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. MA45/6/26

Dated 19/6/26

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- 19/03/2014, S. No. 2906** |
| 4 | Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of ownership) | | : : | **MOHD. ADIL S/O MOHD. AKBAR KHAN**<br>**Single Ownership** |
| 5 | Brief description of property taken for valuation (Including leasehold/freehold etc) | | : | **Freehold** |
| 6 | Location of property | | : | Residential (House ) & Open plot |
| | a) | Plot No./Survey No. | : | Khasra no. 263/2, Plot no.83 & 84 |
| | b) | Door no. | : | Khasra no. 263/2, Plot no.83 & 84 |
| | c) | T.S. No. / Village | : | Der abadi chand colony |
| | d) | Ward / Taluka | : | Saharanpur |
| | e) | Mandal / District | : | Saharanpur |
| 7 | Postal Address of property | | : | **AT- KHASRA NO. 263/2, PLOT NO. 83 & 84 DER ABADI CHAND COLONY, VILL. MANAK MAU , NEAR SP COMPUTER, PARGANA & TEHSIL , DISTT. SAHARANPUR** |
| 8 | City / Town | | : | Der abadi chand colony, Saharanpur |
| | Residential Area | | : | Yes |
| | Commercial Area | | : | No. |
| | Industrial Area | | : | No. |
| 9 | Classification of area | | : | |

ER. RAJU TYAGI
Chartered Engineer, Govt. Approved Valuer
B.E. (CIVIL), A.M.I.E. (INDIA), F.I.V.
REGD. NO. MRT-53/10/04-05/CAT-A

Pannel Valuer :
Bank of Baroda, Bank of India, Bank of Maharashtra, B. P. C. L., Canara Bank, Central Bank of India, Ganga Mercantile Bank Ltd., Indian Bank, Indian Overseas Bank, Nainital Bank Ltd., P. N. B., Union Bank of India, Shivalik Mercantile Co-opreative Bank Ltd., UCO Bank

Scanned with CamScanner

| | | | | |
|---|---|---|---|---|
| | i) | Higher/Middle/Poor | : | Middle Class |
| | ii) | Urban/Semi Urban/Rural | : | Urban |
| 10 | Coming under Corporation Limit /Village Panchayat/Municipality | | : | Nagar Nigam Saharanpur |
| 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. Khadak singh | | H. of others |
| | South | Rasta 15 ft. wd | | Rasta 15 ft. wd |
| | East | Plot no. 82 | | Plot no. 82, of Sh. Amzad khan |
| | West | Plot no. 85 | | Plot no. 85, H. of sh. Nazim |
| 14 | **Dimensions of the site.** | | | |
| | **As per Deed** | | | **As per Site** |
| | North | 40'0" | : | 40'0" |
| | South | 40'0" | : | 40'0" |
| | East | 22'0" | : | 22'0" |
| | West | 22'0" | : | 22'0" |
| | **Land Area** | **81.75 Sq. Mt.** | | **81.75 Sq.mt.** |
| | **Note: The owner did not allowed us to enter in building, so the covered area and construction has been taken as appeared from outside & property are not properly demarketed.** | | | |
| 14 | Latitude, Longitude and Coordinates of the site | | : | **29.963568,77.509987** |
| 15 | Extent of site | | | **81.75 Sq. Mt.** |
| 9 | Extent of the site considered for Valuation (least of 14a & 14b) | | : | **81.75 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 | | : | Developing |
| 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 |

Rajiv Tyagi

ER. RAJU TYAGI
Chartered Engineer, Govt. Approved Valuer
B.E. (CIVIL), A.M.I.E. (INDIA), F.I.V.
REGD. NO. MRT-53/10/04-05/CAT-A

Scanned with CamScanner

| | | | |
|---|---|---|---|
| 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 Than 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 | | 81.75 Sq.mt. |
| | North & South | | 40'0" 40'0" |
| | East & West | | 22'0" 22'0" |
| 2 | Total extent of the plot | | 81.75 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) | | 81.75 Sq.mt. @ Rs. 20000.00 Per Sq.mt.<br>Rs. 1635000.00 |
| 4 | Guideline Rate obtained from the Registrar's Office (an evidence thereof to be enclosed) | | Cricle rate Rs 14900.00 Per Sq.Mt.<br>81.750 Sq.mt. @ Rs. 14900.00 Per Sq.mt.<br>Rs. 1218075.00 |
| 5 | Assessed / adopted rate of Valuation | | Rs. 20000.00 Per Sq.mt. |
| 6 | Estimated value of land | | **Rs. 1635000.00** |
| | **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.<br>F.F. 3.35 Mt.<br>S.F. 3.35 Mt. |
| e) | Plinth Covered Area Floor Wise | | G. F. 396.00 Sq. Ft.<br>F.F. 396.00 Sq. Ft.<br>S.F. 396.00 Sq. Ft.<br>Cov. Area 90% |
| f) | Condition of the building | | |
| i) | Exterior – Excellent, good, normal, poor | | Good |
| ii) | Interior – Excellent, good, normal, poor | | Good |

ER. RAJU TYAGI
Chartered Engineer, Govt. Approved Valuer
B.E. (CIVIL), A.M.I.E. (INDIA), F.I.V.
REGD. NO. MRT-53/10/04-05, CAT-A

Scanned with CamScanner

| | | | | |
|---|---|---|---|---|
| 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. , F.F. &S.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. 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 | | | 15 |
| | Fan points | | | 4 |
| | Spare Plug points | | | 12 |
| | 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 |

ER. RAJU TYAGI
Chartered Engineer, Govt. Approved Valuer
B.E. (CIVIL), A.M.I.E. (INDIA), F.I.V.
REGD. NO. MRT-53/10/04-05/CAT-A

Scanned with CamScanner

**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. | 396.00 | 3.35 Mt. | 11 | 1000.00 | 396000.00 | 0.0 | 396000.00 |
| 2 | F.F. | 396.00 | 3.35 Mt. | 11 | 1000.00 | 396000.00 | 0.0 | 396000.00 |
| 3 | S.F. | 396.00 | 3.35 Mt. | 11 | 1000.00 | 396000.00 | 0.0 | 396000.00 |
| **Total value of Building :-** | | | | | | | **Rs.** | **1188000.00** |

**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** |

Raju Tyagi

ER. RAJU TYAGI
Chartered Engineer, Govt. Approved Valuer
B.E. (CIVIL), A.M.I.E. (INDIA), F.I.V.
REGD. NO. CAT-53/10/04-05, CAT-4

Scanned with CamScanner

## TOTAL ABSTRACT OF THE ENTIRE PROPERTY

| | | As Per Circle Rate | | As Per Market Rate |
|---|---|---|---|---|
| Part | Land | Rs. 1218075.00 | : | Rs. 1635000.00 |
| Part | Building | Rs. 1188000.00 | : | Rs. 1188000.00 |
| 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. 2466075.00** | **:** | **Rs. 2883000.00** |
| | **SAY** | **Rs. 2466075.00** | **:** | **Rs. 2883000.00** |

(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. 2883000.00 (Rupees: TWENTY EIGHT LAC EIGHTY THREE THOUSAND ONLY ).**

The book value of the above property as of **MOHD. ADIL S/O MOHD. AKBAR KHAN**

**Rs. 2883000.00 (Rupees: TWENTY EIGHT LAC EIGHTY THREE THOUSAND ONLY ).**

**REALIZABLE VALUE OF THE PROPERTY Rs. 2594700.00**

**DISTRESS SALE VALUE OF THE PROPERTY Rs. 2306400.00**

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

Signature

(Mr. Raju Tyagi)
ER. RAJU TYAGI
Chartered Engineer, Govt. Approved Valu
B.E. (CIVIL), A.M.I.E. (INDIA), F.I.V
REGD. NO. MRT-53/10/04-05/CAT-A

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)

Scanned with CamScanner

| क्र0 सं0 | प्रारूप -1 में आबटित किया गया वी काड | मोहल्ले या राजस्व ग्राम का नाम | श्रेणी नगरीय अर्ध नगरीय ग्रामीण | अकृषक भूमि की न्यूनतम दर (प्रति वर्गमी0 में) | | | एकल दुकान व वाणिज्यिक अधिष्ठान के भूमि की न्यूनतम मूल्य दर | राजस्व ग्रामों में कृषक भूमि की दरें प्रति हे0 (लाख रू0 मे ) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | सड़क पर स्थित भूमि प्रति हे0 में | | | |
| | | | | 6 मी0 तक चौडे रास्ते पर | 6 मी0 से अधिक 15 मी0 तक चौडे रास्ते पर | 15 मी0 से अधिक चौडे रास्ते पर | दुकान/ व्यवसायिक सम्पत्ति | राष्ट्रीय/ राज्य राजमार्ग पर | जनपदीय / बाईपास मार्ग पर | लिंक/ पक्का/ खंडजा / गैटेल मार्ग | सामान्य मार्ग |
| 116. | 1246 | चक खानू | नग0 | 6900 | 8000 | 9200 | 37800 | — | — | — | — |
| 117. | 0069 | चन्द्रविहार | नग0 | 11500 | 13800 | 14900 | 47500 | — | — | — | — |
| 118. | 0351 | चन्द्र विहार कालोनी | नग0 | 11500 | 13800 | 14900 | 47500 | — | — | — | — |
| 119. | 0074 | चंवर बरदारान | नग0 | 13800 | 14300 | 14900 | 69000 | — | — | — | — |
| 120. | 1045 | चक अब्दुल्ला सुल्तान | नग0 | 2800 | 3400 | 3700 | 12500 | — | 100 | 82 | 58 |
| 121. | 1023 | चक बोन्दकी | ग्रा0 | 1700 | 1900 | 2000 | 9500 | — | 86 | 70 | 48 |
| 122. | 1249 | चकवाजिदपुर | ग्रा0 | 1700 | 1900 | 2000 | 9500 | — | 86 | 70 | 48 |
| 123. | 1051 | चाटका | नग0 | 2800 | 3400 | 4000 | 9500 | — | 100 | 82 | 58 |
| 124. | 1217 | चन्द्रौली (चन्द्रावली) | नग0 | 2400 | 2600 | 2800 | 9500 | — | 86 | 70 | 48 |
| 125. | 1275 | चकरौंदा | ग्रा0 | 1700 | 1900 | 2000 | 9500 | — | 86 | 70 | 48 |
| 126. | 1155 | चलहेडा | ग्रा0 | 2000 | 2100 | 2300 | 9500 | — | 86 | 70 | 48 |
| 127. | 0070 | चाह छबीली | नग0 | 13500 | 14600 | 16100 | 69000 | — | — | — | — |
| 128. | 0078 | चाह मंगू कल्याण | नग0 | 12600 | 13800 | 14900 | 69300 | — | — | — | — |
| 12[illegible] | 0319 | चाह रंगरेज | नग0 | 11500 | 12600 | 13800 | 63000 | — | — | — | — |
| 130. | 0071 | चाँद कालोनी (दरा आली अन्दरून | नग0 | 14900 | 16100 | 17200 | 47000 | | | | |
| 131. | 0077 | चौक बाजदारान | नग0 | 18900 | 20000 | 21200 | 105000 | — | — | — | — |
| 132. | 0073 | चौपटा रोगनग्रान | नग0 | 12400 | 13500 | 14600 | 69000 | — | — | — | — |
| 133. | 0080 | चौधरियान | नग0 | 18400 | 19500 | 20000 | 73500 | — | — | — | — |

उप निबन्धक सदर(प्रथम)
सहारनपुर

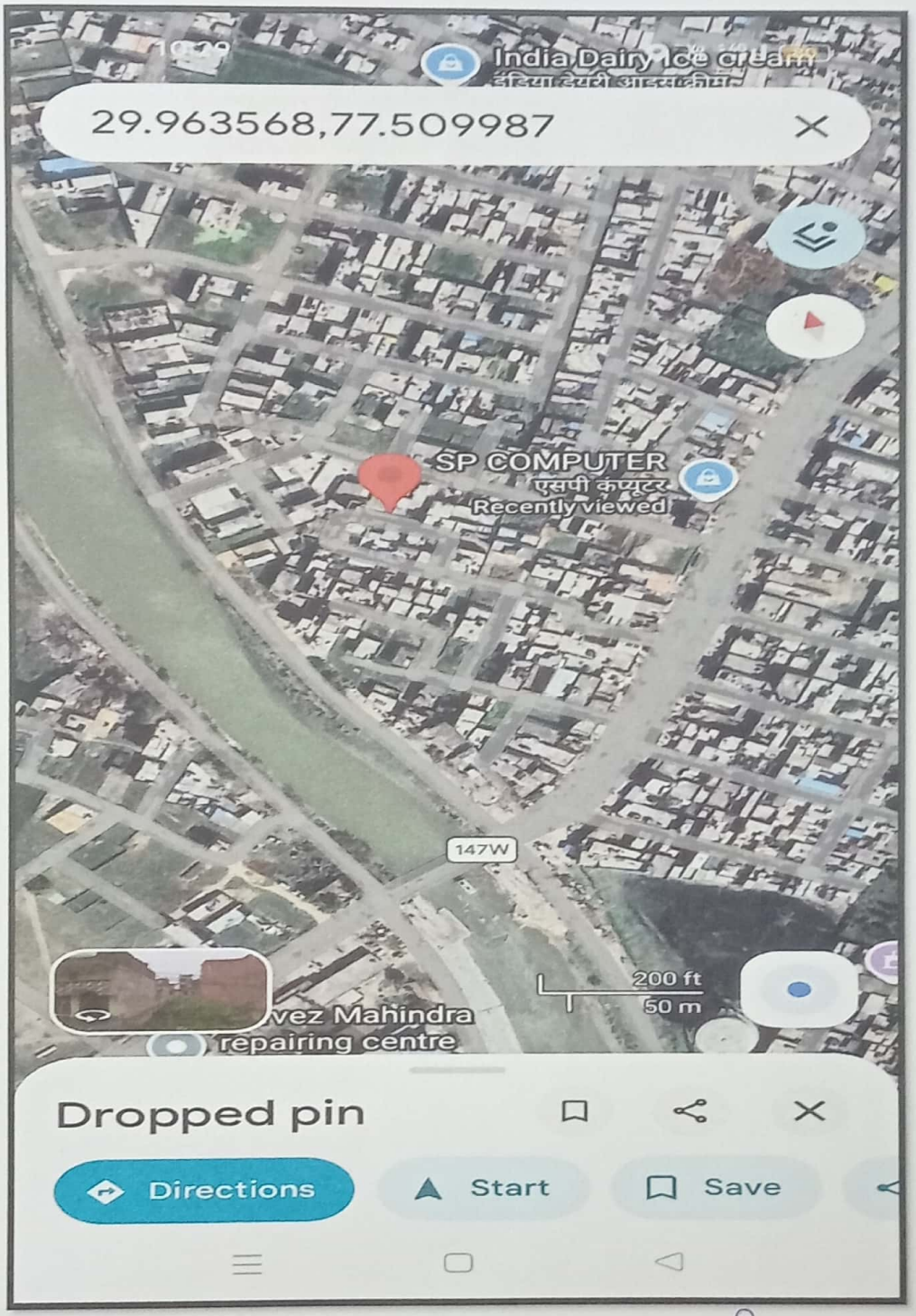
सहायक महानिरीक्षक निबंधन
सहारनपुर

अपर कलेक्टर (वि0/रा0)
सहारनपुर

कलेक्टर
सहारनपुर

Scanned with CamScanner

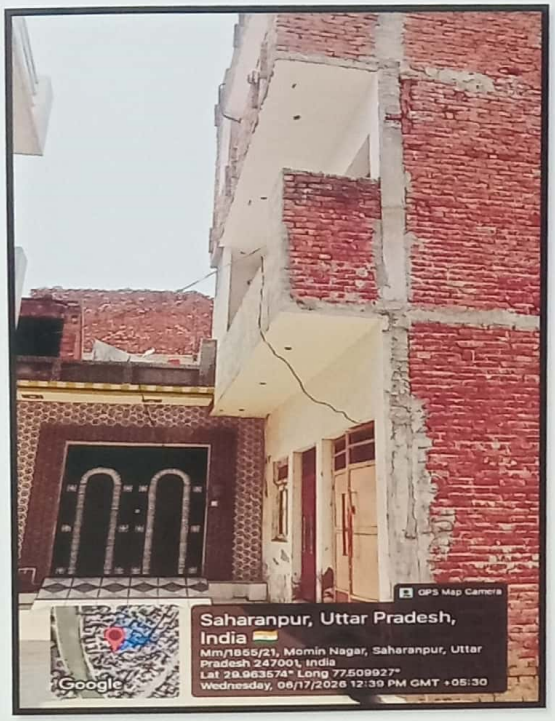
GPS LOCATION OF THE PROPERTY OF MOHD. ADIL S/O MOHD. AKBAR KHAN AT-KHASRA NO. 263/2, PLOT NO. 83 & 84 DER ABADI CHAND COLONY, VILL. MANAK MAU , NEAR SP COMPUTER, PARGANA & TEHSIL , DISTT. SAHARANPUR.

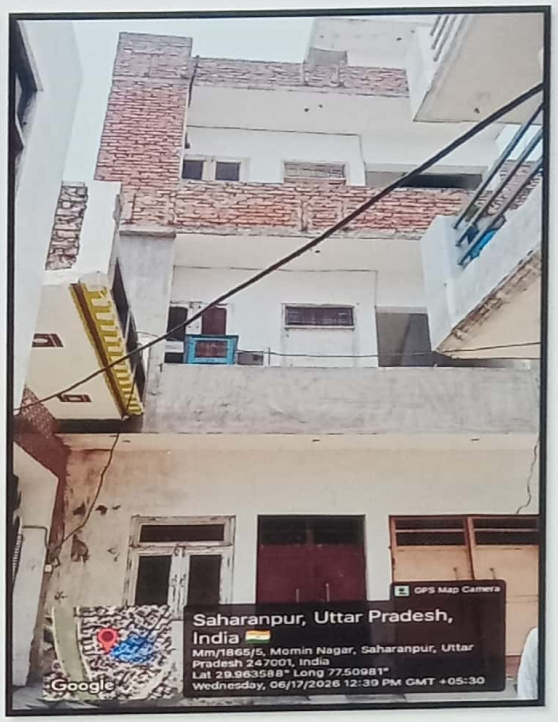



ER. RAJU TYAGI
Chartered Engineer, Govt. Approved Valuer
B.E. (CIVIL), A.M.I.E. (INDIA), F.I.V.
REGD. NO. MRT-53/10/04-05/CAT-A

Scanned with CamScanner

PHOTOGRAPH OF THE PROPERTY OF MOHD. ADIL S/O MOHD. AKBAR KHAN AT-KHASRA NO. 263/2, PLOT NO. 83 & 84 DER ABADI CHAND COLONY, VILL. MANAK MAU , NEAR SP COMPUTER, PARGANA & TEHSIL , DISTT. SAHARANPUR




ER. RAJU TYAGI
Chartered Engineer, Govt. Approved Valu
B.E. (CIVIL), A.M I.E. (INDIA), F.I.
REGD. NO. MRT-53/10/04-05/CAT-

Scanned with CamScanner