MOURYA CONCEPTS

Property Valuation, Advisory, Consultancy.

VALUATION REPORT

Mourya Ref No:410132		**Date:**	**22-07-2026**

PART A – BASIC DATA

I. GENERAL

1	Purpose of Valuation	:	To Sell the Property under SARFAESI Act
2	a) Date of Inspection	:	22-07-2026
	b) Date on which the valuation is made	:	22-07-2026
3	Name of the reported owner(s) and with Phone	:	Smt. Rangubai W/o Tukaram NA
4	List of documents produced for perusal	:	Old Valuation Report
5	Brief description of the property (Including leasehold/freehold etc)	:	Free hold
6	Scope of Valuation	:	Land & Building
7	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	:	Canara Bank Branch: ARM-BIJAPUR

II. Description of the Property

1	Postal Address of the Property with Pin-code	:	G.p No: 53/1, Sy.No: 302, PID No: 150600400700420735, Open Space Towards Easter portion No: 18-A, Situated KIADB Industrial area, Kolar, Tq. & Dist. Bidar,
2	Residential Area	:	Yes
	Commercial Area	:	Yes
	Industrial Area	:	No
3	Classification of the Area	:	Industrial Area
4	Coming under CorporationLimit /Village Panchayat/Municipality	:	G.P Kolar K
5	Whether covered under any State/Central Govt. enactments (e.g.Urban Land Ceiling Act) or notified under agency area/scheduledarea/cantonment	:	No
6	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No
7	**Address of property as per Documents** Plot No. Name of Nagar/Layout S.F.No/T.S.No./R.S.No. Village / Block Taluk / Ward Mandal/District/Municipality/	:	G.p No: 53/1, Sy.No: 302, PID No: 150600400700420735, Open Space Towards Easter portion No: 18-A, Situated KIADB Industrial area, Kolar, Tq. & Dist. Bidar,
	Location of the Property with nearest landmark	:	Near Ghandi chowk
	And distance from the core City/town limits	:	39 kms From Bidar
8.a	**Boundaries of the Property**	:	**As per Document**
	East	:	Plot No: 18(B)
	West	:	Remaining half construction portion of plot No: 18(A)

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	North	:	Sericulture Land	
	South	:	18mt Wide Road	
8.b	**Boundaries of the Property**	:	**As per Actual**	
	East	:	Plot No: 18(B)	
	West	:	Remaining half construction portion of plot No: 18(A)	
	North	:	Sericulture Land	
	South	:	18mt Wide Road	
9	Latitude, Longitude and Coordinates of the site	:	17.915267, 77.464379	
10	**Property Tax receipt referred**			
	Assessment number	:	Paid to KIADB Bidar	
	Tax amount	:	NA	
	Receipt in the name of	:	NA	
11	Electricity service connection No.	:	Yes	
	In the name of Other details, if any	:	NA	
12	Property is presently occupied by	:	Self Occupied/**Owner** / Tenants**/** Both / Vacant	
13	If tenanted fully, What is the gross monthly rent?	:	NA	
14	If occupied by both	:	NA	
	By assuming the entire building is let out,			
	What is the probable monthly rent?	:	NA	
	What is the advance amount?	:	NA	

III. PROCEDURE OFVALUATION:

	Valuation Details		:	Discussed in Part B,C,D,E & F	
1	FSI	NA		Plot Coverage	NA

(Describe the property details)

PART B – LAND

1	**Dimension of the Site/Plot**	:	**As per document**	**As per Actual**
	North	:	16.62mt	16.62mt
	South	:	16.62mt	16.62mt
	East	:	60.01mt	60.01mt
	West	:	60.01mt	60.01mt
	Total Area in Square feet	:	**997.336sqmt**	**997.336sqmt**
2	**Extent of Site / Plot considered for valuation (least of all above)**	:	**10732 Sft**	
	North to South	:	16.62mt	
	East to West	:	60.01mt	
	Total Area in Square feet	:	**997.366Sqmt : 10732 Sqft**	
3	**Characteristics of the Site**			
	Classification of the locality	:		
	Development of surrounding areas	:	Developed	
	Possibility of frequent flooding / submerging	:	No	
	Feasibility to the civic amenities like School,	:	Available within 1km	
	Level of the land with topographical conditions	:	Flat&Terrain	
	Shape of land	:	Rectangle	
	Type of use to which it can be put	:	old area	
	Any usage restriction	:	As per Zonal regulations	
	Is plot in town planning approved layout?	:	Yes	

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	Corner plot or Intermittent plot	:	Intermittent	
	Road facilities	:	Yes	
	Type of road available at present	:	30 CC Road	
	Width of road below 20 ft or more than 20 ft	:	Above 20 ft	
	Is it a land - Locked land?	:	No	
	Water potentiality	:	Available	
	Underground sewerage system available	:	Available	
	Power supply is available in the site	:	Yes	
	Advantages of site	:	Located in Industrial area	
	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)	:	NA	
	Any factors which affect the marketability of the land?	:	NA	
	Type of the land?	:	Industrial	
	Accessibility	:	Yes-Easy	
	Value on adopting GLR (Guideline Rate)			
4	i) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed) in Rs./ SFT	:	Rs. 94	
	ii) Value of land by adopting GLR in Rs.	:	Rs. 10,08,808	
	Value on adopting PMR (Prevailing Market rates)			
4	Prevailing Marketing Rate (along With details /reference of atleast two latest deals /transacation with respect to adjacent properties in the area)	:	Rs. 200	
	unit rate adopted in this valuation after considering the characteristics of the subject plot value of land adpoting PMR	:	Rs. 21,46,400	

PART C - BUILDING

1	Type of Building	:	Residential/Commercial/**Industrial**		
2	Type of Construction / Foundation / Structure	:	Steel Framed Structure		
3	Quality of Construction	:	II Class		
4	Appearance of Building	:	Common		
5	Maintenance of Building	:	Normal		
6	Plinth Area	:	5810 sqft		
7	Number of Floors and height of each Floor including Basement, if any	:	GF. 20feet		
	Plinth Area in units		**Plinth /Built up Area in Square feet**		
YOC	**Floor**	**Roof**	**Plan BUA in Sft**	**As Per Actual in Sft**	**Considered BUA in Sft**
2018	Ground	RCC	5,810.00	-	5,810.00
TOTAL			**5,810.00**	**0.00**	**5,810.00**

	Drawing Approval	
a	Date of issue and validity of layout of approvedmap/plan	NA
b	Approved map/plan issuingauthority	
c	Whether genuineness or authentic of approved map/plan isverified?	

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d	Any other comments by our empanelled valuers on authentic of approved plan?	
e	Discuss on the building approval, reference, violations observed, consequences of violation etc.	NA

VALUATION OF BUILDING

Valuation of Building is estimated by adopting suitable unit plinth area rate depending upon the specifications & Depreciating by straight line method assuming a salvage value of 10%

Description / Specifications	Ground floor		
Super Structure	Stone Masonry		
Roof	Steel Roof		
Floor finish	Cement Concrete		
Doors	Rolling Shutters		
Windows	MS Windows		
Floor finish	Cement Concrete		
Plinth Area in Sft	5,810.00		
Year of Construction	2018		
Age of Building	8		
Else future age estimated	52		
Building life Estimated (years)	60		
Depreciation % age	8%		
Replacement rate per Sq.feet	1,000		
Replacement Value in Rs	**58,10,000**		
Depreciation value in Rs	4,64,800		
Present Value of Building in Rs	**53,45,200**		

(Note: Add extra sheets for additional floors and buildings)

Sl No	Particulars of Items / Floors wise	Plinth Area	Roof Height in feet	Age of the Building	Estimated Replacement Rate of Constuction Rs.	Replacement Cost Rs.	Depreciation in %	Net Value after Depreciations Rs.
1	Ground	5,810.00	10	8	1,000.00	58,10,000	8%	53,45,200
	Total	**5,810.00**				**58,10,000**		**53,45,200**

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

1	Portico	:	0
2	Ornamental Front / Pooja	:	0
3	Sitout/Verandah with Steel	:	0
4	Extra Steel/collapsible	:	NA
5	Open staircase	:	Covered in Cost of Construction
6	Wardrobes, showcases,	:	Rs. 0
7	Wooden cupboards	:	
8	Glazed tiles	:	Covered in Cost of Construction
9	Extra sinks and bath tub	:	Covered in Cost of Construction
10	Marble/ceramic tiles	:	NA
11	Flooring	:	Covered in Cost of Construction
12	Interior decorations	:	Rs. 0
13	Architectural Elevation	:	Rs. 0
14	False ceiling works	:	Rs. 0
15	Paneling works	:	Rs. 0
16	Aluminum handrails	:	Rs. 0

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17	Separate Lumber Room	:	Not provided
18	Separate Toiler Room	:	Covered in Cost of Construction
19	Separate water tank/sump	:	Covered in Cost of Construction
20	Trees, gardening	:	NA
21	Any Other	:	0
22	Total	:	**Rs. 0**
PART E – SERVICES (Value after Depreciation)			
1.	Water supply arrangements	:	Rs. 0
	Open Well	:	Rs. 0
	Deep bore	:	Rs. 0
	Hand pump	:	Rs. 0
	Motor	:	Rs. 0
	Corporation Tap	:	Rs. 0
	Underground level sump	:	Rs. 0
	Overhead water tank	:	Rs. 0
2.	Drainage arrangements, Septic Tank, Under Ground Sewerage	:	Rs. 0
3.	Compund Wall	:	Rs. 0
	Height	:	0
	Length		0
4.	Pavements .....Rm.@ Rs..../m2		Rs. 0
5	Steelgate .....Rm.@ Rs..../m2		0
6.	E.B Deposits, water deposits, Drainage Deposites etc.		Rs. 0
7.	Electrical fittings & others Type of Wiring		Provided & Conduit
	Class of fittings (Superior/Ordinary/Poor)		Satisfactory
	Number of light Points		Adequately provided
	Fan Points		"
	Spare Plug Points		"
	Any other item		No
8.	Plumbing installation		Adequately provided
	No. of water closets and their		"
	type		"
	No.of wash basins		"
	No.of bath tubs		"
	Water meter, taps etc		"
	Any other fixtures		No
	TOTAL		**Rs. 0**

PART F - ABSTRACT VALUE

PART	PARTICULARS		VALUE BY ADOPTING
		Govt. Guideline Rates [GLR]	**Prevailing Market rates (PMR(Rs)**
B	Land	10,08,808	21,46,400
C	Building	53,45,200	53,45,200
D	Amenities	0	0
E	Services	0	0
TOTAL		**63,54,008**	**74,91,600**
	SAY	**63,54,008**	**74,91,600**
	Realisable Value in Rs.		**63,67,860**
	Distress Value in Rs.		**56,18,700**
	Remarks:		
1	We have adopted the present KIADB allotment price as the Guideline Rate.		

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2	The present KIADB allotment price is Rs. 41,00,000/- per acre, and the present SRO rate is Rs. 1,41,63,879/- per acre. We have considered Rs. 87,50,000/- per acre as a reasonable rate, which also matches the final price fixed by KIADB (Screen shot attached for your reference). This works out to Rs. 21,46,400/- per 10 guntas.		
ANY OTHER DETAILS:			
(Valuation : Here the Approved Valuer Should discuss in detail his Approch to Valuation of Property and indicate how the Value has been Arrived at, Supported by Necessary Calculatons. Also, Such Aspects as			
1	Sailability	:	Satisfactory
2	Likely rental Value in future in	:	NA
3	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 Rs. 74,91,600/- (Seventy Four Lakh Ninety One Thousand Six Hundred Rupees Only).		
4	The book value of the above property is Rs. 63,54,008/-(Sixty Three Lakh Fifty Four Thousand Eight Rupees Only).		
5	Realisable Value is Rs.63,67,860/-(Sixty Three Lakh Sixty Seven Thousand Eight Hundred Sixty Rupees Only).		
6	The distress Value Rs. 56,18,700/- (Fifty Six Lakh Eighteen Thousand Seven Hundred Rupees Only).		

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(Name and Official Seal of the Approved)

PART G – CERTIFICATE		
1	It is hereby Here BY 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 & Building.	
	ii) That Forced Sale Value of the Property is Estimated as 25% less than the Present Market Value.	
2	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.	
3	Value Varies with the Purpose and date of valuation . This Report is Not to be Reffered if the Purpose is Different Other Than Mentioned in (1).	
4	The Property Was inspected by Me.	
5	The Legal Aspects Were Not Considerd in This Valuation .	
6	This Valuation Work Was / Has Been Undertaken By the Valuer based Upon the Request From The Owner & The Branch Manager, Canara Bank, ARM-BIJAPUR Branch.	
	Any other details	
	Place :	**Bidar**
	Date :	**22-07-2026**
FORMAT-A		
DECLARATION FROM VALUERS		
	I hereby declare that-	
1	The information furnished in my valuation report dated 22-07-2026 is true andcorrect to the best of my knowledge and belief and I have made an impartial and true valuation of the property.	
2	I have no direct or indirect interest in the property valued;	

3	I have personally inspected the property on 22-07-2026 The work is not sub-contracted to any other valuer and carried out by myself.	
4	I have not been convicted of any offence and sentenced to a term of Imprisonment;	
5	I have not been found guilty of misconduct in my professional capacity.	
6	I have read the Handbook on Policy, Standards and procedure for Real Estate Vauation, 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.	
7	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.	
8	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)	
9	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.	
S.N.	**Particulars**	**Valuer comment**
1	Background information of the asset being valued;	G.p No: 53/1, Sy.No: 302, PID No: 150600400700420735, Open Space Towards Easter portion No: 18-A, Situated KIADB Industrial area, Kolar, Tq. & Dist. Bidar,
2	purpose of valuation and appointing authority	To Sell the Property under SARFAESI Act
3	identity of the valuer and any other experts involved in the valuation;	Panel Valuer of Canara Bank, Reg. No. CC-1/BNG/CAT-1/VOL-1/6/2009-10
4	disclosure of valuer interest or conflict, if any;	No Personal intrest on Property
5	date of appointment, valuation date and date of report;	Visit Date:22-07-2026 Report Date :22-07-2026
6	Inspections and/or investigations undertaken;	Yes
7	Nature and sources of the information used or relied upon;	Old Valuation Report
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Land & Building Method
9	Restrictions on use of the report,if any;	NA
10	Major factors that were taken into account during the valuation;	Location of the Property
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.	We did not face any limitation. The rates adopted were based on our experience & Local enquiry. However rate may depend on willingness of Purchaser and Seller

Date: **22-07-2026**
Place: **Bidar**

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Signature of the Valuer

	Note:
	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

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

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.

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 relationships and shall conduct the valuation independent of external influences.

4 A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

5 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.

6 A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.

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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

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: 22-07-2026

Place: Bidar

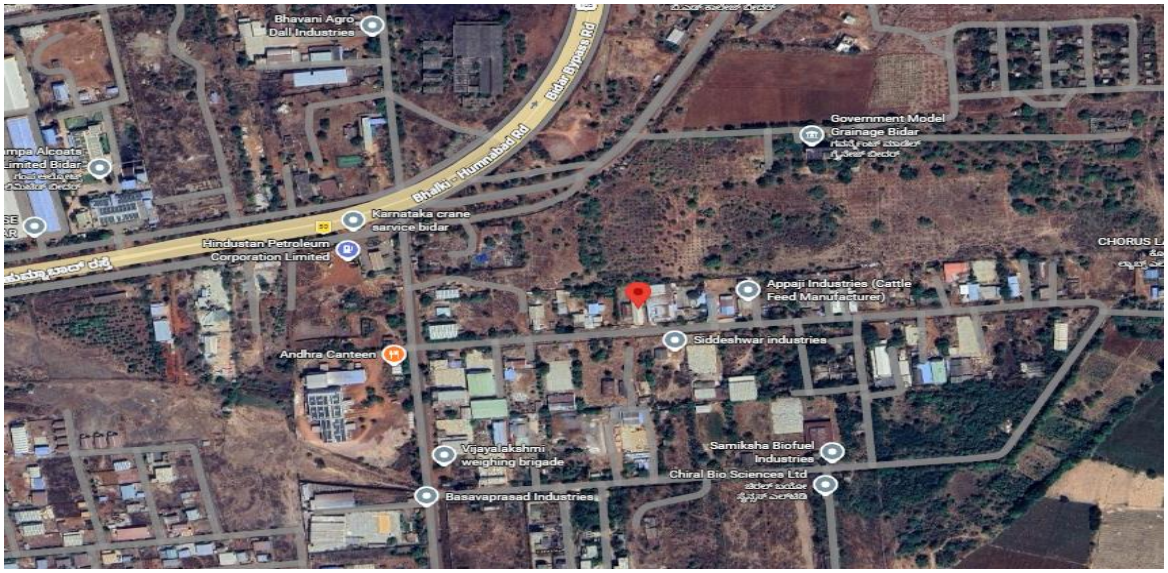
VENKATAKRISHNAIAH VENUGOPAL KAMASETTY

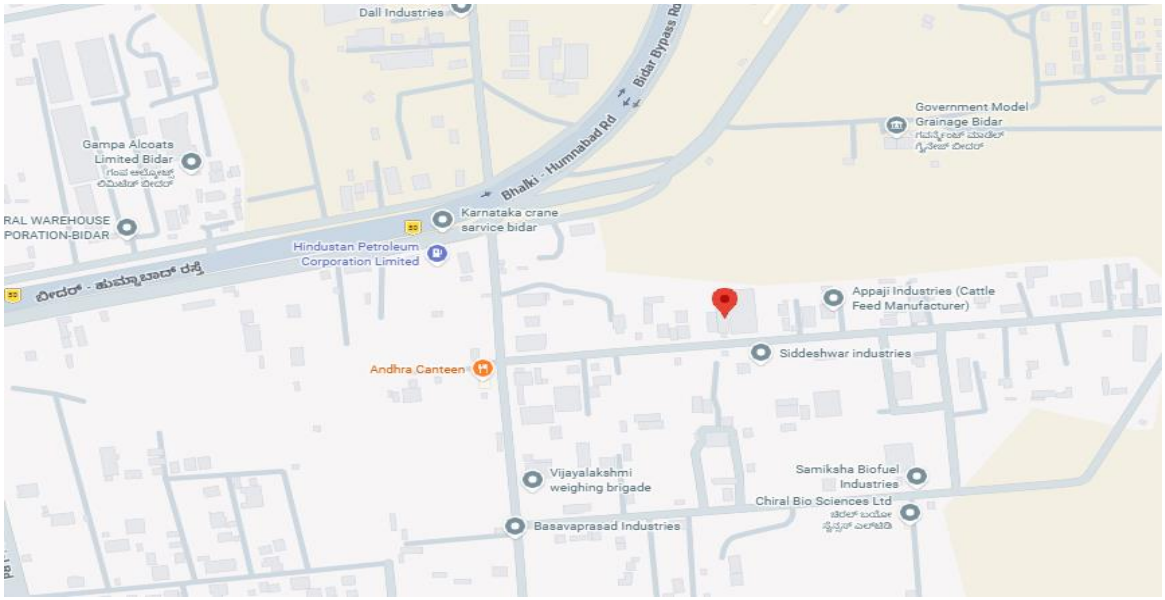
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Signature

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

LAT/LONG POINTS	:	17.915267, 77.464379





Guideline Rate

Sl. No.	Tentative Cost of Allotment per acre (Rs in lakhs)	Final Price fixed per Acre (Rs in lakhs)
1.	2.00	8.00
2.	3.00	12.00
3.	5.00	16.00
4.	37.00	54.00
5.	41.00	60.00
6.	41.00 (Vacant Plots)	87.50

VENKATAKRISHNAIAH VENUGOPAL KAMASETTY

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PHOTOGRAPHS OF THE PROPERTY











VENKATAKRISHNAIAH VENUGOPAL KAMASETTY

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