



Rajasthan RERA

Rajasthan Real Estate Regulatory Authority

2nd & 3rd Floor, RSIC Wing, Udyog Bhawan,

Tilak Marg, C-Scheme, Jaipur-302005

Phone No.: 0141-2851900 Website: <http://rera.rajasthan.gov.in/>

F:1(370) RJ/RAJ-RERA/Valuer/2025-26/ 1164

Dated: 30-7-2025

Pursuant to the EOI No. F:1(370)RJ/RERA/2025/878 dated 25.06.2025, applications were invited for empanelment of qualified valuers for undertaking the valuation of Immovable properties (Land & Building) under jurisdiction of the Rajasthan Real Estate Regulatory Authority (RERA), Jaipur.

After evaluation as per the eligibility criteria and terms stipulated in the EOI, the following valuers are hereby empaneled with RERA, Jaipur for a period of one year, effective from Aug. 01, 2025, to July 31, 2026.

List of Empaneled Valuers:

S. No.	Name of Valuer/Firm	Contact Details/Email	Valuer Registration status
1.	Sanjay Chouhan Consultants (OPC) PVT. LTD., Jhodhpur	9829024792 sanjay_chouhan@hotmail.com,	Wealth Tax ACT
2.	Pointmark Consultants (Proprietorship), Jaipur	9785917597 er.pointmark@gmail.com	Wealth Tax ACT & IBBI
3.	Triangle Atelier LLP, Jaipur	9414046417 ncjaipurvaluation@gmail.com	Wealth Tax ACT & IBBI
4.	Mr Vishnu Upadhyay, Jaipur	9818218505, 9602818505 vishnu.upadhyay@gmail.com	IBBI
5.	Prime Tech Services, Jaipur	9983251518 primetechservices.sdc@gmail.com	Wealth Tax ACT
6.	Sandeep Solanki, Jodhpur	9414127761 sandeepsolankihh@yahoo.com	Wealth Tax ACT
7.	Arihant Construction Consultants, Udaipur	9352501324, 9352518277 sanjayhdungarwal@gmail.com	Wealth Tax ACT & IBBI
8.	S.G. Consultants, Jaipur	9828510001, 9828019293 dsoods@gmail.com	Wealth Tax ACT
9.	Jaswant Singh Dhingra, Sri Ganganagar	9414094026 dhingra.jaswant@gmail.com	Wealth Tax ACT
10.	Ar. Lenin Sachdeva, , Suratgarh	9992286612 lenin.archastro666@gmail.com	Wealth Tax ACT
11.	Surendra Kumar Gupta, Jaipur	9828021995 skgupta435@yahoo.in	Wealth Tax ACT & IBBI
12.	Analyst L&B, Jaipur	8890739905 registered.valuation@yahoo.com	Wealth Tax ACT & IBBI

[Signature]



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13.	Protocol Valuers Private Ltd., Jaipur	9910871543, protocol.agam@pvplglobal.com	9953660406	IBBI & Wealth Tax ACT
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Terms & Conditions:

i. Period of Validity:

The validity of your empanelment on our approved list will be up to **31.07.2026** subject to **annual review in general** considering satisfactory performance.

ii. Fees for Valuation:

The professional fee for each assignment will be determined separately through financial proposals invited from the empanelled valuers as per RTPP Act 2012 and RTPP Rules 2013. Professional fee/payment to the Valuer shall be paid by the Raj-Rera within 45 days of the successful submission of the Valuation Report.

iii. Formats for Valuation Reports:

Format of Valuation Reports are required to be followed for Valuation assignments. Formats will be made available to the valuers and they will be advised to submit the valuation report in the respective formats only.

iv. Obligations of Empanelled Valuers:

- Valuer shall undertake to adhere to the code of conduct, as brought out in para - v.
- The Valuer shall provide clarifications sought by the Raj-Rera on the Valuation report.
- The Valuer will undertake to adhere to the format of Valuation reports, as brought out in Annexure-A.
- Valuer should not outsource any Valuation Job assigned by the Raj-Rera, to any other outside Valuer/entity.
- The Valuer should provide sufficient evidence and comparables to support all key assumptions used in the estimation of the market value.

v. Code of Conduct:

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

Integrity and Fairness

- A Valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- A Valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- A Valuer shall refrain from being involved in any action that would bring disrepute to the profession.

Independence and Disclosure of Interest

- 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.



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- A Valuer shall not take up an assignment if it is not possible to act in an objective manner and/or has a personal interest in the matter.
- A Valuer shall make disclosures of all conflicts of interest to the Raj-RERA prior to accepting any assignment.
- A Valuer shall not indulge in unethical or unfair business practices.
- A Valuer shall not accept gifts or benefits that are intended or perceived to influence their independence or objectivity.

Confidentiality

- A Valuer shall not use any confidential information acquired in the course of his/its Valuation assignment for personal gain or for the advantage of any third party.
- A Valuer shall maintain confidentiality of information obtained during the course of the valuation assignment and shall not disclose such information to any person.

Information Management

- A Valuer shall ensure that it maintains written contemporaneous records for any decision taken, the rationale for taking such a decision, and any other significant event in the course of conduct of valuation assignments.
- A Valuer shall appear, co-operate and provide all required information to any authority or regulator as and when required.

Enforcement of Code

- Failure to adhere to the Code of Conduct may lead to removal from the panel maintained by the Raj-Rera and may also lead to debarment under Section 46 of the Rajasthan Transparency in Public Procurement (RTPP) Act, 2012.

Prohibition on Misuse of Position

- A Valuer shall not misrepresent or falsely state his association with any organization or individual.
- A Valuer shall not speak on behalf of the Raj-RERA or disclose any internal policy or valuation-related information unless specifically authorized.
- You shall not use Raj-Rera's name and its logo in any manner and/or for any purpose whatsoever, and in no way to project yourself as an employee of the Raj-Rera.

Review and Monitoring

- The empanelment is subject to periodic review based on performance, adherence to TAT (turnaround time), and quality of reports.
- Any complaints or deficiencies that arise shall be taken seriously and will be dealt with as per the provisions of the RTPP Act, 2012 and RTPP Rules, 2013.

Termination

- The Raj-RERA reserves the right to delist and debar the Valuer as per the provisions of the RTPP Act, 2012 and RTPP Rules, 2013 at any time if it is found that the empanelled valuer has submitted incorrect valuation reports or is involved in any professional misconduct.
- The Provisions of RTPP Act, 2012 and RTPP Rules, 2013 are applicable on this Empanelment.



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vi. Important aspects to be covered/explained in the Valuation Report:

a. The valuation should be as per normal standards of valuation i.e. based on the realizable value of security concept. Expert valuation report should invariably contain:

- i. Market value of the property
- ii. Realizable value of the property
- iii. Distress sale value of the property

b. The evaluation must be conducted in accordance with the standard criteria laid out below, ensuring due diligence and transparency throughout the process.

The evaluation should cover the following aspects:

Full Description of Property

Type of land (Industrial, residential etc.,)

Type of building (pucca, semi-pucca, kutchra).

Including structures, compound, location, City Survey Number, land marks, and total area of the Land/plot.

Basis of arriving at a price-last sale/purchase done etc.,

Outstanding Dues on the Land and/or Factory/Premises

Electricity, Municipal taxes, cess, octroi duty, Labour dues (if any)

Water supply dues (if any)

GST/VAT or other dues (if any)

PF dues (if any)

Bank Mortgage / Hypothecation

Details regarding any bank mortgage or hypothecation on the property (immovable or movable).

Physical Custody: (Specify current possession of the property)

The longitude and latitude of the property should be mentioned in the Property Valuation Report.

c. The base on which valuation rates are fixed by the valuer, should be clearly spelt out in the valuation report. Since the stamp authorities have already circulated applicable rate area wise, the valuers should invariably indicate in their reports the rate as fixed by State Government for the said area and justify the higher rate assumed, if any.

d. Variation, if any, between the valuation of the property by the valuer and the value as appearing in the title deed recently stamped and registered/adjudicated by stamp authority, should be reasonable and satisfactorily explained.

e. There should not be any discrepancy between the area of the property mentioned in the purchase document and the area mentioned in the valuation report.

f. While valuing plant and machinery, it may be clarified whether the machinery is movable/immovable/branded/assembled locally/year of make/name of each machinery/general purpose/custom made for the particular unit.

g. Photograph of the property valued with owner of the property should be submitted with every valuation report. Owner of the property valued to be identified from independent source and the same may be brought out in the report.

Please note that:



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- a. The enlistment is for the limited purpose of considering any specific assignment, as may be required, on case-to-case basis in his/her specific areas of specialization.
- b. Raj-RERA will reserve the right to call for additional information/reports, etc., inspect the office of the consultant/valuer, disclose his/her name to others and also delete any name from the approved list without assigning any reason.
- c. The empanelment on the panel does not amount to an appointment or right for an appointment to be made by the Raj-RERA and the Raj-RERA is free to employ any valuer of its choice and no right exists for an empanelled valuer to claim that they alone should be entrusted with the Raj-RERA's work.
- d. Any concealment of facts and figures in the report that would jeopardize the interest of the Raj-RERA would be viewed seriously and the matter would be taken up with the Institution of Engineers (India), Institution of Valuers with whom the enlisted Consultant is a member for appropriate action.
- e. The valuation report must be submitted in the format.
- f. All valuation assignments for companies are mandatorily required to be carried out by IBBI-registered valuers. Therefore, such assignments will be allotted only to valuers registered with IBBI.

All empanelled valuers are hereby requested to send their signed consent to this letter via email, confirming acceptance of the above-mentioned terms and conditions, to ensure it reaches us on or before 05.08.2025


Registrar
Rajasthan RERA

Copy to:-

F:1(370) RJ/RAJ-RERA/Valuer/2025-26/

Dated:

1. PS to Chairman, RERA
2. All Empaneled Valuers/ firms
3. Joint Registrar (Legal), RERA
4. All Committee members


Registrar
Rajasthan RERA



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Annexure-A

VALUATION REPORT

(For Immovable Property – Land / Building / Real Estate)

1. Report Details

Valuation Report Number: [Insert Unique Number]
Date of Report: [DD/MM/YYYY]
Valuer's Name: [Valuer's Full Name]
Empanelment No. with Raj-RERA: [Empanelment Number]
Contact Details: [Address, Email, Phone No.]

2. Client Details

Name of Client: [Applicant/Institution/Individual]
Purpose of Valuation: [Auction/Sale/Loan Recovery/etc.]
Date of Inspection: [DD/MM/YYYY]
Date of Valuation: [DD/MM/YYYY]

3. Property Identification

Property Description: [Full Address & Description]
Survey No./City Survey No./Plot No.: [Insert Details]
Type of Land: [Residential / Commercial / Industrial / Agricultural]
Total Land Area: [in sq. m. or sq. ft.]
Type of Construction Area: [in sq. m. or sq. ft.]: [Pucca / Semi-Pucca / Kutcha / Heritage etc.]
Coordinates (Latitude/Longitude): [Insert from GPS]

4. Legal & Possession Status

Ownership Title: [Freehold/Leasehold; Documents verified – Yes/No]
Encumbrances (if any): [Mortgage, Hypothecation, etc.]
Possession Status: [Occupied/Vacant; with Owner/Tenant/Bank]
Outstanding Dues:
- Municipal Taxes: [Yes/No]
- Electricity/Water: [Yes/No]
- GST/VAT/PF: [Yes/No]
- Labour Cess/Other: [Specify if applicable]

5. Basis of Valuation-(International Valuation Standards) IVS

Valuation Approach: [Market / Cost / Income / Hybrid]
Valuation Method Used: [Comparable Method / DCF / Capitalisation / Replacement/Reproduction/
Hybrid]
Supporting Data: [Recent Sale/Registry Documents/Market Comparables]



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Stamp Duty Guideline Value: ₹[Rate per Sq. Ft./Mtr.]
Adjustment Justification (if any): [Explain higher/lower valuation]

6. Plant, Machinery & Fixtures (If Applicable)

Nature: [Movable/Immovable]

Year of Manufacture: [List Details]

Custom/Branded: [Specify]

7. Valuation Figures (INR)

Value Type	Amount (₹)
Market Value	[₹]
Realizable Value	[₹]
Distress Sale Value	[₹]

8. Supporting Photographs

(Attach clear selfie/photographs of the property, from different angles, including the owner/occupier with ID proof.)

9. Declaration & Certification

I, [Valuer's Full Name], having been empanelled with Rajasthan RERA, hereby declare that:

- The valuation has been carried out independently, without any influence.
- No part of the work has been outsourced.
- The report is accurate to the best of my knowledge.
- There is no conflict of interest in the assignment.

Place: [City]

Date: [DD/MM/YYYY]

Signature & Seal of Valuer

[Name]

[Registration Number]

[Empanelment ID with Raj-RERA]