

## **VALUATION REPORT**

(By Rao Associate -An ISO 9001:2000 Certified Company)

### **PROPERTY ADDRESS :-**

Commercial Plot having Khasra Nos. in Sale deed 3328 (As per the list attached) Village Bhondsi, Tehsil Sohna & District, Gurgaon.

### **PROPERTY OWNER :-**

M/s. Ascendant Estates Pvt. Ltd.

### **Prepared By :-**

**Mr. Parish Rao ( Canara Bank Panel Valuer )**

(On Panel of Several Banks , Finance Companies , Govt. & Semi -Governments Organizations , Insurance Cos. Etc. )

**Cell- 9891368866 , 9868169747**



### **RAO ASSOCIATES**

(An ISO 9001-2000 Certified Company )

" Committed to Do Valuation in Scientific Way "

(Govt. Approved Valuers For Land & Building and Plant & Machineries etc. )

**C-48 & 49 , Ganesh Nagar Complex , Pandav Nagar , Delhi -92 .**

**Cell- 9891368866 , 9868169747**

**(O) - 011- 22483586, 22483752**

**E-Mail-rao\_associate@yahoo.com , rao\_associates91@yahoo.com**

**Mr. Parish Rao , Chief Govt. Approved Valuer for Rao Associates , Cat.-I-443 of 2000**

Some of our Clients are -Special Courts , Ministry of Finance , Ministry of Commerce & Industry , Bharat Petroleum Corporation Ltd. , Wipro Ltd. , Indira Gandhi International Airport , National Small Scale Industries , Dalmia International Resorts Ltd. , Allianz Securities Ltd. Claridges 5-Star Hotel , Hotel Hill -View , Hotel Dee Mark , Glaxosmithkline Asia (p) Ltd. , Luftansa , First Leasing Ltd. , SYS information Technologies Ltd. , ONGC , Auto Ignition Ltd. , Rital Impex Ltd. , Mysore Paper Mill Ltd. , Power Trading Corporation Ltd. , Japan Broadcasting Corporation , Star T.V. , Ambassador Hotel , Pacific Development Corporation Ltd. , T.R. Sawhney Motors , Primus Ortho & Spine Hospital (Chanakyapuri) , Max Hospital , Vian Infrastructures Ltd. , Great Value Foods Ltd. Pacific Mall (Anand Vihar & Rohini) , Wedding Souk Mall (Pitampura) , Gold Souk Mall (Gurgaon) , Essel Tower , Shyam Tex Exports Ltd. , Moon Beverages Ltd. , Vardhman Developers & Infrastructure , Arya International etc.





# RAO ASSOCIATES

(An ISO 9001-2000 Certified Company )  
(Architects , Chartered Engineers & Govt. Approved  
Valuers for immovable & movable Properties etc. )  
C-48 & 49 , Ganesh Nagar Complex , Pandav Nagar , Delhi -92 .  
Cell-9868169747 , 9891368866  
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**Mr. PARISH RAO**

(Govt. Approved Valuer )

**Cell-9891368866 , 9868169747**

Name of Bank as applicable

## ASSOCIATES

- 1) M.M. Mahtani  
Retired Govt. Eng.
- 2) M.K. Nandawani  
Govt. Approved Valuer
- 3) Subhash Bishwas  
Chartered Eng.
- 4) Shashank  
Architect

CANARA BANK, B/o :- Large Corporate  
Branch, No.18, 3rd Floor, Ramanashree  
Arcade, Near Trinity Circle, M.G. Road,  
Bangalore-560 001.

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

### I. GENERAL

1 Purpose of Valuation:

To arrive at fair market value for Canara  
Bank, Commercial Plot having Khasra Nos. in  
Sale deed 3328 (As per the list attached)  
Village Bhondsi, Tehsil Sohna & District,  
Gurgaon.  
25.07.2022

2 (a) Date of Inspection

01.08.2022

(b) Date on which the Valuation is made

3 List of documents produced for perusal

i) Photo Copy of old valuation report

Photocopy of Old Valuation report , dated  
21.03.2013

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. Ascendant Estates Pvt. Ltd.

5 Brief description of the property  
Open Land, Independent House, Shop, Godown,  
Commercial Complex (mention the specific building  
number allotted by civic authority)

The said Property is a Commercial Vacant  
Plot having Khasra Nos. in Sale deed 3328  
(As per the list attached) , Having land area  
7.8024 acre, Situated at Village Bhondsi,  
Tehsil Sohna & District, Gurgaon. Total area  
of Land as per sale deed is 7.8024 acre.  
Khasra Nos. which does not appear in the  
gazette notification and are available in the  
sale deed, are not considered by us for the  
purpose of valuation.  
(It is a open land, got converted for  
commercial use to set up a sector for Special  
Economic Zone (SEZ) FOR IT).

5.1 Leasehold/freehold: description of lease,  
period of lease, lease rental etc.

Free Hold

6 Location of property

a) Plot No. / Survey No.

As per sale deed

b) Door No.



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c) T. S. No./ Village

As per sale deed

d) Ward / Taluka

As per sale deed

e) Mandal / District

Village Bhondsi, Tehsil Sohna & District,  
Gurgaon.

6.1 Mention Road / Street Number and Name

As per sale deed

6.2 Mention the nearest public transit point

Public Bus Stop Bhondsi

7 Postal address of the property

Commercial Plot having Khasra Nos. in  
Sale deed 3328 (As per the list attached)  
Village Bhondsi, Tehsil Sohna & District,  
Gurgaon.

8 City / Town  
Residential Area  
Commercial Area  
Industrial Area

Mixed area

9 Classification of the area

i) High / Middle / Poor

Middle Class

ii) Urban / Semi Urban / Rural

Semi Urban

10 Coming under Corporation limit / Village  
Panchayat / Municipality

N/A

11 Whether covered under any State / Central  
Govt. enactments (e.g. Urban Land Ceiling Act) or  
notified under agency area / scheduled area /  
cantonment area

State Govt.

12 In case it is an agricultural land, any  
conversion to house site plots is contemplated

N/A

13	Boundaries of the property	As per document		As per Actual
	North	N/A	North	As per documents
	South	N/A	South	As per documents
	East	N/A	East	As per documents
	West	N/A	West	As per documents

13.1 Whether land is demarcated, compound  
wall with gate is available

Yes

13.2 Mention the plot number or house number  
allocated

As per sale deed

13.3 Whether the boundary is matching , reason  
for any deviation

Yes

14.1 Dimensions of the site

A

B

As per the Deed

Actuals

North	
South	
East	

7.8024 acre

7.8024 acre

3 " This valuation report should be used for Canara Bank Lead Consortium of Banks Only.



West

14.2 Latitude, Longitude and Coordinates of the site

All the civic amenities available  
 North :- 28.339355 N  
 East :- 77.074414 E

15 Extent of the site

7.8024 acre

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

7.8024 acre

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

Property is a vacant plot

17.1 Whether up to date taxes are paid, mention the latest tax receipt number

Details will be supplied by owner

## II. CHARACTERISTICS OF THE SITE

1 Classification of locality

Mixed area

2 Development of surrounding areas

Village area

3 Possibility of frequent flooding / sub-merging

No

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

Yes

5 Level of land with topographical conditions

Levelled

6 Shape of land

Rectangular

7 Type of use to which it can be put

(It is a open land, got converted for commercial use to set up a sector for Special Economic Zone (SEZ) FOR IT).

8 Any usage restriction

Do

9 Is plot in town planning approved layout?

Vacant Plot

10 Corner plot or intermittent plot?

Intermittent Plot

11 Road facilities

Available

12 Type of road available at present

Bitumen Road

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

20 ft. wide Road

14 Is it a land – locked land?

No

15 Water potentiality

Yes

16 Underground sewerage system

No

17 Is power supply available at the site?

Yes

18 Advantage of the site

A

Nil

B

Nil





19 Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea- coast / tidal level must be incorporated)

Nil

19.1 Specific comment about the property if belongs to Waqf/ Temple /Trust.

No

19.2 Specific comment about the property if it is near to Highway, under High Tension Line, Railway Track, Cemetery etc.

No

19.3 Land is swampy, marshy, reclaimed or garden land.

No

#### Part – A (Valuation of Land)

1 Size of Plot

7.8024 acre

North & South

East & West

7.8024 acre

2 Total extent of the plot

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

Rs 3,50,00,000/- to Rs 4,00,00,000/- per acre

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

7.8024 acre @ Rs 1,13,37,000/- Per acre  
= Rs. 8,84,56,000/-

5 Assessed / adopted rate of valuation

Rs 3,75,00,000/ per acre

6 Estimated value of land

7.8024 acre @ Rs. 3,75,00,000/- per acre  
= Rs. 29,25,90,000/-

#### Part – B (Valuation of Building)

1 Technical details of the building

Vacant Plot

a Type of Building (Residential / Commercial / Industrial)

Vacant Plot

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

Vacant Plot

c Year of construction

Vacant Plot

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

Vacant Plot

e Plinth area floor-wise

Vacant Plot

f Condition of the building

Vacant Plot

i Exterior – Excellent, Good, Normal, Poor

Vacant Plot

ii Interior - Excellent, Good, Normal, Poor

Vacant Plot

g Date of issue and validity of layout of approved map / plan

Do

h Approved map / plan issuing authority

Do

i Whether genuineness or authenticity of approved map / plan is verified

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ii Any other comments by our empanelled valuers on authentic of approved plan

Do

Whether the building is constructed as per approved plan, details of deviation if any

Do

Stages of construction

Vacant Plot

**Specifications of construction (floor-wise) in respect of**

S.No.	Description	Ground Floor	Other Floors
1	Foundation	Vacant Plot	
2	Basement	No	
3	Superstructure	Vacant Plot	
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	N/A	
5	RCC works	N/A	
6	Plastering	N/A	
7	Flooring, Skirting, dadoing	N/A	
8	Special finish as marble, granite, wooden paneling, grills, etc	N/A	
9	Roofing including weather proof course	N/A	
10	Drainage	As per site	
2	Compound wall		
	Height	N/A	
	Length	N/A	
	Type of construction	N/A	
3	Electrical installation		
	Type of wiring	N/A	
	Class of fittings (superior / ordinary / poor)	N/A	
	Number of light points	N/A	
	Fan points	N/A	
	Spare plug points	N/A	
	Any other item	N/A	
4	Plumbing installation	N/A	
a	No. of water closets and their type	N/A	
b	No. of wash basins	N/A	
c	No. of urinals	N/A	
d	No. of bath tubs	N/A	

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e Water meter, taps, etc.

N/A

f Any other fixtures

N/A

S. No.	Particulars of Items	Plinth area (in sq.ft.)	Roof Height	Age of Building	Estimated replacement rate of construction on Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
1	Vacant Plot	0.00	0	0	1000	0	0	0
	Total	0.00						0

**Part C- (Extra Items)**

(Amount in Rs.)

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

Already add in Part II Valuation

**Part D- (Amenities)**

(Amount in Rs.)

	Wardrobes							
	Glazed tiles							
	Extra sinks and bath tub							
	Marble / ceramic tiles flooring							
	Interior decorations							
	Architectural elevation works							
	Paneling works							
	Aluminum works							
	Aluminum hand rails							
	False ceiling							
	Total							

Already add in Part II Valuation

**Part E- (Miscellaneous)**

(Amount in Rs.)

	Separate toilet room							
	Separate lumber room							
	Separate water tank/ sump							
	Trees, gardening							
	Total							

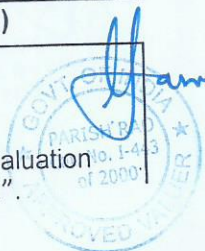
Already add in Part II Valuation

**Part F- (Services)**

(Amount in Rs.)

	Water supply arrangements							
	Drainage arrangements							
	Compound wall							

Already add in Part II Valuation





	C. B. deposits, fittings etc.	
	Pavement	
	Total	

**Total abstract of the entire property**

Part- A	Land	292590000
Part- B	Building	0
Part- C	Extra Items	Rs.
Part- D	Amenities	Rs.
Part- E	Miscellaneous	Rs.
Part- F	Services	Rs.
	Total	292590000
	Say	Rs. 29,25,90,000/-

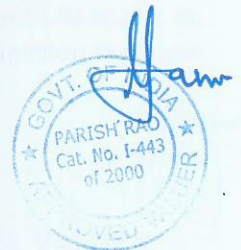
**PART -II VALUATION**

The property is a Commercial Vacant Plot having Khasra Nos. in Sale deed 3328 (As per the list attached) , Having land area 7.8024 acre, Situated at Village Bhondsi, Tehsil Sohna & District, Gurgaon. The property owner (s) is M/s. Ascendant Estates Pvt. Ltd. The property is a vacant plot. It is a open land - got converted for commercial use to set up a sector for Special Economic Zone (SEZ) for IT. Total area of Land as per sale deed is 7.8024 acre. Khasra Nos. which does not appear in the gazette notification and are available in the sale deed, are not considered by us for the purpose of valuation.

For the purpose of Valuation the following factors are taken under consideration :-

- 1) The property is Commercial Plot having Khasra Nos. in Sale deed 3328 (As per the list attached) Village Bhondsi, Tehsil Sohna & District, Gurgaon.
- 2) The means of transport is readily available.
- 3) The property is situated in Commercial area.

On making local enquiries with the area property brokers , residents , recent sale in the market & feed back received from different reliable sources , It has been found that the value of this type of IP in this locality is available in the range of Rs 3,50,00,000/- to Rs 4,00,00,000/- per acre depending upon the size , location , shape etc. of the IP.





For this IP after considering all the factors i.e. size , location , shape , rental yield , demand & supply , government policies , present market condition , future prospects etc which is essential in finalizing the value of the property , I consider the value of this IP as Rs 3,75,00,000/ per acre.

## **CALCULATION**

### **Present market value ( Land & Building Rate method ) of the Immovable Property on dated 01.08.2022**

(a)	Land area	7.8024 acre
(b)	Assessed Market Land rate of the IP	Rs. 3,75,00,000/- per acre
(c)	FAIR MARKET VALUE OF THE IP IN RUPEES	292590000
	FAIR MARKET VALUE OF THE IP	Rs. 29,25,90,000/-
<b>Rs. Twenty Nine Crore Twenty Five Lacs Ninety Thousand Only.</b>		
(e)	REALIZABLE VALUE OF IP@ 80% OF F.M.V. IN RUPEES	234072000
(f)	DISTRESS SALE VALUE OF IP@ 70% OF F.M.V. IN RUPEES	204813000
<b><u>Circle rate value of the Immovable Property as on dated 01.08.2022</u></b>		
(a)	Land area	7.8024 acre
(b)	Circle rate of the IP	Rs. 1,13,37,000/- per acre
(c)	CIRCLE RATE VALUE OF THE IP IN RUPEES	88455808.8
	CIRCLE RATE VALUE OF THE IP	Rs. 8,84,56,000/-
<b>Rs. Eight Crore Eighty Four Lacs Fifty Six Thousand Only.</b>		

(Valuation: Here the approved valuer should discuss in detail his 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 iii) Any likely income it may generate, may be discussed).

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

Route map to reach the property from branch or important land mark.

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

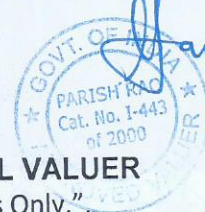
As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 29,25,90,000/- (Rs. Twenty Nine Crore Twenty Five Lacs Ninety Thousand Only). The Book Value of the above property as of 01.08.2022 is Rs. 8,84,56,000/- and the distress value Rs. 20,48,13,000/- (Rupees Twenty Crore Forty Eight Lacs Thirteen Thousand Only).

Date :- 01.08.2022

Place :- New Delhi

**SIGNATURE OF PANEL VALUER**

9 " This valuation report should be used for Canara Bank Lead Consortium of Banks Only."





**Photograph of the**  
**Commercial Plot having Khasra Nos. in Sale deed 3328 (As per the list attached) Village Bhondsi, Tehsil**  
**Sohna & District, Gurgaon.**



**Property View**





## DECLARATION FROM VALUERS

### I hereby declare that :

- (a) I am a citizen of India
- (b) The information furnished in my valuation report dated 01.08.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- (c) I have no direct or indirect interest in the property valued;
- (d) I have personally inspected the property on 25.07.2022 The property is checked by our Engineer Mr. Niraj Yadav rates verified by Mr. S.P. Nawani Report prepared by S.P. Nawani & Report checked by Mr. S.P. Nawani .The work is not sub- contracted 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.
- (p) We advise the bank to instruct the owner to demarcate the site.

Date - 01.08.2022

Place- New Delhi

SIGNATURE OF PANEL VALUER





Sr. No.	Particulars	Valuer Comment
1	Background information of the asset being valued;	Commercial Plot having Khasra Nos. in Sale deed 3328 (As per the list attached) Village Bhondsi, Tehsil Sohna & District, Gurgaon.
2	Purpose of valuation and appointing authority	Bank to specify
3	Identity of the valuer and any other experts involved in the valuation;	Empanelled Bank Valuer No Other Experts involved in the valuation
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment, valuation date and date of report;	25.07.2022 Valuation Made - 01.08.2022
6	Inspections and/or Investigations undertaken;	Yes
7	Nature and sources of the information used or relied upon;	Enquiries in the Local Market
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Composite rate method keeping in view the Quantum of work done
9	Restrictions on use of the report, if any;	To be used by Canara/Syndicate Bank only
10	Major factors that were taken into account during the valuation;	Prevailing Market rates adopted & the Present status 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.	Nil

Date - 01.08.2022

Place- New Delhi

SIGNATURE OF PANEL VALUER





## 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 profession.
- 5 A valuer shall keep public interest foremost while delivering his services.

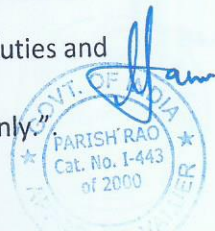
### **Professional Competence and Due Care**

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

### **Independence and Disclosure of Interest**

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

13 " This valuation report should be used for Canara Bank Lead Consortium of Banks Only."





- 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 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).

#### 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.  
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:

- 14 " This valuation report should be used for Canara Bank Lead Consortium of Banks Only."





- 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**.

Date - 01.08.2022

Place- New Delhi

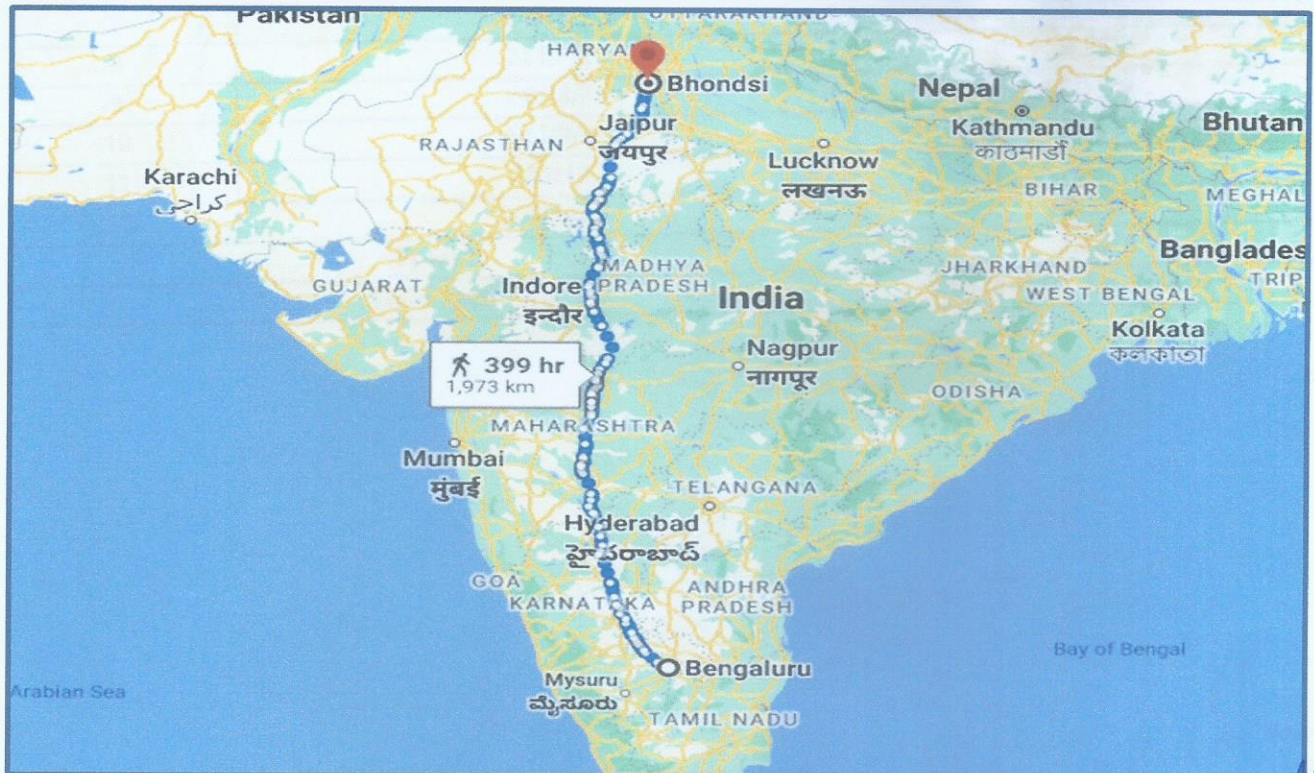
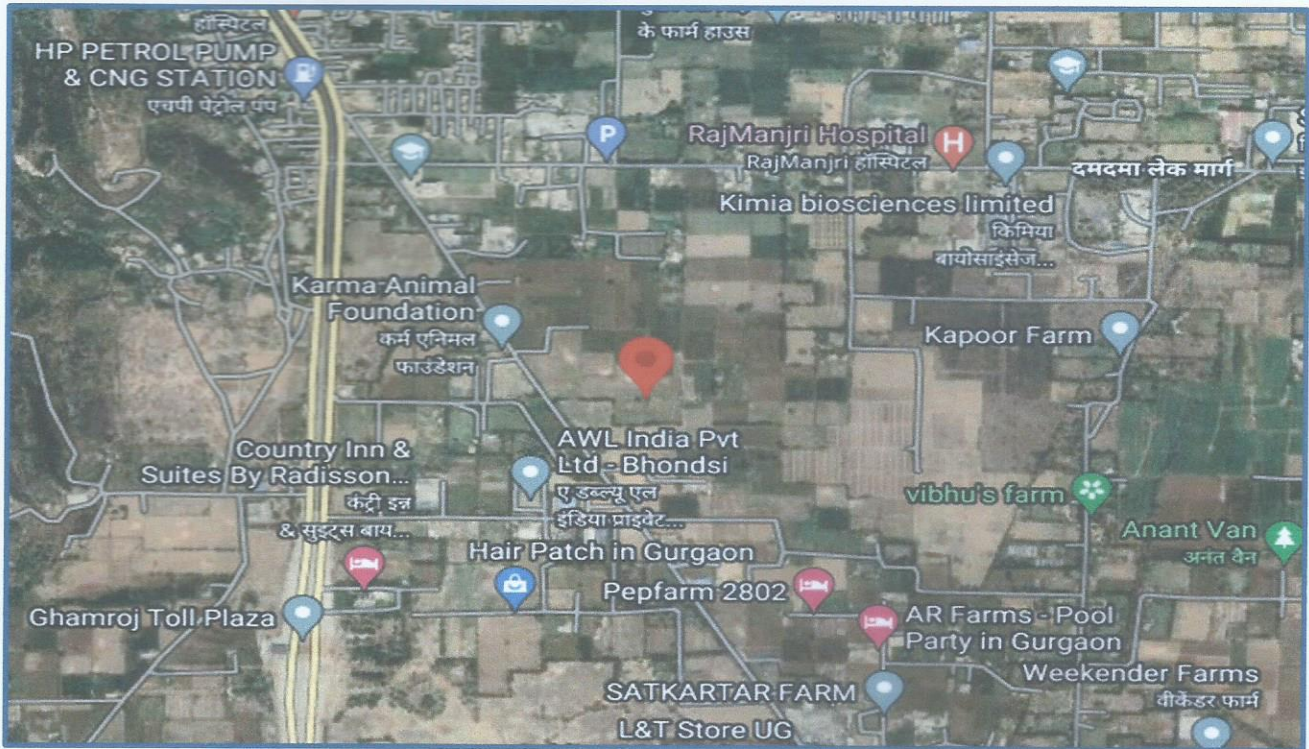
  


**SIGNATURE OF PANEL VALUER**



## Google Map

Commercial Plot having Khasra Nos. in Sale deed 3328 (As per the list attached) Village Bhondsi, Tehsil  
Sohna & District, Gurgaon.



All the civic amenities available

North :- 28.339355 N

East :- 77.074414 E

16 " This valuation report should be used for Canara Bank Lead Consortium of Banks Only."





**List of Khasra Nos.**

S. No.	Khasra Nos.	Area (Hectare)
1	240/11	0.4
2	240/12	0.4
3	240/18/1	0.2
4	240/19/1	0.2
5	240/20/1	0.2
6	241/6	0.4
7	241/7/1	0.115
8	241/7/2	0.285
9	241/8/2	0.0725
10	241/9/2	0.13
11	241/13	0.4
12	241/14/1	0.355
Total		3.1575
Total area		3.1575 Hect. i.e. 7.8024 acre

