SB VALUERS

FORMERLY KNOWN AS SB CONSTRUCTIONS & ENGINEERS

Behind State Bank Of India , Natraj Colony , Kustagi Road , Sindhanur ,

Dist: Raichur -584128

E-MAIL ID: sbvaluerssnd@gmail.com

Phone No: +91-9353439949

R.BASAVARAJ PATIL B.E , M.I.E , F.I.V **, SANJITH PATIL R** B.E.CIVIL

ANNEXURE – II TO HO CIR 119/2019 DATED 12.03.2019

VALUATION OF PROPERTY (LAND & BUILDING)

REPORT ON VALUATION

Ref. No.Val/RAICHUR/2026 Date : 07-10-2026

SL. NO.	DESCRPTION	RESPONSE
1	Name Of The Customer	SMT.MALAN BEGUM W/O SRI.SHAIK MEHABOOB
2	Name & Address Of The Valuer	R.BASAVARAJ PATIL , SB Constructions Sindhanur
3	Name Of The Bank & Branch	CANARA BANK , LVD COLLEGE BRANCH RAICHUR
4	ADRESS OF THE PROPERTY	Sy No.1210 , PLOT NO.73 , Mpl No.4-3-172/73 , PID NO.12-3-528-77/A-03 , SITUATED AT :WARD NO.12 , M.N.G COLONY , ZAHEERABAD AREA , TQ & DIST: RAICHUR
5	TYPE OF PROPERTY	RESIDENTIAL BUILDING
6	PREVAILING MARKET VALUE	**Rs.44,15,000-00**
7	RELISABLE SALE VALUE	**Rs.41,94,250-00**
8	DISTRESS SALE VALUE	**Rs.33,11,250-00**

PART A – BASIC DATA

1.GENERAL

1	Purpose of valuation	To Know the Distress Sale Value of the property (under SARFAESI ACT)
2	Date of Inspection	06-10-2026
	Date on which the valuation is made	07-10-2026
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)	**Ownership** / Joint Ownership SMT.MALAN BEGUM W/O SRI.SHAIK MEHABOOB R/O.Raichur
4	Documents produced for perusal:	1.Sale Deed
		2.Construction Permission Plan Copy
		3.Form No.3
5	Brief description of the property taken for valuation (Including leasehold/freehold etc.)	Residential Building The Property Is Fair Clear And Marketable
		Free Hold Property.
6	Scope of valuation	To Know the Distress Sale Value of the property (under SARFAESI ACT)
7	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	CANARA BANK , LVD COLLEGE BRANCH RAICHUR

2.DESCRIPTION OF THE PROPERTY

1	Postal address of the property with Pin code	Sy No.1210 , PLOT NO.73 , Mpl No.4-3-172/73 , PID NO.12-3-528-77/A-03 , SITUATED AT :WARD NO.12 , M.N.G COLONY , ZAHEERABAD AREA , TQ & DIST: RAICHUR	
2	City/Town	Town	
	Residential Area	Yes	
	Commercial Area	No	
	Industrial Area	No	
3	Classification of the Area	Middle Class	
		Semi Urban	
4	Coming under Corporation Limit /Village Panchayat/Municipality	Municipality	
5	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	NA	
6	In case it is an agricultural land, any conversion to house site plots is contemplated	Yes , Already Converted Lands	
7	Location of the property		
	Plot No. / Survey No.	Sy No.1210 , PLOT NO.73	
	Door No./Municipal No	Mpl No.4-3-172/73 , PID NO.12-3-528-77/A-03	
	Property ID No	---	
	N.A Order No.	---	
	S.F. No. / T.S. No. / R.S. No	---	
	Village / Block	Raichur	
	Taluk / Ward	Raichur	
	Mandal/District/Municipality/ Corporation	Raichur	
8	**Boundaries of the property**	**As Per Documents**	**As Per Actual**
	North	Property Of Naveed Khizar	Property Of Naveed Khizar
	South	9m Wide Road	9m Wide Road
	East	9m Wide Road	9m Wide Road
	West	Property Of Naveed Khizar	Property Of Naveed Khizar
9	Latitude, Longitude and Coordinates of the site	**GPS:** 16.196822 , 77.357602	
10	Property tax receipt referred	Yes	
	Assessment number	---	
	Tax amount	---	
	Receipt in the name of	SMT.MALAN BEGUM W/O SRI.SHAIK MEHABOOB	
11	Electricity service connection consumer number In the name of Other details, if any	SMT.MALAN BEGUM W/O SRI.SHAIK MEHABOOB	
12	Property is presently occupied by	Owner	
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,	NA	
	What is the probable monthly rent?	NA	
	What is the advance amount?	NA	

3.PROCEDURE OF VALUATION

1	Valuation Details	Discussed in Part B , C , D , E & F
	F.S.I = _____	Plot Coverage Area = ____

(Describe the property details)

PART B – LAND

1	Dimension of the site	As per Deed	As per Actuals
	North	15m	15m
	South	15m	15m
	East	8m	8m
	West	8m	8m
	Extent	120 Sqm	120 Sqm
2	Extent of site (least of 1a & 1b)	120 Sqm Or 1291.67 Sqft	
	Size of the Plot	1291.67 Sqft or 120 Sqm	
	North to South	8m	
	East to West	15m	
	Total Extent of the Plot	1291.67 Sqft or 120 Sqm	
3	Characteristics of the site		
	What is the character of the locality?	Residential	
	What is the classification of the locality?	Middle Class	
	Development of surrounding areas	Developing	
	Possibility of frequent flooding / sub merging	No	
	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Moderate Distance	
	Level of land with topographical conditions	Level	
	Shape of land	Rectangular	
4	Type of use to which it can be put	Residential	
	Any usage restriction	No	
	Is plot in town planning approved layout	Yes	
	Corner Plot or Intermittent Plot?	Corner Plot	
	Type of road available at present	Murom Road	
	Road facilities are available?	Yes	
	Is it a land – locked land?	No	
	Water Potentiality	Available	
	What is the width of the Road?	More Than 20 Feet	
	Width of road – is it below 20ft or more than 20 ft.	More Than 20 Feet	
	Underground sewerage system	Available	
	Is power supply available at the site?	Available	
	Advantage of the site	1.---	
		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)	NA	
	Any factors which affect the marketability of the land?	NA	

	Type of the land?	Residential
	Accessibility	By Road
5	Value on adopting GLR (Guideline Rate)	
	Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.371/Sqft
	Value of land by adopting GLR (1291.67 Sqft X Rs.371/Sqft)	Rs.4,79,209-00
6	Value by adopting PMR (Prevailing Market Rate) Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas) Unit rate adopted in this valuation after considering the characteristics of the subject plot	Rs.1200/Sqft to Rs.1600/Sqft
		Adopted: Rs.1500/Sqft
	Value of land by adopting PMR (1291.67 SqftX Rs.1500/Sqft)	**Rs.19,37,502-00**

PART C – BUILDINGS

1	Type of Building	Residential		
2	Quality of construction	Good		
3	Appearance of Building	Common		
4	Maintenance/Condition of the Building	Exterior: Normal		
		Interior: Normal		
5	Plinth Area	GF	59.90 Sqm	644.76 Sqft
		FF	59.90 Sqm	644.76 Sqft
6	Number of floors and height of each floor including basement, if any	GF - 14' Including the basement FF – 11'		

Floor	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
GF	2022	RCC	644.76 Sqft	---	644.76 Sqft
FF	2022	RCC	644.76 Sqft	---	644.76 Sqft

1.Drawing Approval

- Date of issue and validity of layout of approved map/plan -
- Approved map/plan issuing authority - Submitted
- Whether genuineness or authentic of approved map/plan is verified? - Yes
- Any other comments by our empaneled valuers on authentic of approved plan? - Yes
- (Discuss on the building approval, reference, violations observed, consequences of violation etc.) Approval No.

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 10 %.

VALUATION OF BUILDING

DESCRIPTION	**Ground Floor**	FF	SF
Specifications		---	---
Foundation	Columns & Footings	---	---
Superstructure	BBM in CM	BBM in CM	---
Roof	RCC	RCC	---
Doors	Wooden	Wooden	---
Windows	Wooden	Wooden	---
Weathering Course	----	---	---
Plinth Area	644.76 Sqft	644.76 Sqft	---
Year of construction (as reported/ observed/ as per deed)	2022	2022	---
Age of the building	04-Years	04-Years	---
If the age is not exactly known, further life expected	56-Years	56-Years	---
Total life of the building estimated	60-Years	60-Years	---
Depreciation percentage (assuming salvage value = 10%)	@1 %	@1 %	---
Replacement rate of construction with the existing conditions and specifications	Rs.2000/Sqft	Rs.2000/Sqft	---
Replacement Value	Rs.12,89,515	Rs.12,89,515	---
Depreciation Value at the rate of 1% 04 Years-(0.0394)	Rs.50,807	Rs.50,807	---
Present value of the building	Rs.12,38,708	Rs.12,38,708	---
Total value of the building		**Rs.24,77,417-00**	

Sl No	Particulars of items	Plinth Area	Roof Hei-ght	Age of the buil-ding	Estimated replacement rate of construction Rs.	Replacement Cost Rs.	Depreciation value at the rate of 1% 04 Years-(0.0394)	Net value after depreciations Rs.
1	GF	644.76 Sqft	14’	04-Years	Rs.2000/Sqft	Rs.12,89,515	Rs.50,807	Rs.12,38,708
2	FF	644.76 Sqft	11’	04-Years	Rs.2000/Sqft	Rs.12,89,515	Rs.50,807	Rs.12,38,708
Total								**Rs.24,77,417-00**

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

1	Portico & Parking Area	Rs.0,00,000-00
2	Ornamental Front / Pooja door	Rs.00,00,000-00
3	Sitout/Verandah with Steel grills	Rs.00,00,000-00
4	Extra Steel/collapsible gates	Rs.00,00,000-00

5	Open staircase	Rs.00,00,000-00
6	Wardrobes, showcases, wooden cupboards	Rs.00,00,000-00
7	Glazed tiles	Rs.00,00,000-00
8	Extra sinks and bath tub	Rs.00,00,000-00
9	Car Shed	Rs.00,00,000-00
10	Interior decorations	Rs.0,00,000-00
11	Architectural Elevation works	Rs.0,00,000-00
12	False ceiling works	Rs.00,00,000-00
13	Paneling works	Rs.00,00,000-00
14	Aluminum works	Rs.00,00,000-00
15	Aluminum handrails	Rs.00,00,000-00
16	Separate Lumber Room	Rs.00,00,000-00
17	Separate Toiler Room	Rs.00,00,000-00
18	Separate water tank/sump	Rs.00,00,000-00
19	Trees, gardening	Rs.00,00,000-00
20	Any other	Rs.00,00,000-00
	Total	**Rs.0,00,000-00**

PART E – SERVICES (VALUE AFTER DEPRECIATION)

1	Water Supply Arrangements	Rs.00,00,000-00
	Open Well	Rs.00,00,000-00
	Deep bore	Rs.00,00,000-00
	Hand pump	Rs.00,00,000-00
	Motor	Rs.00,00,000-00
	Corporation Tap	Rs.00,00,000-00
	Underground level sump	Rs.00,00,000-00
	Overhead water tank	Rs.00,00,000-00
2	Drainage arrangements	Rs.00,00,000-00
	Septic Tank	Rs.00,00,000-00
	Underground sewerage	Rs.00,00,000-00
3	Compound Wall .....Rm. @ Rs./m2. Height –ft , Length-Rft Type of construction	Rs.0,00,000-00
4	Pavements @ Rs.000/m2	Rs.00,00,000-00
5	Steel gate @ Rs.000/m2	Rs.00,00,000-00
6	E.B Deposits, water deposits, drainage deposits etc.	Rs.00,00,000-00
7	Electrical fittings & others	Rs.00,00,000-00
	Type of wiring	Rs.00,00,000-00
	Class of fittings (superior/Ordinary/Poor)	Rs.00,00,000-00
	Number of light Points	Rs.00,00,000-00
	Fan Points	Rs.00,00,000-00
	Spare Plug Points	Rs.00,00,000-00
	Any other item	Rs.00,00,000-00
8	Plumbing installation	Rs.00,00,000-00
	No. of water closets and their type	Rs.00,00,000-00
	No.of wash basins	Rs.00,00,000-00
	No.of bath tubs	Rs.00,00,000-00
	Water meter, taps etc	Rs.00,00,000-00
	Any other fixtures	Rs.00,00,000-00
9	Any other (Lift & Water Storage Tank)	Rs.00,00,000-00

	Total	**Rs.0,00,000-00**

PART F – ABSTRACT VALUE

Part	Description	Value of adopting	
		GLR in Rs.	PMR
B	Land	Rs.4,79,209-00	Rs.19,37,502-00
C	Building	-----	Rs.24,77,417-00
D	Amenities	-----	Rs.0,00,000-00
E	Services	-----	Rs.0,00,000-00
	Total or Say		Rs.44,14,919-00
			Rs.44,15,000-00
	Factors favoring for an additional value		Rs.00,00,000-00
	1.		Rs.00,00,000-00
	2.		Rs.00,00,000-00
	Factors favoring for an Less value		Rs.00,00,000-00
	1.		Rs.00,00,000-00
	2.		Rs.00,00,000-00
	Present Market Value		**Rs.44,15,000-00**

ANY OTHER DETAILS:

(Valuation: Here the approved valuer should discuss in detail his 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 valuers in future in iii) Any likely income it may generate, may be discussed).

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of The Above Property In The Prevailing Condition With Aforesaid Specifications

SL. NO.	PARTICULARS	AMOUNT	AMOUNT IN WORDS
1.	FAIR MARKET VALUE	**Rs.44,15,000-00**	Rupees Forty-Four Lakh Fifteen Thousand Only
2.	REALIZABLE SALE VALUE	**Rs.41,94,250-00**	Rupees Forty-One Lakh Ninety-Four Thousand Two Hundred Fifty Only
3.	DISTRESS SALE VALUE	**Rs.33,11,250-00**	Rupees Thirty-Three Lakh Eleven Thousand Two Hundred Fifty Only

R BASAVARAJ PATIL

Digitally signed by R BASAVARAJ PATIL
Date: 2026.10.07 10:53:55 +05'30'

Place: Sindhanur

Date : 07-10-2026

Signature

(Name and Official seal of the Approved Valuer)

The Undersigned Has Inspected The Property Detailed In The Valuation Report Dated On 07-10-2026. We Are Satisfied That The Fair And Reasonable Market Value Of The Property Is **Rs.44,15,000-00**

Place: Signature

Date : (Name Of Branch Manager With Office Seal)

Encl:
1.Key plan showing the location of the property
2.Sketch of the plot with boundaries
3.Layout drawing if available
4.Photograph of owner/representative with property in background to be enclosed.
5.Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites
6.Declaration from the valuer in Format E (Annexure-22)
7.Model code of conduct for valuer (Annexure-23)

GUIDELIE RATE COPY

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628	[illegible]	Ward no.12. Block-2 (street No554. Mangalawarpete)	Res	6000
			COm	16000
	12-2-554-11B, 12-2-554-11B, 12-2-554-11A, 12-2-554-11A,			
	[illegible]	BLOCK-3		
629	[illegible]	Ward no.12. Block-3 (street No 2.14.17. Mangalawarpete)	Res	5000
			COm	14000
	12-3-17-17, 12-3-2-306 12-3-2-310E, 12-3-17-9B , 12-3-17-31 , 12-3-2-312 , 12-3-14-4B , 12-3-17-21 , 12-3-2-310C, 12-3-2-310D, 12-3-2-310B, 12-3-2-322 , 12-3-17-29 , 12-3-17-19 , 12-3-17-7B , 12-3-17-27C, 12-3-2-310A, 12-3-14-28C, 12-3-17-39 , 12-3-14-6 , 12-3-17-1H , 12-3-14-18 , 12-3-17-1D , 12-3-17-13A, 12-3-17-25 , 12-3-14-20 , 12-3-17-27C, 12-3-2-314 , 12-3-2-318 , 12-3-17-45 , 12-3-17-306A, 12-3-17-7A , 12-3-14-24A, 12-3-14-22B, 12-3-17-15 , 12-3-17-1F , 12-3-17-9A , 12-3-14-10 , 12-3-2-316 , 12-3-14-28A, 12-3-14-16C, 12-3-17-43 , 12-3-14-28B, 12-3-17-13B, 12-3-17-1B , 12-3-17-47 , 12-3-14-30 , 12-3-14-22A, 12-3-17-51 , 12-3-14-8 , 12-3-17-1C , 12-3-14-2 , 12-3-14-24B, 12-3-17-41 , 12-3-17-37 , 12-3-17-1E , 12-3-17-3 , 12-3-14-32 , 12-3-17-13 , 12-3-17-1G , 12-3-17-27A, 12-3-14-26A, 12-3-17-23 , 12-3-2-314 , 12-3-14-14 , 12-3-2-308 , 12-3-17-11 , 12-3-14-4A , 12-3-17-27B, 12-3-14-16B, 12-3-17-35 , 12-3-14-26B, 12-3-17-1A , 12-3-14-16A, 12-3-17-5 , 12-3-14-12 ,			
630	[illegible]	Ward no.12. Block-3 (street No 527.528.529.530. M.N.G. Colony, Mangalawarpete)	Res	4000
	12-3-529-50, 12-3-529-60, 12-3-527-35, 12-3-527-32, 12-3-528-77, 12-3-527-38, 12-3-528-77/A-0-2 12-3-528-78, 12-3-527-40, 12-3-529-45, 12-3-529-62, 12-3-529-53, 12-3-529-51, 12-3-528-76/A-0-2, 12-3-528-69, 12-3-529-41A, 12-3-527-39A, 12-3-528-63B, 12-3-528-65 , 12-3-529-43 , 12-3-527-34B, 12-3-528-74 , 12-3-529-48 , 12-3-528-73 , 12-3-529-61B, 12-3-529-55 , 12-3-528-66 , 12-3-527-31 , 12-3-527-28 , 12-3-529-61A, 12-3-528-70 , 12-3-528-78B, 12-3-528-68 , 12-3-527-29 , 12-3-529-47 , 12-3-529-49 , 12-3-527-39B, 12-3-529-59 , 12-3-527-38/A-0-2, 12-3-529-41B, 12-3-529-58 , 12-3-527-37A, 12-3-528-67 , 12-3-529-44 , 12-3-528-72 , 12-3-527-36 , 12-3-529-57 , 12-3-529-46 , 12-3-529-42 , 12-3-529-56 , 12-3-528-75 , 12-3-527-34A, 12-3-528-76 , 12-3-529-54 , 12-3-528-77/A-0-3, 12-3-529-52 , 12-3-528-78B/A-0-2, 12-3-528-63A, 12-3-527-37B, 12-3-528-64 , 12-3-527-33 , 12-3-527-36/A-0-2, 12-3-527-30 , 12-3-528-71 , 12-3-527-33 ,			
631	[illegible]	Ward no.12. Block-3 (street No 534.535.536. Mangalawarpete)	Res	6000
			COm	16000

Guideline Rate : Rs.4000/Sqm Or Rs.371/Sqft

PART G – CERTIFICATE

1. It is hereby certified that in my Opinion The present market value of the property discussed in the report (above) by adopting prevailing market rate for land & Building is **Rs.44,15,000-00.**The Realizable value of the property is estimated as 10 % less than the present market value

2. Number of title deed(s) involved in this property is 1. The relevant do document for the subject property in the opinion of this valuer is the deed dated 07-01-2017 with Registration Number.10289/16-17 registered in the RAICHUR Sub Registrar's Office RAICHUR

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 06-10-2026 by the valuer in the presence of Property 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 CANARA BANK , LVD COLLEGE BRANCH RAICHUR.

R BASAVARAJ PATIL

Digitally signed by R BASAVARAJ PATIL
Date: 2026.10.07 10:54:09 +05'30'

Place: Sindhanur

Signature

Date : 07-10-2026

(Name and Official seal of the Approved Valuer)

Note: This report contains 7 Pages.

Enclosures:

- GPS of the Property
- Photo of the property

FORMAT-A

DECLARATION FROM VALUERS

- I hereby declare that-
- The information furnished in my valuation report dated 07-10-2026 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 06-10-2026 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	Valuer Comment
1	background information of the asset being valued	The property is fair & marketable
2	purpose of valuation and appointing authority	To Know the Distress Sale Value of the property (under SARFAESI ACT), CANARA BANK , LVD COLLEGE BRANCH RAICHUR
3	Identity of the valuer and any other experts involved in the valuation	Panel valuer
4	disclosure of valuer interest or conflict, if any	No
5	date of appointment, Inspection date and date of report	05-10-2026 , 06-10-2026 , 07-10-2026
6	inspections and/or investigations undertaken	Yes
7	nature and sources of the information used or relied upon;	Sale Deed, Construction Permission Plan Copy , Form No.3
8	procedures adopted in carrying out the valuation and valuation standards followed	Land & Building method
9	restrictions on use of the report, if any	No
10	major factors that were taken Yes into account during the valuation	Yes
11	major factors that were taken into account during the valuation	Yes
12	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.	NA

R BASAVARAJ PATIL

Digitally signed by R BASAVARAJ PATIL
Date: 2026.10.07 10:54:17 +05'30'

Place: Sindhanur

Date : 07-10-2026

Signature

(Name and Official seal of the Approved Valuer)

FORMAT-B

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 :

6. A valuer shall render at all times high standards of service, exercise due

diligence, ensure proper care and exercise independent professional judgment.

7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers. Independence and Disclosure of Interest:
12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any blas, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete Independence in his/its professional relationships and shall conduct the valuation Independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and Interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.
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.
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 authorized by the authority, the registered valuer's organization 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 organization 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.
25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
26. 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).
27. 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.
28. Remuneration and Costs.
29. 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.
30. 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.
31. Occupation, employability and restrictions.
32. 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.
33. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

R BASAVARAJ PATIL

Digitally signed by R BASAVARAJ PATIL
Date: 2026.10.07 10:54:26 +05'30'

Place: Sindhanur

Signature

Date : 07-10-2026

(Name and Official seal of the Approved Valuer)

Property Details:-Sy No.1210 , PLOT NO.73 , Mpl No.4-3-172/73 , PID NO.12-3-528-77/A-03 , SITUATED AT :WARD NO.12 , M.N.G COLONY , ZAHEERABAD AREA , TQ & DIST: RAICHUR
Belongs To:-SMT.MALAN BEGUM W/O SRI.SHAIK MEHABOOB.







Google Maps 16°11'48.6"N 77°21'27.4"E



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