T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

ANNEXURE – II

VALUATION OF PROPERTY (LAND & BUILDING)
REPORT ON VALUATION

Bank: Canara Bank, AVA Road Branch,

I. GENERAL:

1.	Purpose of valuation	:	**SARFAESI**
2.	a. Date of Inspection b. Date on which the valuation is made	: :	25-08-2026 **29-08-2026**
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)	:	**Sri. Anusuri Ramakrishna,** S/o. Subrahmanyam (late), D.No. 46-18-13/1, Danavaipeta, Rajamahendravaram, East Godavari Dist.,
4.	Documents produced for perusal: i) **Sale Deed** / Agreement ii) Legal Opinion iii) Approved Plan	 : : :	Yes, 1) Deed No. 694/2012, Dt. 04-02-2012, 2) Deed No. 10118/2005, Dt. 26-12-2005, Sri. D.V. Krishna Rao, Dt. 09-04-2015, ---
5.	Brief description of the property taken for valuation (Including leasehold / freehold etc) It is a **ACC Sheet Roof Commercial Shed** in D.No. 74-3-7, Assessment No. 1064037692, R.S. No. 263, Plot No. 33, Lakshmipathi Nagar, Near Ramalayam Centre, AVA Road, Rajamahendravaram Municipal Corporation, East Godavari Dist - 533103 Total Extent of the **108 Sqyds (This Property is covered by 2 Documents)**		
6.	Scope of Valuation		Site & Building Method
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	:	**Canara Bank,** **AVA Road Branch,**

I. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	D.No. 74-3-7, Assessment No. 1064037692, R.S. No. 263, Plot No. 33, Lakshmipathi Nagar, Rajamahendravaram Municipal Corporation, East Godavari Dist.,
2.	**City**/Town/ Village	:	City
	Residential Area	:	Yes
	Commercial Area	:	---
	Industrial Area	:	---
3.	Classification of the Area	:	High/**Middle**/Poor/**Urban**/Semi Urban/Rural
4.	Coming under Corporation Limit /Village Panchayat/Municipality	:	Municipal 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	:	No
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	: : : :	D.No. 74-3-7, Assessment No. 1064037692, R.S. No. 263, Plot No. 33, Lakshmipathi Nagar, Rajamahendravaram Municipal Corporation, East Godavari Dist.,

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 18:46:16 +05'30'

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

8. Boundaries of the property			
	1) Deed No. 694/2012,	**2) Deed No. 10118/2005,**	**Actuals**
East	Site belongs to S.T. Venkatagiri Ramana	Site belongs to S. T.V. Ramana	Ext. Building
South	House belongs to Ch. Jaya Mani	House belongs to Ch. Jaya Mani	Ext. Building
West	30 feet width road	30 feet width road	C.C Road
North	Huse belongs to Ch. Pydilimga Chari	House belongs to Ch. Pydilimga Chari	Ext. Building

9.	Latitude, Longitude and Coordinates of the site	:	**17.009330, 81.792448**
10.	Property tax receipt referred Assessment number Tax amount Receipt in the name of	: : : :	 1064037692, Rs. 44,828/-, Year: 2022-23 Sri. A. Ramakrishna
11.	Electricity service connection consumer number In the name of other details, if any		Available,
12.	Property is presently occupied by	:	**Owner** / Tenants / Both / Vacant
13.	If tenanted fully, What is the gross monthly rent?	:	Occupied by Owners If it is Rented Rs. 15,000/- per Month
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?	: : 	 ---

III. PROCEDURE OF VALUATION

	Valuation Details	:	Discussed in Part B, C, D, E & F
1	F.S.I.	2	Plot Coverage

(Describe the property details)

PART B – LAND

1. Dimensions of the site			
	1) Deed No. 694/2012,	**2) Deed No. 10118/2005,**	**Actual**
East	32'-9"	32'-9"	32'-9"
South	32'-0'	32'-0'	32'-0'
West	28'-0"	28'-0"	28'-0"
North	32'-0"	32'-0"	32'-0"
Extent of site	108 Sqyds, undivided unspecified ½ share of **54 Sqyds**	108 Sqyds, undivided unspecified ½ share of **54 Sqyds**	108 Sqyds
	54 Sqyds + 54 Sqyds = **108 Sqyds**		

2.	Extent of site (least of 1a & 1b)	:	As per Deed = **108 Sqyds** **As per Actuals = 108 Sqyds**
	Size of the Plot		
	North & South	:	---
	East & West	:	---
	Total Extent of the Plot	:	**108 Sqyds**

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 18:53:37 +05'30'

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

3. CHARACTERISTICS OF THE SITE				
	3.1	Classification of Locality	:	Good
	3.2	Development of Surrounding areas	:	Developed
	3.3	Possibility of Frequent flooding / Sub – merging	:	No
	3.4	Feasibility to the civic amenities like school, hospital, bus stop, market etc.	:	Available
	3.5	Level of land with topographical conditions	:	Level
	3.6	Shape of Land	:	Rectangular
	3.7	Type of use to which it can be put	:	Commercial
	3.8	Any usage restriction	:	No
	3.9	Is plot in town planning approved layout?	:	No
	3.10	Corner plot or intermittent plot?	:	Intermittent plot
	3.11	Road facilities	:	Available
	3.12	Type of road available at present	:	C.C Road
	3.13	Type of road – is it below 20 ft. or more than 20 ft.	:	Above 20 ft
	3.14	Is it a Land – locked land?	:	No
	3.15	Water potentiality	:	Available
	3.16	Underground sewerage system	:	Yes
	3.17	Is power supply available at the site?	:	Yes
	3.18	Advantage of the site		
	3.19	1 All civic amenities are available.		
		2 Surrounding area very well developed		
	3.20.	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)		
	3.21	Any factors which affect the marketability of the land?	:	No
	3.22	Type of the land?	:	Freehold
	3.23	Accessibility		Remote
	Property is SARFAESI Complaint		:	**Yes**
4.	Value on adopting GLR (Guideline Rate) i) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed) ii) Value of land by adopting GLR		:	Rs. 42,000/- per Sqyds 108 Sqyds X Rs. 42,000/- = Rs. 45,36,000/-
5.	Value by adopting PMR (Prevailing Market Rate)		:	Rs. 70,000/- to Rs. 75,000/- per Sqyd
6.	Prevailing market rate(Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)		:	Not available
	Unit rate adopted in this valuation after considering the characteristics of the subject plot			Rs. 70,000/- per Sqyd
	Value of land by adopting PMR			108 Sqyds X Rs. 70,000/- = Rs. 75,60,000/-

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 18:54:00 +05'30'

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

PART – C BUILDING

	Type of Building, Residential/Commercial/Industrial	:	Commercial
1.	Type of construction, Load bearing /RCC/Steel Framed/ framed structure	:	ACC Sheet Shed
2.	Quality of construction Superior / I Class / II Class	:	II Class
3.	Appearance of Building Common / Attractive / Aesthetic	:	Common
4.	Maintenance/Condition of the Building, Exterior: New one /Excellent/Good /Normal Average/ Poor	:	Normal
	Interior: Excellent/Good / Normal Average/ Poor	:	Normal
5.	Plinth Area As per IS 3861 – 1975	:	ACC Sheet Shed =
6.	Number of floor and height of each floor including basement, if any	:	Height 10 feet

Floor	Year of Construction	Roof	Plinth Area
ACC Sheet Roof Shed	2006	RCC	643 Sft

7.	Drawing approval Date of issue and validity of layout of approved map/plan : NA **a.** Approved map/plan issuing authority – NA **b.** Whether genuineness or authentic of approved map/plan is verified? : YES **c.** Any other comments by our empanelled valuers on authentic of approved plan? : NA d. (Discuss on the building approval, reference, violations observed, consequences of violation etc.)
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 __%.

VALUATION OF BUILDING:

DESCRIPTION SPECIFICATION	ACC Sheet Roof Shed	First Floor	Other Floors
Foundation	Raft Foundation		---
Superstructure	Brick Walls		
Roof	**ACC Sheet Roof Shed**		
Doors Windows	UPVC Doors		
Weathering course	Done		
Plinth area	Details mentioned above		
Year of construction	2006		
Age of the building	20 years		
If the age is not exactly known, further life expected	30 years		
Total life of the building estimated	50 Years		
Depreciation percentage (assuming salvage value = ……%)	40% Depreciation		

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 18:54:27 +05'30'

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

Sr. no	Building Particulars	Plinth area	Roof height	Age of building	Estimated replacement rate of construction	Replacement cost Rs.	Depreciation	Net value after depreciation Rs.
1.	Shed	643 Sft	10'-0"	20 yrs	Rs. 1,000/-	6,43,000/-	2,57,200/-	3,85,800/-
				Total				**Rs. 3,85,800/-**

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

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

PART E - SERVICES (Value After Depreciation)

1.	**Water supply arrangements** a) Open Well b) Deep bore c) Hand pump d) Motor e) Corporation Tap f) Underground level sump g) Overhead water tank	:	---
2.	Drainage arrangements a) Septic Tank b) Underground sewerage	:	---
3.	Compound Wall Rm. @ Rs ...../m2. Height :- 5 feet Length :- 217 RMT Type of construction :- Brick work	:	---
4.	Pavements Sq. m @ Rs /Sq. m	:	----
5.	Steel gate Rs…./m2 @ Rs /Sq. m	:	----

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 18:55:01 +05'30'

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

6.	E.B Deposits, water deposits, drainage deposits etc.	:	----
7.	Electrical fittings & others Type of wiring, Class of fittings (superior/Ordinary/Poor), Number of light Points Fan Points, Spare Plug Points, Any other item	:	---
8.	Plumbing installation. No. of water closets and their type No. of wash basins, No. of bath tubs Water meter, taps etc Any other fixtures	:	---
9.	Any other (Lift, Water Supply, Electrical, Drainage, Compound wall with gate, elevation)	:	---
	TOTAL		**---**

PART F – ABSTRACT VALUE

Part	Description		
		GLR Rs.	PMR Rs.
B	Land	Rs. 45,36,000/-	Rs. 75,60,000/-
C	Building		Rs. 3,85,800/-
D	Amenities		
E	Services		
	Total	**Rs. 45,36,000/-**	Rs. 79,45,800/-
	Say		**Rs. 79,45,000/-**
	Present Market Value		

ANY OTHER DETAILS:

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values 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 **Market value** of the above property in the prevailing condition with aforesaid Specifications is **Rs. 79,45,000/-**

(Rupees Seventy Nine Lakh Forty Five Thousand only)

The book value of Property as of Rs. 45,36,000/- (Rupees Forty Five Lakh Thirty Six Thousand Only)

The Realizable value of Property (90% FMV) Rs. 71,50,500/- Say. Rs. 71,50,000/-

(Rupees Seventy One Lakh Fifty Thousand Only)

The Distress value of Property (80% FMV) Rs. 63,56,000/- (Rupees Sixty Three Lakh Fifty Six Thousand Only)

Place: Rajamahendravaram,

Date : 29-08-2026

Signature

(Name and Official seal of the Approved Valuer)

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 18:56:22 +05'30'

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

BANK USE

The undersigned have inspected the property detailed in the valuation report dated_____

on _____we are satisfied that the fair and reasonable value of the Property is Rs. _____

Rupees _____.

Processing officer

Manager (sanction)/Chief Manager (sanction)

Canara Bank, AVA Road Branch,

Date:

Rao's Creatives

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

PART D - 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 value Rs. 79,45,000/- (Rupees Seventy Nine Lakh Forty Five Thousand only)

   ii. **The Realizable value of the property is estimated as Rs. 71,50,000/-**

   (Rupees Seventy One Lakh Fifty Thousand Only)

   iii. The forced sale value of the property is estimated as Rs. 63,56,000/-

   (Rupees Sixty Three Lakh Fifty Six Thousand Only)

2. Number of title deed(s) involved in property in the opinion of this valuer is the 1) Deed No. 694/2012, Dt. 04-02-2012, 2) Deed No. 10118/2005, Dt. 26-12-2005, Rajamahendravaram Sub Register Office.
3. If this flat is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned 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 25-08-2026 by in the presence of Owner
6. The legal aspects were not considered in this valuation.
7. This valuation work is undertaken by the valuer based upon the request from

   Branch Manager, Canara Bank, AVA Road Branch,

8. Any other details

Place: Rajamahendravaram

Date : 29-08-2026

(Panel Valuer)

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 18:56:48 +05'30'

Note: This report contains.....Pages

Enclosures:

- Key plan showing the location of the property
- Site plan with boundaries
- Photograph of owner/representative with property in background
- Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

(Note: The valuer may add any number of additional sheets for providing any vital data and relevant inform

Rao's Creatives

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

Format-E **DECLARATION FROM VALUERS** **ANNEXURE II**

I hereby declare that.

a. The information furnished in my valuation report dated **29-08-2026** is true and correct to the best of my knowledge and belied 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 **25-08-2026** 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" enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
h. I abide by the Model code of conduct 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 provided the following information.

SLNO.	**Particulars**	**Valuer Comment**
1.	Background information of the asset being valued	**Copies Enclosed**
2.	Purpose of valuation and appointing authority	**Canara Bank, AVA Road Branch,**
3.	Identity of the valuer and any other experts involved in the valuation	T.V.L. Narasimha Rao Aadhar No: 5820 3073 3548
4.	Disclosure of valuer interest or conflict, if any;	**No**
5.	Date of appointment: valuation date: date of report:	25-08-2026 25-08-2026 29-08-2026
6.	Inspections and/or investigations undertaken: visited and inspected thoroughly and secured all the information of the property valued. As a part of valuation i have undergone so many investigations like verifying a) Google maps, b)Longitude, Latitudes, c) collected photographs of the property.	
7	Nature and sources of the information used or relied upon;	K. Jagadeesh
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Loan Purpose
9.	Restrictions on use of the report, if any;	**Restriction This report is prepared only for SARFAESI for Canara Bank, AVA Road Branch,**
10.	Major factors that were taken into account during the valuation	**Legal opinion**
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.	**No**

Date : 29-08-2026,
Place: Rajamahendravaram.

Signature
(Name of the approved valuer and seal of the firm/company)

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 18:57:16 +05'30'

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

ANNEXURE-III

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with companies (Registered valuers and valuation rules, 2017)}

All valuers empaneled 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

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 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 in so far 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 necessarily 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 (to undertake assignments for valuation of a particular movable/immovable assets using unscrupulous means)" 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.

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 18:57:53 +05'30'

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

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 valuer's 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 valuer's organisation 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.'

Date : 29-08-2026,
Place: Rajamahendravaram.

Signature
(Name of the approved valuer and seal of the firm/company)

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 18:59:01 +05'30'

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

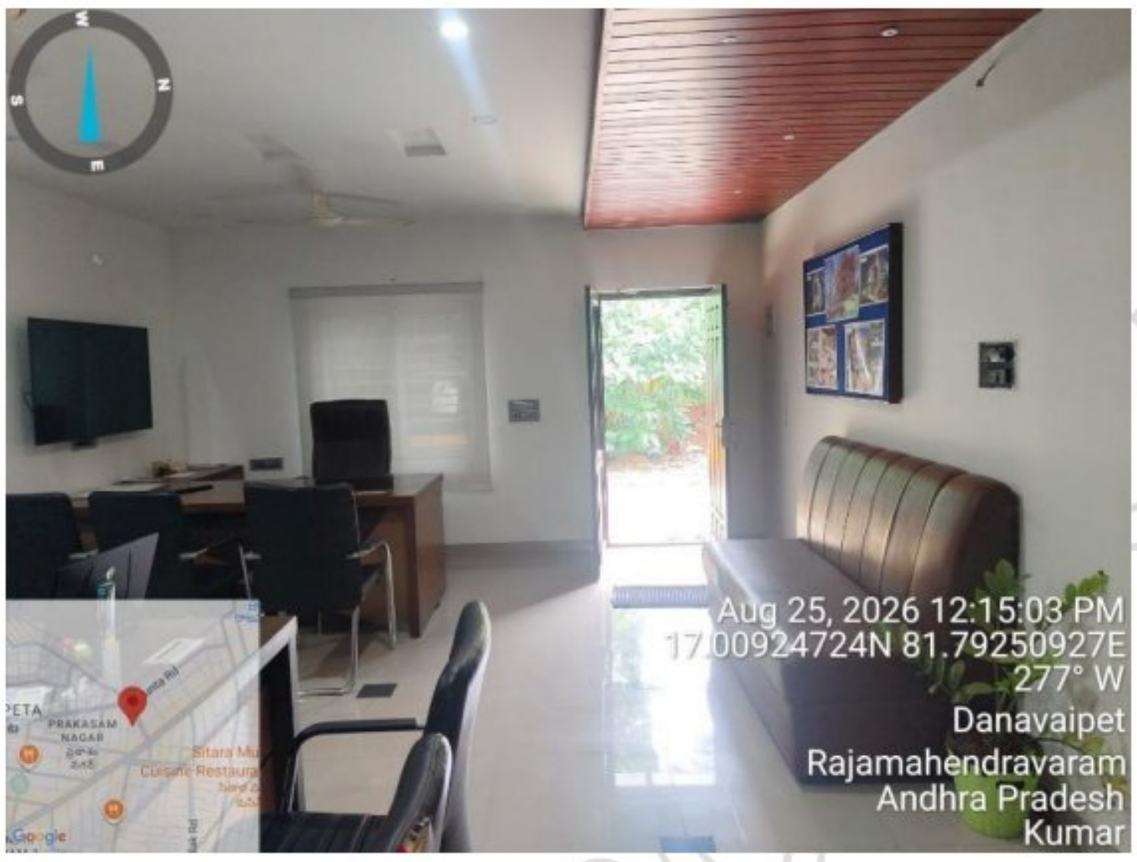
CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

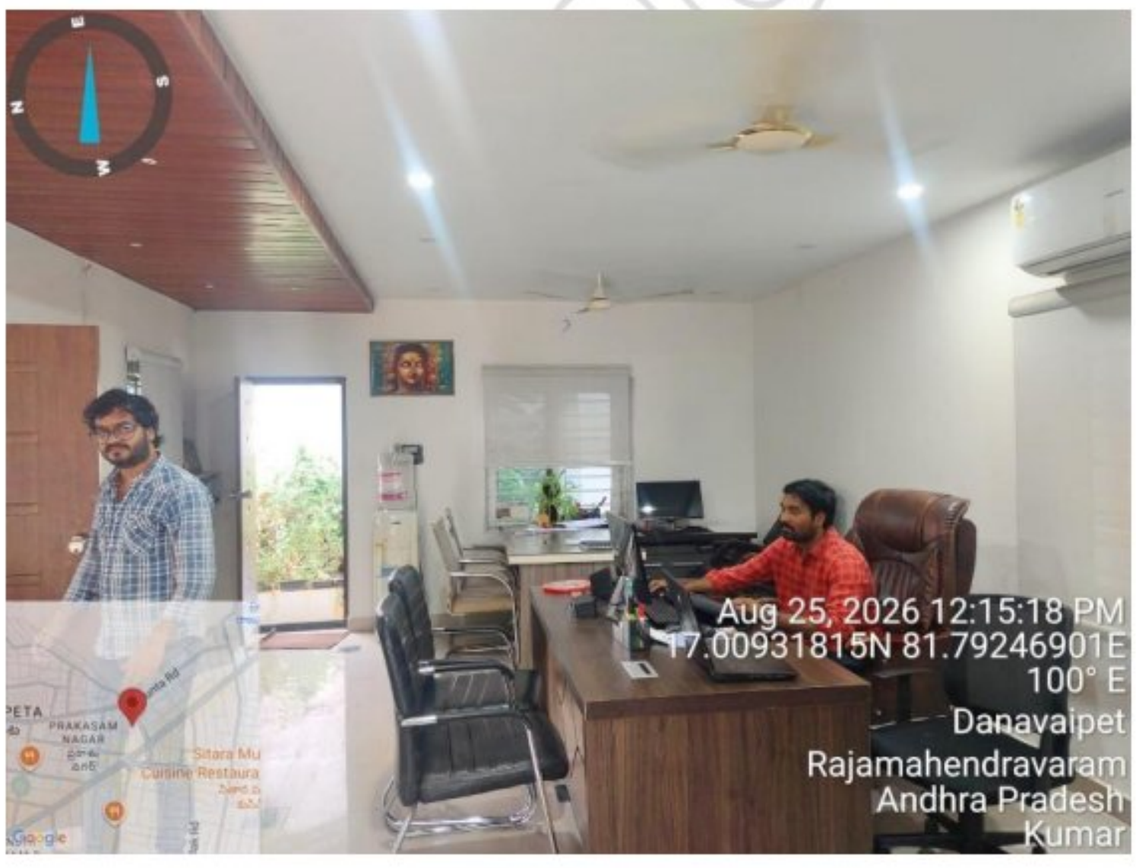
Property Photos & Google Map











Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

Location Map & IGRS

Rao's Creatives

74	1	-	-	PRAKASHNAGAR	35000	3300	3300	3300	Residential	01/02/2025
74	1	-	-	PRAKASHNAGAR-1	42000	3900	3800	3700	Commercial	01/02/2025
74	2	-	-	PRAKASHNAGAR	35000	3300	3300	3300	Residential	01/02/2025
74	3	-	-	PRAKASHNAGAR	35000	3300	3300	3300	Residential	01/02/2025
74	3	-	-	PRAKASHNAGAR-1	42000	3900	3800	3700	Commercial	01/02/2025
74	4	-	-	PRAKASHNAGAR	35000	3300	3300	3300	Residential	01/02/2025
74	4	-	-	PRAKASHNAGAR-1	42000	3900	3800	3700	Commercial	01/02/2025
74	5	-	-	PRAKASHNAGAR	35000	3300	3300	3300	Residential	01/02/2025
74	6	-	-	PRAKASHNAGAR	35000	3300	3300	3300	Residential	01/02/2025
74	6	-	-	PRAKASHNAGAR-1	42000	3900	3800	3700	Commercial	01/02/2025
74	7	-	-	PRAKASHNAGAR	35000	3300	3300	3300	Residential	01/02/2025

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 19:01:40 +05'30'

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

Bhuvan 2d



Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 19:02:26 +05'30'

Scanned with OKEN Scanner

T.V.L.Narasimha Rao

B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

IBBI REGD. VALUER (IBBI/RV/02/2019/11337), PANEL VALUER Cell : 9 4 4 0 1 7 7 2 0 4

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

D.No.76-5-46, Gandhipuram - 2, Rajamahendravaram-533103. Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

Boundaries of the Property

East: Ext. Building



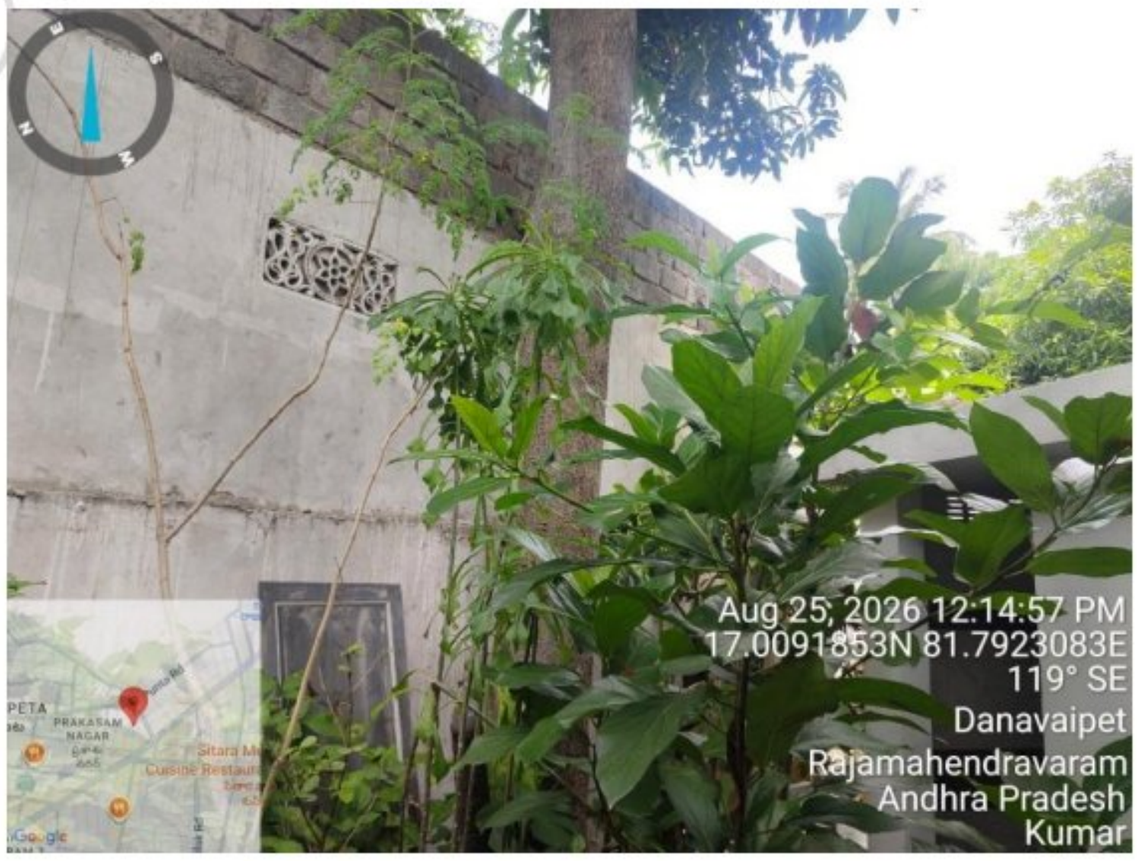
South: Ext. Building



West: C.C. Road



North: Vacant Site



Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.08.29 19:03:08 +05'30'

Scanned with OKEN Scanner