P & A Valuetech Pvt. Ltd.

(CIN No. U74210UP2005PTC158626)

(Panel Valuer of Fixed Assets)

Branch Office No. 329, 3rd Floor Tricity Trade Tower, Patiala-Zirakpur Road, Near Radisson Hotel, Zirakpur, Punjab 140603.

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200320230057

Total Lease per
period (if leaseho
Location of prop
a) Plot No.
b) Door N
c) T. S. N
d) War
e) Ma
Postal

To

Bank of Baroda

Sector-22, Chandigarh

VALUATION REPORT (INRESPECT OF LAND/SITEAND BUILDING)

(To be filled in by the Approved Valuer)

I. GENERAL				
1.	Purpose for which the valuation is made		:	Fair Market Value for Bank Credit Facilities
2.	a)	Date of Inspection	:	24.10.2026
	b)	Date on which the valuation is made	:	24.10.2026
3.	List of Documents produced for perusal		:	
	1. Copy of OTR Dated 25/01/2025			
4. a)	Name of the owner(s) and his/their address (es) with Phone no. (details of share of each owner in case of joint ownership)		:	Mr. Bhanu Pratap Singh S/O Mr. Tarsem Lal Single ownership
4. b)	Purchaser / account name		:	-
5.	Brief description of the property (Including leasehold / freehold etc)			
	1) The property under valuation is a freehold commercial building comprising of G+1 storied constructed on a plot area 34.66 Sq.yds as per OTR. Same has been considered for valuation. 2) The subject property in located in Railway Road, near Indian bank, Nawanshahr and falls under MC limit. 3) The property is visited from outside only and hence valuation has been factored accordingly. 4) The property is approachable through a bitumen road and is situated in a developed commercial locality having access to basic civic amenities. 5) Unit value has been confirmed at site and it is assessed accordingly through composite value. 6) Land area and covered area has been considered as per OTR provided.			