

# PERFECT VALUERS

(PANEL VALUER OF FIXED & MOVABLE ASSETS)

C-1/A. 307, Third Floor, M.S Chamber,  
Aruna Park, Laxmi Nagar, East Delhi-110092

M.: 9582166798 & 9711633049

Email Id: [perfectvaluers2012@gmail.com](mailto:perfectvaluers2012@gmail.com);  
[perfectvaluers2012@yahoo.in](mailto:perfectvaluers2012@yahoo.in);

Ref. No.: PV/SBI/SME-B.S ROAD /2022-23/HM/SB

DATED: 15.11.2022

PROPERTY SITUATED AT	:-	NON AGRICULTURE LAND OF KHASRA NO. 1075, 1065 OF REVENUE VILLAGE MAUZA CHAND AUS PARGANA CHAND AUS TEHSIL GABHANA & DISTT.ALIGARH (U.P)
OWNERS	:-	M/S RATHI IRON STEEL PVT. LTD. THROUGH ITS DIRECTOR MR. VINAY RATHI
ACCOUNT NAME	:-	M/S RATHI IRON STEEL PVT. LTD.
FAIR MARKET VALUE	:-	RS. 9,98,00,000/-
RELIZABLE VALUE	:-	RS. 8,48,00,000/-
GUIDE LINE VALUE	:-	Rs. 6,01,35,600/-
COST OF CONSTRUCTION (FOR INSURANCE PURPOSE)	:-	Rs. 3,81,00,000/-
BRANCH NAME	:-	STATE BANK OF INDIA, SME BRANCH, B.S ROAD , GHAZIABAD (UP)





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[perfectvaluers2012@yahoo.in](mailto:perfectvaluers2012@yahoo.in);

## VALUATION REPORT OF IMMOVABLE PROPERTY

Name & address of Branch :	:	STATE BANK OF INDIA, SME BRANCH, B.S ROAD, GHAZIABAD (UP)
Name of Customers (s)/ Borrowable Unit: (for which valuation report is sought)	:	M/S RATHI IRON STEEL PVT. LTD.

### 1:- INTRODUCTION:-

a)	Name of the property owner (with address & Phone Nos.)	:	M/S RATHI IRON STEEL PVT. LTD. THROUGH ITS DIRECTOR MR. VINAY RATHI
b)	Purpose of Valuation	:	Fair Market Value For Bank Credit Facilities
c)	Date of Inspection Property	:	15.11.2022
d)	Date of Valuation Report	:	15.11.2022
e)	Name of the Developer of property (in case of developer built properties)	:	N.A.

### 2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

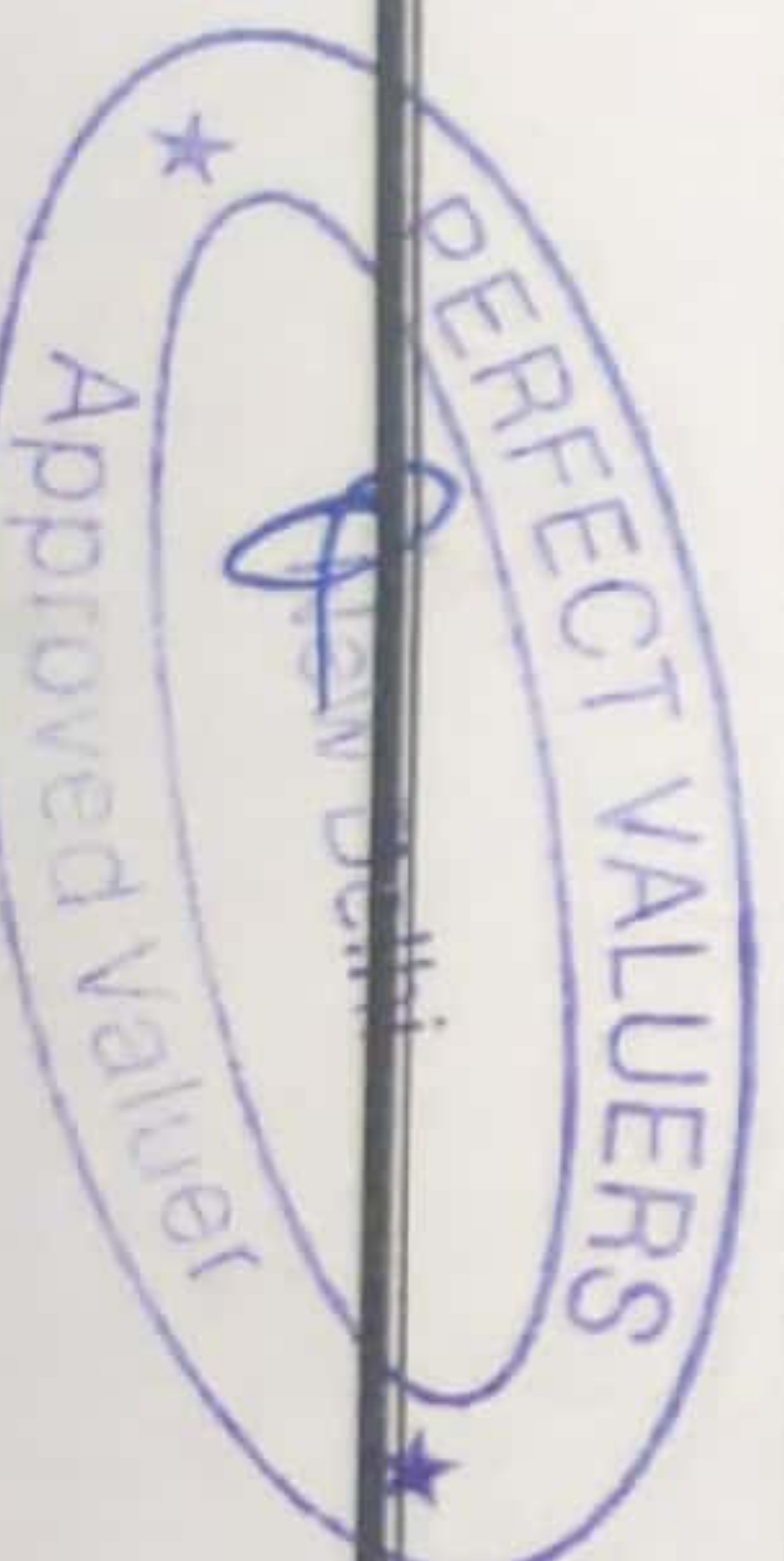
A).	Location of property		
i)	Nearby Landmark	:	Near 33/11 KV Sab Station Village Chandaus
ii)	Postal Address of the property	:	NON AGRICULTURE LAND OF KHASRA NO. 1075, 1065 OF REVENUE VILLAGE MAUZA CHANDAU PARGANA CHANDAU TEHSIL GABHANA & DISTT.ALIGARH (U.P)
iii)	Area of the plot/ land (supported by a plan)	:	2.892 hect or 28920 sq. mtrs. ( 34.31 bigha)
iv)	Type of Land: Solid, Rocky, Marsh Land, reclaimed land, water- logged, Land locked.	:	Solid Land
v)	Independent access/approach to the property etc.	:	Independent approach
vi)	Google Map Location of the property with a neighborhood layout map	:	Attached
vii)	Details of roads abutting the	:	30' Wide Road





## PERFECT VALUERS

	viii)	Description of adjoining property	:	North-Isha Pvt. Ltd., East-land of Suleman lala & Sonpal Lal & West- land of Saniay and Genda Lal Land		
	ix)	Plot no. Survey No.	:	Non Agriculture Land Of Khasra No. 1075, 1065		
	x)	Ward/ Village/ Taluka	:	Chandaus		
	xi)	Sub-Registry/ Block	:	Gabhana		
	xii)	District	:	Aligarh		
	xiii)	Any other aspect	:	Nil		
B).	Plinth Area, Carpet area and saleable area to be mentioned separately and clarified	Floors	Actual area In sq. mtr	Permissib le area In sq. mtr	Adopted area In sq. mtr	
		Shed	5200	--	5200	
		Red Stone	17	--	17	
		ACC Shed	144	--	144	
		SF	--	--	--	
		Total	5361	--	5361	
		As per TIR				
		Actual				
C).	Boundaries of the Property	:	Khet Genda & Baliya & Khet Jagpal			
	North	:	Chanduas - Rampur Shahpur Link Marg & Khet Rajveer & Others			
	South	:	Khet Suleman Lala & khet Sonpal			
	East	:	Khet Saniya Rizwan & Khet Genda Lal			
3.	i	Master plan Provision related to property in terms of land use	:	Non Agriculture land		
			TOWN PLANING PARAMETERS			
			FAR Permitted: Non Agriculture Land			
			FAR consumed:			
	ii	FAR Floor area Wise/ FSI Floor space Index Permitted & Consumed	:	Permissible- Non Agriculture Land		
	iii	Ground floor Coverage	:	Consumed -		
	iv	Comment on whether Co- Occupancy certificated has been issued or not	:	Not Provided		
	v	Comment on unauthorized constructions if any	:	No		
	vi	Transferability of developmental rights if any, building by law's provisions as applicable to the property viz. setbacks, height restriction etc.	:	As per Village Panchayat		
	vii	Planning area/ zone	:	Non Agriculture land		
viii	Developmental controls	:	Village Panchayat			
ix	Zoning regulations	:	do			



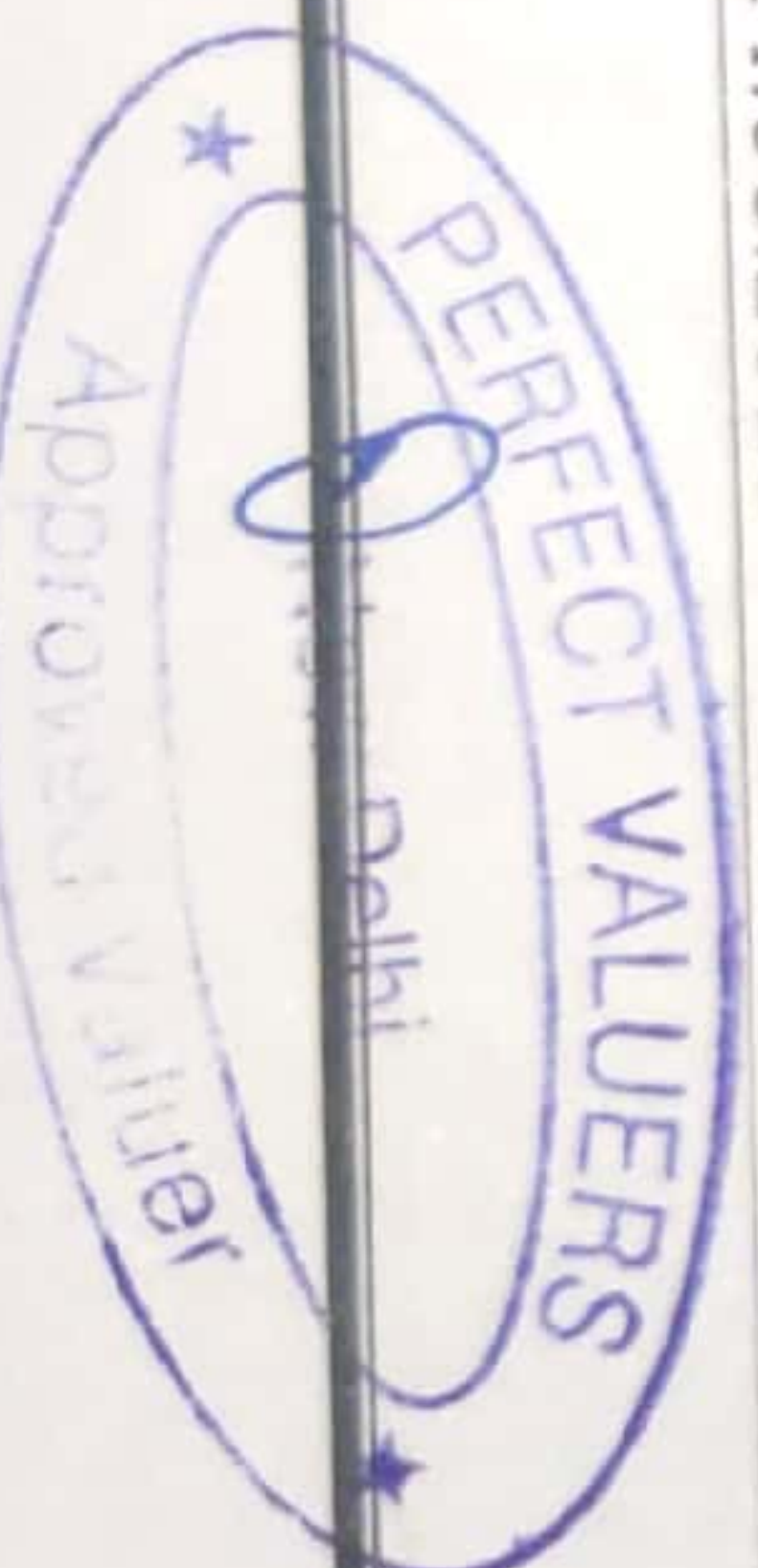


## PERFECT VALUERS

	Comment on the surrounding land uses and adjoining properties in terms of uses	:	Industrial Use & Agriculture
x	Comment on Demolition proceedings if any	:	No
xi	Comment on compounding/regularization proceedings	:	No
xii	Any other Aspect	:	Nil
xiii			

### DOCUMENTS DETAILS AND LEGAL ASPECTS OF PROPERTY

4.	Ownership Documents	:	
a)	i. Sale Deed, Gift Deed, Lease Deed ii. TIR of the property		
1	Photocopy of Title Investigation Report dt. 08.07.2022 & 07.07.2022 prepared by Sh. M.K Sarawat (advocate)		
2	--	:	
b)	Name of the Owner/s	:	M/S RATHI IRON STEEL PVT. LTD. THROUGH ITS DIRECTOR MR. VINAY RATHI
c)	Ordinary status of freehold or leasehold including restrictions on transfer	:	Free hold
d)	Agreement of easement if any	:	N.A.
e)	Notification of acquisition if any	:	N.A.
f)	Notification of road widening if any	:	N.A.
g)	Heritage restriction, if any	:	
h)	Comment on transferability of the property ownership	:	Easily transferable through to sale deed
i)	Comment on existing mortgages/charges /encumbrances on the property, if any	:	To be mortgage
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Owner to Disclose
k)	Building Plan sanction: Authority Approving the plan- Name of the office of the Authority- Any violation from the approved building plan-	:	Not made available (property already mortgaged with bank)
l)	Whether property is agricultural Land if yes, any conversion is contemplated	:	Yes, order passed by SDM Gabhana District Aligarh in case no. 5600/2021/ state of U.P under section 80 of land revenue code 2006 the total land measuring 5.897 hec khasra no.1065 dt. 28.12.2021 order passed by SDM Gabhana District Aligarh in case no. 2483/2022 state of U.P under section 80 of land revenue code 2006 the total land measuring 1.330 hec khasra no.1075 dt. 14.06.2022





## PERFECT VALUERS

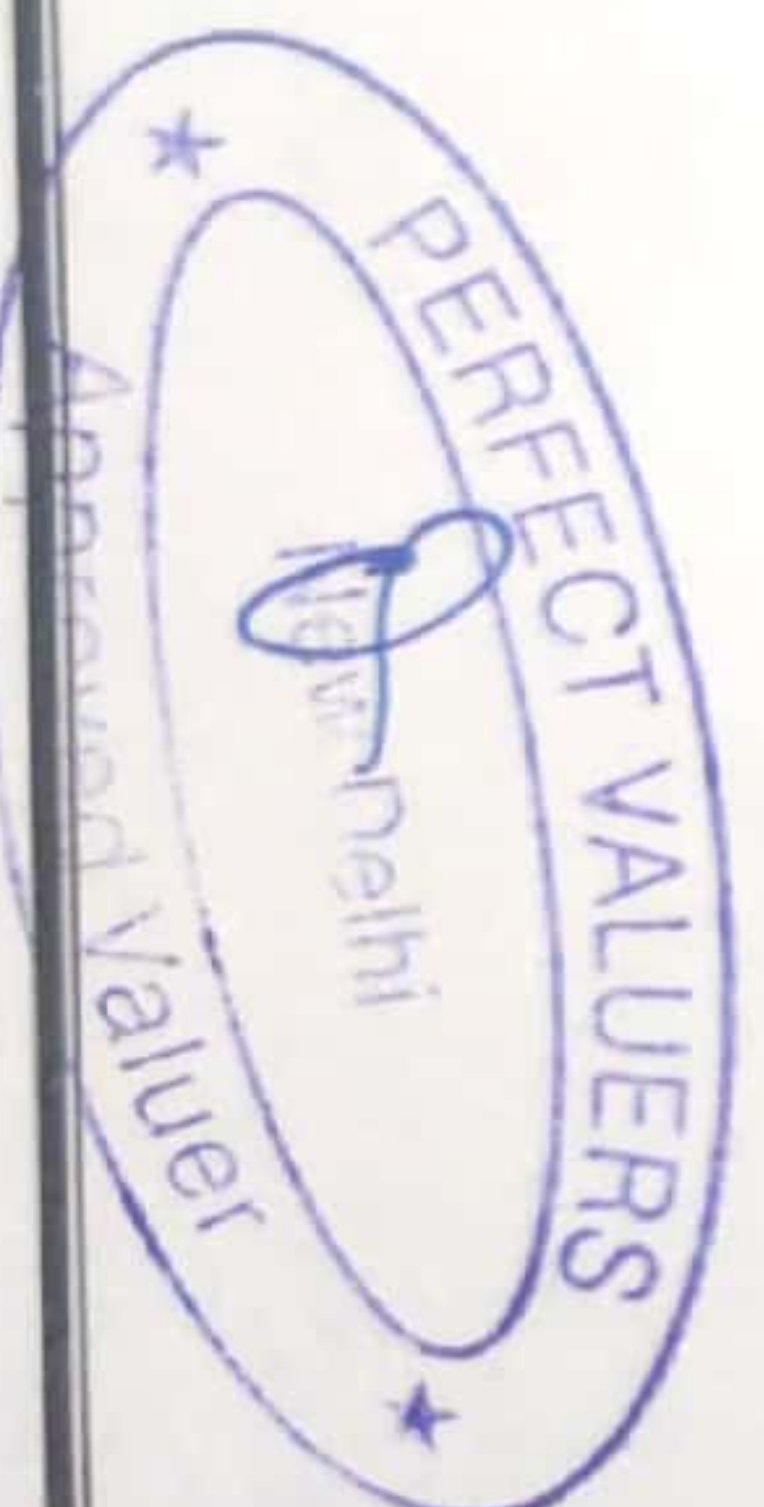
m)	Whether the property is SARFAESI compliant	: Yes
n)	i) All legal documents, receipts related to electricity, Water Tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. ii) Observation on Dispute or Dues if any in payment of Bills/ taxes to be reported.	: Not provided  : N.A.
o)	Whether entire piece of land on which the unit is set up property is situated has been mortgaged or to be mortgaged.	: To be mortgage
p)	Qualification in TIR/Mitigation suggested if any	: Title Investigation Report dt. 08.07.2022 & 07.07.2022 prepared by Sh. M.K Sarawat (advocate)
q)	Any other aspect	: Nil

### ECONOMIC ASPECTS OF THE PROPERTY

5:		
a)	i) Reasonable letting value ii) If property is occupied by tenant - Number of tenants - Since how long (tenant wise) - Status of tenancy right - Rent received per month (tenant-wise) with a comparison of existing market rent	: No information : Company occupied  : } Not Applicable
	iii) Taxes and other outings iv) Property Insurance v) Monthly Maintenance charges vi) Security Charges vii) Any other aspect	: Owner to disclose

### SOCIO CULTURAL ASPECTS OF THE PROPERTY

6:		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby etc.	: Middle class
b)	Whether property belongs to social infrastructure like hospital, school, old age home etc.	: No





# PERFECT VALUERS

## FUNCTIONAL AND UTILITARIAN ASPECTS OF THE PROPERTY

A)	Description of the functionality and utility of the property in terms of	
	i) Space Allocation	: Yes
	ii) Storage Spaces	: Sufficient
	iii) Utility Spaces Provided Within the Building	: Yes
	iv) Car Parking Facility	: Open
	v) Balconies Etc.	: no
B)	Any other aspect	: Nil

## INFRASTRUCTURE AVAILABILITY

8:		
A)	Description of aqua infrastructure availability in terms of:	
	i) Water supply	Connected Connected Existing Govt. Sewer Line
	ii) Sewerage/sanitation system underground or open	
	iii) Storm Water drainage	
B)	Description of other physical infrastructure facilities viz.	
	i) Solid Waste Management	Provided
	ii) Electricity	
	iii) Road and Public transport connectivity	
	iv) Availability of other public utilities nearby	
C)	Social Infrastructure in terms of	
	i) School	No
	ii) Medical Facilities	
	iii) Recreational facility in terms of parks and open space	

## MARKETABILITY OF THE PROPERTY

9:		
A)	Marketability of the property in terms of:	
	i) Locational attributes	: Average
	ii) Scarcity	: Available
	iii) Demand and supply of the kind of subject property	: Average
	iv) Comparable sale prices in the locality	: Rs. 18,00,000/- per bigha
B)	Any other aspect which has relevance on the value or marketability of the property	: Nil

## ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY

10:		
a)	Type of construction	: RCC Spread columns
b)	Material & technology used	: Brick Work, Sand course sand, cement, Tin Shed and Red Stone & reinforcement, CC, etc.
c)	Specifications	: --
d)	Maintenance issues	: No
e)	Year of construction	: 2018
f)	Age of the building	: 4 yrs





## PERFECT VALUERS

g)	Total life of the building	:	50 yrs ( Red Stone ) & 40 yrs ( Shed)
h)	Estimated future life	:	46 yrs & 36 yrs
i)	Extent of deterioration	:	Nil
j)	Structural safety	:	Sound
k)	Protection against natural disaster viz earthquakes	:	Yes taken care of
l)	Visible damage in the building	:	No
m)	System of air-conditioning	:	No
n)	Provision of firefighting	:	Not provided
o)	Copies of the plan and elevation of the building to be included	:	No

### ENVIRONMENTAL FACTORS

11:		
a)	Use of environmental friendly building materials, Green Building Techniques if any	: No
b)	Provision of rain water harvesting	: No
c)	Use of solar heating and lightening systems, etc.,	: Not provided
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	: No

### ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY

12:		
A)	Descriptive account on whether the building is modern old fashioned plain looking or decorative heritage value, presence of landscape elements etc.	: Plain looking

### (VALUATION)

13.		
B)	Methodology of valuation-procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at.	: Land and Building Method  : Land and Building available
C)	Prevailing Market Rate / Price trend of the property in the locality / city from property search sites viz magick bricks. Com, 99 acres.com, makaan.com etc, if available	: Land Rate ranges between Rs. 15,00,000/- to Rs. 20,00,000/- per bigha  Value of land by adopting PMR Rs. <b>18,00,000/- per bigha</b>
c)	Guideline Rate obtained from Registrar's office/ State Govt. Gazette/Income Tax Notification	Registrar's office-Aligarh





# PERFECT VALUERS

d)

## SUMMARY OF VALUATION

### i) Guideline Value

a) Land:

2.892 hect @ Rs. 78,00,000/- per hect = Rs.

: 2,25,57,600/-

b) Building:

: 5344 sq. mtr. @ Rs. 7000/- per sq. mtr( Shed & ACC)  
= Rs. 3,74,08,000/-

17 sq. mtrs. @Rs. 10,000/- per sq. mtrs. ( Red Stone) =  
Rs. 1,70,000/-

Guideline Value (I + II)

: Rs. 6,01,35,600/-

### ii) Fair Market Value

: Rs. 9,98,00,000/-

### iii) Realizable Value

(15% less than the present market value)

: Rs. 8,48,00,000/-

### iv) Forced/ Distress Sale value

(25% less than the present market value)

: Rs. 7,49,00,000/-

e)

i) In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.

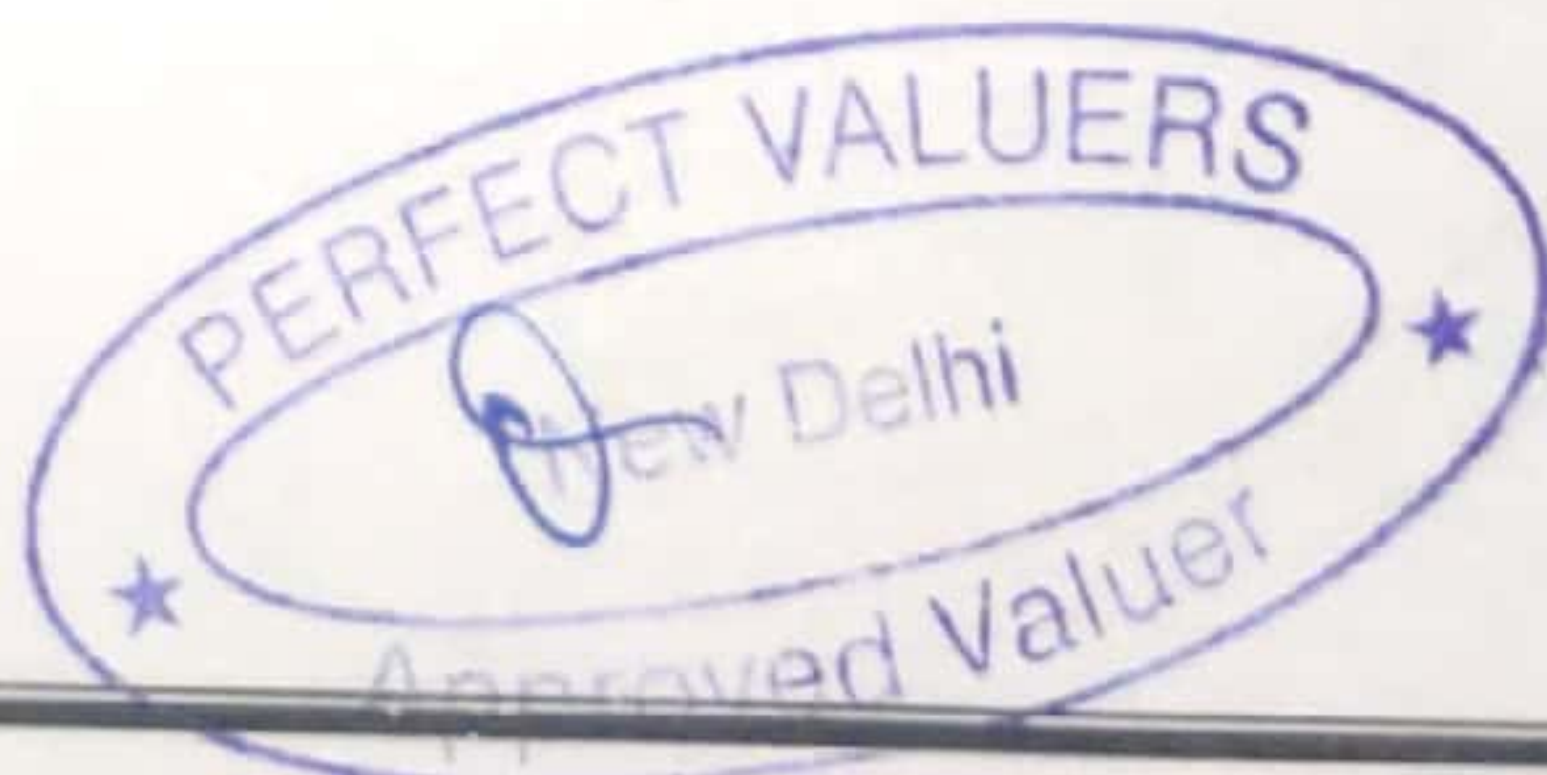
: For the reasons stated below:-

1. Market value of property is more than of the circle rate.
2. Circle Rates (s) is/are fixed by The Revenue Deptt. of the Govt. for the purpose of Stamp Duty which is generally vary than market rates.
3. The market rate depends on demand & supply of the property in a particular area.

ii) Details of last two transactions in the locality/area to be provided, if available

: As the 2 sale transactions in the locality are not available we are providing copies of property portal 99 acres. com or Magicbriks.com for assessing the nearby rate in the particular area

क्रमांक 1 में अवधि सिमा का कोड	सौहार्दपूर्ण समाप्त का नाम	भोली नगरीय अवधि/नगरीय समाप्त	अवधि का प्रकार	अवधि का प्रकार	अवधि का प्रकार	अवधि का प्रकार	अवधि का प्रकार	अवधि का प्रकार	अवधि का प्रकार	अवधि का प्रकार	अवधि का प्रकार
1	2	3	4	5	6	7	8	9	10	11	12
1037	संभरीला	अधिनगरीय	1700	2100	2500	25000	40000	80	70	78	46
1038	संभरीला	अधिनगरीय	7000	8200	10000	45000	60000	80	70	78	46
1039	संभरीला	अधिनगरीय	1700	2100	2500	25000	40000	80	70	78	46
1040	संभरीला	अधिनगरीय	1700	2100	2500	25000	40000	80	70	78	46
1041	संभरीला	अधिनगरीय	4000	5200	8100	27000	42000	150	130	150	90
1042	संभरीला	अधिनगरीय	1700	2100	2500	25000	40000	80	70	78	46
1043	संभरीला	अधिनगरीय	2100	2700	3000	25000	40000	80	70	78	46
1044	संभरीला	अधिनगरीय	2200	2800	4000	25000	40000	80	70	78	46
1045	संभरीला	अधिनगरीय	1800	2400	2800	25000	40000	80	70	78	46
1046	संभरीला	अधिनगरीय	1700	2100	2500	25000	40000	80	70	78	46
1047	संभरीला	अधिनगरीय	1700	2100	2500	25000	40000	80	70	78	46





# PERFECT VALUERS

## ANNEXURE-I

### Brief description of the property under Valuation

- (1) The property under valuation is a free hold Non Agriculture Land Of Khasra No. 1075, 1065 Of Revenue Village Mauza Chandaus Pargana Chandaus Tehsil Gabhana & Distt. Aligarh (U.P) on a plot of measuring area 2.892 hect or 28920 sq. mtrs. 34.31 bigha (as per legal report/site).
- (2) Subject property comprises three working hall/ Shed , panel area, five toilets, 8 Labor rooms,
- (3) Subject property is about 04 years old & as on date occupied by owner being used as Industrial.
- (4) The property is located near 33/11 KV Sab Station Village Chandaus.
- (5) The valuation is prepared on the basis of legal report so the bank may check the ownership documents.

### B. VALUATION OF BUILDING

S. no.	Particulars of item	Adopted area Sq. mtrs.	Height Ft.	Age of building/residual age	Depreciated rate of construction Rs.	Replacement cost Rs.	Depreciation @ Nil	Net value after depreciation on Rs.
1.	Tin Shed	5200	--	04/40	7,000/-	3,64,00,000/-	--	3,64,00,000/-
2.	Red Stone	17		04/50	9,000/-	1,53,000/-		1,53,000/-
3	ACC	144		04/40	7,000/-	10,08,000/-		10,08,000/-
		<b>5361</b>				<b>3,75,61,000/-</b>		<b>3,75,61,000/-</b>

### Part - C (Extra Items) Building:

(Amount in Rs.)

1)	Portico	:	
2)	Ornamental front door	:	
3)	Sit out/Verandah with steel grills	:	
4)	Over head water tank	:	
5)	Extra Steel/Collapsible gates	:	NIL

### Part - D (Amenities): (Amount in Rs.)

1)	Ward Robes, Showcase, Wooden Cubbourard	:	
2)	Interior decorations	:	
3)	Architectural elevation works	:	
4)	Paneling works	:	
5)	Aluminum works	:	
6)	Common Amenities	:	
7)	Separate for utility Block	:	
	<b>TOTAL</b>	:	<b>NIL</b>





## PERFECT VALUERS

### Part - E (Miscellaneous): (Amount in Rs.)

1)	Separate for guard rooms, DG room, visitor room	:	
2)	For Luggage 2 Nos lift	:	
3)	Trees, gardening	:	
	<b>TOTAL</b>	:	<b>NIL</b>

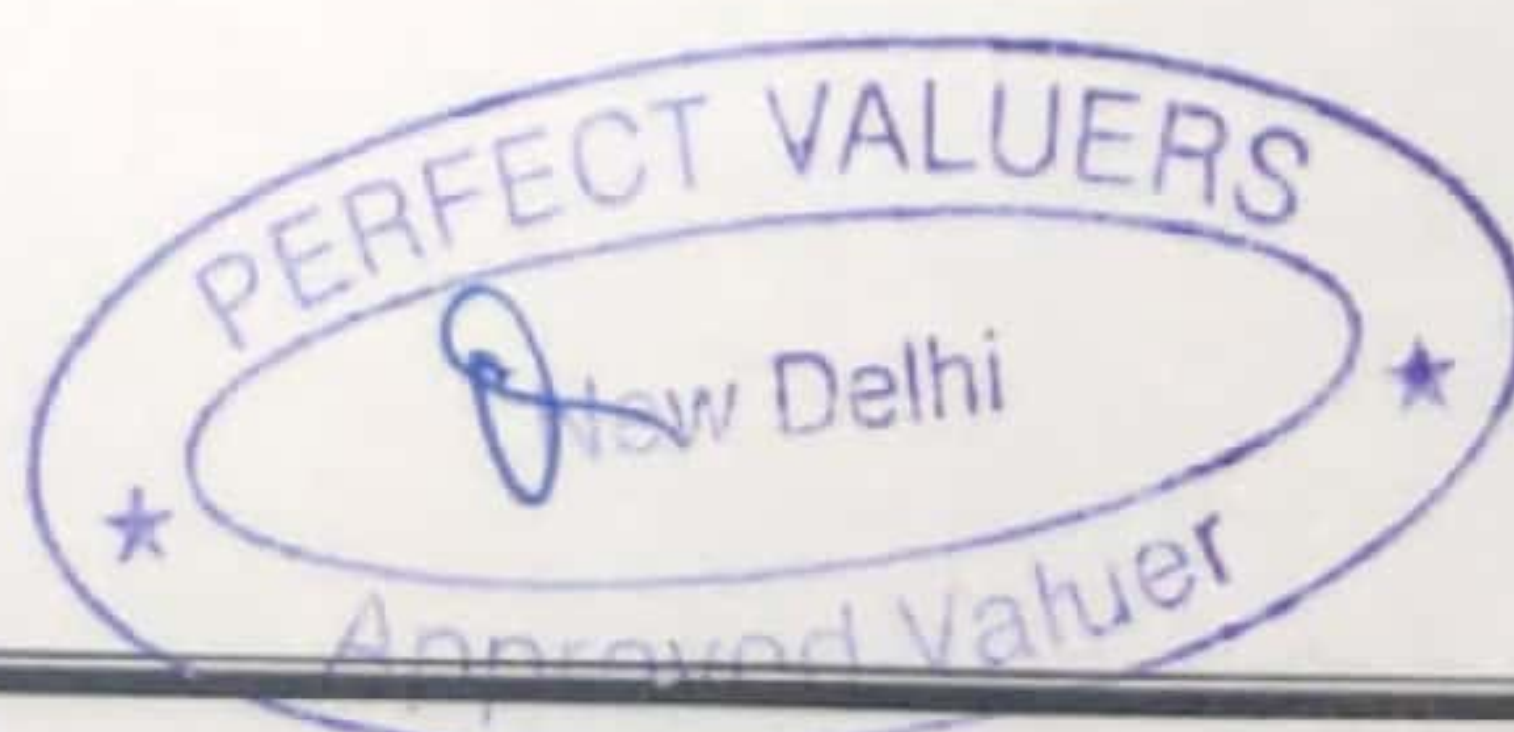
### Part - F (Services): (Amount in Rs.)

1)	Open wall, Hand pump, overhead tank	:	} 5,00,000/-
2)	Drainage arrangements	:	
3)	Compound wall	:	
4)	Steel Gate	:	
5)	Pavement	:	
6)	Electrical fittings & Other	:	
	<b>TOTAL</b>	:	<b>Rs. 5,00,000/-</b>

### Total Abstract of the Entire Property

			MARKET VALUE Rs.	GLR VALUE Rs.
Part - A	34.31 bigha. @ Rs. 18,00,000/- per bigha	:	6,17,58,000/-	2,25,57,600/-
Part - B	Building	:	3,75,61,000/-	3,75,78,000/-
Part - C	Extra Items	:	--	
Part - D	Amenities	:	--	
Part - E	Miscellaneous	:	--	
Part - F	Services	:	5,00,000/-	
<b>Total Cost</b>		:	<b>9,98,19,000/-</b>	<b>6,01,35,600/-</b>
<b>Say</b>		:	<b>9,98,00,000/-</b>	<b>--</b>
<b>Cost of Construction for Insurance Purpose</b>		:	<b>3,81,00,000/-</b>	<b>--</b>

(Valuation: Here the approved valuer should discuss in detail 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 calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).





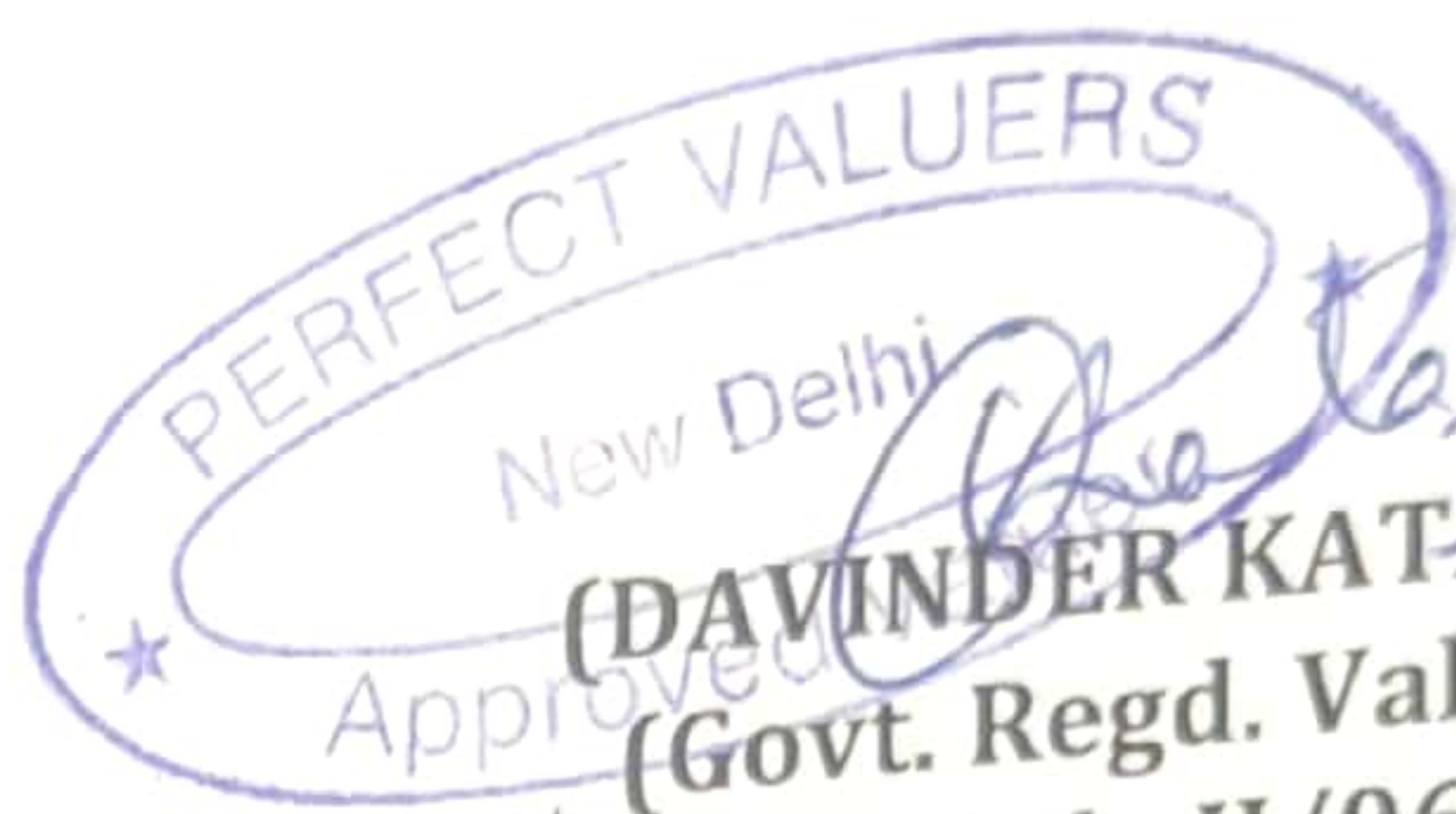
## PERFECT VALUERS

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. 9, 98, 00,000/-** (Rupees Nine Crores & Ninety Eight Lacs Only). The realizable value of the above property at 90% is **Rs. 8,48,00,000/-** (Rupees Eight Crores & Forty Eight Lacs Only) and the distress value at 75% is **Rs. 7,49,00,000/-** (Rupees Seven Crores & Forty Nine Lacs Only).

Place: Delhi

Date: 15.11.2022

FOR PERFECT VALUERS



(DAVINDER KATARIA)

(Govt. Regd. Valuer)

(Cat-I/717/Vol -II/06/2019-20)

(Name and official seal of the approved valuer)

The undersigned has inspected the property detailed in the Valuation report dated 15.11.2022 on 15.11.2022. We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Lacs Only).

Signature

(Name of the Branch Manager)



# PERFECT VALUERS

## DECLARATION

XIV

I hereby declare that:

- i) The information provided is true and correct to the best of my knowledge and belief.
- ii) The analysis and conclusions are limited by the reported assumptions and conditions.
- iii) I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity of the Standards of Reporting enshrined in the above Handbook.
- iv) I have no direct or indirect interest in the above property valued.  
I/my authorized representative have inspected the subject property inspected on dt. 15.11.2022 in the presence of Sh. Yusuf Ali Khan ( M-9997408685) .  
I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to life time.
- v) I am/ am not an approved Valuer under SARFAESI ACT2002 and am approved by the Bank.
- vi) I have not been depanelled or removed from any Bank/ Financial Institution/Government Organization at any point of time in the past.
- ix) I have submitted the valuation Report (s) directly to the Bank.

XV	Enclosures	
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	28.069306N 77.8582 E
b)	Building plan	Not provided
c)	Floor Plan	-do-
d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a Selfie of the Valuer at the site	Attached
e)	Certified copy of the approved/sanctioned plan where ever applicable from the concerned office.	Not provided
f)	Google Map location of the property	Attached
g)	Price trend of the property in the locality/city from property search sites viz Magickbricks. Com, 99 Acres.com, Makan.com etc.	Magickbricks.com not attached
h)	Any other relevant documents extracts	Nil





## PERFECT VALUERS

Sl No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Mentioned above
2	Purpose of Valuation and appointing authority	Fair Market Value for Bank Credit Facilities
3	Identity of the valuer and any other experts involved in the valuation;	DAVINDER KATARIA
4	Disclosure of Valuer interest or conflict, if any;	(Cat-I/717/Vol-II/06/2019-20) No interest or conflict involved
5	Date of appointment to customer/ valuation date and date of report;	Dt. 15.11.2022/ Dt. 15.11.2022
6	Inspections and/or investigations undertaken;	Yes proper inspection by our engineer undertaken on 15.11.2022
7	Nature and sources of the information used or relied upon;	Market survey
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Land & building method
9	Restrictions on use of the report, if any;	Only for Bank
10	Major factors that were taken into account during the valuation;	Mentioned in above report page (1 to 10)
11	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.	No limitation /disclaimers.





# PERFECT VALUERS

(Annexure-V)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

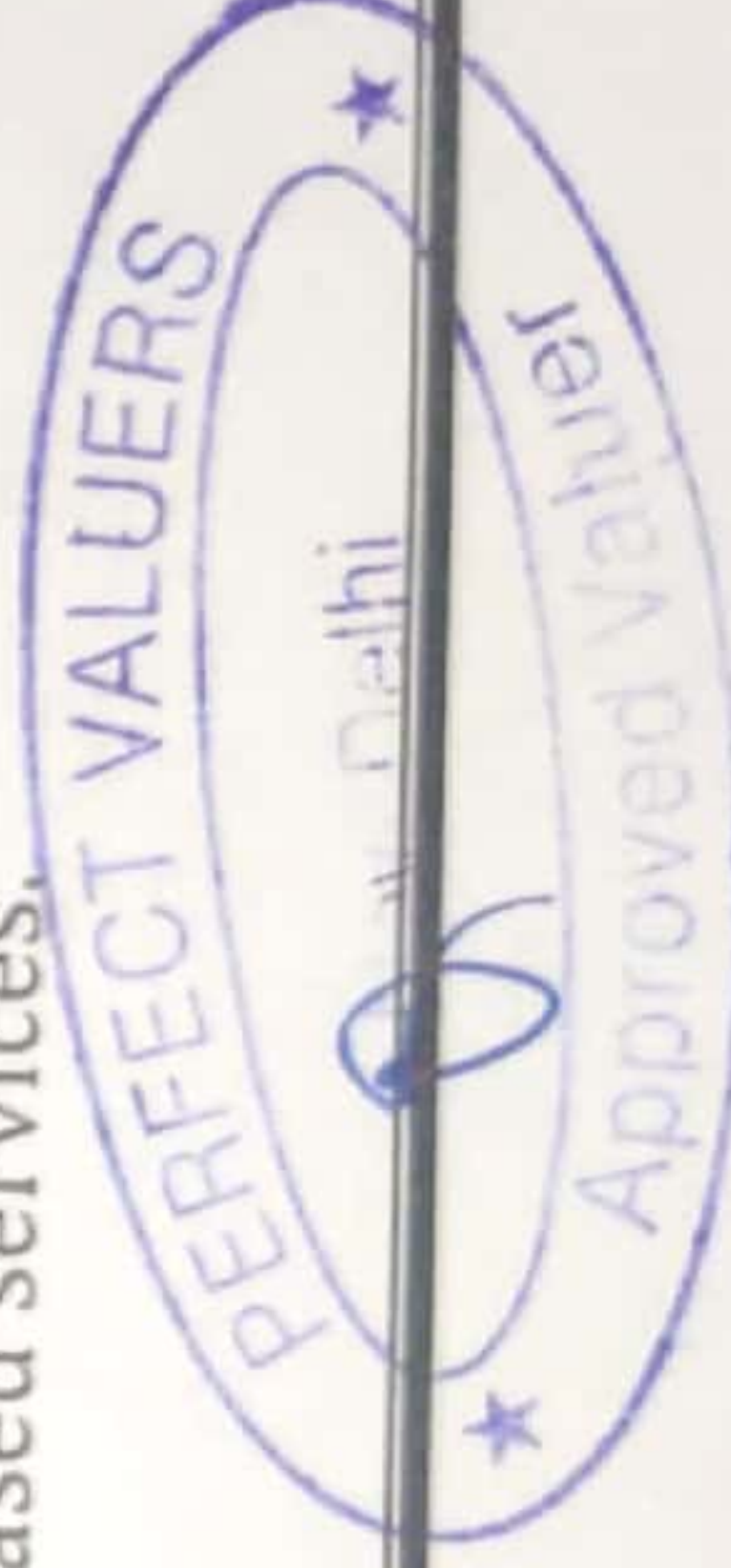
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor 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.





## **PERFECT VALUERS**

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.
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 declare the association with the company during the last five years.

### **Confidentiality**

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 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.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization 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 valuers organization 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.





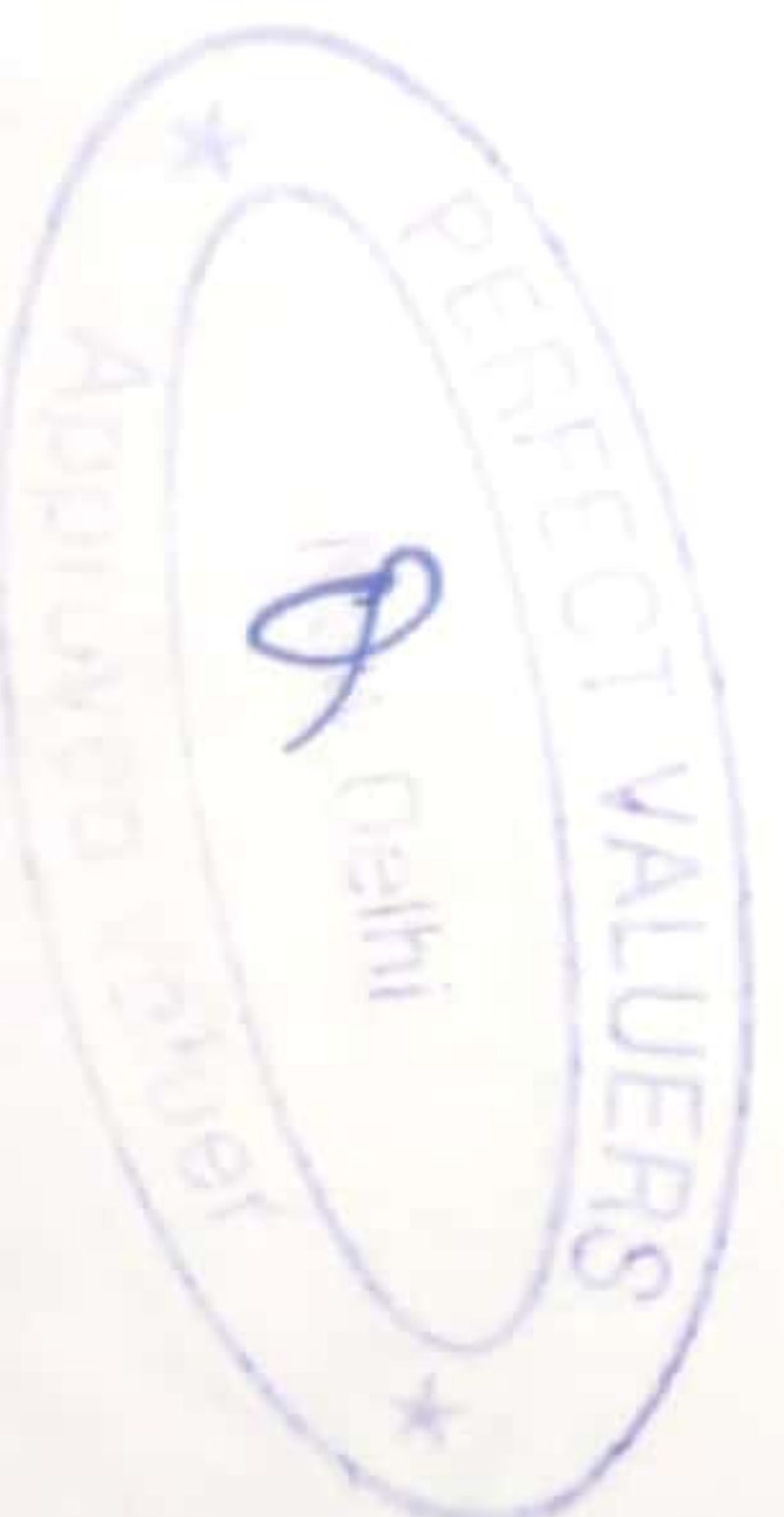
## PERFECT VALUERS

### 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 organization discredits the profession.

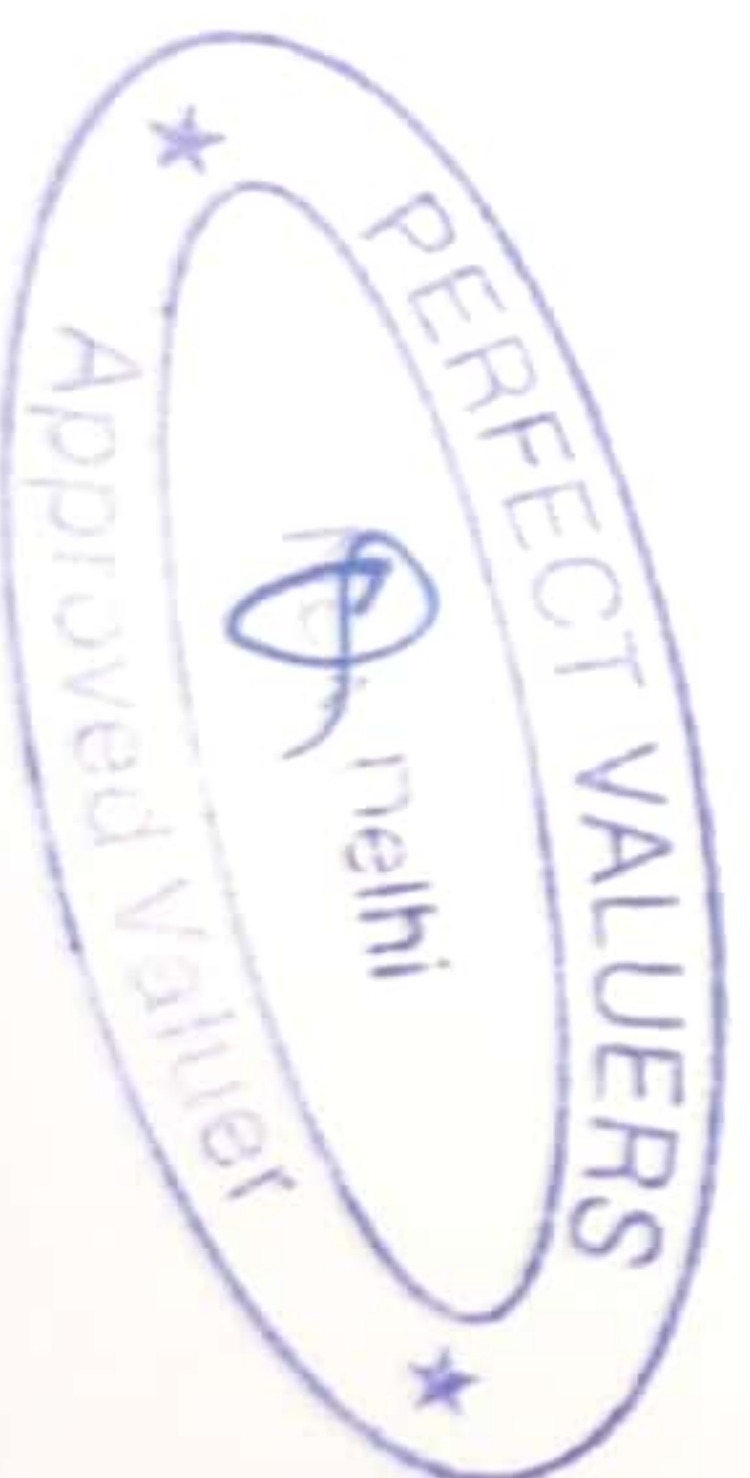
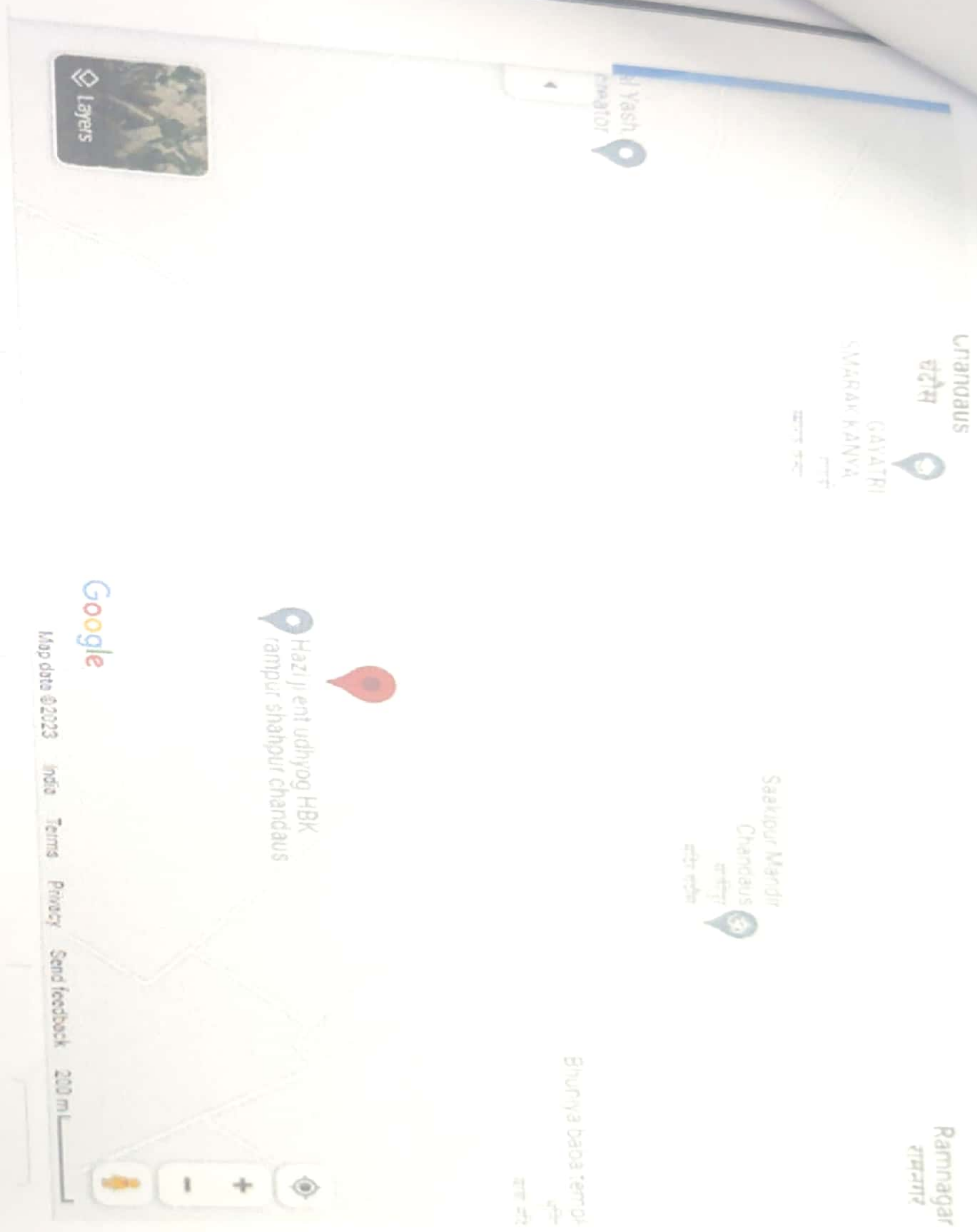
### Miscellaneous

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.
32. A valuer shall follow this code as amended or revised from time to time





# PERFECT VALUERS






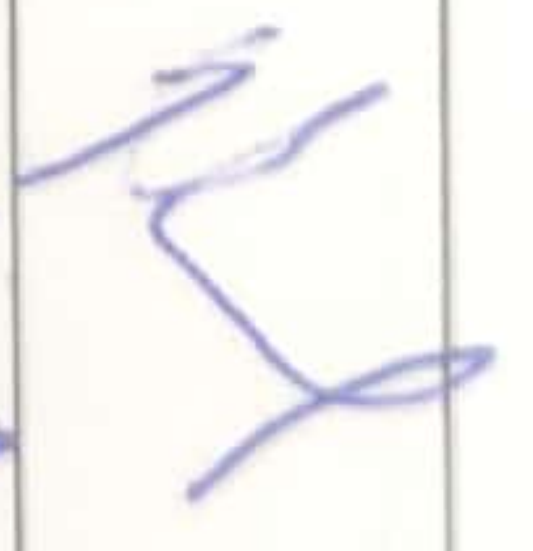

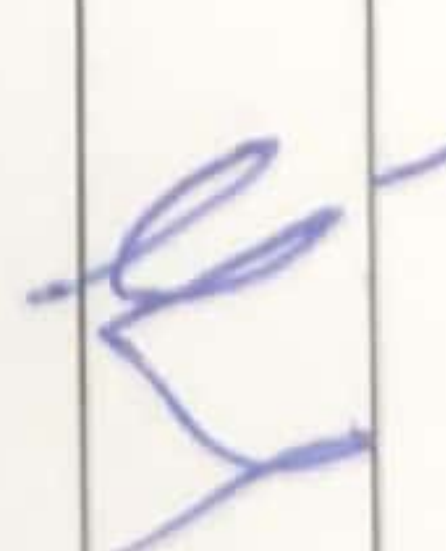





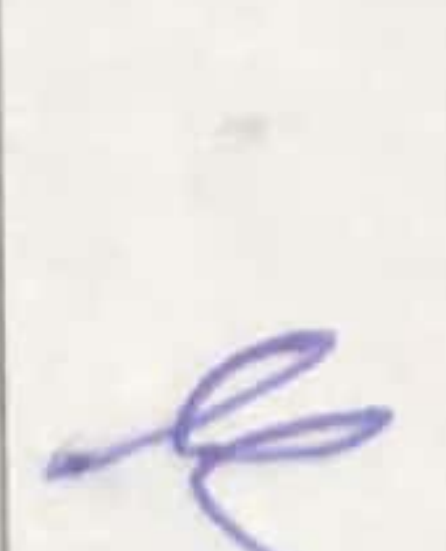


**Checklist on identification and physical verification of the underlying properties**

Physical verification of the properties mortgaged to the Bank must be meticulously carried out in cases of all loans as detailed below.

Name of the Branch / Business Unit : Industrial Estate Branch Bsr ,ghaziabad

Name(s) of the Inspecting Officials : 1.Nitin Hindwal

2.Sachin Ahlawat

No.	Parameters	Details	Checked (Y/N)	CSO/Field Officer/ Authorised Officer	RM/Branch Head / Unit Head
1	Name of the title holder of the property(ies)	M/S Aligarh Udyog Pvt Ltd	YES		
2	Whether Borrower(s) or Guarantor(s)	Guarantor	YES		
3	Constitution of the Borrower(s)/Guarantor (s)	Private Ltd Company	YES		
4	Description of documents scrutinized	1).Sale deed Reg No. 8174 dated 31.10.2018 in name of M/S Aligarh Udyog Pvt Ltd 2).Sale deed reg. No. 1354 dated 27.02.2021 in name of Amjad Ali Khan 3) Sale deed reg. No. 2444 dated 11.05.2021 in name of Amjad Ali Khan	YES		
5	Description of property(ies) Address	Khata No. 56 Gata No. 1065 & Khata No. 726 ,Gata No. 1075	YES		
	Survey / Door No.	Near 132 KV Power Station ,Chnadaus-Rampur Link Road	YES		



	Extent (area)	2.892 Hectare	YES		
	Location				
	Boundaries	East : Khet Suleman West:Khet Saniya Rizwan	YES	<i>Yes</i>	
		North:Khet Genda & Baliya & Khet Jagpal	YES		
		South:Rampur- Shahpur Link Road & Khet Rajvir and others	YES	<i>Yes</i>	
6	Location details	Village- Chandaus	YES		
7	Prominent Landmark	Near 132 K V Power Station	YES	<i>Yes</i>	
8	Nearest Bus stop	Chandaus			
9	Details of enquiries made with neighbours regarding ownership / valuation	Enquired with the Local Vendors and Found satisfactory	YES	<i>Yes</i>	

#### 10. Critical aspects to be verified –

Properties to be accepted as security **only** if the answer is “Yes” to the following:

Particulars	Y/N	
i) Is / Are the property (ies) identifiable?	YES	<i>Yes</i>
ii) Is / Are the property (ies) properly demarcated?	YES	<i>Yes</i>
iii) Is / Are the property (ies) accessible from the main road? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be.)	YES	<i>Yes</i>

#### 11. Extra care to be taken, if the answer to the following is “Yes” and proper mitigation / justifications to be provided.

S.No.	Particulars	Y/N	If yes (Mitigation / Justification)
i	Is / Are the property (ies) “Agricultural Land”?	YES	-As per the order passed by SDM Gabhana District Aligarh in case No. 5600/2021 /state U.P -As per the order



			passed by SDM Gabhana District Allgarh in case No. 2483/2022 /state U.P
ii	Is/Are the property (ies) used for running Hospital/ School/ College/ Old age homes?	NO	
iii	Is / Are the property (ies) situated in SEZ /EPZ /Forest /Coastal area?	NO	
iv	Is / Are the property (ies) tenanted before date of mortgage?	NO	
v	Is the Bank's interest protected if the property (ies) is/are tenanted?	YES	If No, (Mitigation / Justification) : Rent Agreement Held on Record
vi	Is / Are there encroachments on the property (ies)?	NO	
vii	Is/ Are the area of the property (ies) and its boundaries are the same as given in the Title deed?	YES	If No, (Mitigation / Justification) :
viii	Will there be any impact on future realisability of properties due to existence of the neighbouring properties (e.g. burial ground etc)	NO	

12. Extra care to be taken, if the answer to the following is "No" and proper mitigation / justification to be provided :

Particulars	Y/N	If No (Mitigation / Justification )
Is / are the property (ies) in possession of the Owner / Title Holder ?	YES	

### Certificate

- We confirm that we have personally visited the property to be accepted as Mortgage on and certify that the details given in the TIR / **property documents** conform to our finding.
- We have enquired the price of the property in the area and we found that our valuations are in line with the trend and are reasonable.



# DEFECT VALUERS

c. We confirm that physical verification of the property has been conducted by us independently and a photograph (e.g. selfie) of the property has been taken as integral part of inspection and kept it with security documents. **Digital date has been imprinted on the photograph.**

d. We confirm that there will be no issues in enforcing our security based on the information available as on date.

	CSO / Field Officer / Authorised Officer	RM / Branch Head / Unit Head
Signature		
Name	Sachin Ahlawat	Nitin Hindwal
Designation	Deputy Manager	Deputy Manager
Branch/Unit	Ind.Estate Branch Ghaziabad	Ind.Estate Branch Ghaziabad
Date	23.12.2022	23.12.2022





# PERFECT VALUERS

