V.S. MEENAKSHI

V.S.Meenakshi
BA(LLB), M.Sc (Real Estate Valuation – L&B),
AIV, Approved Valuer
IBBI Registered Valuer –Land and Building
MOBILE No.9849846589
vaidyanathanmeenakshi@yahoo.co.in

Flat No 204, 26-24/204
Newline Apartment,
Chankypuri Colony
Malkajgiri,
HYDERABAD- 500047
Telangana State

VALUATION REPORT

REF NO: VSM/VAL/PNB/2024-2025/001 **Date: 25-04-2024**

PURPOSE : FINANCIAL SECURITY

PROPERTY : FAIR MARKET VALUE OF COMMERCIAL UNIT ON FIFTH FLOOR, IN TOWER "B", OF "RAMKY SELENIUM", ON PLOT NOS. 31 (P) & 32, IN SY.NOS.115/22, 115/24, 115/25, SITUATED AT FINANCIAL DISTRICT, NANAKRAMGUDA VILLAGE, SERILINGAMPALLY MANDAL, UNDER GHMC SERILINGAMPALLY CIRCLE, RANGA REDDY DISTRICT, TELANGANA STATE.

REPORTED OWNER : BELONGING TO
1. JMKGEC REALTORS PRIVATE LIMITED,
2. SDNMKJ REALTY PRIVATE LIMITED,
REPRESENTED BY ITS DIRECTOR,
SRI. SOHAM MODI, S/O. SRI. SATISH MODI

i. FAIR MARKET VALUE	=	**Rs. 26,12,01,000/-**
ii. NORMAL REALIZABLE VALUE	=	**Rs. 22,20,21,000/-**
iii. DISTRESS SALE VALUE	=	**Rs. 19,59,01,000/-**
iv. GUIDELINE VALUE	=	**Rs. 14,43,72,000/-**

Meenakshi

V.S.MEENAKSHI BA,LLB, M.Sc.(REV-L&B)

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REF NO: VSM/VAL/PNB/2024-2025/001 **Date: 25-04-2024**

To
The Asst. General Manager,
M/S. PUNJAB NATIONAL BANK,
M.C.C.
SECUNDERABAD.

S.No.	Particulars		Content
I.	**GENERAL**		
1.	Name & address of the Valuer		V.S. MEENAKSHI, Flat No. 204, New Line Residency, Chanakyapuri Colony, SAfilguda, Hyderabad-500047 (Mobile No. 9849846589)
2.	Purpose for which the valuation is made		**For Financial Security**
		Scope of Valuation	**JMKGEC REALTORS PVT. LTD:** The built up area of the Unit is 12031sft. along with undivided share of land 435.50sq.yds. out of 13811.75 sq.m. (as per Sanctioned plan), with 16 Nos Car parking slots in the Lower and Upper Basements. **SDNMKJ REALTY PVT. LTD:** The built up area of the Unit is 12031sft along with undivided share of land 435.50sq.yds. out of 13811.75 sq.m. (as per Sanctioned plan), with 17 Nos Car parking slots in the Lower and Upper Basements
3.	a)	Date of inspection	23-04-2024
	b)	Title Deed Number and Date	Copy of Sale deed No. 5705/2016, dated 30.04.2016,registered with Ranga Reddy District Register office in Favour of 1. JMKGEC REALTORS PRIVATE LIMITED, 2. SDNMKJ REALTY PRIVATE LIMITED, Represented By Its Director, Sri. Soham Modi, S/o. Sri. Satish Modi.
	c)	Date on which the valuation is made	25-04-2024

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Meenakshi

4.	List of documents produced for perusal	
	Copy of Sale deed	Copy of Sale deed No. 5705/2016, dated 30.04.2016, registered with Ranga Reddy District Register office in Favour of 1. JMKGEC REALTORS PRIVATE LIMITED, 2. SDNMKJ REALTY PRIVATE LIMITED, Represented By Its Director, Sri. Soham Modi, S/o. Sri. Satish Modi.
	Copy of LEASE	Copy of **LEASE Deed, dated 18-08 2022, for M/s. OJAS Innovative Technologies Private Limited.**
	Copy of Sanction Plan	Copy of GHMC Sanctioned Building Plan vide File No.50252/01/12/2010, Permit No.185005/HO/WZ/ Cir-11 /2010, dated 27.12.2012
	Copy of APIIC Occupancy Certificate	Copy of Occupancy Certificate, NOC Dt. 23.02.2012 of Fire Depot, (shall be complied with in all respects and the firm is instructed to obtain renewal of Fire NOC (for Occupancy) every year from SDR & FS Department, issued by Zonal Manager & Commissioner, IALA: Nanakramguda & Raidurg, dt.24.04.2013.
8.	Postal address of the property	Commercial Unit on Fifth Floor, in Tower "B", of **"RAMKY SELENIUM"**, on Plot Nos. 31 (P) & 32, in Sy.Nos.115/22, 115/24, 115/25, situated at Financial District, Nanakramguda Village, Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District, Telangana State. Pincode 500032
9.	City / Town	City
	Residential Area	-----
	Commercial Area	Commercial area
	Industrial Area	-------
10.	Classification of the area	
	i) High / Middle / Poor	High class
	ii) Urban / Semi Urban / Rural	Urban
11.	Coming under Corporation limit / Village Panchayat / Municipality	within GHMC - SErilingampally Circle
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	NA

13.a)	a) Boundaries of the property - UNIT				
	As Per Sale deed	North	South	East	West
	JMKGEC Realtors Pvt. Ltd. 12,031 Sft	Open to sky	Portion of premises belonging to SDNMKJ Realty Pvt. Ltd	Tower A, Lift & Staircase	Open to sky
	SDNMKJ REALTY Pvt. Ltd. 12,031 Sft	Portion of premises belonging to JMKGEC Realtors Pvt. Ltd	Open to sky	Tower A, Lift & Staircase	Open to sky
	As per Actual (Entire Floor)	Open to sky	Open to sky	Tower A, Lift & Staircase	Open to sky

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	b) Boundaries of the property - Land				
		North	South	East	West
	As Per Sale deed	Existing 24 mtrs wide Road	Plot No. 31/P and 30/P	Plot No. 27 and 28	Existing 24 mtrs wide Road
	As per Actual	Road	Neighbor's Property	Neighbor's Property	Road

14.	Dimensions of the site / Unit	**A**	**B**
		As per the Deed	**Actual – Unit area**
	North	-	186.77
	South	-	186.77
	East	-	122.00
	West	-	122.00
15.	Extent of the site	**JMKGEC Realtors Pvt. Ltd & SDNMKJ Realty Pvt. Ltd:** The built up area of the Units are 12031sft + 12031sft. = 24062sft, along with undivided share of land 435.50sq.yds + 435.50sq.yds = Totally 871 sq.yds [(Out of 13811.75 Sq.Mts (as per Sanctioned plan)].	
15.1	Latitude, Longitude & Co-ordinates of Unit	Longitude and Latitude of the property 17.421558, 78.332772	
16	Extent of the site considered for valuation (least of 13 A & 13 B)	The built up area of the Units are 12031sft + 12031sft. = 24062sft, along with undivided share of land 435.50sq.yds + 435.50sq.yds = Totally 871 sq.yds [(Out of 13811.75 Sq.Mts (as per Sanctioned plan)].	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	**LEASED OUT TO M/s. OJAS Innovative Technologies Private Limited.**	

II.	**APARTMENT BUILDING**	
1.	Name of the Apartment	**"RAMKY SELENIUM"**
2.	Description of the locality Commercial / Commercial / Mixed	Commercial
3.	Year of Construction	2018
4.	Number of Floors	2 Basements + G + 9 Upper floors
5.	Type of Structure	RCC Framed Structure
6.	Number of Dwelling units in the building	Commercial Use
7.	Quality of Construction	Good
8.	Appearance of the Building	Good
9	Maintenance of the Building	Good
10	Facilities Available	
	Lift (5 Nos)	Available
	Protected Water Supply	Yes
	Underground Sewerage	Available
	Car Parking - Open/ Covered	Available
	Is Compound wall existing?	Yes
	Is pavement laid around the Building	Laid

III	UNIT	
1	The floor on which the Unit is situated	Fifth Floor
2	Door No. of the Unit	-
3	Specifications of the Unit	
	Roof	RCC
	Flooring	Vitrified Tiles
	Doors	UPVC
	Windows	UPVC
	Fittings	Standard
	Finishing	Lappam finished
	Amenities : Lift, Parking, Landscape, Generator, Transformer, Fire restriction etc. are provided	
4	House Tax	
	Assessment No. Tax paid in the name of Tax amount	Copy of Property TAX, Vide No. 2646, dt.21.04.2022, in the name of M/s. Shriram Financial Services Holdings Private Limited, From. 01.04.2022 to 31.03.2023, Rs.2,27,730/-
5	Electricity Service Connection no. Meter Card is in the name of	Details are not made available
6	How is the maintenance of the Unit?	Good
7	Sale deed executed in the name of	1. JMKGEC REALTORS PRIVATE LIMITED, 2. SDNMKJ REALTY PRIVATE LIMITED, Represented By Its Director, Sri. Soham Modi, S/o. Sri. Satish Modi.
8	What is the undivided area of land as per Agreement of Sale?	undivided share of land 435.50sq.yds + 435.50sq.yds = Totally 871 sq.yds [(Out of 13811.75 Sq.Mts (as per Sanctioned plan)].
9	What is the plinth/super built up area of Unit?	The built up area of the Units are 12031sft + 12031sft. = 24,062sft.
10	What is the floor space index (app.)	1:3.06 (As per Sanction Plan)
11	What is the Carpet Area of the Unit?	22785 Sft
12	Is it Posh/ I class / Medium / Ordinary?	Middle Class
13	Is it being used for Commercial or Commercial purpose?	Commercial Unit
14	Is it Owner-occupied or let out?	**LEASED out to M/s. OJAS Innovative Technologies Private Limited.**
15	If rented, what is the monthly rent?	--

DRAWING APPROVAL

i) As per Sanction Plan: Multi Storied Commercial Building, Proposed construction of partly 7th , 8th & partly 9th floor over the permitted & existing consisting with 2 Basements, Ground + 6 upper floors & partly 7th floor for Commercial purpose.
Mortgaged area is in Ground floor (Entire).

ii) As per Actual: 2 Basements + G + 9 Upper Floors. 2 Basements space are used for parking, G + 9 upper floors are used for Commercial purpose.
Upon verification of documents, we confirm that the construction is as per bye-laws and approved sanction plan.

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A-29332

IV	**MARKETABILITY**	
1	How is the marketability?	Good
2	What are the factors favoring for an extra Potential Value?	This is fully developed area with IT hubs
3	Any negative factors are observed which affect the market value in general?	Nil
V	**Rate**	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the adjoining locality? - (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	Rs.12,000/- to Rs.13,000/- per sft.
2	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	Rs.12,000/- per sft.
3	Break - up for the rate	
	i) Building + Services	Rs.3,000/- per sft.
	ii) Land + Others	Rs.9,000/-
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.6,600/- per Sft (Composite rate including land cost)
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**	
a.	Depreciated building rate	
	Replacement cost of Unit with Services(v (3)i)	Rs.3,000/- per Sft.
	Age of the building	5 years
	Remaining Life of the building estimated	75 years out of total economic life 80 years
	Depreciation percentage assuming the salvage value as 10%	0.9 x 5/80 = 5.625% (Rs. 169/- per sft.)
	Depreciated Rate of the building	Rs. 3000/- (-) Rs. 169/- = Rs. 2831/- per sft.
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs. 2,831/- per sft.
	Rate for Land & other V (3)ii	Rs.9,000/- per sft.
	Total Composite Rate	Rs. 11,831 /-

Details of Valuation:

Sr. No.	Description	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the Unit - **24062sft**	Rs. 11,831/- per sft.	Rs.28,46,77,522/-
	Wardrobes	-	-
	Show cases / Almirahs	-	-
	Kitchen arrangements/ Modular Kitchen	-	-
	Superfine finish	-	-
	Interior decorations	-	-
	Electricity, water,	-	Included
	drainage deposits etc	-	Included
	Electrical fittings, etc.	-	Included

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	Extra Collapsible gates/grill works etc.	-	Included
	Potential Value, if any?	-	-
	Share of common amenities, if any?	-	-
	False Ceiling	-	-
	Amenities	-	-
	Car Parking's,(16 Nos + 17 Nos = 33 Nos)	L.S.	Rs. 74,25,000/-
		TOTAL	**Rs.29,21,02,522/-**
		SAY	**Rs.29,21,03,000/-**

NOTE:- THE ABOVE CALCULATION IS <u>METHOD I</u> FOR A FREEHOLD PROPERTY, SINCE THIS COMMERCIAL UNIT IS LEASED OUT FOR 10 YEARS <u>METHOD II</u> (DETAILED BELOW) WILL BE AN APPROPRITE METHOD:-

<u>METHOD II</u>

As per the lease agreement the lease amount for first year is Rs. 10,82,790/- per annum plus GST with an escalation of 5% for every year and Rs. 64,96,740/- interest fee Security Deposit which has to be returned to lessee at end of 10 years (while vacating the premises).

The lessor's interest as on 01-08-2022 based on lease agreement is detailed below:-

1) Lessor's interest on receiving the lease amount till the end of tenure (10 years)

2) Lessor's interest on the getting interest on the security deposit of Rs. 64,96,740/- (assuming 8.5% compound interest per annum)

3) Lessor's interest on reversionary value of the property (land and building) after 10 years.

(These are formula adopted to arrive at the fair market value of the property as on today)

(1) Years Purchase $= \frac{1-PV}{r}$ where PV = 1/(1+r)^n (r = 0.10 and n=10years)

(2) Present Value for Future interest = 1/(1+r)^n (r = 0.9 and n=10years)

As detailed below, the present fair market value of the property by lessor is as

Year	Built up area in sft.	Lease per sft.	Total receivable per mont	Total receivable per annum	YP @ 10%	Value arrived on that particular year	PV @ 9%	Present value of future income per annum
1st year	24062	45	1082790	12993480	0.91	11824067	0.917	10842669
2	24062	47.25	1136930	13643154	0.91	12415270	0.842	10453657
3	24062	49.86	1199731	14396776	0.91	13101066	0.772	10114023
4	24062	52.35	1259646	15115748	0.91	13755331	0.708	9738774
5	24062	54.97	1322688	15872258	0.91	14443754	0.65	9388440
6	24062	57.72	1388859	16666304	0.91	15166336	0.596	9039136
7	24062	60.61	1458398	17500774	0.91	15925704	0.547	8711360
8	24062	63.64	1531306	18375668	0.91	16721858	0.502	8394373
9	24062	66.82	1607823	19293874	0.91	17557425	0.46	8076416
10	24062	70.16	1688190	20258279	0.91	18435034	0.422	7779584
								92538434
Interest on Security Deposit 8.5% compound interest after 10 years	6496740	8.50%	after 10 years compound interest	14682632	0.422			6196071
								98734505
Revisionary value		24062	16000	384992000	0.422	162466624		162466624
			Grand Total					261201129

Or Say Rs. 26,12,01,000/- only

(RUPEES TWENTY SIX CRORES TWELVE LAKHS ONE THOUSAND ONLY)

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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.26,12,01,000/- (Rupees Twenty Six Crores Twelve Lakhs One Thousand only).**

i.	**Fair Market Value**	=	**Rs. 26,12,01,000/-**
ii.	**Normal Realizable Value**	=	**Rs. 22,20,21,000/-**
iii.	**Distress Sale Value**	=	**Rs. 19,59,01,000/-**
iv.	**Guideline Value (value as per Circle Rates)**	=	**Rs. 14,43,72,000/-**

Place: Hyderabad

Date: 25.04.2024

Signature

V.S.MEENAKSHI
BA, LLB,
MRICS(L&B)
Approved Valuer
A-29332
REGISTERED VALUER IBBI/RV/1?/2022/15?95 dt. 17-11-2022 ★ IBBI

(Name and Official seal of the Approved Valuer)

Encl:

1. **Declaration from the valuer : Appendix IV**
2. **Model code of conduct for valuer : Appendix V**
3. **Location plan**
4. **Sub-registrar value for registration purpose**
5. **Photographs**
6. **GPS**

APPENDIX IV

DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 25.04.2024 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 /We have inspected the property on 23.04.2024. 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. (Annexure III-A signed copy of same to be taken and kept along with this declaration)

i. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

j. The Property was identified by the Sri Srinivas (Mobile No.9468179936), Owner's Representative, himself and the identification was duly verified with reference to the documents produced before me for perusal.

k. The valuation report is prepared and submitted based on the guidelines issued by the bank. This report holds good only for the above bank.

l. The valuer is not responsible for any incidental or consequential action or any loss occurred to anybody on any false declaration claim or deposition made by the applicant.

m. If this property offered as collateral security bank is advised to verify the land particulars in original and ownership details shown in this valuation report with respect to the latest legal opinion and title deed before sanctioning of loan amounts/enhancement of limits, etc.

n. The value certified holds good on the date of valuation.

o. Value varies with the purpose and date.

p. The Valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by me. And they have provided the photo copies of the documents the originality / genuinity of the documents are in bank purview, we are not liable for same.

q. The Scope of this report is to certify the value and not structural soundness of the building

r. The legal aspects with regard to encumbrance, forgery, Genuineness of documents, etc., were not considered in this valuation.Values varies with Purpose, Place, date and time.

s. The real estate market in India lacks transparency; the market rate is largely fragmented with limited availability of authentic, credible & reliable data with respect to market transactions. The actual transaction value may be significantly different form the value that is document in official transaction.

t. The legal aspects were not considered in this valuation. Therefore legal opinion may be sought if considered required.

V.S.MEENAKSHI BA,LLB, M.Sc.(REV-L&B) Approved Valuer A-29332

u. Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	Subject Site is Located Developed Commercial area.
2	purpose of valuation and appointing authority	**For Business Loan / To Ascertain the Present Market Value as on date "As is where is condition"**
3	identity of the valuer and any other experts involved in the valuation;	
4	disclosure of valuer interest or conflict, if any;	I have no direct or indirect interest in the property valued
5	date of appointment, valuation date and date of report;	By oral information on 23-04-2024. Property inspection date : 23-04-2024 &Date of Report 25-04-2024.
6	inspections and/or investigations undertaken;	Yes
7	nature and sources of the information used or relied upon;	Practical observations, Public survey and local enquiries in the surrounding area
8	procedures adopted in carrying out the valuation and valuation standards followed;	By Unit / Comparable sales Method,
9	restrictions on use of the report, if any;	To reflect the correct worth of the asset is only for Information & knowledge of M/s. Punjab National Bank, M.C.C. Secunderabad. The valuation report is valid only for this specific purpose and is not meant for any other purpose
10	major factors that were taken into account during the valuation;	Impending developments of the area, adjacent roads, Roads width, Transport & other facilities
11	major factors that were taken into account during the valuation;	Impending developments of the area, adjacent roads, Roads width, Transport & other facilities
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.	Fair Market value indicated in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. Client is free to obtain other independent opinions on the same. Fair Market value of such properties / localities may increase or decrease, depending on the future market conditions and scenarios. This report does not certify or confirm any ownership or title of the property that has been valued.

Date: 25.042.2024
Place: Hyderabad

Signature

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

IBBI/RV/16/2022/15051 V.S.MEENAKSHI BALAJI Approved Valuer A-29332 IBBI REGISTERED VALUER dt. 17-11-2022

APPENDIX V

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 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 services in accordance with the relevant technical and professional standards that may be specified from time to time

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

9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.

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

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any

Approved Valuer
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party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

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

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

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client "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.

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 authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

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

REGISTERED VALUER IBBI/RV/14/2022/15095 dtd. 17-11-2022 IBBI REGIS
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Approved Valuer
A-29332

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.

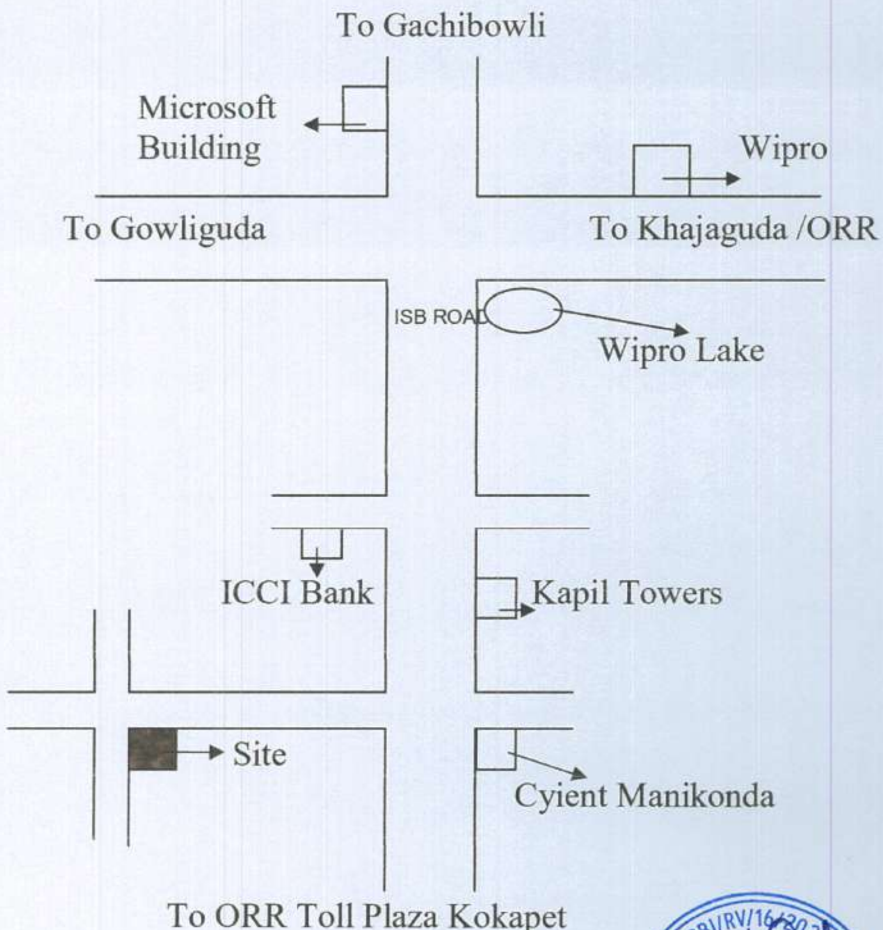
Date: 25-04-2024

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

IBBI/RV/10/2022/14995
V.S.MEENAKSHI
M.Sc.(REV-L&B)
Approved Valuer
A-29332
IBBI REGISTERED VALUER ★ 2022

LOCATION MAP

"RAMKY SELENIUM", consisting of 2 Basements + G + 9 Upper floors, on Plot Nos. 31 (P) & 32, in Sy.Nos.115/22, 115/24, 115/25, situated at Financial District, Nanakramguda Village, Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District, Telangana State.



V.S.MEENAKSHI BA,LLB M.Sc.(REV-L&B) Approved Valuer A-29332 IBBI/RV/16/2022/15095 dtd. 17-11-2022 REGISTERED VALUER IBBI

REGISTRATION & STAMPS DEPARTMENT

Government of Telangana

Home

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Unit Rates - Locality Wise

District Name : RANGAREDDY **Mandal Name** : SRILINGAMPALLE **City/Town/Village** : NANAKRAMGUDA

S.No.	Ward-Block	Locality	Apartment value (Rs. per Sq.Ft)			Classification	Effective Date (dd/mm/yyyy)	Door No. Wise Details - Rates
			Ground Floor	First Floor	Other Floors			
1.	0 - 0	COMMERCIAL	4,500	4,500	4,500	01(Residential)	01/02/2022	Get
2.	0 - 0	RESD IN COMM-1	4,500	4,500	4,500	02(Commercial)	01/02/2022	Get
3.	0 - 0	RESIDENTIAL LOCALLTY	3,000	3,000	3,000	01(Residential)	01/02/2022	Get
4.	0 - 0	NANAKRAMGUDA MAIN ROAD-1	7,300	6,600	6,600	02(Commercial)	01/02/2022	Get

IBBI/RV/16/2022/15095 dtd. 17-11-2022
REGISTERED VALUER
V.S.MEENAKSHI
B.A., L.B.
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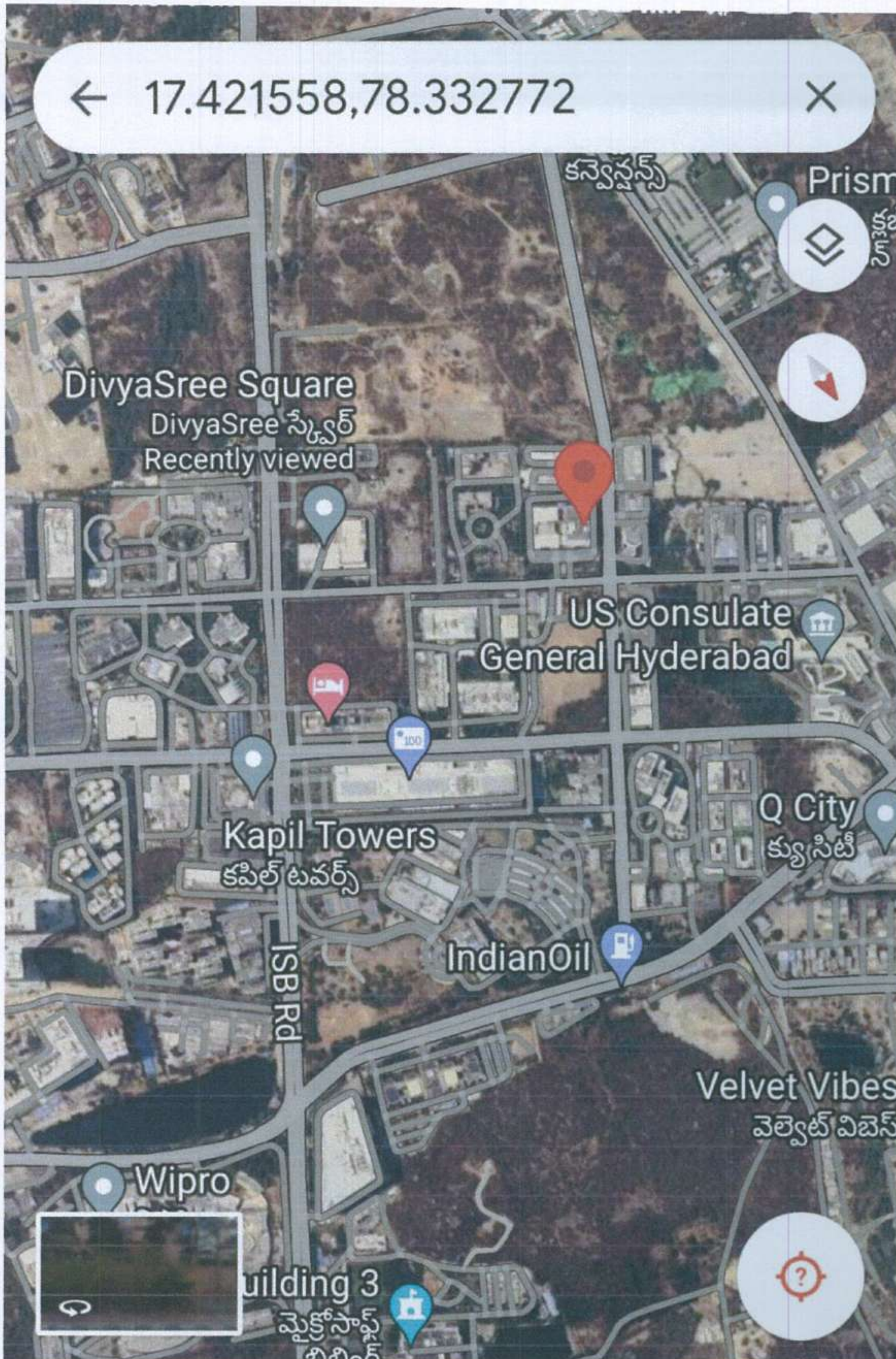

Ojas Innovative Technologies Private Limited

Ch.S. MEENAKSHI
BA LLB,
M.Sc (REV-L&B)
Approved Valuer
A-29332