RAJESH KAPSE

Engineer & Govt. Approved Valuer
Govt. Valuer – R. No. CAT/I/231/2016-2017
Membership No. LM/CAT-I/F-4604
N.I.T. L.S. No. 1398 & N.M.C. L.S. No. L-138
Approved Valuer: SBI, PNB, BOI, BOM, KTK Bk., S.S.B.

Office
43, Manish Lay-out-2, Near Pannase Last Bus-stop, Sonegaon Road, Nagpur-440022
M.- 9960618522, 9823150639
Email: rkapsevaluer@gmail.com/ rajeshmkapse @rediffmail.com

Ref. : Bill/Val/INB/2026-27/023/006

Date : 13-05-2026

To,

The Indian Bank,
Manish Nagar Branch, Nagpur.

A/c. Mr. Kishna Laxman Umale.

BILL

Sr. No.	Particulars	Amount Rs.	P.
1.	Preparation of the Valuation Report of The Residential Apartment No. F-2, on the First Floor, in Scheme Known & Styled as "SRUSHTI APARTMENTS", built on Plot No. 14, in the layout of Jai Durga Gruh Nirman Sahakari Sanstha Nagpur, Kh. No. 85/1, bearing City Survey No. 117, Sheet No. 573/35, of Mouza Zingabai Takli, bearing Nagpur Municipal Corporation House No. 602/14/F/2, Ward No. 61, situated near Gupta Kirana , Gaytri Nagar, Jai Durga Chowk Zingabai Takli area Nagpur.	4500	-00
2	Rajesh Manoharrao Kapse Indian Bank, Shakardhara Branch (4706) A/c. No. 711725489 IFSC Code No. IDIB000S501		
	TOTAL Rs.	**4500**	**-00**

(Total Rs. Four Thousand Five Hundred Only)

Place : Nagpur
Date : 13-05-2026.

(Rajesh Kapse)

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Office
Flat No. V-03, First Floor, Vitthal Apartment, Plot No. 19, behind UCO Bank, Swavalambi Nagar near Padole Hospital Square, Nagpur-440022
M.- 9960618522, 9823150639
Email: rkapsevaluer@gmail.com/

Ref.- Val/INB/2026-2027/023

Date- 13-05-2026

To.
Indian Bank,
Manish Nagar Branch, Nagpur.

VALUATION REPORT (IN RESPECT OF FLAT)

I	**GENERAL**	
1	Purpose for which the valuation is made	To Ascertain the present Market value of the property for the sale of the same by the bank
2	a) Date of inspection	05.05.2026
	b) Date on which the valuation is made	05.05.2026
3	List of photocopies documents produced for persual	
(i)	Sale deed	Reg No. 4-1107-2017, Dt. 09-03-2017.
4	Name of the owner(s) and his / their address (es)	**Mr. Kishna Laxman Umale.**
5	Brief description of the property (Including leasehold / freehold etc)	The Residential Apartment No. F-2, on the First Floor, admeasuring about 50.087 Sqm. (539.132 Sft.) built up area, in Scheme Known & Styled as "SRUSHTI APARTMENTS", built on Plot No. 14, admeasuring about 203.96 Sqm (2195.42 Sft), in the layout of Jai Durga Gruh Nirman Sahakari Sanstha Nagpur, Kh. No. 85/1, bearing City Survey No. 117, Sheet No. 573/35, of Mouza Zingabai Takli, bearing Nagpur Municipal Corporation House No. 602/14/F/2, Ward No. 61, situated near Gupta Kirana , Gaytri Nagar, Jai Durga Chowk Zingabai Takli area Nagpur, along with the undivided 16.918% share in the above said plot belonging to Mr. Kishna Laxman Umale.
6	Location of property :	
	a) Plot No. / Survey No.	Plot No. 14, Kh. No. 85/1
	b) Door No.	Apartment No. F-2
	c) T. S. No. / Village	Nagpur.
	d) Ward / Taluka	Ward No. 61, Tah. Nagpur.
	e) Mandal / District	Nagpur.
	f) Date of issue and validity of layout of approved map/plan (Layout)	Yes, Layout is approved.
	g) Approved map/plan issuing authority	Yes, The building is sanctioned as per the sanctioned plan bearing Permit No. BE(N)/20802/446/1170/Case No. 200306291113, dt. 17-11-2009 from Nagpur Improvement Trust Nagpur, with some changes which do not adversely affect this valuation.
	h) Whether genuineness or authenticity of approved map/planis verified	Xerox copy Provided by Bank is considered as True & Correct.
	i) Any other comments by our empanelled valuers on authentic of approved plan	Nil.
7	Postal address of the property	Situated near Gupta Kirana , Gaytri Nagar, Jai Durga Chowk Zingabai Takli area Nagpur.

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8	City / Town	City, Nagpur.
	Residential /Commercial Area/	Residential area.
	Industrial Area	N.A.
9	Classification of the area :	
	i) High / Middle / Poor	Middle class area.
	ii) Urban / Semi Urban / Rural	Urban.
10	Coming under Corporation limit/Village Panchayat/ Municipality	Within the limits of Nagpur Municipal Corporation.
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	No.
12	Boundaries of the property -	Boundaries
	East	Plot No. 5.
	West	7.50 M. Wide Road.
	North	7.50 M. Wide Road.
	South	Plot No. 15.

13 Dimensions of the site

A		B	
As per Sale deed		Actuals	
50.087	Sqm.	50.087	Sqm.
539.132	Sqft.	539.132	Sqft.
(Built up area)		(Built up area)	

14	Extent of the site.	50.087 Sqm. (539.132 Sft.) built up area.
14	Latitude, Longitude & Co- ordinates of flat	Latitude : 21.199452 N Longitude : 79.074687 E.
15	Extent of the site considered for valuation (least of 13A & 13B)	50.087 Sqm. (Built up area)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Owner Occupied.

II APARTMENT BUILDING

1	Nature of the Apartment	Residential area.
2	Location	Situated near Gupta Kirana , Gaytri Nagar, Jai Durga Chowk Zingabai Takli area Nagpur.
	T. S. No.	N.A.
	Block No.	Apartment No. F-2
	Ward No.	Ward No. 61, Tah. Nagpur.
	Village/Municipality/ Corporation	Within the limits of Nagpur Municipal Corporation.
	Door No., Street or Road (Pin Code)	Apartment No. F-2
3	Description of the locality Residential / Commercial / Mixed	Residential Building.
4	Year of Construction	About 2009-2010 (as per owner information)
5	Number of Floors.	Ground, First, Second & Third Floor
6	Type of Structure	R.C.C Structure
7	Number of Dwelling units in the building	N.A. since the Apartment No. F-2, on First Floor is to be valued.
8	Quality of Construction	Poor
9	Appearance of the Building	Poor
10	Maintenance of the Building	Poor

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11	Facilities Available	No.
	Lift	No.
	Protected Water Supply	Yes
	Underground Sewerage	Yes
	Car Parking- Open/covered	Covered parking
	Is Compound Wall existing?	Yes.
	Is pavement laid around the Building	No.
III	**FLAT**	
1	The floor on which the flat is situated	First Floor.
2	Door No. of the flat	Apartment No. F-2
3	Specifications of the flat	
	Roof	R.C.C Slab
	Flooring vetrified	Ceramic tiles Flooring
	Door (Flush)	Flush Doors.
	Windows	Aluminium/M.S. windows.
	Fitting	Concealed Elect. Fitting
	Finishing	Poor
4	House Tax. .	Not Available
	Assessment No./Year	Not Available
	Tax paid in the name of	N.A.
	Tax amount	N.A.
5	Electricity Service Connection No. Details are	Not Available
	Meter Card is in the name of	Not Available
6	How is the maintenance of the flat?	Poor
7	Sale Deed executed in the name of	Sale Deed executed in the name of Mr. Kishna Laxman Umale.
8	what is the undivided area of land as per Sale Deed?	along with 16.918% undivided share & interest in the total Plot of Land
9	What is the Carpet Area of the flat? (Sqm.)	
10	What is the B/up area of the flat? (Sqm.)	50.087 Sqm.
11	What is the Super B/up area of the flat?	
12	What is the floor space index (App.)	1.00
13	Is it posh/I class/ Medium/ Ordinary?	Ordinary
14	Is it being used for Residential or Commercial purpose?	Residential purpose.
15	Is it Owner-occupied or let out?	Tenant Occupied.
1	How is the marketability ?	Normal
2	What are the factors favouring for an extra Potential Value?	It is situated in good & quiet residential area. All facilities are easily available.
3	Any negative factors are observed which affect the market value in general?	Nil.
V	**Rate**	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality?(Along with details/referance of at-least two latest deals/transactions with respect to adjacent properties in the areas.)	3000 per Sft. on Built up area

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2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison(give details)	Rs. 3000 to Rs. 5000/- per Sft. On Built up area
3	**Break- up for the rate :**	
i)	Building + Services	1000 /- per Sft.
i)	land + Others.	2000 /- per Sft.
4	Guideline rate obtained from the Registrars office (an evidence thereof to be enclosed)	37,920 /- per sq.mt. Item No. 46.546K, Page No. 1705, Govt. Ready reckoner-2026-27.
		Govt. Value - Rs. 1741000-00.

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION :

a	Depreciated building rate.	3000 per Sft. on Built up area	
	Repacement cost of flat with Services {V (3)i}	1617000 /-(Value of the Apartment No. 204, with land share	
	Age of the building	About 15 Years.	
	Life of the building estimated	Future Life - About 45 Years with good maintenance.	
	Depreciation percentage assuming the salvage value as 10%	1% Per Year.	
	Depreciated Ratio of the building	85%.	
b	Total composite rate arrived for valuation :		
	Depreciated building rate VI(a)	Rs 1000	Per Sft.
	Rate for Land & other V(3)ii	Rs 2000	Per Sft.
	Total composite Rate	**Rs 3000**	**Per Sft.**

If the Construction is Completed/not Completed then State -

1	Present Stage of Construction	N.A.
2	Estimated Cost of Construction	N.A.
3	Expected Monthly Rent	N.A.

Details of Valuation

Sr. No.	Description	B/up (Sft.)	Rate per Sft.	Estimated Value
1	Present value of the flat (incl. car parking, if provided)	539.132 Built up area.	3000.00 On Built up area	1617000.00
2	Wardrobes			
3	Showcases			
4	Kitchen Arrangements			.....
5	Superfine Finish			...
6	Interior Decorations			...
7	Electricity deposits/electrical fitting, etc..			...
8	Extra collapsible gates/grill works etc.			.....
9	Potential value, if any			....
10	Others (Amenities & Facelities)			....
	Total			**Rs. 1617000.00**
	Realizable Value.	**Rs 1213000.00**		
	Distress Value	**Rs 1132000.00**		

Prevailing Market Values in Market

Market rates of any commodity vary as per the demand of the commodity in the market. The market rate of the property also varies upon the need of the person. A person living in the same area may offer more price than a person purchasing the property living in remote area.

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The immovable property is one of the biggest investments of every person and being the basic need of every man. People in general knows that the unaccounted money is invested in the immovable properties & it has a vital effect on the value of the property and the under the conditions it is sold.

Sale of the property only takes place firstly by entering an agreement of sale after fixation of rate with some conditions of payment and an agreed time schedule.

The fair Market rates are available with private negotiations in normal conditions.

When any property is sold under compulsion or distress, it will definitely fetch lesser value than the general market value. If the same is sold by a financial Institution, it generally fetches much lesser value as the cost to be paid for the property afterwards and hence lesser number of people quote in auction

In this case comes fully in account and moreover people have a fear that the properties taken in auction are reported to the Income Tax Department and they may be in trouble During this year, there is great slack in general in the Immovable Property Market. Moreover due to steep reduction in the Rental of Immovable Properties affecting the returns on the invested income, the Investors also do not want to invest in the Immovable properties. Due to all these factors, there is great reduction in the values of the Immovable properties.

Moreover the Financial Institutions give very short time for full payment with some payment at the time of bid when any property is sold by them in distress in auction nor any type of loan is available to purchase the property under auction. Hence the rates in the sale by any financial Institution or Govt. body may fetch the rate which will be about ten percent to Seventy Five percent lesser than the actual prevailing market values in the area depending on the conditions prevailing at the time of sale and the same is the Market value of the Property at the relevant time when sold by a Financial Institution or Bank.

The Valuation is done on the basis/assumption that the Property is free from all encumbrances of all the kind and will be sold with good publicity in newspapers, to brokers and interested buyers.

Method of Valuation: The Market value of the property is evaluated taking into consideration the local enquiry of prevailing market rates of the properties in nearby areas, Depreciated value of the building considering the specifications & interiors of the building and Valuer's experience in the field.

Any other Remarks/Assumptions about the property.

As per the physical inspection and valuation visit, the building is found to be in poor overall condition due to lack of proper maintenance and upkeep.

1. The property is facing continuous water supply and drainage-related issues, which adversely affect the habitability and marketability of the flats.
2. Electrical fittings and wiring in the building are old and outdated, indicating the need for major renovation and replacement works.
3. No proper periodic maintenance of the building has been carried out, resulting in deterioration of common areas and structural appearance.
4. Lift facility is not available in the building, which reduces convenience for occupants and negatively impacts buyer preference.
5. The age of the building is more than 10 years, and visible wear and tear are observed during inspection
6. External painting of the building has not been carried out for a long period, causing poor aesthetic appearance and reduced market appeal.
7. Parking area is unfinished and does not have proper paving tiles or concrete blocks, leading to poor accessibility and inadequate parking conditions.
8. Common amenities and infrastructure facilities are below present market standards, which lowers the desirability of the property.
9. Due to the above-mentioned deficiencies and poor maintenance condition, market demand for flats in the building is very low.
10. Prospective purchasers are reluctant to buy flats in the said building because of the maintenance issues, absence of modern amenities, and additional repair expenditure required.
11. Considering the current physical condition, age, and limited marketability of the property, the realizable market value is adversely affected.



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This valuation is subject to the establishment of the Title of the property as clear, marketable mortgagable and free from all encumbrances from the legal Cell of the bank/Advocate & also subject to the condition and assumption that the information given in the documents, building plans & lay-out Plans for the above said Property under valuation are true, duly approved & sanctioned from competent authorities for this valuation The transaction of the property should take place between willing buyer & willing seller. Valuation Report is valid on the date of valuation. Valuation is applicable for the purpose mentioned there in. Valuation report is directly dependent on the input data in the form of map, documents, title verification report etc. Title Verification of owner is not valuer's responsibility. Verification of site is responsibility of property holder. The location of the property is identified by the Owner Smt. Saraswatidevi W/o. Shyam Kakani & Purchaser Gaurav Jajoo Mb. No. 8329270767, present at the time of visit is assumed as correct and proper. Genuineness of documents is responsibility of client. Current status of building is responsibility of occupier. Valuation report is issued as per the instructions of client/applicant. Govt. Guideline value is given for the total area and it is for the evaluation of the Stamp duty purposes only and the Value of the Particular property is not considered Moreover as a Public policy matter the Govt. Guideline value has not increased for last about Two and half years due to Covid 19 effect.

The physical condition of the building/ improvements was passed on visual inspection. No liability is assumed for the soundness of the structure since no engineering tests where made of the building.

On the other hand, The Market value of the property is evaluated taking into consideration the local enquiry of prevailing market rates of the properties in nearby areas, Current Market trends, Depreciated value of the building considering the specifications of the building and Valuer's experience in the field. Hence there may be more than 20% variation in the Govt. Guidline value & Market Value.

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. 1617000 **(Rupees. Sixteen Lakh Seventeen Thousand Only)**

Place : Nagpur

Date- 13-05-2026

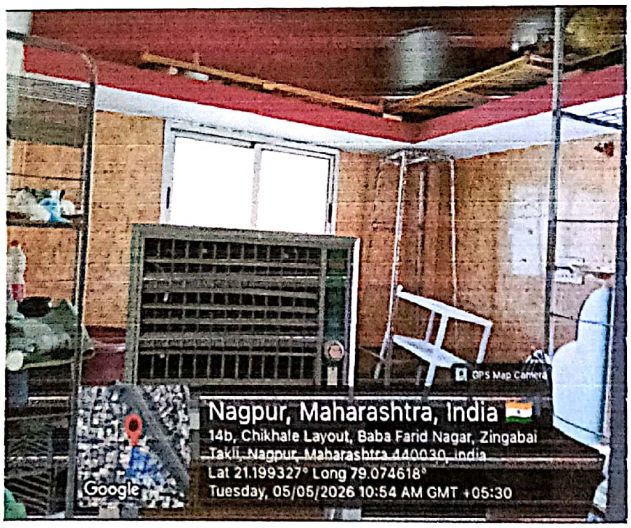
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ENGINEER & VALUER

RAJESH M. KAPSE
Engineer & Government
Registered Valuer

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Photograph No. 1



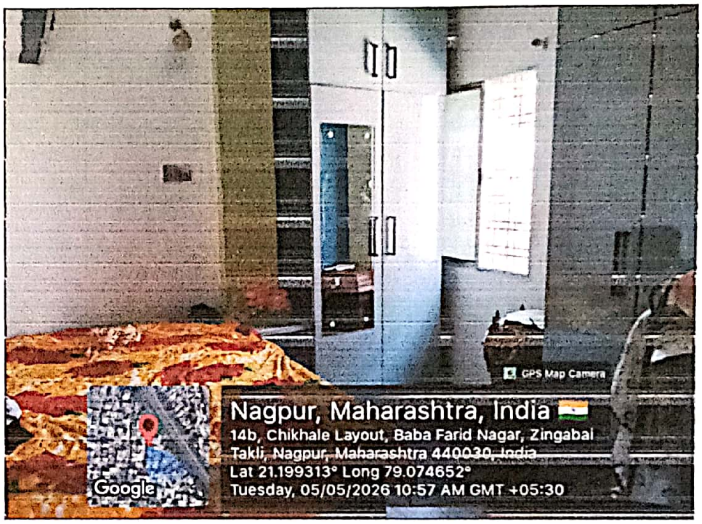
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Photograph No. 3



Photograph No. 4



Photograph No. 5



Photograph No. 6



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Wealth Tax
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of 2016-17

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(Annexure-IV)

DECLARATION- CUM- UNDERTAKING

I, Rajesh S/o Manoharrao Kapse 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 13-05-2026 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 05-05-2026. The work is not sub-contracted 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

g I have not been removed/dismissed from service/employment earlier

h I have not been convicted of any offence and sentenced to a term of imprisonment

I I have not been found guilty of misconduct in professional capacity

j I have not been declared to be unsound mind

k I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;

l I am not an undischarged insolvent

m I have not been levied a penalty under section 271J 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 has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

n I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gjft Tax Act 1958 and

o My PAN Card number is - ALMPK3029Q.

p I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.

q I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

r 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.

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.

u My CIBIL Score and credit worthiness is as per Bank's guidelines.

v I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

w I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only

x Further, I hereby provide the following information.

S.N.	Particulars	Valuer comment
1	Background information of the asset being .valued;	Refer TIR
2	Purpose of valuation and appointing authority	For the Loan from Indian Bank Appointing Authority- Indian Bank, Friends Colony Katol Road Branch, Nagpur
3	Identity of the valuer and any other experts involved in the	Self visit
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment, valuation date and date of report;	DA - 10-05-2026 DV – 05-05-2026 DR – 13-05-2026
6	Inspections and/or investigations undertaken;	Self
7	Nature and source of the information used or relied upon;	Documents received from Bank for valuation & Local enquiry in nearby areas and Valuer's experience in the field
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Composite rate for the Property
9	Restrictions on use of the report, if any;	Issued only for the use by State Bank of India.

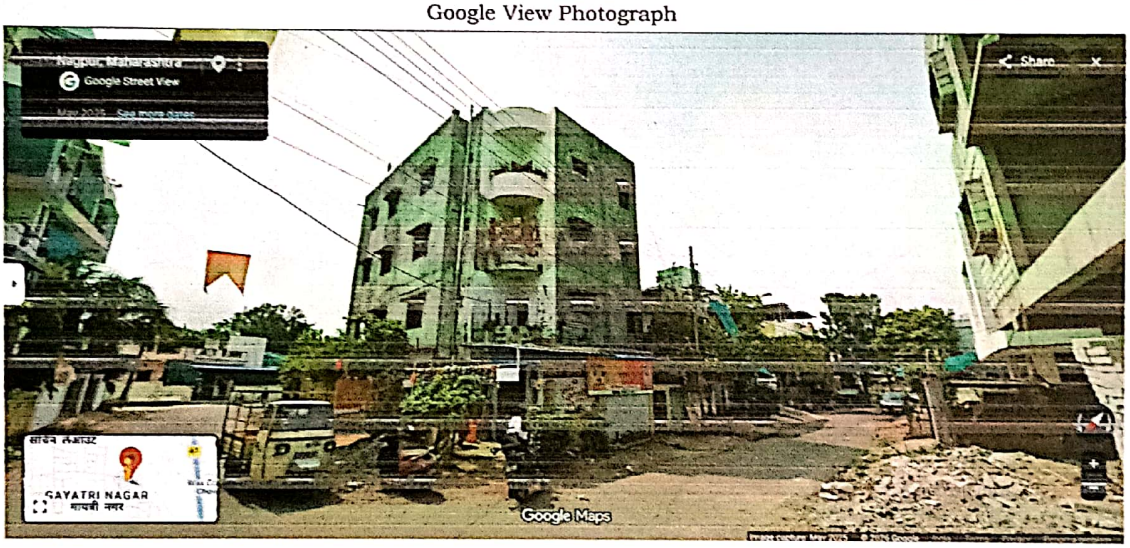
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Google Location Latitude : 21.199452 N Longitude : 79.074687 E.



Google View Photograph



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10	Major factors that were taken into account during the valu	Location, Potential of the property, local enquiry of prevailing market rates of the properties in nearby areas, the specifications & interiors of the building.
11	Major factor that were not taken into account during the v	Nil
12	Caveats, limitations and disclaimers to the extent they, explain or elucidate the limitation faced by Valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	This valuation is subject to the establishment of the Title of the property as clear, marketable mortgagable and free from all encumbrances from the legal Cell of the bank/Advocate & also subject to the condition and assumption that the information given in the documents, building plans & lay-out Plans for the above said Property under valuation are true, duly approved & sanctioned from competent authorities for this valuation The transaction of the property should take place between willing buyer & willing seller

Date 30-03-2026

Place: Nagpur

RAJESH KAPSE Engineer & Govt. Registered Valuer Wealth Tax CAT/I/231 of 2016-17

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

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 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 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 clients 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/its relatives or associates is not independent in terms of association to the company.

14 A valuer shall maintain complete independent in his/its professional relationships and shall conduct the valuation independent of external influences.

15 A valuer shall not 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 Boards 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.

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.

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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 valuers 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.

26 A valuers 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

A valuer shall refrain from accepting too many assignment, if he/it is unlikely to be able to devote adequate time to each of his/its assignments.

29 A valuer shall not conduct business which in the opinion of the authority or the registered valuers organization discredits the profession. .

Miscellaneous

30 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 valuer.

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

Date : 07-03-2026
Place : Nagpur



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:

Encl:

1. Declaration from the valuer
2. Model code of conduct for valuer

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