Cell : 9319418727

RAJU TYAGI & ASSOCIATES

● Govt. Approved Valuer ● Engineers ● Planners ● Architectural Designer
● Estimaters ● Interior Designer ● Structural Consultant

1st Floor, Husnain Market, Ansari Road, Muzaffarnagar - 251001 (U. P.)
E-mail : rajutyagimzn@gmail.com

Er. Raju Tyagi
BE (Civil), A.M.I.E. (INDIA), F.I.V.

● Chartered Engineer, AM/083860/0
● Income Tax Approved Valuer MRT-53/10/04-05/CAT-A
● Fellow of Institution of Valuers, F-13719
● MDA Approved Engineer, 48-E-1

Ref. No. VA- 51/06/26

Dated 19/06/26

To
The Branch Manager
Bank of Maharashtra,
Ambala Road, Saharanpur

VALUATION OF PROPERTY (LAND & BUILDING)

I	GENERAL			
1	Purpose for which the valuation is made		:	For Loan (Worth Assessment)
2	a. Date of Inspection		:	17-06-2026.
	b. Date on which the valuation is made		:	19-06-2026.
3	List of documents Produced for perusal		:	Photo copy of Title Deed
	i) Photo copy of Title Deed			**1. Title deed Dated- 13/11/2014, S. No. 10390**
4	Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of ownership)		: :	**MOHD. TANJEEM S/O ZAHEER AHMAD** **Single Ownership**
5	Brief description of property taken for valuation (Including leasehold/freehold etc)		:	**Freehold**
6	Location of property		:	Residential (House).
	a)	Plot No./Survey No.	:	Khasra no. 2441 & 1464,
	b)	Door no.	:	MPL No. 11/6231
	c)	T.S. No. / Village	:	Der abadi kamela colony
	d)	Ward / Taluka	:	Saharanpur
	e)	Mandal / District	:	Saharanpur
7	Postal Address of property		:	**AT- KHASRA NO. 2441 & 1464, MPL. NO. 11/6231, DER ABADI KAMELA COLONY PEER WALI GALI NO. 12, DARA ALI SWAD DISTT. SAHARANPUR**
8	City / Town		:	Der abadi Kamela colony, Saharanpur
	Residential Area		:	Yes
	Commercial Area		:	No.
	Industrial Area		:	No.
9	Classification of area		:	

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	i)	Higher/Middle/Poor	:	Middle Class
	ii)	Urban/Semi Urban/Rural	:	Urban
10	Coming under Corporation Limit /Village Panchayat/Municipality		:	Under S.D.A. Limit
11	Whether covered under any State/Central Govt. enactments(e.g.Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area		:	No.
12	In case it is an agricultural land, any conversion to house site plot sis contemplated		:	No.
13	Boundaries of the property			
	As per deed			**As per Site.**
	North	Prop. Muvakkil wali		Shop of owner
	South	Prop. Muvakil Majkoor		H. of others
	East	Rasta 12 ft wd 3.65 Mt.		Rasta 12 ft wd 3.65 Mt.
	West	H. of Rao Mehtab		H. of Rashid
	Note: The owner did not allowed us to enter in building, so the covered area and construction			
	has been taken as appeared from outside.			
14	**Dimensions of the site.**			
	As per Deed			**As per Site**
	North	30'0"	:	30'0"
	South	30'0"	:	30'0"
	East	19'3"	:	19'3"
	West	19'3"	:	19'3"
	Land Area	**53.65 Sq. Mt.**		**53.65 Sq.mt.**
14	Latitude, Longitude and Coordinates of the site		:	**29.97665,77.531019**
15	Extent of site			**53.65 Sq. Mt.**
9	Extent of the site considered for Valuation (least of 14a & 14b)		:	**53.65 Sq. Mt.**
10	Whether occupied by the owner/tenant? If occupied by tenant since ho Rent received per month		:	Occupied By owner
II	**CHARACTERSTICS OF SITE:**			
1	Classification of the locality		:	Middle Class
2	Development of surrounding area		:	Developed
3	Possibility of frequent flooding / submerging		:	No
4	Feasibility to civic amenities like school Hospital, Bus stop, Market etc.		:	About Two Kilometer.
5	Level of land with topographical conditions		:	Level
6	Shape of land		:	Rectangular Shape
7	Type of use to which it can be put		:	Residential
8	Any usage restriction		:	No
9	Is plot in Town Planning approved layout?			Yes, Under S.D.A

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10	Is a corner plot/intermittent plot?		intermittent plot
11	Road facility		Yes, One Side Road
12	Type of road available at present		CC Road
13	Width of road - is it below 20 ft. or more then 20 ft.		Less 20'0" Wide Road
14	Is it a Land – locked land?		No.
15	Water potentiality		Yes
16	Underground sewerage system		No
17	Power supply is available in the site		Yes
18	Advantage of the site		–
	1		Property is situated in Residential Area
	2		
19	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)		No threat of acquisition of land or road widening
	PART (A) VALUATION OF LAND		
1	Size of Plot		53.65 Sq.mt.
	North & South		30'0" 30'0"
	East & West		19'3" 19'3"
2	Total extent of the plot		53.65 Sq.mt.
3	Prevailing market rate (Along with details/ reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)		53.65 Sq.mt. @ Rs. 20000.00 Per Sq.mt. Rs. 1073000.00
4	Guideline Rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Cricle rate Rs 11500.00 Per Sq.Mt. 53.650 Sq.mt. @ Rs. 11500.00 Per Sq.mt. Rs. 616975.00
5	Assessed / adopted rate of Valuation		Rs. 20000.00 Per Sq.mt.
6	Estimated value of land		**Rs. 1073000.00**
	PART (B) VALUATION OF BUILDING		
1	**Technical Detail of Building**		
a)	Type of the building (Residential / Commercial / Industrial)		Residential (House).
b)	Type of Construction (Load bearing / R.C.C. / Steel Framrd)		Load bearing
d)	No. of floors and height of each floor including basement, if any		G.F. - 3.35 Mt.
e)	Plinth/Covered Area Floor Wise		G. F. 519.00 Sq. Ft. Cov. Area 90%
f)	Condition of the building		
i)	Exterior – Excellent, good, normal, poor		Good
ii)	Interior – Excellent, good, normal, poor		Good

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g)	Date of issue and validity of layout of approved map/plan		No.
h)	Approved map/plan issuing authority		No.
i)	Whether genuineness or authenticity of approved map/ plan Is verified		No.
j)	Any other comments by our empanelled valuer on authentic of approved plan		No
	Specification of constriction (Floor – wise) in respect of		
S. No.	**Description**		**G.F. ,**
1	Foundation		Load bearing
2	Basement		No
3	Super structure		Brick work.
4	Joinery / Doors & Window (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)		Yes, Wooden
5	R.C.C. Work		RCC
6	Plastering		Yes
7	Flooring, Skirting, Dadoing		C.C. & tiles Flooring
8	Special finish as marble, granite, wooden paneling, drills etc.		No.
9	Roofing including, weather proof course.		No.
10	Drainage		Yes
2	**COMPOUND WALL**		
	Height		N.A
	Length		N.A
	Type of construction		Residential Building
3	**ELECTRICAL INSTALLATION**		
	Type of wiring		Good
	Class of fitting (superior / ordinary / poor)		Good
	Number of light points		8
	Fan points		2
	Spare Plug points		8
	Any other item		-
4	**PLUMBING INSTALLATION**		
	a)	No. of water closets and their type	No.
	b)	No. of wash basins	No.
	c)	No. of urinals	N/A
	d)	No. of bath tubs	N/A
	e)	Water meters, taps etc.	No.
	f)	Any other fixtures	N/A

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DETAILS OF VALUTIONS :-

S. No.	Particulors of Item	Plinth Area Sq.ft	Roof /Ht.	Age of Building	Estimated Replacement rate Rs.of Cons.	Replacement Value Rs.	Depre citation 0%	Net Value Rs.
1	G.F.	519.00	3.35 Mt.	11	1000.00	519000.00	0.0	519000.00
Total value of Building :-							**Rs.**	**519000.00**

PART – C (Extra Items) (Amount in Rs.)

1	Portico	:	
2	Ornamental front door	:	
3	Sit out /Verandah with steel grills	:	
4	Overhead water tank	:	
5	Extra steel / collapsible gates	:	
	Total	:	**Rs.**

PART – D (Amenities) (Amount in Rs.)

1	Wardrobes	:		
2	Glazed tiles	:		
3	Extra sinks and bath tub	:		
4	Marble / ceramic tiles flooring	:		
5	Interior decorations	:		
6	Architectural elevation works		Rs.	30000.0
7	Paneling works			
8	Aluminum works			
9	Aluminum hand rails			
10	False ceiling			
	Total	:	**Rs.**	**30000.0**

PART – E (Miscellaneous) (Amount in Rs.)

1	Separate toilet room	:		
2	Separate lumber room	:		
3	Separate water tank / sump	:		0.00
4	Trees , gardening	:		
	Total	:	**Rs.**	**0.00**

PART –F (Services)

1	Water Supply	:	Rs.	
2	Drainage arrangements	:		
3	Compound wall	:		30000.00
4	C.B. deposits, fittings etc.	:	Rs.	
5	Pavement	:		
	Total	:	**Rs.**	**30000.00**

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TOTAL ABSTRACT OF THE ENTIRE PROPERTY

		As Per Circle Rate			As Per Market Rate	
Part	Land	Rs.	616975.00	:	Rs.	1073000.00
Part	Building	Rs.	519000.00	:	Rs.	519000.00
Part	Extra Items	Rs.	0.00	:	Rs.	0.00
Part	Amenities	Rs.	30000.00	:	Rs.	30000.00
Part	Miscellaneous	Rs.	0.00	:	Rs.	0.00
Part	Services	Rs.	30000.00	:	Rs.	30000.00
	TOTAL	**Rs.**	**1195975.00**	**:**	**Rs.**	**1652000.00**
	SAY	**Rs.**	**1195975.00**	**:**	**Rs.**	**1652000.00**

(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).

Photograph of owner/ representative with property in background to be enclosed Screenshot of longitude/ latitude and co-ordinates of property using GPS /Various Apps/Internet sites

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. 1652000.00 (Rupees: SIXTEEN LAC FITY TWO THOUSAND ONLY).

The book value of the above property as of **MOHD. TANJEEM S/O ZAHEER AHMAD**

Rs. 1652000.00 (Rupees: SIXTEEN LAC FITY TWO THOUSAND ONLY).

REALIZABLE VALUE OF THE PROPERTY Rs. 1486800.00

DISTRESS SALE VALUE OF THE PROPERTY Rs. 1321600.00

Place :- Muzaffarnagar
Date:- 19-06-2026.

Signature

(Er. Raju Tyagi)

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B.E. (CIVIL), A.M.I.E. (INDIA), F.I...
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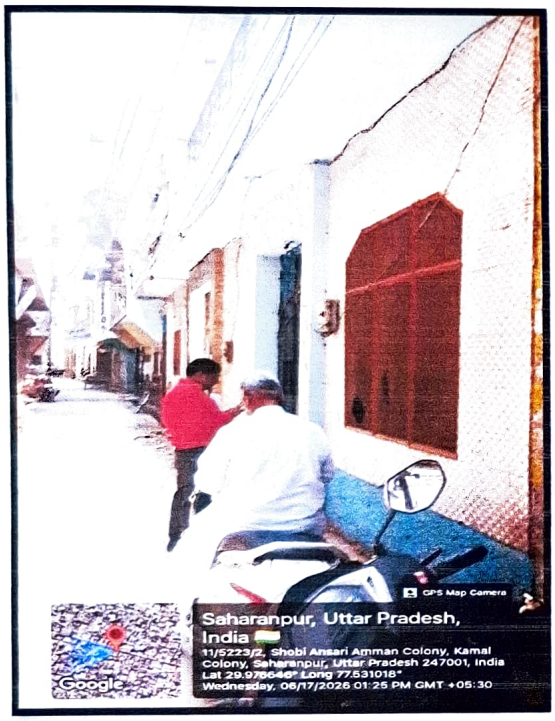
The undersigned has inspected the property detailed In the Valuation Report dated ---------- -
We are satisfied that the fair and reasonable market value of the property is .(Rs. ---------- -
(Rupees ----------only)
Date:
(Name & Designation of the Inspecting Official/s)

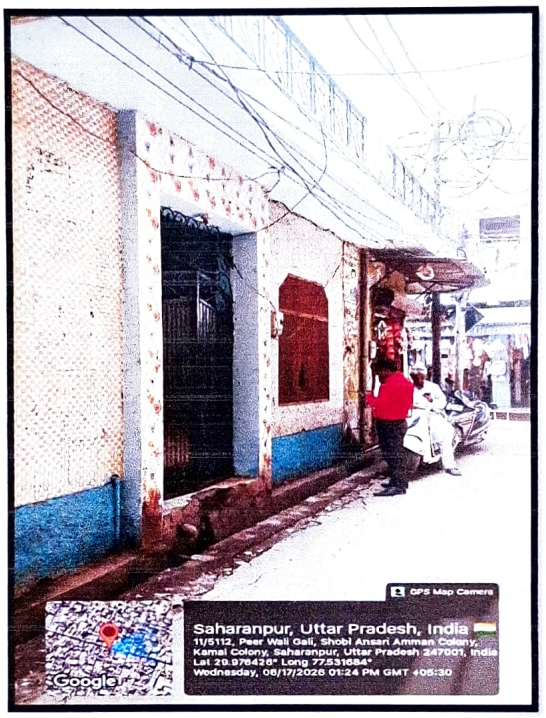
Signature

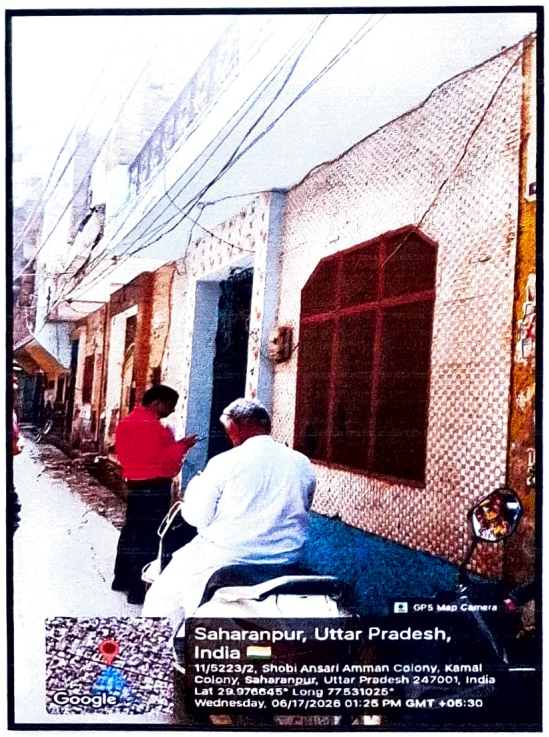
(Name of the Branch Manager with official seal)

Encl
1. Declaration from the valuer in Format E(Annexure II)
2. Model code of conduct for valuer (Annexure III)

PHOTOGRAPH OF THE PROPERTY OF MOHD. TANJEEM S/O ZAHEER AHMAD AT-KHASRA NO. 2441 & 1464, MPL. NO. 11/6231, DER ABADI KAMELA COLONY PEER WALI GALI NO. 12, DARA ALI SWAD DISTT. SAHARANPUR.









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GPS LOCATION OF THE PROPERTY OF MOHD. TANJEEM S/O ZAHEER AHMAD AT-KHASRA NO. 2441 & 1464, MPL. NO. 11/6231, DER ABADI KAMELA COLONY PEER WALI GALI NO. 12, DARA ALI SWAD DISTT. SAHARANPUR.



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