KONARK ARCHITECTS

Ar. NEERAJ SHARMA
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CA/2021/127585,WT-CAT-1/210/2003
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ARCHITECTS, PLANNERS, STRUCTURAL DESIGNERS & GOVT. APPROVED VALUER

Ref:- KON/NOV-98/2025 Date : 07-11-2025

To,
The Managar
Canara Bank,
Kela Nagar Branch,
Aligarh.

Dear Sir,

Sub:- Valuation Report for the **Commercial Property, Situated at Shop No. 14 at Lower G.F., Dodhpur, Mahal Chhawani, Civil Line Nihad Apartment, Pargana & Tehsil:- Koil, Distt:- Aligarh.**

Owner :- Smt. Nishat Kidwai W/o Shri Mujahid Kidwai

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

a. Market Value	***20,33,700.00***	***(Rupess Twenty Lac Thirty Three Thousand & Seven Hundred only).***
b. Realizable Value (-10% of M.V.)	***18,30,400.00***	***(Rupess Eighteen Lac Thirty Thousand & Four Hundred only).***
c. Distress Sale Value (-20% of M.V.)	***16,27,000.00***	***(Rupess Sixteen Lac & Twenty Seven Thousand only).***
d Circle Value	***18,04,700.00***	***(Rupess Eighteen Lac Four Thousand & Seven Hundred only).***

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

Thanks

Yours Sincerely

NEERAJ K. SHARMA REGD. No. WT CAT-1 210-2003 GOVT APPROVED VALUER

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

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ANNEXURE - III

(Name & address of Valuer) **Neeraj Kumar Sharma, C-45, 46 & 47, Anand Vihar, Industrial Area, Site-A, Maholi Road, Mathura**

Ref:- KON/NOV-98/2025 Date : 07-11-2025

To,
The Managar
Canara Bank,
Kela Nagar Branch,
Aligarh.

VALUATION REPORT (IN RESPECT OF FLATS)

I	**GENERAL**	
1	Purose for which the valuation is made:-	To assess fair market value of property from Canara Bank, Kela Nagar Branch Aligarh.
2	a) Date of inspection	06-11-2025
	b) Date on which the valuation is made	07-11-2025
3	List of document produced for perusal	Xerox of Privous valuation report on Date 31/08/2018
4	Name of the **Owner(s)** and his/ their address (es) with Phone No. Detalis of share of each owner(s) in case of joint ownership)	Smt. Nishat Kidwai W/o Shri Mujahid Kidwai (Sole Ownership)
5	Brief description of the property	It is a commercial shop property, situated at lower ground floor.
6	Location of property	
	a) Plot No. / Survey No.	Shop No. 14 at lower G.F.
	b) Door no.	
	c) T.S. No./ Village	Dodhpur, Mahal Chhawani, Civil Line Nihad Apartment
	d) Ward/ Taluka	Pargana & Tehsil:- Koil
	e) Mandal/ District	Aligarh.
	Mention Road/ street Number and Name	
	Specific number allocated by civic authority	Within 1-2 Km
	f) Date of issue and validity of layout of approved map/plan	Not provided
	g) Approved map/plan issuing authority	Approved by A.D.A.
	h) Whether genuineness or authenticity of approved map/plan is verified	---

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	i) Any other comments by our empanelled valuers on authentic of approved plan	No	
7	Postal Address of the property	Commercial Property, Situated at Shop No. 14 at Lower G.F., Dodhpur, Mahal Chhawani, Civil Line Nihad Apartment, Pargana & Tehsil:- Koil, Distt:- Aligarh.	
8	City/ Town	City	
	Residential Area	No	
	Commercial Area	Yes	
	Industrial area	No	
9	Classification of the area		
	i) High/Middle/Poor	Middle Class	
	ii) Urban/ Semi Urban/Rural	Urban	
10	Coming under corporation limit Village Panchayat/ Municipality	Within Nagar Nigam	
11	Whether covered under any State/ Central Govt. enactments (e.g., Urban Land Celling Act) or notified under agency area/scheduled area/ cantonment area.	No	
12	Boundaries of the property	**A**	**B**
		As per document	**Actuals**
	North	Shop of Owner	Shop of Owner
	South	14'-6" Wd. Common Passage	14'-6" Wd. Common Passage
	East	Shop of Munni Begum	Shop of Munni Begum
	West	Shop of Owner	Shop of Owner
13	Dimensions of the site	**A**	**B**
		As per the document	**Actuals**
	North	8'-9"	8'-9"
	South	8'-9"	8'-9"
	East	13'-10.5"	13'-10.5"
	West	13'-10.5"	13'-10.5"
14	Extent of the site	**11.28 Sqm. Or = 121.42 sqft.**	**11.28 Sqm. Or = 121.42 sqft.**
14.1	Latitude and Longitude	Lat:27.906178 N	Lng: 78.081702 E
15	Extent of the site considered for valuation (least of 13A & 13B)	**11.28 Sqm. Or = 121.42 sqft.**	
16	Whether occupied by the owner/ tenant ? If occupied by tentant, since how long? Rent received per month.	Owner Occupied	
II	**APARTMENT BUILDING**		
1	Nature of the Apartment	Middle Class	
2	Shop No. and Floor	Shop No. 14 at lower G.F.	
3	Name of the Apartment	Dodhpur, Mahal Chhawani, Civil Line Nihad Apartment	
4	Postal Address	As Above	

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5	Location	Good
	T.S. No.	No
	Block No.	No
	Ward No.	No
	Village/ Municipality/ Corporation	Within Aligarh Nagar Nigam
	Door No. Street or Road (Pin Code)	200201
6	Description of the locality Residential/ Commercial/Mixed	Commercial
7	Year of Construction & Future Life	Approx 2007 & it's expected future life is approx 52 Year
8	Number of Floors	Basement +4
9	Type of structure	Framed
10	Number of Dwelling units in the building	NA
11	Quality of construction	Good
12	Appearance of the building	Good
13	Maintenance of the building	By Owner
14	Facilities Available	
	Lift	Not Available
	Protected Water Supply	Available
	Underground Sewerage	Available
	Car Parking-**open**/ Covered	Yes
	Is Compound wall existing?	Yes
	Is pavement laid around the building	Yes
III	**SHOP**	
1	The floor on which the shop is situated	Lower Ground Floor
2	Door No. of the shop	Shop No. 14 at lower G.F.
3	Specifications of the shop	
	Roof	RCC Roof Slab
	Flooring	Tiles Flooring
	Door	Iron rollingshutter
	Windows	Not available
	Fittings	Concealed
	Finishing	Plastred with Distemper
4	House Tax	----
	Assessment No.	----
	Tax paid in the name of	----
	Tax Amount	----
5	Electricity Service Connection no.	----
	Meter card is in the name of	----
6	How is the maintenance of the shop?	Good
7	Sale Deed executed in the name of	Smt. Nishat Kidwai W/o Shri Mujahid Kidwai (Sole Ownership)
8	What is the undivided area of land as per sale deed?	No
9	What is the plinth area of the shop?	11.28 Sqm. Or = 121.42 sqft.

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10	What is the floor space index (app).	100%
11	What is the carpet area of the shop?	109.09 Sqft.
12	Is it posh/I class/Medium/Ordinary?	Medium
13	It is being used for residential or commercial purpose?	Commercial
14	Is it owner-occupied or let out?	Owner Occupied
15	If renanted, what is the monthly rent?	Not Applicable
IV	**MARKETABILITY**	
1	How is the marketability?	Good
2	What are the factors favouring for an extra Potential Value?	NA
3	Any negative factors are observed which affect the market value in general?	No
V	**Rate**	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the sdjoining locality? (along with details/reference of a least two latest deals/transactions with respect to adjacent properties in the area)	Rs. 17,000.00/-Sqft.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valaution after comparing with the specifications and other factors with the flat under comparison (Give details)	Rs. 16,750.00/-Sqft.
3	Break-up for the rate	
	i) Building +Services	NA
	ii) Land + Others	NA
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	The Circle rate 1,60000.00 per Sqm. or 14864.00 per sqft. **(Page No. 24, V-Code No. 0052).**
VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	NA
	Replacement cost of flat with Services (V(3)i)	Rs. 20,33,700.00/-
	Age of the building	Approx 18 Year Old
	Life of the building estimated	Approx 52 Years
	Depreciation percentage assuming the salvage value as 10%	23%
	Depreciated Ratio of the building	NA
b	Total composite rate arrived for valuation	Rs. 16,750.00/-per Sqft.
	Depreciated building rate VI (a)	NA
	Rate for Land & other V (3) ii	NA
	Total Composite Rate	Rs. 16,750.00/-per Sqft.

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Details of Valuation:-				
S.No.	**Description**	**Area (in Sqft.)**	**Rate per Unit (in Sqft.)**	**Estimated Value Rs.**
1	Present value of the shop (incl. car parking, if provided)	121.42	16750.00	2033785.00
	Total			

Value	**Amount**
Fair Market Value	Rs. 20,33,700.00 (Rupess Twenty Lac Thirty Three Thousand & Seven Hundred only).
Realizable Value	Rs. 18,30,400.00 (Rupess Eighteen Lac Thirty Thousand & Four Hundred only).
Distressed Value	Rs. 16,27,000.00 (Rupess Sixteen Lac & Twenty Seven Thousand only).

As a result of may appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailling condition with aforesaid specifications is **Rs. 20,33,700.00 (Rupess Twenty Lac Thirty Three Thousand & Seven Hundred only). The realizable value Rs. 18,30,400.00 (Rupess Eighteen Lac Thirty Thousand & Four Hundred only)., the distress value Rs. 16,27,000.00 (Rupess Sixteen Lac & Twenty Seven Thousand only). The circle value Rs. 18,04,700.00 (Rupess Eighteen Lac Four Thousand & Seven Hundred only).,**



PLACE : Aligarh
Date : 07-11-2025

Signature of Approved Valuer

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DECLARATION FROM VALUERS

I hereby declare that:-

a. I am a citizen of India.

b. The information furnished in my valuation report dated 07-11-2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valaution of the property.

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

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

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

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

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

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

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

j. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

k. I have read the international Valuation standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrinedfor valuation in the IVS in "General Standards" and "Asset Standards" as applicable.

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

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

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

o. Futher, I hereby provide the following information.

S. N.	Particulars	Valuer Comments
1	Background information of the asset being valued.	It is a commercial shop property, which is situated at Ground floor with framed structure
2	Purpose of valuation and appointing authority	To assess fair market value of property from Canara Bank, Kela Nagar Branch Aligarh.
3	Identity of the valuer and any other experts involved in the valuation	Neeraj Kumar Sharma
4	Disclosure of valuer interset or conflict, if any	No
5	Date of appointment, valuation date and date of report.	07-11-2025 & 06-11-2025
6	Inspections and/or investigations undertaken	My Self
7	Nature and sources of the information used or relied upon	Local market survey
8	Procedures adopted in carrying out the valuation and valuation standards followed	Composite Method
9	Restrictions on use of the report, if any	No
10	Major factors that were taken into account during the valaution.	Surrounding development & Salability of property
11	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.	No

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Place:- Aligarh
Date:- 07-11-2025

Signature of Approved Valuer

Internal

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code fo conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standard of integrity and fairness in all his/its dealings with his/its clients and other valuers.

2. A valuer shall maintain integrity by being honest, straighforward, and forthright in all professional relationships.

3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.

4. A valuer shall refrain from being involved in any action that would bring disrepute to the professional.

5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

7. A valuer shall carry out professional service in accordance with the relevant technical and professional standards that may be specified from time to time.

8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

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

Indepedence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation and in accordance with the Securities and E
India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report be
whichever is earlier.

17. A valuer shall not indulge in "mandate santching" of offering "convenience valuations" in
company or clients's needs.

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18. As an independent valuer, the valuer shall not charge success free (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

21. A valuer shall ensure that he/it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision, This shall be maintained so as sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspectionsn and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation.- For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himselft/itself, or to obtain or retain an advantage in the conduct of profession for himselft/itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.



Place:- **Aligarh**
Date:- **07-11-2025**

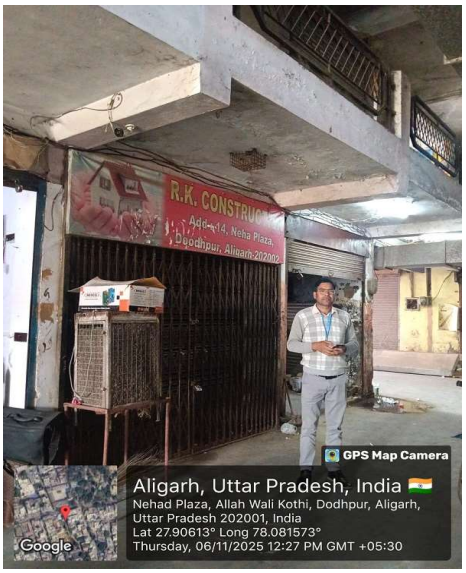
Signature
(Name of the approved valuer and seal of the firm/Company)

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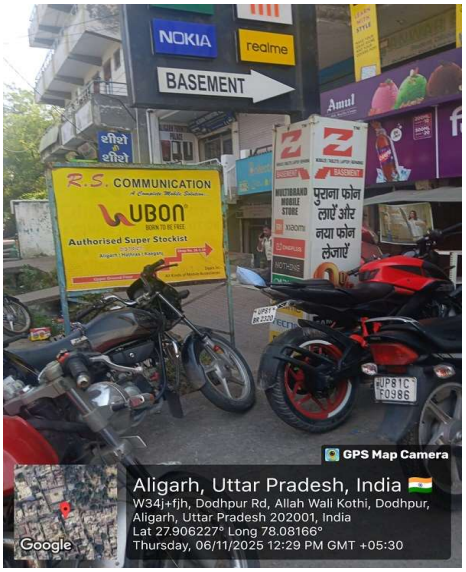
Owner:-	Smt. Nishat Kidwai W/o Shri Mujahid Kidwai (Sole Ownership)
Address:-	Commercial Property, Situated at Shop No. 14 at Lower G.F., Dodhpur, Mahal Chhawani, Civil Line Nihad Apartment, Pargana & Tehsil:- Koil, Distt:- Aligarh.

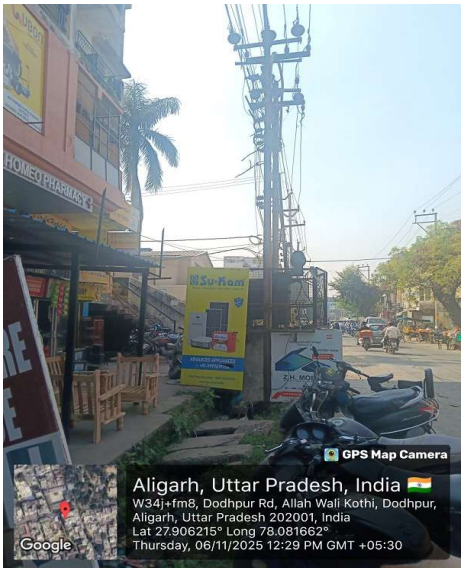












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