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BEFORE THE HON'BLE DEBTS RECOVERY TRIBUNAL-III,
CHANDIGARH

(Learned Recovery Officer)

In R.C. No. 621 of 2022

IN OA 2320 of 2018

Union Bank of India (ECB)

:: CH

Versus

Tarsem Lal and another.

::: CD's

POR by way of affidavit of Davinder Singh,
Deputy Branch Manager, Union Bank of India
(ECB) at Ishwar Nagar, Near Nanaksar
Gurudwara, Devigarh Road, PO Saphera,
Tehsil and District Patiala.



I, the above named deponent do hereby solemnly affirm and
declared as under:-

1. That the above mentioned R.C. is pending before this Hon'ble Tribunal for 02.03.2026.
2. That the deponent is Deputy Branch Manager of C.H. Bank and well conversant with the facts & circumstances of the present case. Hence, competent to swear the present affidavit.
3. That the decree has been passed for recovery of INR 20,11,082/- along with interest at the rate of 10.00% p.a. simple interest yearly from 18.09.2018 and the same is due towards the CD's as per the Recovery Certificate dated 01.11.2022 issued by the Hon'ble Presiding Officer, DRT-III, Chandigarh. Therefore, the above mentioned amount along with costs and interest till the payment is due towards CD's and is recoverable from the CD's.
4. That the **total outstanding amount along with interest and costs as on 31.01.2026 is INR 34,99,087/- approximately.**

Details of the amount due:

(Account No.CCCKL/01/150013

(New A/c No.560441000068570)



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Amount as per Recovery Certificate	INR 20,11,082/-
Interest @ 10.00% per annum in Loan Account w.e.f. 18.09.2018 to 31.01.2026	INR 14,30,000/-
Costs awarded	INR 58,005/-
Amount received during the proceedings and after passing of decree liable to be reduced	INR NIL
Total Recoverable amount as on 31.01.2026	INR 34,99,087/-

5. That certificate debtors namely Tarsem Singh S/o Sh. Jangir Singh has duly mortgaged his property and the description of the same is as under:-

Description of the Mortgage Property:

"The mortgage land is situated at Village Dhakraba – Hadbast No.93, Tehsil and District Patiala, as per the jamabandi for the year 2009-2010 land comprised in Khewat No.25/27 Khatauni No.45, 46 Khasra No.30(2-0), 22(1-14), 23(2-1), 28(2-6), 29(3-9), 24(2-6), 31/2 (0-13) 31/1(1-7), kitte 8 area 15 Bigah 16 Biswa being ¼ share land 3 Bigah 19 Biswa pakka bigah, 11 Bigah 17 Biswa kachha Bigah and Khewat No.190/201 Khatauni no.297, 298 Khasra No.26(1-18), 27(2-4), 1222/25 (0-18), 1221/25 (1-0), area 6 Bigah 0 Biswa being ¼ share land measuring 1 Bigah 10 Biswa pakka bigah therefore, 4 Bigah 10 Biswa Kachha Bigah, Total land 5 Bigah 9 Biswa Pakka Bigah therefore 16 Bigah 7 Biswa kachha Bigah, therefore, 3.40 acre land share Jagir Singh Sudha rasta, Sudha land can be cultivated"

That the value of the above mentioned property as per the valuation report dated **26-02-2026** as INR **1,27,50,000/-**.

6. That the above said property may be put to sale to recovered the amount due from the CD in execution of the Recovery Certificate as

NOT
PARMIN
Distt. P.
Regd. f.
VT. O



per law and the sale proceeds may kindly be order to be deposited in the account details of the applicant bank as given below:

Name of the Beneficiary Bank	Union Bank of India
Name of the beneficiary Account	INWARD RTGS
Name of the Beneficiary Account No.	199621980050000
Branch Name and address	Ishwarnagar Branch , Near Nanaksar gurdwara , Devigarh road , po safera ,Patiala
IFSC Code	UBIN0919969

- 7. That to the knowledge of the deponent, there is no stay from any Court or Tribunal to alienate the above said property.
- 8. That there are no encumbrances on the said property as per the knowledge of the C.H. Bank.
- 9. That valuation report for the mortgaged property is enclosed herewith and value of the property may be taken from the valuation report.

Place: PATIALA
Dated: 26-02-2026


Deponent


Verification:

Verified that the contents of my above affidavit are true and correct to my knowledge as per the information derived from the official record. No part of it is false and nothing relevant has been kept concealed therein.

Place: PATIALA
Dated: 26-02-2026


Deponent


GC

I Identified the Deponent/ Person to whom I Know personally.
As per Badha Caed
No 5250-3318-6686


'The Contents of this affidavit/document has been read over to the deponent He/She has accepted the true & Correct.'


Attested As Identified
NOTARY PUBLIC
PATIALA INDIA
26 FEB 2026



(4)

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chandigarh ARCHITECTS

Planners, Interior Designers, Valuers, Structural Consultants
Approved by Govt. Of India (Income Tax Deptt. Under Wealth Tax) Banks & M.C.
Empanelled Valuer U.C.O., S.B.I., Pb & Sind Bank, Bank Of India, Union Bank of India,
LICHFL, Punjab National Bank, Indian Bank, Bank of Maharashtra
 (Fellow Indian Institute of Valuers)

Office: Rajbaha Road,
 Opp: National Nurseries, Patiala.
 Mob: 98722-81592 Mob: 94788-07990

Resi: H.No.7760/5-A,
 Upkaar Nagar,
 Factory Area, Patiala.

Singh Malvinder, F.I.I.V. Chartered Engineer (India)
 (Associate Indian Institute of Valuers) Architectural/ Consultant/ Valuer/ Interior designers
 e-mail: smalvinder13@gmail.com, chdarchpta@gmail.com

Ref. No. CA/26/41

Dated: 26-02-2026

To,
 The Branch Incharge,
 Union Bank of India,
 Ishwar Nagar,
 Distt. Patiala.

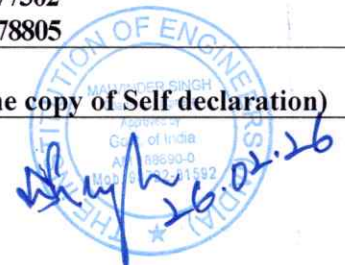
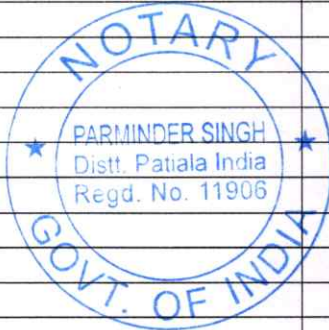
VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

1.	GENERAL		
1.	Purpose for which the valuation is made		To Know the Fair Market value of the (N.P.A.) Property, which is already mortgaged with B.O. of Union Bank of India, Ishwar Nagar, Patiala, for availing Bank Loan by:- "Sh. Jangir Singh S/o Sh. Sarwan Singh" (Acc. No.), Distt. Patiala.
2.	a)	Date of inspection	25-02-2026
	b)	Date on which the valuation is made	26-02-2026
3.	List of documents produced for perusal		
	i)	Copy Of Mortgage	No
	ii)	Copy Of Legal Opinion	No
	iii)	Copy Of Jamabandi	No
	iv)	Copy of Self Declaration	Yes
4.	Name of the owner(s) and his / their address (es) with Phone no. (Details are of share of each owner in case of joint ownership)		Sh. Jangir Singh S/o Sh. Sarwan Singh. R/o: Village Dhakraba, Tehsil & Distt. Patiala. (As Mentioned in the copy of Self declaration)
5.	Brief description of the property (Including leasehold/freehold etc)		An Agricultural Land having a Total Land of 3.40 Acres and is located at Vaka Rakba Village Dhakraba, (Hadbast No. 93), Tehsil & Distt. Patiala. (As Mentioned in the copy of Self declaration) <u>Note: It is very well known that a specific piece of Mortgaged (As it bears Mushtarka Khata) agricultural land cannot be identified without the help and guidance of the concerned halka patwari.</u> <u>The valuation report has been prepared strictly on an average basis of the prevailing market rates in and around of the Revenue Estate of Village Dhakraba).</u>



Chartered Engineer
 Approved by
 Govt. of India
 No. 168860-0
 16.02.26

(a)	(i) Khevat No.	25/27	
	(ii) Khatoni No.	45,46	
	(iii) Khasra No.	30(2-0), 22(1-14), 23(2-1), 28(2-6), 29(3-9), 24(2-6), 31/2(0-13), 31/1(1-7), Kittey 8, Tadadi 15 Bigah, 16 Biswa of ¼ Share Bakdar 3 Bigah 19 Biswa pake i.e. 11 Bigah, 17 Biswa kacche	
(b)	(i) Khevat No.	190/201	
	(ii) Khatoni No.	297, 298	
	(iii) Khasra No.	26(1-18), 27(2-4), 1222/25(0-18), 1221/25(1-0), Rakba 6 Bigah, 0 Biswa of 1/4 Share Bakdar 1 Bigah, 10 Biswa Pake i.e. 4 Bigah 10 Biswa Kache Total Rakba 5 Bigah, 9 Biswa Pake i.e. 16 Bigah, 7 Biswa Kacche i.e. 3.40 Acres	
(c)	Total Area	3.40 Acres (As Mentioned in the copy of Self declaration)	
(d)	Document No. /Sale Deed No. / Rapat No.	1688	18-09-2015
	(e) Jamabandi Year	2009-2010	
6.	Location of property	Vaka Rakba Village Dhakraba, (Hadbast No. 93), Tehsil & Distt. Patiala.	
	a) Plot No. /	Survey No.	-
	b) Door No.		-
	c) T. S. No.	'Village	Village Dhakraba
	d) Ward / Taluka		-
	e) Mandal / District		Patiala
7.	Postal address of the property	Vaka Rakba Village Dhakraba, (Hadbast No. 93), Tehsil & Distt. Patiala.	
8.	Coming under Corporation limit/ Village Panchayat / Municipality	Under Village Panchayat	
9.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
10.	In case it is an agricultural land, any conversion to house site plots is contemplated	No (It is an agricultural land)	
11.	Boundaries of the property	As per the Deed	Actual
	North	Boundaries are not mentioned in the Self declaration /Charge on Agricultural Land	Cannot be Ascertained as no site plan/Akas Chhajra has been provided by the Bank
	South		
	East		
	West		
12.	Dimensions of the site	A	B
		As per the Deed	Actual
	North	Dimensions are not mentioned in the Self declaration /Charge on Agricultural Land	Cannot be Ascertained as no site plan/Akas Chhajra has been provided by the Bank
	South		
	East		
	West		
13.	Extent of the site	3.40 Acres (As Mentioned in the copy of Self declaration)	
13.(a)	Latitude, Longitude and Coordinates of the site	LATITUDE : 30.277302 LONGITUDE : 76.278805	
14.	Extent of the site considered for valuation (least of 12 A & 12 B)	3.40 Acres (As Mentioned in the copy of Self declaration)	



15.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	N.A. (As the Undersigned has adopted an average rate prevailing in the Revenue Estate of Village Dhakraba only)
16.	Income received (Per Year)	Not Known
II CHARACTERISTICS OF THE SITE		
1.	Whether the land under consideration is suitable for cultivation	Most of the Agricultural land inside the above Revenue Estate (i.e. Inside the Village Dhakraba) is good for any type of cultivation.
2.	Irrigation facilities - Canal / Well / Bore / Rain-Fed	Cannot be ascertained as the undersigned does not know the exact location of the Specific piece of Mortgaged Agricultural Land.
3.	Possibility of frequent flooding / sub-merging	No
4.	Level of land with topographical conditions	Plain
5.	Shape of land	No site Plan/Akas Chhajra has been provided by the Bank showing the shape of the land.
6.	Is it a land - locked land ?	Cannot be ascertained as it Depends upon the location of the specific piece of Mortgaged land.
7.	Whether any cottages / buildings / exist in the land	Cannot be ascertained as it Depends upon the location of the specific piece of Mortgaged land.
8.	Whether fencing and gates are arranged	Cannot be ascertained as it Depends upon the location of the specific piece of Mortgaged land.
9.	General conditions of the land	Cannot be ascertained as it Depends upon the location of the specific piece of Mortgaged land.
10.	Quality of soil of the sand	Most of the agricultural land inside the above Revenue Estate (i.e. Inside the Village Dhakraba) is good for any type of cultivation.
11.	Whether the land is situated on a Main / National Highway Road ? if not, distance from the Main / Highway Road.	Depends upon the location of the specific piece of land.
12.	Types of crops grown	Cannot be ascertained as the undersigned cannot Identify the specific piece of Mortgaged Land without the help of Halka Patwari.
13.	Water supply & electricity facilities	Cannot be ascertained as the undersigned cannot Identify the specific piece of Mortgaged Land without the help of Halka Patwari.
14.	Advantage of the site:	Cannot be ascertained as the undersigned cannot Identify the specific piece of Mortgaged Land without the help of Halka Patwari.
15.	Disadvantages of the land:	Cannot be ascertained as the undersigned cannot Identify the specific piece of Mortgaged Land without the help of Halka Patwari.
16.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	N.A.
III (Valuation of Agricultural land)		
1.	Size of plot	3.40 Acres
	North & South	No site plan/Akas Chhajra has been provided by the Bank showing the boundaries of the land.
	East & West	
2.	Total extent of the plot	3.40 Acres (As Mentioned in the copy of Self declaration)

Approved by
Govt of India
AM 85890-0
16.02.16

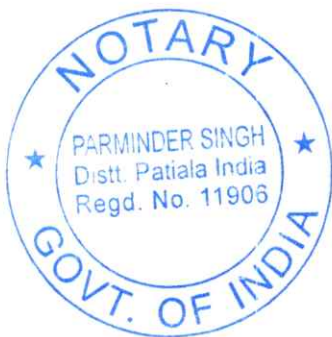
The undersigned is providing the available Market rates on an assumption basis		
3.	Prevailing market rate (Along with Details are /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 35,00,000.00 To Rs. 60,00,000.00 Per Acre (Depending upon the location and Soil Conditions of the Agricultural Land) Undersigned has adopted an average rate prevailing in the Revenue Estate of Village Dhakraba.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 18,90,000.00 Per Acre Sr. No. 549 (As per Main Value Master 2025-26)
5.	Assessed / adopted rate of valuation	Rs. 37,50,000.00 Per Acre (On an Average basis) Undersigned has adopted an average rate prevailing in the Revenue Estate of Village Dhakraba.
6.	Estimated value of land	Rs. 1,27,50,000.00

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. 1,27,50,000.00 (Rupees One Crore, Twenty Seven Lakhs and Fifty Thousand Only).** Net Realizable value is (90%) **Rs. 1,14,75,000.00 is (Rupees One Crore, Fourteen Lakhs and Seventy Five Thousand Only)** and the distress value (85%) **Rs. 1,08,37,500.00 is (Rupees One Crore, Eight Lakhs, Thirty Seven Thousand and Five Hundred Only).**

The Book Value (Based on Collector Rate 2025-2026) of the above property as of Rs. 64,26,000.00 is (Rs. Sixty Four Lakhs and Twenty Six Thousand only).

Place: Patiala

Date: 26-02-2026



FOR CHANDIGARH ARCHITECTS
Er. Malvinder Singh, F.I.I.V.
Chartered Engineer (India)
Phone No. 98722-81592

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. 11475000/ (Rupees _____ only)

Signature Sushma

Date: 26/02/2026

The Contents of this affidavit/document has been read over to the deponent He/She has accepted the true & Correct.

(Name of the Branch Manager with office Seal)

Attested As Identified
 NOTARY PUBLIC
 PATIALA INDIA
26 FEB 2026



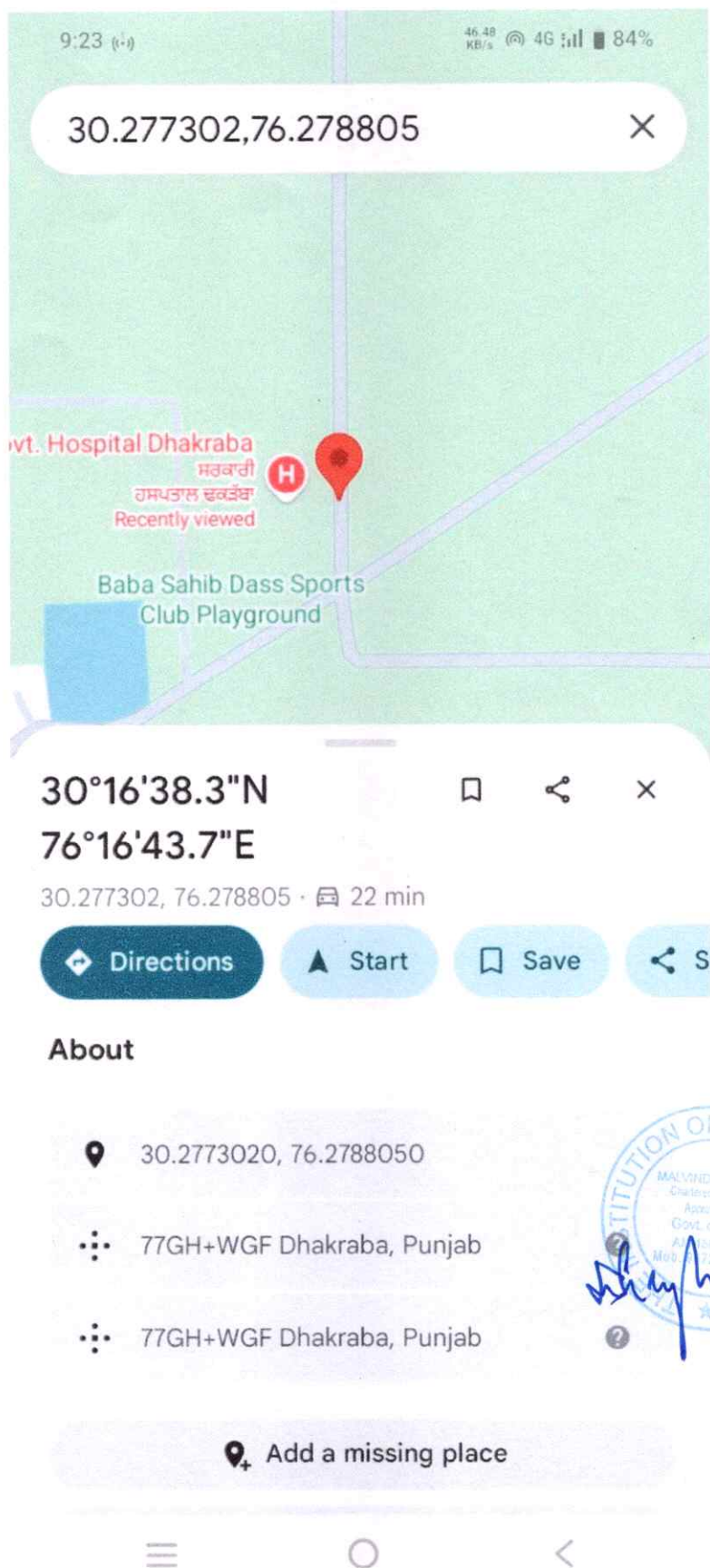


PHOTOGRAPHS SHOWING (AGRICULTURAL LAND) THE REVENUE ESTATE OF VAKA RAKBA VILLAGE DHAKRABA, (HADBAST NO. 93), TEHSIL & DISTT. PATIALA.



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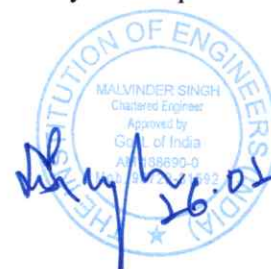


PLAN SHOWING THE G.P.S LOCATION (AGRICULTURAL LAND) OF THE REVENUE ESTATE OF VAKA RAKBA VILLAGE DHAKRABA, (HADBAST NO. 93), TEHSIL & DISTT. PATIALA.

ANNEXURE E**Format – E****DECLARATION FROM VALUERS**

I hereby declare that –

- a. The information furnished in my valuation report dated 26-02-2026 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 or indirect in the property valued.
- c. I have personally inspected the property on 25-02-2026 The work is not subcontracted 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 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 the 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. I/we undertake & agree to indemnify you, your successor & assign at all times and from time to time from and against all loss, damage & all actions, suits, proceeding, expenses, costs, charges & demands arising out of any acts, lapse defaults, negligence, errors, mistakes committed by me in performance of my/our professional mobilizations.
- l. Further, I hereby provide the following information.



No.	Particulars	Valuer Comment
	Background information of the asset being valued;	Considered
	Purpose of valuation and appointing authority	For Bank Use, Union Bank of India, Ishwar Nagar Branch, Distt. Patiala.
	Identity of the valuer and any other experts involved in the valuation;	Prepared by Er. Malvinder Singh Prop. "Chandigarh Architects" Patiala and Concerned Staff.
	Disclosure of valuer interest or conflict, if any;	N.A.
	Date of appointment, valuation date and date of report.	24-02-2026, 26-02-2026, 09-02-2026
	Inspections and/or investigations undertaken;	By the Undersigned Only.
	Nature and sources of the information used or relied upon;	From Surrounding Agricultural Land Owners/ Nearby Property Dealers.
	Procedures adopted in carrying out the valuation and valuation standards followed;	According to the Bank Guidelines.
	Restrictions on use of the report, if any;	Yes to be Used Only for the Bank Purpose.
	Major factors that were taken into account during the valuation;	As per the Bank Guidelines.
	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.	i. The bank has a right to accept the report fully, partially or ignore it completely because it is only an opinion of the undersigned. ii. The value of the property may vary with the purpose and date mentioned above. iii. The ownership details/total land area of the mortgaged land/Khevat Khata and Khasra Nos. has been considered as mentioned in the Simple/Registered Mortgaged deed./ Self Declaration/ Rapat No./ mentioned in the Jamabandi. iv. Boundaries and Dimensions of the above detailed mortgaged land could not be mentioned as no site plan or akas Chhajra has been provided by the bank. v. The valuation report has been assessed only on the basis of the prevalent market rates (Agricultural) in and around the Revenue Estate of Village Dhakraba. vi. The above detailed report has been prepared only for the specific purpose (i.e. Only for the Bank Use) and cannot be produced for any other purpose or in the court of Law. (i.e. not admissible for Legal use)

Date: 26-02-2026

Place: Patiala


 MALVINDER SINGH
 Chartered Engineer
 Approved by
 Govt. of India
 AME 18690-0
 Reg. No. 12-81902
 26.02.26
 Signature

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

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 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 experts 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.

Approved by
Govt of India
A 85593-0
Mumbai 400 001-1592
26.01.16

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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 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 purpose 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 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 is the opinion of the authority or the registered valuer organization discredits the profession.

Date: 26-02-2026

Place: Patiala

Signature

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

Office of The Sub Registrar Patiala, District Patiala
(Revised Rate List Year 2025-26)

549	Dhakraba	93	71	Dhakraba	Agriculture	Acre	18900000
550	Dhakraba	93	71	Dhakraba with Samana khasra Number	Agriculture	Acre	5250000
551	Dhakraba	93	71	School/College/Hospital/Dispensary/Library/Marriage palace/Factory/Sheller/Brick kiln	Commercial	Acre	16000000
552	Dhakraba	93	71	Dhakraba	Residential	Sq yard	2000
553	Dhamomajra	17	4	Inside Of M.c Area Limit	Agriculture	Acre	7700000
554	Dhamomajra	17	353	Out Of M.c Area Limit	Agriculture	Acre	5500000
555	Dhamomajra	17		School/College/Hospital/Dispensary/Library/Marriage palace/Factory/Sheller/Brick kiln	Commercial	Acre	16000000
556	Dhamomajra	17	24	Partap Nagar / 22 No. Phatak to 23 No. Phatak	Residential	Sq yard	16500
557	Dhamomajra	17	24	Partap Nagar / 22 No. Phatak to 23 No. Phatak	Commercial	Sq yard	55000
558	Dhamomajra	17	103	Dhamo Majra Before Drain	Commercial	Sq yard	20000

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