# MAHARASHTRA VALUERS & CONSULTANTS

**OFFICES AT:** NAGPUR * AMRAVATI * AKOLA * NANDED * JALGAON * CHANDRAPUR * PUNE * GONDIA * WARDHA * YAVATMAL

- VALUATION & INDUSTRIAL CONSULTANTS FOR TECHNO - ECONOMIC FEASIBILITY
- PROJECT - FINANCE.
- CONSULTANTS FOR PROJECTS INCLUDING MEGA-INFRASTRUCTURE PROJECTS.
- MONITORING AGENCY OF BANKS & FINANCIAL INSTITUTIONS FOR REHABILITATION / MODERNISING OF INDUSTRIES, LENDER'S ENGINEERS AND CONSULTANTS

**ON THE APPROVED PANEL OF NATIONALISED BANKS**

**P.N.B., U.B.I., UCO, B.O.I., INDIAN BANK, ALLAHABAD BANK, AXIS BANK, O.B.C., B.O.M., S.S.B.L, I.D.B.I., Y.U.C.B.L., CANARA, V.K.G.B., D.N.S.B., N.N.S.B.L., M.S.F.C., D.R.T., S.I.D.B.I., S.I.C.O.M., D.C.V.L., S.B.B.J., M.S. CO-OP. BANK, OTHER CO-OP. BANKS & DEPTS.OF GOVT. OF MAH., GOVT. OF INDIA**

**: SERVICES OFFERED :**

**** VALUATION * STOCK AUDIT * RISK MANAGEMENT * SAFETY AUDIT***
**** ENVIRONMENTS AUDIT * PROJECT REPORTS * ENERGY AUDIT***
**** INDL. ENGG. CONSULTANTS * INSURANCE SURVEYORS * MINES SAFETY***
**** TECHNO-ECONOMICAL VIABILITY STUDY * STABILITY CERTIFICATION***
**** FAILURE RISK CONSULTANCY * FIRE AND EXPLOSION PREVENTION SERVICES***
**** SAFETY PROGRAMMING * VALUATION FOR EXCISE * FAILURE ANALYSIS***
**** IMPORT AND EXPORT INSPECTION * ARBITRATION CONCILIATION***
**** FACTORY ACT PETROLEUM AND SMPV ACT CONSULTANTS***


## VALUATION REPORT OF R.L. PLOT AND OLD STRUCTURE BEARING HOUSE NO. 348, WARD NO. 4, UNDER KHASRA NO. 167/1, P.H. NO. 14, SITUATED AT SWAMI VIVEKANANDA NAGAR, MOUJA – KANHAN-(PIPRI) TQ.- PARSHIWANI & DIST. NAGPUR.

## (PARTY : SHRI. NARESH S/O. RAMKRISHNA HETE+ 3, ALL R/O., NAGPUR) TO ASCERTAIN THE FAIR MARKET VALUE OF THE PROPERTY


**Dr. R. Z. CHANDAK** — **CHIEF EXECUTIVE**

B.E., L.L.B., N.D., F.I.I.B.E., F.I.E., F.I.V., F.I.I.S.A., C.E., C.P.

**Mob.: 9422155020, (SANDEEP CHANDAK-9422857987).** **Email: maharashtravaluers@gmail.com**

**GOVT. REGISTERED VALUER**REGN. NO. CAT-VII/5/02-03
**CHARTERED ENGINEER**REGN. NO. F-108534/0
**INSURANCE SURVEYORS** IRDA (GOVT. OF INDIA). L.NO.SLA-1048 MISC. (A) FIRE & MOTOR (B)
**COMPETENT PERSON – FACTORIES ACT 1948** GOVT. OF MAH. REGN.NO.C-014
**–PETROLEUM RULES 2002** GOVT. OF INDIA REGN. NO. P. 3(9) 241/97/VIII
**– SOLVENT EXTRACTION PLANT** GOVT. OF MAH.REGN. NO. C-016

**Nagpur H.O.** 105, First Floor, Chandani Roshni Apartments, Opp. Dainik Bhaskar, Great Nag Road, Nagpur – 09; Cell. 9422155020, 9422857987, 9370131208

**Pune R.O.** A-7, Parsvnath Pratishtha, Opp. Bachapan School, PCNTDA Chikhali, Purnanagar, Chinchwad, Pune - 411 019. Mob. : 9822021061, 8888885831

**Mumbai B.O.** B/004, Ground Floor,Shivdarshan Building No- 2, Ostwal Nagari, Central Park Road, Near U.S English School, Nallasopara (East),Dist.Thane.Cell:9422155020,9321725283

**Thane** 1/42, B, VRINDAVAN SOCIETY, THANE, (W) 400601

**Amravati B.O.** Shree Datta Building, Prabhat Chouk, Amravati. 444601, Ph. 0721-2566657, Fax: 0721-2670293, Mob.: 9422155020, 9422857987, 9370131208

**Akola B.O.** Near L.I.C. Office, Ram Nagar, Akola. Mob. 9822238606

**Ahmednagar B.O.** Bhimashnkar Building, Market Yard, Ahmednagar. Cell : 9422227233, 9422155020.

**Aurangabad B.O.** "Sarthak Group" Shop no. 111, Labh Chamber, Railway Station Road, Aurangabad. Ph. (0240) 2345453, Mob -9890000053.

**Chandrapur B.O.** Jail Road, Girnar Square, Chandrapur-442402. Mob. 9823116963, 942285798

**Baramati** Ashok Nagar, Baramati – Cell : 9422155020, 9822658773, 9422857987


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**MAHARASHTRA VALUERS & CONSULTANTS**
**DR. R. Z. CHANDAK** (Mob. 9422155020, 9422857987)
Govt. Approved Valuer, Chartered Engineer,
Bank Panel Valuer, Insurance Surveyor & Loss Assessor
**ER. S. V. SONAWANE**
Govt. Approved Valuer, Reg. No. : CAT-I /2015-16

**Ref : MVC/VLN/25/33513**

# VALUATION REPORT

| | | |
|---|---|---|
| | BANK / BRANCH : | INDIAN BANK<br>BRANCH : KAMPTEE, NAGPUR. |
| | CUSTOMER / BORROWER / PARTY | 1) SHRI. NARESH S/O. RAMKRUSHNA HETE,<br>2) SMT. GITABAI RAMKRUSHNA HETE,<br>3) SMT. ANITA S.CHIMOTE<br>4) SMT. SAVITA S. YEWALKAR<br>ALL R/O. NAGPUR. |
| | PURPOSE OF VALUATION | TO ASCERTAIN THE PRESENT MARKET VALUE OF THE PROPERTY FOR HOUSING LOAN. |
| | DATE OF VISIT | 10-09-2025 |
| | LONGITUDE /LATITUDE | ABOUT<br>21°13'41.9"N 79°14'03.1"E<br>21.228301, 79.234180 |
| 1. | BUILDING OWNER'S NAME AND ADDRESS (IF JOINTLY OWNED FULL DETAILS TO BE FURNISHED – I.E. NAMES OF JOINT OWNERS, SHARE OF EACH JOINT OWNER ETC.) | 1) SHRI. NARESH S/O. RAMKRUSHNA HETE,<br>2) SMT. GITABAI RAMKRUSHNA HETE,<br>3) SMT. ANITA S.CHIMOTE<br>4) SMT. SAVITA S. YEWALKAR<br>ALL R/O. NAGPUR.<br>( JOINT OWNERSHIP)<br>NOTE: PLEASE REFER TITLE VERIFICATION LEGAL SEARCH REPORT BY PANEL ADVOCATE |
| 2. | SURVEY NO. AND REGISTRAR OFFICE WHEREIN THE TITLE DEEDS ARE REGISTERED<br>A. WHETHER VERIFIED WITH LEGAL OPINION – SURVEY NO./ PATTA NO. | 1) AS PER SALE DEED VIDE NO. NPR-4830-1981 DT. 23-09-1981<br>2) NAGARPARISHAD REGULARIZED OF LAYOUT PERMIT NO.: R.L/52/P.W.D/22-23 DT. 27-12-2022<br>3) ABSTRACT 7/12.<br>4) NAGARPARISHAD TAX RECEIPT<br>NOTE : PLEASE REFER TITLE VERIFICATION LEGAL SEARCH REPORT BY PANEL ADVOCATE. |
| | B. EXTENT OF LAND | AS PER SALE DEED<br>PLOT AREA: 119.84 SQ. M (1289.95 SQ.FT)<br>AS PER R.L. 80.51 SQ.M (866.60 SQ.FT) |
| 3. | A. LOCATIONAL ADDRESS OF THE PROPERTY | R.L. PLOT AND OLD STRUCTURE BEARING HOUSE NO. 348, WARD NO. 4, UNDER KHASRA NO. 167/1, P.H. NO. 14, SITUATED AT SWAMI VIVEKANANDA NAGAR, MOUJA – KANHAN-(PIPRI) TQ.- PARSHIWANI & DIST. NAGPUR. |
| | B. SPECIFY THE BOUNDARY DESCRIPTION ON ALL SIDES | **AS PER DOCUMENTS**<br>**HOUSE NO. 348 IS BOUNDED AS UNDER:** |
| | EAST | PROPERTY OF BAWANKAR |
| | WEST | 3.00 MTR. WIDE ROAD |
| | NORTH | PROPERTY OF BAWANE |

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Competent Person
Insurance Surveyor

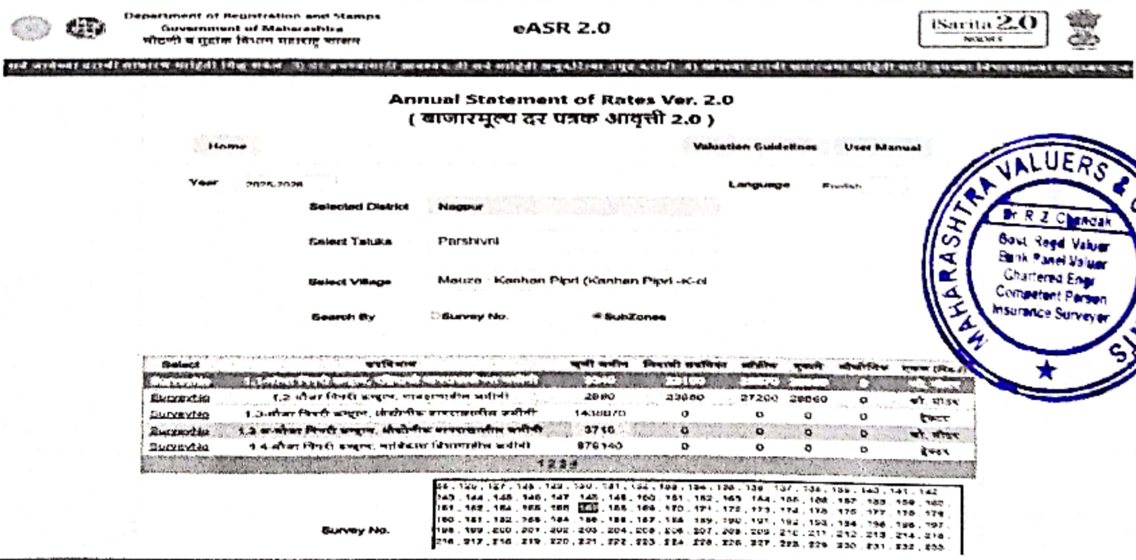
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|---|---|---|
| | SOUTH | PROPERTY OF RAUT |
| 4. | DETAILS OF RECENT REGISTRATION | AS PER SALE DEED VIDE NO. NPR-4830-1981 |
| | A. BUYER | SHRI. RAMKRUSHNA HETE |
| | B. SELLER | SHRI. BHAURAV NARAYAN SHIGNAPURE |
| | C. EXTENT OF THE AREA | AS PER SALE DEED<br>PLOT AREA: 119.84 SQ. M (1289.95 SQ.FT)<br>AS PER R.L. 80.51 SQ.M (866.60 SQ.FT) |
| | D. REGISTERED FOR RS. | 3,500/- |
| | E. DATE OF REGISTRATION | DT. 23-09-1981 |
| 5. | WHETHER THE PROPERTY SELF ACQUIRED OR ANCESTRAL PROPERTY<br>IF ANCESTRAL PROPERTY WHETHER VAO CERTIFICATE IS AVAILABLE<br>IF SELF ACQUIRED WHETHER ORIGINAL TITLE DEED VERIFIED | NOTE : PLEASE REFER TITLE VERIFICATION LEGAL SEARCH REPORT BY PANEL ADVOCATE. |
| 6. | IF THE BUILDING IS LEASED OUT, TERMS OF LEASE, UNEXPIRED PERIOD OF LEASE AND POSSIBILITY OF GETTING VACANT POSSESSION | FREE HOLD PLOT |
| 7. | WHETHER THE LAND ON WHICH THE BUILDING STANDS IS OWNED BY THE BORROWER | PLEASE REFER TITLE VERIFICATION LEGAL SEARCH REPORT BY PANEL ADVOCATE. |
| 8. | TYPE OF CONSTRUCTION WITH DETAILS<br>A. WHETHER CONSTRUCTED AS PER APPROVED PLAN (ENCLOSE PHOTOCOPY OF THE APPROVED BUILDING PLAN) | LOAD BEARING STRUCTURE,<br>BUILDING PLAN NOT MADE AVAILABLE. |
| | B. WHETHER ANY MAJOR DEVIATIONS OBSERVED FROM THE APPROVED PLAN | CONSIDERED LUMP SUM VALUE OF CONSTRUCTION, HENCE IT DOES NOT AFFECT VALUATION ADVERSELY. |
| 9. | A. AGE OF THE BUILDING AND THE PRESENT CONDITION | AS REPORTED AGE ABOUT 32 YEARS<br>CONDITION – NORMAL |
| | B. LIFE EXPECTANCY | AVERAGE FUTURE LIFE WOULD BE 28 YEARS WITH PERIODICAL MAINTENANCE. |
| | C. LOCATIONAL DISADVANTAGES | NIL |
| 10. | A. WHETHER PROPERTY TAX HAS BEEN PAID REGULARLY<br>B. AMOUNT OF TAX | TAX RECEIPT FROM 2023 TO 2024<br>RECEIPT NO.: 22564<br>AMOUNT FOR RS. 28/- DT. 6-10-2023<br>NAME : GITABAI RAMKRUSHNA HETE +3<br>NOTE: TAX RECEIPT NOT MADE AVAILABLE. ASK THE PARTY OWNER TO SUBMIT THE SAME. |
| 11. | ANY OTHER RELEVANT DETAILS<br>WHETHER PREMISES UTILIZED FOR RESIDENTIAL / COMMERCIAL PURPOSES- | RESIDENTIAL PURPOSE. |
| | OWN / RENTAL OCCUPATION / LONG LEASE | OWNER OCCUPIED |
| | IF RENTED, RENT YIELD PER MONTH<br>WHETHER STANDARD RENT HAS BEEN FIXED UNDER RENT CONTROL ACT; IF SO DETAILS:<br>ANY DISPUTE BETWEEN OWNER AND TENANT | NOT APPLICABLE. |
| 12. | LEGAL ENCUMBRANCES, IF ANY, (SEARCHES AND INVESTIGATIONS MADE). | PLEASE REFER TITLE VERIFICATION LEGAL SEARCH REPORT BY PANEL ADVOCATE. |
| | ANY OTHER DETAILS WHICH AFFECTS OUR | |

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Insurance Surveyer

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|---|---|---|
| | CHARGE ON THE PROPERTY AS SECURITY | |
| 13. | TOTAL AREA OF THE LAND / PLOT | AS PER SALE DEED<br>PLOT AREA: 119.84 SQ. M (1289.95 SQ.FT)<br>AS PER R.L. 80.51 SQ.M (866.60 SQ.FT) |
| | CONSTRUCTED AREA : | CONSIDERED LUMP SUM VALUE. |
| 15. | YEAR OF CONSTRUCTION | AS REPORTED CONSTRUCTION IN YEAR 1993. |
| | TYPE OF CONSTRUCTION<br>TYPE OF ROOF<br>TYPE OF FLOOR<br>AMENITIES / EXTRA FITTINGS REPLACEMENT VALUE (RS. IN LACS) | THE CONSTRUCTION LOAD BEARING WITH BRICK MASONRY WALLS SET WALLS. ROOF IS OF MANGALORE TILES. FLOORING IS P.C.C. AND SHAHABADI STONE. OPENINGS ARE OF T.W. DOORS. ALL REQUIRED MINIMAL ELECTRIFICATION, PLUMBING AND SANITARY WARE IS PROVIDED. |
| | ESTIMATES / PRESENT VALUE | GIVEN IN VALUATION |
| | <u>LESS</u> : DEPRECIATION (RS. IN LACS)<br>FORCED/DISTRESS SALE VALUE (RS. IN LACS) | DEPRECIATED RATE CONSIDERED FOR VALUATION. |
| | AVAILABILITY OF CIVIC AMENITIES / WATER | WITHIN 1 K.M. RADIUS. |
| | ELECTRICITY CONNECTION | AVAILABLE. |
| | DRAINAGE CONNECTION | AVAILABLE |
| | TRANSPORT / COMMUNICATION | AVAILABLE |
| | NEAREST BUS STOP | KANHAN MAIN ROAD BUS STOP |
| | NEAREST RAILWAY STATION | KANHAN JUNCTION STATION ABOUT 700 M. |
| 14. | VAO / GUIDELINE VALUE MAINTAINED AT REGISTRAR OFFICE | GOVT. READY RECKONER RATE : 2025-2026<br>PLOT RATE : RS. 3,340/- PER SQ. M.<br>CONSTRUCTION RATE : 14,407/- PER SQ. M.<br>(DEPRECIATION IS APPLICABLE AS PER THE AGE OF THE BUILDING.) |


Department of Registration and Stamps
Government of Maharashtra

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Annual Statement of Rates Ver. 2.0
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home | Valuation Guidelines | User Manual

Year 2025-2026 | Language English

Selected District: Nagpur

Select Taluka: Parshivni

Select Village: Mauza - Kanhan Pipri (Kanhan Pipri -K-cl

Search By: Survey No. / SubZones

| Select | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
|---|---|---|---|---|---|---|---|
| SurveyNo | 1.2 [illegible] | 2880 | 23860 | 27200 | 28860 | 0 | [illegible] |
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1 2 3 4

Survey No.: [illegible]

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Er. R. Z. Chandak
Govt. Regd Valuer
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Chartered Engr
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Insurance Surveyor

| | | |
|---|---|---|
| 15. | LOCAL / MARKET RATE PREVAILING AT THE TIME OF VALUATION (BASIS OF VALUATION) | THE PREVAILING MARKET RATES OF PLOT IN THE AREA IS RANGING BETWEEN RS. 1,500/- TO RS. 1,800/- PER SQ. FT. WHICH IS DEPENDS UPON LOCATION, AMENITIES AND VARIOUS FACTORS. |
| 16. | VALUE ARRIVED AT BY THE UNDERSIGNED AND REASONS THERE OF : ON INQUIRY WITH ESTATE AGENT REFERRING STAMP DUTY INDEX AND ON CONSIDERATION OF SITUATION, LOCATION, FRONTAGE, APPROACH ROADS, ALL SERVICES AVAILABLE LIKE WATER SUPPLY, POWER, THE PRESENT COMMERCIAL AND RESIDENTIAL POTENTIALITY AND ENVIRONMENTAL CONDITIONS PREVAILING AT THE SITE AND AFTER SURVEYING THE SURROUNDING AREA FOR PREVAILING | |

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| | MARKET RATE AND RATES OF ADJOINING PROPERTIES. THE PRESENT MARKET RATE OF THE SAID DEVELOPED AND R.L. REGULARISED PLOT CAN BE REASONABLY TAKEN AS RS. 1,650/- PER SQ. FT.<br>THE RATE OF CONSTRUCTION IS TAKEN, AS PER PARAMETERS, SPECIFICATION PARTICULARS, AGE, PRESENT CONDITION, GENERAL MAINTENANCE AND ESTIMATED FUTURE LIFE, AVAILABLE INFRASTRUCTURE AND PRESENT MARKET RATES WITH DEDUCTION OF APPLICABLE DEPRECIATION. |

**VALUATION :**

| SR. NO. | DESCRIPTION | AREA IN SQ. FT. | RATE PER SQ. FT. | FAIR MARKET VALUE IN RS. |
|---|---|---|---|---|
| A | PLOT / LAND : | | | |
| 1 | R.L. PLOT AND OLD STRUCTURE BEARING HOUSE NO. 348, WARD NO. 4, UNDER KHASRA NO. 167/1, P.H. NO. 14, SITUATED AT SWAMI VIVEKANANDA NAGAR, MOUJA – KANHAN-(PIPRI) TQ.- PARSHIWANI & DIST. NAGPUR. | 866.60 | 1,650.00 | 1,429,890.00 |
| | | | TOTAL A | 1,429,890.00 |
| B | BUILDING, STRUCTURE & AMENITIES | | | |
| 1 | BUILT UP AREA WITH AMENITIES. | | L.S. | 40,000.00 |
| | | | TOTAL B | 40,000.00 |
| | | TOTAL A + B | | 1,469,890.00 |
| | | | SAY RS. | 1,470,000.00 |

BASED UPON THE ACTUAL OBSERVATIONS, PARTICULARS AND RELEVANT DOCUMENTS, WE ARE OF THE OPINION THAT, THE ESTIMATED VALUE OF ABOVE PROPERTY IS AS UNDER :

**A) MARKET VALUE : RS. 14,70,000/- (IN WORDS : RS. FOURTEEN LACS SEVENTY THOUSAND ONLY)**

**B) REALISABLE VALUE : RS. 13,20,000/- (IN WORDS : RS. THIRTEEN LACS TWENTY THOUSAND ONLY)**

**C) FORCED / DISTRESS SALE VALUE : RS. 11,00,000/- ( RS. ELEVEN LACS ONLY)**

**D) COMPARABLE SALE VALUE (IN THE VICINITY) : AS GIVEN IN SR. NO. 15**

**E) INSURABLE VALUE : RS. 20,000/- (IN WORDS : RS. TWENTY THOUSAND ONLY)**

**THIS REPORT CONTAINS TOTAL SIX PAGES.**

**DECLARATION :** WE HEREBY, DECLARE THAT, THE INFORMATION FURNISHED ABOVE IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. LEGAL ASPECTS ARE NOT CONSIDERED, OUR REPORT DOES NOT COVER CHECK OF OWNERSHIP, TITLE CLEARANCE OR LEGALITY OF DOCUMENTS, BANK SHOULD VERIFY ORIGINAL RELEVANT DOCUMENTS. THE TITLE OF THE PROPERTY IS ASSUMED TO BE CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES FOR THE SAID VALUATION. WE HAVE PERSONALLY INSPECTED THE PROPERTY. THIS VALUATION REPORT IS NOT VALID IF THE PURPOSE / CASE TYPE IS CHANGE. THIS VALUATION REPORT IS PURELY AN OPINION AND HAS NO LEGAL & CONTRACTUAL OBLIGATIONS ON OUR PART. THE RATES ARE BASED ON CURRENT MARKET CONDITION THESE MAY VARY WITH THE DEMAND, NEEDS, FINANCIAL CONDITION, MARKET SITUATION, TIME AND PURPOSE. THE PHYSICAL CONDITION OF THE BUILDING WAS PASSED ON VISUAL INSPECTION, NO LIABILITY IS ASSUMED FOR THE SOUNDNESS OF THE STRUCTURE, THE ASSIGNMENT HAS BEEN COMPLETED ON BEST EFFORT, KNOWLEDGE AND BELIEF. WE HAVE NO DIRECT OR INDIRECT INTEREST IN THE PROPERTY BEING VALUED.

**DATE : 17-09-2025**

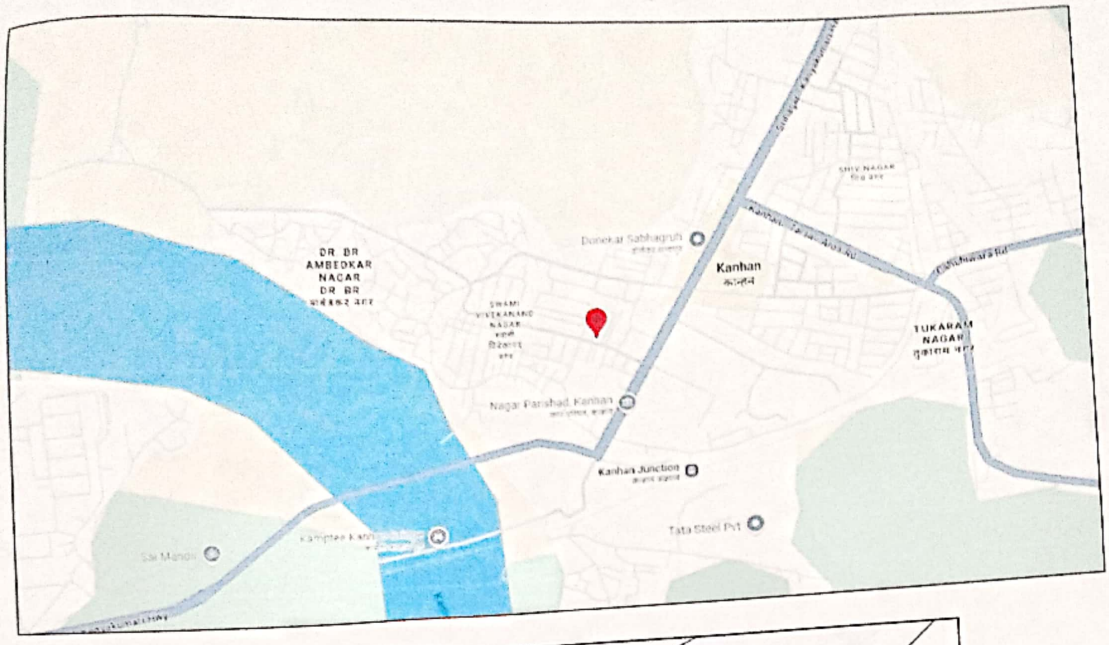
**PLACE: NAGPUR.**

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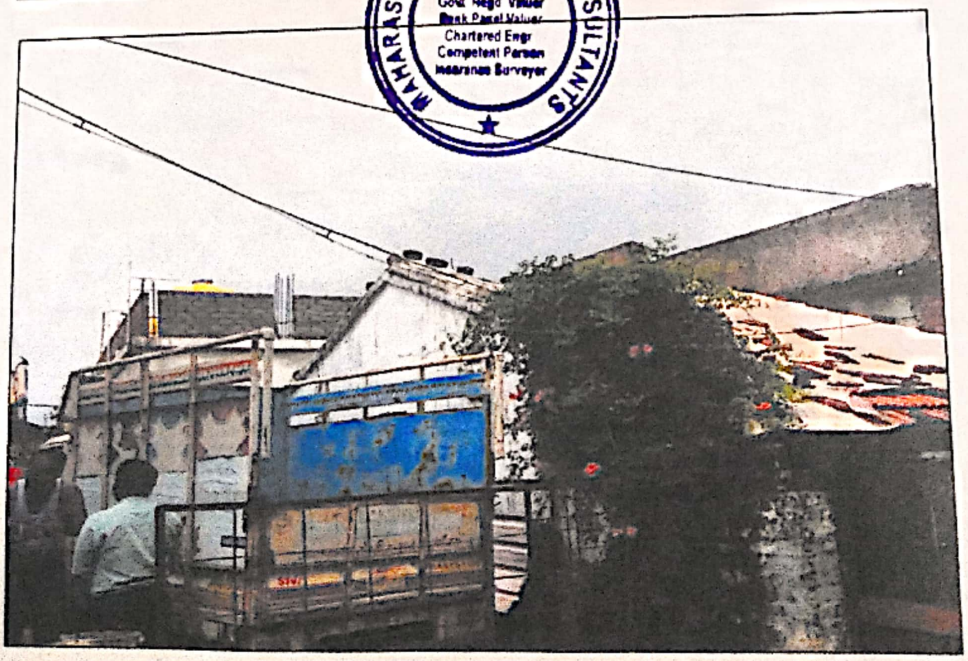
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Chief Executive

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