



Ph. : 9560245851  
9315949975

# GLOBAL VALUERS AND ASSOCIATES

GOVT. APPROVED VALUERS & CHARTERED CIVIL ENGINEER

(REGN. NO. : CATEGORY 1/597/166/2010-11)

(IBBI REGISTERED VALUER (L&B), REGN. NO. IBBI/RV/02/2019/11239)

Office. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

E-mail : nanakcgupta@yahoo.co.in

Ref.: 25575/SME/South Ex.1/SBI/SSJ/2021

Date: 08.06.2021

TO,  
THE STATE BANK OF INDIA,  
BRANCH: SME, SOUTH EXTENSION-1,  
NEW DELHI-110049

Nanak Chand Gupta  
(Prop. of Global Valuers & Associates)  
Plot No. 46, Sector-3, KarunaKunj,  
Dwarka, New Delhi-110078  
Phone : 011-41538230,  
Mob. : 09560245851

## VALUATION REPORT (IN RESPECT OF LAND & BUILDING) NAME OF BORROWER: M/S ASK HOME FURNISHING PVT. LTD

Pursuant to the request from The Branch Head, State Bank of India, SME, South Extension-1, New Delhi-110049 the Built up Free hold industrial property bearing Plot Rect No.28, Killa No. 5/2(7-11), 6(8-0), 15(8-0), 16/2(10-0) and Rect No.29, Killa No.1/2(7-11), 10 (8-0) built on land area measuring 8797.26 Sq. Mt. or 10521.52 Sq. Yd. or 2.17 Acre (CLU Land) and Non CLU Land 12,713.86 Sq. Mt. or 15205.78 Sq. Yds. or 3.14 Acre, situated in the area of Village Pathredi, Tauru-Bilaspur Road, Opposite Jindal Steel Factory, Tehsil & Distt Gurgaon Haryana-123413 which is owned by Smt. Amita Kochar W/o Shri Sandeep Singh Kochar was inspected on 07/06/2021 in the presence of Owner Representative Shri Parveen Singh Mobile No.9873829296 for the purpose of assessing the present market value.

The following documents were produced before me for scrutiny:

1. Sale deed dated 06/05/2005, Gurgaon Haryana.
2. Copy of CLU Memo No.31 Dated 13/02/2004 By DTCP Haryana.
3. Copy of CLU Memo No.31 Dated 13/02/2014 By DTCP Haryana.

Based upon the actual observations and also the particulars provided to me detailed valuation report has been prepared and furnished in the following Part I & II

After giving careful consideration to the various important factors like the specification, present condition, age, future life, replacement cost, depreciation, potential for market ability etc., I am of the opinion that:

1) The Fair market value of the property	:	Rs. 23,74,00,000/-
2) The Realizable value of the property	:	Rs. 21,37,00,000/-
3) The Distress value of the property	:	Rs. 17,81,00,000/-
4) Total Estimated cost as per circle rate	:	Rs. 7,84,23,330/-
5) Cost of construction for insurance purpose	:	Rs. 3,54,00,000/-
6) Future Life of the building	:	24 years & 35 Years

It is declared that:

- (i) I have inspected the property on 07.06.2021.
- (ii) I have no direct or indirect interest in the property valued.
- (iii) Further the information and other details given above/ in the Annexure are true to the best of my knowledge and belief.
- (iv) The Valuation has been made of the right property as mentioned in the documents.
- (v) This valuation report is purely an opinion and is based upon sever assumptions. This has no legal or contractual obligation on our part.
- (vi) Valuation of assets differ from time to time/purpose of valuation and all subject to change of circumstances, Govt. policies and market trend. The valuation does not bind us with sale/realization of the assets valued.

Station: New Delhi

Date: 08.06.2021

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Signature of Valuer with Seal

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## VALUATION REPORT (IN RESPECT OF LAND & BUILDING)

### GENERAL

Purpose for which the valuation is made	:	To assess fair market value of the property
Date of Inspection	:	07.06.2021
Date on which the valuation is made	:	08.06.2021
List of Document produced for perusal	:	
a Documents	:	1. Sale deed dated 06/05/2005, Gurgaon Haryana. 2. Copy of CLU Memo No.31 Dated 13/02/2014 By DTCP Haryana.
Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Smt. Amita Kochar W/o Shri Sandeep Singh Kochar  <b>Single Ownership</b>
Brief description of the property (Including leasehold / freehold etc)	:	It is single storied industrial shed, built on land area measuring 8797.26 Sq. Mt. or 10521.52 Sq. Yd. (CLU Land) and Non CLU Land 12,713.86 Sq. Mt. or 15205.78 Sq. Yds. Out of the total Area 49 Kanal 2, Marla or 24,837 Sq. Mt. ( Road Winding Area is 3916.60 Sq. Mt.).It has shed coverage of Ground Floor (Front Side Shed Area Old ) 32,291.25 Sq.Ft & Ground Floor (Back Side Shed Area New ) 29430 Sq.ft Sq. Mt. The property was built in the year 2005 & 2016.
6 Location of property	:	
a Plot No. / Survey No.	:	Industrial property bearing Plot Rect No.28, Kila No. 5/2(7-11), 6(8-0), 15(8-0), 16/2(10-0) and Rect No.29, Killa No.1/2(7-11), 10 (8-0)
b Door No.	:	Industrial property bearing Plot Rect No.28, Kila No. 5/2(7-11), 6(8-0), 15(8-0), 16/2(10-0) and Rect No.29, Killa No.1/2(7-11), 10 (8-0)
c T. S. No. / Village	:	Village Pathredi
d Ward / Taluka	:	Tauru Bilaspur Road, Opposite Jindal Steel Factory
e Mandal / District	:	Gurgaon Haryana-123413
7 Postal address of the property	:	Built up Free hold industrial property bearing Plot Rect No.28, Kila No. 5/2(7-11), 6(8-0), 15(8-0), 16/2(10-0) and Rect No.29, Killa No.1/2(7-11), 10

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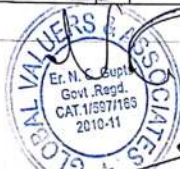
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		(8-0) built on land area measuring 8797.26 Sq. Mt. or 10521.52 Sq. Yd. or 2.17 Acre (CLU Land) and Non CLU Land 12,713.86 Sq. Mt. or 15205.78 Sq. Yds. or 3.14 Acre, situated in the area of Village Pathredi, Tauru Bilaspur Road, Opposite Jindal Steel Factory, Tehsil & Distt Gurgaon Haryana-123413	
City / Town		: City	
Residential Area		: --	
Commercial Area		: --	
Industrial Area		: --	
Classification of the area		: Industrial	
(i)	High/Middle/Poor	: Middle class	
(ii)	Urban/Semi/Rural	: Urban	
Coming under Corporation limit / Village Panchayat / Municipality		: M.C.G	
1	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: No	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	: No	
13	Boundaries of the property		
	North	: Others Property	
	South	: Tauru Bilaspur Road	
	East	: Others Property	
	West	: Others Property/FM Logistic Company	
14.1	Dimensions of the site		
		A	B
		As per the document	Actual
	North	As per site	As per site
	South	As per site	As per site
	East	As per site	As per site
	West	As per site	As per site

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14.2	Latitude, Longitude and Coordinates of the site	:	Google Map Attached/28.276676, 76.888658
15	Extent of the site	:	8797.26 Sq. Mt. or 10521.52 Sq. Yd. or 2.17 Acre (CLU Land) and Non CLU Land 12,713.86 Sq. Mt. or 15205.78 Sq. Yds. or 3.14 Acre
16	Extent of the site considered for valuation	:	8797.26 Sq. Mt. or 10521.52 Sq. Yd. or 2.17 Acre (CLU Land) and Non CLU Land 12,713.86 Sq. Mt. or 15205.78 Sq. Yds. or 3.14 Acre
17	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner Possession

## II CHARACTERISTICS OF THE SITE

1	Classification of locality	:	Industrial
2	Development of surrounding areas	:	Good
3	Possibility of frequent flooding / submerging	:	No
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Within 1-2 Kms.
5	Level of land with topographical conditions	:	Plain surface
6	Shape of land	:	Rectangular in shape
7	Type of use to which it can be put	:	Industrial
8	Any usage restriction	:	Industrial
9	Is plot in town planning approved layout?	:	Yes
10	Corner plot or intermittent plot?	:	Intermittent Plot
11	Road facilities	:	Available
12	Type of road available at present	:	Bituminous Road
13	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft wide Road
14	Is it a land – locked land?	:	No
15	Water potentiality	:	Yes
16	Underground sewerage system	:	Yes

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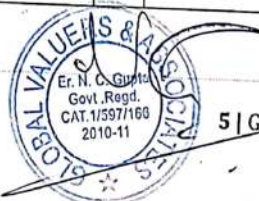
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17	Is power supply available at the site?	:	Available
18	Advantage of the site	:	
	i	:	-
	ii	:	-
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No
	i	:	No
	ii	:	-
<b>PART - A (VALUATION OF LAND)</b>			
1	Size of plot	:	
	North & South	:	As per site
	East & West	:	As per site
2	Total extent of the plot	:	8797.26 Sq. Mt. or 10521.52 Sq. Yd. or 2.17 Acre (CLU Land) and Non CLU Land 12,713.86 Sq. Mt. or 15205.78 Sq. Yds. or 3.14 Acre
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	<b>For CLU Land = Rs. 9,000/- per Sq. Yds</b> <b>Non CLU Land = Rs.7,000/- Per Sq.Yds .</b>
4	Assessed / adopted rate of valuation	:	For CLU Land = Rs. 9,000/- per Sq. Yds Non CLU Land = Rs.7,000/- Per Sq.Yds .
5	Estimated value of land	:	<b>For CLU Land</b> = 10521.52 Sq. Yd. x Rs.9,000/- per Sq. Yds. = <b>Rs. 9,46,93,680/-</b> <b>Non CLU Land</b> = 15,205.78 Sq. Yds. x Rs.7,000/- per Sq. Yds. = <b>Rs. 10,64,40,460/-</b>
6	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	For CLU Land rate: Rs. 55,33,500/- per acres x 2 Non CLU Land rate: Rs. 55,33,500/- per acres

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a) Land	:	<b>For CLU Land</b> = 2.17 Acres x Rs. 55,33,500/- per acres x2 = <b>Rs. 2,40,15,390 /-</b>
		<b>Non CLU Land</b> = 3.14 Acres x Rs. 55,33,500/- Per acres = <b>Rs.1,73,75,190/-</b>
b) Cost of Construction	:	61721.25 Sq. Ft. x Rs. 600/- per Sq. Ft. = <b>Rs. 3,70,32,750/-</b>
<b>Guideline Value (a + b)</b>	:	<b>Rs. 7,84,23,330/-</b>

## PART - B (VALUATION OF BUILDING)

Technical details of the building		
a	Type of Building (Residential / Commercial/ Industrial)	: Industrial
b	Type of construction (Load bearing / RCC/ Steel Framed)	: Pre-Engineering Structure
c	Year of construction	: 2005 & 2016
c.1	Residual life of the building	: 24 years & 35 Years
c.2	Total life of the building	: 40 years
d	Number of floors and height of each floor including basement, if any	: Single Storied with 20'-0" height

e	Plinth area floor-wise	:	<b>Floor</b>	<b>Sanctioned</b>
			GF (Shed Front Side )	32291.25 Sq. Ft
			GF (Shed Back Side )	29430 Sq. Ft
			<b>Total Area</b>	<b>61721.25 Sq. Ft</b>
f	Condition of the building			
	Exterior – Excellent, Good, Normal, Poor	:	Normal	
	Inferior - Excellent, Good, Normal, Poor	:	Normal	
G	Date of issue and validity of layout of approved map / plan	:	Sanctioned building plan not made available, Existing Customer, property is already mortgaged	

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			with the Bank
h	Approved map / plan issuing authority	:	As above
i	Whether genuineness or authenticity of approved map / plan is verified	:	As above
j	Any other comments by our empanelled valuers on authentic of approved plan	:	No

## SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S.No	Description		
1	Foundation	:	Isolated Footing
2	Basement	:	No
3	Superstructure	:	9" thick brick work in cement mortar
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	MS
5	RCC works	:	MS Sheet Shed over load bearing walls
6	Plastering	:	12 mm plastering in cement mortar
7	Flooring, Skirting, dado	:	PCC flooring
8	Special finish as marble, granite, wooden paneling, grills, etc	:	No
9	Roofing including weather proof course	:	Yes
10	Drainage	:	Connected to Public Sewer
S.No.	Description		
1.	Compound wall	:	Yes
	Height	:	5'-0" to 7'-0"
	Length	:	318.16 R/Ft.
	Type of construction	:	9" thick brick work in cement mortar
2	Electrical installation		
	Type of wiring	:	Conduit
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	300 Nos.

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	Fan points	:	100 Nos.
	Spare plug points	:	60 Nos.
	Any other item	:	Nil
3	Plumbing installation		
	No. of water closets and their type	:	As per site
	No. of wash basins	:	As per site
	No. of Sink	:	As per site
	No. of urinals	:	Nil
	No. of bath tubs	:	Nil
	Water meter, taps, etc.	:	Yes
	Any other fixtures	:	No

## DETAILS OF VALUATION

S. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation	Net value after depreciation Rs.
1	GF (Shed Front Side )	32291.25 Sq. Ft.	20-25 ft	16Years	500/- per Sq. Ft.	Rs. 1,61,45,625/-	-	Rs. 1,61,45,625/-
2	GF (Shed Back Side )	29430 Sq. Ft.	20-25 ft	05Years	650/- per Sq. Ft.	Rs. 1,91,29,500/-	-	Rs. 1,91,29,500/-
Total								Rs.3,52,75,125/-



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PART C-(EXTRAITEMS)		:	(AMOUNT INRS.)
1.	Portico	:	Nil
2.	Ornamental front door	:	
3.	Sit out/ Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel/ collapsible gates	:	
Total			Nil

PART D-(AMENITIES)		:	(AMOUNT INRS.)
1.	Wardrobes	:	Nil
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / Ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
Total			Nil

PART E-(MISCELLANEOUS)		:	(AMOUNT INRS.)
1.	Separate toilet room	:	Nil
2.	Separate lumber room	:	
3.	Separate water tank/ sump	:	
4.	Others	:	
Total			Nil

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PARTF-(SERVICES)		:	(AMOUNT INRS.)
1.	Water supply arrangements		
2.	Drainage arrangements	:	
3.	Compound wall	:	Nill
4.	C. B. deposits, fittings etc.	:	
5.	Pavement	:	
6.	Lift, etc.	:	
	<b>Total</b>	:	<b>Nill</b>

## TOTAL ABSTRACT OF THE ENTIRE PROPERTY

<b>Part- A</b>	<b>Land</b>	:	<b>For CLU Land</b> = 10521.52 Sq. Yd. x Rs.9,000/- per Sq. Yds. = <b>Rs. 9,46,93,680/-</b>  <b>Non CLU Land</b> = 15,205.78 Sq. Yds. x Rs.7,000/- per Sq. Yds. = <b>Rs. 10,64,40,460/-</b>
<b>Part- B</b>	<b>Building</b>	:	<b>Rs.3,52,75,125/-</b>
<b>Part- C</b>	<b>Extra Items for boundary wall, gate etc.</b>	:	<b>Rs. 10,00,000/-</b>
<b>Part- D</b>	<b>Amenities</b>	:	<b>Nil</b>
<b>Part- E</b>	<b>Miscellaneous</b>	:	<b>Nil</b>
<b>Part- F</b>	<b>Services</b>	:	<b>Nil</b>
	<b>Total</b>	:	<b>Rs. 23,74,09,265/-</b>
	<b>Say</b>	:	<b>Rs. 23,74,00,000/-</b>

Market Value is more than Variation of 20% of Govt. Guideline Rates (Circle Rates). In the govt. circle rates, there are no criteria of location/Locality/Colony. Market rates has been verified by the local dealers as well as on 99acres.com & magicbricks.com., the rates of Rs. 9000/- Per Sq. Yd. are available on computer site for CLU industrial land. The rate verified from local property dealers vary from Rs. 8,500/- to Rs. 9,500/- per sq. Yds., as such Rs. 9,000/- per Sq. yds. has been considered for valuation.

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We tried to get the information from the Sub Registrar Office but were told that this information being confidential in nature cannot be provided. Hence, No sale instances are available.

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

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 specification is Rs. 23,74,00,000/- (Rupees Twenty Three Crores & Seventy Four Lakh Only). The Realizable value of the above property is Rs. 21,37,00,000/- (Rupees Twenty One Crores & Thirty Seven Lakh Only) and the Distress value Rs. 17,81,00,000/- (Rupees Seventeen Crores & Eighty One Lakh Only). Cost of construction for insurance purpose is Rs. 3,54,00,000/-.

Place: New Delhi

Date: 08.06.2021



Signature and seal of Registered Valuer  
on the Bank's Panel

The report is not to be referred if the purpose  
is different other than mentioned

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Ph. : 9560245851  
9315949975

# GLOBAL VALUERS AND ASSOCIATES

GOVT. APPROVED VALUERS & CHARTERED CIVIL ENGINEER

(REGN. NO. : CATEGORY 1/597/166/2010-11)

(IBBI REGISTERED VALUER (L&B), REGN. NO. IBBI/RV/02/2019/11239)

Office. : Plot No. 46, Karuna Kunj, Sec-3, Dwarka, New Delhi-110078

E-mail : nanakcgupta@yahoo.co.in

Ref.: 25575/SME/South Ex.1/SBI/SSJ/2021

Date: 08.06.2021

## Format of undertaking to be submitted by individuals/proprietor/partners/directors

### DECLARATION-CUM-UNDERTAKING

1. Nanak Chand Gupta S/o Late Shri Jai Narain Gupta do hereby solemnly affirm and state that:
  - a. I am citizen of India.
  - b. I will not undertake valuation of any assets in which I have a direct or indirect interest of become so interested at any time during a period of three years prior to my appointment as valuer of three years after the valuation of assets was conducted by me.
  - c. The information furnished in my valuation report dated 08.06.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
  - d. I have personally inspected the property on 07.06.2021. The work is not sub-contracted to any other valuer and carried out by myself.
  - e. valuation report is submitted in the format as prescribed by the bank.
  - f. I have not been depanelled delisted by any other bank and in case any such depanelment by other banks during my empanelment with you. I will inform you within 3 days of such depanelment.
  - g. I have not been removed dismissed from service/employment earlier.
  - h. I have not been convicted of any offence and sentenced to a term of imprisonment.
  - i. I have not been found guilty of misconduct in professional capacity.
  - j. I have not been declared to be unsound mind.
  - k. I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
  - l. I am not an undischarged insolvent.
  - m. I have not been levied a penalty under section 271J of Income-tax Act 1961 (43 of 1961) and time limit for filling appeal before Commissioner of Income-tax(Appeals) or Income-tax Appellate Tribunal and five years have not elapsed after levy of such penalty.
  - n. I have not been convicted of an offence connected with any proceeding under the income Tax Act 1961. Wealth Tax Act 1957 or Gift Tax Act 1958 and
  - o. My PAN Card number as applicable is AEVPG5850R
  - p. I undertake to keep you informed of any events of happenings which would make me ineligible for empanelment as a valuer.
  - q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
  - r. 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.
  - s. 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.
  - t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V-A signed copy of same to be taken and kept along with this declaration)
  - u. I am registered under Section 34 AB of the Wealth Tax Act, 1957
  - v. I am valuer registered with Insolvency & Bankruptcy Board of India(IBBI)

The report is not to be referred if the purpose is different other than mentioned



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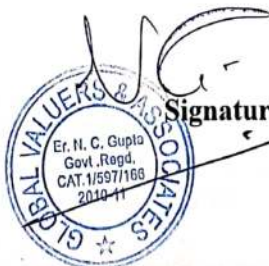
Date: 08.06.2021

- w. My CIBIL Score and credit worthiness is not Bank's guidelines.
- x. I am the proprietor of the firm/company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only, Valuations are also under taken without receipt of Letter of Engagement from the Banks.
- z. Further, I hereby provide the following information.

S.No.	Particulars	Valuer Comment
1	Background information of the asset being valued.	Mentioned on page-1
2	Purpose of valuation and appointing authority	Mentioned on page-1
3	Identity of the valuer and any other experts involved in the valuation.	Mentioned on page-1
4	Disclosure of valuer interest or conflict, if any	Mentioned on page-2
5	Date of appointment, valuation date and date of report.	Mentioned on page-1
6	Inspections and/or investigations undertaken	Mentioned on page-1
7	Nature and sources of the information used of relied upon	Mentioned on page-1, 8&9
8	Procedures adopted in carrying out the valuation and valuation standards followed	Mentioned on page-8
9	Restrictions on use of the report, if any	Mentioned on page-9

Place: New Delhi

Date: 08.06.2021



Signature and seal of Registered Valuer  
on the Bank's Panel

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Date: 08.06.2021

## MODEL CODE OF CONDUCT FOR VALUERS

### 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 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.

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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. As an independent valuer, the valuer shall not charge success fee.
18. 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

19. 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

20. 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.
21. 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 valuers organisation with which he/it is registered or any other statutory regulatory body.
22. 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.
23. 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.

24. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
25. 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.

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## Remuneration and Costs.

26. 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.
27. 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.
28. 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.
29. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

## Miscellaneous

30. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

Place: New Delhi  
Date: 08.06.2021



Signature and seal of Registered Valuer  
on the Bank's Panel

