

Arihant Associates

Architects & Engineers, Regd. Valuers, Chartered Engineer

107, Apollo Arcade, 1/2, Old Palasia, Indore (M.P.) 452018

Ph.: 94250-56756, 98270-12300

E-Mail- ksgfibre@yahoo.co.in

Ref:- 088/PNB/MCC/2022-23

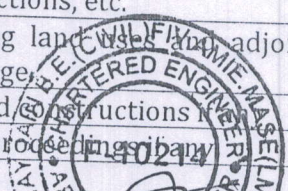
Date-14/06/2022

To,
PUNJAB NATIONAL BANK
BRANCH: MCC BRANCH INDORE

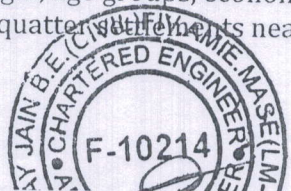
FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES

S.No	Particulars	Content
I.	Introduction	
1.	Name of Valuer	Sanjay Jain,
2.	Date of inspection	12/06/2022,
	Date of Valuation	14/06/2022,
	Title Deed Number & Date	MP179142016A1527316, Dated: 12/09/2016
3.	Purpose of Valuation	To Assess The Present Estimated Fair Market Value for Punjab National Bank MCC Branch
4.	a) Name of the Party/Purchaser and Add. :	N/A,
	b) Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	Shri Sitaram Mittal S/o Shri Madanlal Mittal, R/o: 701-A-5 Suraj Kothi Park. Road, Shekher Park Indore (M.P.) Property Add.:- Open Corner Plot No. 70, "Pinnacle D Grande" Colony, In front of Shishukunj School, Gram-Nipaniya, Teh.&Dist.Indore (M.P.) Mob. 94251-94444
5.	Name of Bank/Fl as applicable	Punjab National Bank MCC Branch Indore (M.P.)
6.	Name of Developer of the Property (in case of developer built properties)	N/A,
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner Occupied,
II.	Physical Characteristics of the Asset	
1.	Location of the property in the city	
	a. Plot No. / Survey No.	260/1,261/1,261/2,264/1
	b. Door No.	Open Corner Plot No.70,
	c. T. S. No. / Village	Pinnacle D Grande, Gram-Nipaniya,
	d. Ward / Taluka	Ward No.36,
	e. Mandal / District	Indore,
2.	Municipal Ward No.	Ward No.36,
3.	City / Town	Indore,
	Residential Area/ Commercial Area/ Industrial Area	Residential Area,
4.	Classification of the area:	
	i) High / Middle / Poor	Middle High Class,
	ii) Metro / Urban / Semi Urban / Rural	Semi Urban,
5.	Coming under Corporation limit/ Village Panchayat/ Municipality	Corporation limit,
6.	Postal address of the property	Open Corner Plot No. 70, Pinnacle D Grande Colony, Gram-Nipaniya, Teh.& Dist. Indore (M.P.)
7.	Latitude, Longitude and Coordinates of the site	22°45'25.5"N 75°56'38.3"E
8.	Area of the plot/land	9737.00 Sqft or 904.62 SqM,
9.	Lavout plan of the area in which the property is	Attached,

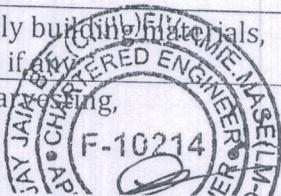
	Development of surrounding areas	Residential Area,	
	Details of Roads abutting the property	Abutting on Colony Internal 9.0 M wide Road,	
2.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	No,	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	Diversion vide Memo No. 98/A-2/14-15 Date: 31.10.2015,	
14.	Dimensions of the site	(A) As per deed	(B) Actual
	North	24.00M	24.00M
	South	24.00M	24.00M
	East	37.69M	37.69M
	West	37.69M	37.69M
	Extent of the site considered for valuation (least of 14 A & 14 B)	9737.24 Sqft or 904.62 SqM,	
15.	Description of Adjoining properties	As per Sale deed	Actual
	North	Open Plot No. 69,	Open Plot No. 69,
	South	9.00 Mt. Wide Colony Road,	9.00 Mt. Wide Colony Road,
	East	9.00 Mt. Wide Colony Road,	9.00 Mt. Wide Colony Road,
	West	Open Plot No. 83	Open Plot No. 83
16.	Survey no. if any	As Per Sale Deed,	
17.	Type of Building (Residential/ Commercial/ Industrial)	Residential,	
18.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations	The Property Situated on Open Residential corner Plot No. 70 at Pinnacle D Grande Colony in front of Shishukunj Swimming Academy, Presently no boundary wall, approx. 1.20 M Down from existing Road Lvl. Inside Indore Bypass (NH-3), Gram-Nipaniya, Teh. & Dist.- Indore (M.P.), N/A,(Open Plot_	
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	No Building Permission in colony,	
20.	Any other aspect		
III.	Town Planning Parameters		
1.	Master plan provisions related to the property in terms of land use	Residential,	
2.	Date of issue and validity of layout of approved map / plan	Memo No. 10211, dated: 25/11/2014, 3- Years	
3.	Approved map / plan issuing authority	T&CP INDORE, Memo No. 10211, Dated: 25/11/2014,	
4.	Whether genuineness or authenticity of approved map / plan is verified	No,	
5.	Any other comments by our empanelled Valuers on authentic of approved plan	N/A,	
6.	Planning area/zone	Residential,	
7.	Development controls	As per City Developments plan,	
8.	Zoning regulations	As per City Zone Plan,	
9.	FAR/FSI permitted and consumed	Not mention in T&CP Approved Map,	
10.	Ground coverage	Open plot,	
11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz.setbacks, height restrictions, etc.	Building hye-law applicable as per MP Bhumi Vikash Nigam,	
12.	Comment on surrounding land use and adjoining properties in terms of usage,	Residential, Developed Area,	
13.	Comment on unauthorized constructions	No, open Plot	
14.	Comment on demolition proceedings	No Information or Documents shown by Owners,	



	Comment on compounding/ regularization proceedings	N/A,
16.	Comment on whether OC has been issued or not	N/A,
17.	Any other aspect	No,
IV.	Legal Aspects	
1.	Ownership documents,	As per Sale Deed,
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	Shri Sitaram Mittal S/o Shri Madanlal Mittal,
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	Owner Occupied,(At present Open Plot)
4.	Comment on whether the IP is independently accessible?	Yes,
5.	Title verification,	As per Legal Opinion From Panel Advocate,
6.	Details of leases if any,	N/A,
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold Property,
8.	Agreements of easements if any,	No Information or Documents shown by Owners,
9.	Notification for acquisition if any,	No Information or Documents shown by Owners,
10.	Notification for road widening if any,	No,
11.	Possibility of frequent flooding / sub-merging	No,
12.	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)	No Information given by Owner,
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	No Information provided by owners,
14.	Comment on transferability of the property ownership,	As per Legal Opinion From Panel Advocate,
15.	Comment on existing mortgages/ charges/ encumbrances on the property if any	As per Legal Opinion From Panel Advocate,
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	As per Legal Opinion From Panel Advocate,
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	N/A,
18.	Any other aspect	No,
V	Economic aspects	
1.	Details of ground rent payable,	Open Plot,
2.	Details of monthly rents being received if any,	Open Plot,
3.	Taxes and other outgoings,	Open Plot,
4.	Property insurance.	Open Plot,
5.	Monthly maintenance charges,	Open Plot,
6.	Security charges, etc	Open Plot,
7.	Any other aspect	Open Plot,
VI	Socio-cultural aspects	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Property situated in Pinnacle D Grande, Gram-Nipaniya, New age group, low density area,



Functional and Utilitarian Aspects		
Description of the functionality and utility of the assets in terms of :		
1. Space allocation,		Open Plot,
2. Storage spaces,		Open Plot,
3. Utility of spaces provided within the building,		Open Plot,
4. Any other aspect		Open Plot,
VIII Infrastructure Availability		
a)Description of aqua infrastructure availability in terms of		
1. Water supply		No,
2. Sewerage/sanitation		Damage Condition,
3. Storm water drainage		No,
b)Description of other physical infrastructure facilities viz.		
1. Solid waste management		Open Plot,
2. Electricity		No,
3. Roads & Public transportation connectivity		Yes,
4. Availability of other public utilities nearby		Yes,
c)Social infrastructure in terms of		
1. 1. Schools		Yes, Near By,
2. 2. Medical facilities		3-4 KM,
3. 3. Recreation facilities in terms of parks and open spaces.		Yes, Near By,
IX Marketability		
Analysis of the market for the property in terms of		
1. Locational attributes		Colony Abutting inside Indore Bypass (NH-3),
2. Scarcity		No,
3. Demand and supply of the kind of subject property.		Average,
4. Comparable sale prices in the locality.		Rs. 24000/- To 28500/- Per SqM, for corner Plot 10%Extra, Dependsonlocation & Size&Shape of Plot,
X Engineering and Technology Aspects		
1. Type of construction,		Open Plot,
2. Materials and technology used,		Open Plot,
3. Specifications,		Open Plot,
4. Maintenance issues		Open Plot,
5. Age of the building		Open Plot,
6. Total life of the building,		Open Plot,
7. Extent of deterioration,		Open Plot,
8. Structural safety		Open Plot,
9. Protection against natural disasters viz. earthquakes,		Open Plot,
10. Visible damage in the building if any,		Open Plot,
11. Common facilities viz. lift, water pump, lights, security systems, etc.,		Open Plot,
12. System of air-conditioning,		Open Plot,
13. Provision for fire fighting, Copies of plans and elevations of the building to be included.		Open Plot,
XI Environmental Factors		
1. Use of environment friendly building materials, Green building techniques if any,		Open Plot,
2. Provision for rain water harvesting,		Open Plot,



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	Use of solar heating and lighting systems, etc.	Open Plot,
	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	
XII	Architectural and aesthetic quality	
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Open Plot,
XIII	In case of valuation of industrial property	
	1) Proximity to residential areas	N/A,
	2) Availability of public transport facilities	N/A,
XIV	Valuation	
1.	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. 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.	Property is Marketable and Income fetching, Market Approach Method apply, to obtained the Estimated Present Fair Market Value, As per Part -A & B below Mention, As on Date of Visit

Part A- Details of Building valuation

1.	Size of plot	24.00MX37.69M
	North & South	37.69M
	East & West	24.00M
2.	Total extent of the plot	9737.24 Sqft or 904.62 SqM,
3.	Prevailing market rate (Along with details/ reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	Rs. 24000/- To 28500/- Per SqM, Details/ reference of at least two latest deals / transactions with respect to adjacent properties in the areas are not Available)
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 8000/- Per SqM, (2022-23) Guide Line, For Corner Plot 10% Extra ie-Rs 8800/-Per SqM
5.	i) Value as per Govt. Guideline Rate. ii) Assessed / adopted rate of valuation	Rs. 79,60,656/- (Only for Land) Rs. 26150/- Per SqM, For Intermediates Plot, For Corner Plot- 24550X1.1=28765 Per SqM, Say-Rs-28750/- Per SqM.(As per Local Survey & Inquiry of surrounding area)
6.	Estimated value of land	Rs. 2,60,07,825/-

Part B- Details of Building valuation

Sr. no.	Particulars of item	Plinth area	Roof height	Age of building	Est. rate of const. Rs.	Depreciation %	Fair Market Value Rs.
1.	Ground floor	--	--	--	--	--	
2.	First floor	--	--	--	--	--	0.00
3.	Second Floor	--	--	--	--	--	0.00
	Total	--	--	--	--	--	0.00
							Rs. 0.00

Part C- (Extra Items)

		(Amount in Rs.)
1.	Portico	N/A,
2.	Ornamental front door	N/A,
3.	Sit out/ Verandah with steel grills	N/A,
4.	Overhead water tank	N/A,
5.	Extra steel/ collapsible gates	N/A,
	Total	0.00

D- (Amenities)

		(Amount in Rs.)	
1.	Wardrobes	:	N/A
2.	Glazed tiles	:	N/A
3.	Extra sinks and bath tub	:	N/A
4.	Marble/Granite ceramic tiles flooring	:	N/A,
5.	Interior decorations	:	N/A,
6.	Architectural elevation works	:	N/A,
7.	Paneling works	:	N/A,
8.	Aluminum works	:	N/A,
9.	Aluminum hand rails	:	N/A,
10.	False ceiling	:	N/A,
Total			0.00

Part E- (Miscellaneous)

		(Amount in Rs.)	
1.	Separate toilet room	:	N/A,
2.	Separate lumber room	:	N/A,
3.	Separate water tank/ sump	:	N/A,
4.	Trees, gardening	:	is
Total			0.00

Part F- (Services)

		(Amount in Rs.)	
1.	Water supply arrangements	:	N/A,
2.	Drainage arrangements	:	N/A,
3.	Compound wall	:	N/A,
4.	C. B. deposits, fittings etc.	:	N/A,
5.	Pavement	:	N/A,
Total			0.00

Total abstract of the entire property

Part- A	Land	:	
Part- B	Building	:	2,60,07,825 .00
Part- C	Extra Items	:	0.00
Part- D	Amenities	:	0.00
Part- E	Miscellaneous	:	0.00
Part- F	Services	:	0.00
Total			2,60,07,825 .00
Depreciation (-)		:	(-) 0.00
Net Total Replacement Cost			Rs. 2,60,07,825 .00
Say			Rs. 2,60,00,000.00

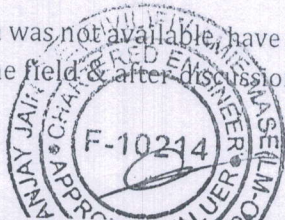
As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs. 2,60,00,000.00 (Rs: Two Crore Sixty Lakhs only)**. (Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued are not available). The other details are as under:

For the purpose of this Valuation Report it is assumed :

- 1-That the title to the property is legally sufficient and is assumed to be good and marketable.
- 2-That there are no encumbrances or defects of title.
- 3-The property is valued as through under responsible ownership.

Scope of Work

- 1-Inspected the subject property and the surrounding area.
2. Reviewed various factors like population growth and demographic trends that has an impact on the subject property.
3. Whatever documents / data was not available, have arrived at values on basis of previous experience, assumptions, knowledge of the field & after discussions with the client on various aspects.



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FACTORS CONSIDERED / AFFECTING VALUATION

- 1) Property is an Open Residential plot situated in a under developing middle class Area / locality.
- 2) Area of plot is 904.62 Sq.M & Shape is Rectangular.
- 3) The Property is a Corner plot.
- 4) The Property is Freehold.
- 5) **Marketability potential of property is poor.**

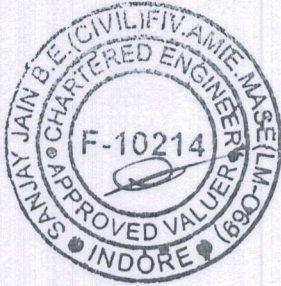
2.Land: - The open plot under valuation is not demarcated on all the four sides. It has no identification mark of plot number / survey number & name plate of the owner. The land has been identified on the sole identification by the identifier.

***VALUATION REPORT IS SUBJECTED TO LEGAL SEARCH.**

i	Date of purchase of immovable property:	MP179142016A1527316, Dated: 12/09/2016
ii	Purchase Price of immovable property:	Rs. 97,37,000/- As per deed
iii	Book value of immovable property:	Not Provided by owner
iv	Realizable Value of immovable property:	Rs. 02,34,07,000.00
v	Distress Sale Value of immovable property:	Rs. 02,08,06,000.00
vi	Guideline Value (value as per Circle Rates),	Rs. 79,60,656/- (Only for Land)
vii	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as magic bricks, 99Acres, housing NHB, Residex etc.	Value/Rate Not available on websites,

Place: Indore

Date: 14/06/2022,



Signature

(Name and Official seal of the Approved Valuer)

Encl:

1. Declaration from the valuer
2. Model code of conduct for valuer
3. Photograph of owner with the property in the background, & Location Map
4. Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (e.g. Google earth)/etc
5. Layout plan of the area in which the property is located
6. Building Plan
7. Floor Plan
8. Any other relevant Documents/extracts

DECLARATION FROM VALUERS

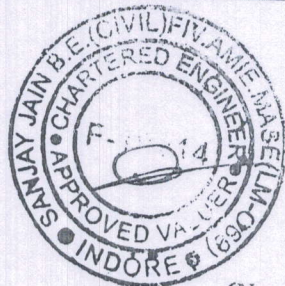
I hereby declare that-

- The information furnished in my valuation report dated **14/06/2022**, is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- I /My Representative have personally inspected the property on **12/06/2022**, The work is not sub-contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- 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.
- 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.
- 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 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.
- Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment
1	background information of the asset being valued;	Obtain Latest Legal & Search Report,
2	purpose of valuation and appointing authority	Punjab National Bank Indore (M.P.)
3	identity of the valuer and any other experts involved in the valuation;	Empanelled Valuer, No,
4	disclosure of valuer interest or conflict, if any;	No,
5	date of appointment, valuation date and date of report;	Already Mention in Report,
6	inspections and/or investigations undertaken;	Yes,
7	nature and sources of the information used or relied upon;	Enquire From Neighbors And Local Brokers of Subject area & from news Paper/information available on the web,
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach
9	restrictions on use of the report, if any;	To be used only for MCC Branch.
10	major factors that were taken into account during the valuation;	Comparable rate of similar property in same Location, Maintenance & specification of construction etc. and taken weight age for superior/inferior.
11	major factors that were taken into account during the valuation;	Location, Intermittent plot,
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.	1. Xerox copies of document relevant to property is presented. 2. Valuation is based on prevailing rates of Property in subject area,

Date: 14/06/2022,

Place: Indore



Signature

(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 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.
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

J. 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.

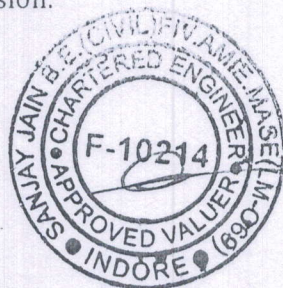
Occupation, employability and restrictions.

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.

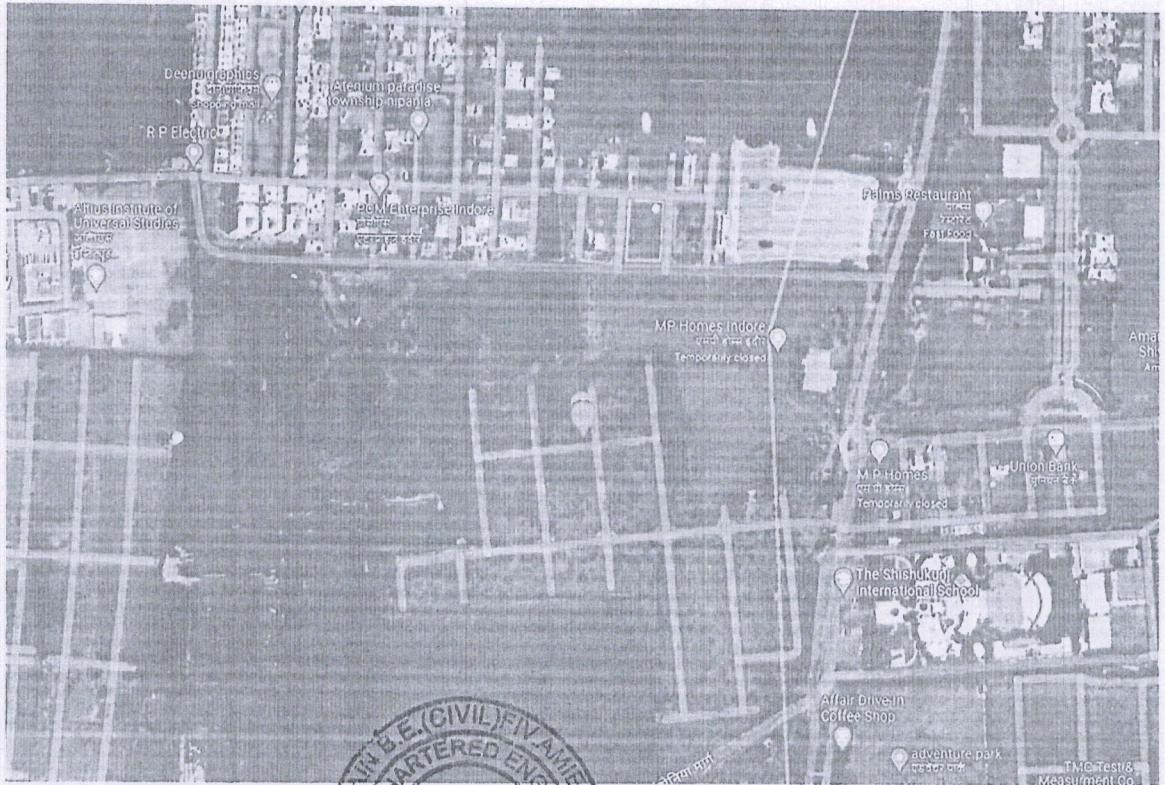
Date: 14/06/2022,

Place: Indore,

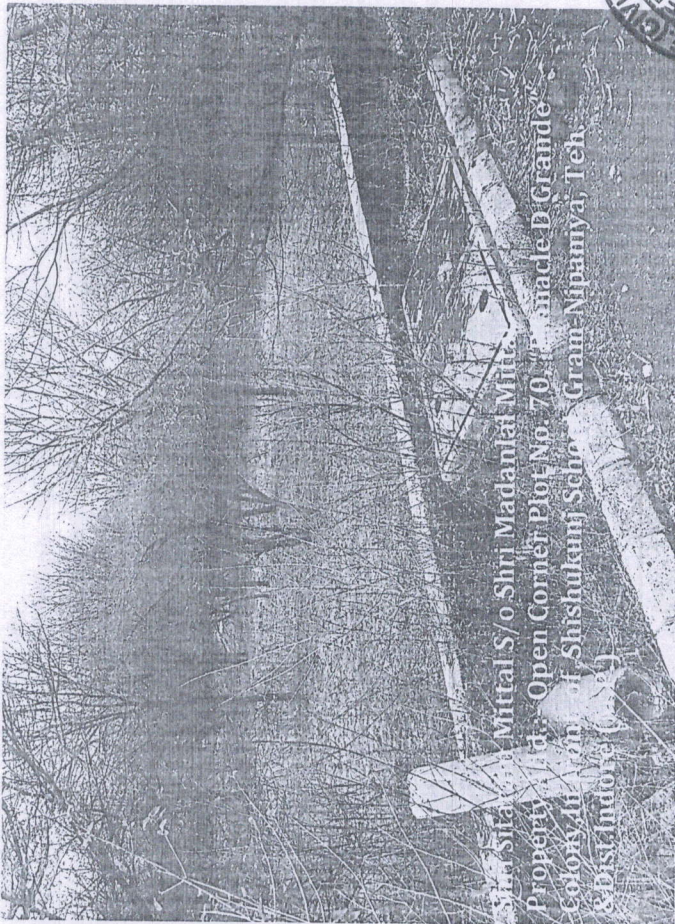


Signature

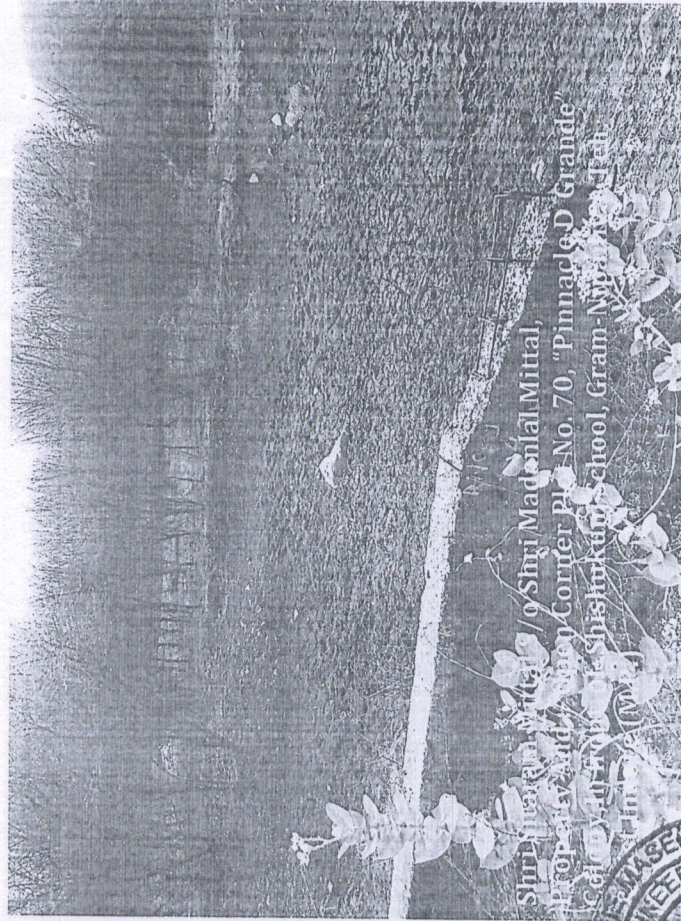
(Name of the Approved Valuer and Seal of the Firm / Company)



S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)				BUILDING MULTI(SQM)		AGRICULTURAL LAND(HECTARE)		AGRICULTURAL PLOT(SQ/M)	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabele	Shop	Office	Godown	Residential	Commercial	Irrigated	Un irrigated	Sub Clause wise Residential	Sub Clause wise Commercial	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	
1428	OCEAN PARK (NIPANIYA)	20000	20000	20000	33000	27200	25600	24000	33600	33200	32800	20000	36000	200000000	200000000	20000	20000	
1429	OMAX CITY (MAYAKHEDI)	12500	15000	12500	25500	19700	18100	16500	28600	28200	27800	16800	32800	125000000	125000000	12500	15000	
1430	PALM GREEN	8000	11000	8000	21000	15200	13600	12000	24600	24200	23800	20000	40000	800000000	800000000	8000	11000	
1431	PAVANDHAM (NIPANIYA)	8375	10000	8375	21375	15575	13975	12375	23600	23200	22800	18000	36000	837500000	837500000	8375	10000	
1432	PINECAL DREAM (PIPALIYA KUMAR)	20000	20000	20000	33000	27200	25600	24000	33600	33200	32800	20000	36000	200000000	200000000	20000	20000	
1433	PINNACLE D GRAND	8000	9600	8000	21000	15200	13600	12000	23200	22800	22400	16800	32800	800000000	800000000	8000	9600	
1434	PIPALIYA KUMAR	6200	8000	6200	19200	13400	11800	10200	21600	21200	20800	16800	32800	400000000	400000000	6200	8000	
1435	PLATINUM GREEN CITY	9600	13200	9600	22600	16800	15200	13600	26800	26400	26000	20000	40000	960000000	960000000	9600	13200	
1436	PLAZO PARK RESIDENCY (PIPALIYA KUMAR)	15900	15900	15900	28900	23100	21500	19900	29500	29100	28700	19400	38800	159000000	159000000	15900	15900	
1437	PLETINIUM PERADISE (NIPANIYA)	8000	11000	8000	21000	15200	13600	12000	24600	24200	23800	16800	32800	800000000	800000000	8000	11000	
1438	PRESIDENT PARK COLONY (NIPANIYA)	7200	9600	7200	20200	14400	12800	11200	23200	22800	22400	16800	32800	720000000	720000000	7200	9600	

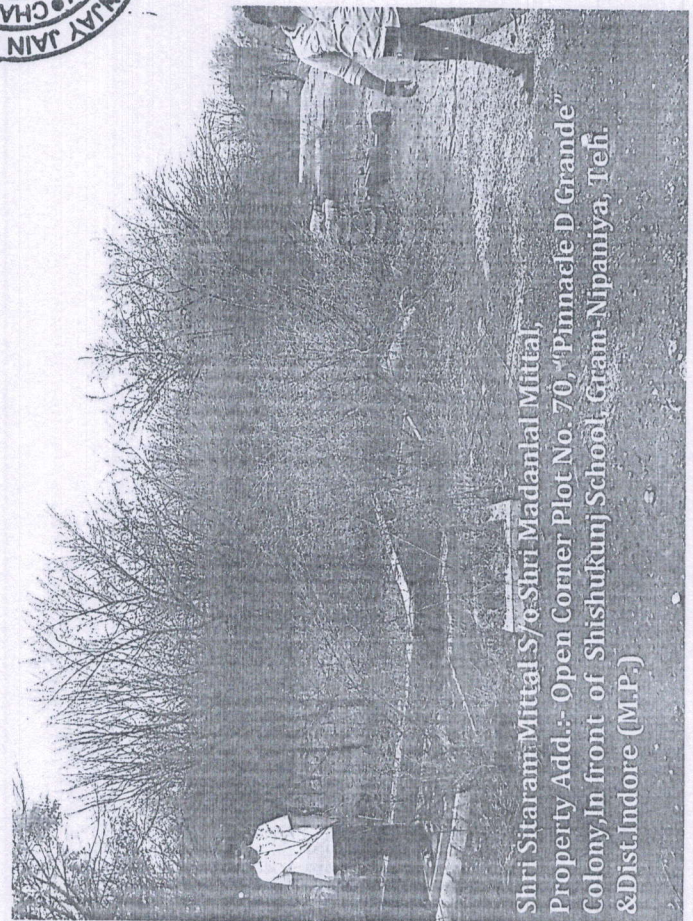


Shri Sitaram Mittal S/o Shri Madanlal Mittal,
Property Add.:- Open Corner Plot No. 70, "Pinnacle D Grande"
Colony, In front of Shishukunj School, Gram-Nipaniya, Teh.
& Dist. Indore (M.P.)

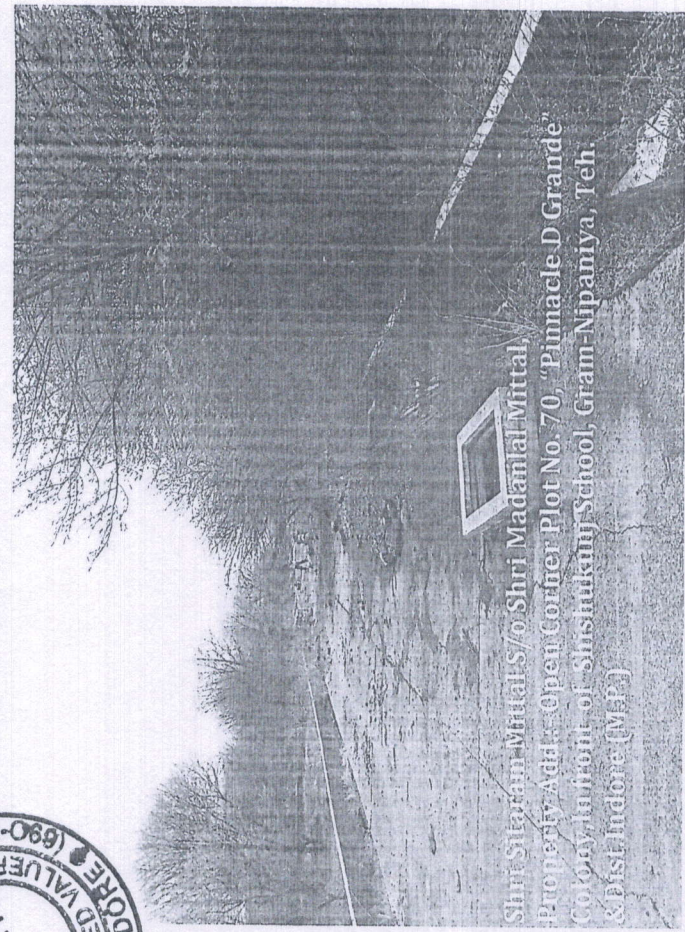


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& Dist. Indore (M.P.)

CIVIL & AME
INDRE (690-LM-953)
F-10214
SANTAY JAIN B.E.
CHARTERED ENGINEER
APPROVED VALUER
INDRE



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