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 44/6/26 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. Copy of Title deed Dated-01/09/2006, S. No.5763**
4	Name of the owner(s) and his/their addresses(es) with Phone No.(details of share of ownership)		: : :	**MOHD. ADIL KHAN S/O MOHD. AKBAR KHAN** **Single Ownership**
5	Brief description of property taken for valuation (Including leasehold/freehold etc)		:	**Freehold**
6	Location of property		:	Residential Plot
	a)	Plot No./Survey No.	:	Khasra No. 263/2, Plot No. 79 & 80(PART)
	b)	Door no.	:	Khasra No. 263/2, Plot No. 79 & 80(PART)
	c)	T.S. No. / Village	:	Moh. Der abadi chand colony
	d)	Ward / Taluka	:	Saharanpur
	e)	Mandal / District	:	Distt. Saharanpur
7	Postal Address of property		:	AT- KHASRA NO. 263/2,PLOT NO. 79 & 80(PART), DER ABADI CHAND COLONY, NEAR SP COMPUTER VILL. MANAK MAU, DISTT. SAHARANPUR.
8	City / Town		:	der abadi chand colony , saharanpur
	Residential Area		:	Residential
	Commercial Area		:	No.
	Industrial Area		:	No.
9	Classification of area		:	

Raju Tyagi

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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

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	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	Land Khadak singh		Prop. Of others
	South	Rasta 15 ft. wd		Rasta 15 ft. wd
	East	Plot No. 78		Plot No. 78, H. of others
	West	Plot no.80(part)mohd. Sajid khan		Plot no. 80(part)
	Note :- Boundaries are not properly demarketed.			
14	**Dimensions of the site.**			
	As per deed			**As per Site**
	North	30'0"	:	30'0"
	South	30'0"	:	30'0"
	East	22'0"	:	22'0"
	West	21'0"	:	21'0"
Land Area		**61.24 Sq. Mt.**		**61.24 Sq.Mt.**
14	Latitude, Longitude and Coordinates of the site		:	**29.963568,77.509987**
15	Extent of site			**61.24 Sq.Mt.**
9	Extent of the site considered for Valuation (least of 14a & 14b)		:	**61.24 Sq.Mt.**
10	Whether occupied by the owner/tenant? If occupied by tenant sinc 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 Kilometers.
5	Level of land with topographical conditions		:	Level
6	Shape of land		:	Rectangular
7	Type of use to which it can be put		:	Residential
8	Any usage restriction		:	No
9	Is plot in Town Planning approved layout?			N/A

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10	Is a corner plot/intermittent plot?		Intermittent Plot.
11	Road facility		Yes
12	Type of road available at present		C.C. Road
13	Width of road - is it below 20 ft. or more then 20 ft.		Less then 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		No
18	Advantage of the site		–
	1		This 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		61.240 Sq.mt.
	North & South		30'0" 30'0"
	East & West		22'0" 21'0"
2	Total extent of the plot		61.240 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)		61.240 Sq.mt. @ Rs. 20000.00 Sq.mt. Rs. 1224800.00
4	Guideline Rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Circle Rate Rs. 14900.00 Per Sq.mt. 61.240 Sq.mt. @ Rs. 14900.00 Per Sq.mt. Rs. 912476.00
5	Assessed / adopted rate of Valuation		Rs. 20000.00 Per Sq.mt.
6	Estimated value of land		**Rs. 1224800.00**
	PART (B) VALUATION OF BUILDING		
1	**Technical Detail of Building**		
a)	Type of the building (Residential / Commercial / Industrial)		No.
b)	Type of Construction (Load bearing / R.C.C. / Steel Framrd)		No.
d)	No. of floors and height of each floor including basement, if any		No.
e)	Plinth/Covered Area Floor Wise		
f)	Condition of the building		
i)	Exterior – Excellent, good, normal, poor		No.
ii)	Interior – Excellent, good, normal, poor		No.

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g)	Date of issue and validity of layout of approved map/plan		Details availabe with Owner.
h)	Approved map/plan issuing authority		N.A.
i)	Whether genuineness or authenticity of approved map/ plan Is verified		N.A.
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**		
1	Foundation		N.A.
2	Basement		No
3	Super structure		No
4	Joinery / Doors & Window (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)		No
5	R.C.C. Work		N.A.
6	Plastering		N.A.
7	Flooring, Skirting, Dadoing		N.A.
8	Special finish as marble, granite, wooden paneling, drills etc.		N.A. N.A.
9	Roofing including, weather proof course.		N.A.
10	Drainage		N.A.
2	**COMPOUND WALL**		N.A.
	Height		N.A.
	Length		N.A.
	Type of construction		N.A.
3	**ELECTRICAL INSTALLATION**		
	Type of wiring		No
	Class of fitting (superior / ordinary / poor)		No
	Number of light points		No
	Fan points		No
	Spare Plug points		No
	Any other item		
4	**PLUMBING INSTALLATION**		
	a) No. of water closets and their type		
	b) No. of wash basins		
	c) No. of urinals		
	d) No. of bath tubs		
	e) Water meters, taps etc.		
	f) Any other fixtures		

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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								
Total value of Building :-							**Rs.**	**0.00**

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.	0.0
7	Paneling works			
8	Aluminum works			
9	Aluminum hand rails			
10	False ceiling			
	Total	:	**Rs.**	**0.0**

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	:		0.00
4	C.B. deposits, fittings etc.	:	Rs.	
5	Pavement	:		
	Total	:	**Rs.**	**0.00**

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TOTAL ABSTRACT OF THE ENTIRE PROPERTY

		As Per Circle Rate			As Per Market Rate	
Part	Land	Rs.	912476.00	:	Rs.	1224800.00
Part	Building	Rs.	0.00	:	Rs.	0.00
Part	Extra Items	Rs.	0.00	:	Rs.	0.00
Part	Amenities	Rs.	0.00	:	Rs.	0.00
Part	Miscellaneous	Rs.	0.00	:	Rs.	0.00
Part	Services	Rs.	0.00	:	Rs.	0.00
	TOTAL	**Rs.**	**912476.00**	**:**	**Rs.**	**1224800.00**
	SAY	**Rs.**	**912476.00**	**:**	**Rs.**	**1225000.00**

(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. 1225000.00 (Rupees: Twelve Lac Twenty Five Thousand Only) .

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

Rs. 1225000.00 (Rupees: Twelve Lac Twenty Five Thousand Only) .

REALIZABLE VALUE OF THE PROPERTY Rs. 1102500.00

DISTRESS SALE VALUE OF THE PROPERTY Rs. 980000.00

Place :- Muzaffarnagar

Date:- 19-06-2026.

Signature

ER. RAJU TYAGI
Chartered Engineer, Govt. Approved Valuer
B.E. (CIVIL), A.M.I.E. (INDIA), F.I.V.
REGD. NO. MVT-52/10/04-05, CAT-I

(Sr. Raju Tyagi)

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)

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क्र0 सं0	प्रारूप -1 में आवंटित किया गया वी कोड	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 में)			
								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 भूमि
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	—	—	—	—
129.	0319	चाह रंगरेज	नग0	11500	12600	13800	63000	—	—	—	—
130.	0071	चॉद 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

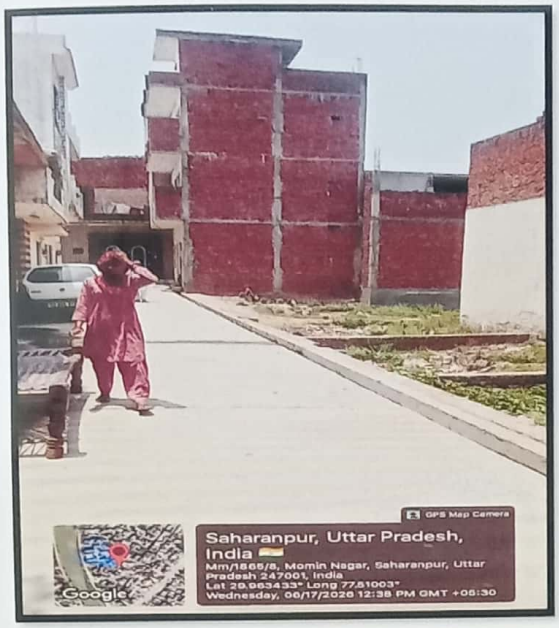
सहायक महानिरीक्षक निबंधन
सहारनपुर

अपर कलेक्टर (वि0/रा0)
सहारनपुर

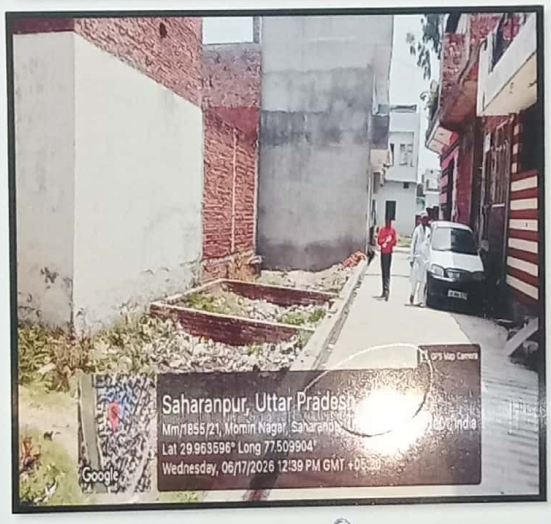
कलेक्टर
सहारनपुर

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PHOTOGRAPH OF THE PROPERTY OF MOHD. ADIL KHAN S/O MOHD. AKBAR KHAN AT- KHASRA NO. 263/2,PLOT NO. 79 & 80(PART), DER ABADI CHAND COLONY, VILL. MANAK MAU , NEAR SP COMPUTER, PARGANA & TEHSIL , DISTT. SAHARANPUR



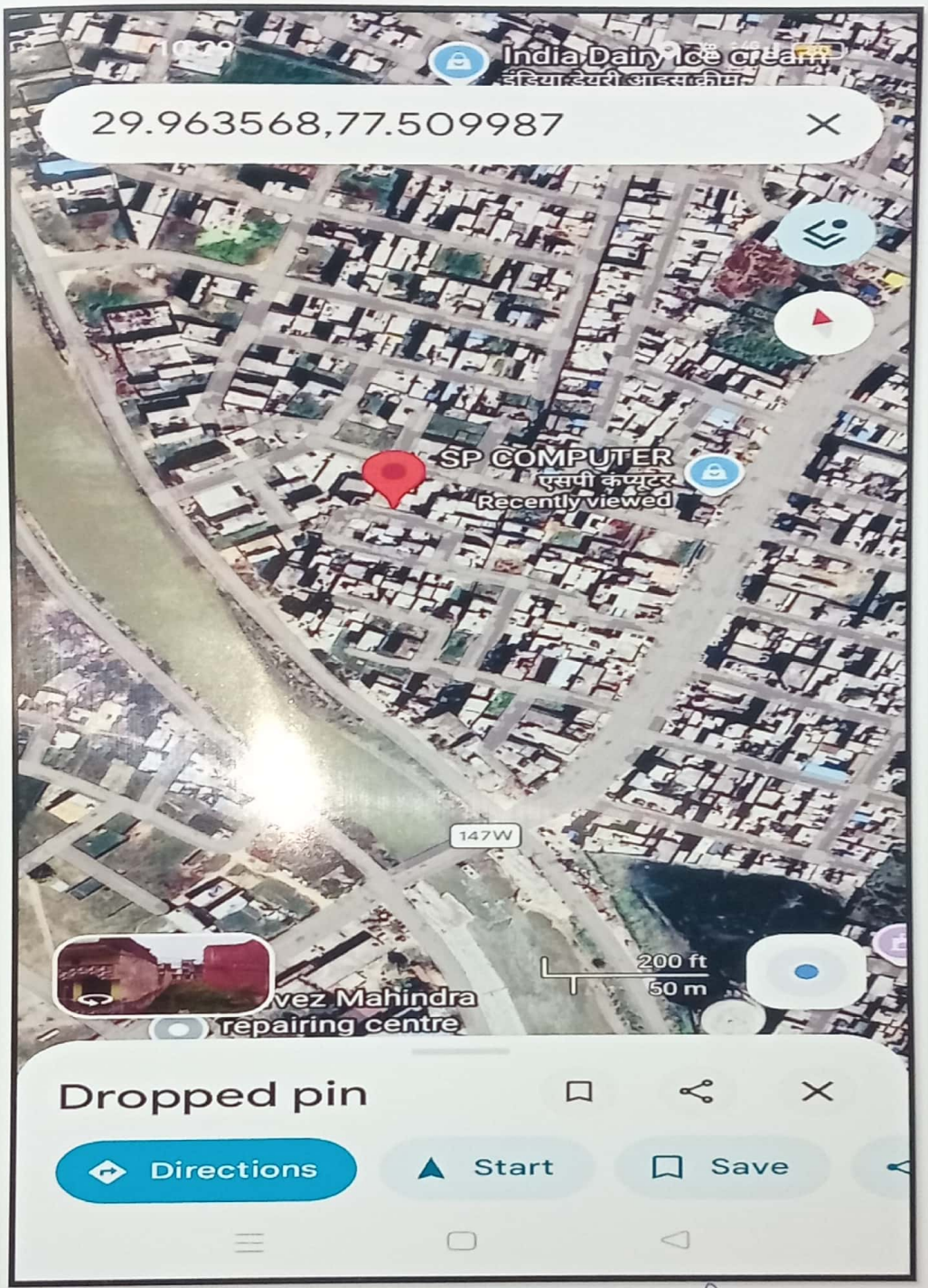




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GPS LOCATION OF THE PROPERTY OF MOHD. ADIL KHAN S/O MOHD. AKBAR KHAN AT- KHASRA NO. 263/2,PLOT NO. 79 & 80(PART), DER ABADI CHAND COLONY, VILL. MANAK MAU , NEAR SP COMPUTER, PARGANA & TEHSIL , DISTT. SAHARANPUR



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