

File No. : VRIP/SBI/985/02/2024

Dated: 01.02.2024

VALUATION REPORT

OF

IMMOVABLE PROPERTY

SITUATED AT

PART OF KHASRA NO. 340 M, VILL. BAMORI MALLI, NEAR DURGA CITY
CENTRE TEHSIL – HALDWANI, DISTRICT – NAINITAL (U.K)

OWNERS/ PROMOTERS

SH. MOHAN SINGH MEHRA S/O SH. LAL SINGH MEHRA

RK Traders

A/C: M/S- KRT TRADERS LLP-37760810686

REPORT PREPARED FOR

■ Valuers

OPINION BASED ON DEEDS/DOCUMENTS & IDENTIFICATION PROVIDED BY BM/FO

■ Chartered Engineers

STATE BANK OF INDIA SME HALDWANI BRANCH NAINITAL (U.K)

■ Lender's Independent Engineer (LIE)

YOU/BANK VERIFY THE LOCATION/FIGURES AND THEN ASK

ALL QUERY OR REVIEW UP TO 2 TO 3 MONTH OF FROM ISSUE DATE

■ Techno Engineering Consultants

This is Opinion and Assessment Report only. It is Not for Legal/Court Purpose.

■ Business Valuations

Important - In case of any query/ issue or escalation you may please contact Incident

■ Project Reports & Consultants

Manager: valuers.spn1@gmail.com. We would appreciate your feedback in order to improve

■ Industry / Trade Rehabilitation Consultants

our services and ask for any review/advice upto four month only after no record no liability

■ NPA Management

maintained job finished

■ Account Monitoring

■ Panel Valuer Consultant for 20 Nationalized Banks/PSUs

REGISTERED OFFICE:

G-183, Basement, Preet Vihar, Delhi-110092

Ph.: (011) 43027912, (011) 42641242, +91 - 9999597597, Fax : (011) 42641242

E-mail - valuers@rkassociates.org | Website : www.rkassociates.org

ASSET/ PROPERTY UNDER VALUATION

**SITUATED AT**

**PART OF KHASRA NO. 340M, VILL. BAMORI MALLI, NEAR DURGA CITY
CENTRE TEHSIL – HALDWANI, DISTRICT – NAINITAL (U.K)**

VRIP/SBI/985/02/2024



TO,
BRANCH MANAGER
STATE BANK OF INDIA
SME HALDWANI BRANCH
DISTRICT: NAINITAL U.K.
VALUER NAME - R K ASSOCIATES
SERVEYOR/PREPARER NAME - SHOBHIT MEHROTRA

ASSESSMENT REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

I.	GENERAL	
1.	Purpose for which the valuation is made	For Bank Purpose
2.	a) Date of inspection	: 24 th Day of January 2024
	b) Date on which the valuation is made	: 01 th Day of February 2024
3.	List of documents produced for perusal	
	i) Title Deed (Registry Copy)	: Sale Deed No. 1510 Dt. 22.03.2001
	ii) NEC	: Bank may please obtain the N.E.C.
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)	: Sh. Mohan Singh Mehra S/o Sh. Lal Singh Mehra R/O Vill. Bamori Malli Tehsil – Haldwani, District-Nainital (U.K) Single Ownership
5.	Brief description of the property (Including leasehold/freehold etc)	: This is Residential Property Situated in Near Durga City Centre Location of the project is good as per locality Near Near Durga City Centre and which is the upcoming area with good development is in progress in that belt. (Freehold)
6.	Location of property	
	a) Plot No. / Survey No.	: Part of Khasra No. 340 Min
	b) Door No.	: Nil
	c) T. S. No. / Village	: Vill. Bamori Malli
	d) Ward / Taluka	: Haldwani
	e) Mandal / District	: Nainital (UK)
7.	Postal address of the property	Part of Khasra No. 340 Min, Vill. Bamori Malli, Near Durga City Centre Tehsil – Haldwani, District-Nainital (U.K)
8.	City / Town	: Nainital (UK)
	Residential Area	: Residential Area
	Commercial Area	: No
	Industrial Area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Middle
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: Nagar Nigam
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /	: Under Town planning Byelaws (Now under District Development Authority) under

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	cantonment area	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	: No
13	Boundaries of the property	: As per Sale Deed
	East	: 14' Wide Kachcha Rasta
	West	: P/o Umesh Chandra Pandey
	North	: 14' Wide Kachcha Rasta
	South	: 14' Wide Kachcha Rasta
	Boundaries of the property	As per Site
	East	14' Wide Rasta Pakka
	West	P/o Umesh Chandra Pandey
	North	14' Wide Rasta Pakka
	South	14' Wide Rasta Pakka
14	Extent o.f the site	: 143.71 Sq.mt as per Sale Deed
15	Extent of the site considered for valuation (least of 14 A & 14 B)	: 143.71 Sq.mt
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Owner Occupied
II.	CHARACTERISTICS OF THE SITE	
1.	Classification of locality	Residential Locality
2.	Development of surrounding areas	Developed area
3.	Possibility of frequent flooding / submerging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	All With 1.00 Kms
5.	Level of land with topographical conditions	Yes
6.	Shape of land	Rectangular
7.	Type of use to which it can be put	Residential
8.	Any usage restriction	No
9.	Is plot in town planning approved layout?	No
10.	Corner plot or intermittent plot?	Corner Plot
11.	Road facilities	Yes
12.	Type of road available at present	Painted Road
13.	Width of road - is it below 20 ft. or more than 20 ft.	Below than 20 ft wide road
14.	Is it a land - locked land?	No
15.	Water potentiality	Yes
16.	Underground sewerage system	Yes
17.	Is power supply available at the site?	Yes
18.	Advantage of the site	
	1.	Near Durga City Centre & Market
Part - A (Assessment of land)		
1.	Size of plot	143.71 Sq.mt
2.	Total extent of the plot	143.71 Sq.mt



तहसील हल्द्वानी जनपद नैनीताल के प्रमुख मार्गों पर स्थित क्षेत्र की सर्किल दरें

क्र.सं.	प्रमुख मार्ग / मोहल्लों / राजस्व ग्रामों के नाम	क्षेत्र	सामान्य दर (Base Rate)									
			कृषि भूमि की दर (प्रति हेक्टेयर लाख रु० में)	अकृषि भूमि की दर (प्रति वर्गमीटर रु० में)		बहुमंजिली व आवासीय भवन में स्थित आवासीय प्लॉट (सुपर एरिया प्रति वर्ग मीटर रु० में)	वाणिज्यिक भवन की दर (सुपर एरिया प्रति वर्ग मीटर रु० में)		गैर वाणिज्यिक निर्माण दर (रु० प्रति वर्गमीटर में)			
				0 से 50 मीटर तक	50 मीटर से अधिक 200 मीटर तक		दुकान स्टोरेज कार्यालय	अन्य वाणिज्यिक प्रयोजन	प्रथम श्रेणी पक्का	द्वितीय श्रेणी टिंगरीड		
1	2	3	4	5	6	7	8	9	10	11	12	13
		3	रामडी आनंसिंह	अर्द्धनगरीय	220	22000	16500	34000	55700	51200	12000	7000
		4	मुनीपुर जीवानन्द		220	22000	16500	34000	55700	51200	12000	7000
11	K		सारकेश्वर महादेव मंदिर के आगे से लामाजीड बीराह तक (बाया फ्लैटहपुर)	अर्द्धनगरीय								
		1	पिपलमोहरा नं. 1		220	22000	16500	34000	52700	48200	12000	7000
		2	पिपलमोहरा नं. 2		220	22000	16500	34000	52700	48200	12000	7000
		3	पिपलमोहरा मजे सिंह		220	22000	16500	34000	52700	48200	12000	7000
		4	गुज्जारापुर		220	22000	16500	34000	52700	48200	12000	7000
		5	गुज्जाराह		220	22000	16500	34000	52700	48200	12000	7000
		6	कुरिया गांव		220	22000	16500	34000	52700	48200	12000	7000
		7	जगपुर पाइली		220	22000	16500	34000	52700	48200	12000	7000
		8	दगपुर कुरिया		220	22000	16500	34000	52700	48200	12000	7000
		9	नथपुर पाइली		220	22000	16500	34000	52700	48200	12000	7000
		10	मुनीपुर जीवानन्द		220	22000	16500	34000	52700	48200	12000	7000
12	L		नगर कचरिंग मार्ग- कासटोका से पनचकी बीराहा तक	नगरीय								
		1	दुमगाढ़ा बन्दोबस्ती (प्लॉट नं० 34, 35)		430	35000	26000	47000	76000	71500	12000	7000
		2	दुमगाढ़ा खान (प्लॉट नं० 35)		430	35000	26000	47000	76000	71500	12000	7000
		3	काता (प्लॉट नं० 34)		430	35000	26000	47000	76000	71500	12000	7000
13	M		पनचकी बीराह से पहले तक से सुशीला तिवारी हास्पिटल तक	नगरीय								
		1	बनोरी मल्ली (प्लॉट नं० 44)		430	40000	28000	52000	81500	77000	12000	7000
		2	बनोरी तल्ली बन्दो (प्लॉट नं० 48, 49, 50)		430	40000	28000	52000	81500	77000	12000	7000
		3	मुखानी (प्लॉट नं० 50 से 55 तक)		430	40000	28000	52000	81500	77000	12000	7000
		4	हरीपुर खाना (प्लॉट नं० 17, 18)		430	40000	28000	52000	81500	77000	12000	7000



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R.K. Associates
Valuers & Techno Engineering Consultants Pvt. Ltd.

3.	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 on variation has to be given.	Market rate adopted by us is higher than 20% of Govt. Guideline rates. This is on the basis of Local inquiry made and the development has taken place surrounding the property.
	ii. Details of last two transactions in the locality/area to be provided, if available	Details not available at site, As per the verbal discussions & subsequent enquiries with local property dealers & nearby people, we came to know that the rates of Residential land in the aforesaid notified area prevails between Rs. 65,000/- to Rs. 70,000/- per sq.mtr. Depending upon the facing, size & frontage of the Residential land/plot.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs.28000/- Sq.mt
5.	Assessed / adopted rate of valuation	Rs. 65,000/= per Sq.mt.
6.	Estimated value of land	143.71 Sq.mt X Rs. 67000/- per Sq.mt Rs. 96,28,570/=
Part - B (Assessment of Building)		
1.	Technical details of the building	
a)	Type of Building (Residential / Commercial / Industrial)	Residential Building
b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC Framed Structure with RCC Column, RCC Beam & RCC Roofing
c)	Year of construction	2014
d)	Number of floors and height of each floor including basement, if any	Ground + 1 floor
e)	Plinth area floor-wise	See detail of valuation
f)	Condition of the building	
	i) Exterior - Excellent, Good, Normal, Poor	Good
	ii) Inferior - Excellent, Good, Normal, Poor	Good
g)	Date of issue and validity of layout of approved map / plan	Map Not Provided by bank/party
h)	Approved map / plan issuing authority	Map Not Provided by bank/party
i)	Whether genuineness or authenticity of approved map / plan is verified	Map Not Provided by bank/party
j)	Any other comments by our empanelled valuers on authentic of approved plan	No



SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description	All floor	
1.	Foundation	Isolated Footing, RCC beam column structure on 9" & 4 1/2" brick walls with base constructed on masonry & cement mortar	
2.	Basement	No	
3.	Superstructure	RCC Framed	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wooden Framed doors and M.S Iron Gate	
5.	RCC works	Yes	
6.	Plastering	YES	
7.	Flooring, Skirting, dadoing	Tile	
8.	Special finish as marble, granite, wooden paneling, grills, etc	Yes	
9.	Roofing including weather proof course	RCC Roof	
10.	Drainage	Yes, Internal	

S. No.	Description	Ground floor	
2.	Boundary wall	: Na	
	Height	: Na	
	Length	Na	
	Type of construction	Na	
3.	Electrical installation	Basement	Other Floor
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	: Na	good
	Number of light points	: Na	Yes
	Fan points	: Na	Yes
	Spare plug points	: Na	Yes
	Any other item	Na	Yes
4.	Plumbing installation		
a)	No. of water closets and their type	: Na	Yes
b)	No. of wash basins	: Na	Yes
c)	No. of urinals	: Na	Yes
d)	No. of bath tubs	: Na	Nil
e)	Water meter, taps, etc.	: Na	Yes
f)	Any other fixtures	: Nil	Nil

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CONSTRUCTION DETAILS OF ASSESSMENT

Particulars of Item	Plinth area in sq.ft./sq.mt.	Age of building	Estimated replacement rate	Replacement Cost Rs.	Depreciation Rs.	Net Value Rs.
Ground Floor	1291 sq.ft.	10 Years	1500/- per sq.ft.	Rs. 19,36,500.0	Rs. 1,93,650/-	Rs. 17,42,850.0
First Floor	1076 sq.ft.	10 Years	1400/- per sq.ft.	Rs. 15,06,400.0	Rs. 1,50,640/-	Rs. 13,55,760.0
					Total	Rs. 30,98,610.0



Part C- (Extra Items)
(Amount in Rs.)

1.	Portico	:	Nil
2.	Ornamental front door	:	Nil
3.	Sit out/ Verandah with steel grills	:	Nil
4.	Overhead water tank	:	Nil
5.	Extra steel/ collapsible gates	:	Nil
	Total	:	Nil

Part D- (Amenities)
(Amount in Rs.)

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

Part E- (Miscellaneous)
(Amount in Rs.)

1.	Separate toilet room	:	Nil
2.	Separate lumber room	:	Nil
3.	Separate water tank/ sump	:	Nil
4.	Trees, gardening	:	Nil
	Total	:	Nil

Part F- (Services)
(Amount in Rs.)

1.	Water supply arrangements	:	Nil
2.	Drainage arrangements	:	Nil
3.	Boundary wall	:	Nil
4.	C. B. deposits, fittings etc.	:	Nil
5.	Pavement	:	Nil
	Total	:	Nil



TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part- A	Land	:	Rs. 96,28,570/=
Part- B	Building	:	Rs.30,98,610/=
Part- C	Extra Items	:	Rs. Nil
Part- D	Amenities	:	Rs. nil
Part- E	Miscellaneous	:	Rs. Nil
Part- F	Services	:	Rs. Nil
	Average Prospective Rate Assessment	:	Rs. 1,27,27,180/=
	Say	:	Rs. 1,27,27,000/=
	Prospective Market Assessment		Rs. 1,27,27,000/=
	Realizable Assessment		Rs. 1,14,55,000/=
	Distress Assessment		Rs. 1,08,17,000/=

Rupees - One Crore and Twenty Seven Lacks and Twenty Seven Thousands Only

(Valuation:- Here the approved valuer should discuss in detail has approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicates how the value has been arrived at, supported by necessary calculation. Also such aspects as i) Saleability ii) Likely rental value 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 as result of may appraisal and analysis, it is my considred openion that the present fair market value of the above property in the prevailing condition with aforesaid specification is Rs. **1,27,27,000.0 (Rupees- One Crore and Twenty Seven Lacks and Twenty Seven Thousands Only. The Realizable Value of above property is Rs. 1,14,55,000.00 and Distress Value is Rs. 1,08,17,000.00**

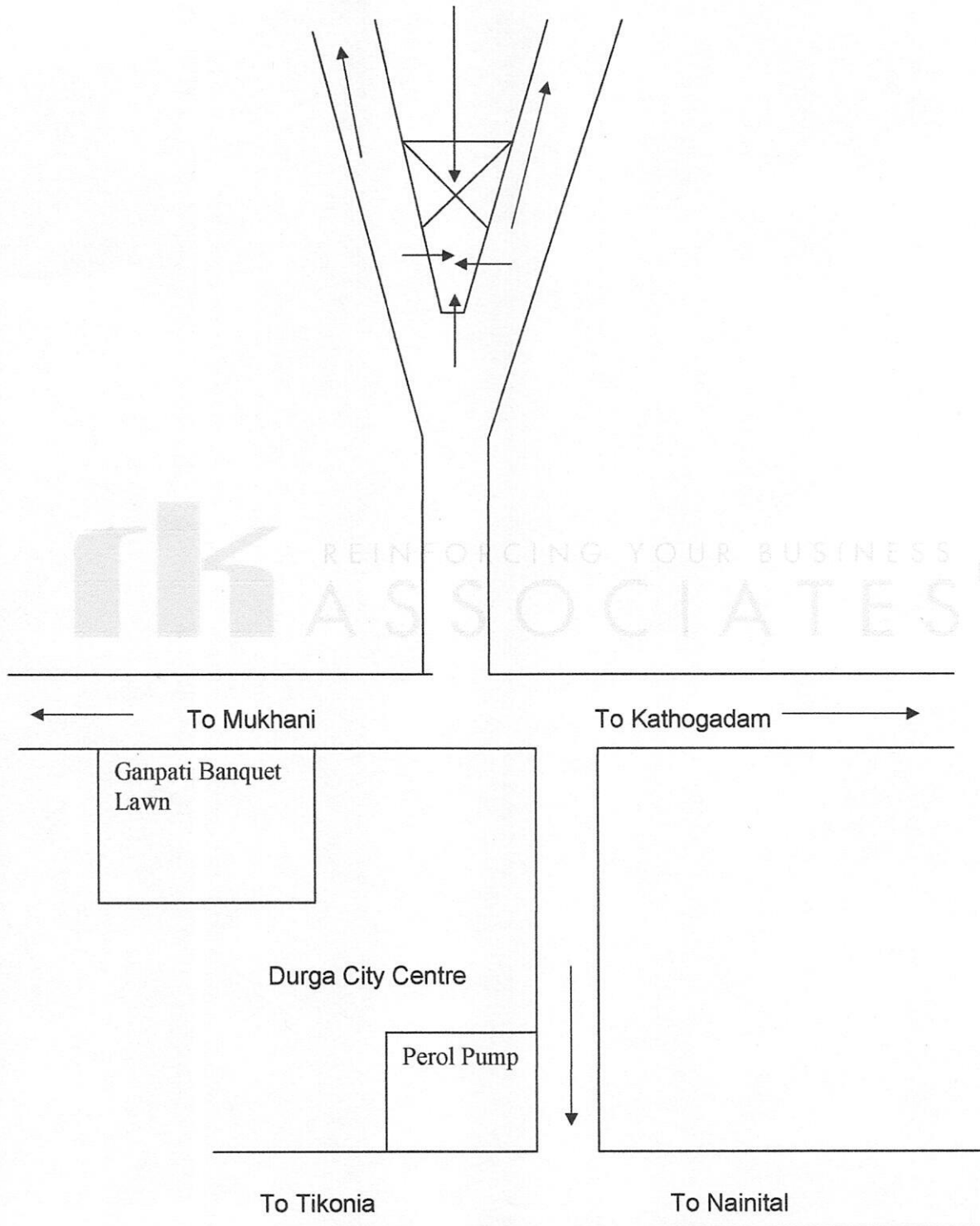
Place- Shahjahanpur

Date- 01.02.2024



KEY/SITE – PLAN OF VALUED PROPERTY

SITE



VRIP/SBI/985/02/2024



XIV.	DECLARATION: UNDERTAKING	ANNEXURE -IV																					
	<p>I hereby declare that-</p> <ol style="list-style-type: none"> I am a citizen of India. 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. The information furnished in my valuation report dated 01.02.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I /we have no direct or indirect interest in the property valued; I / we have personally inspected the property on 24.01.2024. The work is not sub- contracted to any other valuer and carried out by myself. I / we have not been convicted of any offence and sentenced to a term of Imprisonment; I / we have not been found guilty of misconduct in my professional capacity. I /we have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability. I /we have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. I am registered under Section 34 AB of the Wealth Tax Act, 1957. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report. I have submitted the valuation report (s) directly to the bank. Further, I hereby provide the following information. 																						
	<table border="1"> <thead> <tr> <th>S.R No</th> <th>Particulars</th> <th>Valuer Comment</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Background information of the asset being valued</td> <td>Residential Property</td> </tr> <tr> <td>2.</td> <td>Purpose of Valuation and Appointing Authority</td> <td>SBI, SME Haldwani Nainital U.K.</td> </tr> <tr> <td>3.</td> <td>Identify of the valuer and any other experts involved in the valuation</td> <td>M/S R.K. Associates Valuers & Techno Engineering Consultant</td> </tr> <tr> <td>4.</td> <td>Disclosure of the valuer interest or conflict, if any</td> <td>No</td> </tr> <tr> <td>5.</td> <td>Date of Appointment, Valuation date and Date of Report</td> <td>As per Valuation Report</td> </tr> <tr> <td>6.</td> <td>Inspections and investigations undertaken</td> <td>24.01.2024</td> </tr> </tbody> </table>		S.R No	Particulars	Valuer Comment	1.	Background information of the asset being valued	Residential Property	2.	Purpose of Valuation and Appointing Authority	SBI, SME Haldwani Nainital U.K.	3.	Identify of the valuer and any other experts involved in the valuation	M/S R.K. Associates Valuers & Techno Engineering Consultant	4.	Disclosure of the valuer interest or conflict, if any	No	5.	Date of Appointment, Valuation date and Date of Report	As per Valuation Report	6.	Inspections and investigations undertaken	24.01.2024
S.R No	Particulars	Valuer Comment																					
1.	Background information of the asset being valued	Residential Property																					
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4.	Disclosure of the valuer interest or conflict, if any	No																					
5.	Date of Appointment, Valuation date and Date of Report	As per Valuation Report																					
6.	Inspections and investigations undertaken	24.01.2024																					

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7.	Nature and sources of the information used or relied upon	Local Inquiry at surrounding area
8.	Procedures adopted in carrying out the and valuation standards followed	Yes
9.	Restrictions on use of the report, if any	No
10.	Major factors that were taken into account during the valuation	Physical Verification
11.	major factors that were not taken into account during the valuation;	NA
12.	Caveats, Limitations and disclaimers to the extent they explain or elucidate to the limitations faced by valuer, which shall not be for the purpose of limiting his	Limited up to Fair Prospective Market value assessment of the property as on date
13.	Name of the valuer's & Address	R.K. Agarwal M/S R.K. Associates Valuers & Techno Engineering Consultant Sinzai, Shahjahanpur U.P.
14.	Name of Valuer association of which I am a bonafide member in good standing	Institution of Valuer – Fellowship No. 4804/4315
15.	Wealth Tax Registration No	2303/1988
16.	Special Remark, if any threat, on road winding take-over of property for public service purposes, sub merging attracting provision of coastal regulatory zone (CRZ) etc. have not been mentioned in the valuation reports, Rather the column has been deleted	Such as the said property is individual property. Such Residential properties is available in surrounding area, any water bodies are not available in this areas therefore given specification are not applicable for this site observed
17.	Signature of Valuer	

Place : Shahjahanpur U.P.

Date : 01.02.2024

Enclosures:

a.	Layout plan of the area in which the property is located	Google Map enclosed with coordinates
b.	Building Plan	NA
c.	Floor Plan	NA
d.	Photographs of the property being valued	Photographs Attached
e.	Certified copy of approved / Sectioned plan wherever applicable from the concerned office	NA
f.	Google map Location of the property	Attached
g.	Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	Details not available at sites
h.	Any other relevant documents/extracts	Attached 1. Key Plan 2. Photo Copy of Circle Rate 3. Photographs 4. Google Map

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(Annexure - V)

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 endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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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 clients 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 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.



Gift 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.

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 value.

32. A valuer shall follow this code as amended or revised from time to time

Signature of the Valuer :

Name of the Valuer : Er. Rakesh Kumar Agarwal

Address of the Valuer : Moh. Sinzai, Distt. Shahjahanpur U.P. 242001

Date : 01.02.2024

Place : Shahjahanpur U.P.



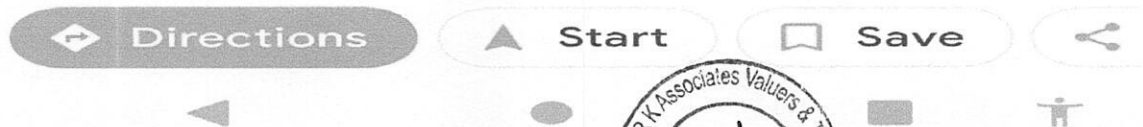
PHOTOGRAPH OF VALUED PROPERTY





Shiv Puri

Haldwani, Uttarakhand 263139 · 1 min





Shiv Puri

Haldwani, Uttarakhand 263139 · 1 min

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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. _____ (Rupees _____ only).

Signature
(Name of the Branch
Manager with Official seal)

Date:-

