



(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	
	Contact No.	9620428340	
	App No.		
02	Property Details		
	Address	Survey No. 163 (Old Sy.No.20), Mysore - Bannur Main Road, State Highway-33, Harohalli Village, Varuna Hobli, Mysore Taluk and Dist.	
	Pin code	570010	
	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	12.325700, 76.789383	
	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	2019		
	Age of the Building	7 Years Old		
	Residual Life	Another 38 years		
	Type of Structure -RCC Framed/Stone/BBM	RCC- Sheet/Vitrified- Cement Flooring/Rolling Shutter, Steel Doors And Windows		
05	Tenure /Occupancy Details			
	<u>Status of Tenure</u>	<u>Owned/Rented</u>	<u>No of Years of Occupancy</u>	<u>Expected Rent</u>
		Owner	7 Years Old	NA
06	Stage of Construction			
	<u>Stage of Construction</u>	<u>Under Construction /Completed</u>	<u>If under construction, extent of completion</u>	
	Completed	-	NA	
07	Violations if any observed : NA			
08	Area details of the Property			
	<u>Site Area</u>	<u>Plinth Area</u>		
	Sy.No.163- 5 Acres 39.5 Guntas	Main feed godown/ Ware house(Sheet) - 30,000.00 Sft Second Godown/ Ware House(Sheet) - 7500.00 Sft Workers Quarters(Sheet) - 4000.00 Sft Office,Lab & Manager Quarters (RCC) - 2400.00 Sft Total - 43900.00 Sft		
09	Valuation			
	<u>Summary of Valuation</u>			
	A. Land			
	As per Guide Line Rate : 5 Acres 39.5 Guntas X Rs. 35,00,000/-Acre - Rs. 2,09,56,250=00			
	As per Market Rate : 5 Acres 39.5 Guntas X Rs.2,00,00,000/-Acre - Rs. 11,97,50,000=00			
				

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EO-1000000000
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B. Building

Main feed godown/ Ware house(Sheet)-30,000.00 Sft X Rs. 700/Sft - Rs. 2,10,00,000=00
Second Godown/ Ware House(Sheet) - 7500.00 Sft X Rs. 700/Sft - Rs. 52,50,000=00
Workers Quarters(Sheet) - 4000.00 Sft X Rs. 700/Sft - Rs. 28,00,000=00
Office,Lab & Manager Quarters (RCC) - 2400.00 Sft X Rs. 1200/Sft - Rs. 28,80,000=00
Total - Rs. 3,19,30,000=00
(-) Depreciation @ 1% p.a - Rs. 22,35,100=00
Total Value of the Building - Rs.2,96,94,900=00

Hence the Total Value of the Property

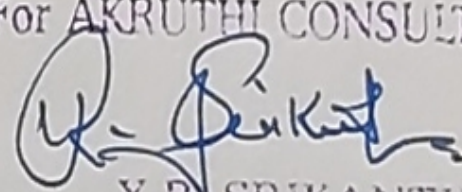
Part	Description	As per Present Market Rate
A	Land	Rs. 11,97,50,000=00
B	Building	Rs. 2,96,94,900=00
C	Extras	Rs.
	Total	Rs. 14,94,44,900=00
	Present Market Value	Rs. 14,94,45,000=00

(RUPEES FOURTEEN CRORES NINETY FOUR LAKHS AND FORTY FIVE THOUSAND ONLY)

10 Assumptions/Remarks

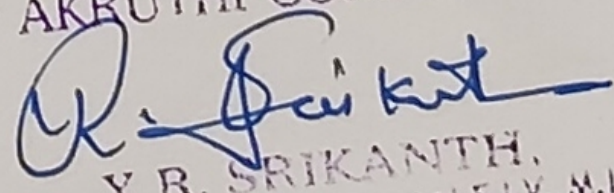
- Qualification in TIR/Mitigation suggested, if any : NA
- Property is SARFASI Complaint : YES
- Whether property belongs to social infrastructure like hospital, School, Old age home Etc.. : NO
- Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged : TO BE MORTGAGED
- Details of last two transactions in the locality /area to be provided, if available: NA
- Any other aspect which has relevance on the value or marketability of the property : NA

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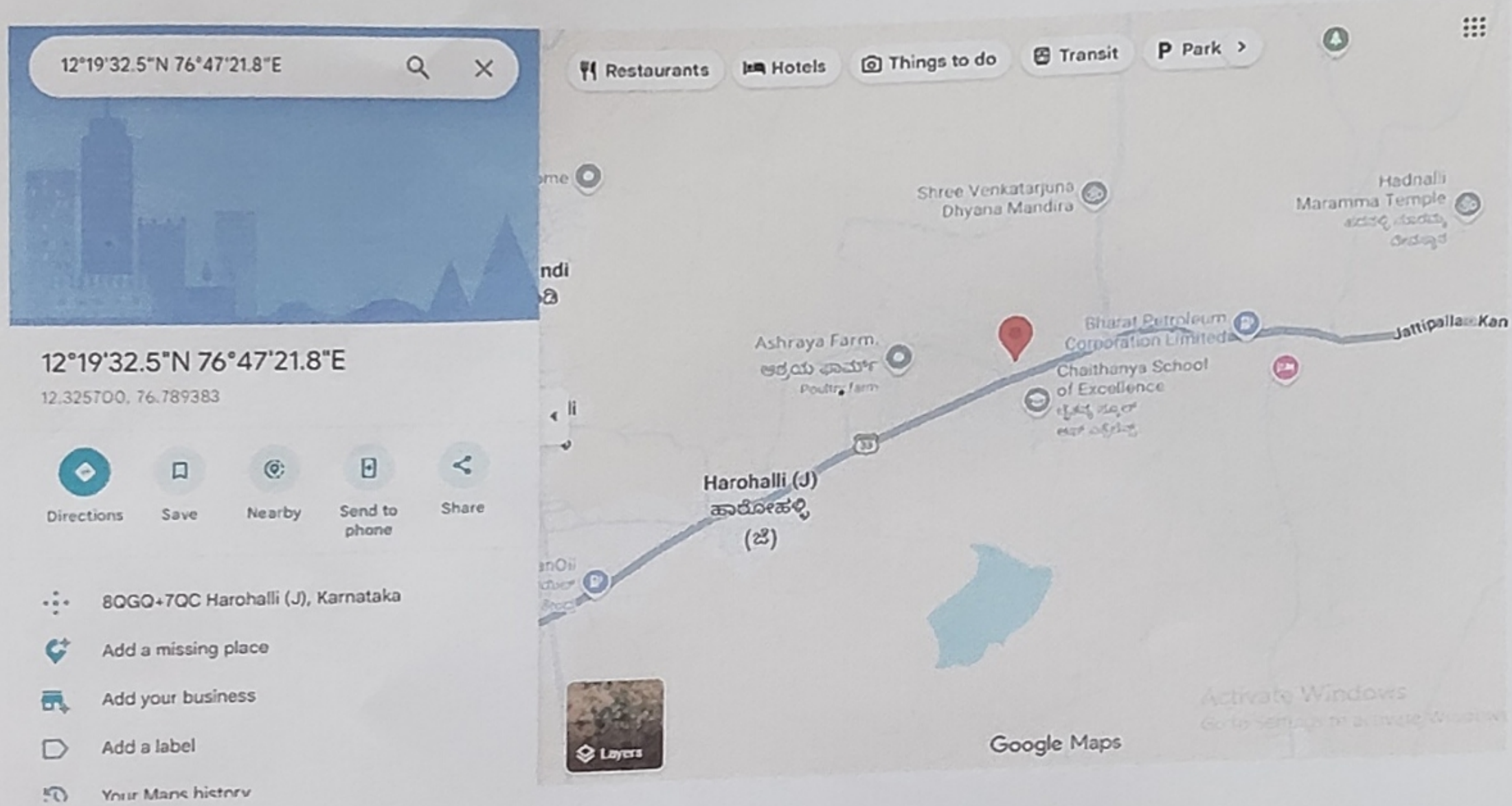
11	Declaration
	a. The property was inspected by me on 25/08/2026 b. The undersigned does not have any direct/indirect interest in the above property. c. The information furnished herein is true and correct to the best of our knowledge. d. I have submitted valuation report directly to the bank.
12	Name 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



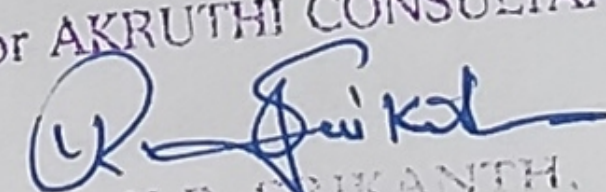
AKRUTHI CONSULTANTS
 # 823, AKRUTHI PLAZA, 13th
 CHADURANGA ROAD, T.K. ...
 KUVEMPUNAGAR, MYSURU-576 100
 Y.R. Srikanth, B.E.(Civil), M.Sc. (Real Estate)
 F.I.V., M.I.E., Registered valuer

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

464	ಹೊರೆಯಾನ್ ಎನ್‌ಕ್ಲೇವ್	Horizon Enclave					12000	
465	ಹಾರೋಹಳ್ಳಿ (ಒಳಭಾಗ)	Harohalli (Inside)	25.00	28.00	30.00	4500	6000	
466	ಹಾರೋಹಳ್ಳಿ ಮುಖ್ಯ ರಸ್ತೆಗೆ, ಹೊಂದಿಕೊಂಡಂತಿರುವ ಸರ್ವೆ ನಂಬರ್‌ಗಳು Harohalli Main Road Attached Sy No s Details	01,02,03,04,05,06,10,11,14,15,16,17,18,19,20,33,34,35,36,37,38,40,41,42,98,99,100,101,103,105,106,718,719,720,721,722,1001,1002,1003,1007,1008,1010,1011,1046,1048,1049,1050,1052,1053	35.00	38.00	40.00	5000	7000	



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

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