

Er. PRADEEP POTDAR

B. TECH (MECH.), B.E. CIVIL

CHARTERED ENGINEER & APPROVED VALUER

MIE, FIV, FIIV, REGD. VALUER CAT - 1/224



57, NEHRU NAGAR

AGRA-282 002

Phone: 0562-4003477

Mob.-9837038545

potdar.pradeep@rediffmail.com

18-04-2026

VALUATION CERTIFICATE

To	:	To, The Branch Manager Bank of Maharashtra Sikandra, Agra
Name of the Owner	:	Sh. Abdul Samad S/o Sh. Majar
Property Located at	:	House No.- 327 & 328 at Sector 11A, Pt. Deen Dayal Upadhyay Puram (Awass Vikas Colony) Sikandra Yojana, Loha Mandi Ward, Agra.
A/c Name / No.	:	
GPS Co-ordinates (DMS) (DD)	:	27°12'06.8" 77°57'44.5" 27.201889 77.962361
Close Vicinity/Landmark	:	Near Desh Deepak School
Purpose of valuation	:	Fair Market value of Property
Valuation as on	:	18-04-2026
Valuation	:	
Market Value of Property	:	Rs. 30.85 Lacs
The Realizable Sale Value	:	Rs. 27.77 Lacs
The Distress Sale Value	:	Rs. 24.68 Lacs
Circle Rate Value	:	Rs. 22.56 Lacs

CERTIFICATE

- 1 The present market value of property with existing conditions and specification is in my opinion **Rs. 30.85 Lacs**
- 2 Value varies with the purpose. The report is not to be referred if the purpose is different other than mentioned above.
- 3 I have no direct or indirect interest in the property valued.


Signature

(Name of the Approved valuer and seal
of the firm company)

57 B Nehru Nagar, Agra - 282002,

Tele : Tel:4003477 Mob:9837038545 : email potdar.pradeep@rediffmail.com

18-04-2026

VALUATION REPORT**Introduction:-**

By virtue of my appointment as a registered value by C.C.I.T. Kanpur on behalf of Govt. of India Ministry of Finance through their license No. CAT1/224/2005 and Approved Valuer with Institute of Valuer vide registration no.- F-3101 I State and Confirm as below.

On request of Branch Head, Bank of Maharashtra, we physically Inspected the site 18/04/2026 to evaluate its value for Fair Market Value purpose as on 18/04/2026

I	GENERAL	
1	Purpose for which the valuation is made	: Fair Market value of Property
2	a) Date of inspection	: 18-04-2026
	b) Date on which the valuation is made	: 18-04-2026
3	List of documents produced for perusal	
	1)	: Sale deed Copy & Previous Valuation Report
4	Name of the Owner and his / their addresses with Phone no. (details of share of each owner in case of joint ownership)	: Sh. Abdul Samad S/o Sh. Majar
5	Brief description of the property	: It is a Single Storey Residential House with Mumty. The property was acquired wide deed No. 9928 Dated 06-09-2022 For Rs. 30,00,000.00
	Property leasehold / freehold etc	Freehold
6	Location of property	
	a) Plot No. / Survey No.	: House No.- 327 & 328 at Sector 11A
	b) T.s. No. Village	: Pt. Deen Dayal Upadhyay Puram (Awass Vikas Colony) Sikandra Yojana
	c) Ward / taluka	: Loha Mandi Ward
	d) Mandal /District	: Agra.
7	Postal address of the property	: House No.- 327 & 328 at Sector 11A, Pt. Deen Dayal Upadhyay Puram (Awass Vikas Colony) Sikandra Yojana, Loha Mandi Ward, Agra.
8	City / Town	: Agra.
	Residential Area	: Yes
	Commercial Area	: No
	Industrial Area	: No
9	Classification of the area	:
	i) High / Middle / Poor	: Middle
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under corporation limit / Village Panchayat / Municipality	: Municipality Limit
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land ceiling Act) or notified under agency area / scheduled area / cantonment area.	: No
12	In case it is agriculture land , any conversion to house site plots is contemplated	: N/A

Boundaries of the property		A	B
		As per deed	Actuals
North	:	Rasta 9 Mt.	Rasta 9 Mt.
South	:	House No.- 320/11	House No.- 320/11
East	:	House No.- 329/11	Plot No.- 329/11
West	:	House No.- 326/11	House No.- 326/11
14	Dimension of the site	A	B
		As per deed	Actuals
North	:	6.00 Mt.	6.00 Mt.
South	:	6.00 Mt.	6.00 Mt.
East	:	8.35 Mt.	8.35 Mt.
West	:	8.35 Mt.	8.35 Mt.
14	Latitude, Longitude and Coordinates of the site	27°12'06.8" 77°57'44.5"	
15	Extent of the site	50.05 Sq.Mt.	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	50.05 Sq.Mt.	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Inspected from Out Side	
II	CHARACTERISTICS OF THE SITE		
1	Classification of locality	Middle	
2	Development of surrounding areas	Fair	
3	Possibility of frequent flooding / submerging	No	
4	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	All with in 1.00 K.M. of Property	
5	Level of land with topographical conditions	Plain	
6	Shape of land	Rectangular	
7	Type of use to which it can be put	Residential	
8	Any usage restriction	Residential	
9	Is plot in town planning approved layout.	Residential	
10	Corner plot or intermittent plot	Intermittent	
11	Road facilities	RCC Road	
12	Type road available at present	RCC Road	
13	Width of road – is below 20 Ft. or more than 20 Ft.	9.00 Mt. Wd. Road	
14	Is it a land – Locked land	No	
15	Water potentiality	Own Resource	
16	Underground sewerage system	By Drainage	
17	Is power supply is available in the site	Torrent	
18	Advantage of the site.	It is a Approved Colony	
19	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provision Erection of High Tension Wire land locked, waterlogged, Railway siding, cemetery, near by dumping year, four wheeler approach etc. (Distance from the sea coast / tidal level must be incorporated)	No	

PART – A (Valuation of Land)		
Size of plot		
North & South		6.00 Mt.
East & West		8.35 Mt.
2	Total extent of the plot	50.05 Sq.Mt.
3	Prevailing market rate (Along with details / reference of at least deals/ transaction with respect to adjacent properties in the area)	Based on enquiries in our opinion fair market rate is Rs. 47,500/- Per Sq.M.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	26,000/- Rs./Sq.Mt As per Circle rate list Page No.- 45 Sr. No.- 313
5	Assessed / adopted rate of valuation	47,500/- Rs./Sq.Mt
6	Estimated value of land	Rs. 23,77,375
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
c	Year of construction	2014
	Balance Life of Construction	48 Year
d	Number of floors and height of each floor including basement, if any	Single Storey with Mumty
e	Plinth area floor - wise	Ground Floor = 50.05 Sq.Mt. First Floor = 04.50 Sq.Mt. Total = 54.55 Sq.Mt.
f	Condition of Building	
i)	Exterior – Excellent, Good Normal, Poor	Normal
ii)	Interior – Excellent, Good Normal, Poor	Normal
g	Date of issue and validity of layout of approved map/plan	It is a Approved Colony Developed by Uttar Pradesh Avas Evam Vikas Parishad
h	Approved map/pan issuing authority	As above
i	Whether genuineness or authenticity of approved map / Plan is verified.	As above
j	Any other comments by our empanelled valuers on authentic of approved plan	No



Specification of construction in respect of

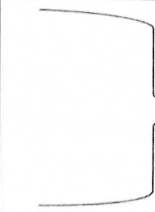
S. No.	Description	All Floor
1	Foundation	: Spreading Foot
2	Basement	: No
3	Superstructure	: 9" Thick Brick wall
4	Joiner / Doors & Window (Please furnish details about size of frames, shutter, glazing, fitting etc., and specify the species of timber)	: Angle iron chaukhat & flush door
5	RCC Works	: RCC
6	Plastering	: Yes
7	Flooring, Skirting, dandling	: Marble
8	Special finish as marble, granite, wooden paneling, grills etc.	: No
9	Roofing including weather proof course	: No
10	Drainage	: By Drain
2	Compound wall	
	Height	: Included
	Length	: As per plan
	Type of construction	: Load baering
3	Electrical installation	
	Type of wiring	: Ordinary
	Class fitting (superior / ordinary / poor)	: Ordinary
	Number of light points	: As per description
	Fan points	: As per description
	Spare plug points	: As per description
	Any other item	: N/A
4	Plumbing installation	
	a No. of water closets and their type	: N/A
	b No. of wash basins	: N/A
	c No. of urinals	: N/A
	d No. of Bath Tubs	: N/A
	e Water meter, taps etc.	: N/A
	f Any other fixtures	: N/A

Details of valuation:

S. No.	Particulars of item	Plinth area	Roof height	Age of Building	Estimated replacement rate of Construction Rs.	Replacement cost (Rs.)	Depreciation	Net Value after deprecation (Rs.)
1	Total Covd area	54.55 Sq.Mt.	10 Ft.	12 Year	15,000 Rs/Sq.Mt	8,18,250	1,10,464	7,07,786
	Total							7,07,786

Part - C (Extra item)

(Amount in Rs.)

1	Portico	:		All Included in P.A. Rate
2	Ornamental front door	:		
3	Sit out / Verandah with steel grills	:		
4	Overheard water tank	:		
5	Extra steel/collapsible gates	:		
	Total	:		

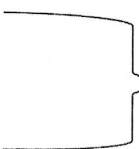
Part - D (AMENITIES)

(Amount in Rs.)

1	Wardrobes	:		All Included in P.A. Rate
2	Glazed Tiles	:		
3	Extra Sinks and bath tubs	:		
4	Marble / ceramic tiles flooring	:		
5	interior decorations	:		
6	Architectural elevation works	:		
7	Paneling works	:		
8	Aluminum works	:		
9	Aluminum Hand rails	:		
10	False ceiling	:		
	Total	:		

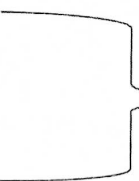
Part - E (MISCELLANEOUS)

(Amount in Rs.)

1	Separate toilet room	:		All Included in P.A. Rate
2	separate lumber room	:		
3	separate water tank/sump	:		
4	Trees, gardening	:		
	Total	:		

Part - F (SERVICES)

(Amount in Rs.)

1	Water Supply arrangements	:		All Included in P.A. Rate
2	Drainage arrangements	:		
3	Compound wall	:		
4	C.B. Deposits, fitting etc.	:		
5	Pavement	:		
	Total	:		

Total abstract of the entire proeprty

PART A	LAND	:		Rs. 23,77,375
PART B	BUILDING	:		Rs. 7,07,786
PART C	EXTRA ITEMS	:		Included
PART D	AMENITIES	:		Included
PART E	MISCELLANEOUS	:		Included
PART F	SERVICES	:		Included
	TOTAL	:		Rs. 30,85,161
	SAY	:		Rs. 30.85 Lacs

As a result of my appraisal and analysis it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 30.85 Lacs**

The Realizable value of property may reduce to **Rs. 27.77 Lacs**

The Distress sale value of property may reduce to **Rs. 24.68 Lacs**

The Circle rate value Land 50.05 Sq.Mt. @ 26,000/- Rs./Sq.Mt = **Rs. 13.01 Lacs**

Add Construction Value 54.55 Sq.Mt. @ 17,500/- Rs./Sq.Mt = **Rs. 9.55 Lacs**

Total Circle rate Value = **Rs. 22.56 Lacs**

The undersigned has inspected the property details in the valuation report dated

Whether satisfied with the description of the property, boundaries of the property, characteristic of the site & specification of construction given in the report : - Yes / No

Property is directly accessible : - Yes / No

Signature

(Asst. Manager)

Signature

(Branch Manager with Seal)

I hereby also declare that-

- a The Information furnished in my valuation report dated 18/04/2026 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/ indirect interest in the property valued.
- c I have got inspected the property on 18/04/2026
- 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 This report has been issued as per guideline prescribed by Institution of Valuer, Delhi.
- g I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- h I am the proprietor official of the firm, who is competent to sign this valuation report.
- i Further I hereby provide the following information.
- j The information furnished in my report is correct to the best of my knowledge and belief.
- k The value arrived above is based on market enquiries and all cash transactions, basis. However further change of circumstances, government policies and market trend may affect the said fair market value & effect of demonetisation is not considered because it can be predicted only after Indian Economy stabilizes.
- l Report is only to assess fair market value of the property for specific purpose, date and place.
- m The extents of Boundaries of the property under subject are considered on the basis of indication by owner / his representative and details in document provided to us which are enclosed with the report.
- n This report or part of it shall not be used for any purpose other than mentioned in this report

Name, address & signature of Valuer	Er. Pradeep Potdar 57-B, Nehru Nagar, Agra.	Signature of the Valuer	Date of valuation	18-04-2026
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k. further, I hereby provide the following information

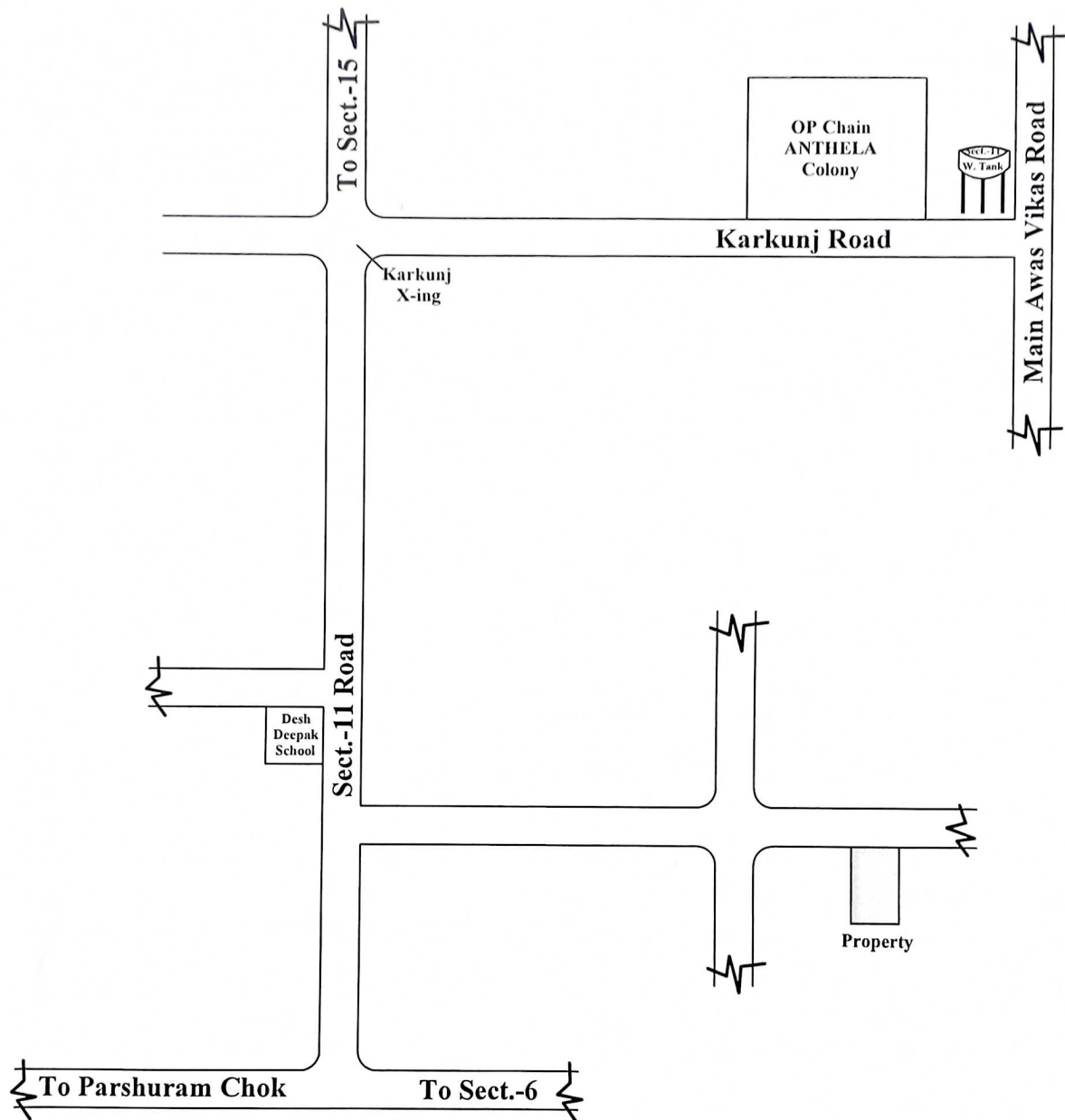
S.No.	Particulars	Valuer comment
1	Background information of the asset being valued.	Residential
2	Purpose of valuation and appointing authority	As per bank Records
3	Identity of the valuer and any other experts involved in the valuation	Not Applicable
4	Disclosure of valuer interest or conflict, if any;	No Interest
5	Date of appointment, valuation date and date of report	18-04-2026
6	Inspections and/or investigations undertaken	Site Investigation for Land rate
7	Nature and sources of the information Used or relied upon	Standard Valuation Norms
8	Procedures adopted in carrying out the standards followed	As prescribed by Institution of Valuers
9	Restrictions on use of the report if any	Only for the Specific purpose
10	Major factors that were taken into account during the valuation	Prevailing Market Condition
11	Caveats, imitations and disclaimers to the extent they export elucidate the imitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	As given in our report.

Date:- 18-04-2026

Place:- Agra

(Name of the Approved valuer and seal
of the firm company)





Owners Name :- Sh. Abdul Samad S/o Sh. Majar

Property Located at :- House No.- 327 & 328 at Sector 11A, Pt. Deen Dayal Upadhyay Puram (Awass Vikas Colony) Sikandra Yojana, Loha Mandi Ward, Agra.

Drawn By :-
Rajpal Singh

ENGINEER'S
SIGN.

Date 18/04/2026

Circle Rate List

		23000	25000	28500	75000	66000	50000	110000	101000	95000	
303	गणपति वि०/नगर	नगरीय	18000	20000	22000	75000	66000	50000	110000	101000	95000
304	गणपति मैलेक्सी	नगरीय	18500	20000	24000	68000	61000	45000	101000	93000	86000
305	गायत्री विहार	नगरीय	16500	17500	19000	68000	61000	45000	101000	93000	86000
306	गणेश विहार	नगरीय	16500	17500	19000	68000	61000	45000	101000	93000	86000
307	गौरी कुंज	नगरीय	13500	16000	17500	68000	61000	45000	101000	93000	86000
308	ज्योति कुंज	नगरीय	15000	17000	20000	75000	66000	50000	110000	101000	95000
309	झीम सिटी	नगरीय	16500	17500	19000	68000	61000	45000	101000	93000	86000
310	नवरंग एकलेव	नगरीय	15000	16500	18000	68000	61000	45000	101000	93000	86000
311	नारायण विहार	नगरीय	20000	22000	25000	75000	66000	50000	110000	101000	95000
312	नीरव निकुंज फेस2	नगरीय	20000	22000	25000	75000	66000	50000	110000	101000	95000
313	50 दीनदयालपुरम से0 1 से 16तक	नगरीय	26000	28000	32000	75000	66000	50000	110000	101000	95000
314	पत्थर का घोड़ा	नगरीय	13500	16000	17500	68000	61000	45000	101000	93000	86000
315	पुनीत विहार/ एकरा0	नगरीय	15000	16500	18000	68000	61000	45000	101000	93000	86000
316	पुष्पजली गार्डनिया	नगरीय	27500	29000	32000	68000	61000	45000	101000	93000	86000
317	पार्क एवेन्यु	नगरीय	17000	19000	21000	75000	66000	50000	110000	101000	95000

Google Location With GPS Coordinates



Direction with GPS Coordinates

Google Map

Scan QR Code for Property Location



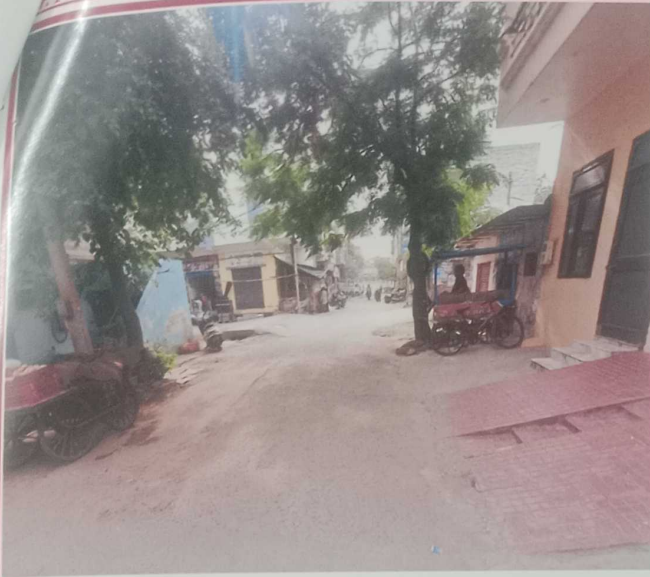
Property in Name of – Sh. Abdul Samad

Engineer's Sign.

Located at - House No.- 327 & 328 at Sector 11A, Pt. Deen Dayal Upadhyay Puram (Awas Vikas Colony) Sikandra Yolana, Loha Mandi Ward, Agra.

Photo taken by





Property in Name of – Sh. Abdul Samad

Engineer's Sign.

Located at - House No.- 327 & 328 at Sector 11A, Pt. Deen Dayal Upadhyay
Puram (Awas Vikas Colony) Sikandra Yojana, Loha Mandi Ward, Agra.

Photo taken by-

