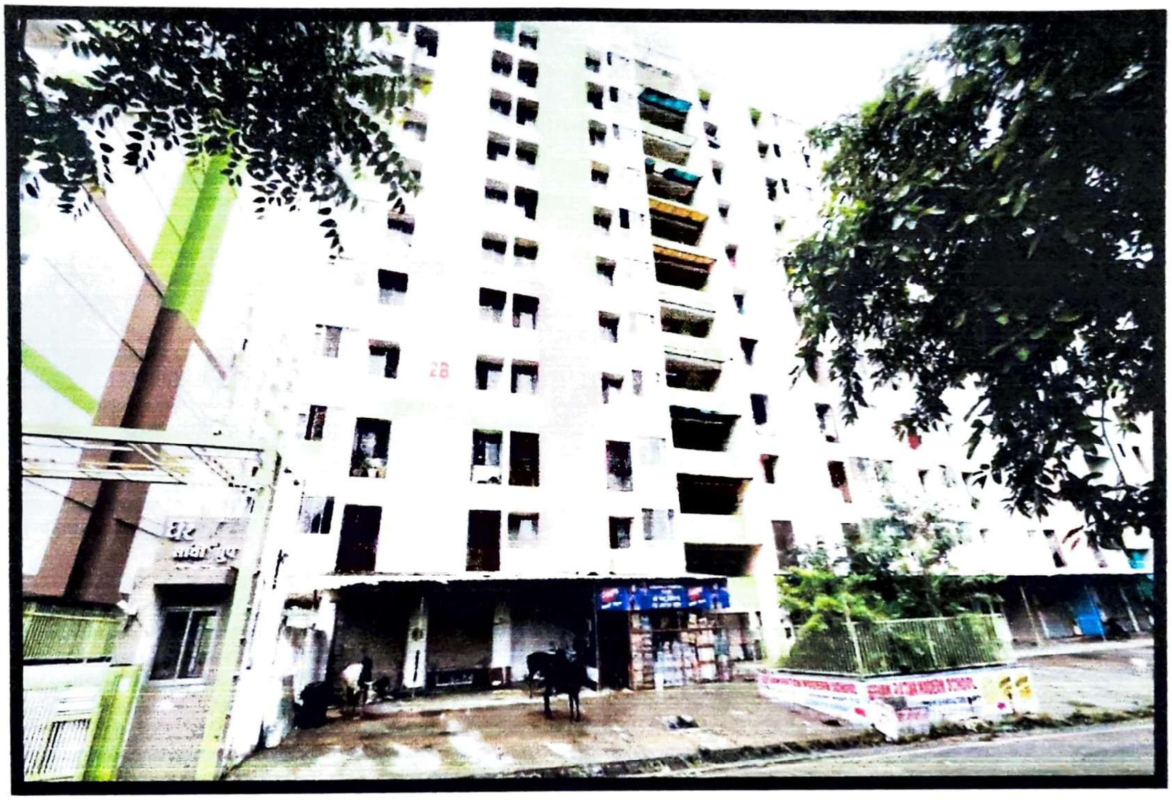
BK Appraisal LLP
LLPIN: AAO-6293
Chartered Engineer (India)
Registered Valuers for Income Tax & Wealth Tax
Registered Valuers of Immovable Property
Registered Valuers of Plant & Machinery
Project Appraisal & Feasibility Studies
Techno Economic Viability Studies

BK APPRAISAL

Office: Flat No. 308, Arihant Roop Madhubhan Apartment 100 Feet Road, Shobhagpura, Udaipur (Raj.) 313001
Phone.: 9924059888, 9783171107
E-mail: udaipur.bkm@gmail.com

VALUATION REPORT



Valuation Statement for Fair Market value of Residential Flat No. – 802, Kh. No. 2815 MI, 2818 MI, 2816, 2817, "Ghar Angan", Tower 2-B, Eighth Floor, Revenue Village – Kaladwas, Teh. – Girwa, Dist. –Udaipur, Rajasthan.

Owner of the property:
Mr. Kamlesh Patidar S/o Mr. Khemji Patidar

Issued to: Punjab National Bank, Madri, Udaipur

B.K. Appraisal LLP Reg. No. AAO.-6293 B.K. Appraisal LLP

BK APPRAISAL

Ref. No.: BKA/2026-27/	Dated: 29th July, 2026

1.0 General Information:

1	Date of Valuation	29th July, 2026
2	Date of Inspection	29th July, 2026
3	Name of Owner	Owner of the property: Mr. Kamlesh Patidar S/o Mr. Khemji Patidar
4	Property Address	Flat No. – 802, Kh. No. 2815 MI, 2818 MI, 2816, 2817, "Ghar Angan", Tower 2-B, Eighth Floor, Revenue Village – Kaladwas, Teh. – Girwa, Dist. –Udaipur, Rajasthan.
5	Purpose of Valuation	Bank Loan or Security Purpose
6	Type of the property	Residential Property

2.0 Description of the Locality:

1	Type of area in which property is situated	Residential Area
2	Classification of locality	Middle Class Locality
3	**Proximity to Civic Amenities like**	
i.	Schools	Available Nearby.
ii.	Hospitals	Available Nearby.
iii.	Nearest Land Mark	Near Aasan Homes
iv.	Railway Station	Udaipur Railway Station 9 to 10 Km
v.	Bus Stand	Udaipur Bus Stand 8 to 9 Km
vi.	Airport	Udaipur Airport 25 Km

3.0 Brief Description of the Property:

1. The subject property is a Flat No. – 802, Kh. No. 2815 MI, 2818 MI, 2816, 2817, "Ghar Angan", Tower 2-B, Eighth Floor, Revenue Village – Kaladwas, Teh. – Girwa, Dist. –Udaipur, Rajasthan.
2. The subject building comprises of Stilt (Parking), Ground plus Nine Floor Stories Building.
3. All basic amenities such as Banks, Post Office, Schools, Hotels, Jeweler Showroom, Communication facility, Health care services, Cinema, Shopping complex and Restaurant & Hotels, Petrol Pumps, Hospitals & Nursing Homes, Local Commercial Complexes/Market and Public Transport System etc., are available nearby property under valuation.

4.0 Demarcation of Subject Property:

A	**Boundaries**	**As per Previous Valuation**	**As Per Physical Observation**
	East	Flat No. 803	Corridor Then Flat No. 803

B.K. Appraisal LLP Reg. No. AAO.-6293 B.K. Appraisal LLP

	West	Road	Setback Then Road
	North	Road	Setback Then Road
	South	Flat No. 801	Flat No. 801
B	**Latitude and Longitude of the Subject Property:**		
	Latitude	24.530667,	
	Longitude	73.759394	

5.0 SPECIFICATIONS OF CONSTRUCTION WORK:

Technical Specification of the building: (Eighth Floor as Standard Floor)

Sr. No.	Particular	Descriptions
1	Type of Structure/Walls	RCC frame structure with Brick masonry walls in cement mortar.
2	Basement	Provided.
3	Average Floor Height	10'-6"(Approx.)
4	Walls	Brick wall in cement mortar
5	Roofing	RCC Slab Roofing
6	False ceiling	Provided.
7	Joinery/Doors & windows	Wooden Door & Steel Glazed Window are Provided.
8	Flooring.	Tile Floor
9	Finishing	Walls are cement plaster and finished with Distemper Paint
10	Electrification	Concealed wiring
11	Water Supply & Sanitary Installations	Ordinary Sanitary wares with glazed tiles skirting are provided
12	Year of Construction	2021
13	Lift	Provided.
14	Nature of Building	Residential Flat
15	Condition of Building	Good
16	No. of Floor	Stilt (Parking), Ground plus Nine Floor Stories Building.
17	Estimated future life	Estimated further life is 75 years subject to regular and preventive maintenance.

6.0 Basis of Valuation:

Valuation is based on 'Sales Comparison Method' by comparing the prevalent market rate of comparable Residential Flat with property under valuation. The factors which have been considered are size, shape, location, situation of the premises in the

B.K. Appraisal LLP Reg. No. AAO.-6293

complex, Frontage of the premises on main road as well as sub roads, Area of display on road, visibility of display from Road, age of building, accumulated depreciation, state of repairs, effect of Earthquake to the Structure, accumulated depreciation, potential use of the property, demand & supply of similar properties, reputation of the builder of the complex, demand of the property in said complex, etc.

7.0 Valuation of Flat:

1.0 Area of Flat:

As per the copy of Sale Deed, Super built up Area of the flat is 855.00 Sqft and same has been adopted in the valuation exercise.

2.0 Market Survey:

In order to estimate the prevailing market rate of residential flat in the vicinity of the said Property, market enquiry was conducted. Our Market enquiry amongst property dealers, real estate agents and local persons has revealed that similar sized residential flat in the vicinity of property under valuation are available at a rate ranging from Rs. 1800/- per Sqft to Rs. 2200/- per Sqft; depending upon size, shape, location, situation, frontage, frontage to depth ratio, visibility from the main road, demand & supply of similar premises etc.

3.0 DLC Rate:

The District Level Committee/Sub-Registrar, Udaipur II has fixed Land Rates of the Residential Land at Kaladwas, Girwa Udaipur is varying from Rs. 5,280/- per Sqmtr to Rs. 4,260/- per Sqmtr. The Land Rates fixed by the Sub-Registrars are only for the purpose of Registration and levy of Stamp Duty and they are not indicative of the Market Value of the Property. Generally, the Market Value is higher than the Land Rates fixed by the Sub-Registrars.

4.0 Market Rate:

Based on our market survey and considering various factors such as size, location, situation of floor, age of structure, accumulated depreciation, state of repairs and maintenance, availability of basic amenities like camera, security etc., marketability, demand & supply of similar properties in the said locality etc., hence the market rate adopted by us is Rs. 2000/- per Sqft that is fair, reasonable & justified.

Market Value of Land = Super Built up Area (Sqft) X Rate (Rs./Sqft)

= 855.0 Sqft X Rs. 2000/-

= Rs. 17,10,000/-

B.K. Appraisal LLP Reg. No. AAO.-6293

Or Say Rs. 17.10 Lacs (including building element and undivided share of land)**

8.0 DLC Value:

The District Level Committee/Sub-Registrar, Udaipur II has fixed Land Rates of the Residential Land at Kaladwas, Girwa Udaipur is varying from Rs. 5,280/- per Sqmtr to Rs. 4,260/- per Sqmtr. The Land Rates fixed by the Sub-Registrars are only for the purpose of Registration and levy of Stamp Duty and they are not indicative of the Market Value of the Property. Generally, the Market Value is higher than the Land Rates fixed by the Sub-Registrars.

Circle Rate for residential flat located at Eighth Floor without terrace rights is Rs. 490/-per Sqft

= Rs. 490/- per Sqft.
40% of Circle Rate
= 40% of Rs. 490/- per Sqft
= Rs. 196 /- per Sqft.

(A) Land Value of Property = Super Built up area (Sqft) X Rate (Rs./Sqft)
= 855.0 X Rs. 196/-
= Rs. 1,67,580/-................(A)

(B) Structure Value of Property = Super Built up area (Sqft) x Rate (Rs. / Sqft)
= 855.0 x Rs. 1,200/-
= Rs. 10,26,000/-................(B)

Total DLC Value of Property = (A) + (B)
= Rs. 1,67,580/- + Rs. 10,26,000/-
= Rs. 11,93,580/-
Or Say Rs. 11.95 Lacs. (Including building element and undivided share of land)

9.0 Insurance Value:

The Insurance Value of property under valuation is a Residential Flat......
= Super Built up area (Sqft) X Rate (Rs./Sqft)
= 855.0 x Rs. 1,200/-

B.K. Appraisal LLP Reg. No. AAO-6293

= Rs. 10,26,000/-

Or Say Rs. 10.26 Lacs

10.0 Conclusion:

The Market Value, Realizable Value, Distress Sale Value & DLC Rate Value of Residential Property Situated at Flat No. - 802, Kh. No. 2815 MI, 2818 MI, 2816, 2817, "Ghar Angan", Tower 2-B, Eighth Floor, Revenue Village - Kaladwas, Teh. - Girwa, Dist. - Udaipur, Rajasthan. as on 29th July, 2026 is estimated as follows......

- **Market Value of the property is Rs. 17.10 Lacs (Market Value)**
- **Realizable value of the property is Rs. 15.39 Lacs (90% of The Market Value)**
- **Distress Sale value of the property is Rs. 12.82 Lacs (75% of The Market Value)**
- **DLC Rate Value is Rs. 11.95 Lacs.**
- **Insurance Value is Rs. 10.26 Lacs.**

For BK Appraisal LLP

For B.K. Appraisal LLP
Reg. No. AAO.-6293

Bkmathur

Date: 29th July, 2026

Place: Udaipur

Basant Kumar Mathur

ANNEXURE A

VALUATION REPORT (IN RESPECT OF FLAT/SHOP/OFFICE)

I.	**GENERAL**			
1.	Name & address of the Valuer			**Basant Kumar Mathur** Office No. 308, Third Floor, Roop Madhubhan Apartment, Shobhagpura Circle, Udaipur- 313001
2.	Purpose for which the valuation is made			Market value of Residential Flat for Bank Loan or Security purpose.
3.	a)	Date of inspection	:	29^{th} July, 2026
	b)	Title Deed Number and Date		Photo Copy of Sale Deed, Dated: 22^{nd} Feb, 2023. Previous Valuation, Dated – 14 Nov. 2022
	c)	Date on which the valuation is made	:	29^{th} July, 2026
4.	List of documents produced for perusal			
	i)		:	Photo Copy of Sale Deed, Dated: 22^{nd} Feb, 2023. Previous Valuation, Dated – 14 Nov. 2022
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		:	<u>Owner of the property:</u> Mr. Kamlesh Patidar S/o Mr. Khemji Patidar
6.	Brief description of the property		:	Flat No. – 802, Kh. No. 2815 MI, 2818 MI, 2816, 2817, "Ghar Angan", Tower 2-B, Eighth Floor, Revenue Village – Kaladwas, Teh. – Girwa, Dist. –Udaipur, Rajasthan.
7.	Location of property			
	a)	Plot No. / Survey No.	:	Flat No. – 802, Kh. No. 2815 MI, 2818 MI, 2816, 2817, "Ghar Angan", Tower 2-B, Eighth Floor, Revenue Village – Kaladwas, Teh. – Girwa, Dist. –Udaipur, Rajasthan.
	b)	Door No.	:	
	c)	T. S. No. / Village	:	
	d)	Ward / Taluka	:	
	e)	Mandal / District	:	
	f)	Date of issue and validity of layout of approved map/ plan		
	g)	Approved map / plan issuing authority		UIT, Udaipur
	h)	Whether genuineness or authenticity of approved map / plan is verified		Yes
	i)	Any other comments by our		No

B.K. Appraisal LLP Reg. No. AAO.-6293

	empanelled valuers on authentic of approved plan		
8.	Postal address of the property		Flat No. – 802, Kh. No. 2815 MI, 2818 MI, 2816, 2817, "Ghar Angan", Tower 2-B, Eighth Floor, Revenue Village – Kaladwas, Teh. – Girwa, Dist. –Udaipur, Rajasthan.
9.	City / Town	:	Udaipur
	Residential Area	:	Residential Area
	Commercial Area	:	-
	Industrial Area	:	-
10.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class Locality
	ii) Urban / Semi Urban / Rural	:	Urban.
11.	Coming under Corporation limit / Village Panchayat / Municipality	:	It falls within the limits of Udaipur UIT, Udaipur.
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	No

13.	Boundaries of the property	:	As per Deed	As per Physical Observation
	East	:	Flat No. 803	Corridor Then Flat No. 803
	West	:	Road	Setback Then Road
	North	:	Road	Setback Then Road
	South	:	Flat No. 801	Flat No. 801
14.	Dimensions of the site	:	A As per the Deed (Land)	B Actuals (Land)
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
15.	Extent of the site	:	As per the copy of Sale Deed, Super built up Area of the flat is 855.00 Sqft and same has been adopted in the valuation exercise.	
15.1	Latitude, Longitude & Co-ordinates of flat		24.530667 73.759394	
16.	Extent of the site considered for valuation (Flat no – D-102)	:	As per the copy of Sale Deed, Super built up Area of the flat is 855.00 Sqft and same	

B.K. Appraisal LLP Reg. No. AAO.-6293

BK APPRAISAL

			has been adopted in the valuation exercise.
17.	Whether occupied by the owner/ tenant? If occupied by tenant, since how long? Rent received per month.	:	Rented
II.	**APARTMENT BUILDING**		
1.	Nature of the Apartment	:	Residential Apartment
2.	Location	:	Flat No. – 802, Kh. No. 2815 MI, 2818 MI, 2816, 2817, "Ghar Angan", Tower 2-B, Eighth Floor, Revenue Village – Kaladwas, Teh. – Girwa, Dist. –Udaipur, Rajasthan.
	T.S.No.	:	
	Block No.	:	
	Ward No.	:	
	Village/ Municipality / Corporation	:	
	Door No., Street or Road (Pin Code)	:	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential Area
4.	Year of Construction	:	2021
5.	Number of Floors	:	Stilt (Parking), Ground plus Nine Floor Stories Building
6.	Type of Structure	:	RCC Frame structure with Brick masonry walls in cement mortar.
7.	Number of Dwelling units in the building	:	Details are not available
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	All civic amenities are available nearby subject property
	Lift	:	Provided
	Protected Water Supply	:	Available.
	Underground Sewerage	:	Available.
	Car Parking - Open/ Covered	:	Open/Covered
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Available.
III	**FLAT/SHOP/OFFICE**	:	
1	The floor on which the Flat/Shop/Office is situated	:	Eighth Floor
2	Door No. of the Flat/Shop/Office	:	Flat No. – 802
3	Specifications of the Flat/Shop/Office	:	-
	Roof	:	RCC Slab Roofing
	Flooring	:	Tile Flooring.
	Doors	:	Wooden Door & Windows are Provided.
	Windows	:	
	Fittings	:	Good.
	Finishing	:	Walls are cement plaster and finished

B.K. Appraisal LLP Reg. No. AAO.-6293

			with distemper.
4	House Tax	:	Details are not available as we have not been provided with the copy of property land & building taxes.
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5	Electricity Service Connection no.	:	Not Available
	Meter Card is in the name of	:	
6	How is the maintenance of the Flat / Shop/Office?	:	Done by Owner
7	Sale Deed executed in the name of	:	<u>Owner of the property:</u>Mr. Kamlesh Patidar S/o Mr. Khemji Patidar
8	What is the undivided area of land as per Sale Deed?	:	As per the copy of Sale Deed, Super built up Area of the flat is 855.00 Sqft and same has been adopted in the valuation exercise.
9	What is the plinth area of the Flat / Shop/Office?	:	As per the copy of Sale Deed, Super built up Area of the flat is 855.00 Sqft and same has been adopted in the valuation exercise.
10	What is the floor space index (app.)	:	Refer Approved Map
11	What is the Carpet Area of the flat?	:	-
12	Is it Posh/ I class / Medium / Ordinary?	:	Middle Class Locality
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose.
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	Details are available with owner
IV	**MARKETABILITY**		
1	How is the marketability?	:	Good.
2	What are the factors favoring for an extra Potential Value?	:	Nil.
3	Any negative factors are observed which affect the market value in general?	:	No.
V	**Rate**	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	**A1:** 2 BHK Residential Flat Is available for sale in Same Area Super Built up Area 900.0 Sqft at @ 18.00 Lacs. **A2:** 3 BHK Residential Flat Is available for sale in Same area Super Built up Area 950.0 Sqft at @ 19.00 Lacs.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	-

B.K. Appraisal LLP Reg. No. AAO.-6293 B.K. Appraisal LLP

3	Break - up for the rate	:	
	i) Building + Services	:	Rs. 2000/- per Sqft (including building element and undivided share of land)
	ii) Land + Others	:	
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	The District Level Committee/Sub-Registrar, Udaipur II has fixed Land Rates of the Residential Land at Kaladwas, Girwa Udaipur is varying from Rs. 5,280/- per Sqmtr to Rs. 4,260/- per Sqmtr. The Land Rates fixed by the Sub-Registrars are only for the purpose of Registration and levy of Stamp Duty and they are not indicative of the Market Value of the Property. Generally, the Market Value is higher than the Land Rates fixed by the Sub-Registrars.
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**		
a.	Depreciated building rate	:	Included in valuation
	Replacement cost of flat with Services (v (3) i)	:	Included in valuation
	Age of the building	:	2021
	Life of the building estimated	:	Estimated further life is 75 years subject to regular and preventive maintenance.
	Depreciation percentage assuming the salvage value as 10%	:	Included in valuation
	Depreciated Ratio of the building	:	Included in valuation
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Included in valuation
	Rate for Land & other V (3)ii	:	Included in valuation
	Total Composite Rate	:	Rs. 2000/- per Sqft.

Details of Valuation:

Sr. No.	Description	Qty. (Area in Sqft)	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat (incl. car parking, if provided)	Super Built up Area – 855.0 Sqft.	Rs. 2000/- per Sqft	Rs. 17,10,000/- (including building element and undivided share of land)
2	Wardrobes	-	-	-
3	Showcases	-	-	-
4	Kitchen Arrangements	-	-	-
5	Superfine Finish	-	-	-
6	Interior Marchorations	-	-	-
7	Electricity deposits / electrical fittings, etc.,	-	-	-
8	Extra collapsible gates /grill works etc.,	-	-	-

B.K. Appraisal LLP Reg. No. AAO.-6293

9	Potential value, if any	-	-	-
10	Others	-	-	-
	Total	**Rs. 17,10,000/- or say Rs. 17.10 Lacs (including building element and undivided share of land)**		

(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 impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on)

Also such aspects as

i) Saleability – Yes As per Marketable

ii) Likely rental values in future- 10,000/- to 15,000/- per month

iii) Any likely income it may generate may be discussed)- Details are not available.

As a result of my appraisal and analysis it is my considered opinion that the

Present market value of the above property in the prevailing condition with aforesaid specifications is	Rs. 17.10 Lacs	(Rupees Seventeen Lacs Ten Thousand only)
The Purchases Value of the above property (As per copy of Sale Deed, Dated 22/02/2023)	Rs. 13.00 Lacs	(Rupees Thirteen Lacs only
Realizable Value of the above property	Rs. 15.39 Lacs	(Rupees Fifteen Lacs Thirty-Nine Thousand only)
Distress Value of the above property	Rs. 12.82 Lacs	(Rupees Twelve Lacs Eighty-Two Thousand only)
Guideline Value (value as per Circle Rates)	Rs. 11.95 Lacs	(Rupees Eleven Lacs Ninety-Five Thousand Only)

B.K. Appraisal LLP Reg. No. AAO.-6293

BK APPRAISAL

DECLARATION FROM VALUERS

I hereby Declare that-

a. The information furnished in my valuation report dated 29th July, 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. The property was inspected on 29th July, 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. (Annexure III- A signed copy of same to be taken and kept along with this Marchlaration)

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.

k. Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	Residential Flat
2	purpose of valuation and appointing authority	Bank Purpose/ PNB, Madri, Udaipur
3	identity of the valuer and any other experts involved in the valuation;	BK Appraisal LLP
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Date of appointment: 29.07.2026 valuation date: 29.07.2026 date of report: 29.07.2026
6	inspections and/or investigations undertaken;	By my authorized representative Mr. Manjeet Singh Parihar in

B.K. Appraisal LLP Reg. No. AAO-6293

		Presence of owner representative.
7	nature and sources of the information used or relied upon;	Market Enquiry
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach
9	restrictions on use of the report, if any;	Only Use for PNB, Madri, Udaipur
10	major factors that were considered during the valuation;	Location, size, use, neighbourhood etc.
11	major factors that were considered during the valuation;	
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.	NA

For BK Appraisal LLP

For B.K. Appraisal LLP
Reg. No. AAO.-6293

Date: 29th July, 2026

Place: Udaipur

Basant Kumar Mathur

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 always render 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 Marchisions 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 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 necessarily 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's 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 Marchlare the association with the company during the last five years.

Confidentiality

B.K. Appraisal LLP Reg. No. AAO.-6293

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

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 valuer's organisation 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 valuer's organisation with which he/it is registered, or any other statutory regulatory body.

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.

For BK Appraisal LLP

Bkmathur

For B.K. Appraisal LLP
Reg. No. AAO.-6293

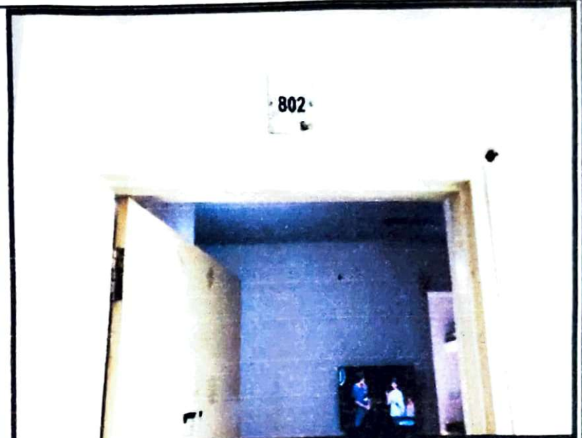
Date: 29th July, 2026

Place: Udaipur

Basant Kumar Mathur

PHOTOGRAPH OF SUBJECT PROPERTY

Owner of the property:	Owner of the property: Mr. Kamlesh Patidar S/o Mr. Khemji Patic
Property Address:	Flat No. – 802, Kh. No. 2815 MI, 2818 MI, 2816, 2817, "Ghar Angan", Tower 2-B, Eighth Floor, Revenue Village – Kaladwas, Teh. – Girwa, Dist. –Udaipur, Rajasthan.



B.K. Appraisal LLP Reg. No. AAO.-6293

DLC RATE COPY

Previous DLC Rates

Colony Name:

Sr. No	Category Type	Colony	Ext Rate	Int Rate	Unit	Effective Date
1	Residential	Kaladwas - Residential	5280	4260	Sq Mtr	01-04-2026
2	Residential	Kaladwas - Residential	4800	3870	Sq Mtr	27-11-2024
3	Residential	Kaladwas - Residential	405	326	Sq Ft	27-11-2024
4	Residential	Kaladwas - Residential	368	296	Sq Ft	01-04-2023
5	Residential	Kaladwas - Residential	350	281	Sq Ft	01-04-2022
6	Residential	Kaladwas - Residential	333	267	Sq Ft	25-02-2021
7	Residential	Kaladwas - Residential	369	296	Sq Ft	20-02-2020
8	Residential	Kaladwas - Residential	410	328	Sq Ft	20-02-2020
9	Residential	Kaladwas - Residential	315	252	Sq Ft	24-06-2019
10	Residential	Kaladwas - Residential	350	280	Sq Ft	04-05-2017

SATELLITE IMAGE OF SUBJECT PROPERTY