

## Er. Kamal Chawla

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

Govt. Approved Valuer & Chartered Engineer

Under Wealth Tax, Income Tax, Gift Tax, Estate Duty, Etc.

Reg. No. Cat – I/135/500/2003-04 of section 34 (AB) of Wealth Tax Act

- **Valuation Report of Property:** First Floor (Rear Side) Flat bearing no. 5, on Plot no. R 10, Nehru Enclave, Kalka Ji, New Delhi – 110019
- **Loan Account:** M/s Hughes & Hughes Chem Limited
- **Prepared for State Bank of India:** SME, South Extn., New Delhi
- **Report Date:** 25/04/2022
- **Ref. No.** KC/Val/SBI/2022-23/April/35

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C-3/339 Janak Puri New Delhi – 110058



# **Er. Kamal Chawla** B.E (CIVIL), M.I.E, F.I.V

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## **DECLARATION**

Pursuant to request from The Branch Head, State Bank of India, SME, South Extn., New Delhi the subject property i.e. First Floor (Rear Side) Flat bearing no. 5, on Plot no. R 10, Nehru Enclave, Kalka Ji, New Delhi – 110019 owned by Smt. Pingla Singhal for Loan Account of M/s Hughes & Hughes Chem Limited as described above was inspected on 25.04.2022 for the purpose of assessing the present Fair Market Value.

Documents supplied were as follows:

1. Copy of sale deed executed by Lt. Col. S.S. Chhibber in favour of Smt. Pingla Singhal vide registration no. 2724, Book no. I, Vol. no. 2321, Page no. 124 – 140, dated – 23.03.2001.

Based on documents provided, actual observations and market survey a detailed report has been prepared (submitted along with) and the concise information of the same has been brought forward here. In my opinion values are as follows;

1) Fair market value	: Rs. 2,50,00,000.00
2) Realizable value	: Rs. 2,12,50,000.00
3) Distress value	: Rs. 1,87,50,000.00
4) Total cost as per circle rates	: Rs. 1,20,39,600.00
5) Cost of construction for insurance purpose	: Rs. 25,50,000.00
6) Future life of the building	: 52 Years

It is declared that:

- (i) I have inspected the property on 25.04.2022.
- (ii) I have no direct or indirect interest in the property valued.
- (iii) Further the information and other details given above/ in the Annexure are true to the best of my knowledge and belief.
- (iv) The valuation has been made of the right property as mentioned in the documents.
- (v) This valuation report is purely an opinion and is based upon several assumptions. This has no legal or Contractual obligation on our part.
- (vi) Valuation of assets differ from time to time/ purpose of valuation and all subject to change of circumstances, Govt. policies and market trend. The valuation does not bind us with sale realization of the assets valued.
- (vii) Subject property i.e flat No 5 on first floor is amalgamated with flat no 11 exactly above it through a internal staircase making a dupleix unit. There is another valuation report for flat no 11 in the same building. Owners do have a kitchen on this flat, making it residential unit. On the contrary flat no 11 has 3 bed rooms with no kitchen where as flat no 5 underneath has 2 bedrooms and a kitchen & drawing room.

  
Signature of Valuer with Seal



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1.	<b>GENERAL</b>		
1.	Purpose for which the valuation is made		For Credit Facilities from SBI, SME, South Extn., New Delhi
2.	a)	Date of inspection	: 25.04.2022
	b)	Date on which the valuation is made	: 25.04.2022
3.	List of documents produced for perusal		
	i)	Sale deed	: Copy of sale deed executed by Lt. Col. S.S. Chhibber in favour of Smt. Pingla Singhal vide registration no. 2724, Book no. I, Vol. no. 2321, Page no. 124 – 140, dated – 23.03.2001.
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)		<b>Owner:</b> Smt. Pingla Singhal w/o Sh. Rajender Singhal <b>Loan Account:</b> M/s Hughes & Hughes Chem Limited
5.	Brief description of the property		
	It's a freehold residential property i.e. First Floor (Rear Side) Flat bearing no. 5, on Plot no. R 10, Nehru Enclave, Kalka Ji, New Delhi having plinth area ad measuring 158.00 Sq M (1700.00 Sq Ft.).		
6.	Location of property		
	a)	Plot No. / Survey No.	: Flat bearing no. 5, ✓
	b)	Door No.	: First Floor (Rear Side),
	c)	T. S. No. / Village	: Plot no. R 10,
	d)	Ward / Taluka	: Nehru Enclave, Kalka Ji, ✓
	e)	Mandal / District	: New Delhi
	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.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	N.A.
7.	Postal address of the property		As above
8.	City / Town		: New Delhi
	Residential Area		: Residential ✓
	Commercial Area		: Nil

	Industrial Area	:	Nil				
	Classification of the area	:					
9.	i) High / Middle / Poor	:	Middle Class				
	ii) Urban / Semi Urban / Rural	:	Urban				
10	Coming under Corporation limit / Village Panchayat / Municipality	:	MCD				
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				
	Boundaries of the property	:					
	North	:	R – 10 Other Property				
12	South	:	Service lane				
	East	:	Service lane				
	West	:	Road				
13	Dimensions of the site	:	<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>As per the Deed</td> <td>Actuals</td> </tr> </tbody> </table>	A	B	As per the Deed	Actuals
A	B						
As per the Deed	Actuals						
	North	:	As per site      As per site				
	South	:	As per site      As per site				
	East	:	As per site      As per site ✓				
	West	:	As per site      As per site				
14	Extent of the site (plinth area)	:	158.00 Sq M (1700.00 Sq Ft)				
14.1	Latitude, Longitude & Co-ordinates of flat	:	Lat. 28.544440 Long. 77.249670				
15	Extent of the site considered for valuation (least of 13 A & 13 B)	:	Same i.e. 158.00 Sq M (1700.00 Sq Ft)				
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Owner occupied ✓				
II.	<b>APARTMENT BUILDING</b>						
1.	Nature of the Apartment	:	Residential				
2.	Location	:	Kalka Ji, New Delhi				

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	T. S. No.	:	Flat bearing no. 5,
	Block No.	:	First Floor (Rear Side),
	Ward No.	:	Plot no. R 10, Nehru Enclave,
	Village/ Municipality / Corporation	:	
	Door No., Street or Road (Pin Code)	:	Flat no. 5
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1999
5.	Number of Floors	:	Basement + Ground + 2 Floors
6.	Type of Structure	:	RCC Framed structure
7.	Number of Dwelling units in the building	:	_____
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	Good
	Lift	:	Exists
	Protected Water Supply	:	Exists
	Underground Sewerage	:	Exists
	Car Parking - Open/ Covered	:	Open Car Parking
	Is Compound wall existing?	:	Exists
	Is pavement laid around the Building	:	Exists
III	FLAT	:	
1	The floor on which the flat is situated	:	First Floor
2	Door No. of the flat	:	Flat no. 5
3	Specifications of the flat	:	
	Roof	:	RCC
	Flooring	:	Vitrified Tile
	Doors	:	Wooden
	Windows	:	Wooden

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	Fittings	:	
	Finishing	:	Oil bound Distemper
	House Tax	:	Not assessed
4	Assessment No.	:	N.A.
	Tax paid in the name of	:	Not Known
	Tax amount	:	N.A.
5	Electricity Service Connection no.	:	Not Known
	Meter Card is in the name of	:	N.A.
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	_____
8	What is the undivided area of land as per Sale Deed?	:	
9	What is the plinth area of the flat?	:	158.00 Sq M (1700.00 Sq Ft)
10	What is the floor space index (app.)	:	_____
11	What is the Carpet Area of the flat?	:	142.14 Sq M (1530.00 Sq Ft)
12	Is it Posh/ I class / Medium / Ordinary?	:	Ordinary
13	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14	Is it Owner-occupied or let out?	:	Owner occupied flat
15	If rented, what is the monthly rent?	:	Expected Rs. 60,000.00 per month
<b>IV</b>	<b>MARKETABILITY</b>		
1	How is the marketability?	:	Average
2	What are the factors favouring for an extra Potential Value?	:	Nil
3	Any negative factors are observed which affect the market value in general?	:	Nil
<b>V</b>	<b>Rate</b>	:	



1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	:	Composite rate in the locality is Rs. 14,500.00 Per Sq. Ft to Rs. 15,000.00 per Sq Ft.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	I have adopted Rs. 14,700.00 Per Sq. Ft
3	Break - up for the rate	:	
	i) Building + Services	:	Rs. 1,500.00 per Sq Ft
	ii) Land + Others	:	Rs. 13,200.00 per Sq Ft
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Circle rate of flat is Rs. 76,200.00 per Sq M $158.00 \times 76,200.00 = \text{Rs. } 1,20,39,600.00$
<b>VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>			
a.	Depreciated building rate	:	Rs. 1,500.00 per Sq Ft
	Replacement cost of flat with Services {V (3)i}	:	Rs. 1,500.00 per Sq Ft
	Age of the building	:	23 years
	Life of the building estimated	:	52 years
	Depreciation percentage assuming the salvage value as 10%	:	27.60% Say 28.00%
	Depreciated Ratio of the building	:	28:72
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	Rs. 1,500.00 per Sq Ft
	Rate for Land & other V (3)ii	:	Rs. 13,200.00 per Sq Ft
	Total Composite Rate	:	Rs. 14,700.00 per Sq Ft

**Valuation of Flat:**

**Valuation of property i.e. First Floor (Rear Side) Flat bearing no. 5, on Plot no. R 10, Nehru Enclave, Kalka Ji, New Delhi is as follows:**

The value of the unit is based on the information and particulars furnished by the owner's representative and in addition to site inspection. The unit is situated in a residential Building situated in a approved residential area " First Floor (Rear Side) Flat bearing no. 5, on Plot no. R 10,

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Govt. App. Valuers  
1500/135 2003-04



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Nehru Enclave, Kalka Ji, New Delhi having a plinth area 158.00 Sq M= 1700.00 Sq Ft. The valuation pertains to the entire structure of the flat. The bank should also separately verify boundaries of the property & actual physical possession of the owner on the property under consideration to cross check the report before sanctioning loan to the borrower. Note: All measurements are subject to statistical variations. This opinion is an investigation and therefore has technical limitations, as well as in accuracies inherent in the field/ site/ human error and statically analysis of technical process. It should also be viewed in this perspective. This is only a technical opinion report as regards the estimate of value of the property, and not a Guarantee of realization of the value. As per the engineering principles and with much care and opinion as regards the estimate value of the property, is work out, due weight age having being given to the verbal enquiries from local & dependable agencies from locality, for which no written proof can be procured / produced of obvious reasons. Brief specification of the construction and material used in the construction of the flat have been discussed in Annexure - 'A' of the valuation report. The cost of construction is based on the C.P.W.D. plinth area rates (including electrical, sanitation & water supply etc.) and type of construction of the captioned building. Thereafter, the rates of material as well as the cost of construction were duly verified from the market. The items, which are not covered under normal plinth area rates, have been added separately and depreciation deducted.

4. Circle rate of flat is Rs. 76,200.00 per Sq M.
5. That the property under valuation is located at **First Floor (Rear Side) Flat bearing no. 5, on Plot no. R 10, Nehru Enclave, Kalka Ji, New Delhi** Composite rates of residential unit in this area are Rs. 14,500.00 to 15,000.00 Per Sq Ft. depending upon the location & floor of the property. So keeping in view all the above factors, I am adopting Rs. 14,700.00 per Sq Ft. as the fair and safe market rate for the property under valuation.

## (A) Value of Property under consideration:-

Sl. No.	Particulars	Plinth Area (Sq. Ft.)	Type of Construction	Composite Rate Rs. Per Sq. Ft.	Value (Rs.)
	Comprising 3 Bed Room, 1 DD, 1 Kitchen, 2 Toilet Bath + 1 Living Room, 3 Balconies, 1 Car Parking Covered etc.	158.00 Sq M 1700.00 Sq Ft	RCC Roofing, Load bearing wall, Vitrified tiles etc.	Rs. 14,700.00 (After Depreciation)	Rs. 2,49,90,000.00
				Total	Rs. 2,49,90,000.00
Net. Value of the flat					Rs. 2,49,90,000.00

## Summary of Valuation

Market Value of the flat: Rs. 2,49,90,000.00

Rounded off **Rs. 2,50,00,000.00 (Rupees Two Crore(s) Fifty Lac(s) only)**

**Remarks :** Property under valuation is a residential flat on First floor without roof rights of the Group Housing Multi storied residential building having super area of flat is 1700.00 Sq Ft. Valuation is made on the basis of sale deed mentioning area & area as per signed by owners .

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**Realizable Value-**

Due to the market conditions there is a paucity of genuine buyers and as such cost of property may be on lower side in comparison to the assessed value. The realizable value is less than the assessed value. Considering the above mentioned factor, it is our considered opinion that a deduction of 15% be applied to Nett. Assessed Market Value of property to arrive at Realizable Value, which is calculated as below:

Realizable Value of Property	=	Rs. 2,12,50,000.00 (85% of M.V.)
Rounded Off	=	Rs. 2,12,50,000.00 (Rupees Two Crore(s) Twelve Lac(s) Fifty Thousand Only)
Distress Value of the Property	=	Rs. 1,87,50,000.00 (75% of M.V)
Rounded Off	=	Rs. 1,87,50,000.00 (Rupees One Crore Eighty Seven Lac(s) Fifty Thousand Only)
Guide Line Value	=	Rs. 1,20,39,600.00 (Rupees One Crore Twenty Lac(s) Thirty Nine Thousand Six Hundred only)

Based on above, the Fair Market Value is **Rs. 2,50,00,000.00** and Realizable Value is **Rs. 2,12,50,000.00** & Distress Value is **Rs. 1,87,50,000.00** & Guideline Value **Rs. 1,20,39,600.00** of the above property as on 25.04.2022.

- ☆ Market Value is calculated by current market situation, location & various other factors. However the circle rate i.e. value given by the Govt. is for calculating revenue to be paid to the Govt. for registration of the property. Market rate is more than guideline / circle rate by 20%. Same has been verified with local dealers i.e. **Verma Properties (M – 9891257058, 9891192870)** as well as 99acres.com, Magic bricks.com and Makaan.com. Print out of the rates as available on computer site has been attached along with. Sale instances are not available and information for the same not being furnished by Sub – Registrar's office and the reason being cited for the same is confidential in nature.

(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 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 on i) Saleability ii) Likely rental value in future and 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 realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 2,12,50,000.00 (Rupees Two Crore(s) Twelve Lac(s) Fifty Thousand only).

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Date – 25.04.2022

Place:



**Signature**  
(Name and Official Seal of the Approved 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 Rs. 2,50,00,000.00 (Rupees Two Crore(s) Fifty Lac(s) only).

Date:

**Signature**  
(Name of the Branch Manager with office Seal)

Er. Kamal Chawla  
Govt. Approved Valuer



**DECLARATION- CUM- UNDERTAKING**

I, Kamal Chawla son of Late Sh. S.R. Chawla do hereby solemnly affirm and state that: a. I am a citizen of India

- b. I will not undertake 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 25-04-2022 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 25-04-2022. The work is not subcontracted 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/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- f. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undischarged insolvent
- l. 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 Incometax (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 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n. My PAN Card number/Service Tax number as applicable AAGPC6495F
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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
- r. 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
- s. I abide by the Model Code 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)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)

u. My CIBIL Score and credit worthiness is as per Bank's guidelines.

Er. Kamal Chawla  
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- v. I am the proprietor / partner / authorized official of the firm / company, 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;	Residential
2	purpose of valuation and appointing authority	Bank Credit facilities from SBI, SME, South Extn., New Delhi
3	identity of the valuer and any other experts involved in the valuation;	N.A.
4	disclosure of valuer interest or conflict, if any;	Nil
5	date of appointment, valuation date and date of report;	20.04.2022 25.04.2022
6	inspections and/or investigations undertaken;	25.04.2022
7	nature and sources of the information used or relied upon;	From the brokers and property dealers
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market approach
9	restrictions on use of the report, if any;	Only for loan purpose for SBI and not for any other purpose.
10	major factors that were taken into account during the valuation;	PLC, Roads, Water supply, Sewer, Electricity, Maintenance, Parks, School, Hospital, etc.
11	major factors that were not taken into account during the valuation;	Nil
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: 25.04.2022

Place:

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 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.

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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 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.

Er. Kamal Chawla  
Govt. Approved 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.**

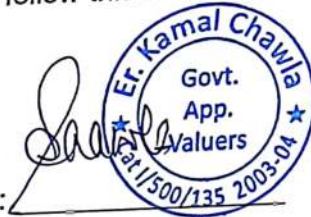
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

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

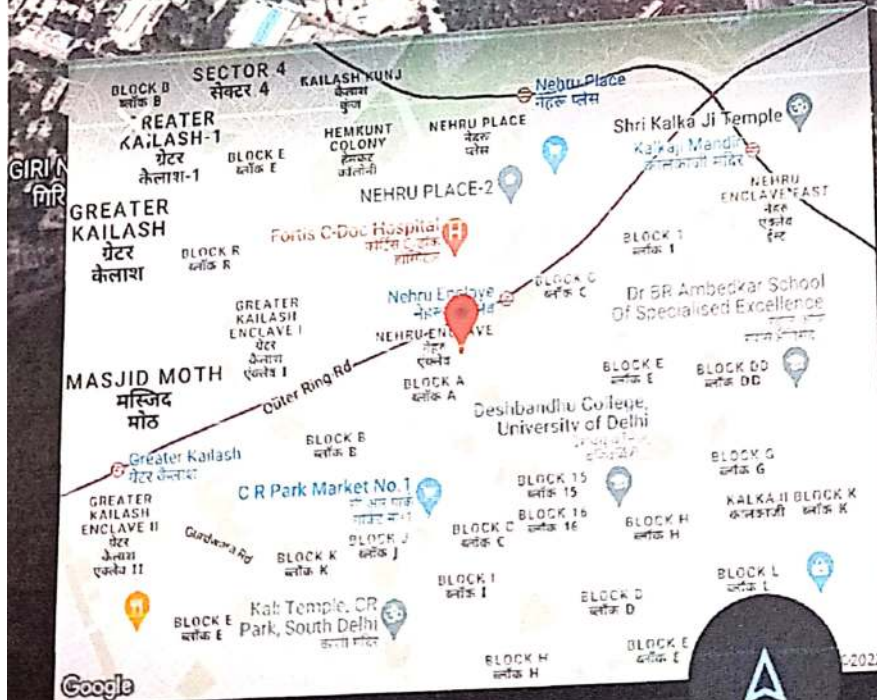
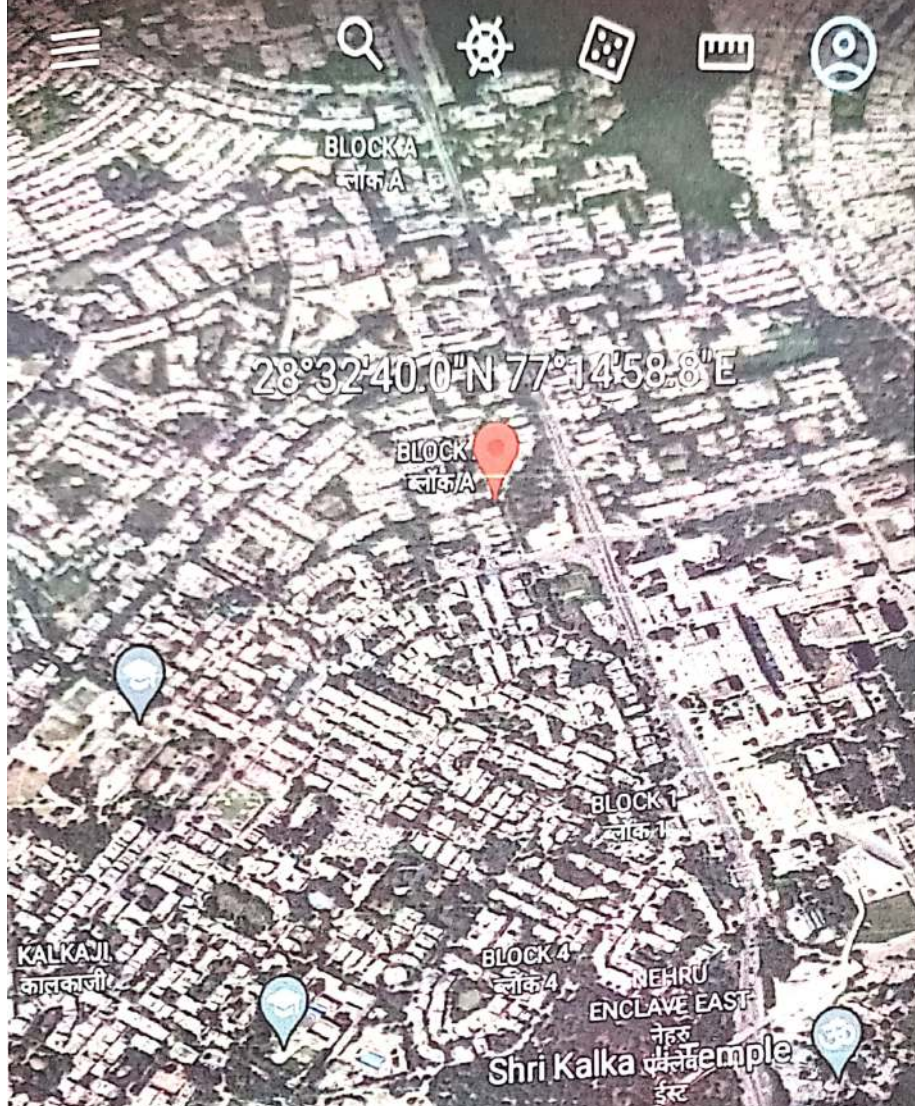
Address of the valuer

: Er. Kamal Chawla  
: C-3/339, Janakpuri,  
New Delhi - 110058

Date: 25.04.2022

Place:

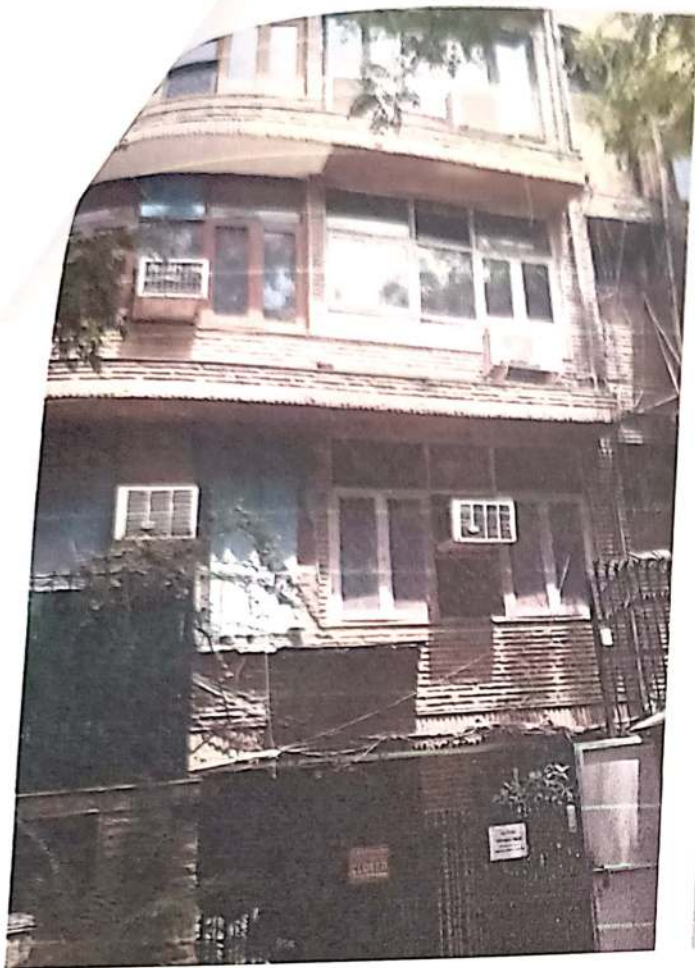




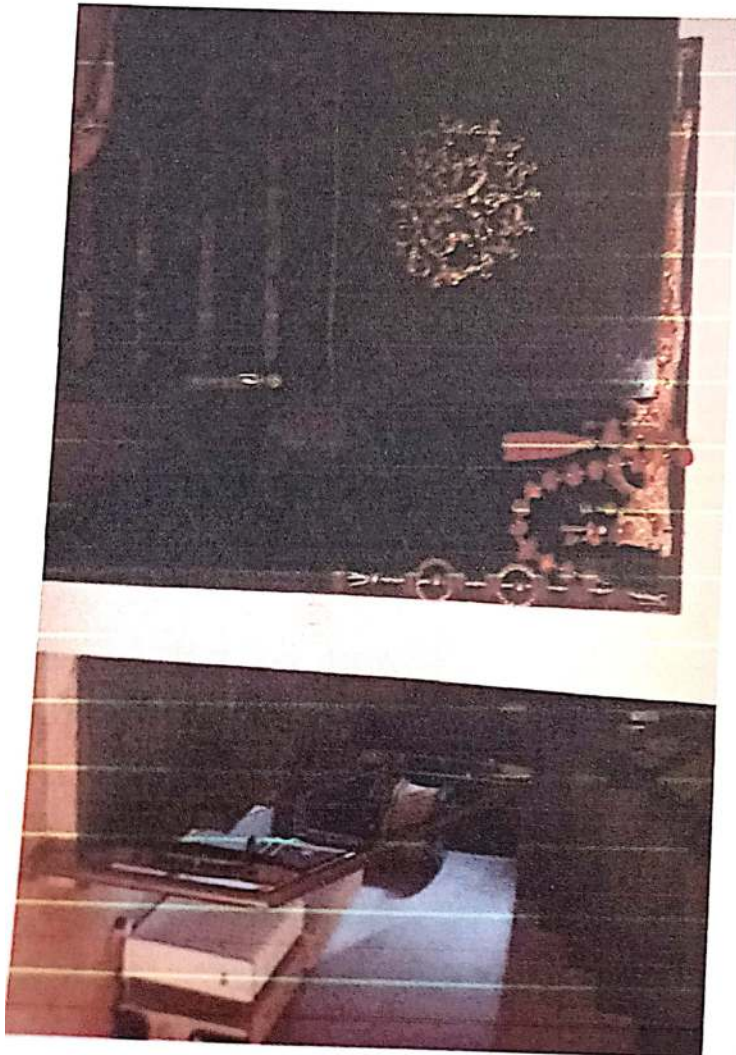
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Govt. App. Valuers  
Er. Kamal Chawla  
Co.