KONARK ARCHITECTS

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Ar. NEERAJ SHARMA
B.E.(civil), A.I.I.A., M.VAL, F.I.V.
CA/2021/127585,WT-CAT-1/210/2003
IBBI/RV/02/2019/11244
Cell: 9412278819, 8218760663
konarkassociates23@gmail.com

ARCHITECTS, PLANNERS, STRUCTURAL DESIGNERS & GOVT. APPROVED VALUER

Ref:- KON/NOV-160/2025 Date : 11-11-2025

To,
THE MANAGER,
CANARA BANK,
BAHORANPUR BRANCH,
KASGANJ.

Dear Sir,

Sub:- Valuation Report for the **Residential Building Property, Situated at, Nagar Panchayat No. 105/1, Mohalla Bakkalan, Kasba & Tehsil Patiyali, & Distt. Kasganj.**

Owner :- Shri Hridesh Kumar S/o Shri Avdhesh Kumar Gupta.

I have prepared the valuation report for the above noted residential building property. The details of valuation is as follows.

a. Market Value	***20,54,100.00***	***(Rs. Twenty Lac Fifty Four Thousand & One Hundred only).***
b. Realizable Value (-10% of M.V.)	***18,48,700.00***	***(Rs. Eighteen Lac Forty Eight Thousand & Seven Hundred only).***
c. Force Sale Value (-20% of M.V.)	***16,43,300.00***	***(Rs. Sixteen Lac Forty Three Thousand & Three Hundred only).***
d. Circle Rate Value	***20,19,400.00***	***(Rs. Twenty Lac Nineteen Thousand & Four Hundred only).***

The detailed valuation report on the prescribed performa is enclosed herewith.

Thanks

Yours Sincerely

For Agency,
Name : Konark Architects
(Authorized Signatory) Er. Neeraj Sharma.

Formate-A

-

(Name & address of Valuer)

Neeraj Kumar Sharma, C-45, 46 & 47, Anand Vihar, Industrial Area, Site-A, Maholi Road, Mathura

Ref:- KON/NOV-160/2025 Date : 11-11-2025

TO,
THE MANAGER,
CANARA BANK,
BAHORANPUR BRANCH,
KASGANJ.

VALUATION REPORT (IN RESPECT OF LAND/ SITE AND BUILDING)

PART A- BASIC DATA

I	**GENERAL**	
1	Purose for which the valuation is made:-	To assess fair market value of property
2	a) Date of inspection:-	06-11-2025
	b) Date on which the valuation is made	11-11-2025
3	List of document produced for perusal	
	I)	Xerox of Old Valuation Report
	II)	
	III)	
4	Name of the **owner(s)** and his/ their address (es) with Phone No. Detalis of share of each owner in case of joint ownership)	Shri Hridesh Kumar S/o Shri Avdhesh Kumar Gupta.
5	Brief description of the property open land, independent house, shop Godown, Commercial Complex (mention the specific building number allotted by civic authority)	It is a double storey residential building property & It's located Near by Police Chowki Patiyali Main Market.
6	Scope of Valuation	Fair market value of property for bank purpose
7	If this report is to be used for any bank purpose, state the name of bank and branch, if known	Canara Bank, Bahoranpur Branch, Kashganj.

Internal

II	DESCRIPTION OF THE PROPERTY		
1	Postal Address of the property	Residential Building Property, Situated at Nagar Panchayat No. 105/1, Mohalla Bakkalan, Kasba & Tehsil Patiyali, & Distt. Kasganj.	
2	City/ Town	Town	
	Residential Area	Yes	
	Commercial Area		
	Industrial area		
3	Classification of the area		
	I) High / Middle / Poor	Middle	
	II) Urban / Semi Urban / Rural	Semi Urban	
4	Coming under Corporation limit / Village Panchayat/ Municipality	Within Nagar Panchayat limit	
5	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceilling Act) or notified under agency area / scheduled area / cantonment area.	No	
6	In case it is an agricultural land, any conversion to house site plots is contemplated	Not Applicable	
7	Location of property		
	a) Plot No. / Survey No.	Nagar Panchayat No. 105/1,	
	b) Door no.		
	c) T.S. No./ Village	Mohalla Bakkalan,	
	d) Ward/ Taluka	Kasba & Tehsil Patiyali	
	e) Mandal/ District	Kasganj	
8	Boundaries of the property	A	B
		As per document	As per Visit
	North	House of Aditya	House of Aditya
	South	5' Wide Gali	5' Wide Gali
	East	Houser of Ram Bihari	Houses of Ram Bihari & Vimal Kumar Gupta
	West	10' Wide. Rasta	10' Wide Gali
9	Latitude and Longitude	Lat: 27.690351	Lng: 78.997396
10	Property tax receipt reffered	Not Provided	
	Assessment Number	---	
	Tax Amount	---	
	Receipt in the name of	---	

11	Electricity Service Connection Consumer Number	Not Provided	
	In the name of & Other details, if any	---	
12	Whether occupied by the owner/ tenant ? If occupied by tetant, since how long? Rent received per month.	Under Construction (Owner Occupied)	
III	**PROCEDURE OF VALUATION**		
	Valuation Details	Discussed in part B, C, D, E & F	
1	F.S.I.- 2.00	2	Plot Coverage- 100.00%
(Describe the property details)			

PART B- LAND

1	Dimension of the property	A	B
		As per Document	As per Visit
	North	35'-0"	35'-0"
	South	35'-0"	35'-0"
	East	20'-0"	20'-0"
	West	20'-0"	20'-0"
2	Extent of the site	700.00 Sqft. (65.10 Sqm.)	700.00 Sqft. (65.10 Sqm.)
3	Whether land is demarcated, compound wall with gate is available	Yes	
	Size of plot		
	North & south	35'-0"	
	East & West	20'-0"	
	Total extent of the plot	**700.00 Sqft. (65.10 Sqm.)**	
4	Characterstics of the site		
	* Character of locality	Good	
	* Classification of locality	Middle Class	
	Development of surrounding areas	Develop	
	Possibility of frequent flooding/ sub-merging	No	
	Feasibility to the civic amenities like School, Hospital, Bus Stop, Market etc.	All Civic amenities are available within approx 2-5 KM.	
	Level of land with topographical condition.	Plain/Level	
	Shape of land	Rectangular	
	Type of use to which it can be put	As per site the property is being used for residential purpose	
	Any usage restriction	No	

	Is plot in town planning approved lay out?	Not Provided
	Corner plot or intermittent plot?	Corner plot
	* Road facilities	Available
	Type of road available at present	Simple Rasta
	* Width of road-is it below 20 ft. Or more than 20 ft.	Below Than 20 ft.
	Is it a land - Locked land?	No
	Water Potentiality	Available
	Underground sewerage system	Available
	Is power Supply available at the site?	Available
	Advantages of the site	Nothing specifie
	1	
	2	
	Special remarks, if any, like threat of acquisition of land for public service purpose, road widening or applicability of CRZ provision ect. (Distance from sea-coast / tidal level must be incorporated)	No
	1	
	2	
VALUATION OF LAND		
1	Prevailing market rate (Along with details/reference of atleast two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 1,200.00/- to 1,600.00/- per Sqft.
2	Guideline rate abtained from the Registrar's office (an evidence thereof to be enclosed)	Rs. 13,200.00/- per sqm. +**(10% extra for two side road property i.e. Rs. 14,520.00/-per Sqm.)**
3	Assessed/ adopted rate of valuation	Rs. 1,400.00/- per Sqft.
4	Estimated Value of land	Rs. 9,80,000.00

PART C- BUILDING

1	Technical detalis of the building	
a	Type of building (residential / Commercial / Industrial)	As per site the property is being used for residential purpose
b	Type of construction (load Bearing / RCC / Steel Framed)	Framed Structure
c	Year of construction & Future Age	Under Construction & After Completion It's expected future life approx 80 years

d	Number of floors and height of each floor including basement, if any	G.F.+1 Ht. Approx 10'-6"
e	Plinth area floor-wise (as per site)	G.F. = 65.10 Sqm. & F.F. = 65.10 Sqm.
f	Condition of the building	
	i) Exterior- Excellent, Good, Normal , Poor	Normal
	ii) Inferior-Excellent, Good, Normal, Poor	Normal
	g) Date of issue and validity of layout of approved map / plan	Not applicable under 100.00 sqm. Property
	h) approved map / plan issuing authority	Regulated Area, Kasganj
	i) Whether genuineness or authenticity of approved map / plan is verified	---
	j) Any other comments by our empanelled valuers on authentic of approved plan	No

Specifications of construction (floor-wise) in respect of

S.No.	Description	Ground Floor	First Floor	Second Floor	Mumty
1	Foundation	Strip Footing			
2	Basement				
3	Supestructure	Framed	Framed		
4	Joinery / Doors & Windows (Please Furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	---			
5	RCC Works	Yes			
6	Plastering	Parltly Plastered			
7	Flooring, Skirting, dadoing	No			
8	Special finish as marble, granite, wooden paneling, grills etc.	---			
9	Roofing including weather proof cours	Yes			
10	Drainage	Available			

S.No.	Description	
1	Compound wall	---
	Height	---
	Length	----
	Type of construction	---

2	Electrical installation	---
	Type of wiring	---
	Class of fittings (superior / ordinary / poor)	---
	Number of light points	---
	Fan points	---
	Spare plug points	---
	Any other item	---
3	Plumbing installation	
	a) No. of water closets and their type	---
	b) No. of wash basins	---
	c) No. of urinals	---
	d) No. of bath tubs	---
	e) Water meter, taps, etc.	---
	f) Any other fixtures	---

VALUATION OF BUILDING

Sr.no.	Particulars of Item	Plinth area (Sqm.)	Roof Ht.	Age of Building	Estimated replacement rate of construction Rs./-per Sqm.	Replacement cost Rs.	Depreciation Rs. **@0**	Net value after depreciations Rs.
1	Ground Floor	65.10	10'-6"	Under Const.	8500.00	553350.00	0.00	553350.00
2	First Floor	65.10	10'-6"	Under Const.	8000.00	520800.00	0.00	520800.00
	TOTAL					1074150.00	0.00	1074150.00

Part D- Amenities & Extra Items (Value after depreciation)

1)	Portico	---
2)	Ornamental front door	---
3)	Sit out/ Verandah with steel grills	---
4)	Overhead water tank	---
5)	Extra Steel/ Collapsible gates	---
6)	Wardrobes	---
7)	Glazed tiles	---
8)	Extra sinks and bath tubs	---
9)	Marble / Ceramic tiles Flooring	---

10)	Interior decorations	---
11)	Architectural elevation works	---
12)	Paneling works	---
13)	Aluminum works	---
14)	Aluminum hand rails	---
15)	False ceiling	---
16)	Modular Kitchen	---
17)	Separate toilet room	---
18)	Separate Lumber room	---
19)	Separate Water tank/ sump	---
20)	Trees, gardening	---
	TOTAL	

Part E- Services (Value after depreciation)		
1)	Water supply arrangements	----
2)	Drainage arrangements	----
3)	Compound wall & Main Gate	---
4)	C B deposits, fittings etc.,	---
5)	Pavement	
	TOTAL	

Total abstract of the entire property

Part	**Description**		**Value of adopting**	
			GLR (Rs.)	PMR (Rs,)
Part-B	Land	Rs.	945252.00	980000.00
Part-C	Building	Rs.	1074150.00	1074150.00
Part-D	Amenities & Extra items	Rs.	0.00	0.00
Part-E	Services	Rs.	0.00	0.00
	Total	Rs.	2019402.00	2054150.00
	Say	Rs.	20,19,400.00	20,54,100.00

Factors favouring for an additional value		
1		
2		
Add (+)	Rs.	Rs. 0.00
Factors favouring for less value		
1		
2		
Less (-)	Rs.	Rs. 0.00
Present Market Value (Rs.)		20,54,100.00

ANY OTHER DETAILS:

(Valuation:- Here we used cost approach find out the valuation of property. In this approach we calculate the cost of construction after allowing proper depreciation according to its age and its future life. The cost of land is calculated according its saleability and its future demand).

. Photograph of owner/representative with property in blackground to be enclosed.

. Screen shot of longitude/latitude and co-ordinates of property using GPS/Various apps/Internet sites

As a result of may appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailling condition with aforesaid specifications is **Rs. 20,54,100.00 (Rupees Twenty Lac Fifty Four Thousand & One Hundred only).** The realizable value **Rs. 18,48,700.00 /-(Rupees Eighteen Lac Forty Eight Thousand & Seven Hundred only).** The book value of the above property as of is **Rs. 20,19,400.00/- (Rupees Twenty Lac Nineteen Thousand & Four Hundred only)** and the force sale value **Rs. 16,43,300.00/- (Rupees Sixteen Lac Forty Three Thousand & Three Hundred only).**

Remark:-

1. It's NPA Property. There was no cooperation from the owner, therefore all data are taken from previous valuation.

Place :- Agra.
Date :- 11/11/2025

Signature of Approved Panel Valuer

The undersigned has inspected the property detailed in the valuation report dated .....We are satisfied that the fair and reasonable market value of the property is **Rs. .....(Rupees ....only).**

PART-D CERTIFICATE

1. It is hereby certified that in my opinion

(i) The present market value of the property discussed in the report (above) by adopting prevailing market rate of land is Rs. 1,400.00/- Sqft. (Rupees 9,80,00.00-/- only).

(ii) The forced sale value of the property is estimated as ..20%.. less than the present market value.

2. Number of the title deed(s) involved in this property is ..... The relevant document for the subject property in the opinion of this valuer is the deed dated ..... with Wahi Number .....& Zild Number..... Registered in the Agra Registrar's office.

3. If this flat property is offered as collateral security the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.

4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I (1).

5. The property was inspected by Me on dated 06/11/2025 in the presence of ..Owner..

6. The legal aspects were not cosidered in this valuation.

7. This valuation work is undertaken by the valuer based upon the request from Bank.

8. Any Other Details

Place :- Agra.

Date :- 11/11/2025

Signature of Approved Panel Valuer

DECLARATION FROM VALUERS

I hereby declare that:-

a. I am a citizen of india.

b. The information furnished in my valuation report dated 11/11/2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valaution of the property.

c. I have no direct or indirect interest in the property valued:

d. I have personally inspected the property on dated 06/11/2025. The work is not sub-contracted to any other valuer and carried out by my self

e. I have not been removed/dismissed from service/ Employment earlier.

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

g. I have not been found guilty of misconduct in my professional capacity.

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

i.. I have not sub-contract the work to any other valuer and carry out the work myself.

j. 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.

k. 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 enshrinedfor valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

l. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.

m. I am registered under Section 34 AB of the Wealth Tax act, 1957.

n. I am the **proprietor**/partner/authorized official of the firm/ company, who is competent to sing this valautaion report.

o. Futher, I hereby provide the following information.

S N	Particulars	Valuer comment
1	Background information of the asset being valued.	It is a double storey residential building property, constructed with framed structure
2	purpose of valuation and appointing authority	To assess fair market value of property
3	identity of the valuer and any other experts involved in the valuation	Neeraj Kumar Sharma
4	disclosure of valuer interset or conflict, if any	No
5	Valuation date and date of report.	11-11-2025
6	inspections and/or investigations undertaken	06-11-2025
7	nature and sources of the information used or relied upon	Local market survey
8	procedures adopted in carrying out the valuation and valuation standards followed	Land & building method
9	restrictions on use of the report, if any	No
10	major factors that were taken into account during the valaution.	Surrounding development & Saleability of property
11	major factors that were not taken into account during the valaution.	None
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.	---

PLACE : Agra.
DATE : 11/11/2025

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 fo conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standard 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, straighforward, 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 professional.
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 service 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 of 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
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.

Indepedence 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 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 santching" of offering "convenience valuations" in order to cater to a company or clients's needs.
18. As an independent valuer, the valuer shall not charge success free (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 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 inspectionsn 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 himselft/itself, or to obtain or retain an advantage in the conduct of profession for himselft/itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in 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.

PLACE : Agra.
DATE : 11/11/2025

प्रारूप–2

उपजिला पटियाली जिला कासगंज के अधीन विभिन्न भागों (नगरीय, अर्द्धनगरीय तथा ग्रामीण क्षेत्र) में वर्णानुक्रम में अकृषक भूमि की दरें प्रति वर्गमीटर (बेसिक वेल्यू)

क्र0 सं0	सॉफ्टवेयर में आवंटित किया गया बी–कोड	मौहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड या हल्का का नाम	नगरीय, अर्द्धनगरीय तथा ग्रामीण क्षेत्र	अकृषक भूमि की दरें प्रति वर्गमीटर 10 फिट तक चौड़े सड़क/ रास्ते पर
1	2	3	4	5	6
187	0058	पचबइया थोक	भरगैन	नगरीय	8400
188	0013	पूरबथोक	गंजडुण्डवारा	नगरीय	13200
189	0014	पश्चिम थोक	गंजडुण्डवारा	नगरीय	13200
190	1143	प्यारमपुर	पटियाली	अर्द्धनगरीय	9600
191	0031	पाटलावती कालोनी	पटियाली	नगरीय	13200
192	0048	पन्त नगर	सिढपुरा	नगरीय	13200
193	1144	पटियाली	पटियाली	नगरीय	13200
194	1145	पचपोखरा	पटियाली	ग्रामीण	7200
195	1146	पहलोई	सिढपुरा	ग्रामीण	6600
196	1147	पनसोती	निधपुर	ग्रामीण	6000
197	1148	परतापुर	पटियाली	ग्रामीण	6600
198	1149	पावल ढेरा	सिढपुरा	ग्रामीण	6600
199	1150	पीर नगर	निधपुर	ग्रामीण	6600
200	1151	पिलखुनी	सिढपुरा	ग्रामीण	6600
201	1152	पीतम नगर हडौरा	निधपुर	ग्रामीण	6600
202	1153	पिथनपुर	सिढपुरा	ग्रामीण	6600
203	1154	पिथनपुर भुजपुरा	पटियाली	ग्रामीण	6600
204	1155	पियरी	सिढपुरा	ग्रामीण	6600
205	1156	प्रहलाद चक	सिढपुरा	ग्रामीण	6600
206	1157	फतेहपुरा	सिढपुरा	ग्रामीण	7200
207	0035	वाल्मीकान	पटियाली	नगरीय	13200
208	0036	वृत्याना	पटियाली	नगरीय	13200
209	0032	बक्कालान	पटियाली	नगरीय	13200
210	0015	बनखण्डी मन्दिर कालोनी	गंजडुण्डवारा	नगरीय	13200
211	0016	बरी थोक	गंजडुण्डवारा	नगरीय	13200
212	1158	बरैठी	पटियाली	अर्द्धनगरीय	10800
213	0059	बीच थोक	भरगैन	नगरीय	9000
214	1159	बढौला	निधपुर	ग्रामीण	8400
215	1160	बहोरा	निधपुर	ग्रामीण	7800
216	1161	बहोरनपुरा	सिढपुरा	ग्रामीण	7800
217	1162	बहोटा	पटियाली	ग्रामीण	8400

Internal

Owner:-	Shri Hridesh Kumar S/o Shri Avdhesh Kumar Gupta.
Address:-	Residential Building Property, Situated at Nagar Panchayat No. 105/1, Mohalla Bakkalan, Kasba & Tehsil Patiyali, & Distt. Kasganj.





