

AAYUSH KOTHARI

IBBI REG. VALUER

B.E.CIVIL

(Reg.No.- IBBI/RV/02/2020/13614) Registered under the Companies
[Registered Valuers and Valuation] Rules , 2017

Engineering & Consultancy Services

Shop No. 11, Charminar Tower, Chetak Complex, Dahod Road, Banswara (Raj.) M- 9610931999,9414101754

To,
The Sr. Manager
P.N.B. – Main Branch – Banswara
Distt.- Banswara (Raj.)

VALUATION REPORT

S.No.	Particulars	Content
I.	GENERAL	
1.	Name & address of the Valuer	Er.Aayush Kothari
2.	Purpose for which the valuation is made	Bank Loan
3.	a) Date of inspection	25.07.2026
	b) Title Deed Number and Date	Sale deed no. – 202203074107091, Dt- 07/11/2022
	c) Date on which the valuation is made	26.07.2026
4.	List of documents produced for perusal	
	i)	Copy of Registry
	ii)	Site Plan
	iii)	
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Smt.Seema Prajapat W/o Sh.Vaibhav Prajapat R/o Muslim Colony , Banswara (Raj.)
6.	Brief description of the property	
7.	Location of property	
	a) Plot No. / Survey No.	Survey no. – 230,232,233,273,317/229 & 345/229
	b) Door No.	Flat no. – 208
	c) T. S. No. / Village	Vake - Balaji Heights , Sanmati Nagar , Janawari 'B'
	d) Ward / Taluka	Banswara
	e) Mandal / District	Banswara
	f) Date of issue and validity of layout of approved map / plan	Approved by Nagar Parishad Banswara
	g) Approved map / plan issuing authority	Nagar Parishad
	h) Whether genuineness or authenticity of approved map / plan is verified	YES

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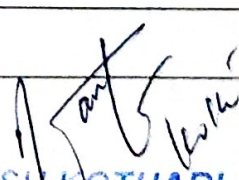
	i)	Any other comments on authentic of approved plan	No	
	j)	Comment on unauthorized construction if any	No	
	k)	Comment on demolition proceedings if any	No	
8.	Postal address of the property		Smt.Seema Prajapat W/o Sh.Vaibhav Prajapat , Flat no.- 208 , Balaji Heights , Sanmati Nagar , Janawari 'B' , Teh. & Distt.- Banswara (Raj.)	
9.	City / Town		Banswara	
	Residential Area		Residential	
	Commercial Area		NA	
	Industrial Area		NA	
10.	Classification of the area			
	i)	High / Middle / Poor	Middle	
	ii)	Urban / Semi Urban / Rural	Semi Urban	
11.	Coming under Corporation limit / Village Panchayat / Municipality		Nagar Parishad	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		N.A.	
13.	Boundaries of the property			
	North		Flat no. – 209	
	South		Flat no. – 207	
	East		Road 30 ft. at G.F.	
	West		Lobby	
14.	Dimensions of the site / flat		A	B
			As per the Deed	Actuals
	North		100'	100'
	South		100'	100'
	East		68'	68'
	West		50'	50'
15.	Extent of the site		Total Site Area = 5900 Sqft. Super Built up Area of Flat = 748 Sqft. , Built up area – 488 Sqft.	
15.1	Latitude, Longitude & Co-ordinates of flat		23.560495,74.415710	
16	Extent of the site considered for valuation (least of 13 A & 13 B)		488 Sqft.	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long?		Owner	

II.	APARTMENT BUILDING	
1.	Name of the Apartment	Balaji Heights
2.	Description of the locality Residential / Commercial / Mixed	Residential

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3.	Year of Construction	2015-16
4.	Number of Floors	5
5.	Type of Structure	RCC Framed
6.	Number of Dwelling units in the building	36
7.	Quality of Construction	Average
8.	Appearance of the Building	Average
9.	Maintenance of the Building	Average
10.	Facilities Available	
	Lift	Yes
	Protected Water Supply	Yes
	Underground Sewerage	Yes
	Car Parking - Open/ Covered	Covered
	Is Compound wall existing?	Yes
	Is pavement laid around the Building	Yes

III	FLAT	
1	The floor on which the flat is situated	2 nd
2	Door No. of the flat	Flat no. – 208
3	Specifications of the flat	
	Roof	Yes
	Flooring	Tiles
	Doors	Wooden
	Windows	Wooden
	Fittings	Steel Fabrication
	Finishing	Average
4	House Tax	N.A.
	Assessment No.	-
	Tax paid in the name of	-
	Tax amount	N.A.
5	Electricity Service Connection no.	NA
	Meter Card is in the name of	NA
6	How is the maintenance of the flat?	Good
7	Sale Deed executed in the name of	Smt.Seema Prajapat W/o Sh.Vaibhav Prajapat
8	What is the undivided area of land as per Sale Deed?	5900 Sqft.
9	What is the plinth area of the flat?	-
10	What is the floor space index (app.)	4.9
11	What is the Carpet Area of the flat?	415 Sqft.
12	Is it Posh/ I class / Medium / Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	Residential
14	Is it Owner-occupied or let out?	N.A.
15	If rented, what is the monthly rent?	N.A.
IV	MARKETABILITY	
1	How is the marketability?	Average
2	What are the factors favouring for an extra Potential Value?	Near Banswara-Udaipur Road
3	Any negative factors are observed which affect the market value in general?	N.A.

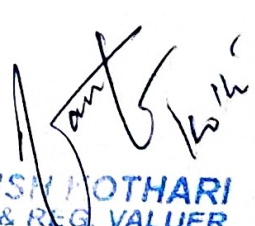

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V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	2200-2500/- PSqft.
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).	2500/- PSqft.
3	Break - up for the rate	
	i) Building + Services	1500/- PSqft.
	ii) Land + Others	1000/- PSqft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	1300/- PSqft.
	Replacement cost of flat with Services(v (3)i)	Rs.2500/- PSqft.
	Age of the building	10 Yrs.
	Life of the building estimated	50 Yrs.
	Depreciation percentage assuming the salvage value as 10%	10%
	Depreciated Ratio of the building	0.1
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs.1300
	Rate for Land & other V (3)ii	Rs.1000
	Total Composite Rate	Rs.2300

Details of Valuation:

Sr. No.	Description	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat (incl. car parking, if provided)	2300/-	1122400/-

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) saleability ii) likely rental value in future and iii) any likely income it may generate may be discussed).


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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.1122400/- (Rs.Eleven lacs Twenty Two Thousand Four Hundred only). (Prevailing market rate along with details /reference of atleast 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). The other details are as under:

- i. Date of purchase of immovable property: NA
- ii. Purchase Price of immovable property: NA
- iii. Book value of immovable property: 914512/-
- iv. Realizable Value of immovable property: 953000/-
- v. Distress Sale Value of immovable property: 857700/-
- vi. Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated. Land + Bld. = 914512/- (Land rate as per DLC is 674/- Psqft.)
- vii. Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc. – N.A.

Remark:- *Client was not available at the site during the inspection. The flat was found locked/closed.*

Place: Banswara

Date: 26.07.2026


Signature
(Name and Official seal of the
Approved Valuer)

ER. ANAND KUMAR THARI
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23°33'37.8"N 74°24'56.6"E
23.560499, 74.415710

Directions • Save • Nearby • Send to phone • Share

HD68+57W Banswara, Rajasthan
Add a missing place
Add your business
Add a label
Your Maps history



[Signature]
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DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 26.07.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 25.07.2026. The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. 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. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

SI No.	Particulars	Valuer comment
1	background information of the asset being valued;	RES. FLAT
2	purpose of valuation and appointing authority	Bank Loan (NPA case) , PNB Main Br.-Banswara
3	identity of the valuer and any other experts involved in the valuation;	B.E. CIVIL & IBBI REG. VALUER
4	disclosure of valuer interest or conflict, if any;	NA
5	date of appointment, valuation date and date of report;	25.07.2026 , 26.07.2026
6	inspections and/or investigations undertaken;	Yes
7	nature and sources of the information used or relied upon;	Legal Docs & Local enquiry
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach

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9	restrictions on use of the report, if any;	Internal photos not taken as property is locked up
10	major factors that were taken into account during the valuation;	Composite rate adopted
11	major factors that were taken into account during the valuation;	Composite rate adopted
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.	The report has been prepared considering the fact that all the provided documents are correct and true in nature

Date: 26.07.2026

Place: Banswara

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

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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 endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.

4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.

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

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time

8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.

10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.

11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

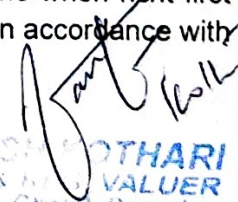
12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

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

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

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


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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

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

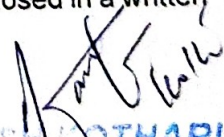
Explanation.— For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

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.


E.R. AAYUSH BHOTHARI
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Occupation, employability and restrictions.

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

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Date : Banswara

Place: 26.07.2026

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

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Format of undertaking to be submitted by the Valuer for Empanelment

UNDERTAKING

I, AAYUSH KOTHARI son/daughter of NARESH KUMAR KOTHARI do hereby solemnly affirm and state that

- I am a citizen of India,
- I have not been removed / dismissed from service/ employment earlier,
- I have not been convicted of any offence and sentenced to a term of imprisonment,
- I have not been found guilty of misconduct in professional capacity,
- I am not an undischarged insolvent,
- 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
- My PAN Card number / Service Tax number as applicable is BRXPK6258D
- I have read and understood the 'Handbook on Policy, Standards and Procedures for real Estate Valuation by Banks and HFI in India 2010' of the IBA and fulfil all the conditions of criteria for Empanelment as listed therein.
- 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 record and I have made a complete and full disclosure.
- I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or over valued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services.

Dated : 26.07.2026

Signature

Name AAYUSH KOTHARI

Address SHOP NO. - 11, CHARMINAR TOWER,
CHETAK COMPLEX, DAHOD ROAD, BANSWARA (RAJ.) 327001

Authorized Signatory

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