

## INSOLVENCY AND BANKRUPTCY BOARD OF INDIA

[Authority delegated by the Central Government vide notification no. GSR 1316(E) dated 18.10.2017 under section 458 of the Companies Act, 2013 read with rule 2(1)(b) of the Companies (Registered Valuers and Valuation) Rules, 2017]

IBBI/Valuation/Disc./43/2026

20 March 2026

### ORDER

**This Order disposes the Show Cause Notice (SCN) No. RV-13011/1/2023-IBBI/414/1793, dated 28<sup>th</sup> November 2025 issued to Mr. Vara Prasad Nannuru (RV) under rule 17 read with rule 3 and rule 7 of the Companies (Registered Valuers and Valuation) Rules, 2017 (Valuation Rules). Mr. Vara Prasad Nannuru is registered with IBBI as a valuer of Land and Building with the registration number IBBI/RV/02/2020/12821.**

#### **1. Issuance of Show Cause Notice (SCN) and hearing before this Authority.**

- 1.1 Rule 17(1) of the Valuation Rules provides that based on material available on record, if the authorised officer is of the prima facie opinion that sufficient cause exists to cancel or suspend the registration of a valuer, it shall issue a show cause notice to the valuer.
- 1.2 The Board has taken on record the order dated 23.12.2024 of the Disciplinary Committee (DC) of the IOV Registered Valuers Foundation (IOV- RVF) against Mr. Vara Prasad Nannuru *vide* which the DC has expelled Mr. Vara Prasad Nannuru as a member of Registered Valuer Organisation on the ground that Mr. Vara Prasad Nannuru has violated Rule 11 and Rule 16 of Annexure III and Rule 12(2)(e) of Valuation Rules.
- 1.3 Upon consideration of the material available on record, SCN dated 28.11.2025 was issued under rule 17 of the Valuation Rules to Mr. Vara Prasad Nannuru for contravention of the provisions of the Rules and the Model Code of Conduct for Registered Valuers and sought for his written reply by 13.12.2025. However, Mr. Vara Prasad Nannuru did not respond to the SCN and the matter was referred to this Authority for disposal of the SCN. Mr. Vara Prasad Nannuru availed the opportunity of personal hearing on 14.01.2026.

#### **2. Examination of contraventions alleged in the SCN**

The contravention alleged in the SCN, the response of Mr. Vara Prasad Nannuru and the findings of this Authority are summarised as follows:

- 2.1 Rule 3 of the Valuation Rules which deals with the requisite eligibility criteria for a registered valuer which provides as that:  
*“3. Eligibility for registered valuers. - (1) A person shall be eligible to be a registered valuer if he -*

a. *is a valuer member of a registered valuers organisation; .....*

Further Rule 7 of the Valuation Rules which deals with the conditions of registration as a valuer

7. *Conditions of Registration. -The registration granted under Rule 6 shall be subject to the conditions that the valuer shall –*

*(a) at all times possess the eligibility and qualification and experience criteria as specified under Rule 3 and Rule 4;*

*(b) at all times comply with the provisions of the Act, these Rules and the Byelaws or internal regulations, as the case may be, of the respective registered valuers organisation.”*

2.2 In terms of Rule 7(a) of the Valuation Rules, the registration granted to Mr. Vara Prasad Nannuru is subject to the condition that Mr. Vara Prasad Nannuru shall at all times possess the eligibility and qualification and experience criteria as specified under Rule 3 and Rule 4. Further, in terms of Rule 15 of the Valuation Rules, the registration of a valuer may be cancelled or suspended by the Authority for violation of the provisions of the Valuation Rules.

2.3 In view of the above provisions and keeping in view of Mr. Vara Prasad Nannuru’s expulsion by IOV-RVF in which Mr. Vara Prasad Nannuru has been enrolled as a professional member, Mr. Vara Prasad Nannuru is ineligible to continue as a registered valuer.

#### **Submission of Mr. Vara Prasad Nannuru.**

2.4 Mr. Vara Prasad Nannuru did not submit any reply to the Show Cause Notice. However, vide email dated **17.12.2025**, Mr. Vara Prasad Nannuru sought time to provide the requisite details. The relevant extract of the email is reproduced below:

*“Dear Sir/Madam,*

*PFA.*

*I have received the Show Cause Notice. As I had shifted my office four years ago, I did not receive the letters sent by you earlier.*

*I have now become aware of the matter and will submit the required details.*

*I therefore request you to kindly provide the details, and I undertake to comply with the requirements within three to four weeks.”*

2.5 During the personal hearing held on 14.01.2026, Mr. Vara Prasad Nannuru sought additional time to submit documents in response to the Show Cause Notice (SCN), however, no reply has been received by this Authority to date. It is further noted that, vide email dated 23.01.2026, Mr. Nannuru requested IOV-RVF for renewal of his membership, stating that he would comply with all applicable norms, pay the annual membership fee for the period 2020 to 2026, and clear any balance amount towards CEP points. In response, IOV-RVF, through its email dated 16.01.2026, advised him to first respond to the SCN issued by this Authority, indicating that any action regarding his membership would be considered post directions from IBBI. Despite this, Mr. Nannuru, through subsequent emails dated 23.01.2026, 29.01.2026, 02.02.2026, 09.02.2026, and 24.02.2026, reiterated his request for renewal and indicated willingness to comply with

requirements, while being reminded to respond to the SCN. However, he has not submitted any reply to the SCN establishing how he is eligible to continue as a member.

### **Findings of this Authority.**

- 2.6 In terms of Rule 3 of the Valuation Rules, 2017, a person is eligible to act as a registered valuer only if he is a valuer member of a registered valuers organisation. Further, Rule 7 of the Valuation Rules mandates that a registered valuer shall, at all times, continue to possess the eligibility criteria prescribed under the Rules and shall comply with the provisions of the Act, the Valuation Rules, and the byelaws of the concerned registered valuers organisation.
- 2.7 Since, Mr. Vara Prasad Nannuru failed to comply with the byelaws and regulatory framework of IOV Registered Valuers Foundation (IOV-RVF), including non-payment of membership fees, non-submission of prescribed returns, and non-compliance with continuing professional education requirements. IOV Registered Valuers Foundation (IOV-RVF) issued a Show Cause Notice dated 03.10.2023 to Mr. Vara Prasad Nannuru for contravention in non-payment of membership fees, non-submission of prescribed returns, and non-compliance with continuing professional education requirements
- 2.8 As observed from the order dated 23.12.2024 of DC of IOV-RVF, Mr. Vara Prasad Nannuru had submitted the following before the IOV-RVF DC –
- " I am not doing any IBBI; IOV R VF valuations since beginning i.e. (since 2020- , 2021 to till date) and I am not interested in doing these valuations.  
Hence, I am requesting to cancel my registration. "*
- 2.9 IOV-RVF DC after noting the above submissions, expelled Mr. Vara Prasad Nannuru vide order dated 23.12.2024 on the grounds that Mr. Vara Prasad Nannuru failed to comply with the byelaws and regulatory framework of IOV Registered Valuers Foundation (IOV-RVF), including non-payment of membership fees, non-submission of prescribed returns, and non-compliance with continuing professional education requirements. Consequently, Mr. Vara Prasad Nannuru ceased to be a valuer member of a registered valuers organisation and thereafter does not possess the eligibility conditions under Rule 3 read with Rule 7 of the Valuation Rules.
- 2.10 This Authority notes that Mr. Vara Prasad Nannuru failed to submit any submission on the allegations mentioned in the SCN, although *vide* 17.12.2025 and later during the personal hearing on 14.01.2026, he had sought time to provide his additional submissions. However, even after lapse of substantial time, no reply has been received from Mr. Vara Prasad Nannuru. This Authority also notes that Mr. Vara Prasad Nannuru, earlier before the IOV-RVF had himself requested to cancel his membership with IOV R VF, and even during the proceedings before this Authority did not show any document which established his continuation of membership with IOV-RVF. As noted earlier, the membership of an RVO is a necessary eligibility condition for registration as valuer. Therefore, this Authority finds that Mr. Vara Prasad Nannuru is not eligible to continue his registration as a valuer with IBBI.

### 3. Order.

- 3.1. In view of the above, the Authority, in exercise of powers conferred vide notification of Central Government no. GSR 1316(E) dated 18.10.2017 under Section 458 of the Companies Act, 2013 and in pursuance of rule 15 and rule 17 of the Companies (Registered Valuers and Valuation) Rules, 2017, hereby cancels the registration of Mr. Vara Prasad Nannuru as Registered Valuer in the asset class Land and Building having Registration No. IBBI/RV/02/2020/12821.
- 3.2. Since, IOV-RVF DC *vide* order dated 23.12.2024 had already expelled Mr. Vara Prasad Nannuru as its member, making him ineligible to practice as a registered valuer from such date. In view thereof, this order shall come into force with immediate effect.
- 3.3. Mr. Vara Prasad Nannuru shall be at liberty to take fresh membership of the RVO in accordance with the prevailing rules and may also thereafter submit application, through the concerned RVO, for getting registered with Board.
- 3.4. A copy of this order shall be forwarded to IOV Registered Valuers Foundation where Mr. Vara Prasad Nannuru was earlier enrolled as a member.
- 3.5. Accordingly, the show cause notice is disposed of.

Sd/-  
(Sandip Garg)  
Whole Time Member  
Insolvency and Bankruptcy Board of India

Dated: 20 March 2026  
Place: New Delhi