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

Ref. No. RC/2026/VAL/KU/SK/09/10 **Dt. 07-09-2026,**

To

The Branch Manager,

Canara Bank,

ARM Branch, Vijayawada Branch.

Respected Sir,

I request you to please pay an Amount of **Rs. 7,000/- (Rupees Seven Thousand Only)** the purpose of **SARFAESI Site & Building & Shed's, Valuation of Smt. Mattaparthi Kavitha,** W/o. Venkata Ramana, Situated in D.No. 1-171/2/1,R.S. No. 440/2, Opposite Satthemmathalli Temple, NH-16, Dharmavaram Village & Gram Panchayat, Prathipadu Mandal, East Godavari District., Present Kakinada District.,

T V L Narasimha Rao,
A/C. No 32512200061074,
IFSC. Code: CNRB0013251,
CANARA BANK,
Main Branch - II

Yours Truly,

(T.V.L. NARASIMHA RAO)

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.09.07 12:04:07 +05'30'

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 : 9440177204

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, ARM Branch, Vijayawada,

I. GENERAL:

1.	Purpose of valuation	:	**SARFAESI**
2.	a. Date of Inspection b. Date on which the valuation is made	: :	02-09-2026 **07-09-2026**
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)	:	**Smt. Mattaparthi Kavitha,** W/o. Venkata Ramana, Dharmavaram Village, Prathipadu Mandal, Kakinada District.,
4.	Documents produced for perusal: i) **Sale Deed** / Agreement ii) Legal opinion iii) Approved Plan	 : : : :	 1) Deed No. 6695/2014, Dt. 17-12-2014, 2) Deed No. 425/2018, Dt. 22-03-2018, Sri. T.S.R. Murthy, Dt. 27-08-2024, M.L.R. No. 18/17-18, Dt. 08-06-2017, B.L.R. No. 3/2014-15, P.R. No. 31, Dt. 7-2-2015,
5.	Brief description of the property taken for valuation (Including leasehold / freehold etc)		
	It is a **ACC Sheet Roof Shed Roof, M/S. Kavitha Fruits Pulp Industries,** and RCC Roof Building in D.No. 1-171/2/1,R.S. No. 440/2, Opposite Satthemmathalli Temple, NH-16, Dharmavaram Village & Gram Panchayat, Prathipadu Mandal, East Godavari District., Present Kakinada District.,		
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,** **ARM Branch, Vijayawada,**

I. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	D.No. 1-171/2/1,R.S. No. 440/2, Opposite Satthemmathalli Temple, NH-16, Dharmavaram Village & Gram Panchayat, Prathipadu Mandal, East Godavari District., Present Kakinada District.,
2.	City/Town/ **Village**	:	Village
	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	:	Village & Panchayat,
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. 1-171/2/1,R.S. No. 440/2, Opposite Satthemmathalli Temple, NH-16, Dharmavaram Village & Gram Panchayat, Prathipadu Mandal, East Godavari District., Present Kakinada District.,

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.09.07 11:41:15 +05'30'

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 : 9440177204

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. 6695/2014	2) Deed No. 425/2018	Actuals
East	Land belongs to D. Veeraswamy	Some part of site belongs to Dharrmavaram to Chinna Jaggaihpeta Road and Some part of Site belongs to Juvvala Paddaraju & Others	B.T. Road
South	Way	Some part of site belongs to Juvvala Paddaraju &Others and Some part of Site belongs to Mattaparthi Kavitha	Vacant Land
West	Land belongs to D. Veeraswamy	Land belongs to Punyamandula Kama Raju	Vacant Land
North	Land belongs to Sidda Peddiraju	Land belongs to Sidda Peddiraju	Shed

9.	Latitude, Longitude and Coordinates of the site	:	**17.225609, 82.228623**
10.	Property tax receipt referred Assessment number Tax amount Receipt in the name of	: : :	Not Given
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?	:	Present Vacant
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. 6695/2014	2) Deed No. 425/2018	Actuals
East	---	---	---
South	---	---	---
West	---	---	---
North	---	---	---
Extent of site	Ac. 0.31 Cents (or) **1500.4 Sqyds**	Ac. 0.30 Cents (or) **1452 Sqyds**	**2952.4 Sqyds**
	1500.4 Sqyds + 1452 Sqyds = **2952.4 Sqyds**		

2.	Extent of site (least of 1a & 1b)	:	As per Deed, Plan & Actuals = **2952.4 Sqyds**
	Size of the Plot		
	North & South	:	---
	East & West	:	---
	Total Extent of the Plot	:	**2952.4 Sqyds**

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.09.07 11:42:40 +05'30'

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 : 9440177204

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	:	Industrial
	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	:	B.T. Road
	3.13	Type of road – is it below 20 ft. or more than 20 ft.	:	above 20'-0"
	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 iii) ACC Sheet Shed's iv) RCC Roof Building	:	Rs. 3,200/- per Sqyds 2952.4 Sqyds X Rs. 3,200/- = Rs. 94,47,680/- 7485.82 Sft X Rs. 360/- = Rs. 32,39,334/- 1577.07 Sft X Rs. 1140/- = Rs. 17,97,860/- Rs. 1,44,84,874/-
5.	Value by adopting PMR (Prevailing Market Rate)	:	Rs. 4,000/- to Rs. 4,500/- 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. 4,000/- per Sqyd
	Value of land by adopting PMR		2952.4 Sqyds X Rs. 4,000/- = Rs. 1,18,09,600/-

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.09.07 11:42:57 +05'30'

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 : 9440177204

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	:	Industrial
1.	Type of construction, Load bearing /RCC/Steel Framed/ framed structure	:	Steel Framed & RCC Framed
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	:	**As per Actual** Parking Unit = 2120 Sft Storage Godown & Pulping Plant = 5365 Sft Ground Floor = 526 Sft First Floor = 526 Sft Second Floor = 526 Sft
6.	Number of floor and height of each floor including basement, if any	:	Height 10 feet

Floor	Year of Construction	Roof	Plinth Area	
			As per Plan	As per Actuals
Parking Unit	2023	G.I. Sheet	---	2120 Sft
Storage Godown	2016	ACC. Sheet	---	5365 Sft
G.F	2016	RCC	---	526 Sft
F.F	2016	RCC	---	526 Sft
S.F	2018	RCC	---	526 Sft

7. Drawing approval
Date of issue and validity of layout of approved map/plan : M.L.R. No. 18/17-18, Dt. 08-06-2017.
a. Approved map/plan issuing authority – Dharmavaram Village & Gram Panchayat,
b. Whether genuineness or authentic of approved map/plan is verified? : YES
Any other comments by our empaneled valuers on authentic of approved plan? : No
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	Parking Unit	Storage Godown & Pulping Plant	Other Floors
Foundation	Raft Foundation		---
Superstructure	---		Brick Walls
Roof	G.I Sheet Roof Shed	ACC Sheet Roof Shed	RCC
Doors Windows	Teak & County Wood	Teak & County Wood	Country Wood
Weathering course	Done		
Plinth area	Details mentioned above		
Year of construction	2023	2016	2016
Age of the building	03 years	10 Years	10 Years
If the age is not exactly	42 years	35 Years	50 Years

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.09.07 11:43:22 +05'30'

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 : 9440177204

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

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

known, further life expected			
Total life of the building estimated	45 Years	45 Years	60 Years
Depreciation percentage (assuming salvage value = ...%)	No Depreciation	22% Depreciation	16% Depreciation

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.	Parking Unit	2120 Sft	15'-0"	03 yrs	Rs. 400	Rs. 8,48,000	---	Rs. 8,48,000
2.	Storage Godown	5300 Sft	15'-0"	10 yrs	Rs. 600	Rs. 31,80,000	Rs. 6,99,600	Rs. 24,80,400
3.	G.F	526 Sft	10'-0"	10 yrs	Rs. 1,200	Rs. 6,31,200	Rs. 1,00,992	Rs. 5,30,208
4.	F.F	526 Sft	10'-0"	10 yrs	Rs. 1,200	Rs. 6,31,200	Rs. 1,00,992	Rs. 5,30,208
5.	S.F	526 Sft	10'-0"	10 yrs	Rs. 1,200	Rs. 6,31,200	Rs. 1,00,992	Rs. 5,30,208
						Total		**Rs. 33,28,400/-**

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. ---**

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.09.07 11:43:43 +05'30'

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 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	:	----
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. 94,47,680/-	Rs. 1,18,09,600/-
C	Building	Rs. 50,37,194/-	Rs. 33,28,400/-
D	Amenities		
E	Services		
	Total	Rs. 1,44,84,874/-	Rs. 1,51,38,000/-
	Say	Rs. 1,44,84,000/-	
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).

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.09.07 11:44:05 +05'30'

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 : 9440177204

CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

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

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. 1,51,38,000/-

(Rupees One Crore Fifty-One Lakh Thirty-Eight Thousand only)

The book value of Property as of Rs. 1,44,84,000/- (Rupees One Crore Forty Four Lakh Eighty Four Thousand Only)

The Realizable value of Property (90% FMV) Rs. 1,36,24,200/- Say. Rs. 1,36,24,000/-

(Rupees One Crore Thirty Six Lakh Twenty Four Thousand Only)

The Distress value of Property (80% FMV) Rs. 1,21,10,000/- (Rupees One Crore Twenty One Lakh Ten Thousand Only)

Place: Rajamahendravaram,

Date : 07-09-2026

Signature

(Name and Official seal of the Approved Valuer)

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.09.07 11:45:19 +05'30'

BANK USE

The undersigned have inspected the property detailed in the valuation report dated 07/09/2026 **on** 02/09/26 **we are satisfied that the fair and reasonable value of the Property is Rs.** 1,36,24,000/- **Rupees** One crore thirty six lakhs fotwenty four thousand Rupees Only.

Processing officer

कृते केनरा बैंक / For CANARA BANK

Manager (sanction) / Chief Manager (sanction)

Chief Manager
गांधीपुरम शाखा / GANDHIPURAM BRANCH

Canara Bank, ARM Branch, Vijayawada,

Date:

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. 1,51,38,000/- (Rupees One Crore Fifty-One Lakh Thirty-Eight Thousand only)

   ii. **The Realizable value of the property is estimated as Rs. 1,36,24,000/-**

   (Rupees One Crore Thirty Six Lakh Twenty Four Thousand Only)

   iii. The forced sale value of the property is estimated as Rs. 1,21,10,000/-

   (Rupees One Crore Twenty One Lakh Ten Thousand Only)

2. Number of title deed(s) involved in property in the opinion of this valuer is the Deed No. 6695/2014, Dt. 17-12-2014, Prathipadu 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 1(1).
5. The property was inspected on 02-09-2026 by Bank Officer, Gandhipuram Branch.
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, ARM Branch, Vijayawada,
8. Any other details

Place: Rajamahendravaram

Date : 07-09-2026

(Panel Valuer)

Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.09.07 11:45:56 +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

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 : 9440177204

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 **07-09-2026** 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 **02-09-2026** 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, ARM Branch, Vijayawada
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:	02-09-2026 07-09-2026 07-09-2026
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, ARM Branch, Vijayawada.
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 : 07-09-2026,
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: 2026.09.07 11:46:33 +05'30'

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 : 9440177204
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: 2026.09.07 11:48:20 +05'30'

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 : 07-09-2026,
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: 2026.09.07 11:49:08 +05'30'

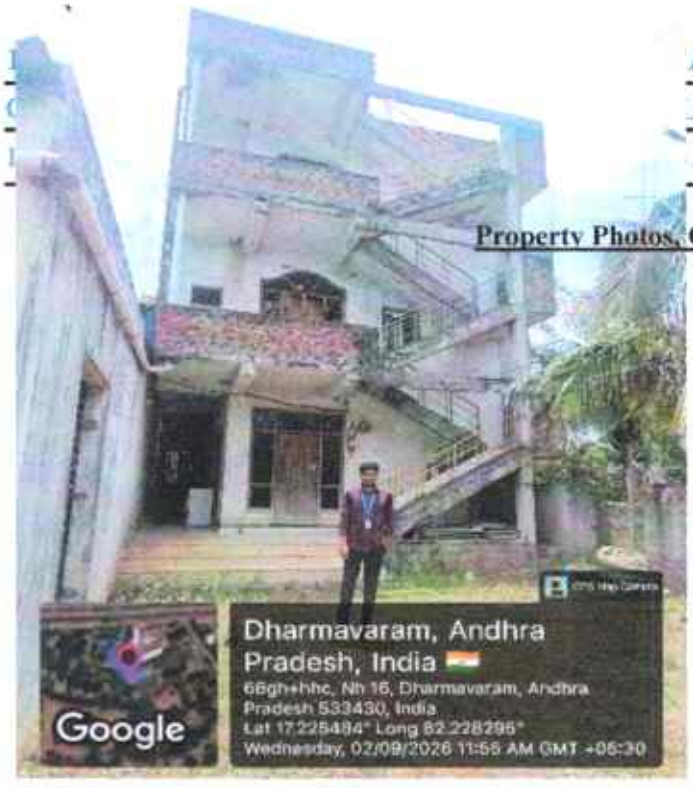
T.V.L.Narasimha Rao

ANEL VALUER Cell : 9440177204

LICENSED ENGINEER CONSULTING ENGINEER

Website: www.raoscreatives.com, MAIL : valuerrao@gmail.com

Property Photos, Google Map & Bhuvan 2d











Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.09.07 11:49:47 +05'30'

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

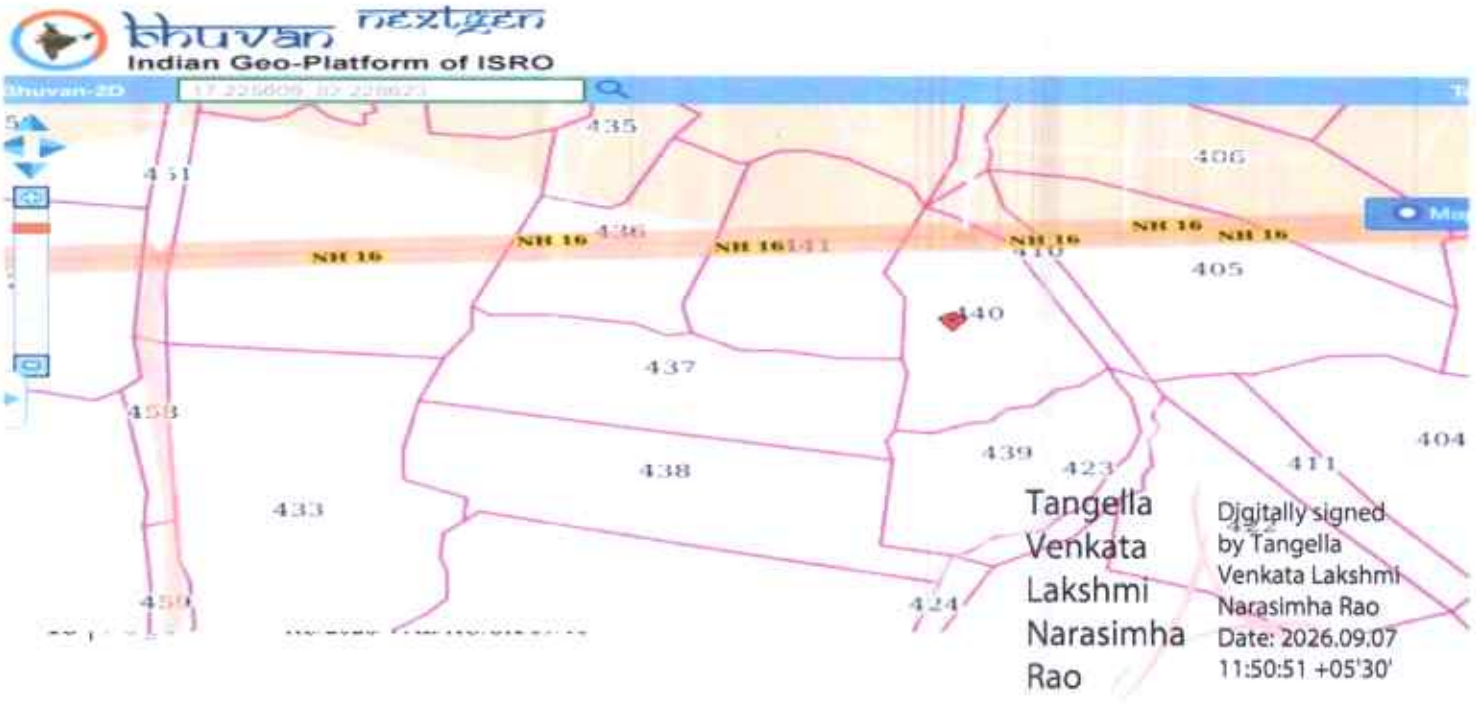
CHARTERED ENGINEER MUNICIPAL LICENSED ENGINEER CONSULTING ENGINEER

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





0	1	-	-	ALL 1-3	3000	1500	1500	1500	Residential	01/02/2025
0	1	-	-	ALL 117-117	3200	1700	1700	1700	Residential	01/02/2025
0	1	-	-	ALL 118-132	3000	1500	1500	1500	Residential	01/02/2025
0	1	-	-	ALL 133-133	3200	1700	1700	1700	Residential	01/02/2025
0	1	-	-	ALL 134-171	3000	1500	1500	1500	Residential	01/02/2025
0	1	-	-	ALL 171-171	3200	1700	1700	1700	Residential	01/02/2025
0	1	-	-	ALL 172-179	3000	1500	1500	1500	Residential	01/02/2025
0	1	-	-	ALL 179-179	3200	1700	1700	1700	Residential	01/02/2025
0	1	-	-	ALL 180-181	3000	1500	1500	1500	Residential	01/02/2025
0	1	-	-	ALL 182-182	3200	1700	1700	1700	Residential	01/02/2025



T.V.L.Narasimha Rao

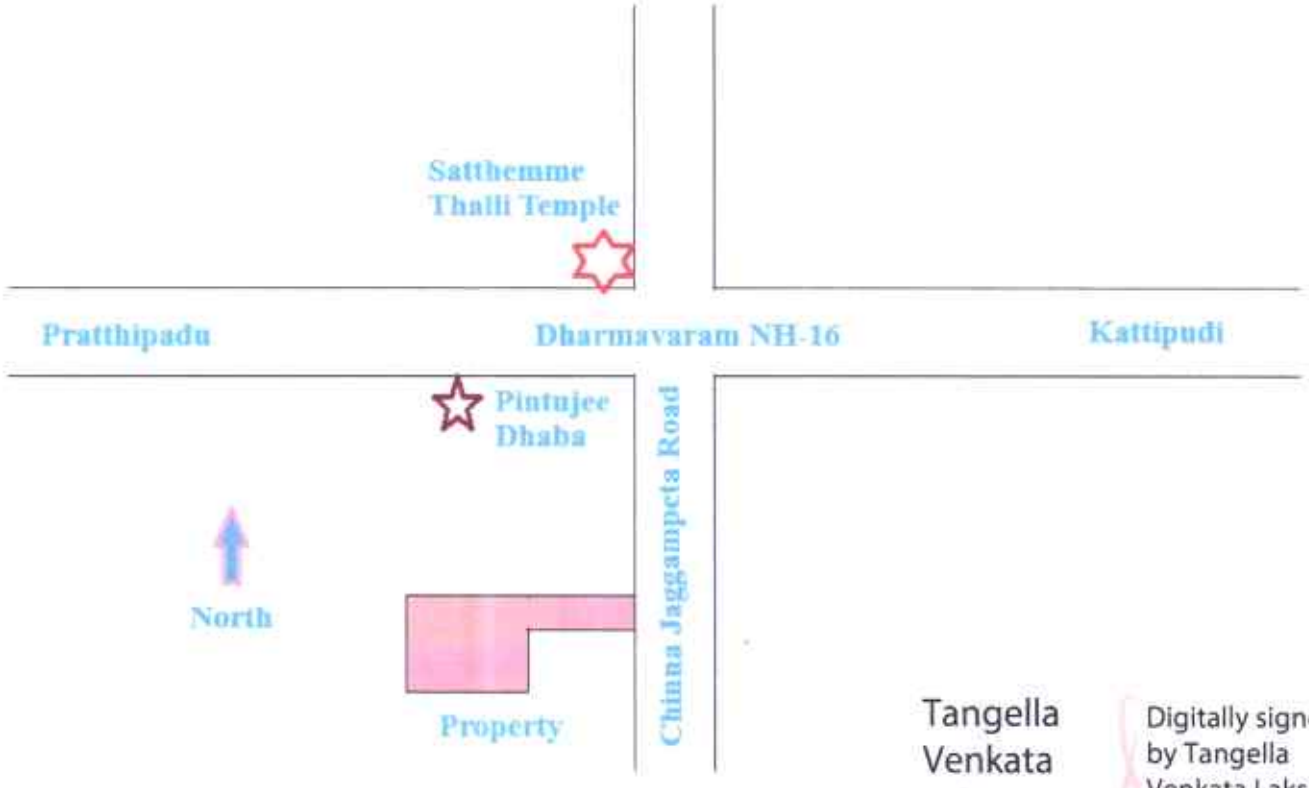
B.E., M.I.E., M.Sc., F.I.V., D.P.M.I.R

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



Tangella Venkata Lakshmi Narasimha Rao

Digitally signed by Tangella Venkata Lakshmi Narasimha Rao
Date: 2026.09.07 11:51:49 +05'30'