Empanelment Criteria

✅ PART A – LAWYERS / LAW FIRMS (Due Diligence and Title Search)

🔹 Minimum Eligibility Requirements:

Requirement	Description
1. Educational Qualifications	Matriculation onwards (Degree/Certificate + Final/Consolidated Mark Sheets).
2. PAN & ITR	Valid PAN + Income Tax Returns for last 3 financial years.
3. Bar Council Membership	Enrolled with Bar Council and Bar Association; must submit Enrolment Certificate and Bar Council ID.
4. Bank Empanelment	Must be empaneled with **PNB** and/or other banks/reputed financial institutions; submit empanelment letters.
5. Experience	Minimum 5 years in the relevant work area.

✅ PART B – CHARTERED ACCOUNTANTS AND VALUERS

🔹 General Eligibility Requirements:

Requirement	Description
1. Educational Qualifications	From Matriculation onwards — Degree/Certificate and final/consolidated marksheets.
2. PAN & ITR	Valid PAN + ITRs for last 3 financial years.
3. Membership	Member of ICAI/ICSI/ICWA/Other recognized institute – Submit valid ID card.
4. Empanelment	Empaneled with PNB and/or other banks/financial institutions – submit proof.
5. Professional Bodies	Must have membership in professional bodies (see list below).
6. Wealth Tax Registration	Valid Registration under **Wealth Tax Act, 1957**.

Requirement	Description
7. Prior Appointment	Appointed as Valuation Consultant/Employee by Govt./Municipality/Company.
8. Reference Letters	Submit 3 Reference Letters.
9. Minimum Age	At least 25 years.

- **Specific Qualifications & Experience – Valuers**

S. No	Category	Qualification & Experience Options
1(a)	Land & Building/Real Estate	- PG in Real Estate Valuation + 2 yrs - Exam from Govt.-recognized Institute + 2 yrs - PG/Master's in Valuation + 5 yrs - Diploma in Civil Engg./Architecture + 8 yrs (for properties up to ₹1 Cr)
1(b)	Plant & Machinery	- PG in Valuation + 2 yrs - Govt. recognized exam + 2 yrs - PG/Master's in Valuation + 5 yrs
1(c)	Agricultural Land (non-plantation)	- Graduate in Agri Science + 5 yrs as farm valuer - Govt. officials (e.g., Collector, Agri Officer) + 5 yrs
1(d)	Agricultural Land (plantation)	- Owner/Manager of plantation (4 ha cardamom / 40 ha others) + 5 yrs - Govt. officials with 5 yrs (3 yrs in plantation areas)
1(e)	Stock (Inventory), Shares	- Member of ICAI/ICSI/ICWA + 10 yrs exp + ₹50,000 income - Member of ICAI/ICSI/ICWA + 10 yrs exp in Banks/FIs

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- **Other Categories:**

Category	Requirement
Security Cover & Net Worth Verification	- ICAI/ICSI/ICWA member + 10 yrs experience + ₹50,000 income - OR 10 yrs exp in Banks/FIs

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🏛️ Mandatory Membership in Any ONE of the Following Institutions:

1. Institution of Valuers (IOV)
2. Institution of Surveyors (Valuation Branch) (IOS)
3. Institution of Government Approved Valuers (IGAV)
4. Practicing Valuers Association of India (PVAI)
5. The Indian Institution of Valuers (IIV)
6. Institute of Estate Managers and Appraisers
7. Centre for Valuation Studies, Research and Training (CVSRT)
8. Royal Institution of Chartered Surveyors, India Chapter (RICS)
9. American Society of Appraisers (ASA), USA
10. Appraisal Institute (AI), USA

📌 Additional Notes:

- General disqualification conditions from **PNBISL Empanelment Manual** apply.
- **Valuers / CA firms already empaneled with Punjab National Bank or IBBI** are **deemed empaneled** with PNBISL.