...L.I.C. HOUSING FINANCE LTD., P.N.B., P.N.B. HOUSING FINANCE LTD., J&K BANK, CAPITAL LOCAL AREA BANK, PB. & SIND BANK, THE CITIZENS URBAN CO.OP. BANK LTD., S.B.I., KARUR VYSYA BANK, B.O.B., B.O.I., UCO, O.B.C. & CATHOLIC SYRIAN BANK

...D LOSS ASSESSORS

OFFICE: SHOP NO. 3, OPP. SHIVPURI MODEL TOWN, NEAR HOUSING BOARD COLONY, JALANDHAR CITY.

MOBILE: 98140-28996
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VALUER REGISTRATION NO. CCIT/Ldh./JB/Valuer/144/2013-14/189
u/s 34AB of the Wealth Tax Act, 1957

Fellow of Institution of Valuers Registration No. F-16172

REPORT OF VALUATION OF IMMOVABLE PROPERTY

REF. NO. VIJ/6683

10.11.2025

Valuation Report submitted to : **Punjab National Bank,**
Branch Office : **Sastra, Jalandhar**

S.No	Particulars	Content
I.	**GENERAL**	
1.	Name & address of the Valuer	Jasjit Singh Vij
2.	Purpose for which the valuation is made	NPA recovery
3.	a) Date of inspection	09.11.2025
	b) Date on which the valuation is made	10.11.2025
4.	List of documents produced for perusal	
	i)	**As per Xerox copy of sale deed no. 2020-21/186/1/2062 dated 20.08.2020**
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of Single ownership,)	**Mr. Abhinav Handa S/o Mr. Deepak Handa, [Single ownership],**
6.	Brief description of the property	Portion of House No. 1, Flat No. 2-B, First Floor, Cool Road, Jalandhar.
7.	Location of property	
	a) Plot No. / Survey No.	Khasra No. 27086/5199, 27089/24290-5199, 27088/5199
	b) Door No.	Portion of House No. 1, Flat No. 2-B, First Floor, Cool Road, Jalandhar.
	c) T. S. No. / Village	-
	d) Ward / Taluka	-
	e) Mandal / District	Jalandhar
	f) Date of issue and validity of layout of approved map / plan	Compromise plan dated 22.02.2008 as per previous valuation report.

M/s ENGINEER'S ENTERPRISE, SHOP NO. 3, OPP. SHIVPURI MODEL TOWN, JALANDHAR
APPROVED VALUERS