Mobile: ✆ 9666373369

Srinivasa Engineering Consultancy & Constructions (SECC)®
*CONSULTING STRUCTURAL ENGINEERS, BUILDING PLANNERS & PROPERTY VALUERS*
e-mail: seccvspt@gmail.com medasrinu@gmail.com

SECC

**Er MEDA SRINIVASA RAO** M.Tech Structures, M.Sc REV, A.I.V, M.I.E
**GOVT REGISTERED VALUER UNDER WEALTH TAX 34AB**
**Sl.No.07/2020-21 in F.No.CCIT/Hyd/Regd.Val/Immov.Prop/2020-21**
**CHARTERED ENGINEER & APPROVED VALUER, LM (IOV)**
**Panel Valuer for: Canara Bank, Punjab National Bank, Indian Bank, Union Bank, IDFC First Bank, BoB, LICHFL, Mahindra Home Finance, SIDBI.**

Address#,
D NO#59A-8-11, Fun Times Club Road, Teachers Colony, Patamata, Vijayawada, A.P. 520010.

**CANARA BANK**
**(BUCKINGHAMPET BRANCH-VIJAYAWADA)**

**ANNEXURE-10**
**VALUATION OF FLAT BY COMPOSITE RATE METHOD REPORT ON VALUATION (UNDER CONSTRUCTION/ EXISTING FLAT)**

Ref.No. **Canara bank/Vjd/Jan/2026** Date: 07-01-2026

**PART – A**

I. GENERAL

| | | | |
|---|---|---|---|
| 1. | Purpose of Valuation | | For bank security Purpose |
| 2. | a. Date of Inspection<br>b. Date of Valuation | : | 06-01-2026<br>07-01-2026 |
| 3. | Name of the borrower (s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address | | **1) Sri. Guntaka Seetha Reddy**<br>S/o Lakshmana Reddy<br>**2) Guntaka Samitha (Borrower)**<br>D/o Seetha Reddy<br>R/o D.No. Loyabata Road, Nunna, Vijayawada Rural Mandal, NTR District.<br>Ph: 9885454416, 9885674416 |
| 4. | Document produced for perusal<br>i) Building permit order<br><br>ii) Previous Valuation Report<br><br>iii) Previous Supplementary Legal opinion<br><br>iv) Sale Deed & Mortgage Deed<br><br><br>iv) EC Statement | :<br>:<br>:<br> | <br>Copy of Building Permit Order by the Commissioner, VGTM UDA, vide BP No. 21/2012/VJA, Dt. 31-01-2012<br>Copy of Previous Valuation Report given by Er. P. Srinivas, Vijayawada, Dt. 18-07-2022<br>Copy of Previous Supplementary Legal Opinion by **Lr. Md. Hayad, Advocate**, Vijayawada, Dt.11-07-2022<br>Copy of Sale Deed Doc No. 9663/2015 by SRO Vijayawada, Dt. 30-09-2015<br>Copy of Mortgage Deed Doc No. 3771/2022 by SRO Nunna, Dt. 26-08-2022<br>Copy of EC Statement No.138918757, IGRS AP online on Dt.07-01-2026 |
| 5. | Brief description of the property | : | It is a Stilt + 4 Upper floors R.C.C Apartment building in which 2BHK, D.No. 9-22/FOF1, Flat No.501, Fourth Floor, "Sai Enclave", Nunna, Vijayawada Rural located in a |

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| | | | good locality. |
| 6. | Location of the property | : | |
| | a. Plot No./Survey No. | : | R.S No. 345/9, 345/9A, 345/5 |
| | b. Door No. | : | D.No. 9-22/FOF1 |
| | c. T.S.No./Village | : | Nunna |
| | d. Ward/Taluka | : | Vijayawada Rural Mandal |
| | e. Mandal/District | : | NTR District |
| | f. Date of issue and validity of layout of approved map/plan | : | 31-01-2012 |
| | h. Whether genuineness or authenticity of approved map/plan is verified | : | Yes/No, to be re-verified from the competent authority |
| | i. Any other comments by our empaneled valuers on authentic of approved plan | : | Will be discussed in the below columns. |
| 7. | Postal Address of the property | : | D.No. 9-22/FOF1, Flat No.501, Fourth Floor, "Sai Enclave", Nunna GP, Vijayawada Rural Mandal, NTR District, A.P 521212. |
| 8. | City/Town | : | Town limits |
| | Residential Area | : | Yes |
| | Commercial Area | : | No |
| | Industrial Area | : | No |
| 9. | Classification of the area | : | i) High/**Middle**/Poor<br>ii) Urban/ **Semi Urban**/Rural |
| 10. | Coming under Corporation limit/Village Panchayat/Municipality | : | Nunna Grama Panchayat |
| 11. | Whether covered under any State/Central Govt enactments (e.g. Urban Land Ceiling Act) or notified under agency/ scheduled/ cantonment area | : | Not Covered, Refer Legal Opinion |
| 12. | Boundaries of the property (Land) | | |
| | North | : | Property of Polareddy Kesava Reddy |
| | South | : | Property of Guntaka Koti Reddy, Guntaka Pitchi Reddy |
| | East | : | Property sold by Guntaka Sambireddy to others |
| | West | : | Loya bata Road |
| | Boundaries of the property (Flat) | | |
| | North | : | Open to Sky |
| | South | : | Lift, Open to Sky |
| | East | : | Open to Sky |
| | West | : | Corridor |

| | | | |
|---|---|---|---|
| 13. | Dimensions of the site | As per Deed | As per Plan |
| | North | 1168.93 Sq yds | Plan copy was Not Submitted |
| | South | | |
| | East | | |
| | West | | |

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| | | | | | |
|---|---|---|---|---|---|
| 13.1 | Dimensions of the Flat | As per the Plan | | As per actual | |
| | North | -- | Plan copy was Not submitted | -- | Unable to take actual measurements |
| | South | -- | | -- | |
| | East | -- | | -- | |
| | West | -- | | -- | |

| | | | |
|---|---|---|---|
| 14. | a. Extent of the Flat as per Deed | : | 1193.00 Sq ft |
| | b. Extent of the Flat as per Plan | : | Plan copy was Not Submitted |
| | c. Extent of the Flat as per Actual | : | Unable to take actual measurements |
| | Extent of the flat considered (Least of a, b, c) | : | 1193.70 Sq ft (as per Deed) |
| | Common area | : | 100.00 Sq ft (as per deed) |
| | Total BUA of the Flat | : | **1293.00 Sq ft** |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat | : | 16°34'55.1"N 80°41'10.1"E |
| 15. | Extent of the site considered for valuation (least of 13A & 13B) | : | **58.44 Sq yds** undivided share of 1168.93 Sq yds |

II. APARTMENT BUILDING:

| | | | |
|---|---|---|---|
| 1. | Nature of Apartment | : | Residential |
| 2. | Flat No. and Floor | : | Flat No. 501, Fourth Floor |
| 3. | Name of the Apartment | : | "Sai Enclave" |
| 4. | Postal Address | : | D.No. 9-22/FOF-1, Flat No.501, Fourth Floor, "Sai Enclave", Nunna GP, Vijayawada Rural Mandal, NTR District, A.P 521212. |
| 5. | Location | | |
| | R.S.No. | : | R.S No. 345/9, 345/9A, 345/5 |
| | Block No. | : | -- |
| | Ward No. | : | -- |
| | Village/Municipality/Corporation | : | Nunna Grama Panchayat |
| | Door No | : | D.No. 9-22/FOF1 |
| 6. | Description of the locality | : | Residential/Commercial/Mixed |
| 7. | Year of Construction | : | 2014 |
| 8. | Number of Floors | : | Stilt, Ground + 4 Upper floors |
| 9. | Type of structure | : | R.C.C Framed/Load bearing |
| 10. | Number of dwelling units in the building | : | 20 No's |
| 11. | Quality of construction | : | Good |
| 12. | Appearance of the building | : | Common / **Attractive** / Aesthetic |
| 13. | Maintenance of the building | : | Good |
| 14. | Facilities available | | Good |
| | Lift | : | Yes |
| | Protected water supply | : | Yes |
| | Underground Sewerage | : | Yes |
| | Car/Two-Wheeler Parking | : | Yes |
| | Open/Covered | : | Yes |
| | All-round Compound wall | : | Yes |
| | Pavement around the building | : | No |
| | Any other facility | : | All amenities are provided |

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III. FLAT

| | | | |
|---|---|---|---|
| 1. | The floor in which the flat is situated | : | Fourth Floor |
| 2. | Door number of the flat | : | D.No. 9-22/FOF1 |
| 3. | Specification of the flat | | |
| | Roof | : | R.C.C |
| | Flooring | : | Yes |
| | Doors | : | Yes |
| | Windows | : | Yes |
| | Fittings | : | Yes |
| | Finishing | : | Yes |
| 4. | House Tax | : | Not Available |
| | Assessment No. | : | |
| | Tax amount | : | |
| | Tax paid in the name of | : | |
| 5. | Electricity service connection Number | : | Not Available |
| | Meter Card is in the name of | : | |
| 6. | How is the maintenance of the flat? | : | Good |
| 7. | Sale Deed executed in the name of | : | Good |
| 8. | What is the undivided area of land as per sale deed? | : | 58.44 Sq yds |
| 9. | What is the plinth area of the flat | : | 1193.70 Sq ft |
| 10. | What is the floor space index (Approx)? | : | -- |
| 11. | What is the carpet area of the flat? | : | 1074.00 Sq ft |
| 12. | Is it Posh/I Class/Medium/Ordinary | : | Medium |
| 13. | Is it being used for residential or commercial? | : | Residential |
| 14. | Is it owner occupied or tenanted | : | Owner |
| 15. | If tenanted, what is the monthly rent? | : | Rs.12,000.00 per month by local enquiry |

DRAWING APPROVAL (Discuss here the building approval, reference, violations observed if any, and its consequences thereof)

Note: The building approval issued by the Commissioner, VGTM vide BP No. 21/2012/VJA. Plan copy was not submitted, unable to take actual measurements. However Built-up area considered as per Deed. Genuineness or authenticity ofapproved map / plan to be re-verified by the competent authority

## PART B – VALUATION OF EXISTING FLAT

**GENERAL:**

| | | | |
|---|---|---|---|
| 1. | How is the marketability | : | Easily Saleable |
| 2. | What are the factors favoring for an extra potential value? | : | It is a prime location |
| 3. | Any negative factors observed which affect the market value in general | : | No |

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**RATE:**

| | | | |
|---|---|---|---|
| 1. | After analyzing the comparable sale instances what is the composite rate for a similar flatwit same specifications in the adjoining locality? (Along with details/reference of at least two latest deals /transactions with respect to adjacent properties in the areas) | : | After analyzing comparable sale instances in the same location Fair Market Value for similar flat is **Rs.35,00,000.00** |
| 2. | Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (Give details) | : | Rs.2,800.00 per Sq ft |
| 3. | BREAK UP FOR THE RATE | : | |
| | Building (1293.00 Sq. ft of building construction @ Rs.1,500.00 per Sq. ft) | : | 1293.00 Sq ft X Rs.1,500.00 = Rs.19,39,500.00 |
| | Land + others | : | 1293.00 Sq ft X Rs.1,300.00 = Rs.16,80,900.00 |
| 4. | Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)<br>Hence The guide line Rate of the Flat is | :<br>: | Guide line rate Per Sq ft- Rs.1,900.00<br>Rs.1900.00 X 1293.00 Sq ft<br>Rs.24,56,700.00 Say Rs. 24,57,000.00 |

**COMPOSITE RATE ADOPTED AFTER DEPRECIATION:**

| | | | |
|---|---|---|---|
| a. | Depreciated Building Rate | | |
| | Replacement cost of flat with Services (v(3)i) | : | Rs.19,39,500.00 |
| | Age of the building | : | 11 years |
| | Life of the building estimated | : | 60 years |
| | Depreciation percentage assuming the salvage value as 10 % | : | 16.5% |
| | Depreciated Ratio of the building | : | Rs.3,20,017.50 |
| | Depreciated Building rate VI(a) | : | Rs.16,19,482.50 |
| | Rate for Land & others V (3) ii | : | Rs.16,80,900.00 |
| | Total | | Rs.33,00,382.50 Say Rs.33,00,000.00 |
| | Total Composite Rate | : | Rs.2552.20 |

**VALUATION DETAILS:**

| Sl. No. | DESCRIPTION | QUANTITY | RATE PER UNIT (Rs.) | ESTIMATED/ PRESENT VALUE (Rs.) |
|---|---|---|---|---|
| | Present value of the flat (incl. car parking, if provided) | 1 No | Included | 33,00,000.00 |
| | Wardrobes | --- | --- | 0.00 |
| | Show cases / Almirahs | --- | --- | 0.00 |
| | Kitchen arrangements | --- | --- | 0.00 |
| | Superfine finish | --- | --- | 0.00 |

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| | | | | |
|---|---|---|---|---|
| | Interior decorations | --- | --- | 0.00 |
| | Electricity, water, drainage deposits etc | --- | --- | 0.00 |
| | Electrical fittings, etc. | --- | --- | 0.00 |
| | Extra Collapsible gates/ grill works etc. | --- | --- | 0.00 |
| | Potential Value, if any? | --- | --- | 0.00 |
| | Share of common amenities, if any? | --- | | 0.00 |
| **Present market value of the flat** | | | | **Rs.33,00,000.00** |

| | |
|---|---|
| Factors favoring for an additional value (+) None | Rs.0.00 |
| Factors favoring for less value Less (-) None | Rs.0.00 |
| Present Market Value of the Flat | **Rs.33,00,000.00** |

**Any Other Details:**1) This property is Residential Flat, located in Nunna, Vijayawada Rural. This property has great potential to grow market value is considered accordingly.

2) Plan copy was not submitted, unable to take actual measurements. So, we considered extent as per document.

3) Genuineness or authenticity ofapproved map / plan to be re-verified by the competent authority.

4) This property already mortgaged with Canara Bank, Retail Asset Hub-2 Branch Vijayawada, SRO Nunna on Dt. 26-08-2022.

5) The survey number of the subject property was in the prohibited list.

6) Copy of the previous valuation report issued by Er. P. Srinivas, Vijayawada, dated 18-07-2022. Information only has been taken; the value has not been considered.

7) Valuation for this property has been made in the present prevailing conditions as it may have land appreciation or depreciation in future.

8) Genuineness of the documents is not covered in this valuation report, since it is out of our scope, please refer to the latest legal opinion.

9) Location showing the locality and its attributes like GLR Rates, Sy No Conformation through Bhuvan Extract, Master plan Extract and photographs showing the property.

Note: - (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 impending threat of acquisition by government for road widening/public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/internet sites.

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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.33,00,000.00** (Rupees Thirty-Three Lakhs only). The book value of the above property as of present is **Rs.24,57,000.00** (Rupees Twenty-Four Lakhs Fifty-Seven Thousand only), the Distress value @ 80% is **Rs.26,40,000.00** (Rupees Twenty-Six Lakhs Forty Thousand only) and Realizable value @ 90% is **Rs.29,70,000.00** (Rupees Twenty-Nine Lakhs Seventy Thousand only)

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Place: Vijayawada
Date: 07-01-2026

Signature
(Name and official Seal of the Approved Valuer)

Encl: 1. Declaration from the value in Format A (Annexure 22)
2. Model Code of conduct for valuer-B (Annexure 23)

**For Bank use only:**

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).

Place:
Date:

Signature
(Name of the Branch Manager with Office Seal)

**ANNEXURE-22**

**FORMAT-A DECLARATION FROM VALUERS**

I hereby declare that-

The information furnished in my valuation report dated **07-01-2026** 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 **06-01-2026** 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.

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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 | Valuer comment |
|---|---|---|
| 1 | Background information of the asset being valued; | Information with regard to the asset valued was obtained through local enquiry |
| 2 | purpose of valuation and appointing authority | To Estimate the present market valuation work assigned by Branch manager Canara Bank, Buckinghampet Branch, Vijayawada. |
| 3 | identity of the valuer and any other experts involved in the valuation; | Meda Srinivasa Rao<br>Govt Registered Valuer |
| 4 | disclosure of valuer interest or conflict, if any; | I am independent of the client and I have no current are expected interest in the client or its assets. The fee paid for our services in no way influenced the results of our analysis. |
| 5 | date of appointment, valuation date and date of report; | 06-01-2026<br>07-01-2026 |
| 6 | inspections and/or investigations undertaken; | Yes |
| 7 | nature and sources of the information used or relied upon; | In the course of the valuation, I am provided with both written are verbal information. I have however, evaluated the information provided to me by the client through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of the engagement. My conclusions |

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| | | are based on the assumptions, forecasts and other information given by client. |
| 8 | procedures adopted in carrying out the valuation and valuation standards followed; | Straight line rate Method |
| 9 | restrictions on use of the report, if any; | Value varies with purpose. It is a function of place and date this report is not to be referred if the purpose is different other than mentioned. |
| 10 | major factors that were taken into account during the valuation; | Yes |
| 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. | 1. I have not verified the title deeds of the properties with the records of registrar's office as this is beyond the agreed scopeof our services stated in our engagement letter.<br>2. I assume no responsibility for the legal matters including, butnot limited to, legal or title concerns. The assets and interest there in have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their owner ship areassumed to exist. No opinion of title is rendered by this reportand a good title is assumed.<br>3. The Registered valuer has endeavored to visually identify the land boundaries and dimensions; however, he is not a surveyor. So where there is a doubt about the precise position of the structures, it is recommended that a licensed surveyor be contacted.<br>4. The physical condition of the improvements was based on visual inspection. No liability is assumed for the soundness of the structure since no engineering tests were made at the site. Any unknown conditions existing at the time of inspection could alter the value. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, |



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| | | norfor any expertise required to disclose such conditions<br>5. Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans Sketch plansand photographs are provided as general illustrations only.<br>6. Unless otherwise stated as part of the terms of engagement, the Registered valuer as not made a specific compliance survey or analysis of the various permits and licenses under central, state and local laws/regulations applicable to the operation and use of the subject property, and this valuation does not consider the effect., if any, of non-compliance.<br>7. The sale of the subject property is assumed to be on an all-cashbasis. Financial arrangements would affect the price at which the property may sell for if placed on the market.<br>8. The actual realizable value that is likely to be fetched up on saleof the property under consideration shell entirely depend on thedemand and supply of the same in the market at the time of sale.<br>Our report is meant for the purpose mentioned above should notbe used for any purpose other than the purpose mentioned therein. The report should not be copied or reproduced without obtaining our prior written approval for any purpose other than the purpose which it is prepared. |

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Date: 07-01-2026
Place: Vijayawada

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

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## ANNEXURE –23
## 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 endeavor 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.

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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 relationships and shall conduct the valuation independent of external influences.

4. A valuer shall wherever necessarily 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.

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.



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**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 authorized by the authority, the registered valuer's organization 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 valuer's organization 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).



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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 organization discredits the profession.
10. Occupation, employability and restrictions.
11. 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.
12. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: 07-01-2026

Place: Vijayawada

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Signature

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



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## SRO VALUE:

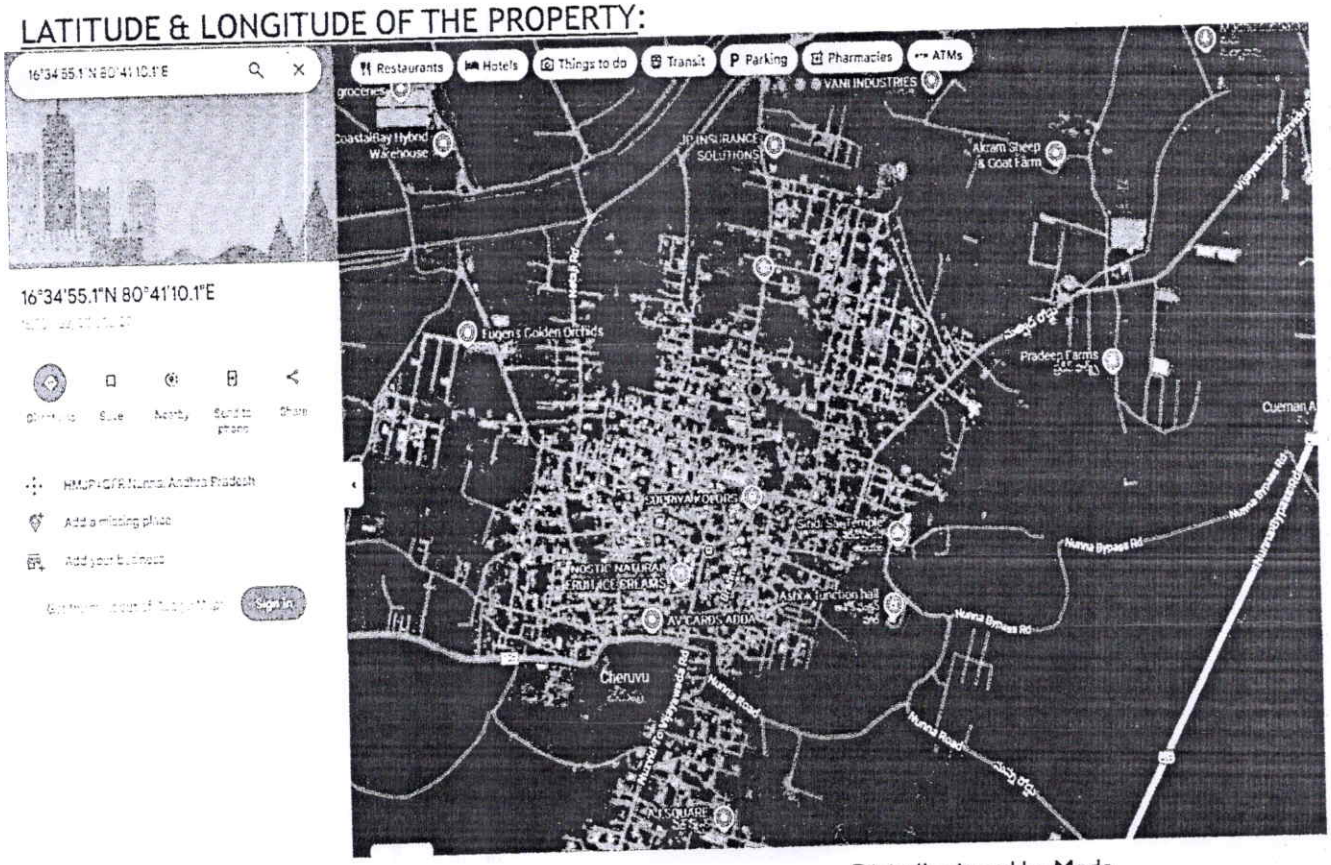
### Unit Rates Village Wise

| District | Mandal | City/Town/Village | Door No Wise |
|---|---|---|---|
| NTR | VIJAYAWADA RURAL | NUNNA | Select Door No Wise |

Go Back | Print PDF

| Ward No | Block No | Bi-Ward No | Bi-Block No | Locality/Door No | Unit Rate | Composite Gazette | | | Classification | Effective Date |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Ground Floor | First Floor | Other Floor | | |
| 0 | 8 | - | - | ALL | 8000 | 1900 | 1900 | 1900 | Residential | 01/02/2025 |
| 0 | 8 | - | - | LAY OUT AREA | 8000 | 1900 | 1900 | 1900 | Residential | 01/02/2025 |
| 0 | 9 | - | - | ALL | 8000 | 1900 | 1900 | 1900 | Residential | 01/02/2025 |
| 0 | 9 | - | - | LAY OUT AREA | 8000 | 1900 | 1900 | 1900 | Residential | 01/02/2025 |
| 0 | 10 | - | - | ALL | 8000 | 1900 | 1900 | 1900 | Residential | 01/02/2025 |
| 0 | 10 | - | - | LAY OUT AREA | 8000 | 1900 | 1900 | 1900 | Residential | 01/02/2025 |

## LATITUDE & LONGITUDE OF THE PROPERTY:

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## Prohibited Properties:

### PROHIBITED PROPERTY REPORT

District: NTR  Mandal: VIJAYAWADA RURAL  Village : NUNNA-(0616013)

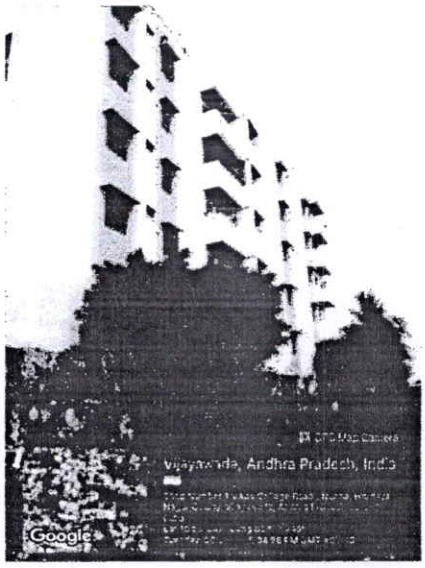
| S. No | Survey No | Extent(Unit) | Village Name | Notification Number | Notification Date | Other Reference | Holder Name |
|---|---|---|---|---|---|---|---|
| 1 | 345/9 | 58.44 | NUNNA-(0616013) | ACP NO.9/2022,I.A.40 | 26-10-2022 | DY.RECISTRAR OF CHITS VIJAYAWADA | MAREEDU SIVA SANKAR |
| 2 | 345/5 | 58.44 | NUNNA-(0616013) | ACP. NO.9/2022 | 26-10-2022 | DY.RECISTRAR OF CHITS VIJAYAWADA | MAREEDU SIVA SANKAR |
| 3 | 345/9A | 58.44 | NUNNA-(0616013) | ACP. NO.9/2022 | 26-10-2022 | DOCT NO.370/2016 SRO KANKIPADU | MAREEDU SIVA SANKAR |

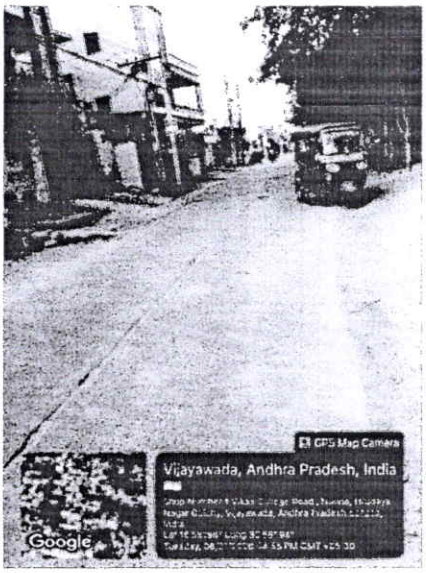
Bhuvan Site:




Photographs:

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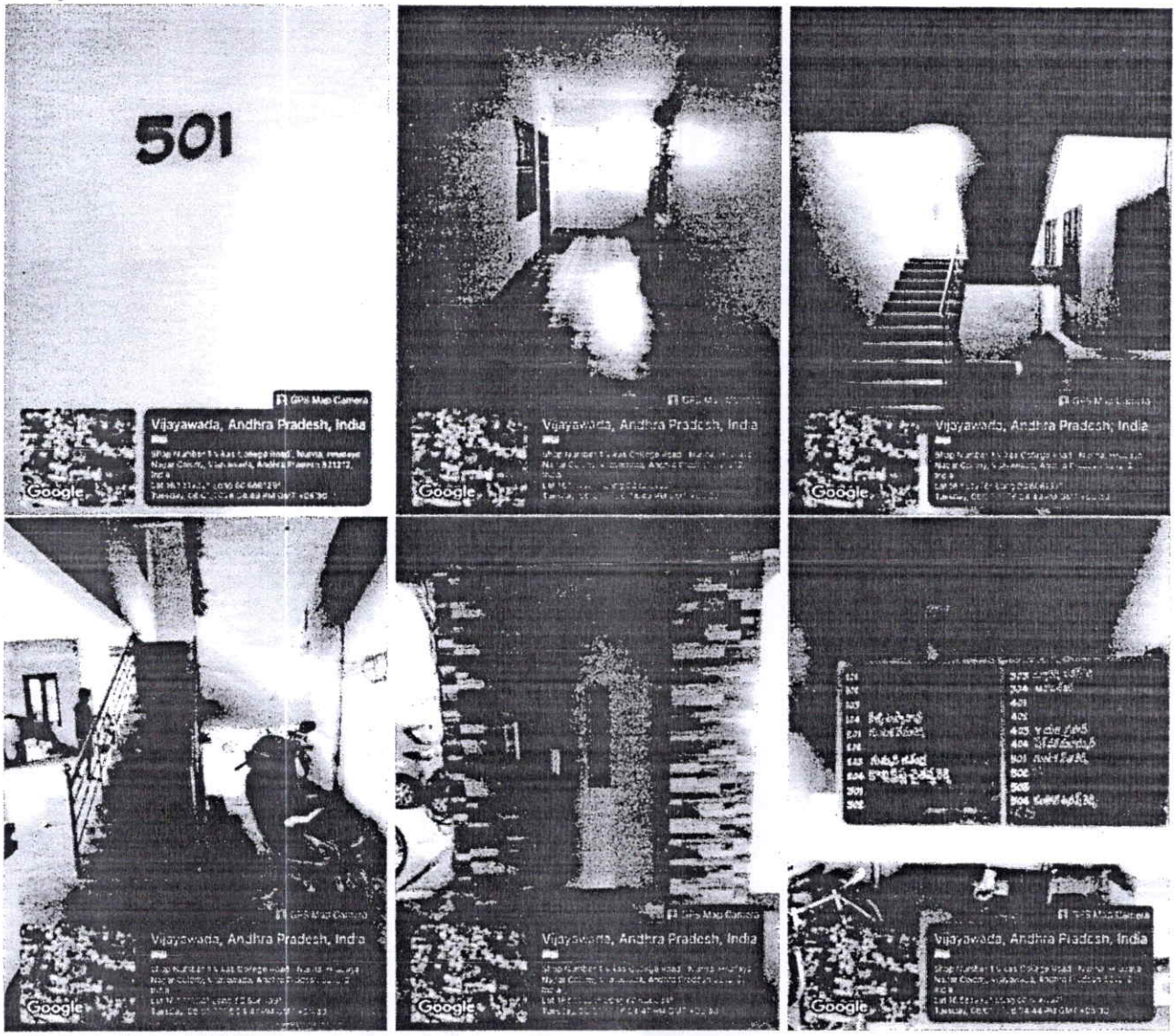
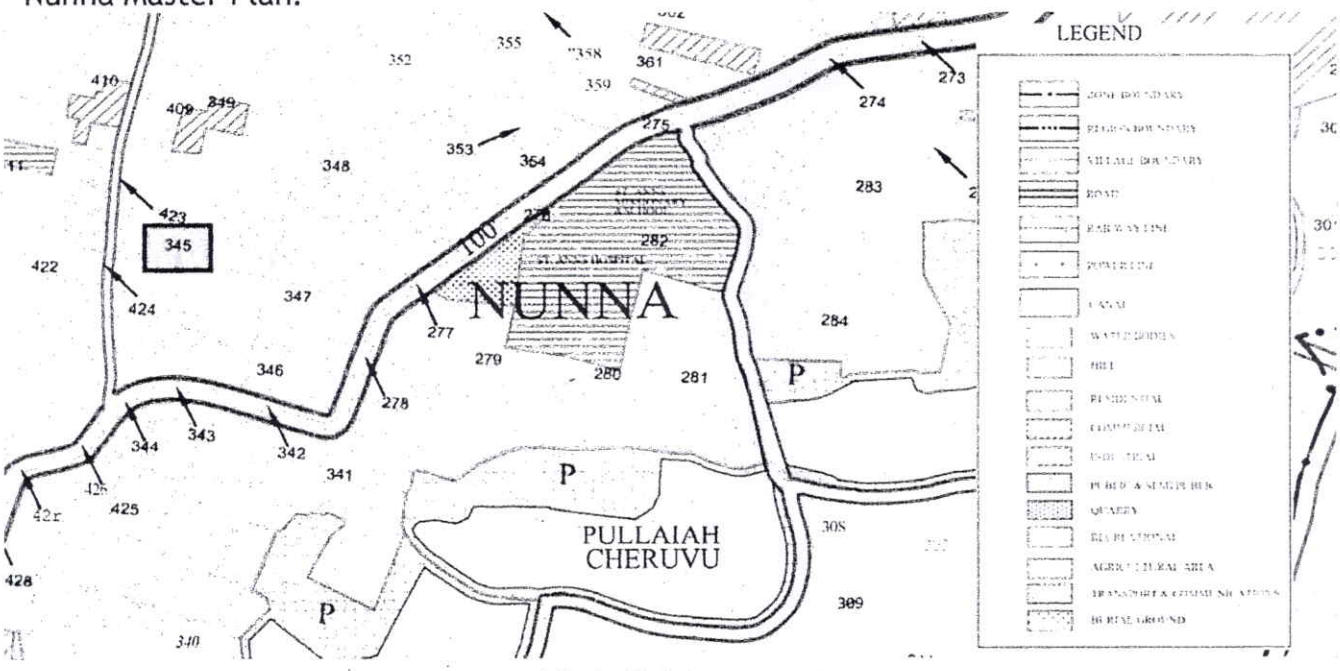



Nunna Master Plan:

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Latest EC:

Government of Andhra Pradesh

Registration and Stamps Department

# STATEMENT OF ENCUMBRANCE ON PROPERTY

| Date : | App No : | Statement No : | Village: | Ward - Block: | Survey No: |
|---|---|---|---|---|---|
| 07-01-2026 10:30:24 | 260107640238 | 138918757 | NUNNA | 0 - 9 | , 345/9, 345/9A, 345/5, |

| House No: | Plot No/Bi No : | Extent : | Built up : | Flat No : | Apartment : |
|---|---|---|---|---|---|
| , 9-22, | - | 58.44 Y | 1393 Sq.ft | 4F/1 | - |

| Bounded by North : | South : | East : | West : |
|---|---|---|---|
| OPEN TO SKY | LIFT ETC | OPEN TO SKY | CORRIDOR |

Sri/Smt :

SECC having searched for a statement giving particulars of registered acts and encumbrance s if any, in respect of the mentioned property.

| Sl No. | Description of property | Reg.Date<br>Exe.Date<br>Pres.Date | Nature &<br>Mkt.Value<br>Con. Value | Name of Parties<br>Executant(EX) &<br>Claimants(CL) | Vol/Pg No<br>CD No Doct No/<br>Year [ScheduleNo] |
|---|---|---|---|---|---|
| 01 | VILL/COL: NUNNA/ALL-1 W-B: 0-9 SURVEY: 345/9 345/9A 345/5 HOUSE: 9-22 APARTMENT: SAI ENCLAVE FLAT: 4F-1 EXTENT: 58.44SQ.Yds BUILT: 1393SQ. FT Boundires: [N]: OPEN TO SKY [S] LIFT ETC [E]: OPEN TO SKY [W]: CORRIDOR , Apartment Boundires: [APT_N]: 0 [APT_S] 0 [APT_E]: 0 [APT_W]: 0<br>Link Doct:9663/2015 of SRO 627<br>Link Doct:1247/2012 of SRO 628<br>Link Doct:1002/2012 of SRO 628<br>Link Doct:823/2001 of SRO 627<br>Link Doct:1409/1968 of SRO 627<br>Link Doct:4152/1985 of SRO 627<br>Link Doct:13782/2006 of SRO 627<br>Link Doct:822/2001 of SRO 627<br>Link Doct:13783/2006 of SRO 627<br>Link Doct:2124/2011 of SRO 628<br>Link Doct:8842/2012 of SRO 628 | (R) 26-08-2022<br>(E) 26-08-2022<br>(P) 26-08-2022 | 0208<br>Deposit of Title Deeds<br>Mkt.Value:Rs. 2146800<br>Cons.Value:Rs. 850000 | 1.(MR)GUNTAKA SEETHA REDDY<br>2.(ME)CANARA BANK, RETAIL ASSET HUB-2, VIJAYAWADA | 0/0<br>377/2022 [1] of SRO NUNNA(628) |

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Date: 2026.01.07 13:17:26 +05'30'

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