

MAHARASHTRA VALUERS & CONSULTANTS**DR. R. Z. CHANDAK** (Mob. 9422155020, 9422857987)

Govt. Approved Valuer, Chartered Engineer,

Bank Panel Valuer, Insurance Surveyor & Loss Assessor

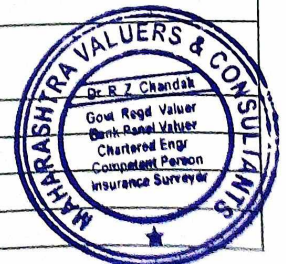
ER. S. V. SONAWANE

Govt. Approved Valuer, Reg. No. : CAT-I /2015-16

Ref : MVC/VLN/25/33642

VALUATION REPORT

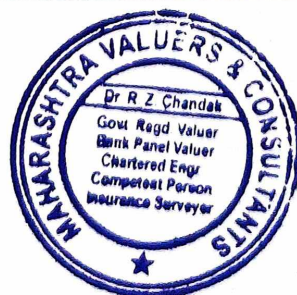
	BANK / BRANCH :	INDIAN BANK, BRANCH : HUDKESHWAR, NAGPUR.
	CUSTOMER / PURCHASER /BORROWER	1) MRS. PINKY W/O. CHANDRAKANT UKEY, 2) MR. CHANDRAKANT H. UKEY, BOTH R/O. P.NO. 139, RAMBAG COLONY, MEDICAL SQUARE, NAGPUR-440003.
	PURPOSE OF VALUATION	TO ASCERTAIN THE FAIR MARKET VALUE OF THE PROPERTY FOR AUCTION PURPOSE.
	DATE OF VISIT	DT. 03-11-2025.
	LONGITUDE & LATITUDE	21°03'27.0"N 79°05'20.3"E 21.057510, 79.088980
1.	FLAT 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) MRS. PINKY W/O. CHANDRAKANT UKEY, 2) MR. CHANDRAKANT H. UKEY, BOTH R/O. P.NO. 139, RAMBAG COLONY, MEDICAL SQUARE, NAGPUR-440003. (JOINT OWNERSHIP) NOTE: PLEASE REFER TITLE VERIFICATION LEGAL SEARCH REPORT BY PANEL ADVOCATE
2.	SURVEY NO. AND REGISTRAR OFFICE WHEREIN THE TITLE DEEDS ARE REGISTERED A. WHETHER VERIFIED WITH LEGAL OPINION – SURVEY NO./ PATTA NO.	AS PER 1) SALE DEED VIDE NO. NGN-7-3894/2017 DT. 11/05/2017 2) OTHER VALUERS REPORT 3) SANCTIONED BUILDING PLAN AND BUILDING PERMIT VIDE NO. B.E. (METRO)/SOUTH/NAGPUR(RURAL)/CASE NO. MB3217/2012051492/93 DT. 07-09-2012 4) ABSTRACT 7/12 NOTE : PLEASE REFER TITLE VERIFICATION LEGAL SEARCH REPORT BY PANEL ADVOCATE
	B. EXTENT OF LAND	UNDIVIDED SHARE & INTEREST IN TOTAL PLOT AREA ADMEASURING 1.69 ACRES : 0.291%
3.	A. LOCATIONAL ADDRESS OF THE PROPERTY	APARTMENT NO. 003 ON GROUND FLOOR, WING-'A', THE BUILDING KNOW AS "GREEN EMERALD-1", IN 'GREEN SPACE INFRA'S GREEN CITY', LAND BEARING KHASARA NO. 5/1, P.H. NO. 38/A, SITUATED AT GOTAL PANJRI, WARDHA ROAD. MOUJA – GOTAL PANJRI, TQ. NAGPUR(RURAL & DIST. NAGPUR.
	B. SPECIFY THE BOUNDARY DESCRIPTION ON ALL SIDES	KH. NO. 5/1 (AS PER DOCUMENTS)
	EAST	FIELD SURVEY NO. 9
	WEST	PANDHAN
	NORTH	FIELD SURVEY NO. 5/2
	SOUTH	FIELD SURVEY NO. 5/3 & 5/4



4.	DETAILS OF RECENT REGISTRATION	AS PER SALE DEED VIDE NO. NGN-7-3894/2017
	A. BUYER	1) MRS. PINKY W/O. CHANDRAKANT UKEY, 2) MR. CHANDRAKANT H. UKEY, BOTH R/O. P.NO. 139, RAMBAG COLONY, MEDICAL SQUARE, NAGPUR-440003.
	B. SELLER	1) SHRI. RAJENDRA S/O DHIRAJLAL MANDAVIYA 2) SHRI. NARENDRA S/O DHIRAJLAL MANDAVIYA 3) SHRI. YASH S/O NARENDRA MANDAVIYA.
	C. EXTENT OF THE AREA	AS PER DOCUMENTS BUILT UP AREA : 55.12 SQ. MT. (593.31 SQ. FT.) SUPER BU-UP AREA : 66.15 SQ. MT. (712.03 SQ. FT.)
	D. REGISTERED FOR RS.	RS. 17,50,000/-
	E. DATE OF REGISTRATION	DT. 11/05/2017
5.	WHETHER THE PROPERTY SELF ACQUIRED OR ANCESTRAL PROPERTY IF ANCESTRAL PROPERTY WHETHER VAO CERTIFICATE IS AVAILABLE IF SELF ACQUIRED WHETHER ORIGINAL TITLE DEED VERIFIED	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 LAND
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 A. WHETHER CONSTRUCTED AS PER APPROVED PLAN (ENCLOSE PHOTOCOPY OF THE APPROVED BUILDING PLAN)	R.C.C. CONSTRUCTION AS PER SANCTIONED BUILDING PLAN VIDE PERMIT NO. : B.E. (METRO)/SOUTH/NAGPUR(RURAL)/CASE NO. MB3217/2012051492/93 DT. 07-09-2012
	B. WHETHER ANY MAJOR DEVIATIONS OBSERVED FROM THE APPROVED PLAN	AREA CONSIDERED FOR VALUATION IS AS PER DOCUMENTS.
9.	A. AGE OF THE BUILDING AND THE PRESENT CONDITION	ABOUT 13 YEARS CONDITION - NORMAL
	B. LIFE EXPECTANCY	MORE THAN 47 YEARS WITH PERIODICAL MAINTENANCE.
	C. LOCATIONAL DISADVANTAGES	NIL
10.	A. WHETHER PROPERTY TAX HAS BEEN PAID REGULARLY	TAX RECEIPT NOT AVAILABLE FOR PERUSAL. ASK THE PARTY / OWNER TO SUBMIT THE SAME.
	B. AMOUNT OF TAX	
11.	ANY OTHER RELEVANT DETAILS WHETHER PREMISES UTILIZED FOR RESIDENTIAL / COMMERCIAL PURPOSES-	RESIDENTIAL PURPOSE
	OWN / RENTAL OCCUPATION / LONG LEASE-	OWNER OCCUPIED - AT THE TIME OF VISIT THE FLAT WAS LOCKED.
	IF RENTED, RENT YIELD PER MONTH WHETHER STANDARD RENT HAS BEEN FIXED UNDER RENT CONTROL ACT; IF SO DETAILS: ANY DISPUTE BETWEEN OWNER AND TENANT	NOT APPLICABLE
12.	LEGAL ENCUMBRANCES, IF ANY,	PLEASE REFER TITLE VERIFICATION LEGAL SEARCH



	(SEARCHES AND INVESTIGATIONS MADE).	REPORT BY PANEL ADVOCATE.
	ANY OTHER DETAILS WHICH AFFECTS OUR CHARGE ON THE PROPERTY AS SECURITY	
13.	TOTAL AREA OF THE LAND	UNDIVIDED SHARE & INTEREST IN TOTAL PLOT AREA ADMEASURING 1.69 ACRES : 0.291%
	CONSTRUCTED AREA / FLAT AREA	AS PER DOCUMENTS BUILT UP AREA: 55.12 SQ. MT. (593.31 SQ. FT.) SUPER BU-UP AREA: 66.15 SQ. MT. (712.03 SQ. FT.)
	YEAR OF CONSTRUCTION	2012
	TYPE OF CONSTRUCTION	CONSTRUCTION IS R.C.C. FRAME STRUCTURE WITH BRICK MASONRY WALLS SET IN CEMENT MORTAR. WALLS ARE PLASTERED WITH NEERU FINISHED INTERNALLY AND SAND FACED EXTERNALLY. ROOF IS OF R.C.C. SLAB. FLOORING IS OF VITRIFIED TILES. OPENINGS ARE OF T. W. DOORS AND ALUMINUM SLIDING WINDOWS WITH SAFETY GRILLS. KITCHEN HAS GRANITE TOP PLATFORM WITH S. S. SINK AND DADO. ALL REQUIRED ELECTRIFICATION, PLUMBING AND SANITARY WARE IS PROVIDED.
	TYPE OF ROOF	
	TYPE OF FLOORING	
	AMENITIES / EXTRA FITTINGS	
	REPLACEMENT VALUE (RS. IN LACS)	
	ESTIMATES / PRESENT VALUE	GIVEN AS UNDER IN VALUATION TABLE.
	LESS : DEPRECIATION (RS. IN LACS) FORCED/DISTRESS SALE VALUE (RS. IN LACS)	DEPRECIATED RATE CONSIDERED FOR VALUATION.
	AVAILABILITY OF CIVIC AMENITIES / WATER	CIVIC AMENITIES ABOUT 5 K.M. WATER ARRANGEMENT IS PROVIDED.
	ELECTRICITY CONNECTION	AVAILABLE
	DRAINAGE CONNECTION	AVAILABLE
	TRANSPORT / COMMUNICATION	AVAILABLE NEAR BY
	NEAREST BUS STOP	NEAR GOTALPANJRI, VELA HARI ROAD BUS STOP
	NEAREST RAILWAY STATION	NAGPUR RAILWAY STATION ABOUT 15 K.M.
14.	VAO / GUIDELINE VALUE MAINTAINED AT REGISTRAR OFFICE (COPY ENCLOSED)	GOVT. RATE FOR FLAT : NOT GIVEN STAMP DUTY GUIDE LINE RATE : AS PER IGR 6 (i) B: LAND RATE: RS. 7,190/- PER SQ.M. + CONST. RATE RS. 27,951/- X DEP. 0.87 = SAY RS. 31508/-





Department of Registration & Stamps
Government of Maharashtra

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वाजारमूल्य दर पत्रक

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Year

20252026

Annual Statement of Rates

Language

English

Selected District

नागपूर

Select Taluka

नागपूर (ग्रामीण)

Select Village

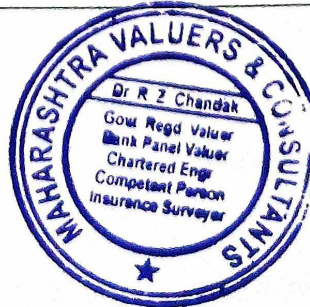
गोटाळ पांजरी 535877

Vibhag Number

7

Assessment Type	Assessment Range	Rate Rs/-
जिरायत शेत जमिन	0-1.25	8594520
जिरायत शेत जमिन	1.26-2.50	8684280
जिरायत शेत जमिन	2.51-5.00	8785260
जिरायत शेत जमिन	5.01-7.50	9043320
जिरायत शेत जमिन	7.51-10.00	9189180
जिरायत शेत जमिन	10.01-12.50	9413580
जिरायत शेत जमिन	12.51-च्या पुढे	9626760
विनशेती जमीनी/भूखंड	0-0.00	7190

15. LOCAL / MARKET RATE PREVAILING AT THE TIME OF VALUATION (BASIS OF VALUATION) THE PREVAILING MARKET RATE IN THE AREA OF SIMILAR PROPERTY IS RANGING BETWEEN RS. 2,850/- TO RS. 3,300/- 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 AT THE SITE AND AFTER SURVEYING THE SURROUNDING AREA FOR PREVAILING MARKET RATE AND RATES OF ADJOINING PROPERTIES. THE PRESENT MARKET RATE OF THE SAID PROPERTY INCLUDING LAND & CONSTRUCTION I.E. COMPOSITE RATE (INCLUDES PROPORTIONATE UNDIVIDED SHARE IN LAND, SUPER BUILT UP AREA IS POSSESSION, SHARE IN COMMON AREAS/FACILITIES & AMENITIES, ETC.).
- THE FAIR MARKET RATE OF THE SAID PROPERTY INCLUDING AMENITIES CAN BE REASONABLY TAKEN AS RS. 3,000/- PER SQ. FT.



A) SUMMARY OF VALUATION :

SR. NO.	DESCRIPTION	AREA IN SQ. FT.	RATE PER SQ. FT.	FAIR MARKET VALUE IN RS.
1	APARTMENT NO. 003 ON GROUND FLOOR, WING- 'A', THE BUILDING KNOW AS "GREEN EMERALD-1", IN 'GREEN SPACE INFRA'S GREEN CITY', AT GOTAL PANJRI, WARDHA ROAD. MOUJA – GOTAL PANJRI, TQ. NAGPUR(RURAL & DIST. NAGPUR. ON OWNERSHIP BASIS WITH AMENITIES	712.03	3,000.00	2,136,090.00
			TOTAL	2,136,090.00
			SAY RS.	2,135,000.00

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. 21,35,000/- (IN WORDS : RS. TWENTY ONE LACS THIRTY FIVE THOUSAND ONLY)
B) REALISABLE VALUE : RS. 18,00,000/- (IN WORDS : RS. EIGHTEEN LACS ONLY)
C) FORCED/DISTRESS SALE VALUE : RS. 16,00,000/- (IN WORDS : RS. SIXTEEN LACS ONLY)
D) COMPARABLE SALE VALUE (IN THE VICINITY) : AS GIVEN IN SR. NO. 15
E) INSURABLE VALUE : APPROX. RS.13,00,000/- (IN WORDS: RS. THIRTEEN LACS ONLY).

THIS REPORT CONTAINS TOTAL SEVEN 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 ABOVE MENTIONED 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 : 08-11-2025

PLACE : NAGPUR



Maharashtra Valuers & Consultants

R Z Chandak
Chief Executive

