

VALUATION REPORT

OF Land & Building (Industrial Use)

FOR M/s Esteem Pharmecuticals Through Propreitors Sh. Yatin Gambhir S/o Sh. Kamal Kishor Gambhir

PURCHASER Smt. Dinny Guliyani W/o Sh. Sumit Kumar & Sh. Sumit Kumar S/o Sh. Lajpat Rai, R/o H.No. 24, Lane No. 06, Vivekanand Gram, Phase 02, Lower Nathanpur, Dehradun (Uttarakhand)

LOCATION Village- Sisona Mustahakam Pargana, Tehsil-Bhagwanpur, Distt.-Haridwar, Uttarakhand.

PURPOSE For Bank Loan From State Bank of India, SME Roorkee Branch

Fair Market Value of property (Land & Building)

₹ 26633445.00

Rupees Two Crore Sixty Six Lacs Thirty Three Thousand Four Hundred Fourty Five Only.

Realizable value of property (Land & Building)

₹ 23970101.00

Rupees Two Crore Thirty Nine Lacs Seventy Thousand One Hundred One Only.

Panel Architect of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Central Bank of India
- Corporation Bank
- Dehradun Nagar Nigam
- Indian Overseas Bank
- Uttarakhand Gramin Bank
- Punjab National Bank
- State Bank of India
- Oriental Bank of Commerce
- The Kurmanchal Bank Ltd.
- The Nainital Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- Uttarakhand Open University

Panel Valuer of:

- Indian Bank
- Bank of Baroda
- Bank of India
- Canara Bank
- Corporation Bank
- Punjab National Bank
- State Bank of India
- Oriental Bank of Commerce
- United Bank of India
- Uttarakhand Gramin Bank
- Almora Urban Co-op. Bank Ltd.
- The Kurmanchal Bank Ltd.
- The Nainital Distt. Co-op Bank Ltd.
- BRIDCUL (Uttarakhand Govt.)

PREPARED BY:-

M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, GOVT. APPRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

H. O. - 1ST FLOOR, SUBHASH CHOWK, RAMNAGAR, DISTT-NAINITAL, UTTARAKHAND

B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN



M S NEGI & ASSOCIATES

ARCHITECTS, INTERIOR DESIGNERS, PLANNERS, APRD. VALUERS,
VASTU, PROJECT MANAGEMENT & TOPOGRAPHY SURVEY CONSULTANTS

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B. O. - 93/2, DRONAPURI DHARAMPUR, NEAR HIM PALACE HOTEL, HARIDWAR ROAD, DEHRADUN

Date: August 13, 2021

Ref. No.: MSN/Val-1272/21-22

To,

The Chief Manager, State Bank of India, SME Roorkee Branch

Subject :- Valuation report of Property (Land & Building) of M/s Esteem Pharmaceuticals Through Proprietors Sh. Yatin Gambhir S/o Sh. Kamal Kishor Gambhir

This is to certify that immovable property (Land & Building) belongs in the Name of M/s Esteem Pharmaceuticals Through Proprietors Sh. Yatin Gambhir S/o Sh. Kamal Kishor Gambhir, R/o- 33, West Shivaji Nagar Shahganj, Agra

The aforesaid property is situated at Village- Sisona Mustahakam Pargana, Tehsil- Bhagwanpur, Distt.- Haridwar, State- Uttarakhand

Particulars of the aforesaid Land & Building are as follows-

a) The aforesaid Land & Building is situated in Khasara No.-245 Min.

b) The total land area is 2050 Sqm.

The land status is Industrial Use with fully ownership title as per land documents

The property is registered in the name of M/s Esteem Pharmaceuticals Through Proprietors Sh. Yatin Gambhir S/o Sh. Kamal Kishor Gambhir being purchased by Smt. Dinny Guliyani W/o Sh. Sumit Kumar & Sh. Sumit Kumar S/o Sh. Lajpat Rai, R/o H.No. 24, Lane No. 06, Vivekanand Gram, Phase 02, Lower Nathanpur, Dehradun (Uttarakhand) as per registered Agreement Deed on Dated 31.05.2021.

As on date the Value of the property as follows

Fair Market Value of property (Land & Building)	₹ 26633445.00
Rupees Two Crore Sixty Six Lacs Thirty Three Thousand Four Hundred Forty Five Only.	
Realizable value of property (Land & Building)	₹ 23970101.00
Rupees Two Crore Thirty Nine Lacs Seventy Thousand One Hundred One Only.	
Distress value of property (Land & Building)	₹ 22638428.00
Rupees Two Crore Twenty Six Lacs Thirty Eight Thousand Four Hundred Twenty Eight Only.	
Guideline Value of the property as per Govt. approved Circle rate (Land & Building)	₹ 21303445.00
Rupees Two Crore Thirteen Lacs Three Thousand Four Hundred Forty Five Only.	

It is advice that the legal aspect with regard to the ownership of the property to be get confirmed through the original documents/ concern authority for reconciliation.

Declaration:- I hereby declare that-

- The information furnished in the valuation report is true and correct to the best of my
- I have no direct and indirect interest in the property valued.
- I have personally inspected property on August 12, 2021
- My registration with State Chief Commissioner of Income tax is valid as on date.

Date: August 13, 2021

Place: Dehradun

ARCHITECTS: M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers



Ar. M.S. Negi
Signature and seal of
Registered Valuer 1/19

FORMAT-A **VALUATION REPORT IN RESPECT OF LAND/ SITE AND BUILDING**

(To be filled in by the Approved Valuer)

I- GENERAL

- 1- Purpose for which the valuation is made : To assess current market value
- 2- a) Date of inspection : August 12, 2021
- b) Date on which the valuation is made : August 13, 2021
- 3- List of documents produced for perusal :
 - i) Agreement Deed : Yes on Dated 31.05.2021
 - ii) 143 : Apply for 143
 - iii) Approved Map : Yes on Dated 29.07.2008
- 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) : M/s Esteem Pharmecuticals Through Propreitors Sh. Yatin Gambhir S/o Sh. Kamal Kishor Gambhir
 Phone No. : 7979845535
 Share : Sole Ownership
- 5- Brief description of the property (including leasehold / freehold etc) : Freehold Land
- 6- Location of property :
 - a) Plot No. / Survey No. : Khasara No.-245 Min.
 - b) Door No. : Khasara No.-245 Min.
 - c) T. S. No. / Village : Sisona Mustahakam Pargana
 - d) Ward / Taluka : Bhagwanpur
 - e) Mandal / District : Distt.-Haridwar
- 7- Postal address of the property : Sisona Mustahakam Pargana, Tehsil- Bhagwanpur, Distt.-Haridwar, Uttarakhand.
- 8- City / Town/Village : Village
 Residential Area : No
 Commercial Area : No
 Industrial Area : Yes
- 9- Classification of the area :
 - i) High / Middle / Poor : Middle Class
 - ii) Urban / Semi Urban / Rural : Rural Area
- 10- Coming under Corporation limit / Village Panchayat / Municipality : Under Village Panchayat
- 11- Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area : No
- 12- In case it is an agricultural land, any conversion to house site plots is contemplated : Apply for 143 (Land use conversion)
- 13- Boundaries of the property

<u>As per agreement deed:-</u>		<u>As per actual Site:-</u>
North	Property of Suleman	Property of Other & Partly House of Suleman
South	Property of Vishnu Sharma	Property of Vishnu Sharma
East	18 ft Wide Road	18 ft Wide Road
West	Property of Babu & Sachin Joshi	House of Babu & Partly Sudhir Joshi

14- 14.1 Dimensions of the site

	As per agreement deed:-	As per actual Site:-
North		200'-4" + 23'-4"
South		273'-0"
East	Not Mention	101'-2"
West		105'-8"

14.2 Latitude, Longitude and Coordinates of the site : ENCLOSURE-'C'

15- Extent of the site

: 2050.00 Sqm.

16- Extent of the site considered for valuation (least of 14 A & 14 B)

: 2050.00 Sqm.

17- Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.

: Owner Occupied

I- CHARACTERISTICS OF THE SITE

1- Classification of locality

: Rural Area

2- Development of surrounding areas

: Other Industrial property near to site

3- Possibility of frequent flooding / submerging

: No

4- Feasibility to the Civic amenities like school, hospital, bus stop, market etc.

: Within 2-3 Km. approx

5- Level of land with topographical conditions

: Plain

6- Shape of land

: Ir-regular

7- Type of use to which it can be put

: Industrial Use

8- Any usage restriction

: No

9- Is plot in town planning approved layout?

: Yes

10- Corner plot or intermittent plot?

: Intermittent plot

11- Road facilities

: Connected by 18 ft wide road from East side.

12- Type of road available at present

: Non-Metal Road

13- Width of road – is it below 20 ft. or more than 20 ft.

: Below 20 ft

14- Is it a land – locked land?

: No

15- Water potentiality

: Good

16- Under Ground Sewerage System

: No

17- Is power supply available at the site?

: Yes

18- Advantage of the site

:

1- The aforesaid property is located at 500 Mtr. (approx) Distance from Dehradun- Roorkee road.

2- The said property is one side open which is connected by 18 ft wide road from East side.

3- The location of the property is good for industrial type of activities.

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 seacoast / tidal level must be incorporated)

: N.A.



Part – A (Valuation of land)

1- Size of plot

North & South
East & West

: As per S.No. 14 (14.1)

2- Total extent of the plot

: 2050 Sqm.

3- Prevailing market rate (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)

: Rate of the locality varies from @ Rs. 6000/- to 6200/- Sqm.

4- Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)

: @ Rs. 3400/-per Sqm.

Value of Land as per Govt. approved Circle rate

Rs. 6970000.00

As per Distt. Collector circle rate Haridwar dated 13 January 2020, The aforesaid property is located at 500 Mtr. (approx) Distance from Dehradun- Roorkee road and having govt. circle rate @Rs.3400.00/- per sq.m. for Non- Agricultural land of the given locality/area.

As per the Govt. approved circle rate of the property is Rs. 3400.00/- per Sqm. for non-agriculture land in this locality, The aforesaid property is located at 500 Mtr. (approx) Distance from Dehradun- Roorkee road. The said property is one side open which is connected by 18 ft wide road from East side. The market rate are higher than the basic govt. circle rate because it depends upon property shape, size, surroundings developments, approach from main motor marg, market trends & future Potential. The location of the property is good for Industrial type of activities. The above factors appreciate the rates of the property.

5- Assessed / adopted rate of valuation

: @ Rs.6000/- per Sqm.

6- Estimated value of land

Rs. 12300000.00

Part – B (Valuation of Building)

1- Technical details of the building

a) Type of Building (Residential / Commercial / Industrial)

: Industrial Building

b) Type of construction (Load bearing / RCC / Steel Framed)

: RCC Framed Construction

c) Year of construction

: 2009 Years

d) Estimated future life

: 63 Years

e) Number of floors and height of each floor including basement, if any

: Ground & First Floor with floor 12 ft height from plinth level.

f) Plinth area floor-wise

S.No.	Floors	Builtup Area
i)	Main Building G.F.	689.29 Sq.m.
ii)	Guard Room G.F.	7.29 Sq.m.
iii)	Electric Room	7.29 Sq.m.
iv)	Boundary Wall	439.07 Sq.m.

g) Condition of the building

i) Exterior – Excellent, Good, Normal, Poor

: Normal

ii) Interior – Excellent, Good, Normal, Poor

: Normal

h) Date of issue and validity of layout of approved map / plan

: On Dated 29.07.2008



- i) Approved map / plan issuing authority : Map Approved from Drug Licensing & Controlling Authority
- j) Whether genuineness or authenticity of approved map / plan is verified : Yes
- k) Any other comments by our empanelled valuers on authentic of approved plan : No

Specifications of construction (floor-wise) in respect of

S.N.	Description	Ground Floor	First Floor
1-	Foundation	Footing & Foundation	-
2-	Basement	No	No
3-	Superstructure	Load bearing Structure	Load bearing Structure
4-	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and	Hard wooden flush doors	Hard wooden flush doors
5-	RCC works	Slab, Beam & Column	Slab, Beam & Column
6-	Plastering	Yes	Yes
7-	Flooring, Skirting, dadoing	Tiles/PCC Flooring	Tiles/PCC Flooring
8-	Special finish as marble, granite, wooden paneling, grills, etc	No	No
9-	Roofing including weather proof	RCC Roofing	RCC Roofing
10-	Drainage	Yes	Yes

2- Compound wall

- a) Height : Yes
- b) Length : 6 ft
- c) Type of construction : 207.01 Rn.m.
- : Brick Masonary

3- Electrical installation

- a) Type of wiring : Yes
- b) Class of fittings (superior / ordinary / poor) : Conduit
- c) Number of light points : Ordinary
- d) Fan points : As per site
- e) Spare plug points : As per site
- f) Any other item : As per site
- : -

4- Plumbing installation

- a) No. of water closets and their type : Yes
- b) No. of Sink : 10 approx
- c) No. of urinals : 5 approx
- d) No. of bath : 5 approx
- e) Water meter, taps, etc. : 2 approx
- f) Any other fixtures : No
- : No



Details of valuation

S.N.	Particulars of items	Plinth Area (Sq.m.)	Roof Ht. (m)	Age of Building	Estimated replacement rate of construction Rs.
<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
1-	Main Building G.F.	689.29	3.65	12	22000.00
2-	Guard Room G.F.	7.29	3.65	12	10000.00
3-	Electric Room	7.29	3.65	12	10000.00
4-	Boundary Wall	439.07	3.65	12	1800.00

Particulars of items	Replacement cost Rs.	Depreciation Rs.	Net value after depreciations Rs.
<u>2</u>	<u>7</u>	<u>8</u>	<u>9</u>
Main Building G.F.	15164380.00	1819726.00	13344654.00
Guard Room G.F.	72900.00	8748.00	64152.00
Electric Room	72900.00	8748.00	64152.00
Boundary Wall	790326.00	94839.00	695487.00
Total			14168445.00

Part - C- (Extra Items)

	(Amount in Rs.)
1- Portico	: rate already taken as per building
2- Ornamental front door	: 0.00
3- Sit out/ Verandah with steel grills	: 0.00
4- Overhead water tank	: 25000.00
5- Extra steel/ collapsible gates	: 25000.00
6- Shape of land	: consider in land rate
Total	: 50000.00

Part - D- (Amenities)

	(Amount in Rs.)
1- Wardrobes	: 0.00
2- Glazed tiles	: 0.00
3- Extra sinks and bath tub	: 0.00
4- Marble / ceramic tiles flooring	: 0.00
5- Interior decorations	: 0.00
6- Architectural elevation works	: 0.00
7- Paneling works	: 0.00
8- Aluminum works	: 0.00
9- Aluminum hand rails	: 0.00
10- False ceiling	: 0.00
Total	: 0.00



Part E- (Miscellaneous)

	(Amount in Rs.)
1- Separate Toilet room	
2- Separate Lumber room	0.00
3- Separate water tank/ sump	0.00
4- Trees, gardening	65000.00
Total	0.00
	65000.00

Part F- (Services)

	(Amount in Rs.)
1- Water supply arrangements	
2- Drainage arrangements	0.00
3- Boundary wall	50000.00
4- C. B. deposits, fittings etc.	Mention on Building Department.
5- Pavement	0.00
Total	0.00
	50000.00

Total abstract of the entire property

Part- A	Land	₹ 12300000.00
Part- B	Building	₹ 14168445.00
Part- C	Extra Items	₹ 50000.00
Part- D	Amenities	₹ 0.00
Part- E	Miscellaneous	₹ 65000.00
Part- F	Services	₹ 50000.00
	Total	₹ 26633445.00
	Say	₹ 26633445.00

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.

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

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

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is

Present Fair Market Value of Property ₹ 26633445.00

Rupees Two Crore Sixty Six Lacs Thirty Three Thousand Four Hundred Forty Five Only.

Realisable Value of Property ₹ 23970101.00

Rupees Two Crore Thirty Nine Lacs Seventy Thousand One Hundred One Only.

The Purchased value of the property ₹ 19587000.00

Rupees One Crore Ninety Five Lacs Eighty Seven Thousand Only.

The Distress value of the property ₹ 22638428.00

Rupees Two Crore Twenty Six Lacs Thirty Eight Thousand Four Hundred Twenty Eight Only.

Date- August 13, 2021

Place- Dehradun

ARCHITECTS: M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers



Ar. M.S NEGI
Signature and seal of
Registered Valuer

The undersigned has inspected the property detailed in the Valuation Report dated
on _____ . We are satisfied that the fair and reasonable market value of the property
is ₹ 26633445.00 (Rupees Two Crore Sixty Six Lacs Thirty Three Thousand Four Hundred
Fourty Five Only.)

Signature
Name of the Branch
Manager with Official
seal

ate- August 13, 2021



FORMAT-B

DECLARATION FROM VALUERS

I hereby declare that

- a) I am a citizen of India
- b) The information furnished in my valuation report dated

August 13, 2021

is true and correct

to the best of my knowledge and belief and I have made an impartial and true valuation of the

- c) I have no direct or indirect interest in the property valued;
- d) I have personally inspected the

August 12, 2021

The work is not

subcontracted to any other valuer and carried out by myself.

- e) I have not been removed/ dismissed from service/ Employment earlier.

- f) I have not been convicted of any offence and sentenced to a term of Imprisonment;

- g) I have not been found guilty of misconduct in my professional capacity.

- h) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.

- i) I have not sub-contract the work to any other valuer and carry out the work myself.

- j) 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.

- k) 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.

- l) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Format - F signed copy of same to be taken and kept along with this declaration)

- m) I am registered under Section 34 AB of the Wealth Tax Act, 1957.

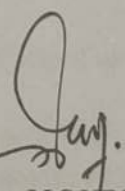
- n) I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.


- o) Further, I hereby provide the following information.



S.N.	Particulars	Valuer Comment
1-	Background information of the asset being valued;	: Approach Distance from Main motor road, Surrounding development, distance of Basic civic Amenities, type of connected road etc.
2-	Purpose of valuation and appointing authority	: For Bank Loan purpose from State Bank of India, SME Roorkee Branch
3-	Identity of the valuer and any other experts involved in the valuation;	: M.S. Negi & Associates, Dehradun
4-	Disclosure of valuer interest or conflict, if any;	: No
5-	Date of appointment, valuation date and date of report;	: August 13, 2021
6-	Inspections and/or investigations undertaken;	: M.S. Negi & Associates (Site Engineer- Er. Yogesh Negi)
7-	Nature and sources of the information used or relied upon;	: Rates are taken according to site visit
8-	Procedures adopted in carrying out the valuation and valuation standards followed;	: Plinth Area Rate Concept
9-	Restrictions on use of the report, if any;	: Only For Bank Loan purpose from State Bank of India, SME Roorkee Branch
10-	Major factors that were taken into account during the valuation;	: Distance of property from main market road, Shape & size, surroundings developments, type of road, market trends & future Potential of the property .
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.	: -

Date- August 13, 2021
Place- Dehradun


Ar. M.S. NEGI
 Signature and seal of
 Registered Valuer


 Redg. No. 44/2008-09

FORMAT-C

MODEL CODE OF CONDUCT FOR VALUERS

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

Integrity and Fairness

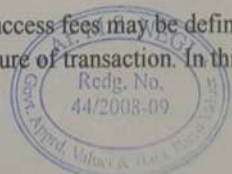
- 1) A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2) A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3) A valuer shall 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
- 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/
- 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
- 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 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 organisation 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 organisation 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.
- 26) 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 to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

- 28) 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
- 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 restrictions.

- 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 organisation discredits the profession.



Ar. M.S NEGI
Signature and seal of
Registered Valuer

CIRCLE RATE

तहसील भगवानपुर के अर्धनगरीय क्षेत्रों की दरें (प्रमुख मार्ग से 200 मी० की दूरी छोड़कर)

68

प्रमुख मार्ग/मौहल्लो/राजस्व ग्रामों की श्रेणी	प्रमुख मार्ग/मौहल्लो/राजस्व का नाम	सामान्य दर (BASE RATE)						
		कृषि भूमि (प्रति हे० रु० लाख में)	अकृषि भूमि (रु० प्रति वर्ग मीटर)	बहुमंजलीय आवासीय भवन में स्थित आवासीय प्लॉट (सुपर ऐरिया रु० प्रति वर्ग मीटर)	वाणिज्यिक भवन की दर (रु० सुपर ऐरिया प्रति वर्ग मीटर)		गैर वाणिज्यिक भवन की दर (रु० प्रति वर्ग मीटर)	
					दुकान/रेस्टोरेन्ट/कार्यालय	अन्य वाणिज्यिक प्रतिष्ठान	प्रथम श्रेणी (लिन्टर पोश)	द्वितीय श्रेणी (टीन पोश)
2	3	4	5	6	7	8	9	10
(क)	1. बेहड़की सैदाबाद	32.00	2200	14000	36500	31000	12000	11000
	2. मंडावर	50.00	3400	16000	40000	34000	12000	11000
	3. औरंगजेबपुर	50.00	3400	16000	40000	34000	12000	11000
	4. सिसौना मुस्तहकम	50.00	3400	16000	40000	34000	12000	11000
	5. छाप्पुर शेर अफगनपुर	50.00	3400	16000	40000	34000	12000	11000
	6. खेलपुर नसरुल्लापुर	50.00	3400	16000	40000	34000	12000	11000
	7. लाब्बा मुस्तहकम	50.00	3400	16000	40000	34000	12000	11000
	8. चौल्ली शाहबुदीनपुर मु०	63.00	4800	18000	45000	38000	12000	11000
	9. लकेशरी	63.00	4800	18000	45000	38000	12000	11000
	10. लतीफपुर खुब्बनपुर	63.00	4800	18000	45000	38000	12000	11000
	11. सिकन्दरपुर मसंवाल	63.00	4800	18000	45000	38000	12000	11000
	12. रायपुर	63.00	4800	18000	45000	38000	12000	11000

उप-निबन्धक
रूढ़की (तृतीय)
तहसील भगवानपुर

(कृष्ण कुमार मिश्र)
अपर जिलाधिकारी (वित्त एवं रातस्व),
हरिद्वार

4

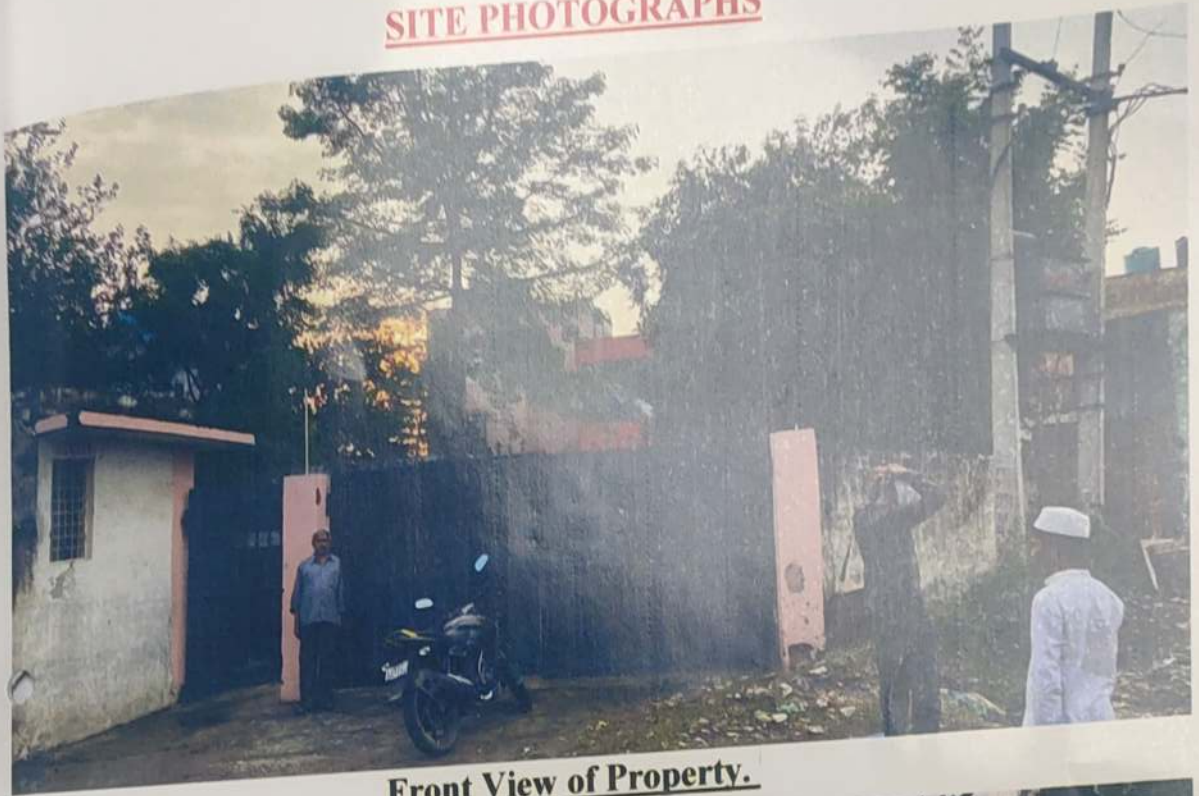
GOOGLE MAP29.957080, 77.801352

Ar. M.S NEGI
Signature and seal of
Registered Valuer

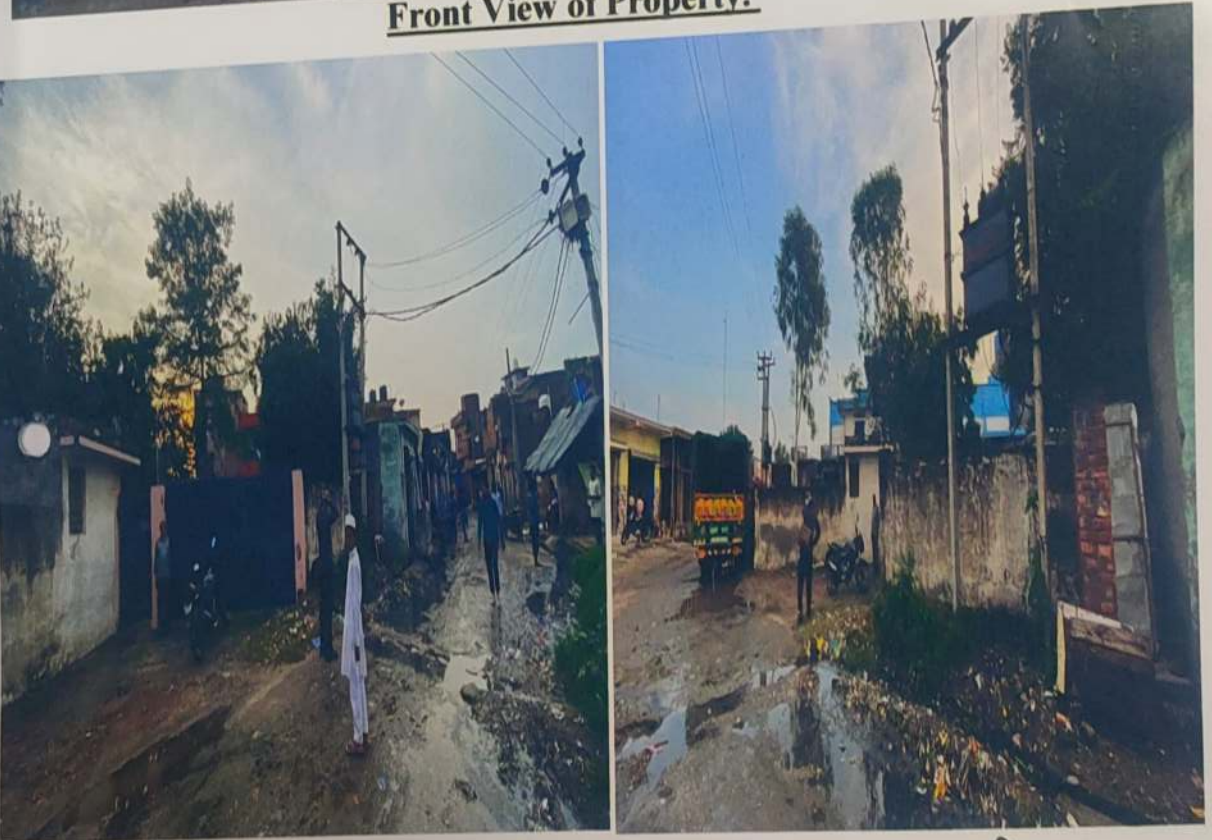
Date- August 13, 2021
Place- Dehradun

ARCHITECTS: M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers

SITE PHOTOGRAPHS



Front View of Property.



Approaching Road of the Property.

Date- August 13, 2021

Place- Dehradun
M S Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers



Ar. M.S. NEGI
Signature and seal of
Registered Valuer

SITE PHOTOGRAPHS



Exterior View of Property

Date- August 13, 2021

Place- Dehradun

M. Negi Associates Architects, Interior Designers, Planners, Govt. Apprd. Valuers



Ar. M.S. NEGI
Signature and seal of
Registered Valuer 17/19