VALUATION REPORT

Ref no: 244/Can/Ash rd Br/Val/L&B/Aug'26 Date: 22nd August 2026

NAME OF WORK: VALUATION OF LAND & BUILDING.

NAME OF OWNER: SHRI: SANJAY MALLESHI SHIVASHARAN.

SY No: 37 ಎಸ

PLOT No: 44

LOCATION: SY No-37 ಎಸ , PLOT No-44
SENA NAGAR
BEHIND LAKSHAMI TEMPLE
NERA AL-AMEEN COLLEGE
VIJAYAPURA - 586101.
MOB:96634 52439.

NAME OF BANK: To,
THE CHIEF/SR/BRANCH MANAGER,
CANARA BANK,
ASHRAM ROAD BRANCH,
VIJAYAPURA-586101.

DISTRESS SALE VALUE:	REALIZABLE VALUE:	MARKET VALUE:	
Rs = 35,40,000.00	Rs = 37,61,000.00	Rs = 44,25,000.00	2026

A.M.BALABATTI. B.E (Civil), MSc (Rev), FIV
GOVT, APPROVED REGISTERED VALUER: CCIT/PNJ/34AB/T(15)/2018-19/06/307
FELLOW OF INSTITUTE OF VALUER: MEMBERSHIP NO, F – 27410
EMAIL ADDRESS: BALABATTIASSOCIATES@GMAIL.COM
CONTACT NO: 85535 34669, 86600 77269, 86603 03673.

Signature Not Verified
Signing Date:22.08.2026
Digitally signed By A M BALABATTI.

A.M.BALABATTI. B.E (Civil), MSc (Rev), FIV
GOVT, APPROVED REGISTERED VALUER: CCIT/PNJ/34AB/T(15)/2018-19/06/307
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Ref no: 244/Can/Ash rdBr/Val/L&B/Aug' 26 Date: 22nd August 2026

ANNEXURE - 8
VALUATION OF PROPERTY (LAND & BUILDING)
REPORT ON VALUATION

PART A – BASIC DATA

I. GENERAL:

1.	Purpose of valuation	:	**TO ASCERTAIN THE FAIR MARKET VALUE OF THE PROPERTY FOR "NPA" PURPOSE**
2.	A, Date of inspection B, Date on which the valuation is made	: :	**21/08/2026** **22/08/2026**
3.	Name of the reported owner with present address and phone number Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)	:	***NAME OF OWNERS:*** ***SHRI: SANJAY MALLESHI SHIVASHARAN.*** **SY No-37 ಎಸ , PLOT No-44,** **SENA NAGAR** **BEHIND LAKSHAMI TEMPLE** **NERA AL-AMEEN COLLEGE** **VIJAYAPURA - 586101.** **MOB:96634 52439.**
4.	Documents produced for perusal: i) **RTC** ii) **SALE DEED** iii) **CONSTRUCTION PERMISSION LETTER**	 : : :	 **YES** **BIJ-1-05466-2018-19 D:30/06/2018** **NA**
5.	Brief description of the property taken for valuation (Including leasehold/freehold etc)	:	The property bearing sy no-37 ಎಸ , plot no-44, sena nagar, vijayapura, measuring area 96.80 sqm = 1041.00 sqft (as per deed & rtc) it's a freehold property
6.	Scope of valuation	:	**TO ASCERTAIN THE FAIR MARKET VALUE OF THE PROPERTY**
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known		**To,** **THE CHIEF/SR/BRANCH MANAGER,** **CANARA BANK** **ASHRAM ROAD BRANCH** **VIJAYAPURA-586101**

Signature Not Verified

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II. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	**SY No-37 ಎಸ , PLOT No-44 SENA NAGAR BEHIND LAKSHAMI TEMPLE NERA AL-AMEEN COLLEGE VIJAYAPURA - 586101. MOB:96634 52439.**
2.	**City**/Town :	:	**CITY**
	Residential Area	:	**RESIDENTIAL AREA**
	Commercial Area	:	------
	Industrial Area	:	------
3.	Classification of the Area	:	**MIDDLE CLASS**
4.	Coming under Corporation Limit /Village Panchayat/Municipality	:	**CORPORATION**
5.	Whether covered under any State/Central Govt. enactments (e.g.Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	:	------ NO -------
6.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	**-------**
7.	Location of the property Plot No. / **Nagar**/Survey No. Door No. S.F. No. / T.S. No. / R.S. No. Village / **Block** **Taluk**/Ward Mandal/District/Municipality/ **Corporation**	: : : : :	**SENA NAGAR** **SY No-37 ಎಸ , PLOT No-44** **MAHAL BAGAYAT** **VIJAYAPURA,** **CORPORATION**
8.	Boundaries of the property		**A** / As per Deed — **B** / As per Actual
	North	:	**9M ROAD** / **9M ROAD**
	South	:	**PLOT No-45** / **PLOT No-45**
	East	:	**9M ROAD** / **9M ROAD**
	West	:	**PLOT No-43** / **PLOT No-43**
9.	Latitude, Longitude and Coordinates of the site	:	**16⁰ 49' 53.24" N 75⁰ 40' 07.61" E**
10.	Property tax receipt referred Assessment number Tax amount Receipt in the name of	: : :	**---------**
11.	Electricity service connection consumer number In the name of Other details, if any	: :	**---------**
12.	Property is presently occupied by	:	**PRESENT OWNER OCCUPIED**
13	If tenanted fully, What is the gross monthly rent?	:	**NA**
14.	If occupied by both By assuming the entire building is let out, (i) What is the probable monthly rent? (ii) What is the advance amount?	: :	**NA** **NA**

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III. PROCEDURE OF VALUATION:

	VALUATION DETAILS	:	Discussed in para B, C, D)
1.	F.S.I. = **----**	**2.**	Plot Coverage = **---**

PART B – LAND

1.	Dimension of the site		(A) As per title Plan]	(B) Actuals
	North	:	**08.90 M**	**08.90 M**
	South	:	**08.70 M**	**08.70 M**
	East	:	**11.20 M**	**11.20 M**
	West	:	**11.00 M**	**11.00 M**
	Extent	:	**96.80 SQM = 1041.00 SQFT**	**96.80 SQM = 1041.00 SQFT**
2.	Extent of site (least of 1a & 1b)	:	**96.80 SQM = 1041.00 SQFT**	
	Size of the Plot	:	**ODD**	
	North & South	:	**08.90 M & 08.70 M**	
	East & West	:	**11.20 M & 11.00 M**	
	Total Extent of the Plot	:	**96.80 SQM = 1041.00 SQFT**	
3.	Characteristics of the site			
	* What is the character of the locality?	:	**RESIDENTIAL**	
	*What is the classification of the locality?	:	**MIDDLE CLASS LOCALITY**	
	Development of surrounding areas	:	**DEVELOPING**	
	Possibility of frequent flooding/sub merging	:	**NA**	
	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	**AVAILABLE**	
	Level of land with topographical	:	**PLAIN LAND**	
	conditions Shape of land	:	**ODD SIZE**	
	Type of use to which it can be put any usage restriction	:	**NA**	
	Is plot in town planning approved layout?	:	**-----**	
	Corner Plot or Intermittent Plot?	:	**CORNER PLOT**	
	Type of road available at present * Road facilities are available? Is it a land – locked land?	: : :	**CC ROAD** **AVAILABLE** **NO**	
	Water Potentiality	:	**AVAILABLE**	
	* What is the width of the Road? Width of road – is it below 20ft or more than 20 ft.	: :	**9M** **MORE THAN 20FT**	
	Underground sewerage system Is power supply available at the site? Advantage of the site	: :	**AVAILABLE** **AVAILABLE**	
	1.	:	Said property is west side of the vijayapura city ➢ Said property is a corner plot ➢ Said property is free from ancient monument and archeological sites & remain act, 1958	
	2. 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) * *Any factors which affect the marketability of the land? * Type of the land? * Accessibility	: :	**NA** **RESIDENTIAL**	
4.	Value on adopting GLR (Guideline Rate) i) Guideline rate as obtained from the Registrar's office ii) Value of land by adopting GLR (450.00/- X 1041.00)	: :	**Rs.4900/SQM SR 450.00/SQ** **Rs.04,68,450.00**	
5.	Value by adopting PMR (Prevailing			

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	Market Rate) Prevailing market rate Unit rate adopted in this valuation after considering the characteristics of the subject plot Value of land by adopting PMR (2500.00/- X 1041.00)	: : :	 **Rs.2400 – 2600/SQFT** **Rs.2500/SQFT** **Rs.26,02,500.00**

PART C – BUILDINGS

	Type of Building	:	**RESIDENTIAL**
1.	Type of construction	:	**RCC FRAMED STRUCTURE**
2.	Quality of construction	:	**II CLASS QUALITY**
3.	Appearance of Building	:	**NORMAL APPREANCE**
4.	Maintenance/Condition of the Building	:	**EXTERIOR: NORMAL** **INTERIOR: NORMAL**
5.	Plinth Area	:	**SUPER BUILT UP AREA:** **(Built-up area)** **GF = 60.30 SQM**

6. Floor	Number of floors and height of each floor including basement, if any Year of Construction (as reported/ as per actual observation/ as per deed)	Roof	Plinth Area		
			Main Portion A	Cantilevered Portion B	Total A+50% of B
G.F.	**2017**	**RCC SLAB**	**649.00 SQFT**	**----------**	**649.00 SQFT**
	TOTAL=		**649.00 SQFT**	**----------**	**649.00 SQFT**

7. Drawing approval

a. Date of issue and validity of layout of approved map/plan
Building construction permission, No: GP/TORVI/2017-18 D:15/09/2017

b. Approved map/plan issuing authority:

c. Whether genuineness or authentic of approved map? plan is verified? **YES**

d. Any other comments by our empaneled valuers on authentic of approved plan?

COMMENTS:

- **Said property valuation for NPA purpose**
- **Valuation of existing Ground Floor Residential Building plus land value with other Services Are added.**
- **In the calculation part Land rate @ 2500/Sqft & Ground Floor building constructed rate @ 1800/Sqft Plus extra services added.**
- **I hereby certify that I have personally inspected the property. The valuation has been carried out To the best of my knowledge and belief based on the documents produced, physical inspection, and prevailing market conditions. This report is prepared for the exclusive use of Canara Bank for lending/SARFAESI purposes.**

e. (Discuss on the building approval, reference, violations observed, consequences Of Violation etc.) **Mentioned in the (d)**

8. Value of building is estimated by adopting suitable unit plinth area rate Depending Upon the specifications. Depreciation is calculated by straight line Method Assuming a salvage value of 20 %.

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8. VALUATION OF BUILDING

DESCRIPTION	GROUND FLOOR	FIRST FLOOR
Specification Floor finish Superstructure Roof Doors Windows Weathering course	 **VITRIFIED** **BRICK MASONRY** **RCC ROOF** **TEAK & JUNGLE WOOD DOORS** **ALUMINIUM WINDOWS** **----------**	 **----------**
Plinth area	**649.00 SQFT**	**-----**
Year of construction (as reported/ as observed/ as per the deed)	**2017**	**-----**
Age of the building	**09**	**-----**
If the age is not exactly known, further life expected	**-----**	**-----**
Total life of the building estimated	**55-65**	**-----**
Depreciation percentage (Assuming salvage value = 20%)	**0.08648**	**-----**
Replacement rate of construction with the existing conditions and specifications	**BUILT UP = 1800/SQFT**	**-----**
Replacement Value	**BUILT UP** **649.00 SQFT x 1800 =** **11,68,200.00**	**-----**
Depreciation Value at the rate of GF = 0.08648 x 11,68,200.00	**Rs.01,01,025**	**-----**
Present value of the building	**Rs.10,67,175.00**	**-----**
Total value of the building	**Rs.10,67,175.00**	

PART D – AMENITIES & EXTRA ITEMS
(Value after Depreciation)

1.	Portico	:	**Rs.55,000.00**
2.	Ornamental Front / Pooja door	:	**Rs.55,000.00**
3.	Sit out/Verandah with Steel grills	:	**Rs.---------**
4.	Extra Steel/collapsible gates	:	**Rs.35,000.00**
5.	Open staircase	:	**Rs.85,000.00**
6.	Wardrobes, showcases, wooden cupboards	:	**Rs.---------**
7.	Glazed tiles	:	**Rs.25,000.00**
8.	Interior decorations	:	**Rs.---------**
9.	Extra sinks and bath tub	:	**Rs.---------**
10.	Marble/ceramic tiles flooring	:	**Rs.---------**
11.	Interior decorations TV Showcase	:	**Rs.---------**
12.	Architectural Elevation works	:	**Rs.70,000.00**
13.	False ceiling works	:	**Rs.---------**
14.	Paneling works	:	**Rs.---------**
15.	Aluminum works	:	**Rs.60,000.00**
16.	Aluminum handrails	:	**Rs.---------**
17.	Separate Lumber Room	:	**Rs.---------**
18.	Separate Toiler Room	:	**Rs.---------**
19.	Separate water tank/sump	:	**Rs.---------**

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20.	Trees, gardening	:	**Rs.---------**
21.	Any other (Solar water heater)	:	**-----**
	TOTAL=		**Rs.03,85,000.00**

PART E – SERVICES (Value after Depreciation)

1.	Water supply arrangements		
	Open Well	:	**---------**
	Deep bore	:	**---------**
	Hand pump	:	**---------**
	Motor	:	**---------**
	Corporation Tap	:	**---------**
	Underground level sump	:	**Rs.35,000.00**
	Overhead water tank	:	**Rs.---------**
2.	Drainage arrangements		
	Septic Tank	:	
	Underground sewerage	:	**Rs.35,000.00**
3.	Compound Wall …... Rm. @ Rs. …./m2.	:	**Rs.02,00,000.00**
4.	Pavements …… Rm. @ Rs…./m2	:	**Rs.-----**
5.	Steel gate …... Rm. @ Rs…./m2	:	**Rs.-----**
6.	E.B Deposits, water deposits, drainage deposits etc.	:	**Rs.-----**
7.	Electrical fittings & others		
	Type of wiring	:	**Rs. -----**
	Class of fittings (superior/Ordinary/Poor)	:	**Rs. -----**
	Number of light Points	:	**Rs. -----**
	Fan Points	:	**Rs. -----**
	Spare Plug Points	:	**Rs. -----**
	Any other item	:	**Rs.50,000.00**
8.	Plumbing installation		
	No. of water closets and their type	:	**Rs. -----**
	No.of wash basins	:	**Rs. -----**
	No.of bath tubs	:	**Rs. -----**
	Water meter, taps etc	:	**Rs. -----**
	Any other fixtures	:	**Rs.50,000.00**
9.	Any other	:	**Rs. -----**
	TOTAL	:	**Rs.03,70,000.00**

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PART F – ABSTRACT VALUE

Part	Description	Value of adopting	
		GLR Rs.	PMR Rs.
B	Land	**Rs.04,68,450.00**	**Rs.26,02,500.00**
C	Building	**Rs.10,67,175.00**	**Rs.10,67,175.00**
D	Amenities	**Rs.03,85,000.00**	**Rs.03,85,000.00**
E	Services	**Rs.03,70,000.00**	**Rs.03,70,000.00**
	TOTAL Rs =	**Rs.22,90,625.00**	**Rs.44,24,675.00**
	SAY TOTAL Rs =	**Rs.22,91,000.00**	**Rs.44,25,000.00**
	PRESENT MARKET VALUE OF THE PROPERTY Rs =		**Rs.44,25,000.00**

Factors favoring for an additional value 1. 2. Add (+)	Rs. ---- NA----
Factors favoring for an additional value 1. 2. Less (-)	Rs. ---- NA----
PRESENT MARKET VALUE =	**Rs.44,25,000.00** **(F)**

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 **Rs.44,25,000.00** *(Rs, Forty Four Lakhs Twenty Five Thousand Only)*, The **BOOK VALUE** of the above Property as of 2026 is **Rs.22,91,000.00** *(Rs, Twenty Two Lakhs Ninety One Thousand Only)* and the **DISTRESS VALUE (-20%)** is **Rs.35,40,000.00** *(Rs, Thirty Five Lakhs Fourty Thousand Only)*.
REALISABLE VALUE (-15%) is **Rs.37,61,000.00** *(Rs, Thirty Seven Lakhs Sixty One Thousand Only)*.

PLACE: VIJAYAPURA
DATE: 22/08/2026

Signature Not Verified

Signing Date :22.08.2026

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Signature
(Name and Official seal of the Approved Valuer)

PART G – CERTIFICATE

1. It is hereby certified that in my opinion
   i) The present market value of the property discussed in the report (above) by Adopting prevailing Market rate for land is **Rs.44,25,000.00** *(Rs, Forty Four Lakhs Twenty Five Thousand Only),*
   ii) The forced sale value of the property is estimated as **20%** less than the Present market value.
   iii) Realizable value of the property is is estimated as **15%** less than the present market value.
2. Number of title deed(s) involved in this property is NA, The relevant Document for the subject Property in the opinion of this valuer is the deed Dated **30/06/2018** with Registration Number **BIJ-1-05466-2018-19** registered in the **District Sub Registrar's Office, VIJAYAPURA**
3. If this property is offered as collateral 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 **21/08/2026** by me in the presence of owner
6. The legal aspects were not considered in this valuation.
7. This valuation work was/ has been undertaken by the valuer based upon the Request from owner.
8. Any other details

PLACE: VIJAYAPURA
DATE: 22/08/2026

(Panel Valuer)

Note: This report contains **18** Pages
Enclosures: 1. Key plan showing the location of the property
2. Site plan with boundaries
3. Screen shot of longitude/latitude and co-ordinates of property from Various Apps/Internet sites
4. Photograph of owner/representative with property in background

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Note: *The valuation is done based on record of rights & as per actuals site visit. Hence the Bank is advised for legal scrutiny.*

ANNEXURE-22
FORMAT-A
DECLARATION FROM VALUERS

I hereby declare that-
The information furnished in my valuation report dated **22/08/2026** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
I have no direct or indirect interest in the property valued;
I have personally inspected the property on **21/08/2026** 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.
Further, I hereby provide the following information.

SL, No	PARTICULARS	VALUERS COMMENT
1.	background information of the asset being valued	SAID PROPERTY IS LAND & BUILDING WITH NORTH & EAST FACING ROAD, IT'S A NA PLOT WITH GOOD LOCALITY
2.	purpose of valuation and appointing authority	VALUATION OF LAND & BUILDING FOR "NPA" PURPOSE THE MANAGER, CANARA BANK, ASHRAM ROAD BRANCH VIJAYAPURA-586101
3.	identity of the valuer and any other experts involved in the valuation	A.M. BALABATTI CANARA BANK PANEL VALUER
4.	disclosure of valuer interest or conflict, if any	I DON'T HAVE ANY INTEREST IN THE SAID PROPERTY & REPORTED OWNER IS NO WAY RELATED TO ME
5.	date of appointment, valuation date and date of report;	APPOINTMENT: 21/08/2026 VALUATION: 22/08/2026 REPORTING: 22/08/2026
6.	inspections and/or investigations undertaken;	BY ME IN THE PRESENCE OF OWNER
7.	nature and sources of the information used or relied upon;	LOCAL ENQUIRY FOR OPEN PLOT RATE
8.	procedures adopted in carrying out the valuation and valuation standards followed;	LAND & BUILDING METHOD
9.	restrictions on use of the report, if any	THIS REPORT HOLDS FOR "NPA" FROM CANARA BANK ONLY
10.	major factors that were taken into account during the valuation	SAID PROPERTY IS RESIDENTIAL BUILDING IT IS NEAR TO AL-AMEEN COLLEGE.
11.	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.	THIS REPORT HOLDS FOR FINANCIAL ASSISTANCE FROM CANARA BANK, ASHRAM ROAD BRANCH, VIJAYAPURA-586101. IT CANNOT BE USED FOR ANY OTHER PURPOSE

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PLACE: VIJAYAPURA
DATE: 22/08/2026

Signature
(Name and Official seal of the Approved Valuer)

ANNEXURE –23
MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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:

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
3. 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.
4. 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.
5. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
6. 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:

1. 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.
2. 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.
3. A valuer shall maintain complete independence in his/its professional relationship and must conduct the valuation independent of external influences.
4. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of interests, while providing unbiased services.
5. A valuer shall not deal in securities of any subject company after any time when he/it has become 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 at the time the valuation report becomes public, whichever is earlier.
6. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to

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cater to a company or client's needs.

7. 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).
8. 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:

1. 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:

1. 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.
2. 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.
3. 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.
4. 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:

1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
2. 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).
3. 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.
4. Remuneration and Costs.
5. 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.
6. 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.
7. Occupation, employability and restrictions.
8. 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.
9. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

DATE: 22/08/2026
PLACE: VIJAYAPURA

Signature Not Verified

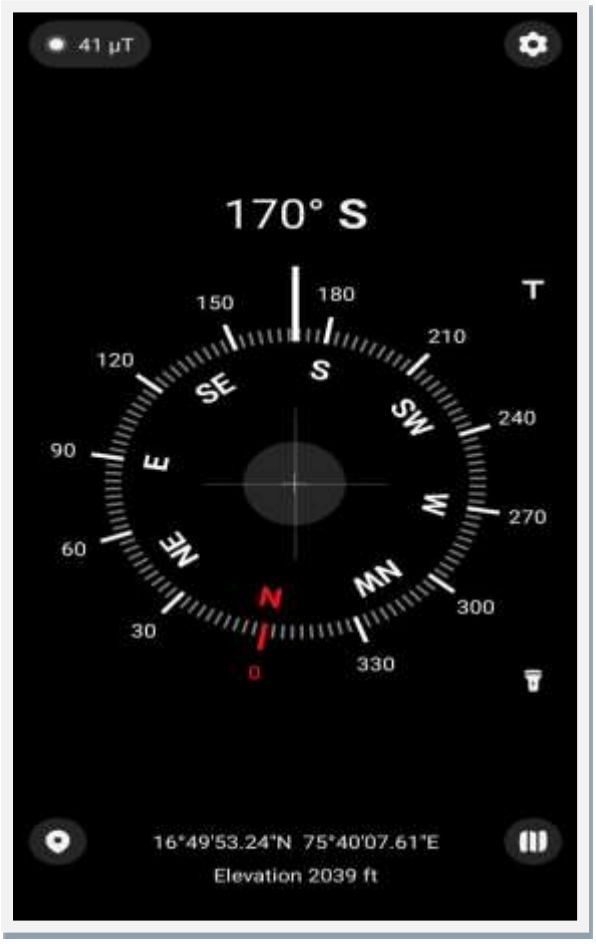
Signing Date:22.08.2026
Digitally signed By A M BALABATTI.

Signature

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

LOCATION OF PROPERTY

NAME OF WORK:	**VALUATION OF LAND & BUILDING.**
NAME OF OWNER:	**SHRI: SANJAY MALLESHI SHIVASHARAN.**
LATITUDE AND LONGITUDE:	**16⁰ 49ˡ 53.24ˡˡ N 75⁰ 40ˡ 07.61ˡˡ E**
LOCATION OF THE PROPERTY:	**SY No-37 ಎಸ , PLOT No-44** **SENA NAGAR** **BEHIND LAKSHAMI TEMPLE** **NERA AL-AMEEN COLLEGE** **VIJAYAPURA - 586101.** **MOB:96634 52439.**
PREPARED BY VR:	**A.M. BALABATTI.** **B.E (Civil), MSc (Rev), FIV** **GOVT, APPROVED REGISTERED VALUER** **VIJAYAPUR - 586101** **MOB: 85535 34669, 86600 77269, 86603 09675.**





ROUTE MAP FROM BANK TO PROPOSED SITE



Signature Not Verified

Signing Date:22.08.2026
Digitally signed By A M BALABATTI.

SITE PHOTO

NAME OF WORK:	**VALUATION OF LAND & BUILDING.**
NAME OF OWNER:	**SHRI: SANJAY MALLESHI SHIVASHARAN.**
SY No & PLOT No:	**37 ಎಸ , & 44**
LOCATION OF THE PROPERTY:	**SY No-37 ಎಸ , PLOT No-44,** **SENA NAGAR** **BEHIND LAKSHAMI TEMPLE** **NERA AL-AMEEN COLLEGE** **VIJAYAPURA - 586101.** **MOB:96634 52439.**
PREPARED BY VR:	**A.M. BALABATTI.** **B.E (Civil), MSc (Rev), FIV** **GOVT, APPROVED REGISTERED VALUER** **VIJAYAPUR - 586101** **MOB: 85535 34669, 86600 77269, 86603 09675.**



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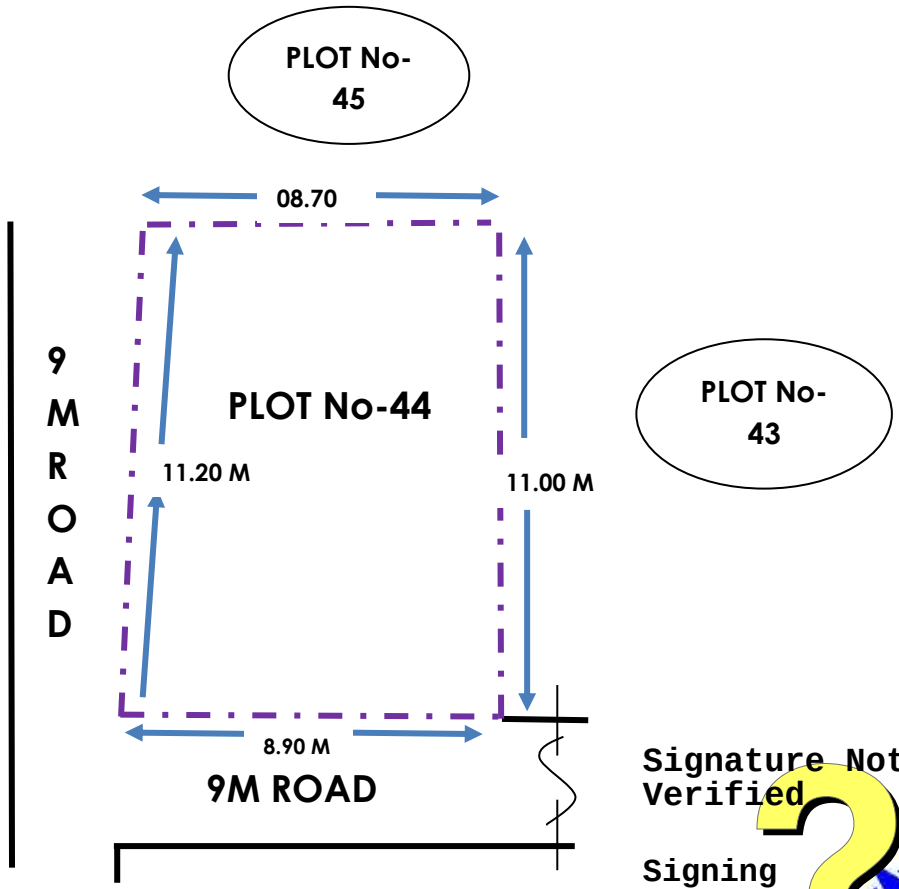

Aug 21, 2026 5:38:29 PM
255° W
Navarasapur
Belgaum Division
Karnataka
Altitude:535.3msnm
Speed:0.8km/h
SENA NAGAR
Navarasapur


Aug 21, 2026 5:38:39 PM
179° S
Navarasapur
Belgaum Division
Karnataka
Altitude:533.7msnm
Speed:0.0km/h
SENA NAGAR
Navarasapur


Aug 21, 2026 5:38:22 PM
228° SW
Signature Not Verified
Signing Date:22.08.2026
Digitally signed By A M BALABAITI.
SENA NAGAR
Navarasapur

SITE PLAN

NAME OF WORK:	**VALUATION OF LAND & BUILDING.**
NAME OF OWNER:	**SHRI: SANJAY MALLESHI SHIVASHARAN.**
SIZE OF THE PROPERTY:	**96.80 SQM = 1041.00 SQFT**
LOCATION OF THE PROPERTY:	**SY No-37 ಎಸ , PLOT No-44, SENA NAGAR BEHIND LAKSHAMI TEMPLE NERA AL-AMEEN COLLEGE VIJAYAPURA - 586101. MOB:96634 52439.**
PREPARED BY VR:	**A.M. BALABATTI.** B.E (Civil), MSc (Rev), FIV GOVT, APPROVED REGISTERED VALUER VIJAYAPUR - 586101 MOB: 85535 34669, 86600 77269, 86603 09675.



Signature Not Verified

Signing Date:22.08.2026
Digitally signed By A M BALABATTI.

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ- ೬-ಬಿ Part – VI - B	ಬೆಳಗಾವಿ, ಸೋಮವಾರ, ಸೆಪ್ಟೆಂಬರ್ ೨೫, ೨೦೨೩ (ಆಶ್ವಯುಜ ಮಾಸ ೦೩, ಶಕ ವರ್ಷ ೧೯೪೫) Belagavi, Monday, September 25, 2023 (Ashwayuja masa 03, Shaka Varsha 1945)	ನಂ. 84 No. 84

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ ವಿಜಯಪುರ ಜಿಲ್ಲೆ

ಅಧಿಸೂಚನೆ

ಸಂಖ್ಯೆ: ನೋಂ&ಮು/ಸಿವಿಸಿ/99/2023-24, ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 25-09-2023.

ವಿಷಯ: ವಿಜಯಪುರ ಜಿಲ್ಲಾ ನೋಂದಣಿ ಕಛೇರಿ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ, ಬರುವ ವಿಜಯಪುರ ಉಪ ನೋಂದಣಿ ಕಛೇರಿಗಳ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಬರುವ ಸ್ಥಿರಾಸ್ತಿಗಳ ನೋಂದಣಿಗಾಗಿ, ಪರಿಷ್ಕೃತ ಮಾರುಕಟ್ಟೆ ಮೌಲ್ಯಗಳ ಮಾರ್ಗಸೂಚಿಯ ದರಪಟ್ಟಿಯ ಕುರಿತು.

ಉಲ್ಲೇಖ: 1) ವಿಜಯಪುರ ಉಪಸಮಿತಿ ನಡವಳಿ ಸಂಖ್ಯೆ: ಸಿ.ವಿ.ಸಿ/ಹಿ.ಉ.ನೋ.ಕ.ವಿ/2023-24, ದಿನಾಂಕ:22-09-2023
2) ಕೇಂದ್ರ ಮೌಲ್ಯ ಮಾಪನ ಸಮಿತಿ ಸಭೆಯ ನಡವಳಿ ಸಂಖ್ಯೆ: ನೋ&ಮು/ಸಿವಿಸಿ/99/2023-24, ದಿನಾಂಕ:25-09-2023.

****

(೧)

೨೮

	೨೨೮,೧೯೩, ೧೯೪, ೧೯೮, ೨೦೪, ೨೦೫, ೨೦೬, ೨೨೨, ೨೨೩, ೨೨೪, ೨೨೯, ೨೨೯ಈ ಸರ್ವೆ ನಂಬರಗಳಲ್ಲಿ ಹೆದ್ದಾರಿಗೆ ಲಗತ್ತಿರುವ ಕ್ಷೇತ್ರಕ್ಕೆ ಮಾತ್ರ.					
62 (A)	ತಿಕೋಟಾ/ಇತರೆ				1000	
63	**ತೊನಶ್ಯಾಳ**	112000	150000	320000	1000	1400
64	**ತೊರವಿ:**	168000	250000	430000	3000	4200
65	ತೊರವಿ: ಅಥಣಿ ರೋಡಿಗೆ ಬರುವ ರಿ.ಸ.ನಂ. ೧೧, ೩೪೮, ೧೪೯, ೧, ೨, ೫, ೬, ೭, ೮, ೯, ೧೦, ೨೩, ೧೧೭, ೧೧೮, ೧೪೬ ೩೫೩, ೩೫೭, ೩೪೪, ೩೪೧, ೩೫೮, ೩೪೦, ೩೬೮, ೩೬೯, ೩೭೦, ೩೭೨, ೩೭೩, ೩೭೫, ೩೭೬, ೩೭೯, ೩೭೯ಈ ಸರ್ವೆ ನಂಬರಗಳಲ್ಲಿ ಹೆದ್ದಾರಿಗೆ ಲಗತ್ತಿರುವ ಕ್ಷೇತ್ರಕ್ಕೆ ಮಾತ್ರ.			1120000	4200	5900
66	**ತೊರವಿ: /ಇತರೆ**			1000		
67	**ದಾಶ್ಯಾಳ**	110000	130000	280000	1200	1500
68	**ದ್ಯಾಬೇರಿ**	100000	130000	280000	1000	1400
69	**ದೂಡಿಹಾಳ**	100000	130000	320000	1000	1400
70	**ಧನ್ಯಾಳ**	110000	160000	320000	1000	1400
71	**ಧನಗಿರ**	100000	140000	320000	1000	1400
72	**ದೇವಾಪೂರ**	100000	140000	310000	1000	1400
73	ನವರಸಪೂರ:	250000	330000	520000	3500	4500
74	ನವರಸಪೂರ ಗ್ರಾಮದ ಸುತ್ತ ಮುತ್ತಲಿನ ಹಾಗೂ ರಸ್ತೆಗೆ ಹೊಂದಿಕೊಂಡಿರುವ ರಿ.ಸ.ನಂ ಗಳು ೭೦, ೭೧, ೭೨, ೭೩, ೭೪, ೭೫, ೭೬, ೭೯, ೮೦, ೮೧, ೮೨, ೮೩, ೮೪, ೮೫, ೮೬, ೮೭, ೮೮, ೮೯, ೯೦, ೯೨, ೯೩, ೯೪, ೯೫. ೮,೧೧,೧೫,೧೬,೧೭,೨೧,೪೩, ೪೮, ೪೯, ೫೦, ೫೨, ೫೫, ೫೬, ೫೭, ೫೮, ೫೯, ೬೦, ೬೫, ೬೮, ೬೯, ೭೦, ೭೩, ೭೪, ೭೫, ೭೬, ೭೭, ೭೮, ೭೯, ೮೫, ೮೬, ೮೭, ೮೮, ೮೯,-೨೧, ೨೨, ೩೩, ೩೭, ೪೯, ೫೦, ೫೫, ೬೦, ೬೫, ೭೨, ೭೩, ೭೮, ೭೯, ೮೦, ೮೫, ೮೬, ೮೭, ೮೮, ೮೯, ೯೦, ೯೧, ೯೨, ೯೩, ೯೪, ೯೫, ೯೬, ೯೭, ೯೮, ೯೯, ೧೦೦, ೧೦೧, ೧೦೨, ೧೦೩, ೧೦೪, ೧೦೫, ೧೦೬, ೧೦೭, ೧೦೮, ೧೦೯, ೧೧೦, ೧೧೧, ೧೧೨, ೧೧೩, ೧೧೪, ೧೧೫, ೧೧೬, ೧೧೭, ೧೧೮, ೧೧೯, ೧೨೦, ೧೨೧, ೧೨೨, ೧೨೩, ೧೨೪, ೧೨೫, ೧೨೬, ೧೨೭, ೧೨೮, ೧೨೯, ೧೩೦, ೧೩೧, ೧೩೨, ೧೩೩, ೧೩೪, ೧೩೫, ೧೩೬, ೧೩೭, ೧೩೮, ೧೩೯, ೧೪೦, ೧೪೧, ೧೪೨, ೧೪೩, ೧೪೪, ೧೪೫, ೧೪೬, ೧೪೭, ೧೪೮, ೧೪೯, ೧೫೦, ೧೫೧, ೧೫೨, ೧೫೩, ೧೫೪, ೧೫೫, ೧೫೬, ೧೫೭, ೧೫೮, ೧೫೯, ೧೬೦, ೧೬೧, ೧೬೨, ೧೬೩, ೧೬೪, ೧೬೫, ೧೬೬, ೧೬೭, ೧೬೮, ೧೬೯, ೧೭೦, ೧೭೧, ೧೭೨, ೧೭೩, ೧೭೪, ೧೭೫, ೧೭೬, ೧೭೭, ೧೭೮, ೧೭೯, ೧೮೦, ೧೮೧, ೧೮೨, ೧೮೩, ೧೮೪, ೧೮೫, ೧೮೬, ೧೮೭, ೧೮೮, ೧೮೯, ೧೯೦, ೧೯೧, ೧೯೨, ೧೯೩, ೧೯೪, ೧೯೫, ೧೯೬, ೧೯೭, ೧೯೮, ೧೯೯, ೨೦೦, ೨೦೧, ೨೦೨, ೨೦೩, ೨೦೪, ೨೦೫, ೨೦೬, ೨೦೭, ೨೦೮, ೨೦೯, ೨೧೦, ೨೧೧, ೨೧೨, ೨೧೩, ೨೧೪, ೨೧೫, ೨೧೬, ೨೧೭, ೨೧೮, ೨೧೯, ೨೨೦, ೨೨೧, ೨೨೨, ೨೨೩, ೨೨೪, ೨೨೫, ೨೨೬, ೨೨೭, ೨೨೮, ೨೨೯	980000	4900	6900
75	ನವರಸಪೂರ: /ಇತರೆ					
76	ನಾಗಠಾಣ	100000	140000	280000	1200	0
77	ನಾಗರಾಳ	100000	140000	320000	1000	1400
78	ನಿಡೋಣಿ	110000	140000	320000	1000	1400
79	ನಂದ್ಯಾಳ	100000	140000	320000	1000	1400

Signature Not Verified
Signing Date:22.08.2026
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