Jain & Associates
Consulting Engineers, Architects, Planners,
Structural Consultants & Banks Panel Valuers
Registered Valuer Income Tax, Gift Tax
Estate Duty Act under Sec. 34 AB of Wealth Tax Act 1957
Registered valuer under rule 13 of income tax rules 1962
DAN No. - DELDGIACBPJ3865D

Er. S.K. Jain
B. Tech. (Civil) I.I.T. Delhi
Govt. Approved Valuer (Regn. No. MRT/CAT-A/A-40/2002)
Fellow of Institution of Valuers (F.I.V.) (Reg. No. CAT-1/F-11775)
MIE-104506/1, Chartered Engineer
UPOBPAS Reg. No. M1045061/26072018
IBBI Reg. No. IBBI/RV/07/2019/11102

Date.....

23-08-2025

Format -A

TO,
PUNJAB & SIND BANK
BRANCH: DELHI ROAD, MEERUT (U.P.)



Owner - Smt. Meenakshi Bansal W/o Sh. Devendra Kumar Bansal

A/c - 16/211 A/c Name- M/s Balaji Timber

Address - 2nd Floor Private Flat no. S-1, Part of plot no. 864, Part of Khasra no. 172 & 177, Sunderam Colony in side of Rishi Nagar, Baghpat Road, Meerut (U.P)

Govt. Approved Valuer
Er. S.K. Jain

305, Circular Road, Bombay Bazar, Meerut Cantt.
Tel. 0121-4033312 Mob. -9837027857
ja.meerut@gmail.com

(VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

I.	**GENERAL**			
1.	Purpose for which the valuation is made			For Bank purpose / NPA
2.	a)	Date of inspection	:	22-08-2025
	b)	Date on which the valuation is made	:	23-08-2025
3.	List of documents produced for perusal			Photocopy of sale deed dt. 21.10.2013 no. 9217 / 14345, document verified in Bank records
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		:	Smt. Meenakshi Bansal W/o Sh. Devendra Kumar Bansal **A/c - 16/211** **A/c name - M/s Balaji Timber**
5.	Brief description of the property (Including leasehold/freehold etc)		:	Residential flat at 2nd Floor Property was locked, in the possession of Bank
6.	Location of property			
	a)	Plot No. / Survey No.	:	2nd Floor Private Flat no. S-1, Part of plot no. 864, Part of Khasra no. 172 & 177, Sunderam Colony in side of Rishi Nagar, Baghpat Road, Meerut (U.P)
	b)	Door No.	:	
	c)	T. S. No. / Village	:	
	d)	Ward / Taluka	:	
	e)	Mandal / District	:	
7.	Postal address of the property			as above
8.	City / Town		:	Meerut
	Residential Area		:	Yes
	Commercial Area		:	No
	Industrial Area		:	No



9.	Classification of the area		:		
	i)	High / Middle / Poor	:	Middle class	
	ii)	Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Municipal	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		:		
(a)	Latitude, Longitude and Coordinates of the site			Latitude : 28°58'21.7"N Longitude : 77°39'18.7"E	
12	Boundaries of the property **As per sale deed plot area 125.42 sq. mtr.**		:	**As per site**	
	East	Adjoining park & property of others	:	Adjoining park & property of others	
	West	Adjoining open space common parking then 7.50 mtr. wide Road	:	Adjoining balcony, 7.50 mtr. wide road then park at G. Floor	
	North	Adjoining plot of 865	:	Adjoining flats at plot no 865	
	South	Adjoining plot of 863	:	Adjoining flats at plot no 863	
	As per site (flat)				
	East	Adjoining park & property of others then stairs			
	West	Adjoining balcony then road at G. Floor then park			
	North	Adjoining flats at plot no. 865			
	South	Adjoining common stairs & flats at plot no. 863			
13	Dimensions of the site		:	A As per sale deed (Plot area 125.42 sq. mtr.)	B As per site of flat
	East		:	22'-6"	Irregular, Already mortgaged
	West		:	22'-6"	
	North		:	60'-0"	
	South		:	60'-0"	
14	Extent of the site		:	Covered area 97.54 sq. mtr. / 1050.00 sq. ft. as per sale deed	
15	Extent of the site considered for valuation (least of 13 A & 13 B)		:	97.54 sq. mtr. / 1050.00 sq. ft.	
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		:	In the possession of Bank	

II.	**APARTMENT BUILDING**		
1.	Nature of the Apartment	:	Residential flat at 2nd Floor
2.	Location	:	2nd Floor Private Flat no. S-1,
	T.S.No.	:	Part of plot no. 864, Part of Khasra no. 172 & 177,
	Block No.	:	Sunderam Colony (Rishi Nagar), Baghpat Road,
	Ward No.	:	Meerut (U.P)
	Village/ Municipality / Corporation	:	
	Door No., Street or Road (Pin Code)	:	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2016
5.	Number of Floors	:	G+2
6.	Type of Structure	:	RCC framed / load bearing
7.	Number of Dwelling units in the building	:	Total no. 3 (1 x3)
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10	Maintenance of the Building	:	Good
11	Facilities Available	:	
	Lift	:	No
	Protected Water Supply	:	Yes
	Underground Sewerage	:	Yes
	Car Parking - Open/ Covered	:	Open , on road
	Is Compound wall existing?	:	No
	Is pavement laid around the Building	:	Yes
III	**FLAT**	**:**	
1	The floor on which the flat is situated	:	2nd floor Pvt. Flat no. S-1
2	Door No. of the flat	:	2nd floor
3	Specifications of the flat	:	
	Roof	:	Property could not been seen from inside
	Flooring	:	
	Doors	:	
	Windows	:	
	Fittings	:	
	Finishing	:	

4	House Tax	:	Details are with the owner
	Assessment No.	:	
	Tax paid in the name of	:	
	Tax amount	:	
5	Electricity Service Connection no.	:	Details are with the owner
	Meter Card is in the name of	:	Details are with the owner
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Smt. Meenakshi Bansal W/o Sh. Devendra Kumar Bansal
8	What is the undivided area of land as per Sale Deed?	:	As per sale deed
9	What is the plinth area of the flat?	:	1050.00 sq ft.
10	What is the floor space index (app.)	:	As per general practices in the area
11	What is the Carpet Area of the flat?	:	840.00sq. ft.
12	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	In the possession of Bank
15	If rented, what is the monthly rent?	:	
IV	**MARKETABILITY**		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	As below
3	Any negative factors are observed which affect the market value in general?	:	No
V	**Rate**	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas	:	Details are not available
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	This Valued property is residential flat & located at 2nd Floor with right to use common areas. Therefore, There is no separate rate of land in this building. Land cost is included in the composite per Sq. ft. rate of building

3	Break - up for the rate		:	As below :
	i)	Building + Services	:	
	ii)	Land + Others	:	
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)		Rs. 25626/- per sq. mtr. (Rs. 14000/- x 60% +15% super area +10% park for land +15000/- for construction) i.e Rs. 2380.71 per sq. ft. (composite rate) 2nd floor	

VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**		
a.	Depreciated building rate	:	
	Replacement cost of flat with Services(v (3)i)	:	As below point no 5 (1)
	Age of the building	:	9 yrs.
	Life of the building estimated	:	Remaining life 56 yrs.
	Depreciation percentage assuming the salvage value as 10%	:	Included in composite rates
	Depreciated Ratio of the building	:	
b.	Total composite rate arrived for valuation	:	
	Depreciated building rate VI (a)	:	
	Rate for Land & other V (3)ii	:	
	Total Composite Rate	:	

Details of Valuation

S. no.	Description	Qty. in sq. ft. covered area	Rate per sq. ft.	Estimated Value Rs.
1	Value of the flat	**1050.00**	**3100.00**	**32,55,000.00**
2	Wardrobes	Cost of these items has been included in per sq. ft. covered area rate		
3	Showcases			
4	Kitchen Arrangements			
5	Superfine Finish			
6	Interior Decorations			
7	Electricity deposits /electrical fittings, etc.,			
8	Extra collapsible gate/ grill works etc.,			
9	Potential value, if any			
10	Others			
	Total			**Rs. 32,55,000.00**

(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.

Screen shot of longitude / latitude and co-ordinates of property using GPS/Various Apps / Internet sites.

As a result of my appraisal and analysis to is my considered opinion that the

Present market value of the above property in the condition with aforesaid specification is	**Rs. 32.55 Lacs**	Rs. Thirty Two Lacs & Fifty Five Thousand only
Realizable value of the above property is	**Rs. 27.66 Lacs**	Rs. Twenty Seven Lacs & Sixty Six Thousand only
Distress value of the above property is	**Rs. 26.04 Lacs**	Rs. Twenty Six Lacs & Four Thousand only
Circle rate value of the property	**Rs. 24.99 Lacs**	Rs. Twenty Four Lacs & Ninety Nine Thousand only

Encl :

1. Declaration from the valuer in Format E
2. Model code of conduct for valuer
3. Photograph + Key Plan & Google map of the property

Place : Meerut

Date : 23-08-2025



REG : Valuation of Property/ Assets Charged/ Mortgaged or to be Charged to the Bank as Primary and/or Collateral Security



Place: Meerut
Date: 23-08-2025

Signature
(Name and Official seal of the Approved Valuer)

It is certified that the value given in the valuation Report dated _____ --by the Bank's approved valuer Mr./Ms./M/S_____(name of the valuer) is fair and reasonable as per discreet and independent enquiries made during my/ our visit dated_____

Officer/Manager Branch in charge

Name: Name:

Date: Date:

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

S.K. Jain Registration No.
Govt. Approved Valuer MRT/Cat.-A/A-40/2002

DECLARATION FROM VALUERS **Annexure B**

I hereby declare that-

a. The information furnished in my valuation report dated **23-08-2025** 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. I have personally inspected the right property on **22-08-2025** The work is not sub-contracted 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.

i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.

j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

k. Further, I hereby provide the following information



S. No.	Particulars	Valuer Comment
1.	Background information of the asset being valued;	Residential flat at 2nd Floor
2.	Purpose of valuation and appointing authority	For bank purpose / NPA
3.	Identity of the valuer and any other experts involved in the valuation	ER. S.K. JAIN
4.	Disclosure of valuer interest or conflict, if any;	No
5.	Date of appointment, valuation date and date of report	22-08-2025 , 23-08-2025
6.	Inspections and/or investigations undertaken;	22-08-2025
7.	Nature and sources of the information used or relied upon	Through oral enquiries from neighbour
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Land + building method which is more appropriate + justified
9.	Restrictions on use of the report, if any;	Only for bank purpose
10.	Major factors that were taken into account during the valuation.	We follow land + building method which is more appropriate + justified method
11.	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.	Any amendment or any other aspect of report to be claim within 30 days from issue of report other wise we are not responsible for the report.

Date: 23-08-2025
Palace- Meerut

Govt. Approved Valuer
Er. S.K. Jain

Signature
(Name of the Approved Valuer and Seal))

ANNEXURE- F

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5 A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a
reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation.— For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

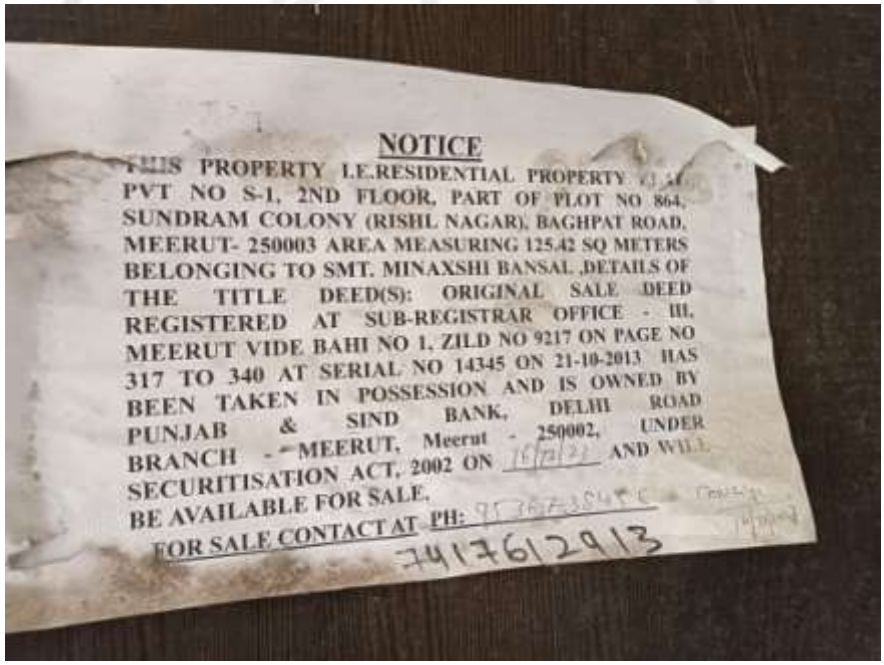


Date :23-08-2025
Place :Meerut

Signature
(Name and Official seal of the Approved Valuer)

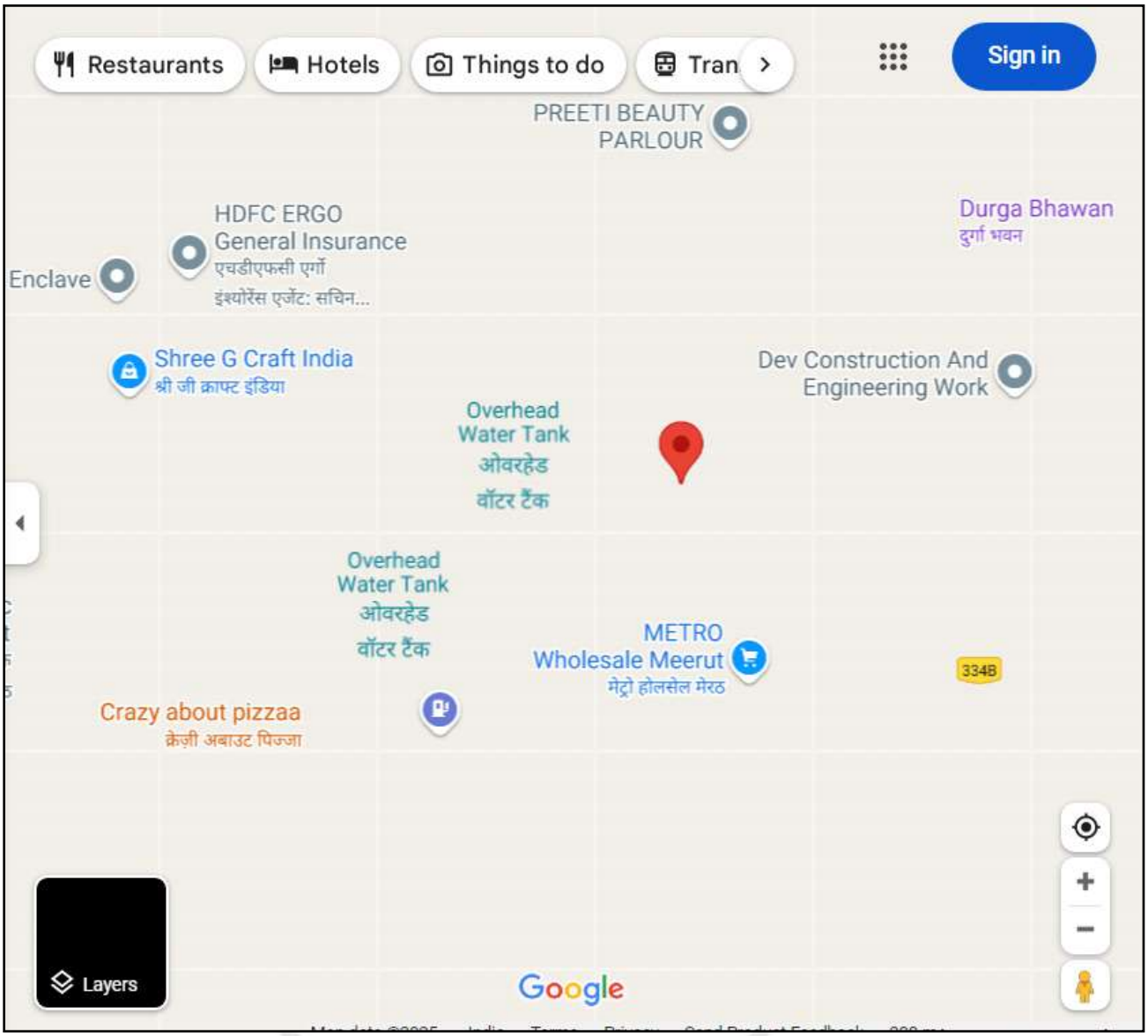


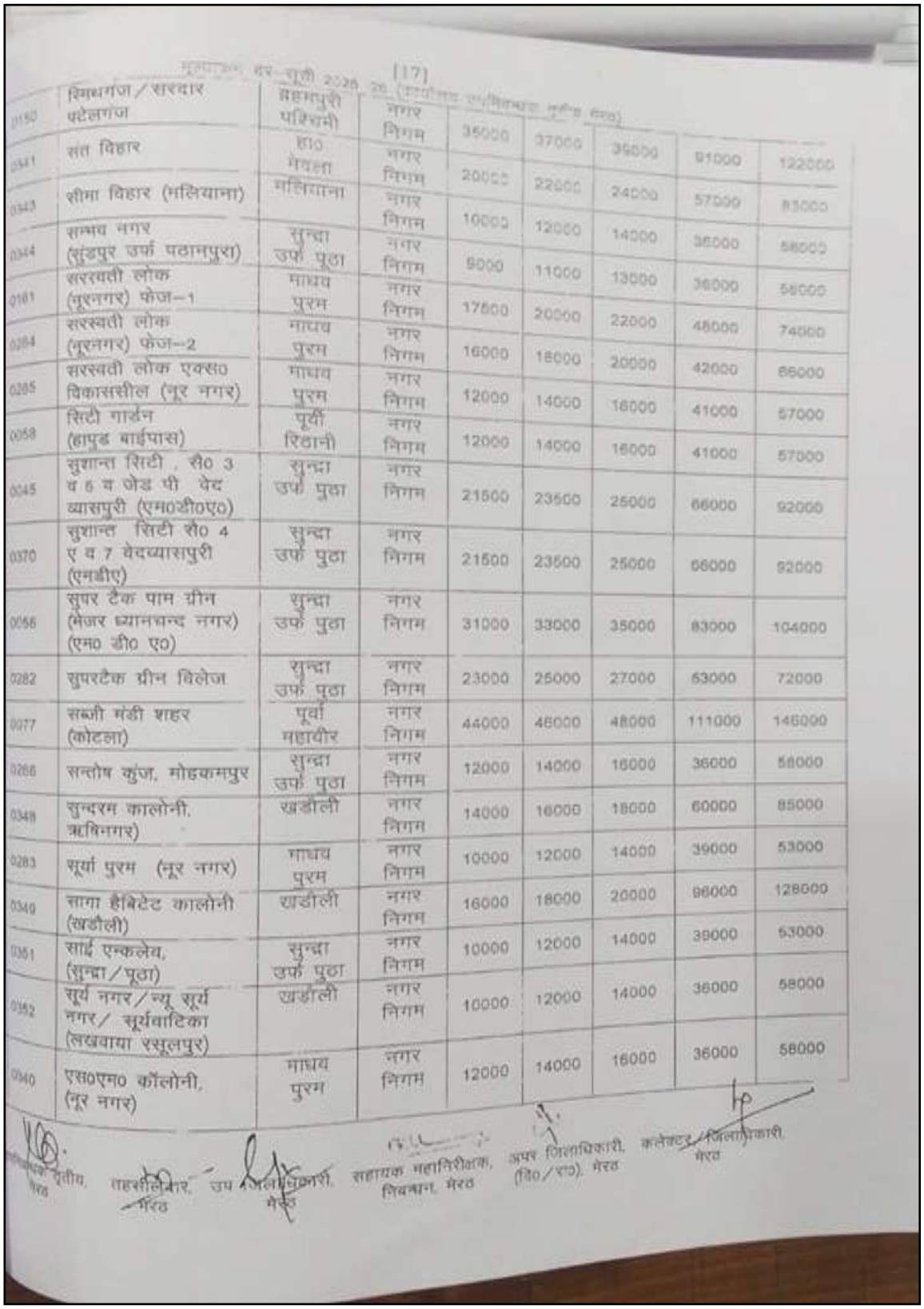




Address - 2nd Floor Private Flat no. S-1, Part of plot no. 864, Part of Khasra no. 172 & 177, Sunderam Colony in side of Rishi Nagar, Baghpat Road, Meerut (U.P)

Govt. Approved Valuer
Er. S.K. Jain


Restaurants
Hotels
Things to do
Tran
Sign in
PREETI BEAUTY PARLOUR
HDFC ERGO General Insurance
एचडीएफसी एर्गो
इंश्योरेंस एजेंट: सचिन...
Enclave
Durga Bhawan
दुर्गा भवन
Shree G Craft India
श्री जी क्राफ्ट इंडिया
Dev Construction And Engineering Work
Overhead Water Tank
ओवरहेड
वॉटर टैंक
Overhead Water Tank
ओवरहेड
वॉटर टैंक
METRO Wholesale Meerut
मेट्रो होलसेल मेरठ
334B
Crazy about pizzaa
क्रेज़ी अबाउट पिज्जा
Layers
Google



[17]

0150	शिवधर्गज / सरदार पटेलगंज	बहमपुरी पश्चिमी	नगर निगम	35000	37000	39000	91000	122000
0341	संत विहार	हा0 मेवला	नगर निगम	20000	22000	24000	57000	83000
0343	सीमा विहार (मलियाना)	मलियाना	नगर निगम	10000	12000	14000	36000	56000
0344	सम्भव नगर (सुंडपुर उर्फ पठानपुरा)	सुन्द्रा उर्फ पुठा	नगर निगम	9000	11000	13000	36000	56000
0161	सरस्वती लोक (नूरनगर) फेज–1	माधव पुरम	नगर निगम	17500	20000	22000	46000	74000
0264	सरस्वती लोक (नूरनगर) फेज–2	माधव पुरम	नगर निगम	16000	18000	20000	42000	66000
0265	सरस्वती लोक एक्स0 विकासशील (नूर नगर)	माधव पुरम	नगर निगम	12000	14000	16000	41000	57000
0058	सिटी गार्डन (हापुड बाईपास)	पूर्वी रिठानी	नगर निगम	12000	14000	16000	41000	57000
0045	सुशान्त सिटी , से0 3 व 6 व जेड पी वेद व्यासपुरी (एम0डी0ए0)	सुन्द्रा उर्फ पुठा	नगर निगम	21500	23500	25000	66000	92000
0370	सुशान्त सिटी से0 4 ए व 7 वेदव्यासपुरी (एमडीए)	सुन्द्रा उर्फ पुठा	नगर निगम	21500	23500	25000	66000	92000
0056	सुपर टैक पाम ग्रीन (भेजर ध्यानचन्द नगर) (एम0 डी0 ए0)	सुन्द्रा उर्फ पुठा	नगर निगम	31000	33000	35000	83000	104000
0282	सुपरटैक ग्रीन विलेज	सुन्द्रा उर्फ पुठा	नगर निगम	23000	25000	27000	63000	72000
0077	सब्जी मंडी शहर (कोटला)	पूर्वी महावीर	नगर निगम	44000	46000	48000	111000	146000
0266	सन्तोष कुंज, मोहकमपुर	सुन्द्रा उर्फ पुठा	नगर निगम	12000	14000	16000	36000	56000
0348	सुन्दरम कालोनी, ऋषिनगर)	खडौली	नगर निगम	14000	16000	18000	60000	85000
0283	सूर्या पुरम (नूर नगर)	माधव पुरम	नगर निगम	10000	12000	14000	39000	53000
0349	सागा हैबिटेट कालोनी (खडौली)	खडौली	नगर निगम	16000	18000	20000	86000	128000
0351	साई एन्क्लेव, (सुन्द्रा/पूठा)	सुन्द्रा उर्फ पुठा	नगर निगम	10000	12000	14000	39000	53000
0352	सूर्य नगर/न्यू सूर्य नगर/ सूर्यवाटिका (लखवाया रसूलपुर)	खडौली	नगर निगम	10000	12000	14000	36000	58000
0340	एस0एम0 कॉलोनी, (नूर नगर)	माधव पुरम	नगर निगम	12000	14000	16000	36000	58000

तहसीलदार, मेरठ | उप जिलाधिकारी, मेरठ | सहायक महानिरीक्षक, निबन्धन, मेरठ | अपर जिलाधिकारी, (वि0/रा0), मेरठ | कलेक्टर / जिलाधिकारी, मेरठ