C.Er. B.N.S.N MURTHY BABU
M.TECH (Structures), AMIE, FIV, Msc REV,
Chartered Engineer, Approved Valuer,
Registered Valuer for IBBI &Income Tax.
Cell: 9542706044 / 9642817966
Email:srimukhiengineers@gmail.com
murthybabubnsn@gmail.com

Office -1:
D.No:22B-12-26, Gade vari Street,
Near Hindi Nikethan, Power pet,
Eluru. Eluru District-534002
Office -2: D.No: 70-11-71, Flat No: 206,
Padmavathi Nilayam, NSM School Road,
Near Donka Road, Patamata, Vijayawada-10

Building Plans * Structural Designs * Valuations

ANNEXURE - 8
VALUATION OF PROPERTY (LAND & BUILDING)
REPORT ON VALUATION

TO,
THE BRANCH MANAGER,
CANARA BANK,
BRANCH: GUDIVAKALAKA.

Date: 06-01-2026

Ref. No. SE/CAN/ GUDIVAKALAKA/ Govinda Manmatha Raju.

PART A - BASIC DATA

GENERAL DETAILS

1.	Purpose of valuation	:	**Supporting Secure Lending decision to Canara Bank -for Recovery Purpose. (To access the Fair Market Value of the Property)**
2.	a. Date of Inspection b. Date on which the valuation is made	:	03-01-2026 06-01-2026
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)	:	**Sri. Govinda Manmatha Raju, S/o. Vishnu Murthy.**
4.	Documents produced perusal for		
	1. Xerox Copy of Reg. Sale Deed No: 4008/2007, Dt: 16-08-2007 By the S.R.O. Eluru.		
	2. Xerox Copy of Legal opinion given by Lr. S. Ramachandra Rao, Issued Dt. 18-08-2015.		
	3. Xerox Copy of Approved Plan Vide P.R. No. 144, Dt. 08-11-2014 for the Existing ACC Sheet roofed Shed (Repairs) Approved by Agadalalanka Gram Panchayat.		
5.	Brief Description of the property taken for valuation (Including leasehold/freehold etc)	:	This is Existing ACC Sheet roofed Residential Shed in R.S. No: 1013/2, Agadalalanka Village & Gram Panchayat, Bhimadole Mandal, Eluru District. A.P. in an extent of **193.6 Sq. yds or 161.87 Sq. mts** of site.
6.	Scope of valuation	:	To access the Fair Market Value of the Property

Internal

7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known If this report is to be used for any bank purpose, state the name of the bank and branch, if known If this report is to be used for any	:	NIL

II. DESCRIPTION OF THE PROPERTY:

1.	Postal address of the property with Pin code	:	in R.S. No: 1013/2, Agadalalanka Village & Gram Panchayat, Bhimadole Mandal, Eluru District. A.P.
2.	City/Town	:	Agadalalanka Village & Gram Panchayat
	Residential Area	:	Residential Area
	Commercial Area	:	
	Industrial Area	:	
3.	Classification of the Area	:	Middle Class
4.	Coming under Corporation Limit /Village Panchayat/ Municipality	:	Agadalalanka Gram 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	:	NA
6.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	NA
7.	Location of the property		
	Plot No. / Nagar/Survey No.	:	Agadalalanka Village
	Door No.	:	--
	S.F. No. / T.S. No. / R.S. No.	:	R.S. No: 1013/2.
	Village / Block	:	Agadalalanka Village
	Taluk / Ward	:	Agadalalanka Gram Panchayat
	Mandal/District/Municipality/ Corporation	:	Bhimadole Mandal, Eluru District. A.P.

8.	Boundaries of the Property	:	**As Per Deed**	**As On Actual**
	East	:	Canal	Gravel Road adjacent to Canal.
	South	:	House Site of Bale Kanaka Ratnam.	House of Bale Kanaka Ratnam.
	West	:	Land of Saidu Venkanna.	Land of Saidu Venkanna.
	North	:	Site of Jayamangala Satyanarayana.	House of Jayamangala Satyanarayana.

9.	Latitude, Longitude and Coordinates of the site	:	16.708278, 81.274632
10	Property tax details Assessment Number Tax In the name of Receipt referred	: : : :	Not provided
11	Electricity Service connection details S.C. No. In the name of Other details, if any	: : :	Yes Not provided.
12	Property is presently occupied by	:	Tenants.
13	If tenanted fully, What is the gross monthly rent?	:	Rent Rs. 500/- per Month.
14	If occupied by both By assuming the entire building is let out, (i) What is the probable monthly rent?	:	Rs. 500/- per Month.
	(ii) What is the advance amount?	:	One Month

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.	Dimension of the site		As Per Deed/Plan		As on Actual	
	East	:	21'09"		21'09"	
	South	:	79'09"		95'09"	
	West	:	21'09"		21'09"	
	North	:	79'09"		95'09"	
	Extent					
	15A Site area : As per Document	:	193.60	Sq.yds or	161.85	Sq.mts
	As per Plan	:	192.32	Sq.yds or	160.80	Sq.mts
	15B As on Actual	:	231.40	Sq.yds or	193.47	Sq.mts
	Extent considered	:	**192.32**	**Sq.yds or**	**160.80**	**Sq.mts**
2.	Extent of site(leastof1a&1b)	:	**192.32 Sq. Yds**			
	Size of the Plot	:				
	North & South	:	As Mentioned Above			
	East & West	:	As Mentioned Above			
	Total Extent of the Plot	:	**192.32 Sq. Yds**			
3.	Characteristics of the site					
	*What is the character of the locality?	:	Developing Residential Area			

	*What is the classification of the locality?	:	Residential
	Development of surrounding areas	:	Residential Buildings
	Possibility of frequent flooding/ submerging	:	Nil
	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Nearby 2.0 kms
	Level of land with topographical conditions	:	Plain
	Shape of land	:	Rectangular Shape
	Type of use to which it can be put	:	Residential
	Any usage restriction	:	Nil
	Is plot in town planning approved layout?	:	No
	Corner Plot or Intermittent Plot?	:	Intermittent Plot
	Type of road available at present	:	Gravel Road
	Road facilities are available?	:	Yes
	* Is it a land -locked land?	:	No
	Water Potentiality	:	Yes
	* What is the width of the Road?	:	24-ft
	Width of road-is it below 20 ft or more than 20ft.	:	more than 20ft.
	Underground sewerage system Is	:	No
	power supply available at the site?	:	Yes
	Advantage of the site		
	1. Developing Residential Area		
	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 in corporates)	:	The Subject property has a Access road adjacent to the canal, for crossing the canal with 4-wheeler the facility of culvert is far away to the property.
	*Any factors which affect the marketability of the land?	:	While an access road exists the subject property is abutting to the canal, four-wheeler access across the canal is indirect, with the nearest culvert facility available at a distant location.
	* Type of the land?		Residential
	*Accessibility		Public Road
4.	Value on adopting GLR (Guideline Rate) i) Guideline rate as obtained from the Registrar's office (evidence thereof to be enclosed) ii) Value of land by adopting GLR (192.32 Sq.Yds X 3,300/- Per Sq Yds)		Rs.3,300/- Per Sq.yds. for Land, Rs. 420/- per sft for building, Hence Total Value of the Property is Rs. Rs. 8,65,597/- say Rs. 8,65,000/-

Internal

5.	Valueby adopting PMR (Prevailing Market Rate) Prevailing\ market rate (Along with details/ reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas)		Rs.3,000/- to Rs. 3,500/- per sq yd Rs.3,000/- per Sqyd
6.	Unit rate adopted in this valuation after considering the characteristics of the subject plot Value of land by adopting PMR		Rs. 5,76,960/-

PART C - BUILDINGS

	Type of Building		**Residential**/Commercial/Industrial
1.	Type of construction	:	**Load bearing** /RCC/Steel Framed/ framed structure
2.	Quality of construction	:	Superior /I Class/ **II Class**
3.	Appearance of Building	:	**Common** / Attractive / Aesthetic
4.	Maintenance/Condition of the Building	:	Exterior: New one / Excellent/Good /Normal Average/ **Poor**
5.	Plinth Area (GF)	:	547.48 Sft,
6	Number of floors and height of each floor including basement, if any	:	Ground Floor 3.20 mts Height including basement,

Drawing approval

	As per Plan		As per Actual		**Deviation**
Plinth Area	S Ft	Sq M	S Ft	Sq M	%
Ground floor Shed	566.62	52.64	547.48	50.86	0.00
Total	566.62	52.64	547.48	50.86	-
No. of Floors	Ground Floor ACC Shed		Ground Floor ACC Shed		

a.	Date of issue and validity of layout of approved map/plan	Approved Plan Vide P.R. No. 144, Dt. 08-11-2014 for the Existing ACC Sheet roofed Shed (Repairs)
b.	Approved map/plan issuing authority	Approved by Agadalalanka Gram Panchayat.
c.	Whether genuineness or authentic of approved map/plan is verified?	No
d.	Any other comments by our empanelled valuer son authentic of approved plan?	NA
e.	Discuss on the building approval, reference, violations observed, consequences of violation etc.	**Nil**

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	First Floors
Specification Floor finish	CC	-
Superstructure	Brick work	-

Internal

Roof	ACC Sheet	-
Doors	Country wood	-
Windows	Country wood	-
Weathering course	-	-
Plinth area	547.48 Sft,	-
Year of construction (as reported/ as observed/ as per the deed)	2013	-
Age of the building	12 Years	-
If the age is not exactly known, further life expected	28 years	-
Total life of the building estimated	40 years (the Subject Property is in poor condition/maintenance)	-

Sl.No	Particular of item	Plinth area in Sq.fts	Roof height in m	Age of Building in years	Estimated rate of construction in Rs. Per Sq.fts	Replacement cost in Rs.	Depreciation in Rs.	Net Value after Depn in Rs.
1	Ground Floor	547.48	3.20	12	₹ 600	₹ 3,28,488	₹ 88,692	₹ 2,39,796
							Total :	**₹ 2,39,796**

PART D - AMENITIES & EXTRA ITEMS
(Value after Depreciation)

1.	Portico	:	--
2.	Ornamental Front/Pooja door	:	--
3.	Sit out/Verandah with Steel grills	:	--
4.	Extra Steel/collapsible gates	:	--
5.	Open staircase	:	--
6.	Wardrobes, showcases, wooden cupboards in First Floor	:	--
7.	Glazed tiles (2 Toilets)	:	--
8.	Extra sinks and bathtub	:	--
9.	Marble/ceramic tiles flooring	:	--
10.	Interior decorations	:	--
11.	Architectural Elevation works	:	--
12.	False ceiling works	:	--
13.	Paneling works	:	--
14.	Aluminum works	:	--
15.	Aluminum handrails	:	--
16.	Separate Lumber Room	:	--
17.	Separate Toiler Room	:	--
18.	Separate water tank/sump	:	--
19.	Trees, gardening	:	--
20.	Any other	:	--
21.	Compound Wall	:	--
	Total		--

Internal

PART E - SERVICES (Value after Depreciation)

1.	Water supply arrangements	:	Yes
	Open Well	:	No
	Deep bore	:	No
	Hand pump Motor	:	No
	Corporation Tap	:	Yes
	Underground level sump	:	No
	Overhead water tank	:	Yes
2.	Drainage arrangements	:	Yes
	Septic Tank :	:	Yes
	Underground sewerage :	:	No
3.	Compound Wall.....Rm. @Rs...../m2.	:	No
	Height	:	--
	Length	:	--
	Type of construction	:	--
4.	Pavements .....Rm.@ Rs..../m2	:	--
5	Steel gate .....Rm.@ Rs..../m2	:	Rs. --
6.	E.B Deposits, water deposits, Drainage deposits etc.	:	Rs. --
7.	Electrical fittings & others	:	Yes
	Type of wiring	:	Open
	Class of fittings (superior/Ordinary/Poor)	:	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 washbasins	:	--
	No. of bath tubs	:	--
	Water meter, taps etc	:	--
	Any other fixtures	:	--
9.	Any other	:	--
	Total	:	--

PARTF-ABSTRACTVALUE

Part	Description	Value of adopting	
		GLR Rs.	PMR Rs.
B	Land	Rs. 6,34,656/-	Rs. 5,76,960 /-
C	Building	Rs. 2,29,941/-	Rs. 2,39,796/-
D	Amenities	Rs. -	Rs. -
E	Services	Rs. -	Rs. -
	Total	Rs. 8,64,597/-	Rs. 8,16,756/-
	Say	**Rs. 8,65,000/-**	**Rs. 8,20,000/-**

Internal

Actors favouring for an additional value 1. 2. Add (+) Factors favouring for less value 1. 2. Less (-)	Rs. Rs.

20	**i) Fair market Value(FMV)**	**Rs. 8,20,000 /-**	**As on date**
	ii) Realizable Value 90% of FMV	**Rs. 7,38,000 /-**	**Rounded**
	iii) Forced / Distress Value 80% of FMV	**Rs. 5,74,000 /-**	**Rounded**
	iv) The book value of the above property	**Rs. 8,65,000 /-**	
	Present / Expected income on the property	**Rs. 2,000 /- Per Month**	

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 is **Rs. 8,20,000 /- (Rupees Eight lakhs Twenty Thousand only).** The book value / Govt Guide Line of the above property as of is **Rs. 8,65,000/- (Rupees Eight Lakhs Sixty Five Thousand only)**, the distress values. **Rs. 5,74,000/- (Five Lakhs and Seventy four Thousand Rupees only)** and the Realizable value is **Rs. 7,38,000/- (Seven Lakhs Thirty Eight Thousand only)**

C.E., B.N.S.N. Murthy Babu
M.Tech(Structures), M.Sc(R.E.V), AIV
Chartered Engineer & Govt. Regd. Valu
No.152 in F No.CC/VSP/Tech/34AB/02/2017
Cell: 95427 06044

Signature

(Name and official Seal of the Approved Valuer)

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

PART G - 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 rate for property is Rs. **8,20,000 /-**
ii) The forced sale value of the property is estimated as 80 % less than the present market value.
2. Number of title deed(s) involved in this property is 3. The relevant document for the subject property in the opinion of this valuer is the Sale Deed No: 4008/2007, Dt: 16-08-2007 By the S.R.O. Eluru in the name of Sri. Govinda Manmatha Raju, S/o. Vishnu Murthy
3. If this property is offered as collateral security, the concerned financial institutions

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 03-01-2026 by me in the presence of the Customer

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 Branch Manager

(Panel Valuer)

C.Er. B.N.S.N. Murthy Babu
M.Tech(Structures), M.Sc(R.E.V), AIV
Chartered Engineer & Govt. Regd. Valu
No.152 in F No CC/VSP.Tech/34AB/02/2017
Cell: 45427 08044

Place : Eluru
Date : 06-01-2026

Note : This report contains 15 Pages

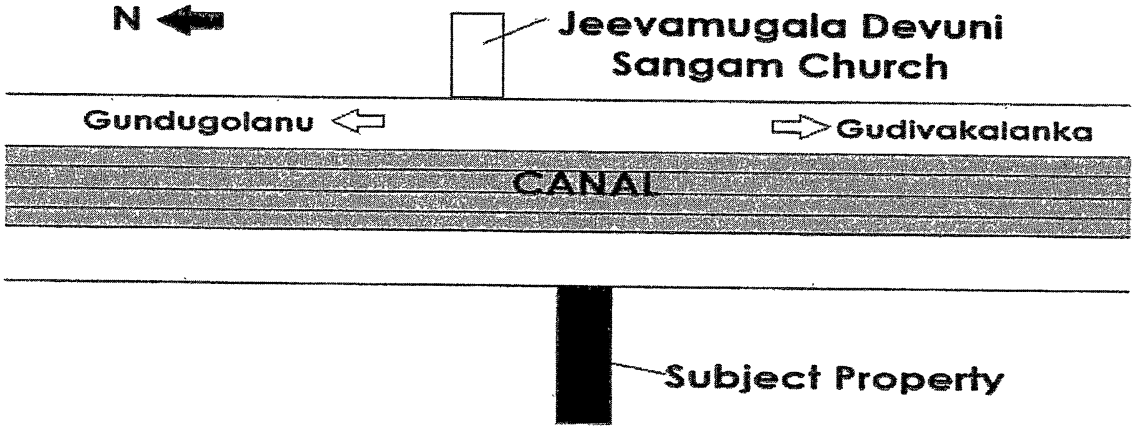
Enclosures:

- 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 information) The undersigned has inspected the property detailed in the valuation report dated .....on..... we are satisfied that the fair and reasonable value of the property is Rs ...../- (In words Rupees .....)

Signature
(Name of the Bank Manger with Official Seal)

ROUTE MAP OF THE PROPERTY:



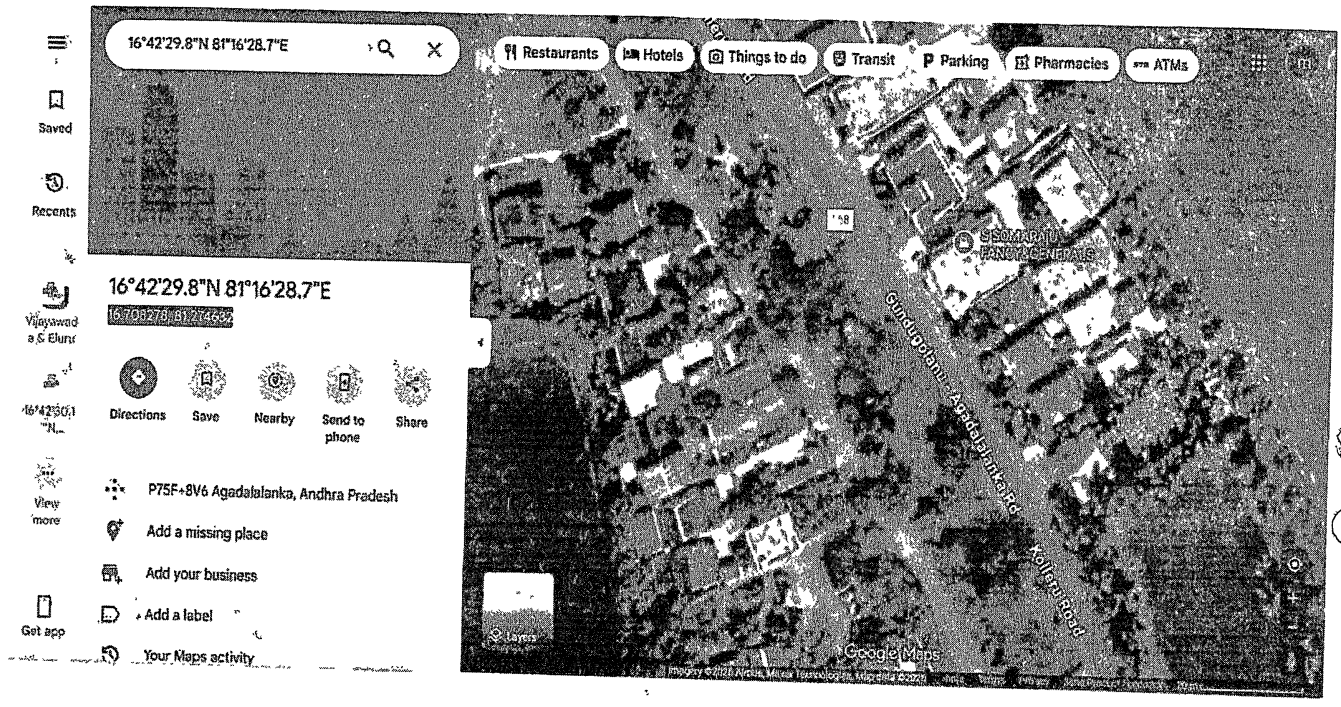
MARKET VALUE OF THE SUBJECT PROPERTY

District	Mandal	City/Town/Village	Door No Wise
ELURU	BHIMADOLE	AGADALLANKA	Select Door No Wise

Go Back | Print PDF

Ward No	Block No	Bl-Ward No	Bl-Block No	Locality/Door No	Unit Rate	Composite Gazette			Classification	Effective Date
						Ground Floor	First Floor	Other Floor		
0	1	-	-	LAYOUT SITE	3500	1500	1500	1500	Residential	01/02/2025
0	2	-	-	LAYOUT SITE	3500	1500	1500	1500	Residential	01/02/2025
0	2	-	-	PEDALANDARIKI ILLU	3300	1500	1500	1500	House Sites	01/02/2025
0	2	-	-	REST ALL	3300	1500	1500	1500	Residential	01/02/2025
0	3	-	-	LAYOUT SITE	3500	1500	1500	1500	Residential	01/02/2025

GOOGLE MAP OF THE SUBJECT PROPERTY:

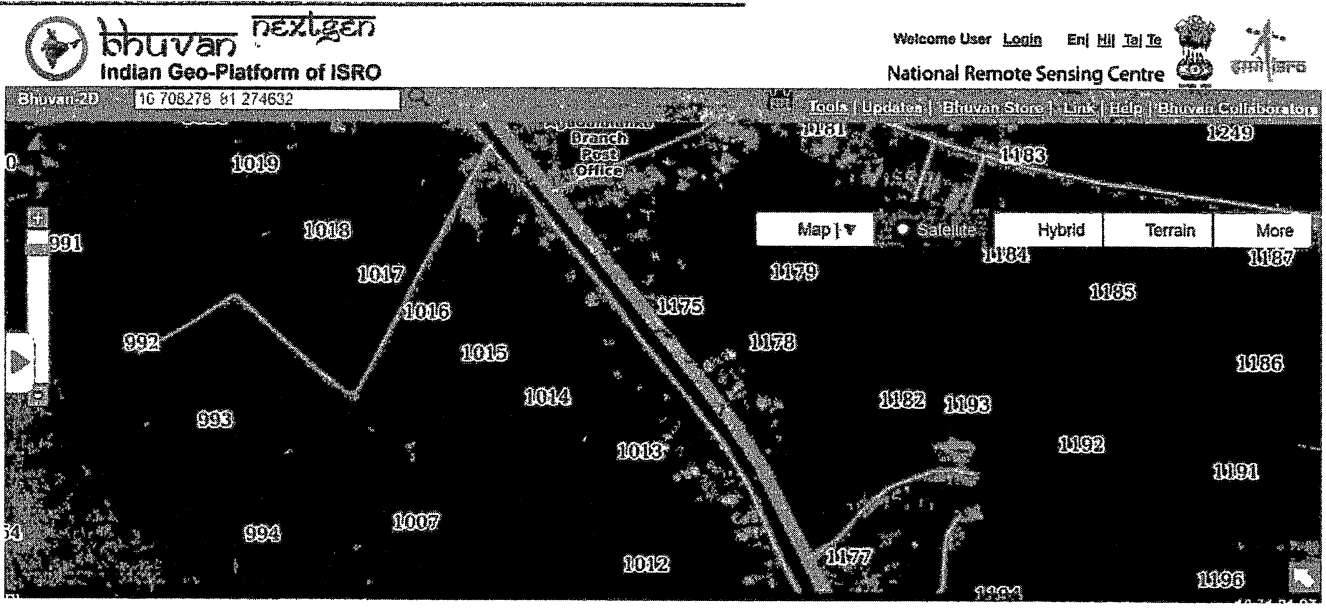




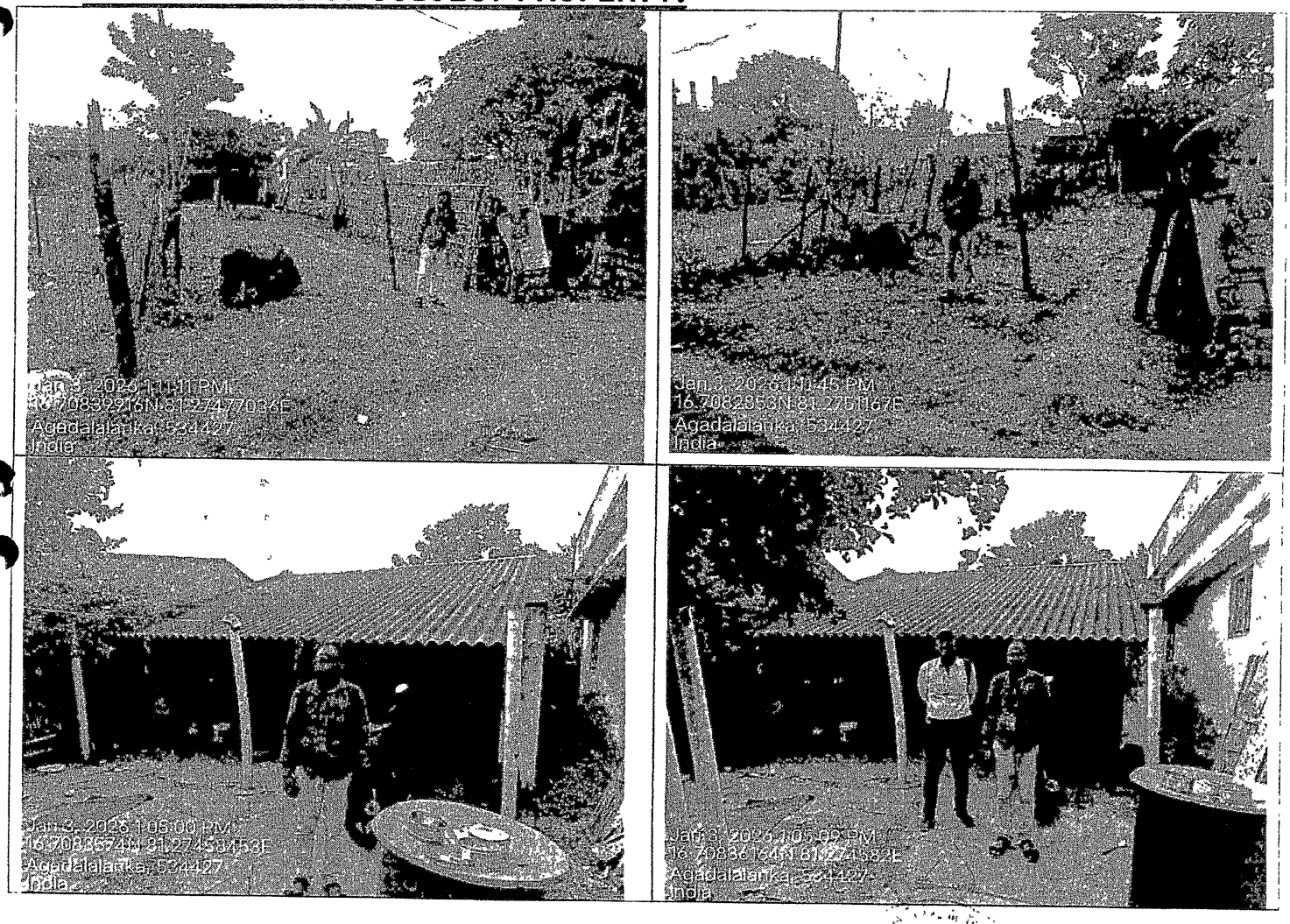
SE/CAN/ GVKL / Govinda Manmatha Raju

Internal

BHUVAN 2D MAP OF THE SUBJECT PROPERTY:



PHOTOGRAPHS OF SUBJECT PROPERTY:



SE/CAN/ GVKL / Govinda Manmatha Raju

Internal

Annexure-22
Declaration form Valuers

I hereby declare that:

a. The information furnished in my valuation report dated 06-01-2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property
b. I have no direct or indirect interest in the property valued.
c. I have personally inspected the property on 03-01-2026, 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" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
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.

Further, I hereby Provide the Following Information

Si.No.	Particulars	Valuer comment
1	background information of the asset being valued;	Title deed / Regd. Documents, Approved Plan copy etc.,
2	purpose of valuation and appointing authority	To assess the present market value of the property for recovery Appointed by the branch manager
3	identity of the valuer and any other experts involved in the valuation;	Identified with the branch Manager
4	Disclosure of valuer interest or conflist, if any.	Nil
5	date of appointment, valuation date and date of report;	03-01-2026 03-01-2026 & 06-01-2026
6	inspections and/or investigations undertaken;	Inspected by me personally along with the Canara Bank, Gudivakalanka Branch Manager, on Dt. 03-01-2026. Rates are enquired with local Person & Web Sites
7	nature and sources of the information used or relied upon;	by local enquiry
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach method
9	restrictions on use of the report, if any;	This valuation report prepared for Recovery Purpose to Canara Bank, Gudivakalanka Branch, The subject property is Residential vacant plot, as informed by Banking authorities and usage of this report for any other purposes is completely prohibited.

Internal

10	major factors that were taken into account during the valuation;	The prevailing market rates of land assessed based on the local enquiry made in and around areas.
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.	Assumptions: The photocopies of all the documents submitted for carry out this valuation exercise are all true copies of genuine documents. Declaration: As the undersigned is not competent to ascertain the genuineness of documents and ownership of the property and is not responsible for the same. Limitations: Valuation of the subject property presented as the Valuer's considered opinion based on information obtained during the investigation and do not represent an offer to Buy or Sell.

Name address & Signature of valuer with wealth tax Registration No	**N S N Murthy Babu Bonkuri,** M.Tech, F.I.V, Door.No.22B-12-26, GadeVari Street, Near Hindi Nikethan, Power pet, Eluru-534002. Registered Valuer for Wealth Tax with Registered Number is S.No:152 in F.No.CC/VSP/Tech/34AB/02/2017-18.	C.E. B.N.S.N. Murthy Babu M.Tech(Structures), M.Sc(R.E.V), AIV. Chartered Engineer & Govt. Regd. Valu No.152 in F.No.CC/VSP/Tech/34AB/02/2017 Cell: 95427 08044 Date: 06-01-2026
Encloses: Google / Photographs		Enclosed

ANNEXURE-23
MODEL CODE OF CONDUCT FOR VALUERS
{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled 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 end eavour to ensure that he / it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

1. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
2. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time

3. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

4. In the preparation of evaluation report, the valuer shall not disclaim ability 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.

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

6. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest:

1. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
2. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
3. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
4. A valuer shall wherever necessarily disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
5. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
6. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
7. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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.

Confidentiality

18. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

1. A valuer shall ensure that he / it maintains written contemporane ous records for any

Internal

decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

2. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
3. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer's organisation with which he/it is registered, or any other statutory regulatory body.

4. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

1. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

2. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
3. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for him self/ itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

1. 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 in consistent with the applicable rules.
2. A valuer shall not acceptancy 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.

1. 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.
2. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

B. Murthy B

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Date: 06-01-2026

Place: Eluru

Signature

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