

Akhil Kumar

Registered valuer - Cat. I / 699/201/2018-19  
Registered Engineer (Reg. No. M-164822-5)  
Member Institution of Valuers (No. F 025618)  
RDA Panelled Engineer (Licence No. E/49/2020)  
Engineers, Planners & Valuers (Land & Building)

## Akhil Kumar and Associates

Office-cum residence  
51, Maliyan Street (Saharanpur Chowk), Dehradun  
Ph. No. 0135-2620568  
Mob. 9818649048  
Email: akassociatesddn@gmail.com

(Our Ref. No. AKA/SHIV- R / 16 / JAN. / 2022)  
Date: 03.01.2022

Appendix-I

### VALUATION REPORT

FOR

PRESENT DAY ASSET VALUE IN RESPECT OF LAND & BUILDINGS, SITUATED AT DEHRADUN - HARIDWAR ROAD, MAJRI GRANT, PARGANA PARWA DOON, TEHSIL RISHIKESH, DISTT - DEHRADUN

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S. No.	Particulars	Content
I	Introduction	
1.	Name of valuer	Akhil Kumar
2.	Date of inspection	01.01.2022
3.	Date of valuation	03.01.2022
4.	Purpose of valuation	Assessment of the fair market value of the subject property as on date of valuation.
5.	Name of Property Owner /s (Details of share of each owner in case of joint & Co-ownership)	M/s Marut Nandan Overseas Ltd., Through Director Sh. Raj Kumar S/o Sh. Beg Raj
6.	Name of Bank/ FI as applicable	Punjab National Bank, Laxmanjhula Road, Rishikesh, Distt. Dehradun
7.	Name of developer of the property (in case of developer built properties)	Not applicable
8.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner occupied
II	Physical Characteristics of the Asset	
1.	Location of the property in the city	Dehradun
	Plot No. / Survey No.	
	Door No.	Fun Valley, Mauza Majri Grant, Dehradun-Haridwar National Highway, Pargana Parwa Doon, Tehsil Rishikesh, Distt.
	T. S. No. / Village	Dehradun (Ref. P/12 for sale deed and khasra wise details)
	Ward / Taluka	
	Mandal / District	
2.	Municipal Ward No.	
3.	City / Town	Doiwala / Dehradun
	Residential Area/Commercial Area/Industrial Area	Mixed Area
4.	Classification of the area	
	High / Middle / Poor	Middle Class
	Metro / Urban / Semi Urban / Rural	Semi Urban
5.	Coming under Corporation limit / Village Panchayat / Municipality	Village Panchayat
6.	Postal address of the property	Fun Valley, Mauza Majri Grant, Dehradun-Haridwar National Highway, Pargana Parwa Doon, Tehsil Rishikesh, Distt. Dehradun
7.	Latitude, Longitude and Coordinates of the site	Latitude:- 30.1340722.....N Longitude:- 78.1640572.....E
8.	Area of the plot/Land (Supported by a plan)	46574 Sqmt. (61.84 Bigha or 11.50 Acres)
9.	Layout plan of the area in which the property is located	Attached
10.	Development of surrounding areas	Mixed area
11.	Details of the road abutting the property	It is located on Dehradun - Haridwar National Highway (N.H. 72)
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under	No
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	Non-agriculture



# Akhil Kumar and Associates

**Akhil Kumar**

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 Member Institution of Valuers (No. F 025618)  
 MDSA Certified Engineer (Licence No. E/49/2020)  
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 Mob. 9818649948  
 Email: akhilsocietadn@gmail.com

S.No.	Particulars	Content		
14.	Boundaries of the property		A	B
			-	Actuals
		North		Prop. of M/s Vijay Laxmi Textiles Ltd.
		South	-	Dehradun-Haridwar National Highway (N.H. 72)
		East	-	Other's properties
		West	-	Other's properties
		Extent of the site considered for valuation (least of 14 A & 14 B)		46574 Sqmt (61.84 Bigha or 11.50 Acres)
15.	Description of the adjoining properties	North		46574 Sqmt. (61.84 Bigha or 11.50 Acres)
		South		
		East		
		West		
		Survey No. if any		Ref. valuation details on page 12
16.	Type of building (Residential/Commercial/Industrial)		Mixed area	
17.	Details of the building/buildings and other improvements in term of area, height, number of floors, plinth area floor wise, year of construction with details, full details of specifications to be appended along with building plans and elevations		Detail mentioned on page no. 6	
19.	Plinth area, carpet area and saleable area to be mentioned separately and clarified	Plinth area :	Ref. page 8	
		Carpet area :	75% of overall covered area	
		Saleable area :	46574 Sqmt. (61.84 Bigha or 11.50 Acres)	
		Total		
20.	Any other aspect		No	
III	1. Town Planning Parameters	1.	Master Plan provisions related to the property in terms of land use	Non Residential
		2.	Date of issue and validity of layout of approved map / plan	
		3.	Approved map / plan issuing authority	
		4.	Whether genuineness or authenticity of approved map / plan is verified	
		5.	Any other comments by our empanelled valuers on authentic of approved plan	
		6.	Planning area/Zone	
		7.	Development Controls	It comes under M. DD. A. Dehradun, hence covered by relevant by-laws (Earlier it was under D V S A D A vide map No. map No. 1800/55/One/2002, dated 06.11.2003)
		8.	Zoning regulations	
		9.	FAR/FSI permitted and consumed	
		10.	Ground coverage	
		11.	Transferability of development rights if any. Building bye-law provisions as applicable to the property viz., setbacks, height restrictions, etc.	
		12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Mixed area
		13.	Comment on unauthorized construction if any	No
		14.	Comment on demolition proceedings if any	No

GOVT APPROVED MAP

AKHIL KUMAR

Cal.-10599/2017/2018-

98105949048

9810090646

SECRETARY OF V.A.



**Kumar**

Surveyor Valuer - Cat. I / 699/201/2018-19

Registered Engineer (Reg. No. M-144622-5)

Member Institution of Valuers (No. F 025618)

Registered Engineer (Licence No. E/49/2020)

Surveyor, Planners & Valuers (Land & Building)

## Akhil Kumar and Associates

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Particulars		Content
15.	Comment on compounding/ regularization proceedings	: No
16.	Comment on whether OC has been issued or not	: No
17.	Any other aspect	: No
IV Legal Aspects		:
1.	Ownership documents	: Sale Deed
2.	Name of the Owner/s (In case of joint & co-ownership, whether the shares are undivided or not)	: M/s Marut Nandan Overseas Ltd., Through Director Sh. Raj Kumar S/o Sh. Beg Raj
3.	Comments on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property	: Apparently not, but bank counselor to inform
4.	Comments on whether the IP is independently accessible?	: Common access
5.	Title verification	: Verified by sale deed
6.	Details of leases if any	: Freehold Property
7.	Ordinary status of freehold or leasehold including restriction on transfer	:
8.	Agreements of easements if any	: No
9.	Notification for acquisition if any	: No
10.	Notification for road widening if any	: No
11.	Possibility of frequent flooding / sub-merging	: No
12.	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)	: Nil
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report	: Freehold Property
14.	Comment on transferability of the property ownership	: It is under proprietary ownership.
15.	Comment on existing mortgages / charges/encumbrances on the property, if any	:
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	: It is a mortgaged property.
17.	Building plan sanction, illegal construction if any done without plan sanction/violations	: As per approved map
18.	Any other aspect	: No



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S. No.	Particulars	Content
<b>V</b>	<b>Economic Aspects</b>	
1.	Details of ground rent payable	:
2.	Details of monthly rents being received if any	:
3.	Taxes and other outgoings	:
4.	Property Insurance	: Not applicable
5.	Monthly maintenance charges	:
6.	Security charges etc.	:
7.	Any other aspect	: No
<b>VI</b>	<b>Socio-cultural Aspects</b>	
1.	Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	: Not applicable
<b>VII</b>	<b>Functional and Utilitarian Aspects</b>	
	Description of the functionality and utility of the assets in terms of:	:
1.	Space allocation	: Available
2.	Storage space	:
3.	Utility of spaces provided within the building	:
4.	Any other aspect	: No
<b>VIII</b>	<b>Infrastructure Availability</b>	
a)	Description of aqua infrastructure availability in terms of	:
1.	Water supply	:
2.	Sewerage/sanitation	: Available
3.	Storm water drainage	:
b)	Description of other physical infrastructure facilities viz.	:
1.	Solid waste management	:
2.	Electricity	: Available
3.	Roads & Public transportation connectivity	:
4.	Availability of other public utilities nearby	:
c)	Social infrastructure in terms of	:
1.	School	: Within 5 Km.
2.	Medical facilities	: Within 5 Km.
3.	Recreation facilities in terms of parks and open spaces	: Within 1 Km.



# Abhil Kumar and Associates

**Abhil Kumar**  
 Licensed valuer - Dt. 1/699/201/2018-19  
 Licensed Engineer (Reg. No. M-164822-5)  
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No.	Particulars	Content
IX	Marketability	
	Analysis of the market for the property in terms of	
1.	Location attributes	: Nil
2.	Scarcity	: Yes
3.	Demand and supply of the kind of subject property	: Yes
4.	Comparable sale price in the locality	: Inquired by local persons and market survey
X	Engineering and Technology Aspects	
1.	Type of construction	: RCC framed structure
2.	Materials and technology used	: Normal
3.	Specifications	: Mentioned on page no. 6
4.	Maintenance issues	: Maintained
5.	Age of the building	: 17 years old
6.	Total life of the building	: 60 years (approx)
7.	Extent of deterioration	: Not applicable
8.	Structural safety	: Certificate was not shown
9.	Protection against natural disasters viz. earthquakes, etc.	: Precaution have been taken
10.	Visible damage in the building if any	: Not applicable
11.	Common facilities viz. lift, water pump, lights, security system etc.	: Security, Electricity and water supply available
12.	System of air conditioning	: Available
13.	Provision for fire fighting. Copies of plan and elevations of the building to be included	: Available
XI	Environmental Factors	
1.	Use of environment friendly building materials, Green building techniques if any	: Available
2.	Provision for rain water harvesting	: Available
3.	Use of solar heating and lighting systems, etc., Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	: Available
XII	Architectural and aesthetic quality	
1.	Descriptive account on whether the building is modern, old fashioned, etc. plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	: Modern type Injumentment park, named FUN VALLEY
XIII	In case of the valuation of industrial property	
1.	Proximity to residential areas	: Available within 1 km
2.	Availabilities of public transport facilities	: Available within 1 km
XIV	Valuation	
1.	Here the procedures adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reason for adoption of rejection of a particular approach and the basis on which the final valuation judgement is arrived at	: On land & building cost estimate method (details mentioned on page 6)
a)	Details analysis and descriptive account of the approaches and assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures final valuation arrived at has to be presented here.	: On land & building cost estimate method (details mentioned on page 6)

APPROVED  
 ABHIL KUMAR  
 18/08/2020  
 GOVT. REGISTRATION  
 CHENNAI  
 18/08/2020



# Akhil Kumar and Associates

**Kumar**

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## ANNEXURE

### Specifications of Building

I. No.	Particulars	Item
1	Covered area	As per approved map
		Ref. page 8
	<b>Total</b>	
2	Year of construction	2003
3	Age of building	17 years old
4	Residual life	60 years (approx)
5	Type of structure:	RCC framed structure
6	Foundation:	RCC foundation
7	Walls	Brick work with surface plaster
8	Partitions	Brick work with surface plaster
9	Floor height	11 ft
10	Roof	RCC Roof
11	Flooring	Tile & Stone
12	Finishing	Plaster and paint
13	<b>Joinery:</b> Door/ Windows	Wooden
14	<b>Services:</b> Electricity / Water supply	Concealed & Connected to Govt. supply
15	Sewage Disposal	Under owner's own arrangement



Page No. 6

# Akhil Kumar and Associates

Cst. No. 1/699/201/2018-19  
 Reg. No. M-164922-5)  
 Registration of Valuers (No. F 025618)  
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## Evaluation

Land rates assessed through ground survey:-

Acquy dated 01.01.2022 shows that the prevailing land rate for the large land in this area is Rs. 3500/- Per Sqyd, or Rs. 4182/- Per Sqmt., being considered in this report.

are as under:

Particulars	Cost on Market rate	Cost on Circle rate
Area ..... 46574 Sqmt (61.84 Bigha or 11.50 Acres)		46574 Sqmt (61.84 Bigha or 11.50 Acres)
Rate applied ..... Rs. 4,182/- Per Sqmt		Rs. 11,000/- Per Sqmt
Rate of land ..... Rs. 19,47,72,468		Rs. 58,91,61,100

## 2) Valuation of Building

Particulars	Cost on market rate			Cost on circle rate		
	Covered area (Sqmt.	Rate (Per Sqmt.)	Cost of construction	Covered area (Sqmt.	Rate (Per Sqmt.)	Cost of construction
1. Entry Gateway (G+2)	942.40	Rs. 11,000	Rs. 1,03,66,400	942.40	Rs. 12,000	Rs. 1,13,08,800
2. Cottage (G+1)	1589.67	Rs. 13,000	Rs. 2,06,65,710	1589.67	Rs. 12,000	Rs. 1,90,76,040
3. Restaurant in Campus	237.54	Rs. 12,000	Rs. 28,50,480	237.54	Rs. 12,000	Rs. 28,50,480
4. Temple Shrine	51.98	Rs. 10,000	Rs. 5,19,800	51.98	Rs. 12,000	Rs. 6,23,760
5. Security cabin	24.50	Rs. 9,000	Rs. 2,20,500	24.50	Rs. 12,000	Rs. 2,94,000
6. Clock room	570.65	Rs. 8,500	Rs. 48,50,525	570.65	Rs. 12,000	Rs. 68,47,800
7. Toilets in campus	97.56	Rs. 9,000	Rs. 8,78,040	97.56	Rs. 12,000	Rs. 11,70,720
8. Merchandise shop	104.00	Rs. 9,000	Rs. 9,36,000	104.00	Rs. 12,000	Rs. 12,48,000
9. Sub station	76.94	Rs. 8,000	Rs. 6,15,520	76.94	Rs. 12,000	Rs. 9,23,280
10. Work shop & yard	135.79	Rs. 8,000	Rs. 10,86,320	135.79	Rs. 12,000	Rs. 16,29,480
11. Staff qtrs (G+1)	512.64	Rs. 9,000	Rs. 46,13,760	512.64	Rs. 12,000	Rs. 61,51,680
Total	4343.67		Rs. 4,76,03,055		Total	Rs. 5,21,24,040
Depreciation factors for 17 years			0.842			0.84
Net Value of building after depreciation			Rs. 4,00,81,772			Rs. 4,38,88,442
Add 5% for external services connection			Rs. 20,04,089			
Add 12.5% for internal electric installations			Rs. 50,10,222			
Total building value			Rs. 4,70,96,082			

## Summary for property value

Particulars	Cost on market rate	Cost on circle rate
Land	Rs. 19,47,72,468	Rs. 58,91,61,100
Building	Rs. 4,70,96,082	Rs. 4,38,88,442
<b>Total</b>	<b>Rs. 24,18,68,550</b>	<b>Rs. 63,30,49,542</b>

Market value of the Property

Rs. 24,18,68,550 Rounded off Rs. 24.18 Crores

Realisable Value of the property (Less 1.5% of fair market value)

Rs. 20,55,88,268 Rounded off Rs. 20.55 Crores

Distress Value of the property (Less 25% of fair market value)

Rs. 18,14,01,413 Rounded off Rs. 18.14 Crores

Circle Rate Value of the property

Rs. 63,30,49,542 Rounded off Rs. 63.30 Crores

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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. 24.18 Crores** (Prevailing market rate along with details

reference of atleast two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of

properties/plots of similar size/ area and same use as the land being valued). The other details are as under:

i.	Date of purchase of immovable property	-
ii.	Purchase price of immovable property	-
iii.	Book value of immovable property	-
iv.	Realizable value of immovable property (as on 03.01.2022)	<b>Rs. 20.55 Crores</b>
v.	Distress sale value of immovable property (as on 03.01.2022)	<b>Rs. 18.14 Crores</b>
vi.	Guideline Value (Value as per Circle Rates). If applicable, in the area where immovable property is situated.	<b>Rs. 63.30 Crores</b>

Place: Dehradun

Date 03.01.2022

(Name and Official Seal of the approved Valuer)



### Encl:

1. Declaration from the valuer
2. Model code of conduct for valuer
3. Photographs property
4. Screen shot (in hard copy) of Global Positioning system (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc.
5. Layout plan of the area in which the property is located
6. Building plan
7. Floor Plan
8. Any other relevant documents/extracts

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## Akhil Kumar and Associates

**Kumar**

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**ANNEXURE 9**

### Format - E

#### DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 03.01.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 01.01.2021. The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank (Annexure F- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Land and building
2	Purpose of valuation and appointing authority	<b>Assessment of the fair market value of the subject property as on date of valuation.</b>
3	Identity of the valuer and any other experts involved in the valuation;	Akhil Kumar Reg. No. Category I /699/201/2018-19
4	Disclosure of valuer interest or conflict, if any;	Not applicable
5	Date of appointment, valuation	01.01.2022
6	Date and date of report;	03.01.2022
7	Inspections and/or investigations undertaken;	Site inspection and fair market rate.
8	Nature and sources of the information used or relied upon;	Site Information and verify with locals.
9	Procedures adopted in carrying out the valuation and valuation standards followed;	Land building cost method
10	Restrictions on use of the report, if any;	Nil
11	Major factors that were taken into account during the valuation;	Approach & surrounding.
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Nil

Date: 03.01.2022

Place: Dehradun





# CODE OF CONDUCT FOR VALUERS

As per Companies (Registered Valuers and Valuation Rules, 2017)

Valuers empanelled with bank shall strictly adhere to the following code of conduct:

## Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall 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.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall 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:

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.

## 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.

Date: 03.01.2022  
Place: Dehradun





## Akhil Kumar and Associates

**Akhil Kumar**

Govt. Approved valuer - Cat. I / 699/201/2018-19

Chartered Engineer (Reg. No. M-164822-5)

Fellow Member Institution of Valuers (No. F 025618)

MDDA Panelled Engineer (Licence No. E/49/2020)

Engineers, Planners & Valuers (Land & Building)

Office-cum residence

51, Maliyan Street (Saharanpur Chowk), Dehradun

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Mob. 9818649048

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### Annexure - A

Sl. No.	Sale deed No./ date	Name of owner	N.E.C. date	Khasra No.	Area
1.	Page No. 757-766 / 08/02/2002	M/s Manut Nandan Overseas Ltd	07/04/2017	1200 min. ( New No. 2988 )	0.2430 hect or 0.60 Acre
2.	Page No. 767-776 / 08/02/2002	"	05/04/2017	1200 min. ( New No. 2921 kha )	0.2420 hect or 0.60 Acre
3.	264 / 08/02/2002	"	05/04/2017	1200 min. ( New No. 2921 kha )	0.4050 hect or 1.0 acre
4.	266 / 08/02/2002	"	05/04/2017	1200 min. ( New No. 2920 kha )	0.4620 hect or 1.14 acre
5.	Page 335 / 19/02/2002	"	07/04/2017	2916, 2917, 2918, 2919, 2920 ka	1.5380 hect or 3.8 acre
6.	Page 340 / 15/03/2002	"	07/04/2017	1200/182/2 ( New No. 2923 )	0.50 acre
7.	495 / 15/03/2002	"	07/04/2017	1200/182/2 ( New No. 2926 )	0.50 acre
8.	496 / 15/03/2002	"	07/04/2017	1200/182/2 ( New No. 2924 )	0.50 acre
9.	497 / 15/03/2002	"	07/04/2017	1200/182/2 ( New No. 2925 )	0.50 acre
10.	498 / 15/03/2002	"	07/04/2017	1200/182/2 ( New No. 2927 )	0.50 acre
11.	501 / 15/03/2002	"	07/04/2017	1200/183/1	0.561 acre or 3.8 bigha
12.	2205 / 17/10/2002	"	07/04/2017	1200/183/1	1.30 acre

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