PRABHAKAR BOLLA
B.Tech (Civil), F.I.V., A.M.I.E.
9246900914



Pavansai Associates
LICENSED, CHARTERD ENGINEERS, VALUERS, PLANNERS & ESTIMATORS
H.No. 15-17-80/1, Near RTO Office, Dwaraka Nagar, KHAMMAM - 507 002.
E-mail : pavansai.kmm@gmail.com

PUNJAB NATIONAL BANK VALUATION REPORT
WYRA ROAD BRANCH, KHAMMAM.

Appendix-I

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S.No.	Particulars	Content
I.	**Introduction**	
1.	Name of Valuer	BollaPrabhakar Khammam
2.	Date of inspection	07/08/2026
	Title Deed Number and Date	1). Xerox copy of SaleDeed No. 8535/2019, Dt. 16/09/2019 in favour of **Sri. KethineniVenu, S/o. Chalamaiah** 2). Xerox copy of previous valuation report given by Er. I. Bhaskar - DurgaSai Builders, Dt: 06-11-2019
	Date of Valuation	11/08/2026
3.	Purpose of Valuation	NPA
4.	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	**Sri. Kethineni Venu, S/o. Chalamaiah** R/o. H-No: 1-145, Thanagampadu Village, Khammam Rural Mandal, Khammam District. **Cell No: 9848062256**
5.	Name of Bank/FI as applicable	Punjab National Bank, Wyra Road Branch, Khammam
6.	Name of Developer of the Property (in case of developer built properties)	Na
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Open Plot
II.	**Physical Characteristics of the Asset**	
1.	Location of the property in the city Plot No. / SurveyNo.DoorNo.T. S. No. / Village /Ward / Taluka Mandal / District	The said Property consists of **446.66Sq.yds Residential open Plot** is Located in Plot No: 10, Sy.No: 207/AA, Situated at Polepalli (Village & G.P), Edulapuram Municipality Limits, Khammam Rural Mandal, Khammam District, Telangana State.
2.	Municipal Ward No.	-
3.	City / Town	Khammam District.
	Residential Area/ Commercial Area/ Industrial Area	Residential Open Plot



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4.	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural	Middle	
5.	Coming under Corporation limit/ Village Panchayat/ Municipality	Edulapuram Municipality Limits	
6.	Postal address of the property	Located in Plot No: 10, Sy.No: 207/AA, Situated at Polepalli (Village & G.P), Edulapuram Municipality Limits, Khammam Rural Mandal, Khammam District, Telangana State.	
7.	Latitude, Longitude and Coordinates of the site	17.2696074,80.1267739	
8.	Area of the plot/Plot (supported by a plan)		
	Plot area As per Document & Actual Existing	**446.66 Sq.yds**	
	Deduction for Road (	--	
	Plot area as per approved plan (Net area)	**446.66 Sq.yds**	
9.	Layout plan of the area in which the property is located	Na	
10.	Development of surrounding areas	Na - Open Plot	
11.	Details of Roads abutting the property	Na - Open Plot	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Plot Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
13.	In case it is an agricultural Plot, any conversion to house site plots is contemplated	No	

14.	Boundaries of the property	A	B	
		As per deed	**Actuals**	
	North	Plot No: 11	Plot No: 11 (H.No.11-779/2)	
	South	30'-0" Wide Road	30'-0" Wide Road	
	East	30'-0" Wide Road	30'-0" Wide Road	
	West	Other's Plots	Other's Plots	
	Extent of the site considered for valuation (least of 14 A & 14 B)		**446.66 Sq.yds**	
15.	Description of Adjoining properties		**As per deed**	**As per Actuals**
		North	60'-0	60'-0
		South	60'-0	60'-0
		East	67'-0	67'-0
		West	67'-0	67'-0
16.	Survey no. if any		Sy.No: 207/AA	
17	Type of Building (Residential/ Commercial/ Industrial)		Na - Open Plot	
18.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations		Na- Open Plot	

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19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Areas	Each floor
	As per approved plan Proposed G+1 floors in each floor	Plinth area	NA - Open Plot
		Carpet area	
		Salable area	
20.	Any other aspect		
III.	Town Planning Parameters		
1.	Master plan provisions related to the property in terms of Plot use	Na - Open Plot	
2.	Dateofissueandvalidityoflayoutofapprovedmap/plan	-----	
3.	Approved map / plan issuing authority	------	
4.	Whether genuineness or authenticity of approved map / plan is verified	Yes	
5.	Any other comments by our empanelled valuers on authentic of approved plan	No	
6.	Planning area/zone	Na	
7.	Development controls	Na	
8.	Zoning regulations	Na	
9.	FAR/FSI permitted and consumed	Na	
10.	Ground coverage	Na	
11.	Transferability of development rights if any, Building bye- law provisions as applicable to the property viz.setbacks, height restrictions, etc.	Na - Open Plot	
12.	Comment on surrounding Plot uses and adjoining properties in terms of usage.	Na - Open Plot	
13.	Comment on unauthorized constructions if any	Na	
14.	Comment on demolition proceedings if any	Na	

15.	Comment on compounding/ regularization proceedings	Na
16.	Comment on whether OC has been issued or not	Na
17.	Any other aspect	-
IV.	Legal Aspects	-
1.	Ownership documents,	Xerox copy of Sale Deed No. 8535/2019, Dt. 16/09/2019 in favour of **Sri. Kethineni Venu, S/o. Chalamaiah**
2.	Names of Owner/s **(In case of Joint or Co-ownership, whether the shares are undivided ornot?)**	**Sri. Kethineni Venu, S/o. Chalamaiah** R/o. H-No: 1-145, Thanagampadu Village, Khammam Rural Mandal, Khammam District. **Cell No: 9848062256**
3.	**Comment on dispute/issues of Plotlord with tenant/statutory body/any other agencies, if any in regard to immovable property.**	Na
4.	**Comment on whether the IP is independently accessible?**	Na
5.	Title verification,	Na - NPA
6.	Details of leases if any,	Already pledge in PNB

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7.	Ordinary status of freehold or leasehold including restriction on transfer,	Already pledge in PNB
8.	Agreements of easements if any,	Nil
9.	Notification for acquisition if any,	Nil
10.	Notification for road widening if any,	Nil
11.	**Possibility of frequent flooding / sub-merging**	No
12.	**Special remarks, if any, like threat of acquisition of Plot for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)**	Nil
13.	Heritage restrictions if any, All legal documents, receipts related to electricity,watertax,property taxandanyother building taxes to be verified and copies as applicable to be enclosed with the report.	As per previous Valuation Report
14.	Comment on transferability of the property ownership,	By way of sale
15.	Comment on existing mortgages/ charges/encumbrances on the property if any	Na
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	No
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	------
18.	Any other aspect	Nil
V	Economic aspects	Good Marketable Property
1.	Details of ground rent payable,	Open plot
2.	Details of monthly rents being received if any,	Open plot

3.	Taxes and other outgoings,	Na
4.	Property insurance,	Na
5.	Monthly maintenance charges,	Na
6.	Security charges, etc	Na
7.	Any other aspect	Na
VI	Socio-cultural aspects	Na
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	Plot No: 10, Sy.No: 207/AA, Situated at Polepalli (Village & G.P), Edulapuram Municipality Limits, Khammam Rural Mandal Khammam District, Telangana State.
VII	Functional and Utilitarian Aspects	

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	Description of the functionality and utility of the assets in terms of : 1. Spaceallocation, 2. Storagespaces, 3. Utility of spaces provided within thebuilding, 4. Any otheraspect	Na- Open Plot
VIII	Infrastructure Availability	
	a)Description of aqua infrastructure availability in terms of 1. Watersupply 2. Sewerage/sanitation 3. Storm waterdrainage b)Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportationconnectivity 4. Availability of other public utilitiesnearby c)Social infrastructure in terms of 1. Schools 2. Medicalfacilities 3. Recreation facilities in terms of parks andopen spaces.	Na- Open Plot Very Near to all civic amenities
IX	Marketability	
	Analysis of the market for the property in terms of 1. Locationalattributes 2. Scarcity 3. Demand and supply of the kind of subjectproperty. 4. Comparable sale prices in thelocality.	-- **Good marketable property** **Rs. 15,000/- to 17,000/- Per Sq.yds**
X	Engineering and Technology Aspects	
1.	Type of construction,	-----
2.	Materials and technology used,	
3.	Specifications,	
4.	Maintenance issues	
5.	Age of the building	
6.	Total life of the building,	
7.	Extent of deterioration,	
8.	Structural safety	
9.	Protection against natural disasters viz. earthquakes,	
10.	Visible damage in the building if any,	
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	



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12.	System of air-conditioning,	Na- Open Plot
13.	Provision for firefighting, Copies of plans and elevations of the building to be included.	
XI	Environmental Factors	
1.	Use of environment friendly building materials, Green building techniques if any,	
2.	Provision for rain water harvesting,	
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	
XII	Architectural and aesthetic quality	
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of Plotscape elements, etc.	
XIII	In case of valuation of industrial property	
	1) Proximity to residentialareas 2) Availability of public transportfacilities	
XIV	Valuation	
1.	Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of/rejection of a particular approach and the basis on which the final valuation judgment is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), Reconciliation of various factors, departures, final valuation arrived at has to be presented here.	Plot value varies from Rs. 15,000/- to Rs. 17,000/- Per Sq.yds by considering the local sale transactions and marketability of Property the value of the open plot per Sq.yds is Reasonably considered as Rs. 16,000/- Per Sq.yds Plot value : Rs. 16,000/- X 446.66 Sq.yds = **Rs.71,46,560/-**

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As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is Rs.71,46,560/-

(Rupees Seventy One Lakhs Forty Six Thousands Five Hundred and Sixty only).
(Prevailing market rate along with details
/reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the Plot being valued). The other details are as under:

i. Date of purchase of immovable property: Dt. 16/09/2019
ii. Purchase Price of immovable property:
iii. Book value of immovable property: Rs.71,46,560/-
iv. Realizable Value of immovable property: Rs.64,31,904/-
v. Distress Sale Value of immovable property: Rs.57,17,248/-
vi. Guideline Value Rs.2,000/- Per Sq.Yds (value as per Circle Rates), if applicable, in the area where Immovable property is situated.

Place: Khammam
Date:11/08/2026

Signature
(Name and Official seal of the Approved Valuer)

B. PRABHAKAR
B.Tech. (Civil), F.I.V.A.M.I.E
Chartered Engineer & Govt. Regd. Valuer
AM 1634879 CCIT/S.No: 08/2016-17
Near RTO Office Dwaraka Nagar,
KHAMMAM-507 002. T.G.

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DECLARATION FROM VALUERS

I, hereby declare that-

a. The information furnished in my valuation report dated 11-08-2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

b. I have no Direct or indirect interest in the property valued;

c. I have personally inspected the property on 07-08-2026 The work is not subcontracted to any other valuer and carried out bymyself.

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 Hand book on Policy, Standards and Procedure for Real state Valuation, 2011 of the IBA and this report is in conformity to the "Standards" as enshrined for valuation in the Part-B of the hand book to the best of my ability.

g. I have Read International Valuation Standards (IVS) and the report submitted to the bank for the respective asset class is in conformity to "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

h. I abid by the Model Code of Conduct for empanelment of Valuaer in the bank (annexure-III-A Singned copy of same to be taken and kept along with this declaration)

i. I am register under Section 34AB of the Welth Tax Act 1957.

j. I am the Proprietor / Partner/ authorized official of firm/ company, who is competent to sing this valuation report.

k. Further, I hereby provided the following information.

Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued;	The existing Property was verified with respect to registered document & Approved plan
2	purpose of valuation and appointing authority	NPA
3	identity of the valuer and any other experts involved in the valuation;	BollaPrabhakar
4	disclosure of valuer interest or conflict, if any;	Nil
5	date of appointment, valuation date and date of report;	07-08-2026 11-08-2026
6	inspections and/or investigations undertaken;	07-08-2026
7	nature and sources of the information used or relied upon;	By local enquires and govt. sources
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market approach method (land and building method) And detailed estimation method
9	restrictions on use of the report, if any;	As per the purpose said above only
10	major factors that were taken into account during the valuation;	As per specifications, legal clearances, Marketable conditions etc,,
11	major factors that were not taken into account during the valuation;	---do--
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.	The scope of valuation is only to assess the present market value of the property as on the date of our inspection for the subject property physically identified by the represented to the copy of sale deed documents and sanctioned plans and legal opinion.

Date: 11-08-2026

Signature

Place: Khammam

(Name of the Approved Valuer and Seal of the Firm / Comp

B. PRABHAKAR
B.Tech. (Civil), F.I.V.A.M.I.E
Chartered Engineer & Govt. Regd. Valuer
AM 1684879 CCIT/S.No: 08/2016-17
Near RTO Office Dwaraka Nagar,
KHAMMAM-507 002. T.G.

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{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)} 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 othervaluers.

2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professionalrelationships.

3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts orsituations.

4. A valuer shall refrain from being involved in any action that would bring disrepute to theprofession.

5. A valuer shall keep public interest foremost while delivering hisservices.

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 professionaljudgment.

7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time totime

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 andtechniques.

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 thevaluer.

10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity andindependence.

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 othervaluers.

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 thecompany.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of externalinfluences.

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

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'sneeds.

18. As an independent valuer, the valuer shall not charge successfee.

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 fiveyears.

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 todisclose.

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 andactions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the



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authority, any person authorised by the authority, the registered valuersorganisation with which he/it is registered or any other statutory regulatorybody.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuersorganisation with which he/it is registered, or any other statutory regulatorybody.

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 thecase.

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 applicablerules.

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/ it sassignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time

Signature of the valuer

Name of the valuer :BollaPrabhakar
Address of the valuer :Pavansai Associates

Date: 11-08-2026

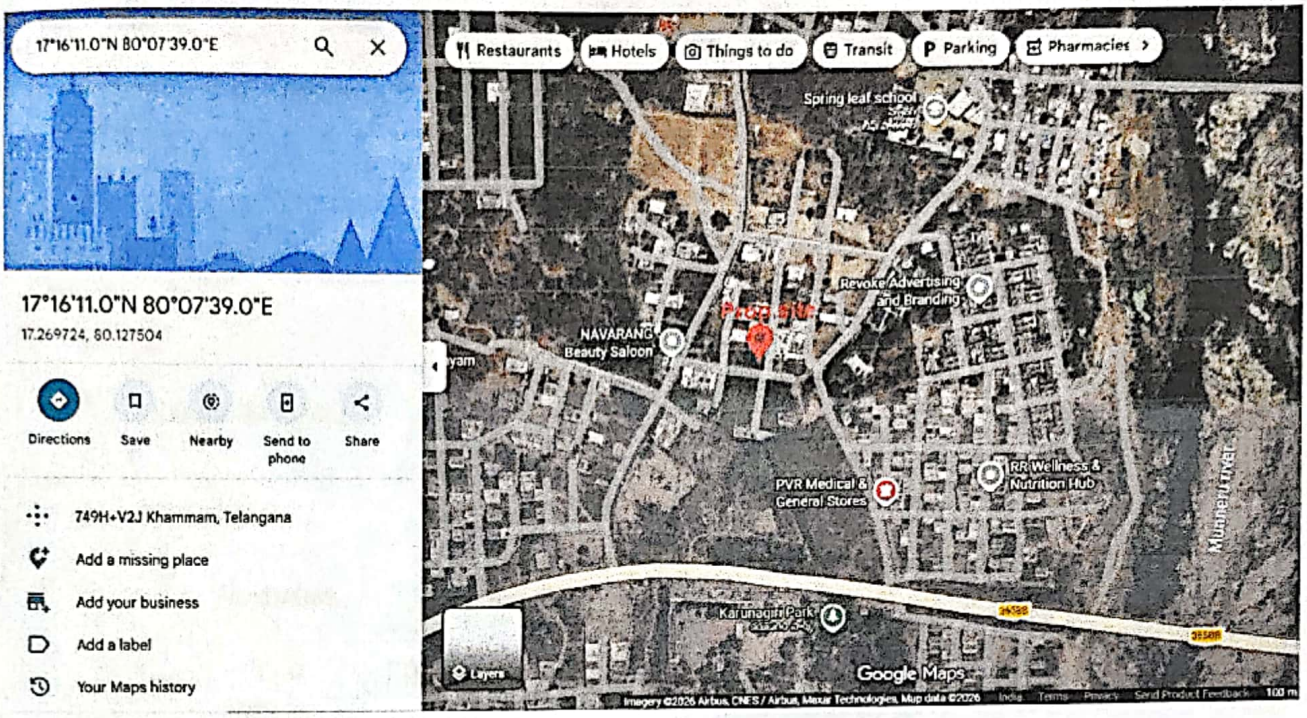
Place: Khammam

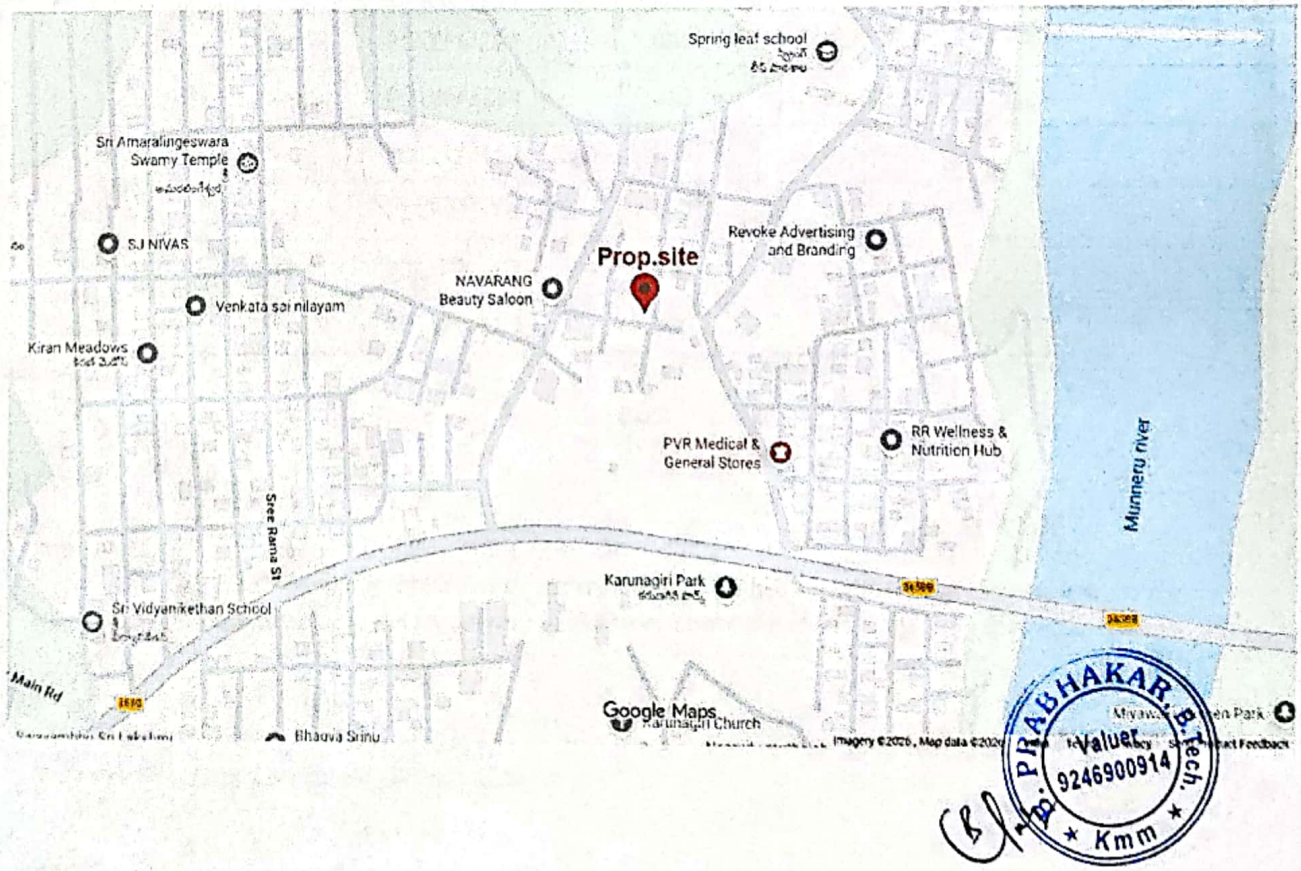


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Valuer
9246900914

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Toll Free No. for Enquiries : 1800 599 4788 (tel:+18005994788) 8247619983
(https://wa.me/918247619983)



Sri Anumula Revanth Reddy
Hon'ble Chief Minister of Telangana

REGISTRATION & STAMPS DEPARTMENT

Government of Telangana (/index.htm)

Sri Ponguleti Srinivasa Reddy
Hon'ble Minister for Revenue, Telangana



Mandal Name

: KHAMMAM RURAL

City/Town/Village

: POLEPALLI

S.No.	Ward-Block	Locality	Land Value (Rs. per Sq.Yard)	Effective Date (dd/mm/yyyy)	Door No. Wise Details - Rates
1.	7 - 0	POLEPALLI-1	2,000	05/06/2026	
2.	8 - 0	POLEPALLI-1	2,000	05/06/2026	
3.	9 - 0	POLEPALLI-1	2,000	05/06/2026	
4.	10 - 0	POLEPALLI-1	2,000	05/06/2026	
5.	11 - 0	POLEPALLI-1	2,000	05/06/2026	
6.	12 - 0	POLEPALLI-1	2,000	05/06/2026	
7.	1 - 0	POLEPALLI-1	2,000	05/06/2026	
8.	2 - 0	POLEPALLI-1	2,000	05/06/2026	
9.	3 - 0	POLEPALLI-1	2,000	05/06/2026	
10.	4 - 0	POLEPALLI-1	2,000	05/06/2026	
11.	5 - 0	POLEPALLI-1	2,000	05/06/2026	
12.	6 - 0	POLEPALLI-1	2,000	05/06/2026	

Back

Note :

1. This is provisional information as per records maintained by registration department for the purpose of helping the registering public to estimate the stamp duty only, subject to change

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