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.
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PUNJAB NATIONAL BANK VALUATION REPORT

WYRA ROADBRANCH, KHAMMAM.

Appendix-I

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S.No.	Particulars	Content
I.	**Introduction**	
1.	Name of Valuer	Bolla Prabhakar Khammam
2.	Date of inspection	18/08/2026
	Title Deed Number and Date	1). Xerox copy of Regd. Gift Deed No. 1974/2016, Dt. 19/02/2016& 2). Xerox copy of Xerox copy of Regd. Deed No. 5445/2019,Dt. 15/06/2019 in favour **Smt. Kethineni Kalyani, W/o. Venu** 3). Xerox Copy of Building PermissionWide R.C. No: G.P/49/2015, Date: 22/11/2015. Issued by Secretary, G.P, Thangampadu 4). Previous valuation report given by Sri. I. Bhaskar, Durgasai Builder, Dt. 14-06-2019
	Date of Valuation	19/08/2026
3.	Purpose of Valuation	NPA
4.	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	**Smt. Kethineni Kalyani, W/o. Venu** 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 RoadBranch,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?	Self-Occupied - Expected rent Rs.3,000/- Per Month
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 RCC Roof House Ground Floor Residential Building with an Extent of plot Area **231.93 Sq.yds** bearing H.No. 1-145, Situated at Beside Hanuman Temple, NTR Statue,Thanagampadu (Village & G.P), Khammam Rural Mandal,Khammam District, Telangana State.



		Surrounded With all residential Buildings
2.	Municipal Ward No.	----
3.	City / Town	Thanagampadu (Village & G.P)
	Residential Area/ Commercial Area/ Industrial Area	Residential Area
4.	Classification of the area: High / Middle / poor Metro / Urban / Semi Urban / Rural	Middle
5.	Coming under Corporation limit/ Village Panchayat/ Municipality	Thanagampadu (Village & G.P) Limits
6.	Postal address of the property	H.No. 1-145, Situated at Beside Hanuman Temple, NTR Statue, Thanagampadu (Village & G.P), Khammam Rural Mandal, Khammam District, Telangana State.
7.	Latitude, Longitude and Coordinates of the site	17.3267727,80.0809054
8.	Plot area As per Document & Actual Existing	231.93 Sq.yds
	Road Affected area	--
	Plot area as per approved plan	231.93 Sq.yds
	Extent of the site considered for valuation (least of 14 A & 14 B)	**231.93 Sq.yds**
9.	Layout plan of the area in which the property is located	Residential area of Thanagampadu (Village & G.P)
10.	Development of surrounding areas	Residentially developed area
11.	Details of Roads abutting the property	Gravel Road -Existing 30' wide Road
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notifiedunder agency area / scheduled area / cantonment area	No
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	No

14.	Boundaries of the property		A	B
			As per Document	**As per Actual**
		North	Temple	Hanuman Temple
		South	House of D. Krishna Murthy (H.No: 1-134)	House of D. Krishna Murthy (H.No: 1-134)
		East	House of BattuSangaiah (H.No: 1-127)	House of BattuSangaiah (H.No: 1-127)
		West	Road	G.P Road
	Extent of the site considered for valuation (least of 14 A & 14 B)		**231.93 Sq.yds**	
15.	Description of Adjoining properties		**As per Deed/Plan**	**As per Actual**
		North	51'-8"	51'-8"
		South	75'-4"	75'-4"
		East	37'-0"	37'-0"
		West	37'-9"	37'-9"
16.	Survey no. if any		--	
17	Type of Building (Residential/ Commercial/		ExistingGround floor Residential Building,	

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	Industrial)				
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 withbuilding plans and elevations	ExistingGround floor Residential Building, 10'6" Height-Ground Floor, Year of Construction : 2015,			
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Actual Area (SFT)	Approval Area (SFT)	Carpet area (SFT)	Salable area (SFT)
	Ground Floor	766.82	766.82	613.45	766.82
20.	Any other aspect				
III.	Town Planning Parameters				
1.	Master plan provisions related to the property in terms of land use	Residential Zone			
2.	Dateofissueandvalidityoflayoutofapprovedmap/plan	Not Submitted			
3.	Approved map / plan issuing authority	Not Submitted.			
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	Residential Zone			
7.	Development controls	Residentially			
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			
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Residential use and surrounded by houses			
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,	1). Xerox copy of Regd. Gift Deed No. 1974/2016, Dt. 19/02/2016 & 2). Xerox copy of Xerox copy of Regd. Deed No. 5445/2019,Dt. 15/06/2019 in favour **Smt. Kethineni Kalyani, W/o. Venu**
2.	Names of Owner/s **(In case of Joint or Co-ownership, whether the shares are undivided ornot?)**	**Smt. Kethineni Kalyani, W/o. Venu** R/o. H-No: 1-145, Thanagampadu Village, Khammam Rural Mandal, Khammam District. **Cell No: 9848062256**

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3.	**Comment on dispute/issues of landlord 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,	No
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Already pledged 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 land 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 relatedtoelectricity,watertax,propertytaxandanyother building taxes to be verified and copies as applicable to be enclosed with thereport.	As per legal Opinion
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,	Expected rent Rs. 3,000/- P.M
2.	Details of monthly rents being received if any,	Expected rent Rs. 3,000/- P.M

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, economiclevels, location of slums / squatter settlements nearby, etc.	H.No. 1-145, Situated at Beside Hanuman Temple, NTR Statue, Thanagampadu (Village & G.P), 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	
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.	: Yes :Under ground : Open drains : : Yes : Yes : Yes -
IX	Marketability	
	Analysis of the market for the property in terms of 1. Locationattributes 2. Scarcity 3. Demand and supply of the kind of subjectproperty. 4. Comparable sale prices in thelocality.	This property was located in a well-developed residential area of Good marketable property Rs. 2,200/- to 2,500/- Per Sq.yds
X	Engineering and Technology Aspects	
1.	Type of construction,	RCC Framed structure
2.	Materials and technology used,	Concrete, HYSD bars
3.	Specifications,	RCC Roof ,Brick work, Cement Plastering, Marble flooring, Etc.,
4.	Maintenance issues	No
5.	Age of the building	10 Years
6.	Total life of the building,	50 years
7.	Extent of deterioration,	
8.	Structural safety	Good
9.	Protection against natural disasters viz. earthquakes,	Na
10.	Visible damage in the building if any,	No



11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	Good
12.	System of air-conditioning,	No
13.	Provision for firefighting, Copies of plans and elevations of the building to be included.	No
XI	Environmental Factors	
1.	Use of environment friendly building materials, Green building techniques if any,	No
2.	Provision for rain water harvesting,	Yes
3.	Use of solar heating and lighting systems, etc. Presenceof environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
XII	Architectural and aesthetic quality	Good
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	No
XIII	In case of valuation of industrial property	No
	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 reasonsforadoptionof/rejectionofaparticul arapproach and the basis on which the final valuation judgments is arrivedat. 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.	Land value varies from Rs. 2,200/- to Rs. 2,500/- Per Sq.yds by considering the local sale transactions and marketability of Property the value of the open plot perSq.yds is Reasonably considered as Rs. 2,200/- Per Sq.yds Land value : Rs. 2,200/- X 231.93Sq.yds = **Rs.5,10,246/-** 1). GF : 766.82Sft X 1400/- = Rs.10,73,548/- 2). Amenities like, = Rs. 1,50,000/- Compound wall & Gate, Bore,Etc., Total (Building value) = **Rs.12,23,548/-** Depreciation@10% = Rs. 1,22,354/- **Net Building value = Rs.11,01,194/-** **Land Value = Rs.5,10,246/-** **Grand Total (Building + Land) = Rs.16,11,440/-**

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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.16,11,440/- (Rupees Sixteen Lakhs Eleven Thousand Four Hundred and Forty only). (Prevailing market rate along with details/reference of atleast twolatest deals/transactions with respect to adjacentproperties inthe areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under:

i. Date of purchase of immovableproperty:Dt.19-02-2016 (Gift deed)
ii. Purchase Price of immovable property :Rs.
iii. Book value of immovable property:Rs.16,11,440/-
iv. Realizable Value of immovableproperty:Rs.14,50,296/- (90%)
v. Distress Sale Value of immovableproperty:Rs.12,89,152/- (80%)
vi. Guideline Value (Rs. 1300/- Per Sq.yds), if applicable, in the area where Immovable property is situated.

Place: Khammam
Date:19/08/2026

Signature

Name of the valuer : **BollaPrabhakar**B.Tech (Civil), F.I.V,A.M.I.E
Address of the valuer:**PAVANSAI ASSOCIATES,**
H.No. 15-17-80/1, Near RTO Office, Dwaraka Nagar,
Khammam (Town & Dt.), Telangana State. Cell: 9246900914
Wealth Tax Registration No: CCIT/S.No.08/2016-17

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Chartered Engineer & Govt. Regd. Valuer
AM 1684879 CCIT/S.No: 08/2016-17
Near RTO Office Dwaraka Nagar,
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Appendix-V

DECLARATION FROM VALUERS

I, hereby declare that-

a. The information furnished in my valuation report dated 19-08-2026 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 18-08-2026 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;	Bolla Prabhakar
4	disclosure of valuer interest or conflict, if any;	Nil
5	date of appointment, valuation date and date of report;	18-08-2026 19-08-2026
6	inspections and/or investigations undertaken;	18-08-2026
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: 19-08-2026

Signature

Place: Khammam

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

B. PRABHAKAR
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Chartered Engineer & Govt. Regd. Valuer
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MODEL CODE OF CONDUCT FOR VALUERS

{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.

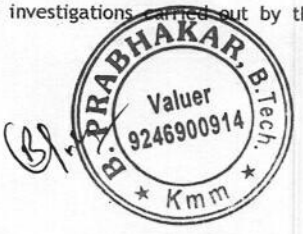
Confidentiality

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



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

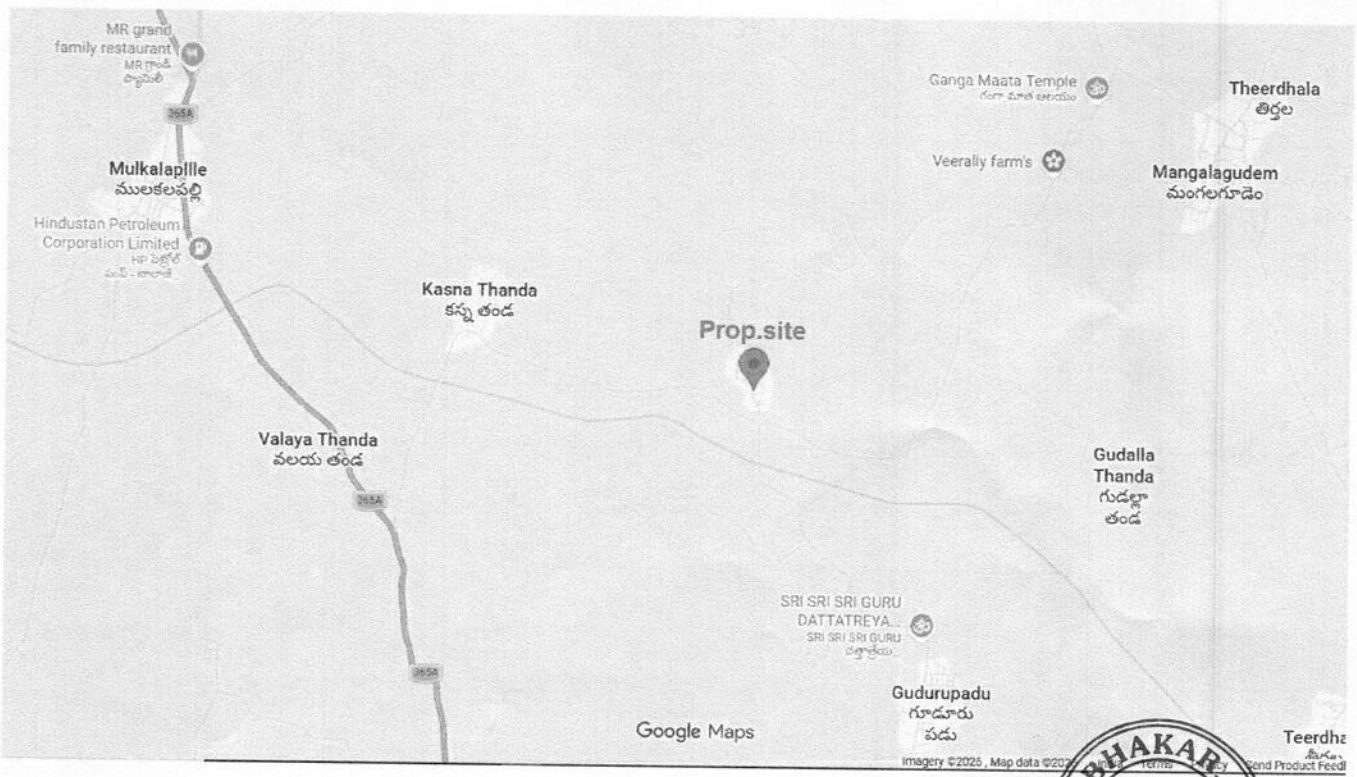
Name of the valuer :BollaPrabhakar
Address of the valuer :Pavansai Associates

Date: 19-08-2026
Place: Khammam



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(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



S.No.	Ward-Block	Locality	Land Value (Rs. per Sq.Yard)	Effective Date (dd/mm/yyyy)	Door No. Wise Details - Rates
10.	6 - 0	TANAGAMPADU	1,300	05/06/2026	
11.	7 - 0	KASNA THANDA	1,300	05/06/2026	
12.	7 - 0	TANAGAMPADU	1,300	05/06/2026	
13.	8 - 0	KASNA THANDA	1,300	05/06/2026	
14.	8 - 0	TANAGAMPADU	1,300	05/06/2026	
15.	9 - 0	KASNA THANDA	1,300	05/06/2026	
16.	9 - 0	TANAGAMPADU	1,300	05/06/2026	
17.	10 - 0	KASNA THANDA	1,300	05/06/2026	
18.	10 - 0	TANAGAMPADU	1,300	05/06/2026	
19.	11 - 0	KASNA THANDA	1,300	05/06/2026	
20.	11 - 0	TANAGAMPADU	1,300	05/06/2026	
21.	12 - 0	KASNA THANDA	1,300	05/06/2026	
22.	12 - 0	TANAGAMPADU	1,300	05/06/2026	
23.	1 - 0	KASNA THANDA	1,300	05/06/2026	
24.	1 - 0	TANAGAMPADU	1,300	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*

B. PRABHAKAR, B.Tech. Valuer 9246900914 Kmm