



(REGISTERED VALUER)

Akruthi CONSULTANTS

823, Akruthi Plaza, 13th Main, Chaduranga Road, T.K. Layout,
Kuvempunagar, Mysore - 570 009. 📞: 98452-96158
☎ 0821-4535619

- ◆ Architects
- ◆ Interior Designs / 3D
- ◆ Construction Management
- ◆ Structures
- ◆ Valuer of all National Banks
- ◆ HRC Mysore (Dist)
- ◆ Water Proofing
- ◆ Surveying (Total Station)

Prop. : Y. R. Srikanth B.E., (Civil), M.Sc., Real Estate,
MIE, F.I.V., Chartered Engineer.

ANNEXURE- I

FORMAT OF VALUATION REPORT FOR SELF ASSESSMENT

Date: 25/08/2026

01	Customer Details		
	Owner	Sri. M.P.Satish Babu Smt.Sukanya Satish	
	Contact No.	9620428340	
	App No.		
02	Property Details		
	Address	Sri. Satish Babu - Survey No. 324, 326/1, 326/3, 326/4, 326/6, 326/7, 330/3, Smt.Sukanya Satish- Sy.No.325/1, 325/2, 325/3, 325/4, 326/5, 327, 328/1, 328/2, 328/5, 331/2, 331/3, 332/1, at Thumbala Village, Kasaba hobli, T-Narasipura Taluk, Mysore Dist.	
	Pin code	571110	
	Independent access to the property	Yes	
03	Document Details		Name of the Approving Authority
	Layout Plan	<u>Yes/ No</u> Yes	Grama Panchayath
	Building Plan	<u>Yes/ No</u> Yes	Grama Panchayath
	Construction Permission	<u>Yes/ No</u> Yes	NA
	Legal Documents	<u>Yes/ No</u>	List of Document: Sale Deed
	Latitude & Longitude	12.273812, 76.847620	
	Plot Demarcated	Yes/No : Yes	
	Approved Land Use	Agricultural Property	
	Type of Property	Agricultural Property	
Plotted / Flat		Plot	

	Toilets	Available		
	Total Number of Floors	Ground +First Floor		
	Year of Construction	2024		
	Age of the Building	2 Years Old		
	Residual Life	Another 38 years		
	Type of Structure -RCC Framed/Stone/BBM	Sheet/Vitrified- Cement Flooring/Rolling Shutter, Steel Doors And Windows		
05	Tenure /Occupancy Details			
	<u>Status of Tenure</u>	<u>Owned/Rented</u> Owner	<u>No of Years of Occupancy</u> 2 Years Old	<u>Expected Rent</u> NA
06	Stage of Construction			
	<u>Stage of Construction</u> Completed	<u>Under Construction /Completed</u> -	<u>If under construction, extent of completion</u> NA	
07	Violations if any observed : NA			
08	Area details of the Property			
	<u>Site Area</u> Sri. Satish Babu - Sy No. 324 - 4 Acres 15 Guntas Sy No. 326/1 - 0 Acres 26 Guntas Sy.No. 326/3 - 0 Acres 27 Guntas Sy.No. 326/4 - 0 Acres 27 Guntas Sy.No. 326/6 - 0 Acres 37 Guntas Sy.No. 326/7- 0 Acres 36.25 Guntas <u>Sy.No. 330/3- 0 Acres 38 Guntas</u> Total -9 Acres 06.25 Guntas Smt.Sukanya Satish - Sy No. 325/1 - 0 Acres 24 Guntas Sy No. 325/2 - 0 Acres 23.5 Guntas Sy.No. 325/3 - 0 Acres 23.5 Guntas Sy.No. 325/4 - 1 Acres 30 Guntas Sy.No. 326/5- 0 Acres 36.5 Guntas Sy.No. 327 - 3 Acres 25 Guntas Sy.No. 328/1- 4Acres 4 Guntas		<u>Plinth Area</u> Five poultry Shed(Sheet) - 1,02,500.00 Sft Ware House(Sheet) - 5,000.00 Sft <u>Workers Quarters(Sheet) - 4,000.00 Sft</u> Total - 1,11,500.00 Sft 	

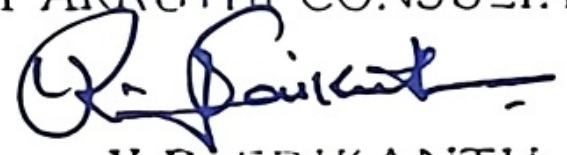
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823, AKRUTHI PLAZA, 13th MAIN
CHADURANGA ROAD, T.K. LAYOUT
KUVEMPUNAGAR MYSURU-570 009

Y. R. Srikanth, S.E.(Civil), M.Sc.(Real Estate)
F.I.V., M.I.E., Registered Valuer

	Sy.No.328/2 – 2 Acres 0 Guntas Sy.No.329/5 – 1 Acres 6 Guntas Sy.No.331/2 – 0 Acres 12 Guntas Sy.No.331/3 – 3 Acres 3 Guntas <u>Sy.No.332/1 – 3 Acres 6 Guntas</u> Total - 21 Acres 33.5 Guntas Total Extent-30 Acres 39.75 Guntas																			
09	Valuation																			
	<u>Summary of Valuation</u> A. Land As per Guide Line Rate:30 Acres 39.75 Guntas X Rs. 6,00,000/-Acre - Rs. 1,85,96,250=00 As per Market Rate :30 Acres 39.75 Guntas X Rs.50,00,000/-Acre - Rs. 15,49,68,750=00 B. Building 5 poultry Shed(Sheet) - 1,02,500.00 Sft X Rs. 500/Sft - Rs. 5,12,50,000=00 Ware House(Sheet) - 5,000.00 SftX Rs. 700/Sft - Rs. 35,00,000=00 Workers Quarters(Sheet) - <u>4,000.00 Sft X Rs. 700/Sft</u> - Rs. 28,00,000=00 Total - Rs. 5,75,50,000=00 (-) Depreciation @ 1% p.a - <u>Rs. 11,51,000=00</u> Total Value of the Building - Rs.5,63,99,000=00 <u>Hence the Total Value of the Property</u> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Part</th><th>Description</th><th>As per Present Market Rate</th></tr> </thead> <tbody> <tr> <td>A</td><td>Land</td><td>Rs. 15,49,68,750=00</td></tr> <tr> <td>B</td><td>Building</td><td>Rs. 5,63,99,000=00</td></tr> <tr> <td>C</td><td>Extras</td><td>Rs.</td></tr> <tr> <td></td><td>Total</td><td>Rs. 21,13,67,750=00</td></tr> <tr> <td colspan="2">Present Market Value</td><td>Rs. 21,13,70,000=00</td></tr> </tbody> </table> (RUPEES TWENTY ONE CRORES THIRTEEN LAKHS AND SEVENTY THOUSAND ONLY)		Part	Description	As per Present Market Rate	A	Land	Rs. 15,49,68,750=00	B	Building	Rs. 5,63,99,000=00	C	Extras	Rs.		Total	Rs. 21,13,67,750=00	Present Market Value		Rs. 21,13,70,000=00
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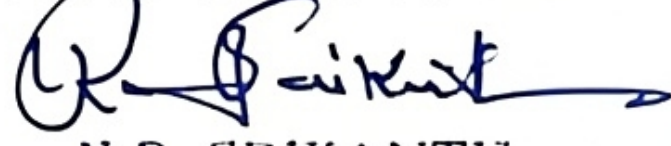


10	Assumptions/Remarks
	a. Qualification in TIR/Mitigation suggested, If any : NA b. Property is SARFASI Complaint : YES c. Whether property belongs to social Infrastructure like hospital, School, Old age home Etc.. : NO d. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged : TO BE MORTGAGED e. Details of last two transactions in the locality /area to be provided, if available: NA f. Any other aspect which has relevance on the value or marketability of the property : NA
11	Declaration
	a. The property was inspected by me on 25/08/2026 b. The undersigned does not have any direct/indirect interest in the above property. c. The information furnished herein is true and correct to the best of our knowledge. d. I have submitted valuation report directly to the bank.
12	Name address and signature of valuer with wealth tax registration Number
AKRUTHI CONSULTANTS # 823, AKRUTHI PLAZA, 13th MAIN CHADURANGA ROAD, T.K. LAYOUT KUVEMPUNAGAR MYSURU-570 009 Y.R. Srikanth, B.E.(Civil),M.Sc.(Real Estate) F.I.V.,M.I.E., Registered Valuer For AKRUTHI CONSULTANTS  Y.R. SRIKANTH, B.E.(Civil),M.Sc. (Real Estate), F.I.V.,M.I.E. Registered Valuer A Valuer under Income Tax No.CAT-I/Reg.No.93/CC-III/2013-14	

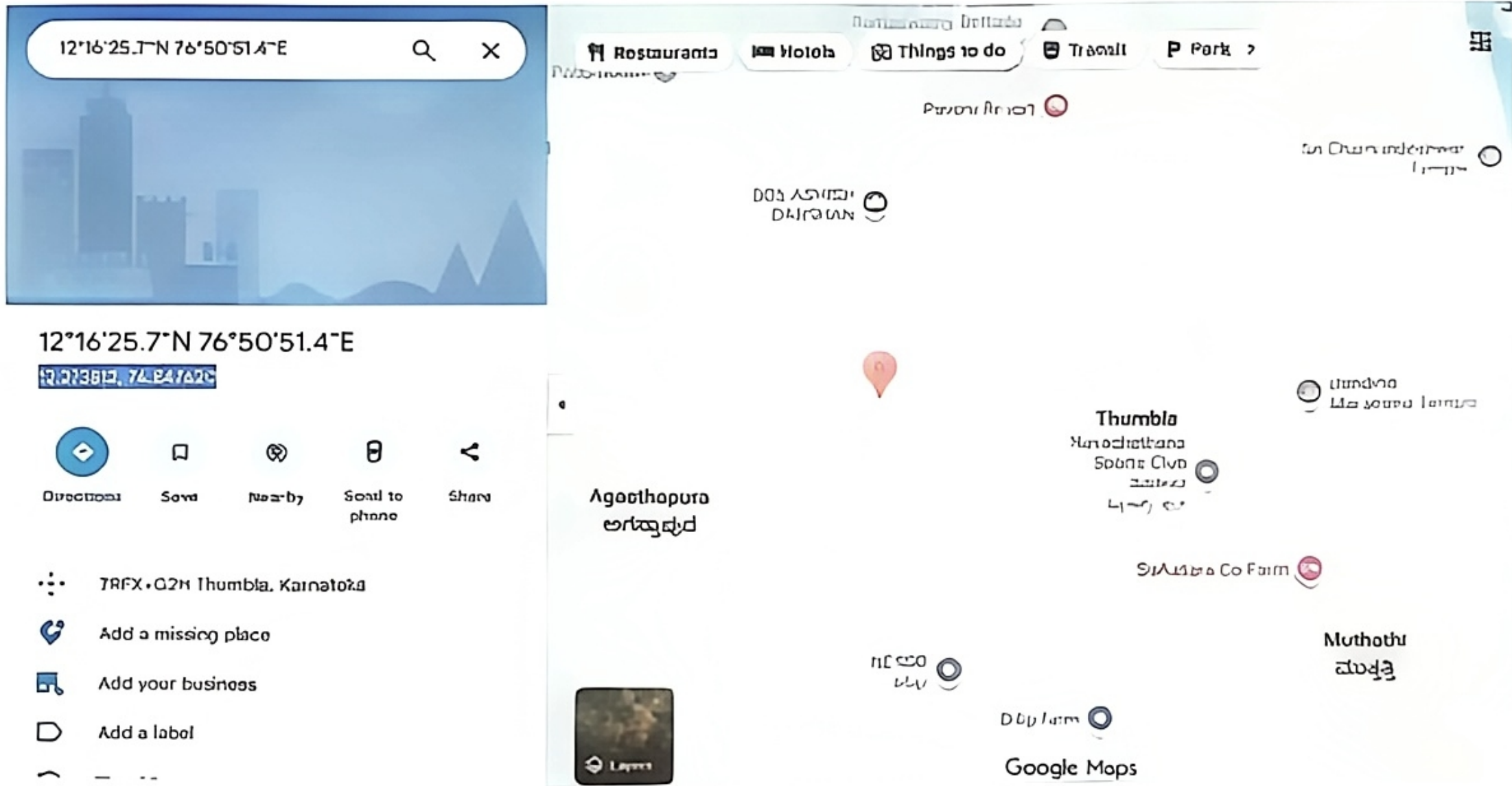


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For AKRUTHI CONSULTANTS


Y. R. SRIKANTH,
 B.E.(Civil), M.Sc. (Real Estate), F.I.V., M.I.E.
 Registered Valuer
 A Valuer under income Tax
 No. CAT-I/Reg.No.93/CC-III/2013-14

18	ಶೃಂಗೇರಿ ಬೆಂಕಿ / Shringeri Bendi ಸಂಖ್ಯೆ: 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	35	35	35		
19	ಶೃಂಗೇರಿ / Shringeri	6	8	10	1,500	2,500
20	ಶೃಂಗೇರಿ / Shringeri ಸಂಖ್ಯೆ: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	8	8	10		
21	ಶೃಂಗೇರಿ / Shringeri	30	30	30		



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