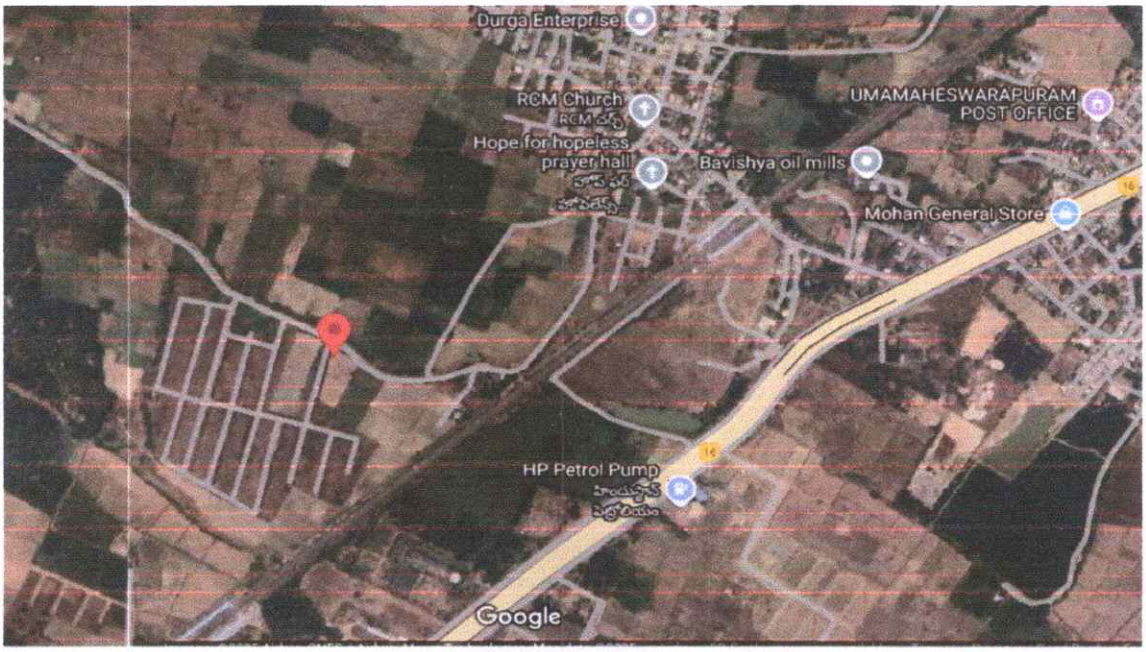
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Unit Rates Village Wise

District	Mandal	City/Town/Village	Door No Wise
KRISHNA	BAPULAPADU	KODURUPADU	Select Door No Wise

Ward No	Locality/Door No	Unit Rate	Composite Gazette			Classification	Effective Date
			Ground Floor	First Floor	Other Floor		
0	NEW LAY OUT AREA	4000	1500	1500	1500	Residential	31/01/2025
0	REST ALL	4000	1500	1500	1500	Residential	31/01/2025

GOOGLE MAP



ONLINE VERIFIED SURVEY NUMBER

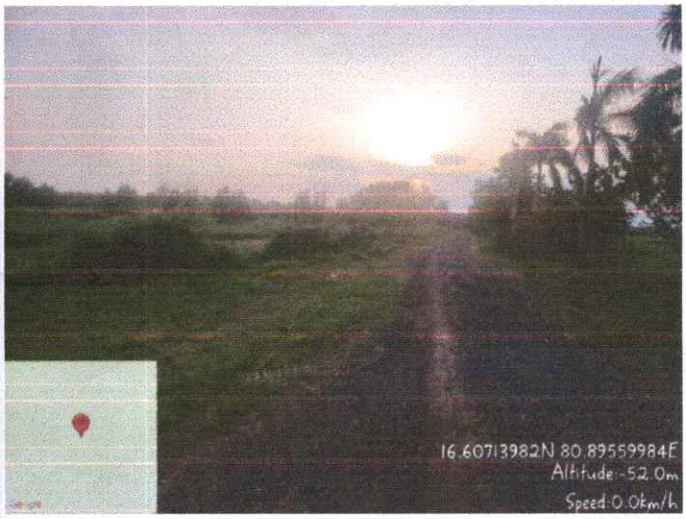


Latitude & Longitude:- 16.606530, 80.896330

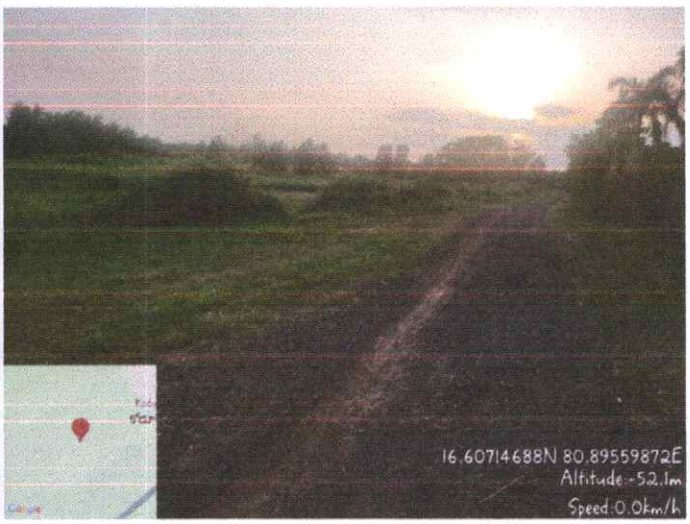
S.N.Prasanth

PHOTOGRAPHS









S.N. PRASANTH
10422

SNP INFRASTRUCTURES

ER. SIRAM NAGA PRASANTH

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VIJAYAWADA.
ARCHITECTS, ENGINEERS & VALUERS

INVOICE

Dt.25.06.2025

To
The Manager,
Canara Bank,
Kondapalli Branch.

Sub :- Valuation fees Iam here with submitting the valuation fees for the below mentioned properties

DETAIL OF PROPERTY : Fees

Value of the property	Scale of fees suggested
Upto Rs 5 lacs of the asset valued	0.25%
Next Rs 10 lacs of the asset valued	0.20 %
Next Rs 35 lacs of the asset valued	0.10%
Next Rs 50 lacs of the asset valued	0.05%
On balance of asset valued	0.025 %

Owner Details	Property Value	Fees
Smt Immadi Anitha **W/o Immadi Babji** Plot No.197, R S No.84/1, Near RCM Church, Kodurupadu Village, Bapulapadu Mandal, Krishna District, AP. Pincode-521110.	**Rs 24,05,000/-**	**Rs 4,155/-**

Credit in My account :- S Naga Prasanth
A/c No: 36602010006750
Canara Bank

S.N. PRASANTH IBBI/RVO/2018 Registered

S.N. Prasanth