

# V. K. ASSOCIATES

Govt. Regd. Engineer, Designer, Structure Engineer,  
Valuer, Estimator & Builder

Govt. of India Income Tax Dept. Approved Valuer (CCIT/51/2007-08)

Panel Valuer of : State Bank of India, Canara Bank,  
Punjab National Bank, Bank of Baroda,  
Kurmanchal Bank, Bandhan Bank  
Uttarakhand Gramin Bank  
Union Bank of India, T.M.B.

Er. Vinay Kumar

(Chartered Engineer)

M.I.E. (Civil) F. I. V.

P.G.D. (Design & Construction of Conc. Structure)

9412957454  
9719540969

vinayvidit2005@gmail.com

To,  
Branch Manager  
STATE BANK OF INDIA  
S.M.E., Roorkee

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

1.	GENERAL	
1.	Purpose for which this valuation is made	To Assess Fair Market Value
2.	a.	Date of inspection
	b.	Date on which this valuation is made
3.	List of documents produced for perusal	
	i)	Copy of TIR
	ii)	Photocopy of Sale Deed
4.	Name of the owner(S) and his/their address(es) with Phone no. (Details of share of each owner in case of joint & Co-ownership)	
	M/S Shakumbari Automobiles Pvt.Ltd. Through Sri.Pankaj Mittal S/o Sri.Sohan Lal Mittal	
	N.A.	
5.	Brief Description of the property (Including leasehold / freehold etc)	Area of Land 5900.00 sq.m. (as per Old Valuation Report ) (Freehold Property)
6.	Location of the Property	
	a)	Plot No. / Survey No.
	Khasra No.253/3 Area 0.003 hect., 258/1 Area 0.003 hect., 258/2 Area 0.063 hect., 259/1 Area 0.050 hect., 259/2 Area 0.080 hect., 260/1 Area 0.054 hect., 260/2 Area 0.110 hect., 261/1 Area 0.029 hect., 261/2 Area 0.113 hect., 261/3 Area 0.057 hect., 262/1 Area 0.046hect., 262/2 Area 0.012 hect., 263/1 Area 0.165 hect., 263/2 Area 0.196 hect., 264/1 Area 0.306 hect., 265/1 Area 0.120 hect., 265/2 Area 0.250 hect., 266 Area 0.126 hect., 267 Area 0.075 hect., 268 Area 0.143 hect. 629/1 Area 0.030 hect., 892/1 Area 0.031 hect. Total Area = 2.112 hect. with shared area 0.590 hect. of South side	
	b)	Door No.
	c)	T. S. No. / Village
	d)	Ward / Taluka
e)	Mandal / District	
7.	Postal Address of the Property	M/S Shakumbari Automobiles Land Bearing at Khasra No.253/3 & etc, Village Fareedpur Qazi, Bahar Chakkar Road, pargana - Bijnor, Tehsil - Bijnor, Distt. - Bijnor, Uttar Pradesh.
8.	City/ Town	Bijnor
	Residential Area	No
	Commercial Area	Yes



	Industrial Area	No	
9.	Classification of the Area		
	i) High / Middle / Poor	Middle	
	ii) Urban / Semi Urban / Rural	Semi Urban	
10.	Coming under Corporation Limit/Village Panchayat/Municipality	Village Panchayat	
11.	Whether covered under any State/Central Govt.enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/	Under State Govt.	
12.	In Case it is an agricultural land any conversion to house site plots is contemplated	Commercial	
13.	<b>Boundaries of the Property</b>	<b>As per copy Old Valuation Report</b>	<b>Actuals</b>
	East	Bijnor-Bairaj Road	NH-709 AD (Bijnor-Meerut Highway)
	West	Agriculture Land of Mr. Mukim Ahemad & Other	Agriculture Land of Mr. Mukim Ahemad & Other
	North	Agriculture Land of Mr. Yashvardhan Singh & Other	Agriculture Land of Mr. Yashvardhan Singh & Other
	South	Agriculture Land of Mr. Naseem Ahemad & Other	Agriculture Land of Mr. Naseem Ahemad & Other
14	Latitude, Longitude and Co-ordinates of the site		
14.1	Nearby Landmark	Near Malik Dhaba	
15.	Extent of site	5900.00 sq.m.	
16.	Extent of site considered for valuation (least of 14 A & 14 B)	5900.00 sq.m.	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long ? Rent received per month.	Owner	
II.	<b>Characteristics of the Site</b>		
1.	Classification of Locality	Semi Urban Area	
2.	Development of surrounding area	Full- Developed	
3.	Possibility of frequent flooding / sub-merging	No	
4.	Feasibility to the Civic amenities like school,hospital, bus stop,market etc.	Near by	
5.	Level of land with topographical conditions	Level	
6.	Shape of Land	Irregular	
7.	Type of use to which it can be put	Commercial	
8.	Any usage restriction	N.A.	
9.	Is plot in town planning approved layout	No	
10.	Corner plot or Intermittent Plot	Intermittent	
11.	Road facilities	Available	
12.	Type of road available at present	Pakka Road	
13.	Width of road - is it below 20 ft. Or more then 20 ft.	NH-709 AD (Bijnor-Meerut Highway)	
14.	Is it land - locked land?	No	
15.	water potentiality	Yes	
16.	Underground sewerage system	Yes	



17.	Is Power supply available at the site?	Yes	
18.	<b>Advantage of the site</b>		
1.	Near Schools & Hospitals	Yes	
2.	Good Marketability	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)	N.A.	
1.	No		
2.			
<b>Part - A (Valuation of land)</b>			
	Size of plot	5900.00 sq.m.	
1.		As per the Sale Deed	As per Old Valuation Report
	East & West	Not Mentioned	58.872 mt. & 51.615 mt.
	North & South	---	130.658 mt. & 102.085 mt.
2.	Total extent of the plot ( Sq.m.)	5900.00	
3.	Prevailing Market Rate (Along with details/reference of at least two latest deals/transsactions with respect to adjacent properties in the areas)	Rs. 10,000/- Per Sq.m.	
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) Circle Rate Of Building	Rs.11,000/- Per sq.m. (Pg No. 43/106 SI No. 8-5 Code- 1595) add 5% exrtra for Road =Rs.11,550/- Per sq.m. R.C.C- Rs. 14,000/-sq.m.	
5.	Assesess / adopted rate of valuation	Rs. 10,000	
6.	Estimate value of land	Rs. 59,000,000	
<b>Part - B (Valuation of Building)</b>			
Technical details of the building			
a.	Type of Building (Residential / Commercial/ Industrial)	Commercial	
b.	Type of Construction (Load bearing/RCC/ Steel framed)	R.C.C.	
c.	Year of construction	2012	
d.	Number of floors and height of each floor including basement, if any	Gr. Floor & First Floor	
e.	Plinth area floor - wise	Gr.floor Work Shop (Pre Fabricate) = 355.76 Sqm. Gr.floor Body Shop (Pre Fabricate)= 592.93 Sqm. Gr.floor Work Sparepart (Pre Fabricate) = 258.73 Sqm. Gr.floor & F. floor (Office & Show Room ) =1142.75 Sqm. Total Plinth Area of Both Floor = 2350.17 Sqm.	
f.	Condition of the building	Good	
i)	Exterior - Exellent , Good, Normal, Poor	Good	
ii)	interior - Exellent , Good, Normal, Poor	Good	
g.	Date of issue and validity of layout of approved map / plan	N.A.	
h.	Approved map / plan issuing authority	N.A.	
i.	Whether genuineness or authenticity of approved map / plan is verified	N.A.	
j.	Any other comments by our empenelled valuers on authentic of approved plan	No	



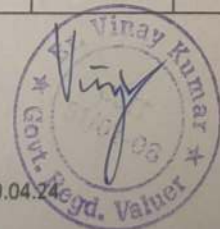
Specifications of construction (floor-wise) in respect of

S. No.	DESCRIPTION	Gr. Floor	First Floor			
1.	Foundation	R.C.C.	R.C.C.			
2.	Basement	No	No			
3.	Superstructure	L.B.S.	L.B.S.			
4.	Joinery / Doors & Windows (Please furnish details about size of frames, stutters, glazing, fitting etc. and specify the species of timber)	R.S.& Wooden	R.S.& Wooden			
5.	RCC works	Yes	Yes			
6.	Plastering	Yes	Yes			
7.	Flooring, Skirting, dadoig	Yes	Yes			
8.	Special finish as marble, granite, wooden paneling, grills, etc	No	No			
9.	Roofing including weather proof course	No	No			
10.	Drainage	Yes	Yes			

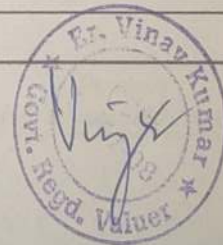
S. No.	DESCRIPTION					
1.	<b>Compound wall</b>	Yes				
	Height					
	Length					
	Type of construction					
2.	<b>Electrical Installation</b>					
	Type of wiring	Cancelled				
	Class of fitting (Superior / ordinary / poor)	Superior				
	Number of light points	==				
	Fan points	==				
	Spare plug points	==				
3.	<b>Plumbing Installation</b>					
	No. of water closets and their type	==				
	No. of wash basins	==				
	No. of urinals	==				
	No. of bath tube	==				
	Water meter, taps, etc.	==				
	Any other fixtures					

Valuation of Building

Sr. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
1	Gr.floor Work Shop (Pre Fabricate)	355.76	7.62	12 Years	Rs. 10,000	Rs. 3,557,600	Rs. 426,912	Rs. 3,130,688
2	Gr.floor Body Shop (Pre Fabricate)	592.93	3.45	12 Years	Rs. 10,000	Rs. 5,929,300	Rs. 711,516	Rs. 5,217,784



3	Gr.floor Work Sparepart (Pre Fabricate)	258.73	3.45	12 Years	Rs. 10,000	Rs. 2,587,300	Rs. 310,476	Rs. 2,276,824
4	Gr.floor & F. floor (Office & Show Room R.C.C.)	1142.8	6.02	12 Years	Rs. 15,000	Rs. 17,141,250	Rs. 2,056,950	Rs. 15,084,300
Total Market Value of Building								Rs. 25,709,596
1	Value of Land by adopting GLR				5900.00	Rs. 11,550		Rs. 68,145,000
2	Value of Building by adopting GLR RCC				2350.17	Rs. 14,000	12%	Rs. 28,954,094
3	Value of Building by adopting GLR Shed				0.00	Rs. 0	0%	Rs. 0
GLR Value of Property Total								Rs. 97,099,094
<b>Details of valuation Part C - (Extra Items)</b>								
1.	Modular Kitchen				Rs. 0			
2.	Ornamental front door				Rs. 0			
3.	Sit out / Verandah with steel grills				Rs. 0			
4.	Overhead water tank				Rs. 0			
5.	Extra steel / collapsible gates				Rs. 150,000			
	<b>Total</b>				<b>Rs. 150,000</b>			
<b>PART D - (AMENITIES)</b>								
1.	Wardrobes				Rs. 0			
2.	Glazed tiles				Rs. 0			
3.	Extra sinks and bath tub				Rs. 0			
4.	Marble / Ceramic tiles flooring				Rs. 200,000			
5.	Interior decorations				Rs. 0			
6.	Architectural elevation works				Rs. 100,000			
7.	Penelling works				Rs. 450,000			
8.	Aluminium works				Rs. 80,000			
9.	Aluminium hand rails				Rs. 0			
10.	False ceiling				Rs. 0			
	<b>Total</b>				<b>Rs. 830,000</b>			
<b>PART E - (Miscellaneous)</b>								
1.	Separate toilet room				Rs. 0			
2.	Separate lumber room				Rs. 0			
3.	Separate water tank / pump				Rs. 0			
4.	Trees, gardening				Rs. 0			
	<b>Total</b>				<b>Rs. 0</b>			



PART F - (Services)		
1.	Water supply arrangements	Rs. 150,000
2.	Drainage arrangements	Rs. 150,000
3.	Compound wall	Rs. 300,000
4.	C. B. deposits, fittings etc.	Rs. 150,000
5.	Pavements	Rs. 1,000,000
	<b>Total</b>	<b>Rs. 1,750,000</b>

**Total abstract of the entire property**

Part-A	Land	Rs. 59,000,000
Part-B	Building	Rs. 25,709,596
Part-C	Extra Items	Rs. 150,000
Part-D	Amenities	Rs. 830,000
Part-E	Miscellaneous	Rs. 0
Part-F	Services	Rs. 1,750,000
	<b>Total</b>	<b>Rs. 87,439,596</b>

<b>Present Market Value</b>	<b>Rs. 87,439,596</b>
<b>Realisable Value (85%)</b>	<b>Rs. 74,323,657</b>
<b>Forced sale Value (80%)</b>	<b>Rs. 69,951,677</b>

Valuation : Here, the Approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

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

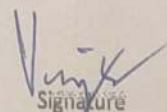
Screen shot longitude/latitude and co-ordinates of property using GPS/various pps/Internet sites.

Market value of property is more than 20% of GLR value because the property is situated on main Delhi- Haridwar Road, High demand of property and commercial area.

As a result of my appraisal and analysis, it is my considered opinion that the Realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs. 7,43,23,657/- (Rupees Seven Crore Forty Three Lac Twenty Three Thousand Six Hundred Fifty Seven only)**

Place: Haridwar

Dated: 09.04.2024

  
Signature

(Name and Official Seal of the Approved Valuer)

A.M.I.E. (Civil) F.I.V., P.G.D.D.C. (Uttarakhand)

Grade Engineer H.T.D.A.

V.K. ASSOCIATES, P.O. BANK ROAD, HARIDWAR

Uttarakhand

ASHRAM HALL, ...

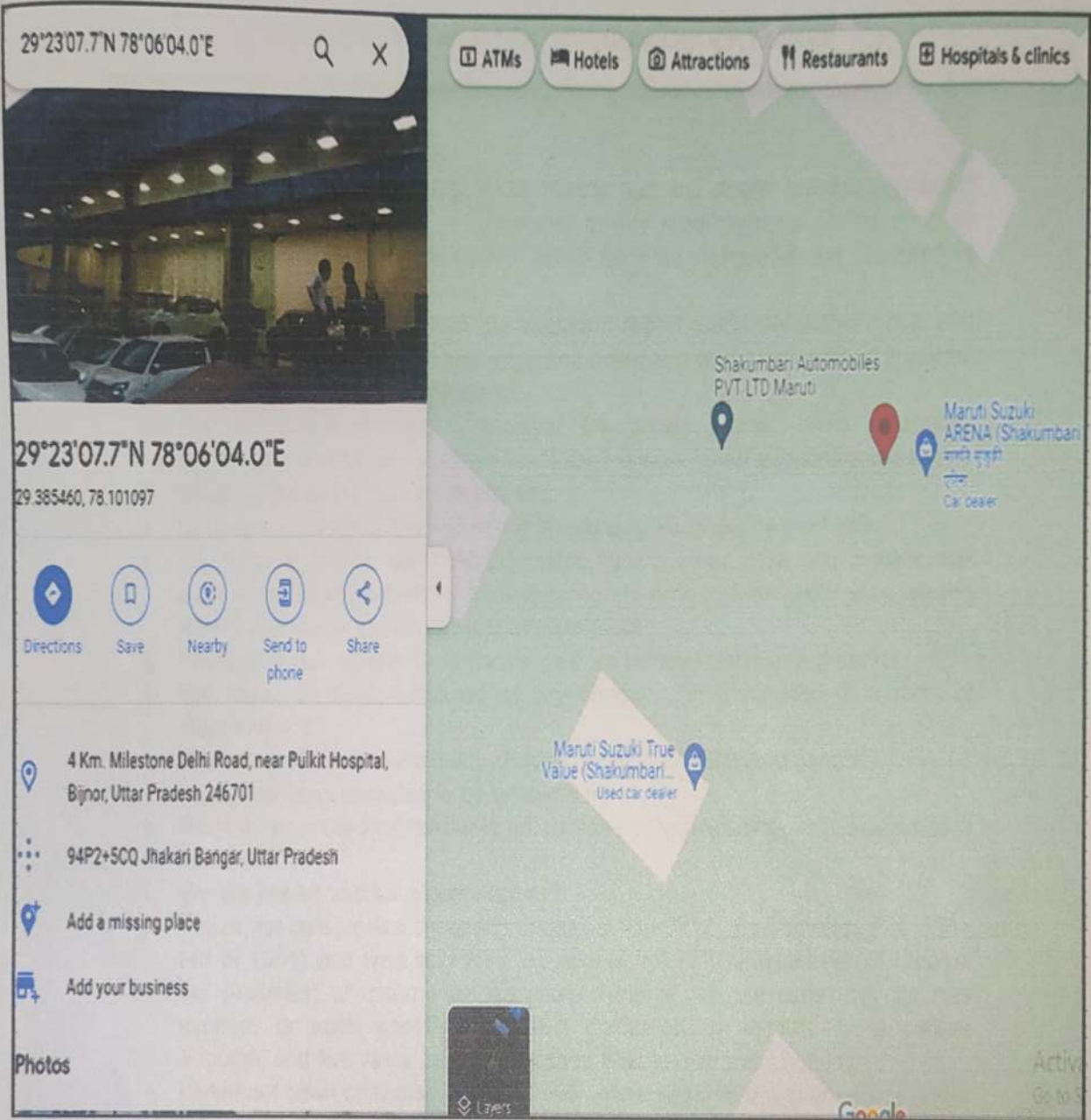
The undersigned has inspected the property detailed in the Valuation Report dated 09.04.2024. We are satisfied that the fair and reasonable market value of the property is **Rs. 8,74,39,596/- (Rupees Eight Crore Seventy Four Lac Thirty Nine Thousand Five Hundred Ninety Six only)**.

Signature

(Name of the Branch Manager with Official seal)









## ANNEXURE: VI- DECLARATION-CUM-UNDERTAKING

- a I am a citizen of India.
- b No employee or member of Vinay Kumar has any direct/ indirect interest in the property 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 our valuation report dated 9/4/2024 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Vinay Kumar have personally inspected the property on dated 9/4/2024 the work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- g We have not been removed/dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l We are not an undischarged insolvent.
- m I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for 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.
- n I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o Our PAN Card number as applicable is **AGXPK2344L**
- p We undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.



- s We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- v I am valuer not registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment								
1.	Background information of the asset being valued	This is a Industrial Property located at aforesaid address having total land area (63484.00) sq. ft./ and the is 5900.00 sq. mtr. as per the documents/ information provided to us by the Bank/ client.								
2.	Purpose of valuation and appointing authority	Please refer to Page No.01 of the Report.								
3.	Identity of the Valuer and any other experts involved in the valuation	<b>Survey Analyst: Er. Vinay Kumar</b> <b>Engineering Analyst: Er. Vinay Kumar</b> <b>Valuer/ Reviewer: (HOD Engg.)</b>								
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower or any kind of conflict of interest.								
5.	Date of appointment, valuation date and date of report	<table border="1"> <tr> <td>Date of Appointment:</td> <td>9/4/2024</td> </tr> <tr> <td>Date of Survey:</td> <td>9/4/2024</td> </tr> <tr> <td>Valuation Date:</td> <td>9/4/2024</td> </tr> <tr> <td>Date of Report:</td> <td>9/4/2024</td> </tr> </table>	Date of Appointment:	9/4/2024	Date of Survey:	9/4/2024	Valuation Date:	9/4/2024	Date of Report:	9/4/2024
Date of Appointment:	9/4/2024									
Date of Survey:	9/4/2024									
Valuation Date:	9/4/2024									
Date of Report:	9/4/2024									
6.	Inspections and/or investigations undertaken	Yes by our authorized Survey Engineer Er. Vinay Kumar bearing knowledge of that area on 9/4/2024. Property was shown and identified by Mr. Khanna								
7.	Nature and sources of the information used or relied upon	Please refer to Page No. 04 of the Report.								
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Land value is calculated on the basis of 'Market Comparable sales Approach and building value is calculated on the basis of depreciated replacement cost method.'								
9.	Restrictions on use of the report, if any	Value varies with the Purpose/ Date/ Market & Asset Condition& Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points								



		<p>are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in the engagement letter. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment we have relied upon various information, data, documents provided by Bank/ client in good faith. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents, information, data provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Page No. 4-6 of the Report.
11.	Major factors that were not taken into account during the valuation	NA
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.	Please see attached Annexure.

Date: 9/4/2024  
Place: Haridwar



*Vinay*  
**Signature**  
(Name and Official Seal of the

Approved Valuer)

Er. VINAY KUMAR  
A.M.I.E. (Civil) F.L.V., P.G.D., D.C. (Structure)  
Icdg. Engineer H.R.D.A.

V.K. ASSOCIATES, F-7 ALANKAR PALACE  
SHOPPING COMPLEX NEAR SHANKAR  
ASHRAM HARIDWAR-249407

## ANNEXURE: VII- MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
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 authorised 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 organisation 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

Signature of the Valuer:

Name of the Valuer: Er. Vinay Kumar

Address of the Valuer: V.K. Associates, F-7, Alankar Palace, Shopping Complex,  
Near Shankar Ashram Jwalapur Haridwar

Date: 9/4/2024

Place: Haridwar

Er. VINAY KUMAR  
A.M.I.E. (Civil) E.I.V., P.G.D.D.C. (Structure)  
Regd. Engineer H.R.D.A.

V.K. ASSOCIATES, F-7 ALANKAR PALACE  
SHOPPING COMPLEX NEAR SHANKAR  
ASHRAM HALDWAR

