BHARAT BHUSHAN GERA,(A.M.I.E.CIVIL ENGINEERING,FIV)
Chartered civil Engineer & Approved Valuer. Fellow of The Institution of Valuers (India)
GOVT. APPROVED VALUER EMPANELLED VALUER FOR P & S BANK
Surveyor & Loss Assessor, IRDA Licence no 72876, FIRE, MOTOR, ENGG.
HEAD OFFICE: OPPOSITE STATE BANK OF INDIA, ELITE CINEMA RAILWAY ROAD, HISSAR
Mob.9996711450 AND 9416244040 (Mail Id- bankvaluer.gera@gmail.com)

BRANCH OFFICE: SHOP NO. A-34, FIRST FLOOR, BEHIND CANARA BANK, BHAGAT SINGH COLONY, BHIWADI
Mob.8708986996 AND 9350804490 (Mail Id- valuer.jaanigera@gmail.com)

VALUATION REPORT (IN RESPECT OF LAND/SITE AND BUILDING)
(To be filled in by the approved valuer)

Ref. No. 202542/BBG/VAL/2025 **Date:15.10.2025**

To
Chief Manager
UNION BNAK
Branch PATAUDI

Reg: Agricultural land bearing Khewat no. 11/11 min, Khatoni no. 12, rect. no. 32, Killa no. 15(8-0), 16(8-0), 17/2(4-0), 24(8-0), 25(8-0), rect. no. 33, killa no. 11(8-0), 12/1(2-12), Khasra no. 219(4-9) kita 8 measuring 51 kanal 1 marla its 85/1021th share i.e. 4 KANAL 5 MARLA; Khewat no. 12//11/2, Khatoni no. 13, Rect. No. 7, Killa no. 24(8-0), 25/1(0-12), rect. no. 16, killa no. 4(8-0), 7/2(5-4), 14(7-14) kita 5 measuring 29 kanal 10 marla its 49/590th share i.e. 2 KANAL 9 MARLA; Khewat no. 13//11/3, Khatoni no. 14, Rect. No. 30, Killa no. 16/2(8-9), 24/1/1(5-14), 25/2(6-3) kita 3 measuring 20 kanal 6 marla its 5/406th share i.e. O KANAL 5 MARLA; Khewat no. 14//11/4, Khatoni no. 15, Rect. No. 40, Killa no. 3/2/2(2-2), 4/2(7-3), 5(8-0), 6(8-0), 7(8-0), 8/1/2(6-9) kita 6 measuring 39 kanal 14 marla its 54/794th share i.e. 2 KANAL 14 MARLA; Khewat no. 15//11/5, Khatoni no. 16, Rect. No. 14, Killa no. 3(8-14), 8(8-0), 9/1(4-0), 12/2(5-15), 13/1(4-0) kita 5 measuring 30 kanal 9 marla its 50/667th share i.e. 2 KANAL 10 MARLA; rect. no. 31, killa no. 20/2/2(2-18) kita 1 measuring 2 kanal 18 marla its 4/58th share i.e. O KANAL 4 MARLA; Khewat no. 16/12, Khatoni no. 17, Rect. No. 62, Killa no. 13(8-0), 14(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0) kita 7 measuring 56 kanal 0 marla its 93/1120th share i.e. 4 KANAL 13 MARLA; Rect. No. 62, Killa no. 1(7-7), 10(8-0), 11(8-0), 12(8-0), 20(8-0), 21(8-0), rect. no. 63, killa no. 4/2(2-10), 5(7-7), 6(8-0), 7(6-4), 14(9-16), 15(8-0), 16(8-0), 17(8-0), 18(5-8), 23(9-0), 24(8-0), 25(8-0) kita 18 measuring 135 kanal 12 marla its 9/2712th share i.e. O KANAL 9 MARLA situated within revenue estate of Vill. Jaitpur, Tehsil & Distt. Jhajjar vide Jamabandi for the year 2011-12.
TOTAL ADMEASURING: - 17 KANAL 9 MARLA (2.18 Acres).
In A/c of Sh. Krishan Kumar S/o Sh. Daya Ram .

PART A – BASIC DATA

A	**GENERAL DETAILS**			
1	Purpose Of Valuation		:	Bank Security/**To know the fair market value for Bank Limit**
2	A	Date Of inspection	:	**15.10.2025** - with Owner
	B	Date On which the Valuation is made	:	**15.10.2025**

3	List of Documents produced for perusal		
	i. Copy of Jamabandi Year		Jamabandi for the year **2011-12**
	ii Copy of Legal Report		Advocate Vijay Yadav/dt. 16.11.2015
4	**Name of the reported owner with present address and phone number Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of each owner in case of joint ownership)**	:	**Sh. Krishan Kumar S/o Sh. Daya Ram .**
5	**Brief description of the property taken for valuation (Including leasehold/freehold etc)**	:	Agricultural land bearing Khewat no. 11/11 min, Khatoni no. 12, rect. no. 32, Killa no. 15(8-0), 16(8-0), 17/2(4-0), 24(8-0), 25(8-0), rect. no. 33, killa no. 11(8-0), 12/1(2-12), Khasra no. 219(4-9) kita 8 measuring 51 kanal 1 marla its 85/1021th share i.e. 4 KANAL 5 MARLA; Khewat no. 12//11/2, Khatoni no. 13, Rect. No. 7, Killa no. 24(8-0), 25/1(0-12), rect. no. 16, killa no. 4(8-0), 7/2(5-4), 14(7-14) kita 5 measuring 29 kanal 10 marla its 49/590th share i.e. 2 KANAL 9 MARLA; Khewat no. 13//11/3, Khatoni no. 14, Rect. No. 30, Killa no. 16/2(8-9), 24/1/1(5-14), 25/2(6-3) kita 3 measuring 20 kanal 6 marla its 5/406th share i.e. O KANAL 5 MARLA; Khewat no. 14//11/4, Khatoni no. 15, Rect. No. 40, Killa no. 3/2/2(2-2), 4/2(7-3), 5(8-0), 6(8-0), 7(8-0), 8/1/2(6-9) kita 6 measuring 39 kanal 14 marla its 54/794th share i.e. 2 KANAL 14 MARLA; Khewat no. 15//11/5, Khatoni no. 16, Rect. No. 14, Killa no. 3(8-14), 8(8-0), 9/1(4-0), 12/2(5-15), 13/1(4-0) kita 5 measuring 30 kanal 9 marla its 50/667th share i.e. 2 KANAL 10 MARLA; rect. no. 31, killa no. 20/2/2(2-18) kita 1 measuring 2 kanal 18 marla its 4/58th share i.e. O KANAL 4 MARLA; Khewat no. 16/12, Khatoni no. 17, Rect. No. 62, Killa no. 13(8-0), 14(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0) kita 7 measuring 56 kanal 0 marla its 93/1120th share i.e. 4 KANAL 13 MARLA; Rect. No. 62, Killa no. 1(7-7), 10(8-0), 11(8-0), 12(8-0), 20(8-0), 21(8-0), rect. no. 63, killa no. 4/2(2-10), 5(7-7), 6(8-0), 7(6-4), 14(9-16), 15(8-0), 16(8-0), 17(8-0), 18(5-8), 23(9-0), 24(8-0), 25(8-0) kita 18 measuring 135 kanal 12 marla its 9/2712th share i.e. O KANAL 9 MARLA situated within revenue estate of Vill. Jaitpur, Tehsil & Distt. Jhajjar vide Jamabandi for the year 2011-12.
	Total Lease Period & remaining Period (if Leasehold)		Please refer legal opinion
6	**Location of property**	:	

	a)Plot no/Survey No		NA	
	b)Door No		NA	
	c)T.S. No/Village	:	Village- Jaitpur	
	d)Ward/Taluka	:	Jaitpur	
	e)Mandal/District		village Jaitpur, Tehsil & Dist. Jhajjar	
7	Postal address of the property	:	As above	
8	Coming under Corporation limit/Village Panchayat/Municipality	:	Under Village Panchayat	
9	Whether covered under any State/Central Govt. enactment(e.g. Urban Land Ceiling Act)or notified under agency area/scheduled area /cantonment area	:	Refer to Legal Opinion	
10	In case it is an agricultural Land, any conversion to house site plots contemplated?		NO	
11.1	Dimensions/Boundaries Of the property		**As per Document**	**As per Actual**
	North		As Per Sizra	Land Sundar S/o Amar singh
	South		As Per Sizra	Land of Amar singh
	East		As Per Sizra	Land of Khajan Singh
	West		As Per Sizra	Rasta
11.2	N(Longitude)			
	E(Latitude) and Coordinates of the site		28.435737 76.575233	
12	Total Extent of the site		**TOTAL ADMEASURING: - 17 KANAL 9 MARLA (2.18 Acres).**	
13.	Extent of the site considered for valuation(least of 14a & 14b)		**TOTAL ADMEASURING: - 17 KANAL 9 MARLA (2.18 Acres).**	
14	Whether occupied by the owner/Tenant? If occupied by tenant since how long?		Self /Agriculture Property	
15.	Income Received (per year)		Detail With Owner	
B	**CHARACTERSTICS OF THE SITE**			
1	Whether the Land Under Consideration is Suitable for Cultivation	:	Yes	
2	Irrigation Facilities-Canal /well/Bore/Rain-fed	:	Canal/Well	
3	Possibility of frequent flooding/submerging		Very low	
4	Level of Land with topographical conditions		Ok	
5	Shape of Land		Irregular	

6	Is it a land –Locked Land ?		NO
7	Whether any cottages /Building exist in the land ?		No
8	Whether Fencing & Gate are arranged. ?		No
9	General Conditions of the land ?		Good
10	Quality of soil of the Land		Good
11	Whether the land is situated on a main /National Highway ? if not, Distance from the main / Highway Road.		Distance From Main Road (2-3Kms apx.)
12	Types of Crops Grown		Wheat & Rice & Other Crops
13	Water Supply & electricity Facilities		Yes
14	Advantages of the Site		
	1		Good Quality land
	2		NA
15	Disadvantages of the Site		
	1.		NA
	2.		NA
16	**Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc(distance from the sea coast/tidal level must be incorporated)**	:	Nil
17.	**Comment on Dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.**		Refer to Legal Opinion
	(VALUATIONS OF LAND)		
1	Size Of Plot	:	**TOTAL ADMEASURING: - 17 KANAL 9 MARLA (2.18 Acres).**
	North & South		As Per Sizra
	East & West		As Per Sizra
2	Total extent of the Plot		**TOTAL ADMEASURING: - 17 KANAL 9 MARLA (2.18 Acres).**
3	Prevailing market rate(Along with Details/ Reference of at least two Latest Deals/		Rs. 24,00,000/- to Rs. 26,00,000/- per acre (References to the latest sales transactions on actual

	Transactions with Respect to adjacent Properties in the Area		market value are not available wherever available these are on collector's rates, those should not be compared for arriving at the market value)
	Market Value of Land Value		**2.18 Acres** @ Rs 25,00,000/- Per Acre Rs. 54,50,000/-
4	Guide line rate obtained from the Registrar's office (an evidence thereof to be enclosed)		**2.18 Acres** @ Rs 25,00,000/- Per Acre Rs. 54,50,000/-
	Guide Line Value of Land		54,50,000/-
5	Assessed /adopted rate of valuation		Rs 25,00,000/- Per Acre (As per average market rates in this locality)
6	Estimated value of land		**2.18 Acres** @ Rs 25,00,000/- Per Acre Rs. 54,50,000/-

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

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 specification is 54,50,000/-**Rupees Fifty-four lakh fifty thousand only).**The realizable value of above property is **Rs. 49,05,000/- (Rupees Forty-Nine Lakhs fourteen Thousand Only)** the distress value is **Rs. 44,14,000/- (Rupees Forty-four Lakhs Ninety Three Thousand Only).**
Consider Akshizra for Road Accessibility Confirmation.

Place: Bhiwadi
Date: 15.10.2025

(Bharat Bhushan Gera)
Empanelled Valuer For Union Bank

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).

Place: Bhiwadi
Date: 15.10.2025

(Name of Branch Official with Seal)

Declaration:-

1. The information furnished above is true and correct to the best of my knowledge and belief.

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

3. Legal aspects have not been considered in this valuation.

4. If the property is to be considered as any security, then it is the responsibility of financial institution to compare the extent of land mentioned in this report with the extent mentioned in the latest legal opinion.

5. It is to be remembered: The fundamental principles of valuation are:
   i) Value varies with purpose.
   ii) It is a function of place, purpose and date.

This report is given as an expert opinion based on the available materials & based on the inspection & as identified by the party concerned & it is in the opinion of the Bank to accept or reject this report.

6. This report is prepared for the purpose mentioned in SL.No.1.(a) This report is not to be referred if the purpose is anything else or .

7. This report is intended for the **union bank** only and by any chance, if this report is Referred by any other bank for any other purpose, this valuer can be contacted for the acceptability of the value for their required purpose.

8 Note : This valuer is not competent
- 1 to certify the ownership of the property.
- 2 to test the genuineness of the documents.



Place: Bhiwadi
Date: 15.10.2025

(Bharat Bhushan Gera)
Empanelled Valuer For P & S Bank

TO BE OBTAINED FROM VALUERS ALONG WITH THE VALUATION REPORT

1. Declaration-cum-undertaking from the valuer (Annexure-I)
2. Model code of conduct for valuer (Annexure II)

(Annexure-I)

Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors

DECLARATION- CUM- UNDERTAKING

I, Bharat Bhushan Gera son of The Tara chand Gera do here by solemnly affirm and state that:

A . I am a citizen of India

B. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three \ years after the valuation of assets was conducted by me.

C. The information furnished in my valuation report dated 15.10.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

D. I have personally inspected the property on 15.10.2025. The work is not subcontracted to any other valuer and carried out by myself.

E. Valuation report is submitted in the format as prescribed by the Bank.

F. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.

F. I have not been removed/dismissed from service/employment earlier.

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

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

I-I have not been declared to be unsound mind.

J. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;

K. I am not an undischarged insolvent.

L. I have not been levied a penalty under section 271 J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

M. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

N. My PAN Card number/Service Tax number as applicable is AAYPG 9379A

O. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer

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



Q. 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

R. 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

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

T. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)

U. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)

V. My CIBIL Score and credit worthiness is as per Bank's guidelines.

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

X. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.

Y. Further, I hereby provide the following information.



Sl. No.	Particulars		Valuer comment
1	background information of the asset being valued;		Agricultural land bearing Khewat no. 11/11 min, Khatoni no. 12, rect. no. 32, Killa no. 15(8-0), 16(8-0), 17/2(4-0), 24(8-0), 25(8-0), rect. no. 33, killa no. 11(8-0), 12/1(2-12), Khasra no. 219(4-9) kita 8 measuring 51 kanal 1 marla its 85/1021th share i.e. 4 KANAL 5 MARLA; Khewat no. 12//11/2, Khatoni no. 13, Rect. No. 7, Killa no. 24(8-0), 25/1(0-12), rect. no. 16, killa no. 4(8-0), 7/2(5-4), 14(7-14) kita 5 measuring 29 kanal 10 marla its 49/590th share i.e. 2 KANAL 9 MARLA; Khewat no. 13//11/3, Khatoni no. 14, Rect. No. 30, Killa no. 16/2(8-9), 24/1/1(5-14), 25/2(6-3) kita 3 measuring 20 kanal 6 marla its 5/406th share i.e. O KANAL 5 MARLA; Khewat no. 14//11/4, Khatoni no. 15, Rect. No. 40, Killa no. 3/2/2(2-2), 4/2(7-3), 5(8-0), 6(8-0), 7(8-0), 8/1/2(6-9) kita 6 measuring 39 kanal 14 marla its 54/794th share i.e. 2 KANAL 14 MARLA; Khewat no. 15//11/5, Khatoni no. 16, Rect. No. 14, Killa no. 3(8-14), 8(8-0), 9/1(4-0), 12/2(5-15), 13/1(4-0) kita 5 measuring 30 kanal 9 marla its 50/667th share i.e. 2 KANAL 10 MARLA; rect. no. 31, killa no. 20/2/2(2-18) kita 1 measuring 2 kanal 18 marla its 4/58th share i.e. O KANAL 4 MARLA; Khewat no. 16/12, Khatoni no. 17, Rect. No. 62, Killa no. 13(8-0), 14(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0) kita 7 measuring 56 kanal 0 marla its 93/1120th share i.e. 4 KANAL 13 MARLA; Rect. No. 62, Killa no. 1(7-7), 10(8-0), 11(8-0), 12(8-0), 20(8-0), 21(8-0), rect. no. 63, killa no. 4/2(2-10), 5(7-7), 6(8-0), 7(6-4), 14(9-16), 15(8-0), 16(8-0), 17(8-0), 18(5-8), 23(9-0), 24(8-0), 25(8-0) kita 18 measuring 135 kanal 12 marla its 9/2712th share i.e. O KANAL 9 MARLA situated within revenue estate of Vill. Jaitpur, Tehsil & Distt. Jhajjar vide Jamabandi for the year 2011-12.
2	purpose of valuation and appointing authority		To know fair Market value and ordered by Union bank
3	identity of the valuer and any other experts involved in the valuation;		Empanelled Valuer for union bank in The Name of B B Gera
4	disclosure of valuer interest or conflict, if any;		Nil
5	date of appointment, valuation date and date of report;		15.10.2025
6	inspections and/or investigations undertaken;		Physically Inspection
7	nature and sources of the information used or relied upon;		Real Estate Market survey in the said location and Local Enquiries
8	procedures adopted in carrying out the valuation and valuation standards followed;		Land and Building Method

9	restrictions on use of the report, if any;		To be used For union bank Bank only
10	major factors that were taken into account during the valuation;		Land Rates/ Location/and amenities and facilities provided in the said location
11	major factors that were not taken into account during the valuation;		Land Rates
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.		NA

Date: 15.10.2025
Place: Bhiwadi
Name of the Valuer : B.B. GERA

Address of the valuer : BRANCH OFFICE: SHOP NO. A-34, FIRST FLOOR, BEHIND CANARA BANK, BHAGAT SINGH COLONY, BHIWADI



(Annexure-II)

MODEL CODE OF CONDUCT FOR VALUERS

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

Confidentiality

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



Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

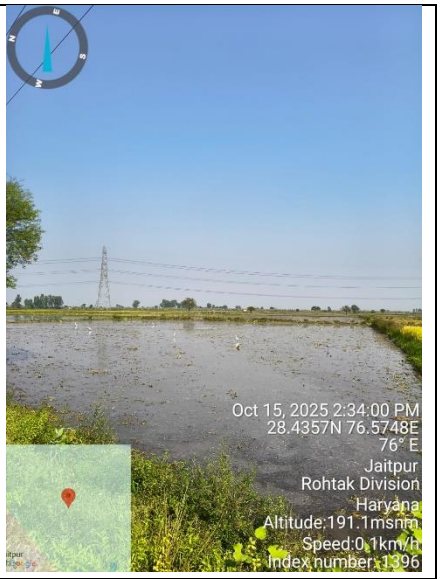
Date: 15.10.2025
Place: Bhiwadi
Address of the valuer : BRANCH OFFICE: SHOP NO. A-34, FIRST FLOOR, BEHIND CANARA BANK, BHAGAT SINGH COLONY, BHIWADI

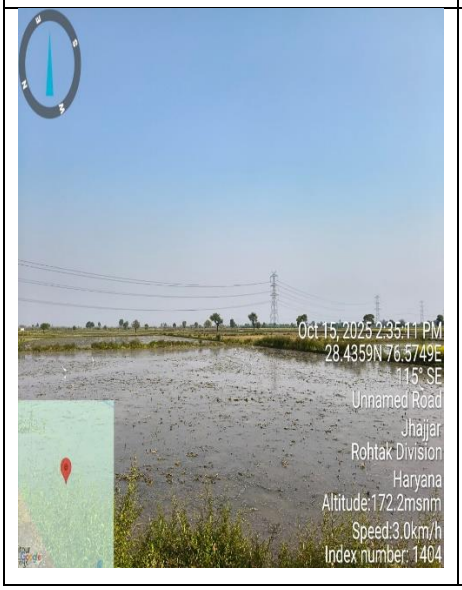


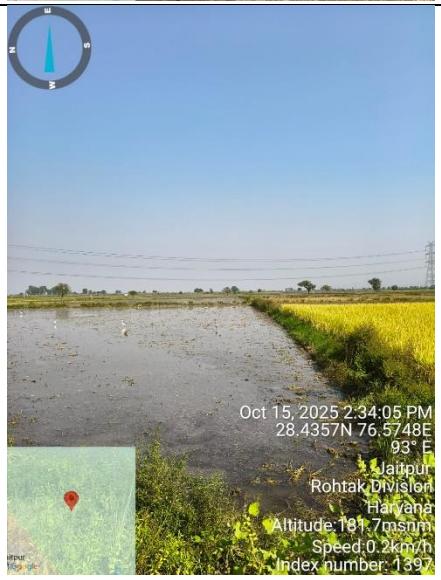
PHOTOS OF LAND :-

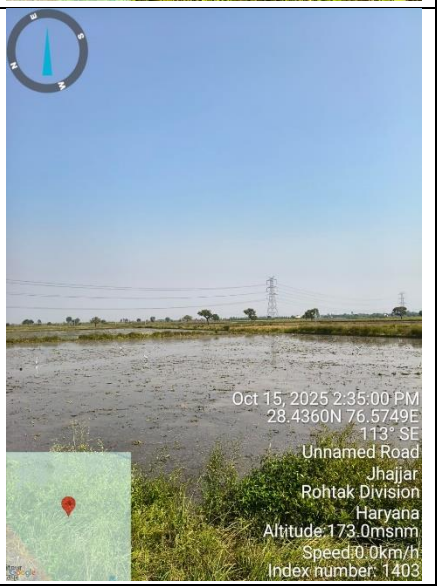




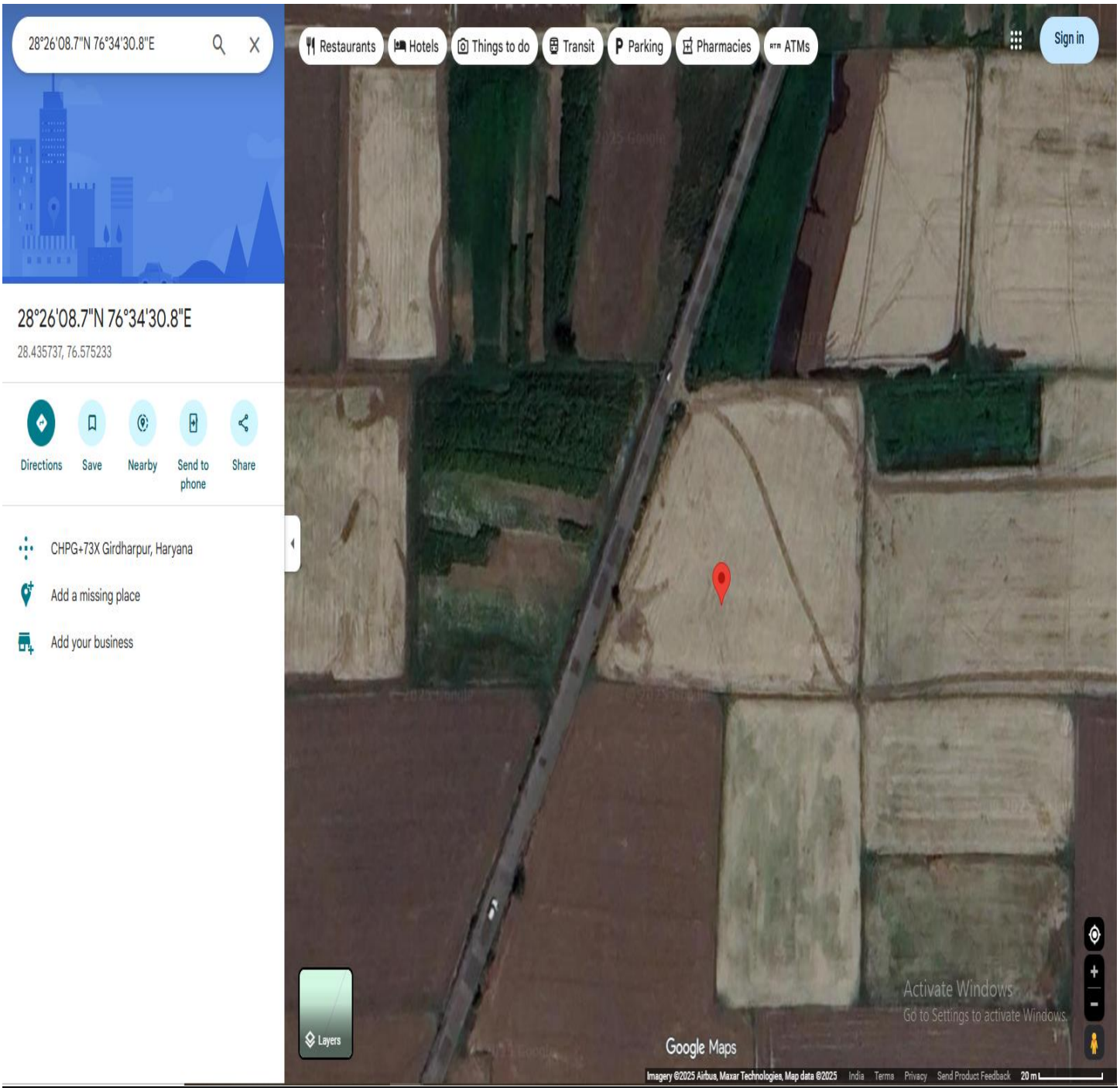








photographs shown above are of the same property against which I/we applied for loan from having address.... Reg: Valuation Report - **Reg** Agricultural land bearing Khewat no. 11/11 min, Khatoni no. 12, rect. no. 32, Killa no. 15(8-0), 16(8-0), 17/2(4-0), 24(8-0), 25(8-0), rect. no. 33, killa no. 11(8-0), 12/1(2-12), Khasra no. 219(4-9) kita 8 measuring 51 kanal 1 marla its 85/1021th share i.e. 4 KANAL 5 MARLA; Khewat no. 12//11/2, Khatoni no. 13, Rect. No. 7, Killa no. 24(8-0), 25/1(0-12), rect. no. 16, killa no. 4(8-0), 7/2(5-4), 14(7-14) kita 5 measuring 29 kanal 10 marla its 49/590th share i.e. 2 KANAL 9 MARLA; Khewat no. 13//11/3, Khatoni no. 14, Rect. No. 30, Killa no. 16/2(8-9), 24/1/1(5-14), 25/2(6-3) kita 3 measuring 20 kanal 6 marla its 5/406th share i.e. O KANAL 5 MARLA; Khewat no. 14//11/4, Khatoni no. 15, Rect. No. 40, Killa no. 3/2/2(2-2), 4/2(7-3), 5(8-0), 6(8-0), 7(8-0), 8/1/2(6-9) kita 6 measuring 39 kanal 14 marla its 54/794th share i.e. 2 KANAL 14 MARLA; Khewat no. 15//11/5, Khatoni no. 16, Rect. No. 14, Killa no. 3(8-14), 8(8-0), 9/1(4-0), 12/2(5-15), 13/1(4-0) kita 5 measuring 30 kanal 9 marla its 50/667th share i.e. 2 KANAL 10 MARLA; rect. no. 31, killa no. 20/2/2(2-18) kita 1 measuring 2 kanal 18 marla its 4/58th share i.e. O KANAL 4 MARLA; Khewat no. 16/12, Khatoni no. 17, Rect. No. 62, Killa no. 13(8-0), 14(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0) kita 7 measuring 56 kanal 0 marla its 93/1120th share i.e. 4 KANAL 13 MARLA; Rect. No. 62, Killa no. 1(7-7), 10(8-0), 11(8-0), 12(8-0), 20(8-0), 21(8-0), rect. no. 63, killa no. 4/2(2-10), 5(7-7), 6(8-0), 7(6-4), 14(9-16), 15(8-0), 16(8-0), 17(8-0), 18(5-8), 23(9-0), 24(8-0), 25(8-0) kita 18 measuring 135 kanal 12 marla its 9/2712th share i.e. O KANAL 9 MARLA situated within revenue estate of Vill. Jaitpur, Tehsil & Distt. Jhajjar vide Jamabandi for the year 2011-12.


28°26'08.7"N 76°34'30.8"E
Restaurants
Hotels
Things to do
Transit
Parking
Pharmacies
ATMs
Sign in
28°26'08.7"N 76°34'30.8"E
28.435737, 76.575233
Directions
Save
Nearby
Send to phone
Share
CHPG+73X Girdharpur, Haryana
Add a missing place
Add your business
Layers
Google Maps
Activate Windows
Go to Settings to activate Windows.
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025
India
Terms
Privacy
Send Product Feedback
20 m


GOVT. APPROVED VALVER

VIJAY YADAV
Advocate
Chamber No.22 District Court, Gurgaon
& Seat No.40 Sub-Divisional Court
Pataudi

R/o Near Nawab Pataudi Mahal,
Ward No.8, Amarpuri, Pataudi,
(M):- 09312982856
Email Id: yadavvijayad2012@gmail.com

Dated: 16.11.2015

To,

The Branch Manager,
Corporation Bank,
Pataudi, Gurgaon.

1. Name, father's name and address of the title holder: - **Sh. Krishan Kumar s/o Sh. Daya Ram, R/o Vill. Jaitpur, Tehsil & Distt. Jhajjar.**

2. Description of the property: Agricultural land bearing Khewat no. **11/11 min,** Khatoni no. 12, rect. no. 32, killa no. 15(8-0), 16(8-0), 17/2(4-0), 24(8-0), 25(8-0), rect. no. 33, killa no. 11(8-0), 12/1(2-12), Khasra no. 219(4-9) kita 8 measuring 51 kanal 1 marla its **85/1021th share i.e. 4 KANAL 5 MARLA;** Khewat no. **12//11/2,** Khatoni no. 13, Rect. No. 7, Killa no. 24(8-0), 25/1(0-12), rect. no. 16, killa no. 4(8-0), 7/2(5-4), 14(7-14) kita 5 measuring 29 kanal 10 marla its **49/590th share i.e. 2 KANAL 9 MARLA;** Khewat no. **13//11/3,** Khatoni no. 14, Rect. No. 30, Killa no. 16/2(8-9), 24/1/1(5-14), 25/2(6-3) kita 3 measuring 20 kanal 6 marla its **5/406th share i.e. 0 KANAL 5 MARLA;** Khewat no. **14//11/4,** Khatoni no. 15, Rect. No. 40, Killa no. 3/2/2(2-2), 4/2(7-3), 5(8-0), 6(8-0), 7(8-0), 8/1/2(6-9) kita 6 measuring 39 kanal 14 marla its **54/794th share i.e. 2 KANAL 14 MARLA;** Khewat no. **15//11/5,** Khatoni no. 16, Rect. No. 14, Killa no. 3(8-14), 8(8-0), 9/1(4-0), 12/2(5-15), 13/1(4-0) kita 5 measuring 30 kanal 9 marla its **50/667th share i.e. 2 KANAL 10 MARLA;** rect. no. 31, killa no. 20/2/2(2-18) kita 1 measuring 2 kanal 18 marla its **4/58th share i.e. 0 KANAL 4 MARLA;** Khewat no. **16/12,** Khatoni no. 17, Rect. No. 62, Killa no. 13(8-0), 14(8-0), 17(8-0), 18(8-0), 19(8-0), 22(8-0), 23(8-0) kita 7 measuring 56 kanal 0 marla its **93/1120th share i.e. 4 KANAL 13 MARLA;** Rect. No. 62, Killa no. 1(7-7), 10(8-0), 11(8-0), 12(8-0), 20(8-0), 21(8-0), rect. no. 63, killa no. 4/2(2-10), 5(7-7), 6(8-0), 7(6-4), 14(9-16), 15(8-0), 16(8-0), 17(8-0), 18(5-8), 23(9-0), 24(8-0), 25(8-0) kita 18 measuring 135 kanal 12 marla its **9/2712th share i.e. 0 KANAL 9 MARLA** situated within revenue estate of Vill. Jaitpur, Tehsil & Distt. Jhajjar vide Jamabandi for the year 2011-12. **TOTAL ADMEASURING: - 17 KANAL 9 MARLA (2.18 Acres).**

3. Document Studied: -

Sr. No.	Whether original or Zerox	Date of Document	Parties to Document	
1.	Certified Copy of Jamabandi for the year 2011-12	03.11.2015	Anup Singh etc.	
2.	Copy of Mutation no. 1928			
3.	Inspection Receipt	16.11.2015		

4.	If Originals of the deeds/documents have not been produced reasons thereof		
5.	Tracing of the Title:		
	A. For 13 years for loan/limit up to (Only for Agricultural Advances &	A. That the chain of title in respect of land in question is complete in all respect because as per Jamabandi for the year 2006-07, applicant	

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GOLD APPROVED VALUER