r. Vishal Jain
Chartered Engineer
Govt. Approved Valuer
Member Institution of Valuers/Engineers

E-mail : Vishal.jain 015@gmail.com
Phone (M) : 09837238352, 8865831649
: 0571-3581443
Address : 18/133A, Sarai Khirni
Aligarh-202001

Registered Valuer U/s 34AB of Wealth Tax Act, S.B.I., Indian Bank, Canara Bank, P.N.B., Bank of India
Bank of Baroda, Union Bank of India, Bank of Maharashtra, J&K Bank, Etc.

Ref.-: VJ/B.O.M./Sambhal/2026/Aug./16434 **Date-: 03/08/2026**

Summary of Valuation

Summary Valuation Report on property owned of Mr. Rafat Khan S/o Mr. Riyasat Ulla Khan

Sr. No.	Particulars	Details/information
1.	Name of Branch	: Bank of Maharashtra Sambhal Branch,
2.	Name of Owner	: Mr. Rafat Khan S/o Mr. Riyasat Ulla Khan
3.	Name of Valuer	: Vishal Jain
4.	Date of visit by Valuer	: 03/08/2026
5.	Name of the Bank official accompanied Visited with Valuer	: Mr. Samarjeet Singh
5.1	Sale Deed Details	: Deed No. 4999, Dated-20/09/1999
6	Description of property/properties	: The property under valuation is Freehold Residential Property measuring Area = 163.35 Sq.mt. or 195.37 Sq.yd.
a).	Name of the owner /mortgager	: Mr. Rafat Khan S/o Mr. Riyasat Ulla Khan
b)	Extent of the area (in aeres/hectares sqm/sq.ft)	Land Area =163.35 Sq.mt. or 195.37 Sq.yd.
c)	Survey No./Gut No./CST No./ H. No	: House No. 882, Mohalla Kot Garbi, Tehsil & Distt. Sambhal.
d)	Type of land Leasehold /freehold/Govt.grant etc	Freehold
e)	Nature of property Residential /commercial/ offires / industrial/agricultural	Residential Property
f)	In possession of / occupancy Self occupied /rented out	Self Occupied by Owners
g)	Location(rural/Semi-Urban/Urban/Metro/mide /S E Z/Others	Semi-Urban
h)	Boundaris Identified(Identified/not Identified (Details in the main Report	Identified
i)	Market Value of the property	Rs. 59,30,000.00
j)	Realizable Value of the property	Rs. 50,41,000.00
k)	DistressValue of the property	Rs. 44,48,000.00
l)	Value of the property as per Govt. Ready Reckoner	Rs. 43,80,000.00

Certified that the property is properly demarcated and the boundaries of the property are Identified.
Dated-03/08/2026
Palace- Aligarh

VISHAL JAIN
Chartered Engineer
Approved Valuer
A-2249S/AM/4/576
(0571) 2411139, 9837238352

Er. Vishal Jain
Chartered Engineer
Govt. Approved Valuer
Reg. No.- W.T.CAT-1/15
Member Institution of Valuers/Engineers

E-Mail : Vishal.jain015@gmail.com

Phone (M): 09837238352, 8865831649
Address : 18/133-A Sarai Khirni Agra Road,
Distt. Aligarh-202001

Registered Valuer U/s 34AB of Wealth Tax Act., S.B.I., Bank of India, Indian Bank, U.B.I., Canara Bank, P.N.B., B.O.B., B.O.M., J & K Bank, HDFC Limited, Coprative Bank, Sriram City Union Finance Ltd.

Annexure-I

Format - A

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

I. GENERAL

1.	Purpose of Which the Valuation is Made		: Assessment of Value of Property
2.	a)	Date of Inspection	: 03/08/2026
	b)	Date on Which the Valuation is Made	: 03/08/2026
3.	List of Document Produced for Persaul		:
	i) Sale Deed-1 Details		: Deed No. 4999, Dated-20/09/1999
	ii) L.S.R. Details		: --
4.	Name of the Owner (S) and his/their address (es) with phone no. (details of share of each owner in case of joint ownership)		: Mr. Rafat Khan S/o Mr. Riyasat Ulla Khan Mob. No.- Single Ownership
5.	Brief Description of the Property Open Land, Independent house, shop, godown, commercial complex (mention the specific building allotted		: There is a S/Storey Building is use for Residential Purpose Located at House No. 882, Mohalla Kot Garbi, Near Kot Chauraha, having school, hospital, market & other aminities are with redius from the property.
5.1	Leasehold/freehold: description of lease, period of Lease, Lease Rental etc.		Free Hold
6.1	Location of the property		:
	a)	Plot No./ Survey No.	: --do--
	b)	Door No.	: House No. 882,
	c)	T.S.No./ Village	: Mohalla Kot Garbi,
	d)	Ward/Taluka	: Tehsil Sambhal.
	e)	D.Mandal/ District	: Distt. Sambhal.
6.2	Mention Road/Street Number & Name		: by Market Road
6.3	Mention the Nearest Public transit point		: Kot Chauraha
7.	Postal address of the Property		: Same As Above

VISHAL JAIN
Chartered Engineer
Govt. Approved Valuer

8.	i)	City/town	City
	ii)	Residential Area	Yes
	iii)	Commercial Area	--
	iv)	Industrial Area	--
9.	Classification of the Area		--
	i)	High/Middle/Poor	Middle
	ii)	Urban/Semi-Urban/Rural	Semi-Urban
10.	Coming under Corporation Limit/ Villege Panchayat/ Municipality		Under Municipality
11.	Weather covered under any state/central govt. enactments (e.g. urban land ceiling act) or notified under Agency Area/schdeduled area/ cantonment Area		No As per our Information
12.	in case it is an agricultural Land, any conversion to House Site Plots is contemplated		N.A.
13.	Boundaries of the Property as per Actual		
	As Per Deed		**As Per Site**
North	Rasta 10' Wide		Rasta 10' Wide
South	House Gafur		House Gafur & Other
East	House Ajaz Khan		House Other
West	House Jameel Khan		P/o Mubina Fatima
13.1	Whether Land is Demarcated, compound wall with gate is available		Yes
13.2	Mention the Plot Number or House Number Allocated		House No. 882,
13.3	Whether the boundary is Matching, Reason for any Deviation		Yes
14.	Dimensions of the Site :-	**As Per Deed**	**As Per Site**
	North	As Per Deed	As Per Site Plan
	South	As Per Deed	As Per Site Plan
	East	As Per Deed	As Per Site Plan
	West	As Per Deed	As Per Site Plan
14.1	Latitude, Londitude & Coordinates of the Site		28.58275, 78.565851
15.	Extent of the Site		163.35 Sq.mt. or 195.37 Sq.yd.
16.	Extent of the Site Considered for Valuation (Least of 14-a &14-b)		195.37 Sq.yd. or 163.35 Sq.mt.
17.	Wheather occupied by the owner/tenant? if occupied by tenant since how long ? rent received per month		Occupied by owner
17.1	Whether up to date taxes are paid, mention the latest tax receipt number		Not Available



19.3	Land is Swampy, Marshy, Reclamed or Garden Land.			No
	Part- A (Valuation of Land):-			
1.	Size of Plot		:	Given Bellow
	North x South		:	--x--
	East x West		:	--x--
2.	Total Extent of the Plot		:	163.35 Sq.mt. or 195.37 Sq.yd.
3.	Prevailing Market Rate		:	Rs. 19,500.0 to 20,000.0/per Sq.mt.
4.	Circle Rate of Land			Rs. 14,600.00 Sq.mt. Page-16, Code-0016
4.1	Value of Land as per Guide Line Rate		:	Rs. 14,600.00 x 163.35 Sq.mt.
5.	Total Value of Land As Per GLR		=	**Rs. 23,84,910.00**
6.	Assessed/ Adopted Rate of Land		:	Rs. 25,000.00/ per Sq.mt.
7.	Estimated Value of Land As Per PMR		:	Rs. 25,000.00 x 163.35 Sq.mt.
	Total Value of Land As Per PMR		:	**Rs. 40,83,750.00**
	PART- B (Valuation of Building)			
1.	TECHNICAL DETAILS OF THE BUILDING			
	a)	Type of the Building (Residential Commercial/ Industrial)	:	Residential Building
	b)	Type of consrution (Load bearing/ R.C.C./ Steel Framed	:	RCC Framed
	c)	Year of Construction	:	Yr. 2020
	d)	Number of Floor & Height of each floor including basement if any	:	Single storey Building Ht. 10'-6"
	e)	Plinth Area floor-wise		
		1. Ground Floor Cov. Area 2. First Floor Cov. Area 3. Second Floor Cov. Area 4. Third Floor Cov. Area		1,430.00 Sq.ft. -- -- --
	f)	Condition of the Building:-	:	--
		i) Exterior- Excellent, Good, Normal & Poor	:	Normal
		ii) Interior- Excellent, Good, Normal, & Poor	:	Normal

VISHAL JAIN
Chartered Engg.
& Approved Valuer
A 22495/A/1147576
(0571) 2413139, 9837

	g)	Date of issue and validity of Layout of approved map/plan	Details Not Available
	h)	Approved Map/Plan issuing authority	Details Not Available
	i)	Whether Genuineness or authenticity of approved map/Plan is varified	Details Not Available
	j)	any other comments by our Empanelled valuers on authentic of approved plan	N.A.
		Whether the building is constructed as Per Approved Plan, details of Deviation if any	No
		Stages of Construction	100% Completed

1. SPECIFICATION OF CONSTRUCTION (FLOOR- WISE) IN RESPECT OF :

Sr. No.	DESCRIPTION	Building
01	Foundation	Spread footing
02	Basement	No
03	Superstructure	F/c brick work in cement mortar
04	Joinery/Doors & windows (please furnished details about size of frames shutters, glazing, fitting etc., and specity the species of timber	M.S. Wooden Door-Window
05	Roof	RCC Slab
06	Plastering	Yes
07	Flooring & Skirting	Tiles Flooring
08	Special finish as marble, granite wooden panneling grills etc.	Yes
09	Roofing including weather proof course	Yes
10	Drainage	Septic Tank

02. COMPOUND WALL:-

Height	:	N.A.
Lenght	:	N.A.
Type of Construction	:	N.A.

03.ELECTRICLA INSTALLATION

Type of wiring	: Conduit
Class of fitting (Superior ordinary/poor	: Ordinary
No. of Light, Fan & Spare plug points any other item	: Available

4. PLUMBING INSTALLATION

	a)	No. of water closets and their type
	b)	No. of wash basin
	c)	No. of Urinals
	d)	No. of bath tubs
	e)	water meters, taps etc.
	f)	any other fixtures

Required

VISHAL JAIN
Charte... Engg.
& Appr... Valuer
A-22495/A/14/576-S
M. No. (0571) 24131.39, 9837238(M)

DETAILS OF VALUTION:-

	Total Life	Building Age	Residual Age	Dep. Rate
Building	75 Yr.	06 Yr.	69 Yr.	12%

Sr. No.	Particulars of item	Plinth Area	Roof Ht.	Age of Building	Estimated Replacement rate of c-onstruction	Replacement Cost	Depreciation	Net Value After Depreciation
					Rs.	Rs.	Rs.	Rs.
01.	Gr.Floor Cov. Area	1,430.00 Sq.ft.	10'6" ft.	06 Yr.	1,200.00 sq.ft.	17,16,000.00	--	17,16,000.00

Total Const of Construction As Per Market Rate Rs. 37,31,200.00

Value of Building As Per GLR.

Sr.No.	Particulars of Item	Plinth Area	Replacement Rate of Const.	Value of Construction
01.	RCC Construction	133.00 Sq.mt.	15,000.00/per Sq.mt.	19,95,000.00

Total Const of Construction as Per Market Rate Bases Rs. 19,95,000.00

PART-C- (Extra Items)		: (Amount in Rs.)
01.	Portico	: --
02.	Ornamental Front Door	: --
03.	Sit out/ Varandah with Steel Grills	: --
04.	Overhead Water Tank	: --
05.	Extra Steel/ Collapsible Gates	: --
	Total	: **00.00**

PART-D- (Amenities)		: (Amount in Rs.)
01.	Wardrobes	: --
02.	Glazed tiles	: --
03.	Extra Sinks and bath tub	: --
04.	Marble/Ceremic tiles flooring	: --
05.	Interior Decorations	: --
06.	Architectural elevation works	: --
07.	Paneling Works	: --
08.	Aluminium Works	: --
09.	Aluminium Hand Rails	: --
10.	False Ceiling	: --
	Total	: **00.00**

VISHAL JAIN

PART-E- (Miscellaneous)		:	(Amount in Rs.)
01.	Separate toilet Room	:	--
02.	Separate Lumber Room	:	--
03.	Seperate water tank/sump	:	--
04.	Trees, Gardening	:	--
05.	Other works (if any)	:	50,000.00
	Total	:	**50,000.00**

PART-F- (Serveces)		:	(Amount in Rs.)
01.	Water Supply Arrangements	:	80,000.00
02.	Drainage Arrangements	:	--
03.	Compound wall	:	--
04.	C.B. Deposits, Fittings etc.	:	--
05.	Pavement	:	--
	Total	:	**80,000.00**

TOTAL ABSRACT OF THE ENTIRE PROPERTY

Part	Description	Value As per PMR	Value As per GLR
Part-A	**Land**	**Rs. 40,83,750.00**	**Rs. 23,84,910.00**
Part-B	**Building**	**Rs.** 17,16,000.00	Rs. 19,95,000.00
Part-C	**Extra Items**	--	--
Part-D	**Amenities**	--	--
Part-E	**Miscellaneous**	Rs. 50,000.00	--
Part-F	**Services**	Rs. 80,000.00	--
	Total	**Rs. 59,29,750.00**	**Rs. 43,79,910.00**
	Say	**Rs. 59,30,000.00**	**Rs. 43,80,000.00**

Say- Rs. 59,30,000.00 Amount in word (Rs. Fifty Nine Lakh Thirty Thousand Only.)

VISHAL JAIN
Chartered Engg
& Approved Valuer

PART-D- DECLARATION

Valuation : Here, the approved valuer should in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation, Also, such aspects as i) Salability ii) likely rental values in future and iii) any likely income it may generate may be Discussed).

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. 59,30,000.00 Amount in word (Rs. Fifty Nine Lakh Thirty Thousand Only.)** The Realizable Value of the Property is 85% of PMR is Rs. 50,41,000.00 (Rs. Fifty Lakh Fourty One Thousand Only) and the Distress/Forced value = 75% of Fair Market Value.

APPROVED VALUER -

Place :- Aligarh
Date: 03/08/2026

Er. Vishal Jain
Chartered Engineer (AM-147576-5)
Associate Member of Inst.of Valuer (A-22495)
Income Tax Approved Valuer (V-15/15-16)

VISHAL JAIN
Chartered Engg.
& Approved Valuer
A-22495/AM147576-5
Ph. No. (0571) 2413139, 9837238152

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
Magager with Office Seal)

Date :

Annexure-II

Format-E

DECLARATION FROM VALUERS

I hereby declare that -

a) The information furnished in my valuation Report Dated 03/08/2026 is true and correct to the best of my knowledge and belief and I have made an imporial 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 03/08/2026 the work is not sub-constracted to any other valuer and carried out by 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 capicity.

f) I have read the Handbook on policy, Standards and procedure of 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 abide by the Code of Conduct for empanelment of valuer in the Bank.

h) I am registered under Section 34AB of the Wealth Tax Act. 1957

i) I am the Properietor/Partner/authorized official of the firm/company, who is competent to sign this valuation Report.

Sr.no.	Particulars	Valuer comment
1.	Background information of the Asset Being Valued	House No. 882, Mohalla Kot Garbi, Tehsil & Distt. Sambhal. Ownered by Mr. Rafat Khan S/o Mr. Riyasat Ulla Khan
2.	Purpose Valuation and of Appointing Authority	To Assessment the fair market value of property
3.	Identity of the valuer and any other experts involved in the valuation	Er. Vishal Jain
4.	Disclosure of valuer interest or contact, if any	No
5.	Date of appointment, valuation date and date of report	03/08/2026
6.	Inspections and/or investigations undertaken	by Yatendra Kumar (Representative)
7.	Nature and sources of the information used or relied upon	By Local enquiry
8.	Procedures adopted in carrying out the valuation and validation standards followed	Land & Building Method
9.	Restrictions on use the report, if any	No
10.	Major factors that were not taken into account during the valuation	yes
11.	Caveats limitation 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.	Indentity of Property,(Property is identified with the help of local inquiry & Sale Deed)

Date -: 03/08/2026

Signature

Place: ALIGARH

(Name of the Approved Valuer and Seal of the Firm / Company)

VISHAL JAIN
Chartered Engg.
& Approved Valuer
A-2295/ A/14/578

ANNEXURE – III

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 endeavour 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.

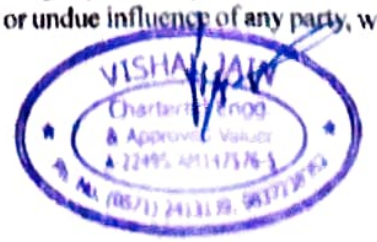
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public 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.

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 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 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 organisation discredits the profession.

Date -: 03/08/2026

Place: ALIGARH

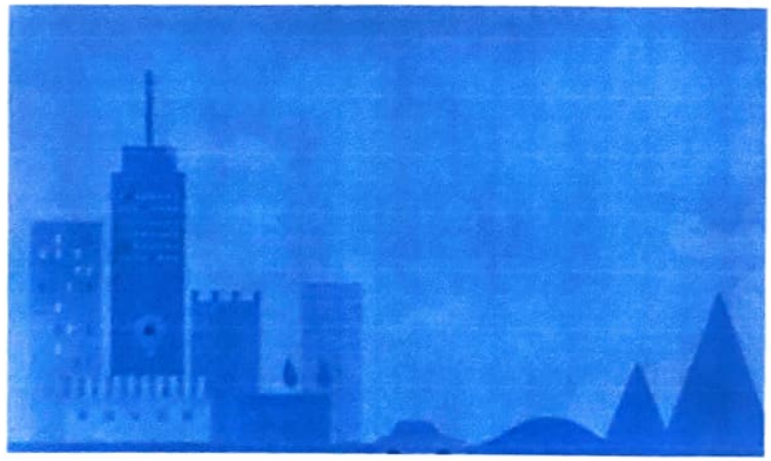
Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

VISHAL JAIN
Chartered Engg
& Approved Valuer
A-22495 WM1475/6-5
Ph. No. (0571) 2413139, 9837238151

Google Maps 28°34'57.9"N 78°33'57.1"E





28°34'57.9"N 78°33'57.1"E

28.582750, 78.565851

Directions Save Nearby Send to phone Share

HHM8+485 Sambhal, Uttar Pradesh

VISHAL JAIN Chartered Accountant

प्रारूप – 2

उपजिला सम्भल जिला सम्भल के अधीन विभिन्न भागों (नगरीय अर्धनगरीय तथा ग्रामीण क्षेत्र) में गणना क्रम में अकृषक भूमि की दरें प्रति वर्ग मीटर (बेसिक वैल्यू)

सॉफ्टवेयर में आवंटित किया गया वी कोड	मौहल्ले या राजस्व ग्राम का नाम	परगना या वार्ड या हल्का का नाम	नगरीय, अर्द्धनगरीय, ग्रामीण क्षेत्र	अकृषक भूमि की दरें प्रति वर्गमीटर (रू० में)
				प्रचलित दरें
1051	करछली	सम्भल	ग्रामीण	1800
1052	कमालपुर खानुपुरा	सम्भल	ग्रामीण	1800
1053	करनपुर कायस्थ	सम्भल	ग्रामीण	1800
1054	करीमपुर	सम्भल	ग्रामीण	1800
1055	कसेरुआ	सम्भल	ग्रामीण	1800
1056	कुतुबपुर मल्ली	सम्भल	ग्रामीण	1800
1057	केलमुण्डी	सम्भल	ग्रामीण	1800
1058	केली पतरासी	सम्भल	ग्रामीण	1800
0014	काजी सराय	हातिम सराय	नगरीय	1800
0015	कटरा मूसा खां	डूंगर सराय	नगरीय	8000
0016	कोट गर्वी/पूर्वी	कोट पूर्वी उत्तरी	नगरीय	7700
		महमूद खां सराय	नगरीय	14600
		कोट गर्वी	नगरीय	14600
0017	कोटला सरायतरीन	बरखेरियान	नगरीय	14600
0018	कस्सावान	पीला खदाना	नगरीय	8000
0202	कबलपुर सराय	सम्भल	अर्धनगरीय	10300
0019	कमालपुर सराय	बरखेरियान	नगरीय	5200
				7300

(अमित कुमार सिंह)
उप–निबन्धक
सदर सम्भल

(धीरेन्द्र कुमार सिंह)
तहसीलदार
सम्भल

(विकास चन्द्र)
उप–जिलाधिकारी
सम्भल

(अशोक कुमार)
सहायक महानिरीक्षक निबन्धन
सम्भल

(प्रदीप वर्मा)
अपर जिलाधिकारी (वि/रा)
सम्भल

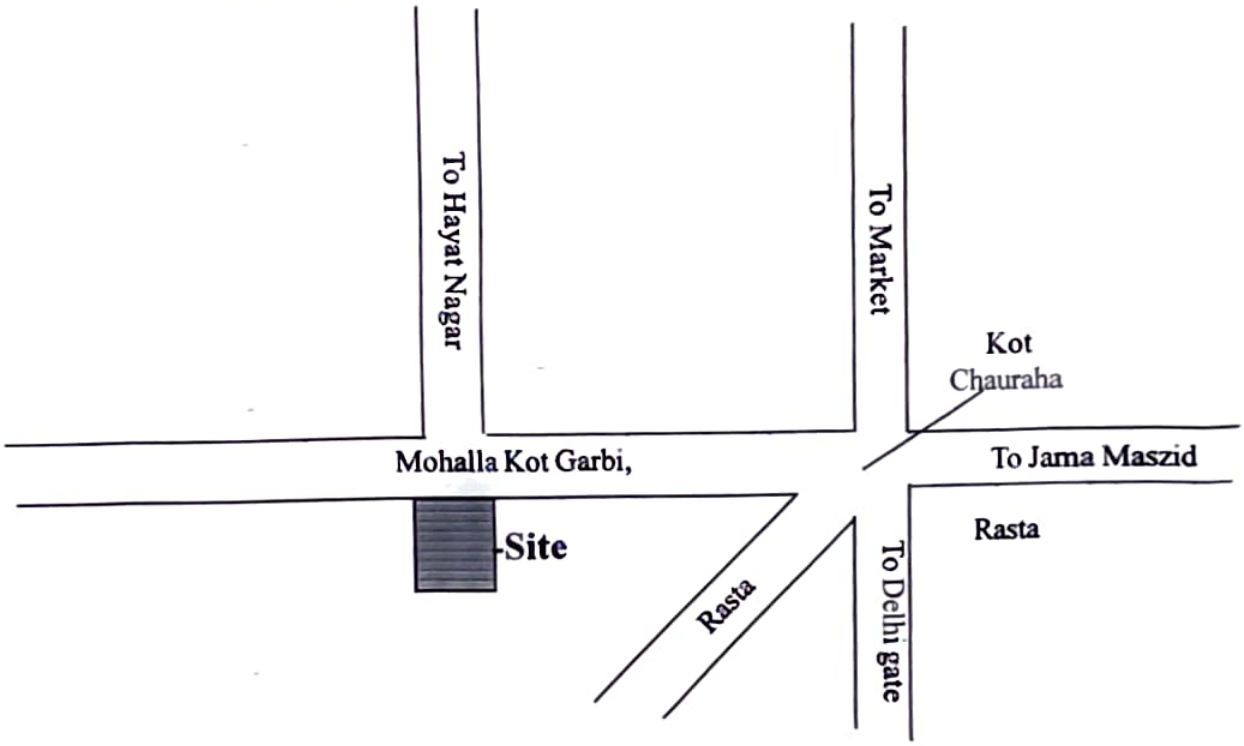
(डॉ० [illegible])
जिलाधिकारी
सम्भल

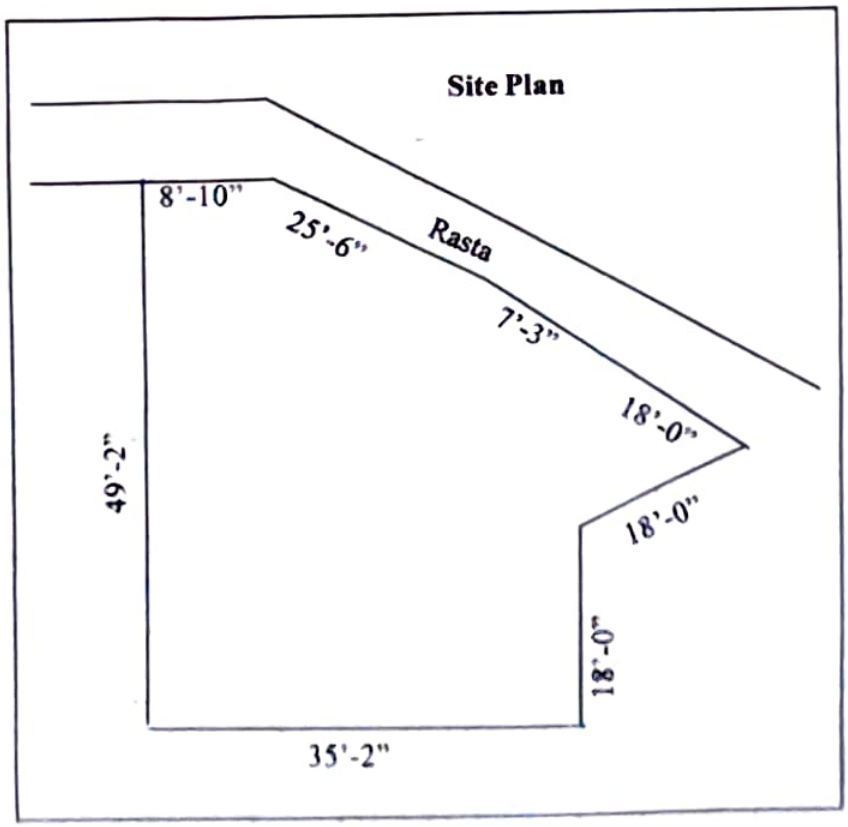
Route Map

of

Mr. Rafat Khan S/o Mr. Riyasat Ulla Khan

Site at House No. 882, Mohalla Kot Garbi, Tehsil & Distt. Sambhal.





VISHAL JAIN

Google
Sambhal, Uttar Pradesh, India
136, Kot, Sambhal, Uttar Pradesh 244302, India
Lat 28.58275° Long 78.565851°
शनिवार, 01/08/2026 02:33 PM GMT +05:30

Google
Sambhal, Uttar Pradesh, India
134, Kot, Sambhal, Uttar Pradesh 244302, India
Lat 28.582799° Long 78.565699°
शनिवार, 01/08/2026 02:33 PM GMT +05:30

Google
Sambhal, Uttar Pradesh, India
118, Kot, Sambhal, Uttar Pradesh 244302, India
Lat 28.582832° Long 78.565847°
शनिवार, 01/08/2026 02:32 PM GMT +05:30

Google
Sambhal, Uttar Pradesh, India
119, Kot, Sambhal, Uttar Pradesh 244302, India
Lat 28.582877° Long 78.565818°
शनिवार, 01/08/2026 02:32 PM GMT +05:30
VISHAL JAIN
Chartered Engr.
& Approved Valuer

Er. Vishal Jain
Chartered Engineer
Govt. Approved Valuer
Reg. No.- W.T.CAT-1/15
Member Institution of Valuers/Engineers

E-Mail : Vishal.jain015@gmail.com

Phone (M): 09837238352, 8865831649
Address : 18/133-A Sarai Khirni Agra Road,
Distt. Aligarh-202001

Registered Valuer U/s 34AB of Wealth Tax Act., S.B.I., Bank of India, Indian Bank, U.B.I., Canara Bank, P.N.B., B.O.B., B.O.M., J & K Bank, HDFC Limited, Coprative Bank, Sriram City Union Finance Ltd.

Ref.-: VJ/B.O.M./Sambhal/2026/Aug./16434 **Date-: 03/08/2026**

To,
The Branch Manager
Bank of Maharashtra
Sambhal Branch.
Distt. Sambhal.

BILL

Sub. -: Valuation Fee.

Sir,

With Reference to subject matter, Please find enclosed herewith the valuation of Land & Building Property of Mr. Rafat Khan S/o Mr. Riyasat Ulla Khan. Site at House No. 882, Mohalla Kot Garbi, Tehsil & Distt. Sambhal.

The Present Market value of the Property Comes to **Rs. 59,30,000.00 Amount in word (Rs. Fifty Nine Lakh Thirty Thousand Only.)**

Valuation Fees	= Rs. 7,000.00
Total	**= Rs. 7,000.00**

Say- Rs. 7,000.00 In Word (Rs. Seven Thousand Only.)

Note-: The Payment is Made in My **Name - Vishal Jain A/c No.-775010110007783, IFSC Code BKID0007750 Bank of India, Main Branch, Distt. Aligarh.**

Signature of Valuer-

Full Name : VISHAL JAIN

Chartered Engineer (AM-147576-5)

W.T. Reg. No. : V-15/2015-16

Member Institute of Valuer (A-22495)

VISHAL JAIN
Chartered Engg
& Approved Valuer
A-22495/AM-147576-5