

Bank of India

ARMB, 1st Floor, E-52B,
Sector-9, Noida-201301,
Distt. G.B. Nagar (U.P.)

Valuation Report

Non Agricultural Land

Situated at

Khasra No.374, Baldeo-Hathras Link Road,
Village-Nasirpur, Sadabad, Hathras, U.P.

Belonging To

Shri Nagendra Pratap Singh
S/o Late Shri Durgendra Kumar Singh

Prepared By

M/s HSBD Techserv Pvt. Ltd.
B- 1/26 Sector-18, Noida, G.B. Nagar, U.P.
Ph. 0120- 4374745
Email:-hsbdtech@gmail.com

HSBD Techserv Pvt. Ltd.

(Engineers, Valuers & Technical Consultants)

Corp. Off.: Jasper House, B-1/26, Sector 18, Noida

Reg. Off.: B-212, Hari Nagar, New Delhi

Tel: +91 0120-4374745

To,
The Asstt. General Manager,
Bank of India,
ARMB, 1st Floor, E-52B, Sector-9,
Noida-201301,
Distt.G.B.Nagar (U.P.)

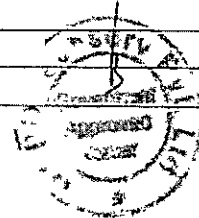
Dated: 09.05.2024

VALUATION REPORT OF IMMOVABLE PROPERTY

Owned by : Shri Nagendra Pratap Singh
S/o Late Shri Durgendra Kumar Singh
Name of Purchaser : N.A.
Location at : Khasra No.374, Baldeo-Hathras Link Road,
Village-Nasirpur, Sadabad, Hathras, U.P.
(For Bank purpose only)

Part-I

| | | | |
|----|---|---|---|
| 1. | Purpose for which the valuation is made | : | Fair market value |
| 2 | a)Date of inspection | : | 06.05.2024 |
| | b)Date on which the valuation is made | : | 09.05.2024 |
| 3. | List of document produced for perusal | : | Copy of old report of Design Point & Associates, Shaheed Nagar, Agra dated 10.08.2022 |
| 4. | Name of owner/owners and his/their address with phone no (details of share of each owner in case of joint ownership) | : | Shri Nagendra Pratap Singh S/o Late Shri Durgendra Kumar Singh |
| 5. | Brief description of property & boundaries(Including Leasehold or Free Hold) | : | This is Non Agricultural Land, situated at Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad, Hathras, U.P., which is bounded as under:- North : Land Nirmala Singh South : Others Land (Hemendra Singh) East : Others Land (Hari Kishan) West : Land Nagendra Pratap (Main Rice plant) |
| 6. | Location of property | : | Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad, Hathras, U.P. |
| a. | Survey/Plot No. of land | : | Khasra No.374, Baldeo-Hathras Link Road |
| b. | T.S. No./Village | : | Village-Nasirpur |
| c. | Ward/Taluka | : | Sadabad |
| d. | Mandal/District | : | Hathras, U.P. |
| 7. | Postal address of the property | : | Shri Nagendra Pratap Singh S/o Late Shri Durgendra Kumar Singh Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad, Hathras, U.P. |
| 8. | City/Town | : | Hathras (U.P.) |
| 9. | Classification of the area | : | |
| | High-class/Middle class/poor class | : | Middle Class |



| | | | |
|------|---|---|--|
| | Urban / Semi Urban/ Rural | | Rural |
| 10. | Coming under Corporation limit/Village Panchayat/Municipality | : | Village Panchayat Limit |
| 11. | Whether covered under any State/ Central Govt.(e.g. Urban land ceiling Act) or notified under agency area/scheduled area/cantonment area) | : | NA |
| 12. | In case it is an agricultural land, any conversion to house site plot is contemplated | : | NA |
| 13. | Boundaries of the property | : | |
| | North | : | Land Nirmala Singh |
| | South | : | Land Hemendra Singh |
| | East | : | Land Hari Kishan |
| | West | : | Land Nagendra Pratap (Main Rice plant) |
| 14.1 | Dimensions of the site | : | As per sale deed Actual |
| | North | : | Not Mentioned Could not be verified as the plot is not demarcated and the owner has not allowed to measure |
| | South | : | Do Do |
| | East | : | Do Do |
| | West | : | Do Do |
| 14.2 | Latitude , Longitude & Co- Ordinates of the site | : | Latitude : 27.496190 Longitude : 77.918950 |
| 15 | Extent of the site | : | 4050.00 sq.mtr. 4050.00 sq.mtr. |
| 16 | Extent of the site considered for valuation (least of 16A & 16B) | : | 4050.00 sq.mtr |
| 17. | Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month. | : | Owner occupied, Vacant, under possession of the bank |

II.CHARACTERISTICS OF THE SITE

| | | |
|-----|--|---|
| 01. | Classification of locality | Middle |
| 02. | Development of surrounding areas | Agriculture |
| 03. | Possibility of frequent flooding | May be |
| 04. | Availability of the Civic amenities like school, Hospital, Bus stop, market etc. | Within reasonable distance |
| 05. | Level of land with topographical conditions | Leveled |
| 06. | Shape of land | Rectangular |
| 07. | Type of use to which it can be put | Non Agricultural Use |
| 08. | Any usage restriction | Do |
| 09. | Is plot in Town planning approved layout? | No |
| 10. | Corner plot or intermittent plot? | Intermittent plot (Passage through the main rice plant) |
| 11. | Road facilities | Do |
| 12. | Type of road available at present | Bituminous road |
| 13. | Width of road-Or- Is below 20ft or more than 20 ft. | More than 20'. (Passage through the main rice plant) |
| 14. | Is it a land-locked land? | No |
| 15. | Water potentiality | Ground Water |
| 16. | Underground sewerage system | Yes |

| | | |
|-----|---------------------------------------|------|
| 17. | Power supply is available in the site | Yes |
| 18. | Advantage of the site | N.A. |
| 19. | General remarks if any | Nil |

PART-A (Valuation of land)

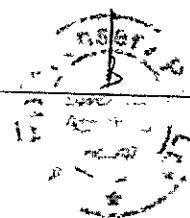
| | | |
|-----|---|---|
| 01 | Size of plot | 4050.00 sq.mtr. |
| | North & South | Not demarcated |
| | East & West | Do |
| 02. | Total extent of the plot | 4050.00 sq.mtr. |
| 03. | Prevailing market rate (Along with details / reference of atleast two latest deal / transaction with respect to adjacent properties in the areas) | Rs.5.00 to 5.50 Lacs/Bigha |
| 04. | Guideline rate obtained from the Registrar's office (as evidence, thereof to be enclosed) | Land Area: 4050.00 sq.mtr. Rate: Rs.3200/sq.mtr. Rs.3200 X 4050.00 sq.mtr.= Rs.12960000 Say Rs.129.60 Lacs |
| 05. | Assessed/adopted rate of valuation | Rs.5.00 Lacs/Bigha. |
| 06. | Estimated value of land | Land Area: 4050.00 sq.mtr. or 5.045583 Bigha Rate: Rs.5.00 Lacs/Bigha Rs.500000 X 5.045583 Bigha = Rs.2522791 Says : Rs.25.23 Lacs |

PART-B (Valuation of Building)

| | | |
|----|---|------|
| 01 | TECHNICAL DETALIS 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 & height of each floor including basement, if any | N.A. |
| e. | Plinth area floor-wise | N.A. |
| f. | Condition of the building | N.A. |
| | 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 approved map/ plan is verified | N.A. |
| J | Any other comment by our empanelled valuers on authentic of approved plan | N.A. |

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF:

| Sl.No. | Description | Ground Floor | FF |
|--------|--|--------------|------|
| 01. | Foundation | N.A. | N.A. |
| 02. | Basement | N.A. | N.A. |
| 04. | Superstructure | N.A. | N.A. |
| 04 | Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber) | N.A. | N.A. |



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|-----|---|------|------|
| 05. | RCC works | N.A. | N.A. |
| 06. | Plastering | N.A. | N.A. |
| 07. | Flooring, skirting, dadoing | N.A. | N.A. |
| 08. | Special finish as marble, granite, wooden paneling, drills etc. | N.A. | N.A. |
| 09. | Roofing including weather proof course | N.A. | N.A. |
| 10. | Drainage | N.A. | N.A. |
| 02. | COMPOUND WALL | | |
| | Height | N.A. | |
| | Type of construction | N.A. | |
| 03 | Electrical Installation | N.A. | |
| | Type of wiring | N.A. | |
| | Class of fitting(Superior/Ordinary/poor) | N.A. | |

DETAILS OF VALUATION:

| Sl. No | Particulars of item | Plinth Area Sq.mtr | Type of construction | Age of building | Estimated replacement rate of construction Rs./sq.mtr | Replacement cost Rs. in lacs | Depreciated value |
|--------------------|---------------------|--------------------|----------------------|-----------------|---|------------------------------|-------------------|
| N.A. (VACANT LAND) | | | | | | | |

PART-C (Extra items)

(Amount in Rs.)

| | | |
|-----|-----------------------------------|----|
| 01 | Portico | NA |
| 02 | Ornamental front door | NA |
| 03. | Sitout/verandah with steel grills | NA |
| 04. | Overhead water tank | NA |
| 05. | Extra steel/collapsible gates | NA |
| | Total: | |

PART D (Amenities)

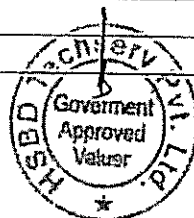
(Amount in Rs.)

| | | |
|-----|-------------------------------|----|
| 01 | Wardrobes | NA |
| 02. | Glazed tiles | NA |
| 03. | Extra sinks and bath tube | NA |
| 04. | Marble/Ceramic tiles flooring | NA |
| 05. | Interior decorations | NA |
| 06. | Architectural elevation works | NA |
| 07. | Panelling works | NA |
| 08. | Aluminum works | NA |
| 09. | Aluminum handrails | NA |
| 10. | False ceiling | NA |
| | Total: | |

PART-E (Miscellaneous)

(Amount in Rs.)

| | | |
|-----|--------------------------|----|
| 01 | Separate toilet room | NA |
| 02. | Separate lumber room | NA |
| 03. | Separate water tank/sump | NA |
| 04. | Trees, gardening | NA |
| | Total: | |



PART-F (Services)**(Amount in Rs.)**

| | | |
|-----|------------------------------|----|
| 01. | Water supply arrangements | NA |
| 02. | Drainage arrangements | NA |
| 03. | Compound wall | NA |
| 04. | C.B. deposits, fittings etc. | NA |
| 05. | Pavement | NA |
| | Total: | NA |

TOTAL ABSTRACT OF THE ENTIRE PROPERTY (Rs. in lacs)

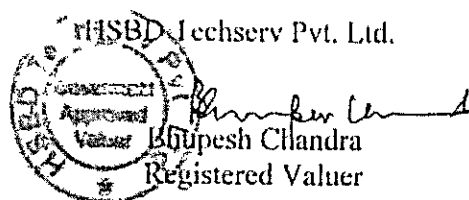
| | | |
|--------|---------------|--------------|
| Part-A | Land | 25.23 |
| Part-B | Building | NA |
| Part-C | Extra items | NA |
| Part-D | Amenities | NA |
| Part-E | Miscellaneous | NA |
| Part-F | Service | NA |
| | Total: | 25.23 |
| | Say | 25.23 |

As a result of my appraisal and analysis it is my considered opinion that the present market value of above property in the prevailing condition with aforesaid specifications. Rs.25.23 Lacs (Rupees Twenty Five Lacs Twenty Three Thousand) only. The book value of the above property not provided. Realizable value is Rs.21.45 Lacs and Distress value Rs.18.92 Lacs only.

Note-The land is located behind the main Rice plant which is located on the main road. There is no demarcation between the three land parcels ie 4050 sq yards, 5290 sq yards & 3333 sq yards(Plant property)& the approach of the 4050 sq yards & 5290 sq yards is through the main plant property. The property is under possession of the bank. The property was visited from outside, owner has not allowed to enter

Place : Noida

Date: 09.05.2024



The undersigned have inspected the property detailed in the valuation report dated..... on....., I have gone through the report and am satisfied, to the best of my knowledge that the value of the property stated at Rs.....by the approved valuer is realistic.

Branch manager/
Officer-in-charge of Advance Department
Dated:

Annexure-I

1. Property Address : Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad, Hathras, U.P.
2. Owner : Shri Nagendra Pratap Singh
S/o Late Shri Durgendra Kumar Singh
3. Purchaser : N.A.
4. Purpose of Valuation : To arrive at fair market value for Bank of India, ARMB, 1st Floor, E-52B, Sector-9, Noida-201301, Distt.G.B.Nagar (U.P.)

Valuation of Property

- : The valuation of the property has been calculated by L/B method. The market rate of the land in the area are about Rs.5.00 Lacs to Rs.5.50 Lacs/Bigha The market rate of Rs.5.00 Lacs/Bigha is being taken for valuation of land.

Valuation as per circle rate

Area of land

- : Land Area: 4050.00 sq.mtr. or 5.045583 Bigha

Circle rate

- : Rs.3200/sq.mtr.

Total value as per circle rate

- : Rs.3200 X 4050.00 sq.mtr.= Rs.12960000
Say Rs.129.60 Lacs

Value of Land as per Market Rate

Area of Land

- : Land Area: 4050.00 sq.mtr. or 5.045583 Bigha

Market rate

- : Rs.5.00 Lacs/Bigha

Total value of Land as per market rate

- : Rs.500000 X 5.045583 Bigha = Rs.2522791
Says : Rs.25.23 Lacs

Depreciated Value of Building

- : NA

Value of land

- : Rs.25.23 Lacs ✓

Realizable value of property
(85% of the market value)

- : Rs.21.45 Lacs ✓

Distress value of property
(75% of the market value)


- : Rs.18.92 Lacs

Value of Building for insurance

- : NA

Place : Noida

Date: 09.05.2024

 HSBDO Techserv Pvt. Ltd.
Government
Approved
Valuer
Bhupesh Chandra
Registered Valuer

APPENDIX II
DECLARATION FROM VALUERS

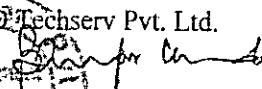
I hereby declare that

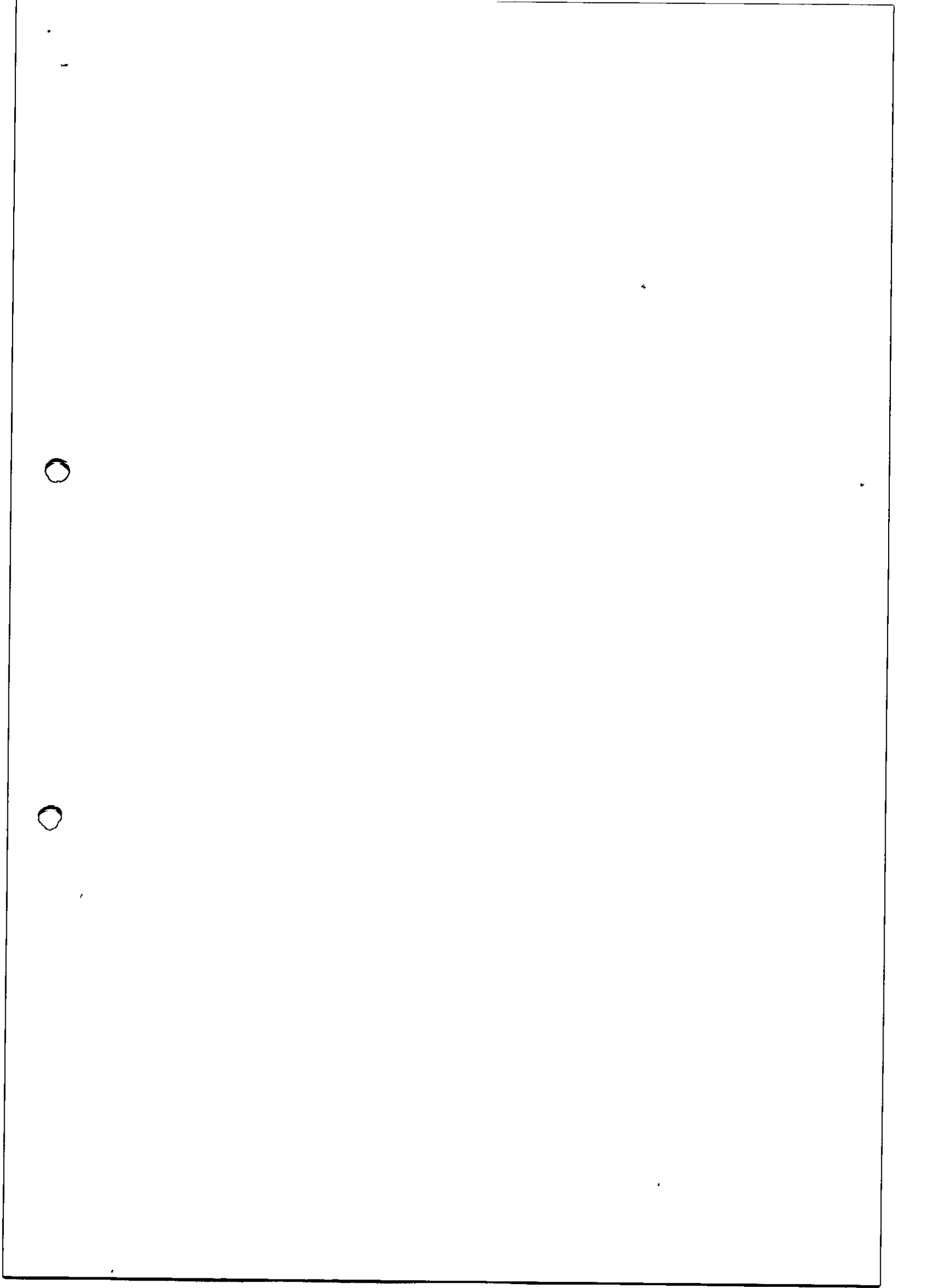
- a. The information furnished in my valuation report dated 09.05.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. My team personally inspected the property on 06.05.2024. 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 III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the authorized official of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
 - l. I have valued & verified the right property
 - m. Our Liabilities is Limited to the amount of fees in this case & in no circumstances will our liabilities exceed the agreed fees amount

| Sl No. | Particulars | Valuer comment |
|--------|---|---|
| 1 | Background information of the asset being valued; | The property is located Khasra No.374, Baldeo-Hathras Link Road. Village-Nasirpur, Sadabad, Hathras, U.P. |
| 2 | Purpose of valuation and appointing authority | FMV for Bank |
| 3 | Identity of the valuer and any other experts involved in the valuation; | HSBD Techserv Pvt. Ltd |
| 4 | Disclosure of valuer interest or conflict, if any; | Nil |
| 5 | Date of appointment, valuation date and date of report; | 04.05.2024, 06.05.2024 and 09.05.2024 |
| 6 | Inspections and/or investigations undertaken | 06.05.2024 |
| 7 | Nature and sources of the information used or relied upon; | From the market Sources |
| 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; | By Bank only |
| 10 | Major factors that were taken into account during the valuation; | Markets rate |
| 11 | Major factors that were taken into account during the valuation; | Do |
| 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. | The land is located behind the main Rice plant which is located on the main road. There is no demarcation between the three land parcels ie 4050 sq yards, 5290 sq yards & 3333 sq yards (Plant property) & the approach of the 4050 sq yards & 5290 sq yards is through the main plant property. The owner has not allowed to measure, & the property is under possession of the bank. |

Place : Noida

Date: 09.05.2024








HSBD Techserv Pvt. Ltd.

 Bhupesh Chandra
 Registered Valuer



CIRCLE RATE

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| | | | | | | | | | | | |
|------|--|-----------|-------|-------|-------|-------|-------|-------|-----|----|----|
| 1061 | नगला दली | ग्रामीण | 3100 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1062 | नगला सलेम | ग्रामीण | 4300 | 6500 | 29000 | 17000 | 46000 | 50000 | 123 | 94 | 72 |
| | राष्ट्रीय/राज्यीय/जनपदीय मार्ग | | | | | | | | 157 | | |
| 1063 | नगला बेलु | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1064 | नगला विहारी | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1065 | नगला गरीबा | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1066 | नगला मीजी | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1067 | नगला खजना | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1068 | नगला बनारसी | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1069 | नगला धीरवल | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1070 | नरायनपुरवादा | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1071 | नरहरपुर | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| | राष्ट्रीय/राज्यीय/जनपदीय मार्ग | | | | | | | | 106 | | |
| 1072 | नानऊ | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1073 | नासिरपुर | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1074 | नीगावा | ग्रामीण | 4000 | 6500 | 29000 | 17000 | 46000 | 50000 | 123 | 94 | 72 |
| | राष्ट्रीय/राज्यीय/जनपदीय मार्ग | | | | | | | | 144 | | |
| 1075 | नीपुरा | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| | राष्ट्रीय/राज्यीय/जनपदीय मार्ग | | | | | | | | 106 | | |
| 0058 | पुरोनी रोड | अर्धनगरीय | 10100 | 13800 | 71000 | 17000 | 88000 | 94000 | | | |
| 0059 | पोखर वाला आधिक | अर्धनगरीय | 11100 | 13800 | 71000 | 17000 | 88000 | 94000 | | | |
| 0060 | प्रवीरी नगर | अर्धनगरीय | 10000 | 12500 | 71000 | 17000 | 88000 | 94000 | | | |
| 0061 | प्रकाश रोया सदन के पीछे स्थित नई आबादी | अर्धनगरीय | 8600 | 12300 | 71000 | 17000 | 88000 | 94000 | | | |
| 0062 | प्रकाश नगर | अर्धनगरीय | 9300 | 12300 | 71000 | 17000 | 88000 | 94000 | | | |
| 0063 | प्रफेसर कालीनी | अर्धनगरीय | 11000 | 12300 | 71000 | 17000 | 88000 | 94000 | | | |
| 0064 | प्रगतीपुर | अर्धनगरीय | 10000 | 12500 | 71000 | 17000 | 88000 | 94000 | | | |
| 0141 | पोखर | अर्धनगरीय | 7100 | 9700 | 71000 | 17000 | 88000 | 94000 | | | |
| 0142 | पुरबिखाना | अर्धनगरीय | 7900 | 10800 | 71000 | 17000 | 88000 | 94000 | | | |
| 0143 | पुराना थाना आधिक | अर्धनगरीय | 7900 | 11000 | 71000 | 17000 | 85000 | 94000 | | | |
| 0144 | पुराना थाना | अर्धनगरीय | 7900 | 11000 | 71000 | 17000 | 88000 | 94000 | | | |
| 1076 | पचावरी | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1077 | परसीरा | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| 1078 | पही बहराम | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| | राष्ट्रीय/राज्यीय/जनपदीय मार्ग | | | | | | | | 105 | | |
| 1079 | पक्षीशक्ति | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 43 |
| | पिपरामई | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 111 | 79 | 55 |
| 1080 | पौहुरा | ग्रामीण | 4000 | 6500 | 29000 | 17000 | 46000 | 50000 | 111 | 79 | 55 |
| | राष्ट्रीय/राज्यीय/जनपदीय मार्ग | | | | | | | | 145 | | |
| 1082 | पुरोनी | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 111 | 79 | 55 |
| 1083 | फतहल्लापुर | ग्रामीण | 3200 | 4700 | 22000 | 17000 | 39000 | 44000 | 57 | 47 | 39 |
| 0065 | वृजनगर | अर्धनगरीय | 9300 | 12300 | 71000 | 17000 | 88000 | 94000 | | | |
| 0066 | वंशी वाला | अर्धनगरीय | 9300 | 12300 | 71000 | 17000 | 88000 | 94000 | | | |
| 0067 | थंगालपुर | अर्धनगरीय | 9300 | 12300 | 71000 | 17000 | 88000 | 94000 | | | |

 उप निबन्धक सादाबाद
 तहसीलदार सादाबाद
 उप जिलाधिकारी सादाबाद
 सहायक महानिरीक्षक निबन्धन सादाबाद
 अपर जिलाधिकारी (वि/ख) सादाबाद
 जिलाधिकारी सादाबाद
 सादाबाद



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nashar, dhaba

Khutipuri
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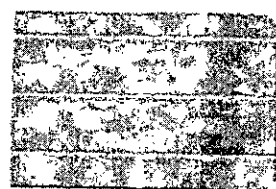
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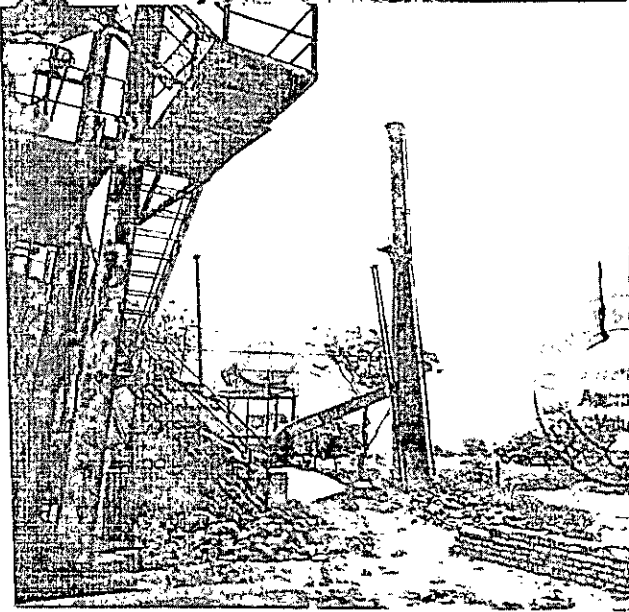
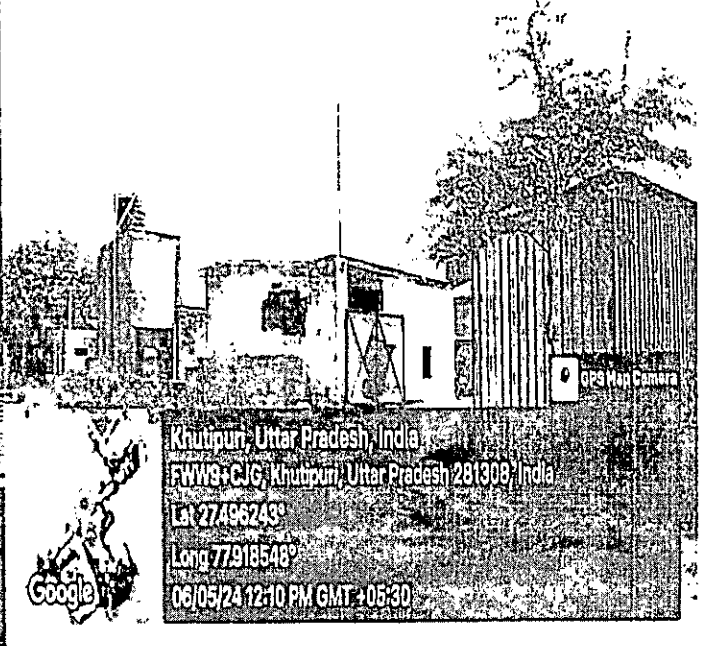
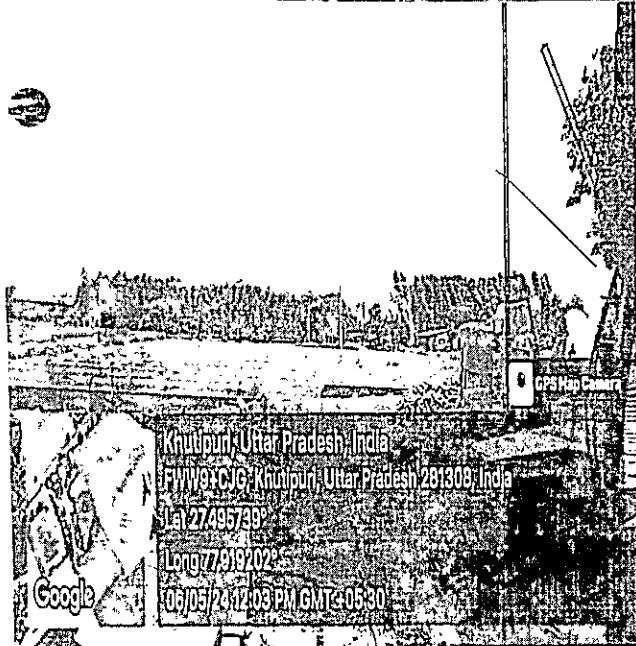
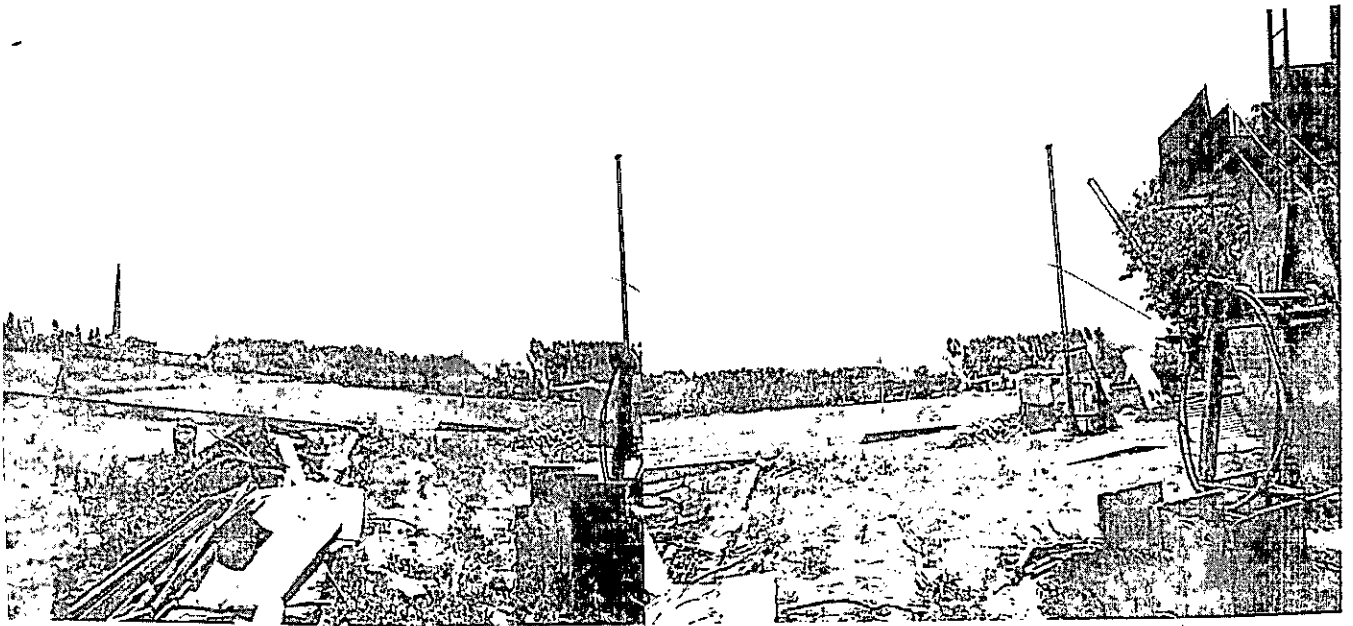
FWW9+CJG

Khutipuri, Uttar Pradesh 22113
Balkana

Nirmal Rice Mill

42
Nirmal service





Name of the owner : Shri Nagendra Pratap Singh S/o Late Shri Durgendra Kumar Singh
Address of the Property : Khasra No.374, Baldeo-Hathras Link Road, Village-Nasirpur, Sadabad,
Hathras, U.P.