GOEL CONSULTANT
Valuers, Chartered Engineers, QS, PMC

Valuation Report
of

Built-up Property/Khasra no-381K, on Land area 73.25 sqm i.e 87.61 sq yards Situated at Village Karonda Hathi, Near PNB Bank, Tehsil & Distt Shamli, U.P

Applicant/Co-Applicant/Buyer Name:

Shri Kiran Pal Singh S/o Late Shri Yatan Singh

BANK OF MAHARASHTRA
BRANCH SHAMLI, U.P

Prepared by:

GOEL CONSULTANT

PROP:-ER. AVDHESH KUMAR GOEL

B.E. (Civil), M. Tech (Civil), MBA, MRICS

Valuation of immovable Properties: Land & Buildings Government Registered Valuer, Chartered Engineer, Project Managements Consultants, & Quantity Surveyors (RICS),

IBBI Regd. Valuer Govt Regd, Valuer u/s 34 ABof wealth-Tax Act 1957

Regd. No.- (a) Cat-I/745/Vol-II/21/2021-22 Wealth Tax)

Member of ICMAI, Registered Valuer Organization

E-Mail : avdheshengg@gmail.com

Mobile No.7303627001, 9654550884

Regd. Address : C-6/3, Ground Floor, Keshav Puram (Lawrence Road) New Delhi -110035.

OUR REF: BOM/BAGHPAT /GC/2026-2027/273

DATE : 29.04.2026

GOEL CONSULTANT
Er. AVDHESH KUMAR GOEL, MRICS, M.E.
(Civil) DTU, M.E. (Civil) DTU, MBA (FMS) DU
Govt. Approved Valuer-Immovable Property
u/s 34AB Wealth Tax act
Regn. No. Category-I/745/Vol-II/21/2021-22

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OUR REF: BOM/BAGHPAT /GC/2026-2027/273 **DATE :29.04.2026**

To
The Branch Manager
Bank of Maharashtra
Branch Shamli, U.P

Valuation Report

SUBJECT;-

Valuation Report Of Immovable Property / Land Bearing No.	**:-**	**Built-up Property/Khasra no-381K, on Land area 73.25 sqm i.e 87.61 sq yards Situated at Village Karonda Hathi, Near PNB Bank, Tehsil & Distt Shamli, U.P**
Property of (Owner/Seller)	**:-**	**Shri Kiran Pal Singh S/o Late Shri Yatan Singh**
Property of (Purchaser/Buyer)	**:-**	**--**
Fair Market Value	**:-**	**Rs. 18,50,000/-**
Realizable Value 80%	**:-**	**Rs. 15,00,000/-**
Distress Value 70%	**:-**	**Rs. 13,00,000/-**
Circle Rate Value	**:-**	**Rs. 18,47,788/-**
Insurance	**:-**	**Rs. 8,50,000/-**
Dear Sir, The valuation report of above property which was inspected and prepared as per instructed by you, is sent herewith for your records.		

Place: New Delhi
Date: 29.04.2026

For (GOEL CONSULTANT)
Registered Valuer (Land & Building)

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Format- A(GOEL CONSULTANT)

Regd. Address : C-6/3, Ground Floor, Keshav Puram (Lawrence Road) New Delhi -110035.

Annexure-I

To
The Branch Manager
Bank of Maharashtra
Branch Shamli
U.P

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

(To be filled in by the Approved Valuer)

I.	**GENERAL**		
1	Purpose of valuation	:	To Ascertain the Fair Market Value as on date
2.	a Date of Inspection	:	29.04.2026
	b Date on which the valuation is made	:	29.04.2026
3	Documents produced for perusal		
	1 Sale Deed	:	Photocopy of Old Valuation Report Valuer Raju Tyagi & Associates Report Ref no-VA-32.09.24 Dt 14.09.24
4	Name of the reported owner with present address and phone number Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)	:	Shri Kiran Pal Singh S/o Late Shri Yatan Singh Single-Ownership & It is in Owner-Possession It is a NPA Property
5	Brief description of the property	:	1) The property under valuation is a free hold Built-up Property/Khasra no-381K, on Land area 73.25 sqm i.e 87.61 sq yards Situated at Village Karonda Hathi, Near PNB Bank, Tehsil & Distt Shamli, U.P built on a plot measuring area 49.57 sqm Residential Land & 23.68 sqm Commercial Land Total =73.25 sqm i.e 87.61 sq yards , and Covered Area GF & FF 135.20 sq mts i.e 1456 sq ft. 2) Subject property is about 36 years old & as on date occupied by Owner being used as per Residential & Commercial Use. 3) The property is located near PNB Bank 4) Land & building rate is taken to arrive the market value of the property.

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6	Location of property				
	a)	Plot No. / Survey No.	:	Built-up Property/Khasra no-381K, on Land area 73.25 sqm i.e 87.61 sq yards Situated at Village Karonda Hathi, Near PNB Bank, Tehsil & Distt Shamli, U.P	
	b)	Door No.			
	c)	T.S. No. / Village			
	d)	Ward / Taluk			
	e)	Mandal/District			
	f)	Date of issue and validity of layout of approved map / plan	:	Map not Made available Property Already Mortgaged with the Bank	
	g)	Approved map / plan issuing authority	:	--DO--	
	h)	Weather genuineness of or authenticity of approved map / plan is verified	:	--DO--	
	i)	Any other comments by our empanelled valuers on authentic of approved plan.	:	No Adverse Remarks	
7	Postal address of the property		:	Built-up Property/Khasra no-381K, on Land area 73.25 sqm i.e 87.61 sq yards Situated at Village Karonda Hathi, Near PNB Bank, Tehsil & Distt Shamli, U.P	
8	City/Town		:	Town	
	Residential Area		:	Residential / Commercial (Mixed Use) Property	
	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		:	Village Panchyat	
11	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) ornotified under agency area/ scheduled area/cantonment area		:	-DO-	
12	In Case It Is An Agriculture Land, Any Conversion To House Plots Is Contemplated		:	N.A	
13	Boundaries of the property			A As Per Deed	B Actuals
	North		:	Road 14'6" wide	Road 14'6" wide
	South		:	House of Mahender	House of Mahender
	East		:	House of Suresh	House of Suresh
	West`		:	Road 11' ft wide	Road 11' ft wide

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14.1	Dimensions of the site	:	A As Per Deed	B Actuals
	North	:	Land measuring area 49.57 sqm Residential Land & 23.68 sqm Commercial Land Total =73.25 sqm i.e 87.61 sq yards	
	South			
	East			
	West			
14.2	Latitude, Longitude And Coordinates of the Site	:	29.464487 77.400575	
15	Extent of the site	:	Land Measuring 73.25 sqm i.e 87.61 sq yards sqm	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	:	Land Measuring 73.25 sqm i.e 87.61 sq yards sqm	
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent receivedper month.	:	It is in Owner-Possession	
II	CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Middle Class Residential cum Commercial Locality	
2.	Development of surrounding areas	:	Developed Area	
3.	Possibility of frequent flooding/submerging	:	No	
4	Feasibility of the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	Services such as water supply and sanitation, roads anddrains, street- lights, collection and disposal of solid waste are maintained by concerned authorities	
5	Level of land with topographical conditions	:	Plain	
6	Shape of land	:	Rectangular Shape Plot	
7	Type of use to which it can be put	:	Residential cum Commercial Use	
8	Any usage restriction	:	As Above	
9	Is plot in town planning approved layout?	:	Yes	
10	Corner plot or intermittent plot?	:	Intermitted Plot	
11	Road facilities	:	Average	
12	Type of road available at present	:	Metaled Road	
13	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 9' wide road	
14	Is it a Land – Locked land?	:	Not Locked Land (North - Facing Entry & Road)	
15	Water potentiality	:	Satisfactory	
16	Underground sewerage system	:	Connected to Public Sewer	
17	Power supply is available in the site	:	Available	
18	Advantages of		NO	
	1.	:		
	2.	:	--	
19	Special remarks, if any like threat of acquisition ofland for publics service purposes, road widening or applicability of CRZ provisions etc.	:	N.A	
	1.	:	--	
	2.	:	--	

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Part – A (Valuation of Land)			
1	Size of plot	:	Land measuring area 49.57 sqm Residential Land & 23.68 sqm Commercial Land Total =73.25 sqm i.e 87.61 sq yards
	North & South	:	--
	East & West	:	--
2	Total extent of the Plot	:	Plot Measuring = 73.25 sqm i.e 87.61 sq yards
3	Prevailing market rate (Along with details /Reference of atleast two latest deals / transitionswith respect to adjacent properties in the arcas	:	Residential Land Rate Rs.7,000/- To Rs.8,000/- Per Sqm. Commercial Land Rate Rs.26,000/- To Rs.27,000/- Per Sqm. Basis of Local property dealers, and other relevant sources etc. & As the 2 sale transactions in the locality are not available we are providing copies of property portal 99 acres. com or Magicbriks.com for assessing the nearby value in the particular area.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Circle Rate in Area Village Karondha Hathi, Shamli is Rs. 2,000/- per sq meter for Land 20 % 2 Side Road is Rs.2400/- per sqm fir Residential & Rs. 18,000/- per sq meter for Land 20 % 2 Side Road is Rs.21,600/- per sqm for Commercial & Cost of Const RSS is Rs. 9,000/- per sq meter Value of Land Residential 49.57 sqm X Rs.2,400/- Sq. mtr. = **Rs. 1,18,960-A** Commercial 23,68 sqm X Rs.21,600/- Sq. mtr. = **Rs. 5,11,488/-B** *Construction Cost* Area 135.26 sqm X Rs. 9,000/- per sq meter = **Rs. 12,17,340/-C** Total Govt. value (A+B+C) = **Rs. 18,47,788/-**
5	Assessed / adopted rate of valuation	:	Considering the Size, Shape Utility, Frontage Location of the Plot & As Per Enquiries Made From Local Market Sources, the Rate of Market rates Adopted @ **Rs.7,500/- Per sqm for Residential & Rs. 26,500/- per sqm for Commercial**
6	Estimated value of land	:	**Residential 49.57 sqm X Rs.7,500/-Per Sq. Yard.** **= Rs.3,71,775/-** **Commercial 23.68 sqm X Rs.26,500/-Per Sq. Yard.** **= Rs.6,27,520/-** **Total Rs. 9,99,295/-**

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	Part – B (Valuation of Floor)			
1	Technical details of building			
	a)	Type of Building (Residential / Commercial/ Industrial)	:	Residential/ Commercial Mixed use
	b)	Type of construction (Load bearing / RCC /Steel Framed)	:	RSS/ Load Bearing Wall
	c)	Year of Construction	:	1990Year
	d)	Age of Building	:	36 Year
	d)	Estimated Future Life	:	24 Year
	e)	Total Life of Building	:	60 Year

	f)	Number of floors and height of each floor including basement, if any	:	GF & FF with 10' (RSS)			
	g)	Plinth area floor-wise	:	**Floor**	**Actual area sqm.**	**Permissible area sq. ft.**	**Adopted area sq. ft.**
				BMF	--	--	--
				Stilt	--	--	--
				GF	73.20	--	788.00
				FF	62.00	--	668.00
				SF		--	--
				Total	**135.20**	--	1456.00

	h)	Condition of the building			
		i)	Exterior – Excellent, Good, Normal, Poor		Normal
		ii)	Interior – Excellent, Good, Normal, Poor		Normal

PECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. No.	Description	ALL FLOORS
1	Foundation	RCC Spread footing foundation
2	Basement	NO
3	Superstructure	Load Bearing Wall
4	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Iron Gate
5	RCC Works.	RSS
6	Plastering	Plastered and Painted
7	Flooring, Skirting, dadoing	CC- Flooring
8	Special finish as marble, granite, wooden paneling, grills, etc.	-N.A-
9	Roofing including weather proof course	Tin
10	Drainage	Available

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S. No.	Description		ALL FLOORS
2	Compound Wall	:-	AS PER SITE
	Height	:-	-do-
	Length	:-	-do-
	Type of construction	:-	-do-
3	Electrical Installation		
	Type of wiring	:-	Conduit Fitting
	Class of fittings (Superior / Ordinary / Poor)	:-	Medium
	Number of light points	:-	Multiple light connection
	Fan Points	:-	Same as Above
	Spare plug points	:-	Same as Above
	Any Other item	:-	Nil

3.	Plumbing installation		As Per Site
a)	No. of water closets and their type	:-	-do-
b)	No. of Wash basing	:-	-do-
c)	No. of urinals	:-	-do-
d)	No. of bath tubs.	:-	-do-
e)	Water meter, taps, etc.	:-	-do-
f)	Any other fixtures.	:-	-do-

DETAILS OF VALUATION (Part-B)

Sr. No.	Particularof items	Plinth Area in Sq.ft	Roof Heights	Age of Building	Estimated Replacement rate of construction Rs. (Sq ft)	Replacement cost Rs.	Depreciation. @36 % (1% per Year)	Newt value After Depreciation Rs.
1	Basement	--	--	--	---	--	--	--
2.	GF & FF	1456	10 ft	26 Year	900/-	13,10,400/-	4,71,744/-	8,38,256/-
3	--	--	--	--	--	--	--	--
4.	--	--	---	--	---	---	--	--
5.	--	--	--	--	--	--	--	---
	Total					13,10,400/-	--	8,38,256-

	PART C- (EXTRA ITEMS		(AMOUNT IN RS.)
1	Portico	:	Including in Building Cost
2	Ornamental front door	:	-do-
3	Sit out / Verandah with steel grills	:	-do-
4	Overhead water tank	:	-do-
5	Extra steel / collapsible gates	:	-do-
	Amount		--

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	PART D- (AMENITIES)		(AMOUNT IN RS.)
1	Wardrobes	:	Including in Building Cost
2	Glazed tiles	:	-do-
3	Extra sinks and bath tub	:	-do-
4	Marble / ceramic tiles flooring	:	-do-
5	Interior decorations	:	-do-
6	Architectural elevations works	:	-do-
7	Paneling works	:	-do-
8	Aluminum works	:	-do-
9	Aluminum hand rails	:	-do-
10	False ceiling	:	-do-
11	Roof Terrace	:	-do-
	Amount		--

	PART E- (MISCELLANEOUS)		(AMOUNT IN RS.)
1	Separate Toilet Room	:	Including in Building Cost
2	Separate Lumber Room	:	-do-
3	Separate Water Tank/ Sump	:	-do-
4	Trees, Gardening	:	-do-
	Total	:	--

	PART F- (SERVICE)		(AMOUNT IN RS.)
1	Water supply arrangements	:	Including in Building Cost
2	Drainage arrangements	:	-do-
3	Compound wall	:	-do-
4	C. B. deposits, fittings etc.	:	-do-
5	Pavement	:	-do-
	Total Amount	:	--

TOTAL ABSTRACT OFTHE ENTIRE PROPERTY

Part – A	Land	:	Rs. 9,99,295/-
Part – B	Construction	:	Rs. 8,38,256-
Part – C	Extra items	:	--
Part – D	Amenities	:	--
Part – E	Miscellaneous	:	--
Part – F	Services	:	--
	Total	:	Rs.18,37,551/-
	SAY	:	Rs.18,50,000/-

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(Valuation: Here the approved valuer should discuss in detail his approach to valuation of Property and indicate how the value has been arrived at, supported by necessary calculations. Also such Aspects as i) Salability ii) Likely rental values in future and iii) Any likely income it may Generate may be discussed) Photograph of owner / representative with property in background to be enclosed Screen shot oflongitude / Latitude and co-ordinates of property using GPS / Various Apps/ Internet sites.

As a result of my appraisal and analysis, it is may considered opinion that the present fair market valuer of the Above property in the prevailing condition with aforesaid specification is **Rs.18,50,000/-(Rupees Eighteen Lakhs Fifty Thousand only.** (Prevailing market rate along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are as under:

i. Date of purchase of immovable property: as per Legal Document
ii. Purchase Price of immovable property: as per Legal Document
iii. Book value of immovable property: as per Legal Document
iv. Realizable Value of immovable property (80%) : **Rs. 15,00,000/-**
v. Distress Sale Value of immovable property (70%) : **Rs. 13,00,000/-**
vi. Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated : **Rs. 18,47,788/-**
vii. Insurance Value : **Rs. 8,50,000/-**
viii Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex, etc.

Place: New Delhi
Date: 29.04.2026

For (GOEL CONSULTANT)
Registered Valuer (Land & Building)

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Er AVDHESH KUMAR GOEL MRICS M E
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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 & Designation of the Inspecting Official/s) Countersigned

Encl:

1. Declaration From the valuer in Format E Annexure-II
2. Model code of conduct for valuer (Annexure-III)

ANNEXURE- II

Format – E DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated **29.04.2026** is true and correct to the best of my knowledge and beliefand I have made an impartial and true valuation of the property.

b. I have no direct or indirect interest in the property valued;

c. I have personally inspected the property on **29.04.2026** The work is not sub- contracted to any other valuer and carried outby myself.

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. 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.

g. 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.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure F- A signed copy of same to be taken and kept along with this declaration)

i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

k. Further, I hereby provide the following information

No.	Particulars	*Valuer comment*
1	Background information of the asset being valued;	YES
2	Purpose of valuation and appointing authority	For bank Purpose- Appointing Authority- Bank of Maharashtra- Branch Shamli U.P
3	identity of the valuer and any other experts involved in the valuation;	Empanelled valuer with bank
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation	29.04.2026
6	date and date of report;	29.04.2026
7	inspections and/or investigations undertaken;	Yes
8	nature and sources of the information used or relied upon;	Market Survey
9	procedures adopted in carrying out the valuation and valuation standardsfollowed;	Land & Building rate Method
10	restrictions on use of the report, if any;	Only For- Bank of Maharashtra Branch Shamli U.P
11	major factors that were taken into account during the valuation;	As Per Valuation Report
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 limitinghis responsibility for the valuation report.	The value of the property may increase or decrease depending on the future market, condition, scenarios, change of circumstances Govt. Polices and market trend can affect the market value of property and does not bind us with the sale/realizable of the assets appraised. Ownership to be got verified by the bank.

Place: New Delhi
Date: 29.04.2026

For (GOEL CONSULTANT)
Registered Valuer (Land & Building))

GOEL CONSULTANT
Er. AVDHESH KUMAR GOEL MRICS, M.E.
(Civil) DTU M.E. (Civil) DTU M.B.A (Fin.), L.L.B.
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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 of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards 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, straightforward, 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 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 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 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 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.

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Er AVDHESH KUMAR GOEL MRICS M E
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u/s 34AB Wealth Tax act
Regn No. Category-I/745/Delhi/2

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 (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 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 organisation 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 organisation 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.

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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.

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: New Delhi
Date: 29.04.2026

For (GOEL CONSULTANT)
Registered Valuer (Land & Building)

GOEL CONSULTANT
Er AVDHESH KUMAR GOEL MRICS M.E
B.E (Civil) DTU M.E (Civil) DTU MBA (FMS) LLB
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Regn No Category-I/745/Vol-II/21/2021-22

PART III DECLARATION.

The valuation is based on the site visit & the information reported by the borrower.

The valuation is subject to clear & marketable title & adequacy of Engineering /Structural design, Stability & Deed of declaration for common Areas etc.

Emphasis of this report is on the value of the property & not on the area measurement or title verification of the property, environmental aspects & is based on present market rate.

This valuation report will remain valid only for the purpose for which it is made as mentionedin clause 1 this report and any other use of this report shall render it invalid & The Valuation has been given solely for the use of the Client to whom it's addressed. Market value obtainedin this report is defined below –Market value is the estimated amount for which an asset shouldexchange on the date of valuation between a willing buyer & willing seller in an Arm's lengthtransaction after proper marketing wherein the parties had each acted knowledgeably compulsion (As defined by the International Valuation Standards Committee London).

Goel Consultant by reason of this report, are not required to give testimony or attendance in court or to any Government agency with reference to the subject property unlessprior arrangements and consent have been made.

Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation is purely an estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.

Bank authorities are requested to contact Valuer in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no director indirect interest in the assets valued. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer chargesetc. if any, are not considered in the valuation. We have assumed that the assets are free of lien& encumbrances.

Place: New Delhi
Date: 29.04.2026

For (GOEL CONSULTANT)
Registered Valuer (Land & Building)

GOEL CONSULTANT
Er AVDHESH KUMAR GOEL MRICS, M E
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DECLARATION :-

I hereby declare that:

The information furnished in my valuation report dated 29.04.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

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

I have inspected By (Mr. Rajesh -9311853700) as on Date 29.04.2026

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

GOEL CONSULTANT, by reason of this report, is not required to give testimony or attendance in court or to any government agency with reference to the subject property unless arrangements have been previously made.

We have not been found guilty of misconduct in our professional capacity.

Place: New Delhi
Date: 29.04.2026

For (GOEL CONSULTANT)
Registered Valuer (Land & Building)

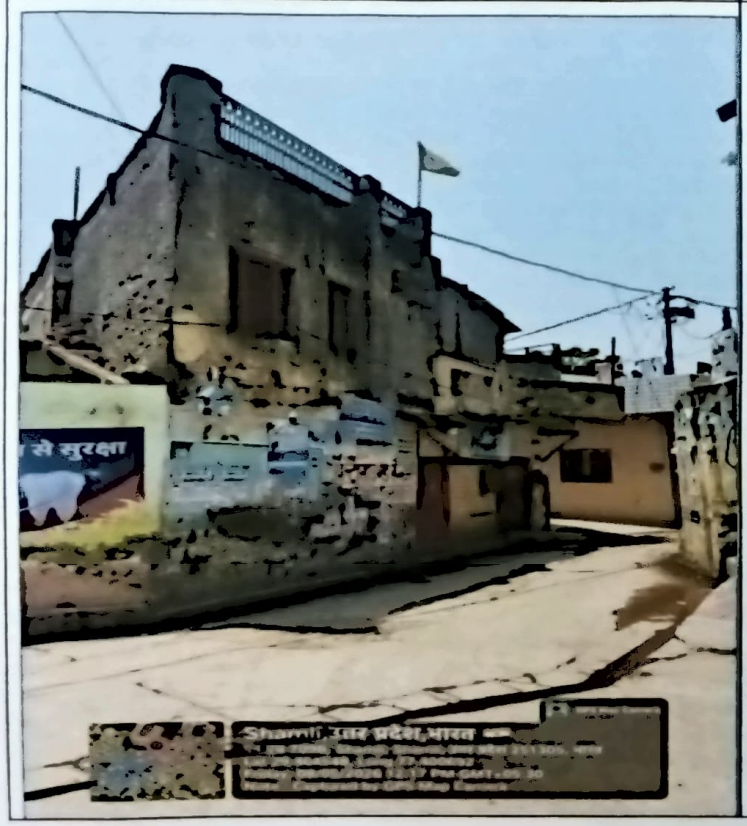
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PHOTOGRAPHS



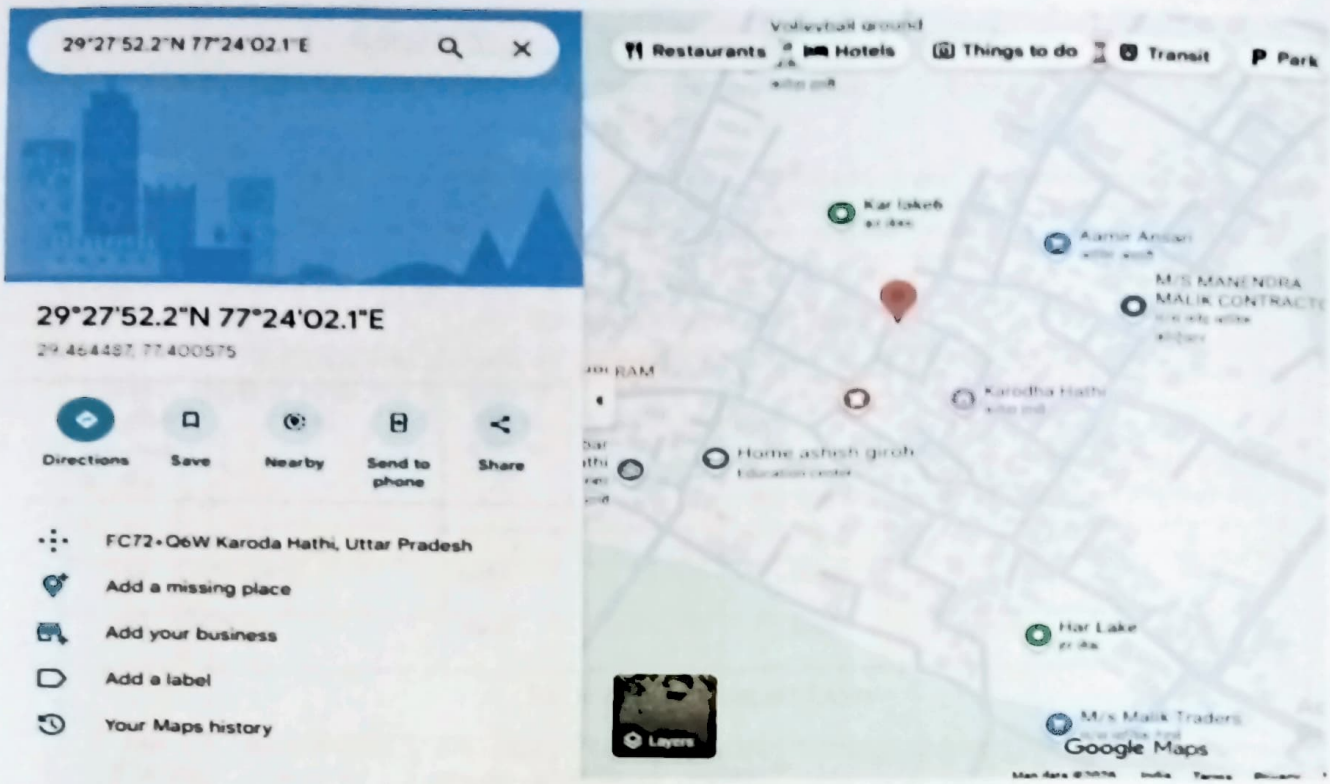


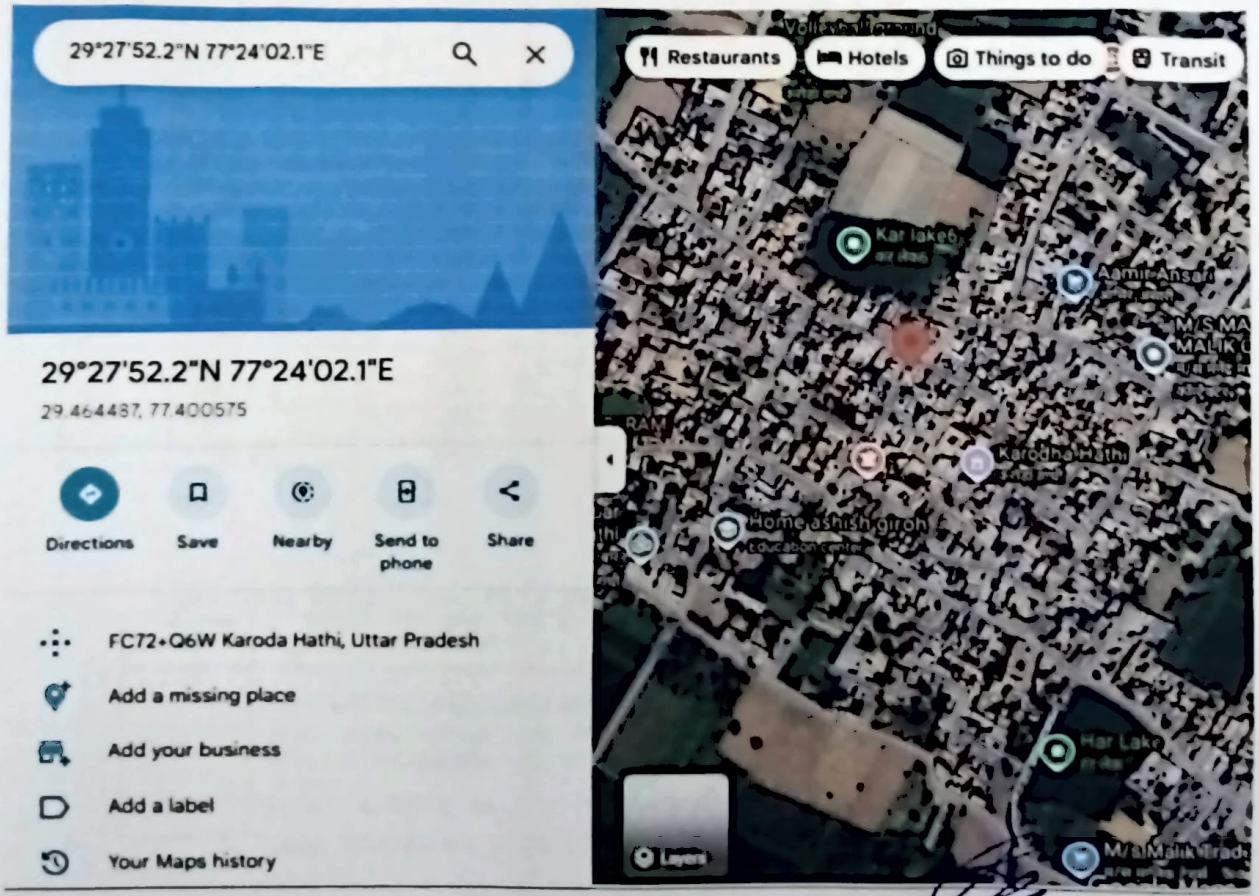




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GEOGRAPHICAL GOOGLE MAP





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CIRCLE RATE SUB TEHSIL –BARAUT, DISTT- BAGHPAT

कार्यालय जिलाधिकारी शामली

पत्र संख्या –390/स्टाम्प सहायक/2025 दिनांक– 06-6-2025

कार्यालय ज्ञाप

उत्तर प्रदेश स्टाम्प (सम्पत्ति का मूल्यांकन) नियमावली, 1997 एवं तत्सम्बन्धित उत्तर प्रदेश स्टाम्प (सम्पत्ति का मूल्यांकन) (द्वितीय संशोधन) नियमावली, 2013 व (तृतीय संशोधन) नियमावली, 2016 के नियम–4 (1) के अन्तर्गत प्रचलित कलेक्टर वार्षिक मूल्यांकन सूची को पुनरीक्षित/व्यवहारिक/रेशनलाइज करने हेतु जनपद के समस्त उप जिलाधिकारी /तहसीलदार/उप निबंधक से प्रस्ताव प्राप्त किये गये।

RATE FOR RESIDENTIAL LAND

नगरीय, अर्धनगरीय तथा ग्रामीण क्षेत्र) में वर्गानुक्रम में अकृषक भूमि दरें प्रति वर्गमीटर (बेसिक वैल्यू)						
सॉफ्टवेयर में आवंटित किया गया डी–कोड	मौहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड या हल्का का नाम	नगरीय, अर्धनगरीय तथा ग्रामीण क्षेत्र	अकृषक भूमि की दरें प्रति वर्गमीटर		
				(5 मीटर से कम चौड़े रास्ते पर)	(5 मीटर से 9 मीटर तक चौड़े रास्ते पर)	(9 मीटर से अधिक चौड़े रास्ते पर)
1	2	3	4	5	6	7
1020	करौदा हाथी	शामली	–	2000	2200	2300
1021	करौंडी	शामली	–	2000	2200	2300

RATE FOR COMMERCIAL LAND

प्रारूप 1 में आंवटित किया गया वी –कोड	मौहल्ले या राजस्व ग्राम का नाम	श्रेणी, नगरीय, अर्धनगरीय या ग्रामीण	ग्रुप वाणिज्यिक अधिष्ठान भूमि की प्रति वर्गमीटर दर	ग्रुप से भिन्न वाणिज्यिक भवन में स्थित वाणिज्यिक अधिष्ठानों में फर्श क्षेत्र की प्रतिवर्ग मी0 दरें	राजस्व ग्रामों में कृषक भूमि की दरें प्रति हेक्टेयर			
					राजकीय राज्य व राष्ट्रीय मार्ग पर	जनपदीय मार्ग पर	लिंक मार्ग पर	सामान्य भूमि (लाख में)
1	2	3	6	7	8	9	10	11
0141	कोटला	जलालाबाद	30000	35000	–	–	–	–
1013	कुरमाली	ग्रामीण	15000	20000	90	65	55	45
1014	बासमपुर	ग्रामीण	15000	20000	90	65	55	45
1015	कुडाना (विकासशील)	ग्रामीण	20000	25000	100	75	60	55
1016	कैंडी (विकासशील)	ग्रामीण	15000	20000	100	65	58	55
1017	काबडीन	ग्रामीण	20000	25000	100	75	60	55
1018	कसेरवा कलां	ग्रामीण	15000	20000	90	65	55	45
1019	कसेरवा खुर्द	ग्रामीण	18000	22000	100	80	65	60
1020	करौदा हाथी	ग्रामीण	18000	22000	100	80	65	60
1021	करौंडी	ग्रामीण	20000	25000	100	80	65	60
1022	कान्जर हेडी	ग्रामीण	15000	20000	100	80	65	60

CONSTRUCTION RATE

भाग–3

प्रारूप–6

क)– तीन मंजिला तक गैर वाणिज्यिक भवनों की विभिन्न श्रेणी के निर्माण की दरें–

क्र सं0	निर्माण की श्रेणी छत के आधार पर	प्रथम श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्गमीटर	द्वितीय श्रेणी के निर्माण की दर कवर्ड एरिया के अनुसार प्रति वर्गमीटर
1	2	4	5
1	आर0सी0सी0/आर0बी0सी0	15000	14000
2	कडी, गार्डर पटिया लाट	9000	8000
3	टिनशेड, एसबेसटस शेड, फाइबर	8000	8000
4	कच्चा, छप्पर, खपरैल	6000	6000

- प्रथम श्रेणी निर्माण का तात्पर्य गढ है कि उसमें उपयोग खिडकी, दरवाजे लकडी तथा लोहा,

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