



Ravinder Pandita

CHARTERED ENGINEERS • GOVT. APPROVED VALUERS

136 - G, Pocket - IV, Mayur Vihar, Phase - 1, Delhi - 110 091

Tel. (S) : 98111-43024, 8826253024

E-mail : pandita_ravinder@yahoo.co.in, panditaravinder8@gmail.com

Ref. RP/SBI/SME/Okhla/ND/2023-24

Date: 22.08.2023

The Branch Head

**State Bank of India
Branch SME Okhla,
New Delhi**

Ref. Valuation of Immovable Property Owned by :

SH. H.R. VERMA S/O LATE SH. K.C. VERMA (A/C: BRAINWAVE MEDICAL TECHNOLOGIES PRIVATE LIMITED) LOCATED AT PROPERTY NO. 228, BLOCK- B, PLANNING COMMISSION C.H.B. S. LTD. YOJANA VIHAR, NEW DELHI-110092.

Dear Sir,

As desired we are forwarding herewith our Valuation Report for the above said property for your necessary action.

Thanking you

With regards




(RAVINDER PANDITA)
Approved Valuer

Encl: Valuation report with photographs, Google Map & Invoice.



VALUATION OF IMMOVABLE PROPERTY
OWNED BY
SH. H.R. VERMA S/O LATE SH. K.C. VERMA (A/C: BRAINWAVE MEDICAL TECHNOLOGIES
PRIVATE LIMITED)
LOCATED AT
PROPERTY NO. 228, BLOCK- B, PLANNING COMMISSION C.H.B. S. LTD. YOJANA VIHAR,
NEW DELHI-110092.





No image available


Posted: Aug 12, 23

Agent: Prosperity Realtors
Operating Since: 2010
100% Buyer Service

2 BHK Independent House for Sale in Yojna Vihar, New Delhi

 **CARPET AREA**
240 sqyrd

 **STATUS**
Ready to Move

 **TRANSACTION**
Resale


12.70 Cr @
₹ 52,750 per sqft

[Contact Agent](#)

[Get Phone No.](#)

[Get Home Loan](#)


near Yojana Vihar Market Are you planning to buy your dream home? Consider this get





Posted: Aug 04, 23

Agent: Aditya Associates
Operating Since: 2010
100% Buyer Service

5 BHK Independent House for Sale in Yojna Vihar, New Delhi

 **CARPET AREA**
170 sqyrd

 **STATUS**
Ready to Move

 **FLOOR**
1 out of 2


8 Cr @
₹ 47,222 per sqft

[Contact Agent](#)

[Get Phone No.](#)

[Check Authenticity](#)

170 sq yards independent kothi is available for sale near Yamuna sports complex. It is col





No image available


Posted: Jul 26, 23

Agent: SRS Associates
Operating Since: 2014
100% Buyer Service

4 BHK Independent House for Sale in Yojna Vihar, New Delhi

 **SUPER AREA**
350 sqyrd

 **STATUS**
Ready to Move

 **TRANSACTION**
Resale

13 Cr @
₹ 41,270 per sqft

[Contact Agent](#)

[Get Phone No.](#)

[Get Home Loan](#)

Looking for an independent house for sale? Check out this magnificent 4 BHK house L

PREPARED FOR
STATE BANK OF INDIA
BRANCH SME, OKHLA, NEW DELHI

99 acres

Buy ▾ Enter Locality / Project / Society / Landmark

Home / Property in Delhi / NCR / Property in Delhi / Plots in Delhi / Plots in Yojna Vihar

5 Cr @ 3,60,000 per sq yards
Estimated EMI @ 3,99,352

STATUS NOT AVAILABLE

Residential Land/Plot for Sale
in res plot, Yojna Vihar, East Delhi, Delhi

**Kohli Associates**
Paramjeet Singh Kohli
REALTOR/OWNER | SUPPORTER Since 2017

[Contact Dealer](#)


Ready to move Property | Posted on Jul 13, 2023

Property (0)

Explore Locality Photos/Videos

 **Dimensions**
Plot area 125 sq yards
(104.52 sqm)

 **Price**
₹ 5 Crore+ G
@ 3,60,000 per sq yards (Negotiable) View
Price Details

 **Facing**
East

 **Possession**
Immediate

 **Boundary wall**





Deal with Trusted Professionals
Certified Dealer has posted this property

PREPARED BY
M/S RAVINDER PANDITA
136 - G, POCKET IV, MAYUR VIHAR PHASE I, DELHI-110091

FORMAT - A1
FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES (LAND & BUILDING)

Name & Address of Branch: **SBI SME OKHLA, NEW DELHI**

Name of Customer/Borrowal unit : **SH. H.R. VERMA S/O LATE SH. K.C. VERMA**

S.No	Particulars	Content
I.	Introduction	
a).	Name of the Property Owner (with address & Phone no.)	SH. H.R. VERMA S/O LATE SH. K.C. VERMA (A/C: BRAINWAVE MEDICAL TECHNOLOGIES PRIVATE LIMITED) SOLE - OWNERSHIP CONTACT NO. 9717797019
b).	Purpose of Valuation	To assess the Market Value of Property for <i>Bank Loan/ Security/ Mortgage Purposes</i>
c).	Date of Inspection of Property	21.08.2023
d).	Date of Valuation Report	22.08.2023
e).	Name of Developer of the Property (in case of developer built properties)	SH. H.R. VERMA S/O LATE SH. K.C. VERMA (A/C: BRAINWAVE MEDICAL TECHNOLOGIES PRIVATE LIMITED)
II.	Physical Characteristics of the Property	
a).	Location of the Property <ul style="list-style-type: none"> i. Nearby landmark ii. Postal Address of the Property iii. Area of the plot/land (supported by a plan) iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked. v. Independent access/approach to the property etc. vi. Google Map Location of the Property with a neighbourhood layout map vii. Details of roads abutting the property viii. Description of adjoining property ix. Plot No. Survey No. x. Ward/Village/Taluka xi. Sub- Registry/Block xii. District xiii. Any other aspects. 	Near Yamuna Sports Complex PROPERTY NO. 228, BLOCK- B, PLANNING COMMISSION C.H.B. S. LTD. YOJANA VIHAR, NEW DELHI-110092 Area of Plot = 125.77 sq. yds. or 104.74 sq. mts. (18.79ft. X 60ft.) Solid Yes Yes More than 20ft. wide (30ft. wide road) Residential PROPERTY NO. 228 N/A BLOCK- B YOJANA VIHAR, NEW DELHI- 110092 Nil
b).	Plinth Area, Carpet Area, and saleable area to be mentioned separately and clarified	Covd. area of GF (877 sq. ft.) +FF (877 sq. ft.) +SF (675 sq. ft.) = 2429 sq. ft. or 225.65 sq. mts.
c).	Boundaries of the Plot <ul style="list-style-type: none"> North South East West 	Property No. 229 Service lane 15ft. wide Service lane 30ft. wide road
3.	Town Planning parameter	



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a).	i. Master Plan provisions related to property in terms of land use ii. FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed iii. Ground coverage iv. Comment on whether OC- Occupancy Certificate has been issued or not v. Comment on unauthorized constructions if any vi. Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc. vii. Planning area/zone viii. Developmental controls ix. Zoning regulations x. Comment on the surrounding land uses and adjoining properties in terms of uses xi. Comment on demolition proceedings if any xii. Comment on compounding/regularization proceedings xiii. Any other Aspect	Residential As Per DDA/MCD bye lawsdo..... Not issued Nil Easily Transferable Residential Residential DDA/MCDdo..... NA NA NA Nil
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4. Document Details and Legal Aspects of Property

a).	Ownership Documents i. Transfer Deed, Possession Certificate ii. TIR of the Property	Photo Copy of Old Valuation Report dated 29.08.2020 No
b).	Name of the Owner/s	SH. H.R. VERMA S/O LATE SH. K.C. VERMA (A/C: BRAINWAVE MEDICAL TECHNOLOGIES PRIVATE LIMITED)
c).	Ordinary status of freehold or leasehold including restrictions on transfer	Free Hold
d).	Agreement of easement if any	NA
e).	Notification of acquisition if any	NA
f).	Notification of road widening if any	NA
g).	Heritage restriction, if any	NA
h).	Comment on transferability of the property ownership	Easily Transferable
i).	Comment on existing mortgages/charges/encumbrances on the property, if any	Bank to Verify
j).	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not Known
k).	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan -	Building Sanctioned drg. is illegible (as per report) and existing mortgage & Old Construction. DDA/MCD



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l).	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, It is a Residential property
m).	Whether the property is SARFAESI compliant	Yes
n).	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	Detail with owner No
o).	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.map / plan	Not Known
p).	Qualification in TIR/mitigation suggested if any	Detail N.A
q).	Any other aspect	Nil
5. Economic Aspects of the Property		
a).	i. Reasonable letting value ii. If property is occupied by tenant - Number of tenants - Since how long (tenant- wise) - Status of tenancy right - Rent received per month (tenant-wise) with a comparison of existing market rent iii. Taxes and other outings iv. Property Insurance v. Monthly maintenance charges vi. Security charges vi. Any other aspect	Rs. 1,50,000/- PM (each floor) Owner - - - N.A N.A N.A Nil
6. Socio-cultural Aspects of the Property		
a).	Description of the functionality and utility of the assets in terms of: 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect	Area of Plot = 125.77 sq. yds. or 104.74 sq. mts. (18.79ft. X 60ft.) Covd. area of GF (877 sq. ft.) +FF (877 sq. ft.) +SF (675 sq. ft.) = 2429 sq. ft. or 225.65 sq. mts. Yes No Good Residential area
b).	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	All Available Near by
7. Functional and Utilitarian Aspects of the Property		
a).	Description of the functionality and utility of the property in terms of: i. Space allocation ii. Storage Spaces iii. Utility spaces provided within the building iv. Car Parking facility	Yes Available Yes Yes



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l).	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, It is a Residential property
m).	Whether the property is SARFAESI compliant	Yes
n).	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	Detail with owner No
o).	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.map / plan	Not Known
p).	Qualification in TIR/mitigation suggested if any	Detail N.A
q).	Any other aspect	Nil

5. Economic Aspects of the Property

a).	i. Reasonable letting value ii. If property is occupied by tenant - Number of tenants - Since how long (tenant- wise) - Status of tenancy right - Rent received per month (tenant-wise) with a comparison of existing market rent iii. Taxes and other outings iv. Property Insurance v. Monthly maintenance charges vi. Security charges vi. Any other aspect	Rs. 1,50,000/- PM (each floor) Owner - - - N.A N.A N.A Nil
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6. Socio-cultural Aspects of the Property

a).	Description of the functionality and utility of the assets in terms of: 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect	Area of Plot = 125.77 sq. yds. or 104.74 sq. mts. (18.79ft. X 60ft.) Covd. area of GF (877 sq. ft.) +FF (877 sq. ft.) +SF (675 sq. ft.) = 2429 sq. ft. or 225.65 sq. mts. Yes No Good Residential area
b).	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	All Available Near by

7. Functional and Utilitarian Aspects of the Property

a).	Description of the functionality and utility of the property in terms of: i. Space allocation ii. Storage Spaces iii. Utility spaces provided within the building iv. Car Parking facility	Yes Available Yes Yes
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	v. Balconies, etc.	Yes
b).	Any other aspect	Nil
8. Infrastructure Availability		
a).	Description of aqua infrastructure availability in terms of i. Water supply ii. Sewerage/sanitation System Underground or Open iii. Storm water drainage	Yes, by Delhi Jal Board Yes, Underground Yes
b).	Description of other physical infrastructure facilities viz. i. Solid waste management ii. Electricity iii. Road and public transport connectivity Availability of other public utilities nearby	Yes Yes, Detail with Owner All Available Nearby
c).	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All Available Nearby
9. Marketability of the Property		
a).	Marketability of the property in terms of i. Locational attributes ii. Scarcity iii. Demand and supply of the kind of subject property iv. Comparable sale prices in the locality	Good location No Not many properties available in the vicinity. Rs. 4,00,000/- to Rs. 4,30,000/- sq. yd. (land rate)
b).	Any other aspect which has relevance on the value or marketability of the property	Nil
10. Engineering and Technology Aspects of the Property		
a).	Type of construction	RCC
b).	Material & technology used	Yes, Modern
c).	Specifications,	Good
d).	Maintenance issues	Good
e).	Age of the building	40 Years (Renovated later)
f).	Total life of the building	80 (-) 40 = 40 Years
g).	Extent of deterioration,	Not observed
h).	Structural safety,	Safe
i).	Protection against natural disaster viz. earthquakes,	Not Noticed
j).	Visible damage in the building	No visible damage Seen.
k).	System of air-conditioning	NA
l).	Provision of firefighting	Not Known
m).	Copies of the plan and elevation of the building to	Building Sanctioned drg. is illegible (as per report) and existing



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	be included	mortgage & Old Construction
11. Environmental Factors		
a).	Use of environment friendly building materials, Green Building techniques if any	Environmental friendly. Green Building technique not adopted
b).	Provision of rain water harvesting	Not seen
c).	Use of solar heating and lightening systems, etc.,	Not Known
d).	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Not Known
12. Architectural and aesthetic quality of the Property		
a).	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	modern
13. Valuation		
a).	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Composite or sales comparison rates method for PMR (market) and adopted Land and Building Method for Valuation of GLV (circle value) has been adopted, as per the rates prevailing in the Market
b).	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	Rs. 4, 00,000/- to Rs. 4, 30,000/- sq. yd. Rates verified from East Delhi Property (9810002660, 9899338211), Faith Estate (9811280483) as well as on Internet enquiries. as well as on Internet enquiries. (page attached)
c).	Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification	(Cat. "D") 104.74 sq. mts. X Rs. 1,27,680/- (+) 225.65 sq. mts. X Rs. 15,000/- i.e. Rs. 1,33,73,203/- (+) Rs. 33,84,750/- = Rs. 1,67,57,953/- Say Rs. 168.00 Lacs only
d).	Summary of Valuation <ul style="list-style-type: none"> i. Guideline Value Land & Building: ii. Fair Market Value iii. Realizable Value (85%) iv. Forced/ Distress Sale value (80%) 	Rs. 1,67,57,953/- Say Rs. 168.00 Lacs only Rs. 5, 64, 60,550/- Say Rs. 565.00 Lacs Only. Rs. 4, 79, 91,467/- Say Rs. 480.00 Lacs Only. Rs. 4, 51, 68,440/- Say Rs. 452.00 Lacs Only.
e).	i. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification	<p>This is one of location having asset falling under DDA having higher guideline rate than market which is under probe in court of India. For more sale instances in same locality have been given as reference. It is also pertinent to mention that the guideline value is only to take stamp duty by the SRO (under revenue scheme).</p> <p>The variation is justified by attaching snips of latest deals from 99Acres</p>



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on variation has to be given.	and real estate realm and since the property
ii. Details of last two transactions in the locality/area to be provided, if available	Ref. 1) SMT. SUSHMA GOEL W/O SH. SUSHIL KUMAR GOEL LOCATED AT PROPERTY NO. C- 366, BASEMENT & GROUND FLOOR, BLOCK- C, YOJNA VIHAR, DELHI FOR INDIAN BANK MCB NEHRU PLACE NEW DELHI DATED 26.11.2022 (MARKET RATE RS. 4,50,000/- sq. yd)

14. Declaration

I hereby declare that:

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on policy, standard and procedures for Real Estate Valuation by Banks and HFI in India, 2011, issued by IBA and NHV, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the standards of reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I/ my authorized representative by the name of Sh. Sharwan who is also a 'Licentiate with valuer', has inspected the subject property on 21.08.2023
- I am a registered valuer under section 34 AB of Wealth Tax Act, 1957, Category.

CAT. I /595/165/2010-11

INSTITUTION OF VALUERS: Regn No. F-8763, Cat- I.

For valuing property up to: **Any limit.**

vii. I am/ am not an approved Valuer under SARFAESI ACT- 2002 and am approved by the Bank.

viii. I have not been depanelled or removed from any Bank/ Financial Institution/ Government Organization at any point of time in the past.

ix. I have submitted the Valuation Report (s) directly to the Bank

Name and address of the Valuer : **RAVINDER PANDITA**

136-G,POCKET-IV, MAYUR VIHAR PHASE-I, DELHI-91

Name of Valuer association of which I am a bonafide member in good standing:

Institution of Valuers and Institution of Engineers (INDIA)

Signature of the Valuer :

Tel No. 22712106

Mobile No. **9811143024, 8826253024**

Email. pandita_ravinder@yahoo.co.in and panditaravinder8@gmail.com

15. Enclosures

a).	Layout plan sketch of the area in which the property is located with latitude and longitude	28.662399 77.315245
b).	Building Plan	Building Sanctioned drg. is illegible (as per report) and existing mortgage & Old Construction.
c).	Floor Plando.....
d).	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Yes, attached
e).	Certified copy of the approved / sanctioned plan	Building Sanctioned drg. is illegible (as per report) and existing mortgage & Old Construction.



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	wherever applicable from the concerned office	
f).	Google Map location of the property	Yes
g).	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	East Delhi Property (9810002660, 9899338211), Faith Estate (9811280483) viz a viz 99acres.com & makaan.com
h).	Any other relevant documents/ extracts	Nil
XIV	Valuation	<p align="center">Details of Valuation</p> <p>A. Area of Plot = 127.27 sq. yds. Assessed Market rat = Rs. 4, 15,000/- per sq. yd. Present day Value = Rs. 5,28,17,050/-</p> <p>B. Cost of Const. Covd. area of GF+FF+SF = 2429 sq. ft. Assessed Const. rate (after dep.) = Rs. 1500/- sq. ft. Present day Value = Rs. 36,43,500/- Total Value of Property (A+B) = Rs. 5,64,60,550/- Say Rs. 565.00 Lacs (Rupees Five Crores & Sixty Five Lacs Only) Realizable Value @ 85% of Rs. 5,64,60,550/- = Rs. 4,79,91,467/- Say Rs. 480.00 Lacs (Rupees Four Crores & Eighty Lacs only) Distress Value @ 80% of Rs. 5,64,60,550/- = Rs. 4,51,68,440/- Say Rs. 452.00 Lacs (Rupees Four Crores & Fifty Two Lacs only) Restoration value for insurance purposes: 2429 sq. ft. X Rs. 1000/- = Rs. 24,29,000/- Say Rs. 24.00 Lacs only. Rental Value: Rs. 1,50,000/- per month (each floor)</p>
1.	<p>Here, the procedure 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 reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at.</p> <p>A detailed analysis and descriptive account of the approaches, 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.</p>	<p>By local enquiry and from property consultants of area viz <u>East Delhi Property (9810002660, 9899338211), Faith Estate (9811280483)</u> local enquiry viz a viz 99 acres.com & makan.com</p>

The asset being in Good industrial mixed locality under growing segment is having market rate / value much more than 2.86 times of guideline value. Same has been verified from the locals / property dealers and internet queries. (99acres , real estate realm site ref. also enclosed) For more sale instances in same locality have been given as reference. It is also pertinent to mention that the guideline value is only to take stamp duty by the SRO (under revenue scheme).

The difference of between RV and GLV for more than 20% is justified.



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The other details are as under :

- The other details are as under :
- | | | |
|---|---|---|
| i. Date of purchase of immovable property | : | Deed Regd. No. 2826 dtd. 29.06.2000 |
| ii. Purchase Price of immovable property | : | - |
| iii. Book value of immovable property | : | Rs. 1,67,57,953/- (as there is No Book record with us, here we are considering the circle rate of land as book value) |
| iv. Realizable Value of immovable property (85%) : | | Rs. 4,79,91,467/- |
| v. Distress Sale Value of immovable property (80%) : | | Rs. 4,51,68,440/- |
| vi. Guideline Value (value as per Circle Rates), if applicable, in the area where immovable Property is situated: | | (Cat. "D") 104.74 sq. mts. X Rs. 1,27,680/- (+) 225.65 sq. mts. X Rs. 15,000/- i.e. Rs. 1,33,73,203/- (+) Rs. 33,84,750/- = Rs. 1,67,57,953/- Say Rs. 168.00 Lacs only |
| vii. Restoration Value for Insurance Purpose: | | 2429 sq. ft. X Rs. 1000/- = Rs. 24, 29,000/- Say Rs. 24.00 Lacs Only. |

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1/595/165/2019

Signature

(Name and Official seal of the Approved Valuer)

Encl:

1. Declaration from the valuer.....**Page No 9 of this report**
2. Model code of conduct for valuer.....**Enclosed**
3. Photograph of owner with the property in the background..... **Pic No: 8 in Photo page of representative Mr. Devender**
4. Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc.....**attached with report Google Map**
5. Layout plan of the area in which the property is located.....**Google map attached**
6. Building Plan..... **Building Sanctioned drg. is illegible (as per report) and existing mortgage & Old Const.**
7. Floor Plan..... **do.....**
8. Internet rates for justification**attached (magicbricks.com)**

DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 22.08.2023 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 21.08.2023. 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 III- 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.

Sl. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	3 storied building constructed in 1983 (Renovated later)
2	Purpose of valuation and appointing authority	Loan Purpose & Branch Head
3	Identity of the valuer and any other experts involved in the valuation;	Our field Engr. Sh. Sharwan inspected the property in the presence of Sh. Devender & Rahul Clerk
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment, valuation date and date of report;	21.08.2023 / 22.08.2023
6	Inspections and/or investigations undertaken;	Market Survey
7	Nature and sources of the information used or relied upon;	Local enquiries and internet enquiries.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Land & Building method
9	Restrictions on use of the report, if any;	Nil
10	Major factors that were taken into account during the valuation;	Location 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.	Opinion without the presence of any bias, conflict of interest, coercion, or undue influence of any party.

Date: 22.08.2023

Place: New Delhi

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1/595/165/2010-11



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

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}
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 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.

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 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.

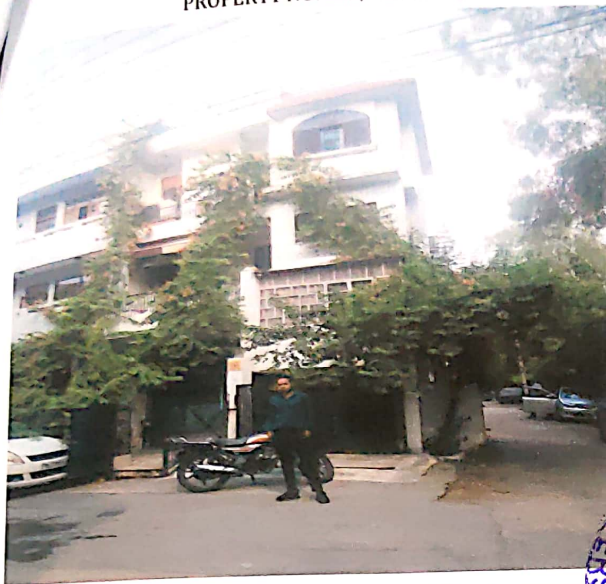
Date: 21.08.2023
Place: New Delhi



AVINDER PANDITA
595/165/2010-11

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

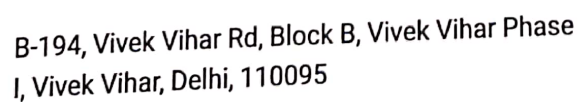
PICS OF IMMOVABLE PROPERTY
OWNED BY
SH. H.R. VERMA S/O LATE SH. K.C. VERMA (A/C: BRAINWAVE MEDICAL TECHNOLOGIES PRIVATE LIMITED)
LOCATED AT
PROPERTY NO. 228, BLOCK- B, PLANNING COMMISSION C.H.B. S. LTD. YOJANA VIHAR, NEW DELHI-110092.



28°39'44.6"N 77°18'54.9"E



28.662399, 77.315245



M868+X35 Delhi