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BEFORE THE HON'BLE DEBTS RECOVERY TRIBUNAL-III, CHANDIGARH
(Learned Recovery Officer)

R.C. No. 558 of 2024

IN OA 2061 of 2018

Union Bank of India (ECB)

::: CH Bank

Versus

Amarjit Singh and another.

::: CD's

POR by way of affidavit of Davinder Singh, Deputy Branch Manager, Union Bank of India (ECB), Ishwar Nagar, Near Nanaksar Gurudwara, Devigarh Road, PS 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 12.08.2025.
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 22,15,164/- along with interest at the rate of 8.00% p.a. simple interest yearly from 23.02.2018 and the same is due towards the CD's as per the Recovery Certificate dated 09.05.2024 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 31.05.2025 is INR 35,16,516/- approximately.**

Details of the amount due:

(Account No.CCCKL/01/140011(New A/c No.560441000067868)

Amount as per Recovery Certificate	INR
	22,15,164/-
Interest @ 8.00% per annum simple interest in Loan Account w.e.f. 23.02.2018 to 31.05.2025	INR
	12,59,502/-
Costs awarded	INR
	25,000/-
Other Legal charges	INR
	16,850/-
Amount received during the proceedings and after passing of decree liable to be reduced	INR
	78,000/-
Total Recoverable amount as on 31.05.2025	INR
	34,74,666/-

5. That certificate debtor namely Amarjit Singh S/o Hari Chand has duly mortgaged his property and the description of the same is as under:

Description of the Mortgage Property:

"Mortgaged Land situated at Village Dandherian Tehsil & District Patiala comprised in Khewat No.5/5 Khatoni No.12 to 19 Khasra No. 22//2/2(4-0), 22//3/2(6-13), 22//8(8-0), 22//9(8-0), 22//12(8-0), 22//13(8-0), 22//18(8-0), 22//19(8-0), 22//22(6-12), 22//23(8-0), 22//24(8-0), 24//3(8-0), 24//4(8-0), 24//7(7-12), 24//8(1-8), 24//14(1-18), 12//16/1(6-9), 12//25(8-0), 23//5/2(4-7), 12//17(6-9), 12//24(8-0), 13//24/2(1-7), 22//4(8-0), 22//5/2(6-9), 22//6/1(3-11), 22//7(8-0), 22//14(8-0), 22//17(8-0), 13//24/1(2-0), 13//10/2(0-12), 13//11/1(6-0), 13//19/2(4-12), 13//20(8-0), 13//21(8-0), 13//22(8-0), 13//23/1(2-17), 12//5/2(1-5), 12//6(6-18), 12//15(8-0), 12//16/2(1-11), 22//1/9(4-3), 22//2/1(3-1), 22//3/1(0-2), 11//18/2(2-4), 11//22(2-4), 11//23(7-17), 11//24/1(2-0), 12//3/2(6-8), 12//4/1(6-15), 12//14(8-0), 12//17/2(1-11), 12//4/1(0-13), 12//7(8-0), 23//5/1(3-0) measuring 298 Kanal 8 Marla out of it 119/5968 share i.e. **5 Kanal 19 Marla** and Khewat No.21/19 Khatauni No.52 Khasra No.13//9/1(3-15), 13//9/2(1-9), 13//9/3(2-6), 13//10/1/2(5-6), 13//11/2(1-1), 13//12(7-5), 13//13(8-0), 13//23/2(2-19) measuring 32 Kanal 1 Marla out of it 100/641 share i.e. **5 Kanal 0 Marla** total share 10 Kanal 19 Marla land"



The value of the mortgage property as per the valuation report dated 04-07-2025 is INR 40,12,000/-.

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 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	Ishwar Nagar, Near Nanaksar Gurudwara, Devigarh Road, PS Saphera, Tehsil and District 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 value of the property may be taken as per the valuation report enclosed herewith for fixing the reserve price of the mortgaged property.

Place: Ishwarnagar
Dated: 29-07-2025

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: Ishwarnagar
Dated: 29-07-2025

Deponent



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

29 JUL 2025



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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.O.P., Pb & Sind Bank, Bank Of India, Union Bank of India,
LICHFL, Punjab National 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.

Dated: 04-07-2025

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, Branch Patiala, for availing Bank Loan by:- "Sh. Amarjit Singh S/o Hari Chand" (Acc. No.), Distt. Patiala.
2.	a)	Date of inspection	03-07-2025
	b)	Date on which the valuation is made	04-07-2025
3.	List of documents produced for perusal		
	i)	Copy Of Mortgage	Yes
	ii)	Copy Of Legal Opinion	No
	iii)	Copy Of Jamabandi	No
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. Amarjit Singh S/o Hari Chand. R/o: Village Fatehpur Rajputan, Tehsil & Distt. Patiala. (As Mentioned in the copy of Simple Mortgaged Deed)
5.	Brief description of the property (Including leasehold/freehold etc)		An Agricultural Land having a Total Land of 10 Kanal, 19 Marla or 1.36 Acres (Considered the land as per the copy of Simple Mortgaged Deed) and is located at Village Dandherian, Tehsil & Distt. Patiala. <u>Note: It is very well known that a specific piece of Mortgaged agricultural land cannot be identified without the help and guidance of the concerned halka patwari.</u> <u>The undersigned is not sure about the exact location of the above detailed Land.</u>



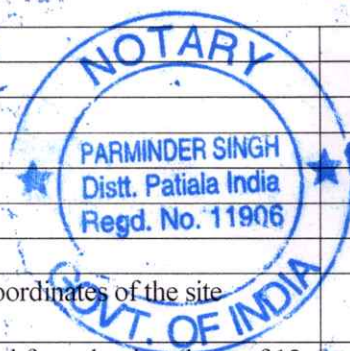
MALVINDER SINGH
Chartered Engineer
Approved by
Govt. of India
188930-0
01-07-2025

04-07-25

			<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 Dandherian).</u>	
(a)	(i) Khevat No.		5/5	
	(ii) Khatoni No.		12 to 19	
	(iii) Khasra No.		22//2/2(4-0), 22//3/2(6-13), 22//8(8-0), 22//9(8-0), 22//12(8-0), 22//13(8-0), 22//18(8-0), 22//19(8-0), 22//22(6-12), 22//23(8-0), 22//24(8-0), 24//3(8-0), 24//4(8-0), 24//7(7-12), 24//8(1-8), 24//14(1-18), 12//16/1(6-9), 12//25(8-0), 23//5/2(4-7), 12//17(6-9), 12//24(8-0), 13//24/2(1-7), 22//4(8-0), 22//5/2(6-9), 22//6/1(3-11), 22//7(8-0), 22//14(8-0), 22//17(8-0), 13//24/1(2-0), 13//10/2(0-12), 13//11/1(6-0), 13//19/2(4-12), 13//20(8-0), 13//21(8-0), 13//22(8-0), 13//23/1(2-17), 12//5/2(1-5), 12//6(6-18), 12//15(8-0), 12//16/2(1-11), 22//1/9(4-3), 22//2/1(3-1), 22//3/1(0-2), 11//18/2(2-4), 11//22(2-4), 11//23(7-17), 11//24/1(2-0), 12//3/2(6-8), 12//4/1(6-15) 12//14(8-0), 12//17/2(1-11), 12//4/1(0-13), 12//7(8-0), 23//5/1(3-0) Measuring 298 Kanal 8 Marla out of it 119/5968 Share i.e. 5 Kanal, 19 Marla	
(b)	(i) Khevat No.		21/19	
	(ii) Khatoni No.		52	
	(iii) Khasra No.		13//9/1(3-15), 13//9/2(1-9), 13//9/3(2-6), 13//10/1/2(5-6), 13//11/2(1-1), 13//12(7-5), 13//13(8-0), 13//23/2(2-19) Measuring 32 Kanal 1 Marla out of it 100/641 Share i.e. 5 Kanal, 0 Marla total share 10 Kanal, 19 Marla	
(c)	Total Area		10 Kanal, 19 Marla or 1.36 Acres (As Mentioned in the copy of Simple Mortgaged Deed)	
(d)	Document No. /Sale Deed No. / Rapat No.	Date	Mortgaged Deed No. 1476	22-05-2014
	(e) Jamabandi Year		-	
6.	Location of property		Village Dandherian, Tehsil & Distt. Patiala.	
	a) Plot No. /	Survey No.	-	
	b) Door No.		-	
	c) T. S. No.	'Village	Village Dandherian	
	d) Ward / Taluka		-	
	e) Mandal / District		Patiala	
7.	Postal address of the property		Village Dandherian, 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 Mortgaged/Charge on Agricultural Land	Cannot be Ascertained as no site plan/Akas Chhajra has been provided by the Bank
	South			
	East			
	West			

04-07-25

12.	Dimensions of the site	A	B
		As per the Deed	Actual
	North	Dimensions are not mentioned in the Mortgaged/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	10 Kanal, 19 Marla or 1.36 Acres	
13. (a)	Latitude, Longitude and Coordinates of the site	LATITUDE : 30.255818 LONGITUDE : 76.463285	
14.	Extent of the site considered for valuation (least of 12 A & 12 B)	10 Kanal, 19 Marla or 1.36 Acres (As Mentioned in the copy of Simple Mortgaged Deed)	
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 Dandherian only)	
16.	Income received (Per Year)	Not Known (As the undersigned has not visited the specific piece of Mortgaged Land)	
II	CHARACTERISTICS OF THE SITE		
1.	Whether the land under consideration is suitable for cultivation	Not Known (As the undersigned has not visited the specific piece of Mortgaged Land)	
2.	Irrigation facilities - Canal / Well / Bore / Rain-Fed	Not Known (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 ?	Depends upon the location of the specific piece of land.	
7.	Whether any cottages / buildings / exist in the land	Depends upon the location of the specific piece of land.	
8.	Whether fencing and gates are arranged	Depends upon the location of the specific piece of land.	
9.	General conditions of the land	Depends upon the location of the specific piece of land.	
10.	Quality of soil of the sand	Most of the agricultural land inside the above revenue estate (i.e. Village Dandherian) 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	N.A. Depends upon the location of the specific piece of land.	
13.	Water supply & electricity facilities	Not Known (As the undersigned has not visited the specific piece of Mortgaged Land)	
14.	Advantage of the site:	Not Known (As the undersigned has not visited the specific piece of Mortgaged Land)	
15.	Disadvantages of the land:	Not Known (As the undersigned has not visited the specific piece of Mortgaged Land)	
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.	





 04-07-25

III (Valuation of Agricultural land)		
1.	Size of plot	10 Kanal, 19 Marla or 1.36 Acres (Considered the land as per the copy of Simple Mortgaged Deed)
	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	10 Kanal, 19 Marla or 1.36 Acres (Considered the land as per the copy of Simple Mortgaged Deed)
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. 28,00,000.00 To Rs. 35,00,000.00 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 Dandherian.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs. 18,00,000.00 Per Acre Sr. No. 1799 (As per Main Value Master 2024-25)
5.	Assessed / adopted rate of valuation	Rs. 29,50,000.00 Per Acre (On an Average basis) Undersigned has adopted an average rate prevailing in the Revenue Estate of Village Dandherian.
6.	Estimated value of land	Rs. 40,12,000.00

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. 40,12,000.00 (Rupees Forty Lakhs and Twelve Thousand Only)**. Net Realizable value is (90%) **Rs. 36,10,800.00 is (Rupees Thirty Six Lakhs, Ten Thousand and Eight Hundred Only)** and the distress value (85%) **Rs. 34,10,200.00 is (Rupees Thirty Four Lakhs, Ten Thousand and Two Hundred Only)**.

The Book Value (Based on Collector Rates) of the above property as of Rs. 24,48,000.00 is (Rupees Twenty Four Lakhs and Forty Eight Thousand only).

Place: PTA

Date: 04.07.25



Malvinder Singh
04.07.25

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 04/07/2025 on _____. We are satisfied that the fair and reasonable market value of the property is Rs. 40,12,000/- (Rupees forty lakh twelve thousand only)

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

Sushma
Signature

(Name of the Branch Manager with office Seal)

Date: 04/07/2025

Attested As Identified
NOTARY PUBLIC
PATIALA INDIA
29 JUL 2025





PHOTOGRAPHS SHOWING THE REVENUE ESTATE OF VILLAGE DANDHERIAN, TEHSIL & DISTT. PATIALA.

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PLAN SHOWING THE G.P.S LOCATION OF THE REVENUE ESTATE OF VILLAGE DANDHERIAN, TEHSIL & DISTT. PATIALA.

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

I hereby declare that –

- a. The information furnished in my valuation report dated 04.07.25 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 03.07.25. 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.	02.07.25, 04.07.25, 04.07.25.
	Inspections and/or investigations undertaken;	By the Undersigned Only.
	Nature and sources of the information used or relied upon;	From Surrounding 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 Registered Simple Mortgaged Deed./ 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 Dandherian. 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: 04.07.25.

Place: Patiala

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.



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: 04.07.25.

Place: Patiala

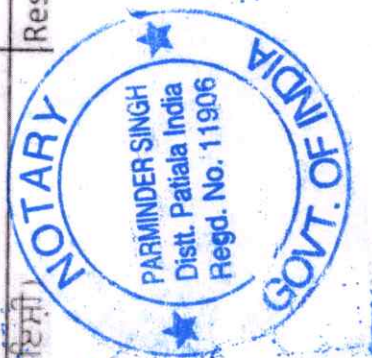


Signature
(Name of the Approved Valuer and Seal
Of the Firm Company)



COLLECTOR RATES OF PATIALA 2024-25

1799	ਦਰਹੜੀਆਂ	138	90	ਦਰਹੜੀਆਂ	Agriculture	18000000	Acre
1800	ਦਰਹੜੀਆਂ	138	90	ਦਰਹੜੀਆਂ	Residential	2000	Sq.yard
1801				ਸਕੂਲ, ਕਾਲਜ, ਲਾਇਬਰੇਰੀ, ਫੈਕਟਰੀ, ਮੋਰਿਜ ਪੈਲਿਸ, ਹਸਪਤਾਲ, ਡਿਸਪੈਂਸਰੀ, ਸੈਲਰ, ਭੱਠਾ	commercial	16000000	Acre
1802	ਫਤਿਹਪੁਰ ਰਾਜਪੂਤਾਂ	139	103	ਫਤਿਹਪੁਰ ਰਾਜਪੂਤਾਂ	Agriculture	1800000	Acre
1803	ਫਤਿਹਪੁਰ ਰਾਜਪੂਤਾਂ	139	103	ਫਤਿਹਪੁਰ ਰਾਜਪੂਤਾਂ	Commercial	4000	Sq.yard
1804	ਫਤਿਹਪੁਰ ਰਾਜਪੂਤਾਂ	139	103	ਫਤਿਹਪੁਰ ਰਾਜਪੂਤਾਂ	Residential	2000	Sq.yard
1805				ਸਕੂਲ, ਕਾਲਜ, ਲਾਇਬਰੇਰੀ, ਫੈਕਟਰੀ, ਮੋਰਿਜ ਪੈਲਿਸ, ਹਸਪਤਾਲ, ਡਿਸਪੈਂਸਰੀ, ਸੈਲਰ, ਭੱਠਾ	commercial	16000000	Acre
1806	ਬੀੜ ਕੁਲੇਮਾਜਰਾ	143	38	ਬੀੜ ਕੁਲੇਮਾਜਰਾ	Agriculture	1800000	Acre
1807	ਬੀੜ ਕੁਲੇਮਾਜਰਾ	143	38	ਬੀੜ ਕੁਲੇਮਾਜਰਾ	Commercial	4000	Sq.yard
1808	ਬੀੜ ਕੁਲੇਮਾਜਰਾ	143	38	ਬੀੜ ਕੁਲੇਮਾਜਰਾ (ਰਿਪਾਇਰੀ)	Residential	2000	Sq.yard



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