

To
The AGM, RACPC SBI,
Sector 68, Mohali

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

I	GENERAL		
1.	Purpose for which the valuation is made	:	Bank's Purpose
2.	A Date of Inspection	:	21.09.2025
	B Date on which the Valuation is made	:	21.09.2025
3.	List of documents produced for perusal	:	-
	(i) Agreement to sell	:	ATS dt 10.09.2025 Seller: Satpal Singh S/o Sujjan Singh & Raswinder Kaur W/o Satpal Singh Buyer: Manisha W/o Deepak Jangid
	(ii) Sanctioned building plan	:	Sanctioned building plan by MC Kharar vide memo no. 1461 dt 10.03.2010
	(iii) Sale Deed	:	Deed No. 355 dt 08.04.2011 in the name of Satpal Singh S/o Sujjan Singh & Raswinder Kaur W/o Satpal Singh
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)	:	Satpal Singh S/o Sujjan Singh & Raswinder Kaur W/o Satpal Singh
4a	Name of Borrowers/clients	:	Manisha W/o Deepak Jangid and Vandana Jangid d/o Deepak Jangid Ph. No.: 70141-35526
5	Brief description of the property (including leasehold/freehold etc)	:	H. No. 106, Royal Extension ,Vill. Chajju Majra, HB: 33, Tehsil Kharar, Distt. Mohali, Pb. Freehold
6	Location of Property	:	
a)	Plot No./Survey No.	:	H. No. 106
b)	Door No.	:	H. No. 106
c)	T.S. No./Village	:	Vill. Chajju Majra
d)	Ward/Taluka/Tehsil	:	Kharar
e)	Mandal/District	:	Mohali
7.	Postal address of the property	:	H. No. 106, Royal Extension ,Vill. Chajju Majra, HB: 33, Tehsil Kharar, Distt. Mohali, Pb.
8	City/Town	:	Town
	Residential Area	:	Yes
	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	:	MC Kharar
11	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / Scheduled area / cantonment area.	:	NA
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	NA

13	Boundaries of the property	:	As Per Documents (Plan)	Actuals
	North	:	Other owner	H. No. 107
	South	:	Other owner	H. No. 105
	East	:	Road	Road
	West	:	Other owner	Other Property
14.1	Dimensions of the site	:	As per Documents	Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude and Coordinates of the site	:	Lat. 30.731635 N & Long. 76.665862 E	
15	Extent of the site	:	96 sqyd as per sanctioned building plan	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	96 sqyd	
17	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	
2.	Development of surrounding areas	:	Developed	
3.	Possibility of frequent flooding/submerging	:	Only in case of natural calamities	
4.	Feasibility to the Civic amenities like school, hospitals, bus stop, market etc.	:	The basic facilities are available at a distance of about 1.0 km to 4.0 km	
5.	Level of land with topographical conditions	:	Leveled	
6.	Shape of land	:	Rectangular	
7.	Type of use to which it can be put	:	Residential	
8.	Any usage restriction	:	Only Residential	
9.	Is plot in town planning approved layout?	:	Yes, approved by MC Kharar	
10.	Corner/ intermittent house/flat/plot?	:	Intermittent House	
11.	Road Facilities	:	Yes	
12.	Type of road available at present	:	B.T. Road	
13.	Width of road-is it below 20 ft. or more than 20 ft.	:	More than 20 ft.	
14.	Is it a land-locked land?	:	No, there is free access to property	
15.	Water Potentiality	:	Yes	
16.	Underground sewerage system	:	Yes	
17.	Is power supply available at the site?	:	Yes	
18.	Advantage of the site	:		
1.	:	:	NA	
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)	:	-	
Part-A (Valuation of land)				
1.	Size of Plot	:		
	North& South	:	-	
	East & West	:	-	
2.	Total Extent of the plot	:	96 sqyd	
3.	Prevailing market rate (Along with details/reference of at least two least deals/transactions with respect to adjacent properties in the areas)	:	Rs. 40,000 to Rs. 45,000 per sqyd	
4.	Guidelines Rate obtained from the Registrar's office (evidence thereof to be enclosed)	:	Yes, Rs. 9000/-per sqyd (Copy attached)	
5.	Assessed/adopted Rate of valuation	:	Rs. 40,000/- per Sqyd.	
6.	Estimated value of land	:	Rs. 40,000*96 = say Rs. 38.40 lac	

Part-B (Valuation of Building)		
1	Technical details of the building	-
	a) Type of Building (Residential/ Commercial/ Industrial)	Residential
	b) Type of Construction (Load bearing / RCC /Steel Framed)	RCC framed
	c) Year of Construction Residual/Balance Economic life	2010, 15 yr 45 Yr. with regular Yearly maintenance
	d) Number of floors and height of each floor including basement. If any	G + Mumty, 10 ft. height
	e) Plinth area floor-wise as per sale deed	Covered Area on GF= 681 sft, Mumty= 90 sft, Total covered area = 771 sft as per sanctioned map
	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	As per approved plan of MC Kharar vide memo no. 1461 on dt 10.03.2010
	h) Approved map / plan issuing authority	MC Kharar
	i) Whether genuineness or authenticity of approved map / plan is verified-	As per MC Kharar
	j) Any other comments by our empaneled Valuers on authenticity of approved plan	No

Specifications of constructions (floor-wise) in respect of Structure:

Sr. No	Description	GF
1.	Foundation	Spread
2.	Basement	NA
3.	Superstructure	Brickwork in cement sand mortar
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Hard wood
5.	RCC works	Roof slab
6.	Plastering	Cement sand plaster
7	Flooring, Skirting, dadoing	Tiles
8.	Special finish as marble, granite, wooden paneling, grills, etc.	NA
N9.	Roofing including weather proof course	NA
10.	Drainage	Yes
Sr. No.	Description	
2.	Compound wall	-
	Height	-
	Length	-
	Type of Construction	Brickwork in cement sand mortar
3.	Electrical installation	-
	Type of wiring	Concealed conduit
	Class of fittings (superior / ordinary / poor)	ordinary
	Fan points	As Per Requirement
	Spare plug points	As Per Requirement
4.	Plumbing installation	
	a) No. of water closets and their type	As Per Requirement
	b) No. of wash basins	As Per Requirement
	c) No. of urinals	As Per Requirement
	d) No. of bath tubs	As Per Requirement
	e) Water meter, taps, etc.	As Per Requirement
	f) Any other fixtures- sink	As Per Requirement

Details of valuation:

Sr.	Particular	Achieved	Roof	Age of	Estimated	Present	Depreciation	Net value after
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No.	s of item	Covered area in sft.	height in feet	building in years	replacement rate of construction per sft.	Replacement cost Rs.	@ 1.50 % PA	depreciation Rs. In lac
1.	GF + Mumty	771	10'	15	2000	15,42,000/-	3,46,950/-	Rs. 11,95,050/- Say Rs. 11.95 Lac

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 &bath tubs	:	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.	Compound wall	:	Nil
4.	C.B. deposits, fittings etc.	:	Nil
5.	Pavement	:	Nil
6.	Lift	:	Nil
	Total	:	Nil

Total abstract of the entire property

Part-A	Land	:	Rs. 38.40 lac
Part-B	Building	:	Rs. 11.95 lac
Part-C	Extra Items	:	Nil
Part-D	Amenities	:	Nil
Part-E	Miscellaneous	:	Nil
Part-F	Services, lift	:	Nil
	Total	:	Rs. 50.35 Lac

Note: The Valuation has been made adopting market approach for the **cost of house** compared from similar properties situated in the same locality or in vicinity searched from web site of **housing.com**, **magicbricks.com**, **99acres.com** etc. Average rate of 3 similar similar/comparable available property considered as also verified personally from local real estate dealers& neighbors. There is huge gap in book value of the property as per Collector rates and fair market value prevailing as on date of the above property. Sale instances of prevailing market rates cannot be made available as people are always interested in saving the stamp duty and hence get the property registered at the Collector rates only which are much less than the market value. This report doesn't cover legal aspects, ownership aspects. Report is based on the documents & information as furnished by the bank. The verification of authenticity, genuineness of documents viz-a-viz matching the documents &records with those at site, location of property, encumbrances, ownership rights, lawful freehold fragmentation of house, its land use, Mortgage/Acquisition notices, if any, etc. etc. doesn't fall under my purview/jurisdiction. The bank should confirm these aspects / seek legal opinion in these matters.

Justification for variation in the GLR & Market Rates: Property has been valued at the prevailing market rate. I am of the considered opinion that the rate in Basic Valuation Register is not an evidence to determine the market value. The register maintained by the Registrar for registering the sale deeds is only for collection of stamp duty and has no statutory base, so it cannot form any basis to determine the market value. **Hon'ble Court orders viz. JAWAJEE NAGANATHAN V/S REVENUE**

DIVISION OFFICER, STATE OF PUNJAB V/S MAHABIR SINGH (SUPREME COURT ,1996) and LAL CHAND V/S UNION OF INDIA (SUPREME COURT ,1996) may be referred. However, copy of rates as available on real estate websites like "99 acres.com, magicbricks.com and housing .com" etc. are appended herewith for reference.

In case the valuation report submitted by the valuer is not in order, the Bank must bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is sent, it shall be presumed that the valuation report has been accepted.

Also, such aspects as:

i) **Sale ability:** Depends on demand, varying from time to time.

ii) **Rental values:** Depends on demand & supply

1. Photograph of owner/representative with property in background enclosed

2. 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 various values of the above property in the prevailing conditions with aforesaid specifications is:

1. Present Market value is Rs. 50.35 Lac (Rs. fifty Lac thirty five thousand Only).

2. Realizable value is Rs. 45.31 Lac (Rs. Forty five Lac thirty one thousand Only).

3. Distress value is Rs. 37.76 Lac (Rs. Thirty seven Lac seventy six thousand Only).

Place: Panchkula

Date: 21.09.2025

**Signature of Valuer
(Name of the Valuer with Office Seal)**

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair & reasonable market value of the property is Rs. _____.
(Rs. _____ only)

Date:

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

Encl:

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of the conduct for valuer (Annexure V)

Collector rate of Tehsil Kharar for the year 2024-25

13	ਵੱਜਮਾਜਰਾ 33	ਚਾਹੀ, ਬਰਾਨੀ, ਬੰਸਰ ਕਦੀਮ ਪੜ੍ਹੀ ਏਕੜ	15000000	20000000	33%
		ਗੈ: ਮੁੰਕਨ ਨਦੀ ਪੜ੍ਹੀ ਏਕੜ	10000000	15000000	50%
		ਰਿਹਾਇਸ਼ੀ ਪੜ੍ਹੀ ਵਰਗ ਮਰਲਾ	180000	270000	50%
		ਨੈਸ਼ਨਲ ਹਾਈਵੇ ਤੋਂ 2 ਕਿਲੋ ਦੀ ਫੁੰਘਾਈ ਤੱਕ	20000000	25000000	25%
14	ਮੁੰਡੀਖਰੜ 185	ਚਾਹੀ, ਬਰਾਨੀ, ਬੰਸਰ ਕਦੀਮ ਪੜ੍ਹੀ ਏਕੜ	15000000	20000000	33%
		ਗੈ: ਮੁੰਕਨ ਨਦੀ ਪੜ੍ਹੀ ਏਕੜ	10000000	15000000	50%
		ਰਿਹਾਇਸ਼ੀ ਪੜ੍ਹੀ ਵਰਗ ਮਰਲਾ	180000	270000	50%
		ਨੈਸ਼ਨਲ ਹਾਈਵੇ ਤੋਂ 2 ਕਿਲੋ ਦੀ ਫੁੰਘਾਈ ਤੱਕ	20000000	25000000	25%
15	ਦੇਸੂਮਾਜਰਾ 31	ਚਾਹੀ, ਬਰਾਨੀ, ਬੰਸਰ ਕਦੀਮ ਪੜ੍ਹੀ ਏਕੜ	15000000	20000000	33%
		ਗੈ: ਮੁੰਕਨ ਨਦੀ ਪੜ੍ਹੀ ਏਕੜ	10000000	15000000	50%
		ਰਿਹਾਇਸ਼ੀ ਪੜ੍ਹੀ ਵਰਗ ਮਰਲਾ	180000	270000	50%
		ਨੈਸ਼ਨਲ ਹਾਈਵੇ ਤੋਂ 2 ਕਿਲੋ ਦੀ ਫੁੰਘਾਈ ਤੱਕ	20000000	25000000	25%
16	ਫਤਿਹਉਲਾਪੁਰ 30	ਚਾਹੀ, ਬਰਾਨੀ, ਬੰਸਰ ਕਦੀਮ ਪੜ੍ਹੀ ਏਕੜ	15000000	20000000	33%
		ਗੈ: ਮੁੰਕਨ ਨਦੀ ਪੜ੍ਹੀ ਏਕੜ	10000000	15000000	50%
		ਰਿਹਾਇਸ਼ੀ ਪੜ੍ਹੀ ਵਰਗ ਮਰਲਾ	180000	270000	50%
17	ਬਡਾਲੀ 71	ਚਾਹੀ, ਬਰਾਨੀ, ਬੰਸਰ ਕਦੀਮ ਪੜ੍ਹੀ ਏਕੜ	9000000	15000000	67%
		ਗੈ: ਮੁੰਕਨ ਨਦੀ ਪੜ੍ਹੀ ਏਕੜ	7500000	10000000	33%
		ਰਿਹਾਇਸ਼ੀ ਪੜ੍ਹੀ ਵਰਗ ਮਰਲਾ	120000	150000	25%

ਉਪ ਸੰਤੁਲ ਮੈਜਿਸਟਰ
ਖਰਾਰ

Collector,
S.A.S. Nagar

Addl. Collector, Commissioner
S.A.S. Nagar

Sub Registrar
Kharar

₹56 Lac @ 55,445 per sq.yards
Estimated EMI ₹44,727

Residential Land/Plot for Sale
in Chajju Majra Colony, Mohali, Punjab

Contact Owner FREE
Heart Shortlist

RERA STATUS NOT AVAILABLE | Website: <https://www.rera.punjab.gov.in/>

Overview

Owner Details

Recommendations

Articles



Dimensions
Plot area 101 sq.yards
(84.45 sq.m.)

Price
₹ 56 Lac
@ 55,445 per sq.yards (All inclusive) [View Price Details](#)

Address
, Mohali

No. of Open Sides
1

Possession
Immediate

Boundary wall
Yes

Width of facing road
30.0 Feet

HOUSING.COM

Buy In Mohali

Kharar

+ Add

Download App

List Property FREE

Saved

☰

Home / Mohali / Kharar / House for Sale in Kharar / 3 BHK Independent House

Last updated: Sep 14, 2025

3 BHK Independent House

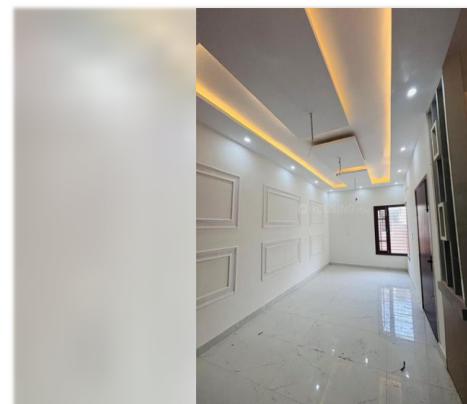


Chajju Majra, Janta Nagar, Kharar, Mohali

₹76.9 L EMI starts at ₹38.18 K

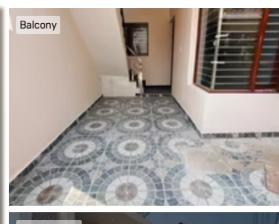
₹8.54 K/sq.ft

Contact Seller



SHARE

SAVE



900 sq.ft [convert unit](#)
Built Up Area

₹8.54 K/sq.ft
Avg. Price

Ready to move
Possession status

Fully Furnished
Furnishing

magicbricks

Buy

Rent

Sell

Home Loans

Login

Post Property FREE

☰

Posted on: Sep 15, 25 | Property ID: 80929447

₹62.0 Lac ₹6157/sqft EMI - ₹21k | [Get Loan offers from 34+ banks](#)

Plot For Sale in Ek Onkar City, Kharar, Mohali [View on map](#)



Gated Colony | PUDA Approved | North

Project
Ek Onkar City

Plot Area
1007 sqft

Dimensions(L X B)
45 X 22.38

Any Construction Done
Yes

Status
Legal & Infra Status

Boundary Wall
Yes

Type Of Ownership
Freehold

Overlooking
Garden/Park, Main Road

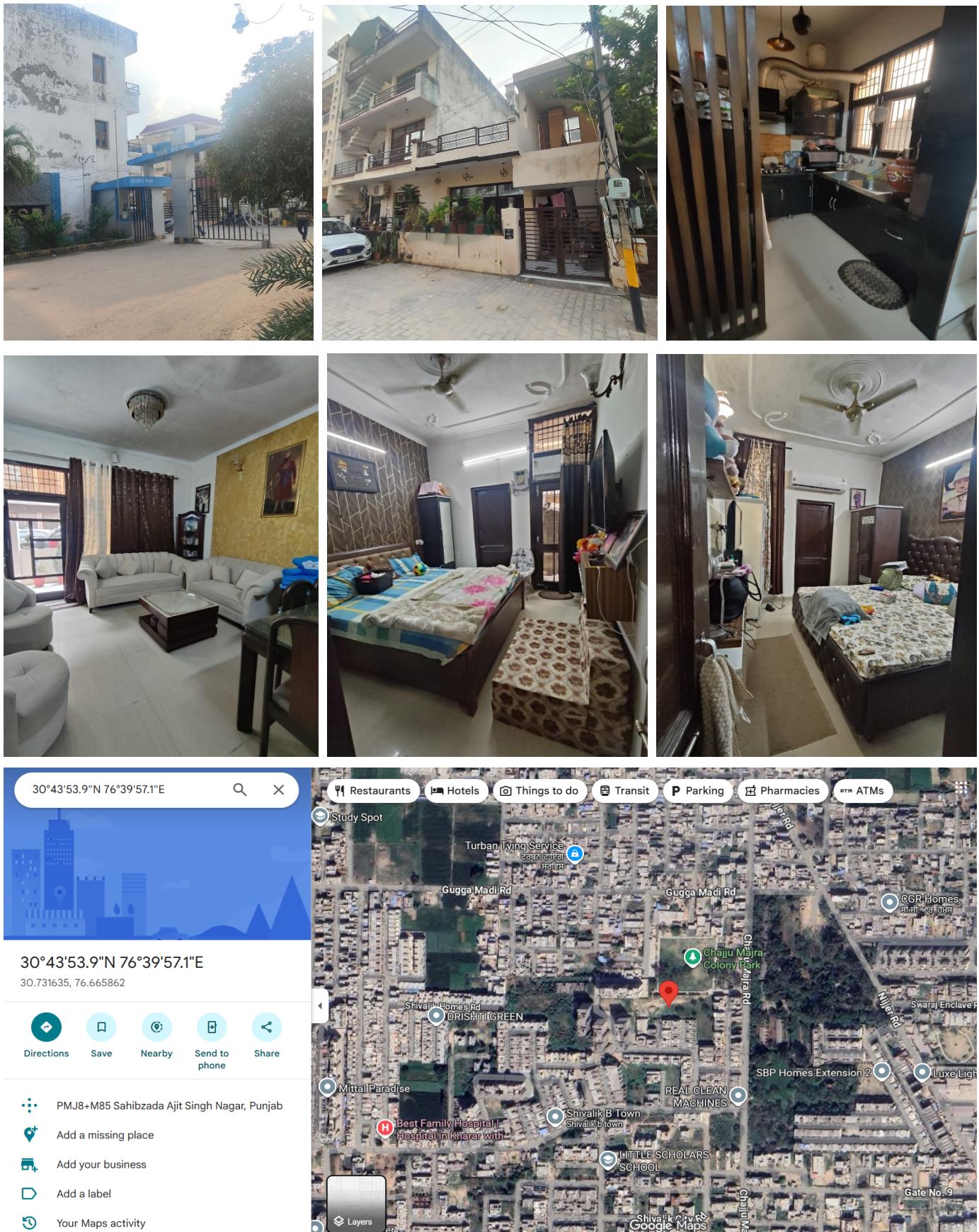
Transaction Type
Resale

Contact Owner

Gourav +91-99XXXXXXX

Get Phone No.

Photos of H. No. 106, Royal Extension ,Vill. Chajju Majra, HB: 33, Tehsil Kharar, Distt. Mohali, Pb.



Google Location

Annexure-I

Format of undertaking to submitted by Individuals/proprietor/partners/direction DECLARATION-CUM-UNDERTAKING

I, Surinder Kumar Tindwal son of Late Sh. Chhelu Ram 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 DD-MM-YYYY 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 DD-MM-YYYY. 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 L 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 2711 of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or income-tax Appellate Tribunal, as the case may be had 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 is o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer

I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure q. Thave 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. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable) v. My CIBIL Score and credit worthiness is as per Bank's guidelines, w. I am the proprietor/partner/authorized official of the firm/company, who is competent to sign this valuation report. x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only. y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer's comment
1	background information of the asset being valued;	H. No. 106, Royal Extension ,Vill. Chajju Majra, HB: 33, Tehsil Kharar, Distt. Mohali, Pb.
2	purpose of valuation and appointing authority	Bank's purpose
3	identity of the valuer and any other experts involved in the valuation;	Surinder Kumar Tindwal
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report:	21.09.2025, 21.09.2025, 21.09.2025
6	inspections and/or investigations undertaken;	Inspection on 21.09.2025 and meeting/ discussion/inquiry with property consultants of the area
7	nature and sources of the information used or relied upon;	Real estate web portals and property consultants of the area
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market approach adopted being the property non-income fetching and marketable
9	restrictions on use of the report, if any;	For exclusive use of SBI RACPC, Sec-68, Mohali and no other else.
10	major factors that were taken-into account during the valuation;	Location, size, direction, frontage along road, specifications used in building and workmanship
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 the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	<p>i. I/We have not verified the title deeds of the properties with the records of registrar's office as this is beyond the agreed scope of our services stated in our engagement letter.</p> <p>ii. I/We assume no responsibility for the legal matters including, but not limited to, legal or title concerns. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered by this report and a good title is assumed.</p> <p>iii. The RV has endeavored to visually identify the land boundaries and dimensions; however, he is not a surveyor. So, where there is a doubt about the precise position of the structures, it is recommended that a Licensed Surveyor be contacted.</p> <p>iv. The physical condition of the improvements was based on visual inspection. No liability is assumed for the soundness of the structure since no engineering tests were made at the site. Any unknown conditions existing at the time of inspection could alter the value. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, nor for any expertise required to disclose such conditions.</p> <p>v. Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general</p>

	<p>illustrations only.</p> <p>vi. Unless otherwise stated as part of the terms of engagement, the RV has not made a specific compliance survey or analysis of the various permits and licenses under central, state and local laws / regulations applicable to the operation and use of the subject property, and this valuation does not consider the effect, if any, of non-compliance.</p> <p>vii. The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.</p> <p>viii. Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned.</p> <p>ix. The actual realizable value that is likely to be fetched upon sale of the property under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.</p> <p>x. In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us by the Company through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions, forecasts and other information given by/on behalf of the Company.</p> <p>xi. We are independent of the client/company and have no current or expected interest in the Company or its assets. The fee paid for our services in no way influenced the results of our analysis.</p> <p>xii. Our report is meant for the purpose mentioned above and should not be used for any purpose other than the purpose mentioned therein. The Report should not be copied or reproduced without obtaining our prior written approval for any purpose other than the purpose for which it is prepared.</p>
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Date: 21.09.2025

Place: Panchkula

Signature
(Name of the approved valuer and seal of the Firm/company)

(Annexure-B)

MODEL CODE OF CONDUCT FOR VALUERS

All the empaneled Valuers are required to adhere to the code of conduct given as under:

Integrity and Fairness:

1. A Valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all 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 judgments
7. A Valuer shall carry out professional service 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 skills 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 instructions 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 fits 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 wherever necessary disclose to the clients, possible sources of conflicts of duties and interest providing unbiased services
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 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 Bank of India 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.
16. A Valuer shall not indulge in mandate snatching or offering 'convenience Valuations' in order to cater to a company or client's needs
17. As an independent Valuer, the Valuer shall not charge success fee (success may be defined as a compensation/ incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
18. In any fairness opinion or independent expert opinion submitted by a Valuer, if there has been a prior engagement in transaction, the Valuer shall declare the association with the company during the last five years.

Confidentiality:

19. 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:

20. 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.
21. 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.
22. 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.
23. 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:

24. A Valuer or his fits 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. Bank of India.
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.

Signature

(Name of the approved valuer and seal of the Firm/company)

