ME/AGRA/CAN/478/25-26 **Date:- 24.01.2026**

TO
THE BRANCH MANAGER
CANARA BANK
BRANCH - PATIYALI
KASGANJ

Please find below the details of the property visited for valuation:

Dear Sir,

Name of the Applicant	**Shri Badiujjma Khan & Shri Rafi Ahmad Khan**	
Name of the Owner	**Shri Badiujjma Khan & Shri Rafi Ahmad Khan both S/o Shri Mustaq Khan**	
Address of Property	**Property situated at Mauza Basai, Pargana Sahawar, Tehsil Patiyali & Distt.- Kasganj - 207242**	
Land Area(As per Documents.)	**337.21 sq.Mt.(403.30 sq.yd)**	
Land Area (As per Site)	**337.21 sq.Mt.(403.30 sq.yd)**	
We considered Land Area	**337.21 sq.Mt.(403.30 sq.yd)**	
Market Value of the Property	**₹ 3470000.00**	Rupees ThirtyFour Lakh Seventy Thousand Only
Realizable Value of Property 90%	**₹ 3123000.00**	Rupees ThirtyOne Lakh TwentyThree Thousand Only
Distress Value of Property 85%	**₹ 2949500.00**	Rupees TwentyNine Lakh FourtyNine Thousand Five Hundred Only
Guideline Value of Property	**₹ 4907087.85**	Rupees FourtyNine Lakh Seven Thousand EightySeven Paise EightyFive Only
Insurance Value of Property	**₹ 2458943.25**	Rupees TwentyFour Lakh FiftyEight Thousand Nine Hundred FourtyThree Paise TwentyFive Only
The detailed valuation report on the prescribed performa is enclosed herewith.		

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

I	**GENERAL**		
1	**Purpose for which valuation is made**	**To Assess Present Market Value**	
2	Date of inspection	24.01.2026	
3	Date on which the valuation is made	24.01.2026	
4	List of documents produced for perusal	Copy of Documents	
5	**Name of the Owner(s) and his/ their address with Phone No. (details of share of each owner in case of joint ownership)**	**Shri Badiujjma Khan & Shri Rafi Ahmad Khan both S/o Shri Mustaq Khan**	
		Single Ownership	**No**
6	Brief description of the property Open Land, Independent House, Shop, Godown, Commercial Complex (mention the specific building number allotted by civic authority)	Double storied Property	
7	Leasehold/freehold: description of lease,period of lease, lease rental etc.	Freehold	
8	**Location of the property**		
a.	Plot No./ Survey No.	Property situated at Mauza Basai	
b.	Door No.	……	
c.	T.S. No./ village	Pargana Sahawar	
d.	Ward/Taluka	Tehsil Patiyali	
e	Mandal/ District	Kasganj	
9	Landmark	Nearby ……..	
10	**Postal address of the property**	**Property situated at Mauza Basai, Pargana Sahawar, Tehsil Patiyali & Distt.- Kasganj - 207242**	
	City/Town	Patiyali	
	Residential Area	Yes	
	Commercial Area	Yes	
	Industrial Area	No	
11	**Classification of the Area**		
a.	High/Middle/Poor	Middle	
b.	Urban/Semi Urban/Rural	Semi Urban	
12	Coming under Corporation limit/ Village Panchayat/ Municipality	Municipality	
13	Whether covered under any state/ Central govt. anactments (e.g. Urban Land Ceiling Act) or notified under agency area/	No, as per our information	
14	In case it is an agricultural land, any conversion to house site plots is contemplated	No	

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15(a)	**Boundaries of the property**		
As per Documents		**As per Site**	
North	Gali	Gali	
South	House of Ashrafi now Chandrabhan	House of Chandrabhan	
East	Gali	Gali	
West	Property of Ram Lal Walaq	Property of Ram Lal Walaq	
b	**Whether land is demarcated, compound wall with gate is available**	Yes	
c	Mention the plot number or house number allocated	Property situated at Mauza Basai	
d	Whether the boundary is matching , reason for any deviation	Matched	
e	Latitude, Longitude and Coordinates of the site	**27.734768 N 78.861766 E**	
16(a)	**Dimension of the property**		
As per Documents		**As per Site**	
North	85'-0"	85'-0"	
South	63'-0	63'-0	
East	55'-0"	55'-0"	
West	43'-0"	43'-0"	
	337.21 sq.Mt.	**337.21 sq.Mt.**	
b.	Extent of the site	**337.21**	**sq.Mt.**
c.	Extent of the site considered for valuation (least of 14 A & 14 B)	**337.21**	**sq.Mt.**
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	Owner Occupied	
18	Whether up to date taxes are paid, mention the latest tax receipt number	Not Available	
II	**CHARACTERISTICS OF THE SITE**		
1	Classification of locality	Middle Class	
2	Development of surrounding areas	Developed	
3	Possibility of frequent flooding / sub-merging	No	
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc	Approx 1.00- 2.00 Km.	
5	Level of land with topographical conditions	Road level	
6	Shape of land	Irregular Shape	
7	Type of use to which it can be put	Residential	
8	Any usage restriction	No	
9	Is plot in town planning approved layout?	N/A	
10	Corner plot or intermittent plot?	Corner Plot	
11	Road facilities	Available	

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12	Type of road available at present	Interlocking Road	
13	Width of road – is it below 20 ft. or more than 20 ft.	Below than 20'-0" wide Road	
14	Is it a land – locked land?	No	
15	Water potentiality	Yes	
16	Underground sewerage system	Yes	
17	Is power supply available at the site?	Yes	
18	Advantage of the site	None	
19	Approved Property	N/A	
20	Approch to the Property	By Road	
21	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	**No**	
III	**PART-A (Valuation Of Land)**		
1	Size of plot	**As above**	
	North & South	**As above**	
	East & West	**As above**	
2	**Total extent of the plot**	**337.21 sq.Mt.**	
3	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	**₹ 7260.00**	**sq.Mt. for Land(Rs. 6,600.00 sq.Mt. for Land + 1% extra for two side Road)**
	Guideline value of land	**₹ 2448144.60**	**For Land**
a	in case of variation of 20 % or norethan in the valuation proposed by the valuer and the govt. guideline value. Justification for variation has not been given	1. Due to the geographical location of the unit there is high demand for the property which then increases the value of property. 2. The circle rate is set considering various paramiter by government such as avarage registry value. But the due to high demand of property of prime location the transaction of purchase and sale of properties are done in cash & ragistry is of lower amount creating low circle rate and variation of more than 20 % in circle rate and market rate.	
b	Details of Last Two Transactions in the locality / area to be provided, if available	No Transaction in the locality was found.	
c	Property values reported in leading newspaper as well as property portals such as magicbrickss .com, 99 acres.com, housing,com etc. wherever available	Not Available	
d	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	**₹2,800.00 sq.Mt. to ₹ 3,200.00 sq.Mt.**	
e	Assessed / adopted rate of valuation	**₹ 3000.00**	**sq.Mt.for Land**
f	Estimated value of land	**₹ 1011630.00**	**sq.Mt.for Land**

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iv	**PART-B (Valuation Of Building)**				
1	**Technical details of the building**				
a	Type of Building (Residential /Commercial / Industrial)		**Residential**		
b	Type of construction (Load bearing /RCC / Steel Framed)		Load Bearing Structure		
c	Year of construction& Residual Life	Basement	0	yrs. Old Approx. & Future Life 00 yrs.	
		GF(RCC)	20	yrs. Old Approx. & Future Life 60 yrs.	
		FF	20	yrs. Old Approx. & Future Life 60 yrs.	
		SF(RSJ)	0	yrs. Old Approx. & Future Life 00 yrs.	
		TF(RSJ)	0	yrs. Old Approx. & Future Life 00 yrs.	
d	Number of floors and height of each floor including basement, if any		GF to FF & Approx. 10'-6" ht of each floor		
e	**Plinth Area Floorwise**	Basement	0.00	**sq.Mt**	
		GF(RCC)	185.87	**sq.Mt**	
		FF(RCC)	33.45	**sq.Mt**	
		SF	0.00	**sq.Mt**	
		Mumty	0.00	**sq.Mt**	
f	**Condition of the building**	**TOTAL**	**219.32**	**sq.Mt**	
g	Exterior – Excellent, Good, Normal, Poor	Normal			
h	Interior - Excellent, Good, Normal, Poor	Normal			
I	Date of issue and validity of layout of approved map / plan	N/A			
j	Approved map / plan issuing authority	N/A			
k	Approved Property Detail	N/A			
l	Whether genuineness or authenticity of approved map / plan is verified	N/A			
m	Any other comments by our empanelled valuers on authentic of approved plan	No (Given By Bank)			
n	Whether the building is constructed as per approved plan, details of deviation if any	N.A.			
o	Stages of construction	100%			

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Specifications of construction (floor-wise) in respect of							
Sr.No.	**Description**		**GF**			**FF**	
1	Foundation		**Load Bearing**			**Spread & Stepped Footing**	
2	Basement		No				
3	Superstucture		**9'-0" thick brickwall, CM**			**9'-0" thick brickwall, CM**	
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		**Angle Iron with Wooden**			**Angle Iron with Wooden**	
5	RCC works		**RCC Slab**			**RCC Slab**	
6	Plastering		**Nil**			**Nil**	
7	Flooring, Skirting, dadoing		**C.C. Flooring**			**C.C. Flooring**	
8	Special finish as marble, granite, wooden paneling, grills, etc		**Nil**			**Nil**	
9	Roofing including weather proof course		**At Terrace Level**			**At Terrace Level**	
10	Drainage		**Yes**				
11	Compound Wall		No				
12	Height		Nil				
13	Length		Nil				
14	Type of construction		Nil				
15	**Electrical installation**		**Yes**				
	Type of wiring		External				
	Class of fittings (superior / ordinary / poor)		ordinary				
16	**Plumbing installation**		Yes				
	No. of water closets and their type		As per Requirement				
	No. of wash basins		Nil				
	No. of urinals		Nil				
	No. of bath tubs		Nil				
	Water meter, taps, etc.		Nil				
	Any other fixtures		Nil				
17	**Details of Valuation**						
Sr.No.	**Perticulars of items**	**Plinth Area (in sq.Mt.)**	**Age of Building**	**Estimated replacement rate of construction Rs.**	**Replacement cost Rs.**	**Depreciation Rs.**	**Net value after depreciation Rs.**
i	**Basement**	0.00	0	0.00	0	0	0
ii	**GF(RCC)**	185.87	20	9000.00	1672830	376386.8	1296443
iii	**FF(RCC)**	375.00	20	4000.00	1500000	337500	1162500
	SF	0.00	0	0.00	0	0	0
iv	**Mumty**	0.00	0	0.00	0	0	0
	TOTAL		**₹**	**2458943.25**			

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	PART-C (Extra Items)			
i	Portico	₹	0.00	
ii	Ornamental front door	₹	0.00	
iii	Sit out/ Verandah with steel grills	₹	0.00	
iv	Overhead water tank	₹	0.00	
v	Shed Construction	₹	0.00	
	TOTAL	**₹**	**0.00**	
	PART-D (Amenities)			
i	Wardrobes & Modular Kitchen	₹	0.00	
ii	Glazed tiles	₹	0.00	
iii	Interior decorations	₹	0.00	
iv	Architectural elevation works	₹	0.00	
v	Paneling works	₹	0.00	
vi	Aluminum works	₹	0.00	
vii	Aluminum hand rails	₹	0.00	
viii	Cupboards in Room	₹	0.00	
ix	False ceiling	₹	0.00	
	TOTAL	**₹**	**0.00**	
	PART-E (Miscellaneous)			
i	Separate toilet room	₹	0.00	
ii	Separate lumber room	₹	0.00	
iii	Separate water tank/ sump	₹	0.00	
iv	Trees, gardening	₹	0.00	
	TOTAL	**₹**	**0.00**	
	PART-F (Services)			
i	Water supply arrangements	₹	0.00	
ii	Drainage arrangements	₹	0.00	
iii	Compound wall & Main Gate (L.S.	₹	0.00	
iv	C. B. deposits, fittings etc.	₹	0.00	
v	Pavement & Open Area Development	₹	0.00	
vi	Mumty	₹	0.00	
	TOTAL	₹	**0.00**	
	Total abstract of the entire property			
i	**Part-A**	Land	₹ 1011630.00	
ii	**Part-B**	Building	₹ 2458943.25	
iii	**Part-C**	Extra Item	₹ 0.00	
iv	**Part-D**	Amenities	₹ 0.00	
v	**Part-E**	Miscellaneous	₹ 0.00	
vi	**Part-F**	Services	₹ 0.00	
	Total		₹ 3470573.25	
	Or Say		**₹ 3470000.00**	
	Rupees ThirtyFour Lakh Seventy Thousand Only			
Remarks:-	**No**			

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Sl.No.	Guidelines on valuation	Our observation
i	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of Coastal Regulatory Zone (CRZ) provisions etc. (Distance from seacoast / tidal level must be incorporated)	The property located is demarcated and is separated from road/land acquired by Government for public service purposes. Since the property is located at Uttar Pradesh which is way far from any coastal region nearby, we also hereby confirm that the same is not likely to be impacted by tidal waves of creeks, bays, oceans, rivers etc.Accordingly, there are no provisions of Coastal Regulatory Zone (CRZ) involved in the referred property.
ii	Property values reported in leading newspapers as well as property portals such as magicbricks.com, 99acres.com, housing.com etc., wherever available are to be referred to and quoted	The value of the property since arrived at, is after referring to the Government guideline values and valuation report since submitted is in line with the prevailing market rates. We further confirm that while reckoning the value of the referred property, market value has been ascertained after taking reference from property portals such as magicbricks.com, 99acres.com, housing.com etc. and also from the discreet enquiries made in the neighborhood.
iii	In case of variation of 20% or more between the fair market and realizable values as per valuation and the guideline value provided in State Government notification for the variation is furnished in the valuation report.	The variation between the fair market value/realizable values is more than 20% of the guideline value provided by State Government notification or income Tax Gazette as the circle rates are not revised from past 05 Years and the collateral is located at the prime location of the city where prevailing market rates are much higher than the existing guideline rates. The market rates are verified through local enquires also.
(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) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).		

Date:- **24.01.2026**

Place:- **Agra**

Yours Sincerely

Er. Shiv Kumar Mishra

Authorized Signatory

M/s. Mishra Engineers

SHIV KUMAR MISHRA

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Date: 2026.01.31 12:11:10 +05'30'

PART G – 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 for land is	**₹ 1011630.00**
ii	The Forced Sale value of the Property is estimated as 15% less than the Present Market Value.	
2	Number of title deed(s) involved in this property is 1 Document. The relevant document for the subject property in opinion of this valuer is the deed dated …….. With registered in the……..Registrar's Office Agra.	
3	If this 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	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.	
5	The property was inspected on Date:- **24.01.2026**	By Er. Vijayjee, presence of **Owner**
6	The legal aspects were not considered in this valuation.	
7	This valuation work was / has been undertaken by the valuer based upon the request from	**CANARA BANK BRANCH - PATIYALI KASGANJ**

Place:- **KASGANJ**
Date:- **24.01.2026**

SHIV KUMAR MISHRA
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Date: 2026.01.31 12:11:24 +05'30'

Signature

Declaration

I hereby declare that:

i	The information provided is true and correct to the best of my knowledge and belief.
ii	The analysis and conclusions are limited by the reported assumptions and conditions
iii	I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
iv	I have no direct or indirect interest in the above property valued.
v	I/my authorized representative by the name of Er.Vijayjee Who is 'assistant valuer' has inspected the subject property on 24.01.2026
vi	I am a registered valuer under section 34AB of wealth Tax Act, 1957, Category 1/235/2
vii	I am/am not an approved valuer under SARFAESI Act -2002 and am approved by the E
viii	I have not been decanalled removed from any Bank/Financial Institution/ Government Organization at any point of time in the past.
ix	I have submitted the valuation report (s) directly to the Bank

Er. Shiv Kumar Mishra
Add: - Shop No. F-11,& F-12, First Floor, Block C-9, Cloth Market
Near Bank of Baroda, Sanjay Place –Agra.
Institute of Valuer –F-14986
Wealth Tax Registration No. V-24/2006-2007.

SHIV KUMAR MISHRA
Digitally signed by SHIV KUMAR MISHRA
Date: 2026.01.31 12:11:37 +05'30'

Signature of the valuer ……

Mobile No. 9412281762

Email ID :- shivji1967@gmail.com

13	**Enclosures :-**	
	Layout plan sketch of the area in which the property is located with latitude and longitude	N.A.
	Building Plan	N.A.
	Floor Plan	N.A.
	Photograph of the property (including geo-stamping with date) and owner(in case of housing loans, if borrower is available) including a “Selfie” of the Valuer at the site	Attached
	Certified copy of the approved/sanctioned plan wherever applicable from the concerned office	N.A.
	Google Map location of the property, latitude and longitude and co-ordinates of the property.	Attached
	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	N.A.
	Special remarks,if any like threal of acquisition of land for public service purposed road widening or applicability of CRZ provision etc. (Distance from sea-coast/tidal level must be incorporated) if Any	N.A.
	Any other relevant documents/extracts	N.A.

Certificate of Branch Officials

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:

Declaration-cum-undertaking from the valuer (Annexure-IV)

Model code of conduct for valuer (Annexure-V)

(Annexure-IV)

FORMAT OF UNDERTAKING TO BE SUBMITTED BY INDIVIDUALS/PROPRIETOR/PARTNERS/DIRECTORS

DECLARATION-CUM-UNDERTAKING

1	**Er. Shiv Kumar Mishra son**/daughter of **Late Shri Ramniwas Mishra** do hereby solemnly affirm and state that.
	I am a citizen of India
	I will not undertake valuation of any assets in which I have a direct or indirect interest or becomes 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
a.	The information furnished in my valuation report dated 24.01.2026. 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 personally inspected the property on 24.01.2026. The work is not sub-contracted to any other valuer and carried out by myself.
c.	Valuation report is submitted in the format as prescribed by the Bank.
d.	I have not been decanalled/ 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 empanelment
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 professional capacity)
h.	I have not been declared to be unsound mind
i.	I am not an discharged bankrupt, or has not applied to be adjudicated as a bankrupt
j.	I am not an discharged insolvent
k.	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
l.	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
m.	My PAN Card number/Service Tax number as applicable is
n.	I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
o.	I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
p.	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
q.	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
r.	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) LI am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)

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s.	I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
t.	My CIBIL Score and credit worthiness is as per Bank's guidelines
u.	I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
v.	I will undertake the valuation work on receipt of Letter of Engagement generated from the system (ie. LLMS/LOS) only.
w.	Further, I hereby provide the following information

Sr.No.	Particulars	Valuer Comment
1	Background information of the asset being valued	N.A.
2	Purpose of valuation and appointing authority	Fair Market Value of the Property
3	Identity of the valuer and any other experts involved in the valuation.	No.
4	Disclosure of valuer interest or conflict, if any;	N.A.
5	Date of appointment, valuation date and date of report;	**24.01.2026**
6	Nature and sources of the information used or relied upon;	N.A.
7	Procedures adopted in carrying out the valuation and valuation standards followed;	**Land + building method**
8	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.	N.A

Date:- **24.01.2026**

Place:- **Agra**

Signature

(Er. Shiv Kumar Mishra)

SHIV KUMAR MISHRA

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Date: 2026.01.31 12:12:06 +05'30'

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1	A valuer shall, in the conduct of his/its business, follow high standards of integrity and faimess 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 helit 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 is/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 fit 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 andshall 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 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.

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19	In any faimess 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 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 helt 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
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.
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.
Miscellaneous	
31	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
32	A valuer shall follow this code as amended or revised from time to time.

Signature
(Er. Shiv Kumar Mishra)

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Name of the Owner	**Shri Badiujjma Khan & Shri Rafi Ahmad Khan both S/o Shri Mustaq Khan**
Address of Property	**Property situated at Mauza Basai, Pargana Sahawar, Tehsil Patiyali & Distt.- Kasganj - 207242**













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Name of the Owner	**Shri Badiujjma Khan & Shri Rafi Ahmad Khan both S/o Shri Mustaq Khan**
Address of Property	**Property situated at Mauza Basai, Pargana Sahawar, Tehsil Patiyali & Distt.- Kasganj - 207242**

GOOGLE - MAP



CIRCLE - RATE

218	1163	चकरौली	सिढपुरा	ग्रामीण	7200
219	1164	वल्लूपुर	आजम नगर	ग्रामीण	6600
220	1165	बनैल	पटियाली	ग्रामीण	7200
221	1166	विजौरा स्वर्गद्वारी	आजम नगर	ग्रामीण	7200
222	1167	बाँसी	सिढपुरा	ग्रामीण	7200
223	1168	वछुईया	निधपुर	ग्रामीण	6600
224	1169	बगवास	निधपुर	ग्रामीण	6600
225	1170	बहादुर नगर	पटियाली	ग्रामीण	6600
226	1171	बहोरनपुरा	निधपुर	ग्रामीण	7800
227	1172	बहरोजपुर	निधपुर	ग्रामीण	8400
228	1173	बहरोजपुर पटटी न0 2	निधपुर	ग्रामीण	7800
229	1174	बाजीदपुर	सिढपुरा	ग्रामीण	7200
230	1175	बकराई भैसरासी	पटियाली	ग्रामीण	7800
231	1176	बल्हारपुर ता0 पिथनपुर	सिढपुरा	ग्रामीण	6600
232	1177	बल्हारपुर ता0 समौठी	सिढपुरा	ग्रामीण	6600
233	1178	बमनपुरा	निधपुर	ग्रामीण	6600
234	1179	बंगश नगर	निधपुर	ग्रामीण	7200
235	0022	विकास नगर	गंजडुण्डवारा	नगरीय	13200
236	1180	वरईपुर	आजम नगर	ग्रामीण	6600
237	1181	वरौना	निधपुर	ग्रामीण	6600
238	1182	वसई	सहावर	ग्रामीण	6600
239	1183	वस्तौली ब्रहमपुर	निधपुर	ग्रामीण	7800
240	1184	वीनामऊ	सिढपुरा	ग्रामीण	7200
241	1185	वीनपुरा	पटियाली	ग्रामीण	7200
242	1186	विचौला	सिढपुरा	ग्रामीण	7200
243	1187	विलास बांस	आजम नगर	ग्रामीण	7800
244	1188	विलौटी	सिढपुरा	ग्रामीण	7200
245	1189	विश्नोदी	पटियाली	ग्रामीण	7200
246	1190	विसिंगपुर			

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