



State Bank of India
Industrial Finance Branch
Jawahar Vyapar Bhawan,
1, Tolstoy Marg,
New Delhi - 110001

011-23374601, 23374617

Fax: 011-23721041

IFB-ND/AMT-1/2023-24/

Date: 09.05.2023

R.K. ASSOCIATES VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD
D-39, 2nd Floor,
Sector-2, Noida
201301

Dear Sir,

FAIR EXPORT (INDIA) PRIVATE LIMITED
Valuation of Land & Building

With reference to your empanelment with this organization, as a valuer in asset classes Land & Building the undersigned on behalf of State Bank of India, IFB New Delhi Branch, do hereby, engaged your service as valuer to assess the value of the property for the purpose of security valuation.

All the relevant supportive documents, in relation to ownership and identification of the assets, are being provided by us. Other documents, if any, required to undertake the assignment, have to be procured by you.

2. The professional fees..... (as agreed upon within the Bank's prescribed fee structure) shall be paid by the **Bank / Borrower** within 45 days of the submission of the valuation report and its acceptance by the Bank.

3. Please submit a copy of the Letter of Empanelment issued to you by the Bank along with the Copy of the relative Agreement with the Bank and accepted Terms and Conditions.

4. Particulars of the assets to be valued:

As per annexure-1

5. You will indemnify and keep the Bank fully and effectively indemnified against all costs, claims, damages, demands, expenses and liabilities of whatsoever nature which may be caused to or suffered by or made or taken against Bank (including, without limitation, any claims or proceedings by any customer against Bank) directly or indirectly arising out of any improper, incorrect or negligent performance, work, service, act or omission by you or any of your personnel or fraud or other wrongful act by you or by any of your personnel or for any act of the yours which results in Bank being provided with incorrect or incomplete information from you or any of your Personnel.



6. You will also indemnify and keep the Bank indemnified against any loss or damage to any of Bank's information, documents, property, records, or other items while in your use or possession.

7. In addition to the above the Bank reserves the right to adopt any or all of the following course/s of action unless the loss / claim is not attributable to any act, omission or commission of the Valuer or Valuer's Personnel :

(a) depanel and/or remove the name of the Valuer from the list of Valuers on the panel of the Bank

(b) blacklist the Valuer and display the name of the Valuer in the list of blacklisted Valuers

(c) share the information of such depanelment or removal or blacklisting with Indian Banks Association or Insolvency and Bankruptcy Board of India (IBBI) or both

(d) bring such depanelment or removal or blacklisting to the notice of Institute of Chartered Engineers or any other similar professional body or association in which such valuer is a member.

(e) Any other measure which the Bank deems fit for recovery of the amount of actual loss caused.

8. Please ensure that the valuation report submitted by you to the Bank is in conformity to the "Internationally Accepted Valuation Standards" as applicable for the respective class of asset/s.

9. You are required to submit the report in the format prescribed by the Bank within 7 days from acceptance of this letter and ensure that the Valuation Report is submitted to branch only in a "Sealed Cover Envelope".

Contact person in the Company is- Mr. Munner Bhukhari (Finance Head) - Mobile No. 9810062291. The Company may arrange coordination with officials at their various plant locations.

Yours faithfully,



AGM & Relationship Manager
AMT-1



Acknowledged

[Signature of valuer]

Sr.No.	Details of Property
1.	Open land situated at Gata No.63/4, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki.
2.	Open land situated at Gata No.63/6, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki.
3.	Open land situated at Gata No.63 KA, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki.
4.	Open land situated at Khasra No.90 & 91, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki.
5.	Open land situated at Khasra No.1310/47, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki.
6.	Open land situated at Khasra No.60 & 61, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki.
7.	Open land situated at Khasra No.64, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki.
8.	Open land situated at Khasra No.63/10, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki
9.	Open land situated at Khasra No.59, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki
10.	Open land situated at Khasra No.62, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki
11.	Open land situated at Khasra No.1310/51, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki
12.	Open land situated at Khasra No.1310/41, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki
13.	Open land situated at Khasra No.1310/46, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki
14.	Open land situated at Khasra No.1310/50, Village – Amarsanda, (Kursi Road, Kurshi) Pangana and Tehsil-Fatehpur, Distt- Barabanki



Virender Yadav - 9958100424

ER. SIRAJ NAIYER
B.Sc., B.Sc. Engg. [CIVIL], F.I.V.
(GOVT. APPD. VALUER)
(CAT-1/1988, CCIT, Lko.)

CELL - 9415151995
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VALUERS, STRUCTURAL ENGINEERS & CONSTRUCTION SERVICE

PANEL VALUER FOR STATE BANK OF INDIA, PUNJAB NATIONAL BANK, ORIENTAL BANK OF COMMERCE, ALLAHABAD U.P. GRAMEEN BANK, & B.M.C

HEAD OFFICE- M.M.246 SECTOR-D ALIGANJ. L.K.O CAMP OFFICE MOH. BARIHAT, BAHRAICH

Date 13-11-2020

To,
The Manager,
State Bank Of India
Commercial Branch, Lucknow

(VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

1.	General		
2.	Purpose for which the valuation is made		To obtain fair market value
3.	a) Date of inspection	:	10-11-2020
	b) Date on which the valuation is made	:	13-11-2020
	List of documents produced for perusal		
	i: Copy of Sale Deed		14 Nos of sale Deed
	S/n	GataNo	Area(Hect)
	1	63/6	0.350
	2	63/4	0.350
	3	63 Ka	0.190
	4	90&91	0.0783
	5	1310/47	0.200
	6	60&61	0.284
	7	64	0.245
	8	63/10	0.200
	9	59	0.160
	10	62	0.126
	11	1310/51	0.200
	12	1310/41	0.200
	13	1310/46	0.200
	14	1310/50	0.200
	Total Area		2.9833 Hect
			14 Sale Deeds

	i) Copy of Approved Map	:	N/a
4.	Name of the owner (s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Amaron Foods Pvt. Ltd., Kursi, Amarsanda Road, Kursi, Tehsil- Fatehpur, District- Barabanki (U.P.)
5.	Brief description of the property	:	The said property having Industrial land & building.
6.	Location of property		
	a) Plot No. / Survey No.	:	Gata No-63/6,63/4,63 Ka,90,91,1310/47 60,61,64,63/10,59,62,1310/51,1310/411310/46 &1310/50
	b) Door No.	:	
	c) T.S. No. / Village	:	Village -Amarsanda
	d) Ward / Taluka	:	Tehsil- Fatehpur, District- Barabanki
	e) Mandal / District	:	Barabanki
7.	Postal address of property		GataNo-63/3,63/4,63 Ka,90,91,1310/47 60,61,64,63/10,59,62,1310/51,1310/411310/46 &1310/50. Village -Amarsanda Tehsil- Fatehpur, District- Barabanki
8.	City / town	:	Barabanki.
	Residential Area	:	No
	Commercial Area	:	No
	Industrial Area	:	Yes
9.	Classification of the area	:	Non Agriculture
	i) High / Middle / Poor	:	Middle class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / village Panchayat / Municipality		Village Panchayat
11.	Whether covered under any State / Cement 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 ?		The land use has been converted under section 143 vide vada no- T-2019104639047641 Dated 14-09-2016
13.	As per Deed No - 3373 Gata No -63/6		As per Deed No -3531 Gata No-63/4
	East Land of Zabir Ali		Land of Ababudin Khan
	West Amaron Food Pvt. Ltd.		Land of Shabit Ali
	North Amaron Food Pvt. Ltd.		Amaron Food Pvt. Ltd.
	South Land of Jahurul Nisha		Land of Abdul Gani
	As per Deed No - 3530 Gata No -63Ka		As per Deed No - 3600 Gata No -90&91
	East Land of Abdul Gani		Land of Gram Samaj
	West Land of Shabit Ali & others		Land of Gata No - 62
	North Amaron Food Pvt. Ltd.		Land of Shakeel & Nazeer
	South Land of Saiyed Hasan		Land of Anees Ahmad & others
	As per Deed No - 5745 Gata No -1310/47		As per Deed No - 3373 Gata No -60 & 61
	East Land of Mohammed Rayees		Land of Rashid
	West Land Ram Sevak		Land of Dilshad
	North Land Nizamuuddin		Land of Jahurul Nisha urf Jahida Khatoon

	South	Naveen Parti		Land of Kishor
	As per Deed No - 5280 Gata No -64			As per Deed No - 3156 Gata No -63/10
	East	Land Second Party		Land of Mohammed Shafiq
	West	Land Second Party		Land of Sabit Ali
	North	Land Second Party.		Boundary wall Amroon Food Pvt. Ltd.
	South	Kishor Farm House		Land of Rashid Ali
	As per Deed No - 3602 Gata No -59			As per Deed No - 5277 Gata No - 62
	East	Land of Saiyyed Hasan		Land of Rashid & Irshad
	West	Land of Jagannath		Land Second Party
	North	Amroon Food Pvt. Ltd.		Land Second Party
	South	Land of Nazar ahmad		Land Second Party
	As per Deed No - 5738 Gata No - 1310/51			As per Deed No - 5809 Gata No -1310/41
	East	Land Gulam Rassol		Land of Mohammed Moin
	West	Land of Prhalad & others		Land of Gulam Rasoul & others
	North	Land Nizamuddin & others		Land of Nizamuddin
	South	Naveen Parti		Land of Naveen Parti
	As per Deed No - 5746 Gata No -1310/46			As per Deed No - 5747 Gata No -1310/50
	East	Land Amroon Food Pvt. Ltd.		Land Mohammed Ishaq
	West	Land Mohammed Ishaq		Land of Mohammed Rayeesh
	North	Land Nizamuddin & others		Land Nizamuddin & others
	South	Naveen Parti		Naveen Parti
	Latitude , Longitude & Coordinates of Property			Google map Provided with report
14.	Extent of the site			2.9833 Hect – 29,833.00 SQMT
15.	Extent of the site considered for valuation (least of 14 A & 14 B)			2.9833 Hect – 29,833.00 SQMT
16.	Whether occupied by the owner / tenant ? If occupied by tenant , since how long ? Rent received per month .			Owner occupied
II.	CHARACTERISTICS OF THE SITE			
1.	Classification of locality		:	Normal Class
2.	Development of surrounding areas		:	In progress
3.	Possibility of frequent flooring / sub – merging		:	None
4.	Feasibility to the Civic amenities like school, hospital , bus stop , market etc.		:	Nearby
5.	Level of land with topographical conditions		:	Level Land
6.	Shape of land		:	Rectangular
7.	Type of use to which it can be put		:	Industrial use
8.	Any usage restriction		:	None
9.	Is plot in town planning approved layout?		:	Yes
10.	Corner plot or intermittent plot?		:	Intermittent Land
11.	Road facilities		:	Available
12.	Type of road available at present		:	Asphalt Road
13.	Width of road – is it below 20 or more than 20 ft.		:	More than 20 ft
14.	Is it land – locked land ?		:	No
15.	Water potentiality		:	No
16.	Underground sewerage system		:	Self Contained system
17.	Is power supply available at the site?		:	Yes
	Advantage of the site			
18.	1.	High Rental value		No
	2.	Developed area		Yes

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)	None
	1.	
	2.	

Part – A (Valuation of Land)

1.	Size of Plots As Per Deed	
2.	Total extent of the plot	2.9833 Hect – 29,833.00 SQMT
3	Prevailing market rate (Along with details / reference of at least two latest deals /transaction with respect to adjacent properties in the areas)	Rs 4000/- to Rs 5000/-
4	Guideline rate obtained from the registrar's Office (an evidence thereof to be enclosed	Rs.6,800/- sqmt
	Guideline value of land 29,833.00 sqmt @ Rs.6800/- sqmt	Rs 20,28,64,400=00
5	Assessed /adopted rate of valuation	Rs. 4,500.00/sqmt
6	Estimate value of land 29,833.00 sqmt @ Rs.4,500/- sqmt	Rs.13,42,48,500=00

Area of Land (As per deed & Inspection) :

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)	Steel framed
1.	(c) Year of construction	2011
	(d) Number of floor and height of each floor including basement , if any	Ground Floor
	(e) Plinth area floor – wise	As per annexure
	(f) Condition of the building	Furnished
	i) Exterior – excellent , good , Normal , Poor	Normal
	ii) Interior – Excellent , Good , Normal , Poor	Under Construction
	f) Date of issue and validity of layout of approved map / plan	: N/a
	g) Approved map / plan issuing authority	: N/a
	h) Whether genuineness or authenticity of approved map / plan is verified	: N/a

SPECIFICATION OF CONSTRUCTION (Floor wise) IN RESPECT OF -

Sl.	Description	Ground Floor	First, Second & Third Floor
1	Foundation	6'-0" Deep	N/A
2	Basement	No	N/A
3	Superstructure	Steel Framed	N/A
4	Joinery /Door's & window (Please furnish details about size of frames Shutter's, glazing fittings etc. and supply of species of timber.)	Angle frame/ Flush/ Wooden-Door & Window	N/A



5	R.C.C works	N/A	N/A
6	Plastering	N/A	N/A
7	Flooring, skirting, dadoing	RCC	N/A
8	Special finish as marble, granite	No	N/A
9	Roofing including weather proof	Yes	N/A
10	Drainage	Yes	N/A
Sl.	Description	Ground Floor	First, Second & Third Floor
1	Compound wall -	Yes	NA
	Height	"	"
	Length	"	"
	Type of construction	"	"
2	Electrical installation -		
	Type of wiring	Internal	NA
	Class of fitting (superior / ordinary /poor)	Ordinary	NA
	Number of light points	As per map	NA
	Fan points	As per map	NA
	Spare plug points	As per map	NA
	Any other item	NA	NA
3	Plumbing installation -		
	a) No.of water closets and their type	As per map	NA
	b) No. of wash basins	As per map	NA
	c) No. of urinals	As per map	NA
	d) No. of bath tubs	NA	NA
	e) Water meter, taps etc.	NA	NA
	f) Any other fixtures	NA	NA

Annexure				
S/n	Particular	Area	Rate	Amount
1	Ground Floor (Open Shed) High -24Feet	682.20 SQMT	Rs 4,000/- SQMT	Rs 27,28,800/-
2	Ground Floor (R.B. &R.C.C.) Briqutting Plant	1149 .00 SQMT	Rs 12,000/SQMT	Rs 1,37,88,000/-
3	Boundry wall (High 6 Feet)		L.S.	Rs 15,00,000/-
			Rs	1,80,16,800=00
Part C- (Extra Items) -				
1	Portico	N/a		
2	Ornamental front door	N/a		
3	Sit out / Verandah with steel grills	N/a		
4	Overhead water tank	N/a		
5	Extra steel / collapsible gates-.	N/a		
	Total	N/a		
Part D- (Amenities) -				
1	Wardrobes	N/a		
2	Glazed tiles	N/a		
3	Extra sinks and bath tub	N/a		
4	Marble /Ceramic tiles flooring	N/a		
5	Interior decorations	N/a		
6	Architectural elevation works	N/a		
7	Door /Window frame works.& Ironmongery	N/a		
8	Aluminum works	N/a		
9	Aluminum hand rails	N/a		
10	False ceiling	N/a		
	Total	N/a		
Part E- (Miscellaneous) -				
1	Separate toilet room	N/a		

2	Separate Guest room	N/a
3	Separate water tank / sump	N/a
4	Trees , gardening	N/a
	Total	N/a
Part F- (Services) -		
1	Water supply arrangements	N/a
2	Drainage arrangements	N/a
3	Compound wall	N/a
4	C.B. deposit, fittings etc.	N/a
5	Pavement	N/a
	Total	Rs. NIL
TOTAL ABSTRACT OF THE ENTIRE PROPERTY		
Part - A	Land	Rs.13,42,48,500=00
Part - B	Building	Rs 1,80,16,800=00
Part - C	Extra Items	N/a
Part - D	Amenities	N/a
Part - E	Miscellaneous	N/a
Part - F	Services	N/a
	Total	Rs. 15,22,65,300=00
	Say Rs 15,22,65,000=00	

(
Valu

ation : 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 , sub merging & applicability of CRZ Provisions (Distance from sea – coast / tidal level must be incorporated and their effect may be discussed) .
Photograph of owner / representative with property in background to be enclosed .
Screen shot of longitude / latitude ans co-ordinates of property using GPS /Various Apps / Internet sites
As a result of my appraisal and analysis , it is my considered that the present fair market value of the above

Property in the prevailing condition with aforesaid specifications is **Rs 15,22,65,000=00**

(Rs Fifteen Crore, Twenty Two Lakh, Sixty Five Thousand only)

The Realizable value (90% of FMV) of the above property is . **Rs 13,70,38,000=00.**

(Rs Thirteen Crore, Seventy Lakh, Thirty Eight Thousand only)

And the Distress value(80% of FMV) **Rs. 12,18,12,000=00**

(Rs Twelve Crore, Eighteen Lakh, Twelve Thousand only)

Place : Lucknow

Date :13-11-2020

Signature

(Name and Official Seal of the Approved Valuer)

The undersigned has inspected the property details in the Valuation Report dated 11-11-2020

On 25/6/2021... We are satisfied that the fair and reasonable market value of the property is.

(Rs. 12,70,50,000.....Only).

Signature

(Name of the Branch Manager with office Seal)

Encl:

1. Declaration – cum – undertaking from the valuer (Annexure – IV)
2. Model code of conduct for valuer (Annexure V)

Format of undertaking to be submitted by Individuals / proprietor / partners / directors

DECLARATION-CUM – UNDERTAKING

I, SirajNaiyerson /of Late Sri Ali Mohammad Naiyer,do hereby solemnly affirm and state that

- a. I am a citizen of India
- b. I will not undertaking valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated 13-11-2020 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 10-11-2020 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 / by any other bank and in case any such depanelment by other bank 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 declared to be unsound mind .
- j. I am not an undercharged bankrupt, or has not applied to be adjudicated as a bankrupt.
- k. I am not an undercharged insolvent .
- l. I have not been levied a penalty under section 2 J of Income –tax Act, 1961 (43 of 1961) and limit for filing appeal before Commissioner of Income –tax (Appeals) or Income –tax Appellate Tribunal , as the

case may be has expired , or such penalty has been confirmed by income – tax Appellate Tribunal , and five years have not elapsed after levy of such penalty .

- m. I have not been convicted of an offence connected with any proceeding under the income Tax Act 1957 or Gift Tax Act 1958 and and of any events or happening which would make me ineligible for empanelment as a valuer.
- n. My PAN Card number/ Service Tax number ACSPN7854M
- o. I have not concealed or suppressed any material information , facts and records and I have made a complete and full disclosure .
- p. I have read the Handbook on Policy , Standards 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 .
- q. 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
- r. I abide by the model 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)
- s. I am registered under Section 34 AB of the Wealth Tax Act, 1957 -180/1988/CAT -A
- t. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) - NO
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the proprietor, who is competent to sign this valuation report .
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e LLMS / LOS) only.
- x. Further , I hereby provide the following information .

Sl NO.	Particulars	Valuer comment
1	Background information of the asset being valued.	Under construction building
2	Purpose of valuation and appointing authority	To obtain fair market value, Commercial Branch, Lucknow
3	Identity of the valuer and any other experts involved in the valuation	Siraj Naiyer
4	Disclosure of valuer interest or conflict, if any .	None
5	Date of appointment , valuation date and date of report .	10-11-2020/13-11-2020
6	Inspections and / or investigation undertaken ,	10-11-2020
7	Nature and source of the information used or relied upon	Local Enquiries
8	Procedures adopted in carrying out the valuation and valuation standards followed.	Land & Building Method, Cost Approach, IVS
9	Restrictions on use of the report , if any,	For Bank use only
10	Major factors that were taken into account during the valuation.	Rates of land in area, quality of work
11	Major factors that were not taken into account during the valuation .	None
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitation faced by valuer , which shall not be for the	None

purpose of limiting his responsibility for the valuation report .

Date: 13-11-2020

Place : Lucknow

Signature

(Name of the Approved Valuer and Seal of the Firm / Company

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 service.

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 standard 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 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 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 under influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up assignment if he/it or any his/its relatives or associate 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 client, 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
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 association with the company during the last five years.
- 20.

Confidentiality

21. 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

22. 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 sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
23. 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.
24. 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.
25. A valuer while respecting the confidentiality of information acquired during the course of performing professional service, shall maintain proper working papers for a period three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or 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 disposal of the case.

Gifts and hospitality.

26. 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).
27. 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 retain an advantage in the conduct of profession for himself /itself .

Remuneration and Costs.

28. A valuer shall provide service 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.
29. 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 restriction.

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession .

Miscellaneous

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

Signature of the valuer

Name of the Valuer Siraj Naiyer

Address of the valuer : M.M.246 SECTOR-D ALIGANJ. LUCKNOW

Date : 13-11-2020





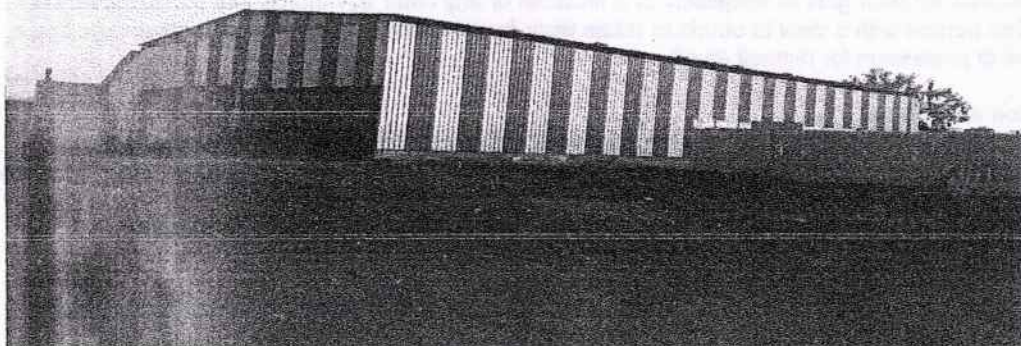
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225302, India

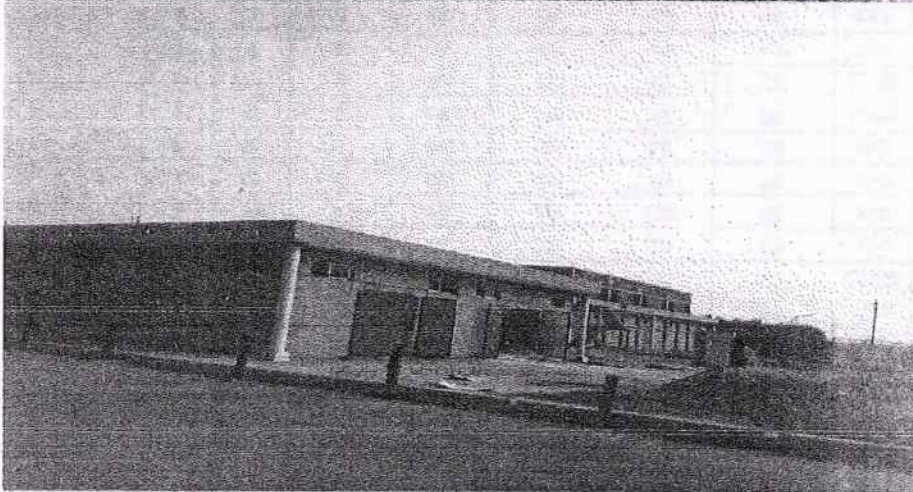
Amroon Foods
Private Limited



Lat:27.03489, Lng:
81.03171

Unnamed Road,
Amarsanda, Uttar Pradesh
225302, India





गान्धी क्षेत्र- परम कृष्णी

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१४४ विद्यार्थी
गोपुरादौ

बहसीलदार
फतेहपुर, नारायणी

सप डिप्लोमा (गै.)
संख्या ३ : १५६

आचार्य महाविद्यालय निदेशक
आचार्य

जयपुर जिलाधिकारी
धारापल्ली