Date :

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

(TO BE FILLED IN BY THE APPROVED VALUER)

S. No.	Particulars	Content
I.	**Introduction**	
1.	Name of Valuer	Architect Julie Khanna
2.	Date of inspection	02-09-2026
	Title Deed Number and Date	**As per Sale Deed No. 1297, dated 13-12-2010**
	Date of Valuation	04-09-2026
3.	Purpose of Valuation	Fair Market Value for Loan Purpose
4.	Name of Property Owner/s (Details of share of each owner in case of joint & Co-ownership)	**Ownership -** Sh. Raman Kumar **&** Sh. Vinay Kumar S/O Sh. Joginder Pal S/O Sh. Khushi Ram
5.	Name of Bank/FI as applicable	PNB, Alawalpur Branch, Jalandhar
6.	Name of Developer of the Property (In case of developer-built properties)	Built by owner
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Outside visit only property under NPA process as per Bank
II.	**Physical Characteristics of the Asset**	
1.	Location of the property in the city	Adampur – Alawalpur Road, Village Alawalpur, Near Shri Guru Ravidass Mandir, Tehsil Adampur Distt. Jalandhar – 144301
	a) Plot No. /Survey No.	Khasra No. – 51//29/2 (21-9)
	b) Door No.	N.A.
	c) T. S. No. / Village	Village Alawalpur
	d) Ward / Taluka	N.A.
	e) Mandal / **District**	Jalandhar
2.	Municipal Ward No.	N.A.
3.	City / Town	N.A.
	Residential Area/ Commercial Area/ Industrial	**Residential Area**
4.	Classification of the area:	
	High / **Middle** / Poor	Middle
	Metro / Urban / **Semi Urban** / Rural	Semi Urban
5.	Coming under Corporation limit/ Village Panchayat/ Municipality	Within M.C. Limit
6.	Postal address of the property	Adampur – Alawalpur Road, Village Alawalpur, Near Shri Guru Ravidass Mandir, Tehsil Adampur Distt. Jalandhar – 144301
7.	Latitude, Longitude and Coordinates of the site	**Latitude: 31.42887, Longitude: 75.67147**
8.	Area of the plot/land (supported by a plan)	1360 Sq. ft.
9.	Layout plan of the area in which the property is located	Residential
10.	Development of surrounding areas	Developed
11.	Details of Roads abutting the property	Colony road

JULIE KHANNA