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Registered Valuer u/s 34AB of wealth Tax Act. Registration No.16/2010-11/2297
Member Institution of Valuers -Registration No.F-15408
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To,
The Branch Manager
Bank of Maharashtra,
Branch Sasni Gate,
Aligarh.

Ref.No.18/178/P.D.26/V.D.30-01-2026

Dear Sir,

Valuation report in respect of Property(Plot) of **Mr.Nasim Khan S/O.Mr.Mohammad Sagir,** R/O.Near Tin wali Masjid, Super Colony, Turakman Gate, Aligarh Property Mortgaged Address is a Vacant Plot, Which is Part of Khasra No.3131, 3132, 3137, 3134, & 3135, Situated at Near Noor Masjid, Nagla Ashique Ali, Ashique Ali Road, Qasba Koil-II, Pargana & Tehsil Koil, Distt. Aligarh, was inspected in the absence of owner from outside on 30-01-2026 for the purpose of evaluate the fair market value of property.

The following documents were produced before me for scrutiny:

(1) Photocopy of Sale Deed.

Based upon the actual observations and also the particulars provided to me, detailed Valuation report has been prepared, Now in my Opinion:

- (1) The Value of Property as per Stamp Duty Rates is Rs.6,94,000/-
(Rs.Six Lakh Ninety Four Thousand only)
- (2) The Fair Market Value of the Property is Rs.10,50,000/-
(Rs.Ten Lakh Fifty Thousand only)
- (3) The Realizable value of the Property is Rs.9,00,000/-
(Rs.Nine Lakh only) and
- (4) The Distress value of the Property is Rs.8,50,000/-
(Rs.Eight Lakh Fifty Thousand only)

Place:Aligarh
Date: 31-01-2026

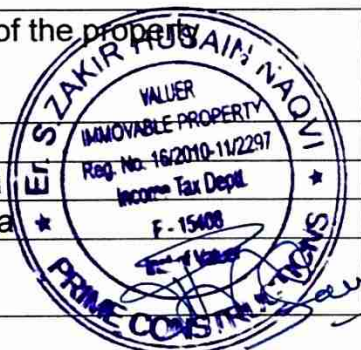

Signature of Valuer

Total number of pages attached with this report-15

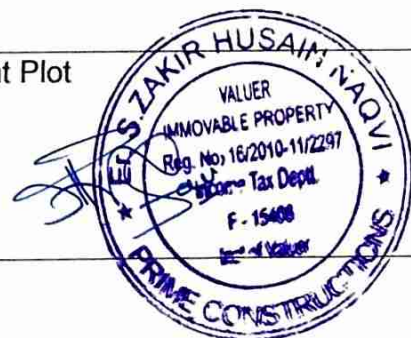


VALUATION REPORT (IN RESPECT OF LAND/SITE AND BUILDING)

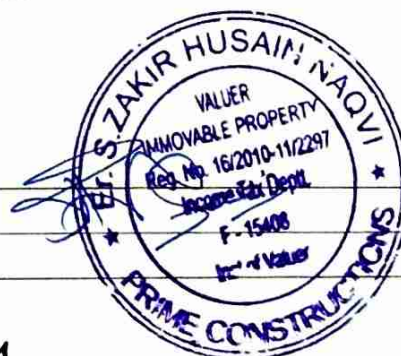
I. GENERAL		
1.	Purpose for which the valuation is made	To evaluate Fair Market Value of Property
2.	a) Date of inspection	: 30-01-2026
	b) Date on which the valuation is made	: 31-01-2026
3.	List of document produced for perusal	:
	i) Photocopy of sale deed	: Sale Deed
	ii) Previous valuation	: Not Available
	iii) Advocate's Report	: Not Available
4.	Name of the owner (s) and his/their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr.Nasim Khan S/O.Mr.Mohammad Sagir R/O.Near Tin wali Masjid, Super Colony, Turakman Gate, Aligarh.
5.	Brief description of the property Including leasehold/freehold etc.	: A Vacant Freehold Plot With Two Wall upto Ceiling Height, Two wall upto Lintel Level & Gate, Which is Part of Khasra No.3131, 3132, 3137, 3134, & 3135, Situated at Near Noor Masjid, Nagla Ashique Ali, Ashique Ali Road, Pargana & Tehsil Koil, Distt.Aligarh, having an area of 58.53sq.mt. (70sq.yd.)
6.	Location of property	:
	a) Plot No. / Survey No./Door No.	: Part of Khasra No. 3131, 3132, 3137, 3134, & 3135
	b) T.S. No./Village	: Mullapada Bhujpura
	c) Ward/Taluka	: Tehsil Koil
	d) Mandal/District	: Distt.Aligarh
	Postal Address of the property	: Mr.Nasim Khan Near Noor Masjid, Mohalla Nagla Ashique Ali, Ashique Ali Road, Aligarh.
7.	City/Town	: City
8.	Residential Area	: Residential Area
9.	Commercial Area	: ---
10.	Industrial Area	: ---



11.	Classification of the Area	:	
	i) High/Middle/Poor	:	Middle Class
	ii) Urban/Semi Urban/Rural	:	Urban
12.	Coming under Corporation Limit/Village Panchayat/Municipality	:	Comes under Nagar Nigam Aligarh
13.	Whether covered under any State/ Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area.	:	Not Applicable
14.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Not Applicable
15.	Boundaries of the property	:	
	As per Sale Deed	:	As per Site
	North Plot of Shabnam	:	Plot of Other thereafter House of Mrs.Saira Begum W/O.Late Mr.Anwar
	South Plot of Arif & Husan Bano	:	House of Mr.Faisal
	East Rasta 15' wide	:	Kachcha Road
	West Plot of Other	:	Property of Other
16.	Dimensions of the site	:	
			A B
			As per Sale Deed Actual
	North	:	47'0" "
	South	:	47'3" "
	East	:	13.4' "
	West	:	13.4' "
17.	Latitude, Longitude and coordinates of the site	:	Latitude of the Property is 27.866079 and Longitude of the Property is 78.0502915
18.	Extent of the site	:	58.53sq.mt.(70sq.yd.)
19.	Extent of the site considered for valuation (least of 14 A & 14B)	:	---
20.	Whether occupied by the owner/tenant ? If occupied by tenant, since how long ? Rent received per month	:	Vacant Plot



II CHARACTERISTICS OF THE SITE	
1.	Classification of locality : Residential Area
2.	Development of surrounding areas : Developing Area
3.	Possibility of frequent flooding/submerging : No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc. : Within 3km.
5.	Level of land with topographical conditions : Leveled
6.	Shape of land : Quadrilateral Shape
7.	Type of use to which it can be put any usage restriction : Residential
8.	Any usage restriction : Except Residential
9.	Is plot in town planning approved layout ? : No
10.	Comer plot or intermittent plot ? : Intermittent Plot
11.	Road facilities : Available
12.	Type of road available at present : Cement Concrete Pavers
13.	Width of road-is it below 20 ft. or more than 20 ft. : Width of Road is below 20' wide
14.	Is it a land – Locked land : This Property is not Locked, it has a path in South-East Direction
15.	Water potentiality : The property has good water potentiality, with ground water available at a reasonable depth
16.	Underground sewerage system : Not Available
17.	Is power supply available at the site : Not Available
18.	Advantages of the site :
	1. Nearer to Mathura Bye Pass
	2. ---
19.	Special remarks, if any, like threat of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc. (Distance from Sea-coast/Tidal level must be incorporated) : ---
	1.
	2.

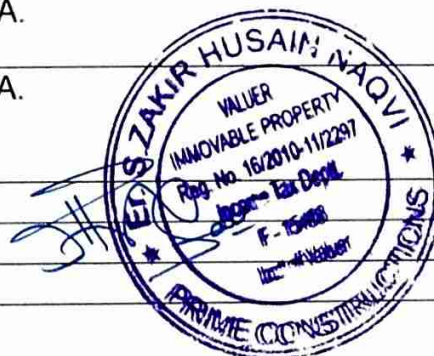


PART – A (VALUATION OF LAND)

1.	Size of Plot	:	
	North & South	:	Mentioned Above
	East & West	:	Mentioned Above
2.	Total extent of the Plot	:	58.53sq.mt.(70sq.yd.)
3.	Prevailing market rate (along with details/reference of atleast two latest deals/ transactions With respect to adjacent properties in the area	:	Rs.8,000/- to Rs.12,000/- per sq.yd.
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to the enclosed)	:	(p.no.56 iii) Rs.8,000/-per sq.mt. Value of Land = 58.53sq.mt. x Rs.8,000/- = Rs.4,68,240/- Brick wall Two No.11.89m @Rs.4,500/- per R.M. Brick wall two No.28.65m @Rs.6,000/- per R.M. Value of Wall =Rs.2,25,405/- Total Value of Plot =Rs.6,93,645/-, Say Rs.6,94,000/-
5.	Assessed/adopted rate of valuation	:	Rs.10,000/-per sq.yd.
6.	Estimated value of land	:	70sq.yd. x Rs.10,000/- = Rs.7,00,000/-

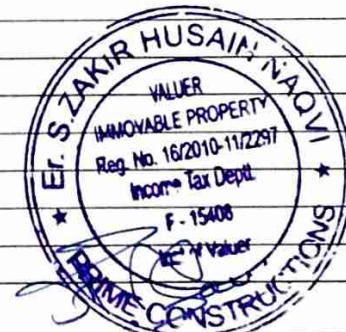
PART-B (VALUATION OF BUILDING)

1.	Technical details of the building	:	
a)	Type of Building (Residential/Commercial/Industrial)	:	N.A.
b)	Type of construction (Load bearing/RCC/Steel Framed)	:	N.A.
c)	Year of construction	:	N.A.
d)	Number of floors and height of each floor including basement, if any	:	N.A.
e)	Plinth area floor-wise	:	N.A.
f)	Condition of the building	:	-
i)	Exterior-Excellent, Good, Normal, Poor	:	N.A.
ii)	Interior-Excellent, Good, Normal, Poor	:	N.A.
g)	Date of issue and validity of layout of Approved map /plan	:	N.A.
h)	Approved map/plan issuing authority	:	N.A.
i)	Whether genuineness or authenticity of Map /plan is verified.	:	N.A.
j)	i)Any other comments by our empane- lled Valuers, on authentic of approved plan.	:	N.A.
	ii) Name of Purchaser & Address	:	---
	iii) Undersigned Remarks if any	:	---



Specifications of construction (floor-wise) in respect of

S.No	Description	Ground Floor	First Floor	Second Floor	Third Floor
1	Foundation	N.A.	N.A.	N.A.	N.A.
2	Basement	N.A.	N.A.	N.A.	N.A.
3	Superstructure	N.A.	N.A.	N.A.	N.A.
4	Jolnery/Doors & Window (Please furnish details about size of frames, shutters, glazing, fitting etc, and specify the species of timber)	N.A.	N.A.	N.A.	N.A.
5	RCC Works	N.A.	N.A.	N.A.	N.A.
6	Plastering	N.A.	N.A.	N.A.	N.A.
7	Flooring, Skirting, Dadoing	N.A.	N.A.	N.A.	N.A.
8	Special finish as marble, granite, wooden paneling, grills etc.	N.A.	N.A.	N.A.	N.A.
9	Roofing including weather proof course	N.A.	N.A.	N.A.	N.A.
10	Drainage	N.A.	N.A.	N.A.	N.A.
11	Compound Wall	:	:	:	:
	Height	:	N.A.	:	:
	Length	:	N.A.	:	:
	Type of construction	:	N.A.	:	:
12	Electrical Installation	:	:	:	:
	Type of wiring	:	N.A.	:	:
	Class of fittings (superior/ordinary/poor)	:	N.A.	:	:
	Number of light points	:	N.A.	:	:
	Fan points	:	N.A.	:	:
13	Ornamental front door	:	N.A.	:	:
14	Sit out Verandah with steel grills	:	N.A.	:	:
15	Overhead water tank	:	N.A.	:	:
16	Extra steel /collapsible gates	:	N.A.	:	:
	Total				



Details Of Valuation

Sr. No	Particulars of Item	Plinth Area	Roof height	Age & Estimated Age of Bldg (yrs.) building	Estimated replacement rate of construction Rs	Replacement cost Rs.	Depreciation Rs.	Net Value after depreciation Rs.
	Total							Rs.---

Part-C (Amenities)**(Amount in Rs.)**

1.	Wardobes	:	N.A.
2.	Glazed tiles	:	N.A.
3.	Extra sinks and bath tub	:	N.A.
4.	Marble/ceramic tiles flooring	:	N.A.
5.	Interior decorations	:	N.A.
6.	Architectural elevation works	:	N.A.
7.	Paneling works	:	N.A.
8.	Aluminum works	:	N.A.
9.	Aluminum hand rails	:	N.A.
10.	False ceiling	:	N.A.
	Total	:	N.A.

Part-D (Miscellaneous))**(Amount in Rs.)**

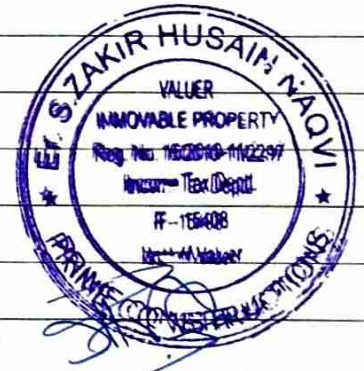
1.	Spare plug points	:	N.A.
2.	Any other items	:	N.A.
3.	Plumbing installation a) No.of water closet and their type b) No.of wash basin c) No.of urinals d) Water meter,taps etc. e) Any other fixtures	:	N.A.
4.	Seperate Toilet Room	:	N.A.
5.	Seperate Lumber Room	:	N.A.
6.	Seperate Water tank/sump	:	N.A.
7.	Trees, gardening	:	N.A.
	Total	:	N.A.

Part-E (Services)**(Amount in Rs.)**

1.	Water supply arrangements	:	N.A.
2.	Drainage arrangements	:	N.A.
3.	Compound Wall	:	N.A.
4.	C.B. deposits, fittings etc.	:	N.A.
5.	Railing / Parapet Wall	:	N.A.
6.	Boundary Wall	:	Rs.3,50,000/-
	Total	:	Rs.3,50,000/-

Total abstract of the entire Property

Part-A	A	Land	:	Rs.7,00,000/-
Part-B	B	Shop	:	Rs.---
Part-C	C	Building	:	Rs.---
Part-D	D	Extra Items	:	Rs.---
Part-E	E	Amenities	:	Rs.---
Part-F	F	Miscellaneous	:	Rs.---
Part-G	G	Services	:	Rs.3,50,000/-
		Total Value	:	Rs.10,50,000/-



Calculations :

As per Land & Building Method

A. Valuation as per Circle Rate :

Value of Land : Circle rate As per D.M. order dated:
value of land as per Circle rate = Rs.4,69,000/-

B. Value of building as per circle rate:

Total covered area of building = N.A.
As per circle rate of Rs.----- per Sq.mt.. = N.A.
Value of Wall-----Rs.2,25,405/-
Value of Property Rs.6,93,645/-

Value of Building (as per Circle rate) Say Rs.6,94,000/-

C. Valuation of land as per market :

As per local enquiry rates are Rs.10,000/- per sq.yd.

Value of land = Rs.7,00,000/-

D. Valuation of Building :

Value of building Rs.----

E. Value of Extra Item Rs.3,50,000/-

Value of property as per market = Rs.10,50,000/-

F. Realisable Value of property = Rs.9,00,000/-

G. Forced Sale /Distress Sale Value = Rs.8,50,000/-

Declaration:

As a result of my appraisal and analysis, it is my considered opinion that

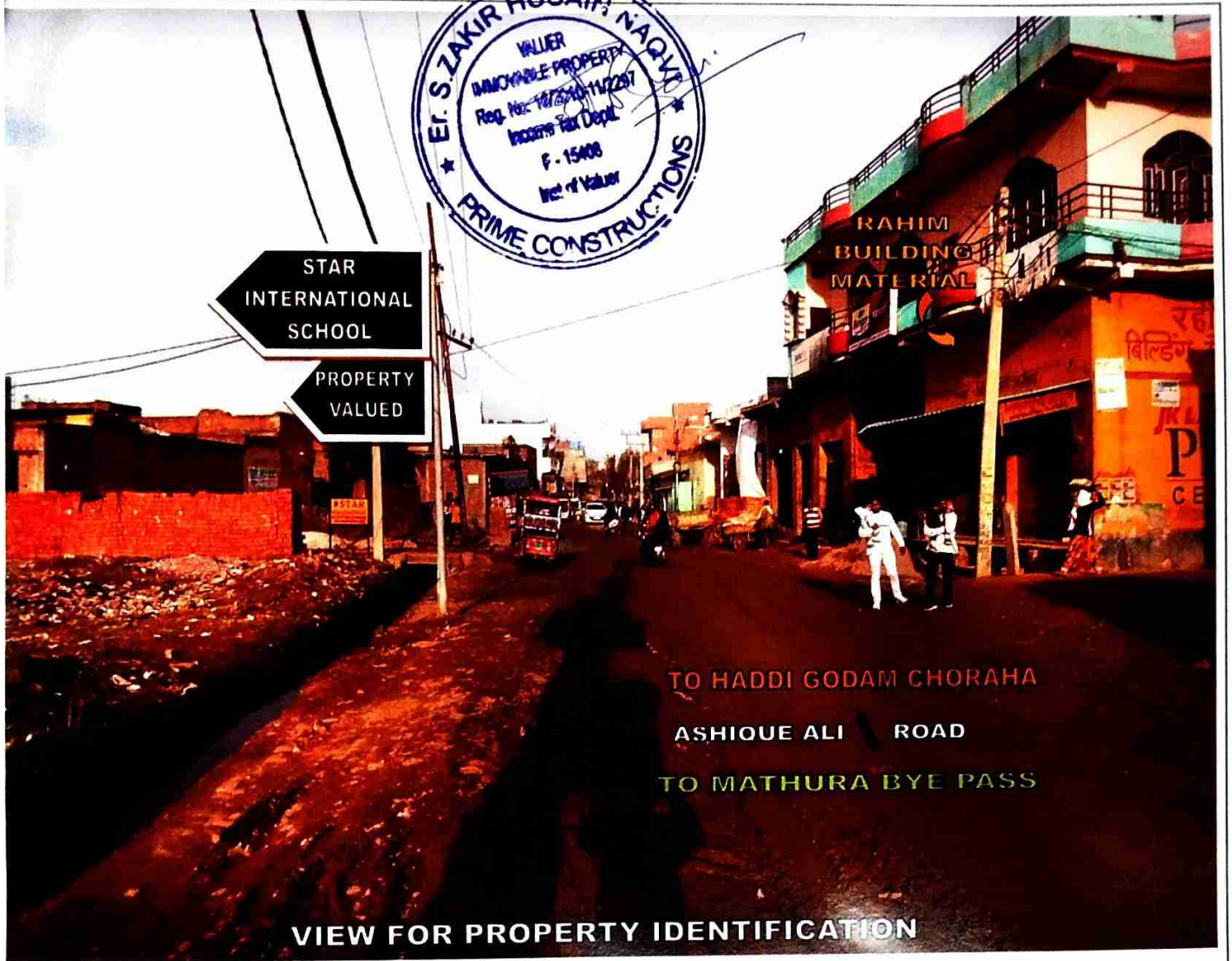
The Present Fair market value of the above property in the prevailing condition with aforesaid specification is estimated **Rs.10,50,000/- (Rs.Ten Lakh Fifty Thousand only)** .

The realisable value of above property as of date is estimated Rs.9,00,000/-(Rs.Nine Lakh only) and the distress value is estimated Rs.8,50,000/-(Rs.Eight Lakh Fifty Thousand only).


Signature: _____

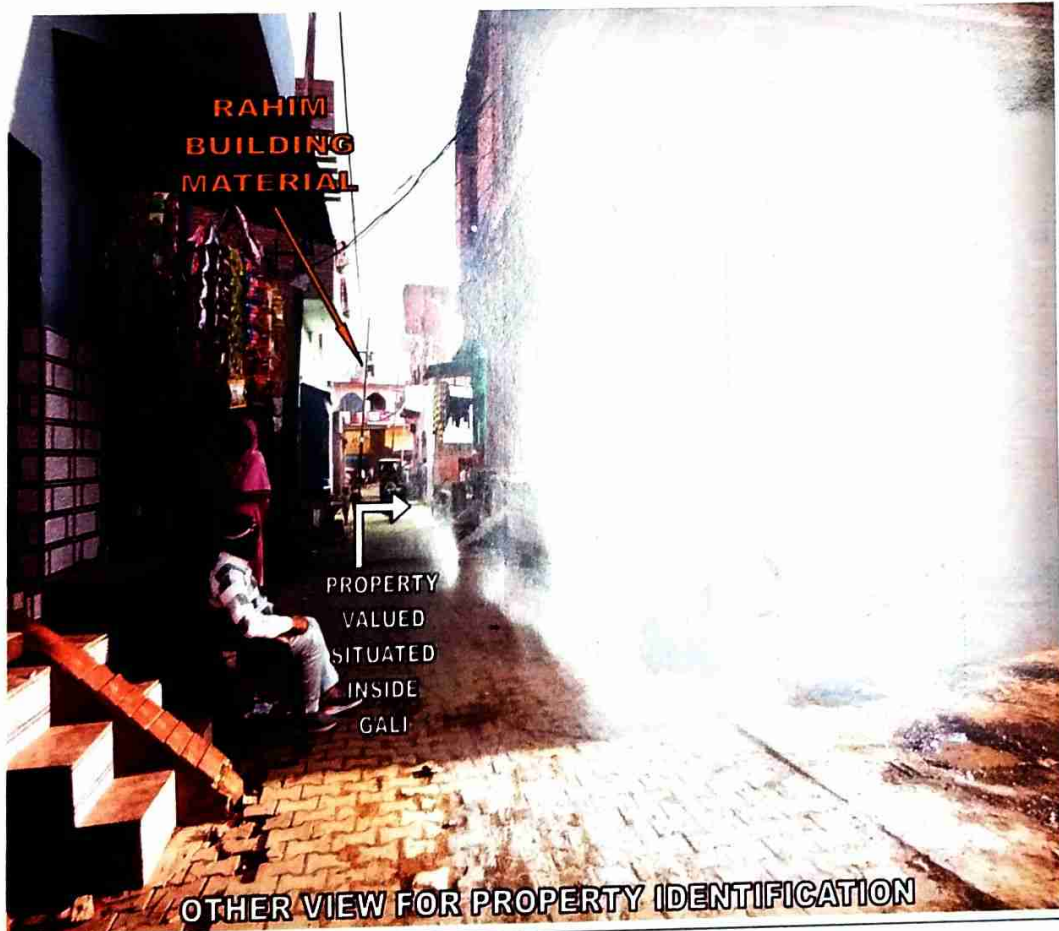
(Name & Official Seal of Approved Valuer)



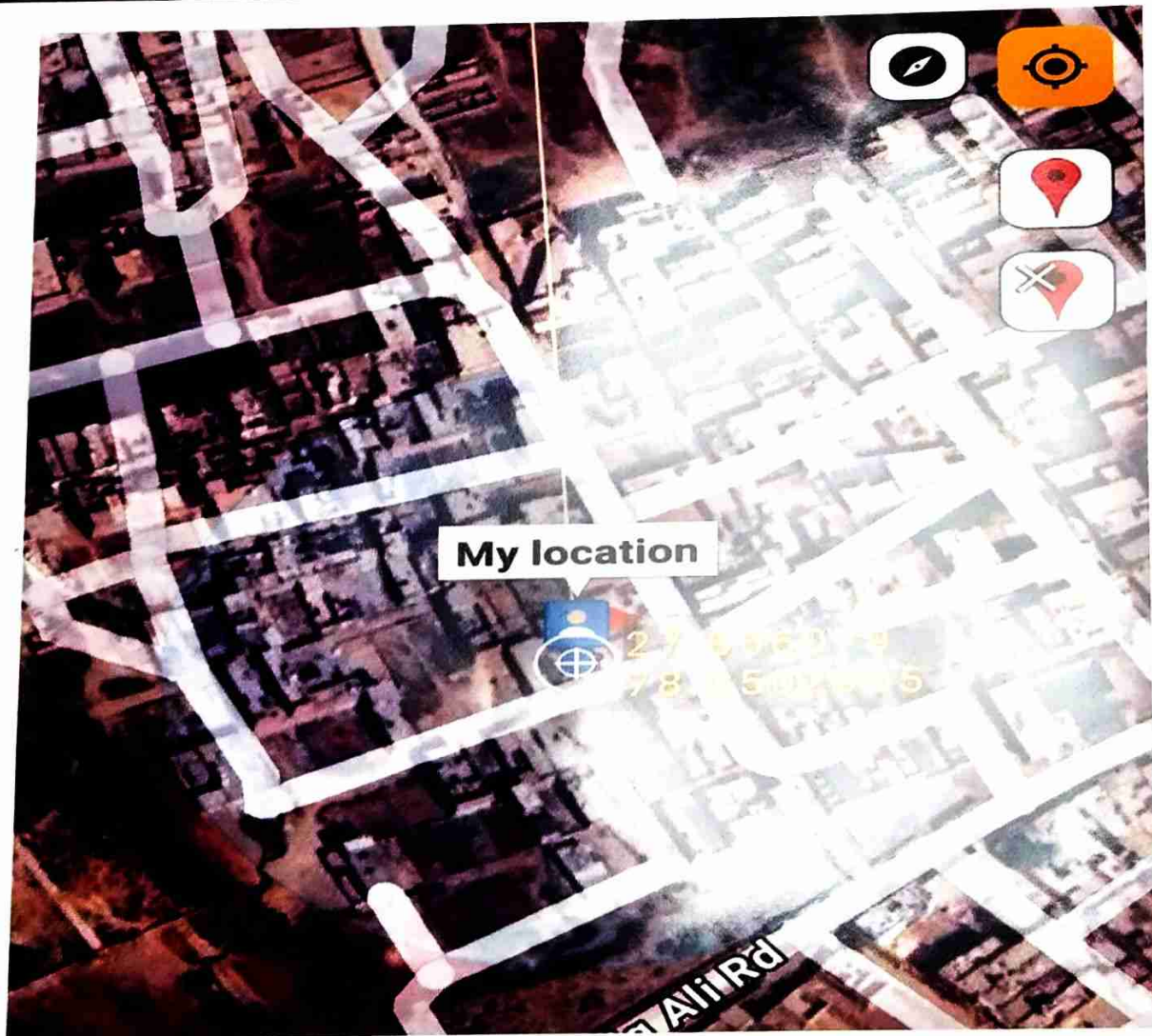
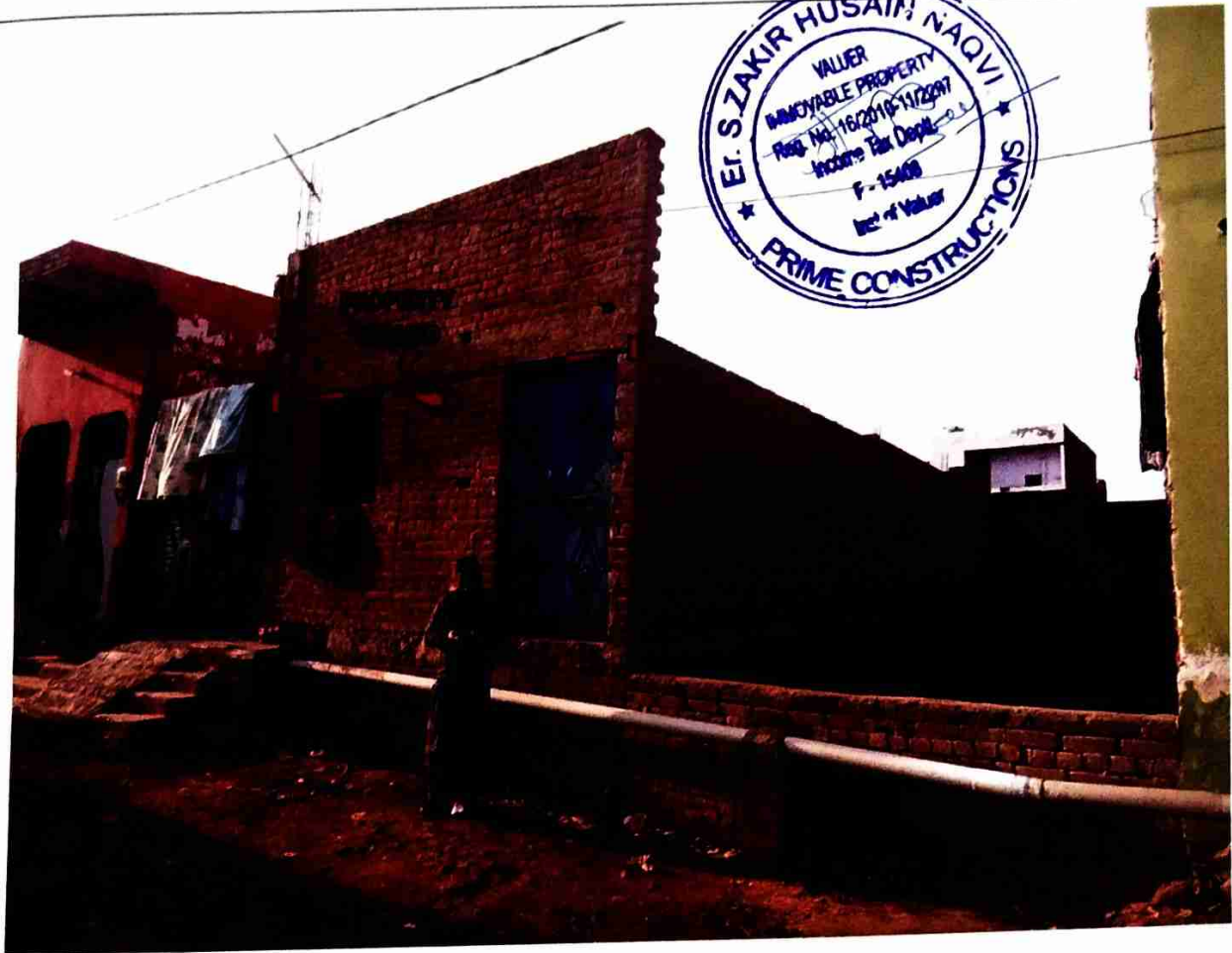


TO HADDI GODAM CHORAHA
ASHIOUE ALI ROAD
TO MATHURA BYE PASS

VIEW FOR PROPERTY IDENTIFICATION



OTHER VIEW FOR PROPERTY IDENTIFICATION



मूल्यांकन दर सूची
कार्यालय उपनिबंधक
तृतीय, कोल, अलीगढ़

वर्ष 2025-2026



Format E

Declaration From Valuers

I hereby declare that :

- a. The information furnished in my valuation report dated :31-01-2026 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 interest in the property valued
- c. I have personally inspected the property on the work is not subcontracted to any other valuer and carried it 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 of policy.Standards and procedure for real estate Valuation 2011 of 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 valuations 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.
- i. I am registered under section 34AB of wealth tax act 1957.
- j. I am the individual ,who is competent to sign this valuation report .
- k. Further i hereby provide th following information



Sl.no	Particulars	Valuer's comment
1.	Background information of the asset being valued	A Vacant Plot With Boundary Wall & Gate, Which is Part of Khasra No.3131, 3132, 3137, 3134, & 3135, Situated at Near Noor Masjid, Ashique Ali Road, Mullapada Bhujpura, Pargana & Tehsil Koil, Distt.Aligarh, having an area of 58.53sq.mt.(70sq.yd.)
2.	Purpose of valuation and appointing authority	To evaluate Fair Market of Property
3.	Identity of the valuer and any other experts involved in the valuation.	Er.S.Zakir Husain Naqvi, Chartered Engineer, Panel Valuer Bank of Maharashtra, Property Valued by me and no body involved to evaluate Fair Market of Plot.
4.	Disclosure of valuer interest or conflict if any	I hereby declare that I have no direct or indirect interest or conflict of interest in the subject property being valued, and that the valuation has been carried out independently, impartially, and to the best of my professional judgment
5.	Date of appointment ,valuation date and date of report.	Date of Visit was 30-01-2026 and Date of Report is 31-01-2026.
6.	Inspection and /or investigation undertaken.	Mentioned Above
7.	Nature and sources of the information used or relied upon	On the basis of Market Survey
8.	Procedures adopted in carrying out the valuation and the valuation standard followed.	Received Document Related to Property from Bank of Maharashtra, Branch Sasni Gate Site Visit / Measurement of Property, Site Photographs, Guideline Rate, Prevailing Market Rate and then Prepare valuation Report on the basis of Land & Building Method.
9.	Restriction on use of the report if any.	Report only to be use by Bank of Maharashtra, Branch Sasni Gate, Aligarh.
10.	Major factors that were taken in to account during the valuation	Marketability of Property as well as Location of Property.
12.	Caveats ,limitations and disclaimers to the extent they explain or elucidate the limitation faced by valuer, which shall not be for the purpose of limiting the responsibility for valuation report	This Report shall not be treated as a legal statement of any Kind, Under signed has given here the F.M.V., Realizable Value and Distress Value, Now Bank has to decide himself, which Value is to be Considered for Loan/Limit As per IBA Hand Book: Valuation Report shall deem to be accepted. If no objection Received from the Bank / Financial Institution within 15days.

Date : 31-01-2026

Place : Aligarh



Signature :

(Official Seal of approved Valuer)

