NITIN S. CHAHANDE
B.E. (Civil), F.I.V., M.I.E.
Govt. Registered Valuer
Reg. No. Cat I / 78/2007-08
Approved Valuer
Reg. No. F-10257/ 01
49, Central Bazar Road, Bajaj Nagar,
Nagpur-440010.
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REF. NO. 1260/INDIAN BANK/WARDHAMAN NAGAR/NAG/2025-26

Engineer's Valuation Report Summary of Open Land Valuation

To,

Date: 12/02/2026

The Branch Manager,
Indian Bank,
Wardhaman Nagar Branch,
Nagpur.

Customer : Shri. Neeraj S/o. Keshav Rao

Panel Engineer : Nitin Chahande

Sr. No.			
1.	Land owners name and address (If jointly owned full details to be furnished – i.e. names of joint owners, share of each joint owner etc.)	:	**Owner- Shri. Neeraj S/o. Keshav Rao**
a.	Purpose of Valuation	:	Initiating action under SARFAESI Act
b.	Documents supplied	:	Old valuation report of Mr. Avinsh Y Bhat, Dt. 17/10/2024
2.	Survey No. and Registrar office where in the title deeds are registered	:	Open Plot No. 73, Jai Durga GNSS, Zingabai Takli, Khasra Nos. 3/1, 4 & 5/1, City Survey No. 7, Sheet No. 1034/15, Mouza – Zingabai Takli, Tahsil - Nagpur (Rural) & District - Nagpur. Latitude – 21.205667 Longitude – 79.061833
i.	Whether verified with legal opinion - Survey No. / Patta No.	:	No (Document not supplied by the bank)
ii.	Extent of Land	:	**Area of Plot No. 73 = 120.96 Sqmt. (1,302.00 Sqft.)** As per old valuation report
3.	Type of Land – Wet or Dry- Residential / Industrial / Commercial / Quarry / Mine	:	Dry - Residential

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4.	Locational Address of the Property	:	The considered property is an Open Plot No. 73, Jai Durga GNSS, Zingabai Takli, Khasra Nos. 3/1, 4 & 5/1, City Survey No. 7, Sheet No. 1034/15, Mouza – Zingabai Takli, Tahsil - Nagpur (Rural) & District - Nagpur.
(i)	Specify the boundary description on all sides	:	As per old valuation report & actual
	East	:	Road
	West	:	Plot No. 26
	North	:	Road
	South	:	Plot No. 72
5.	Details of recent registration		
i.	Buyer	:	Not available
ii.	Seller	:	
iii.	Extent of the area	:	
iv.	Registered for Rs.	:	
v.	Date of Registration	:	
6.	Whether the property self acquired or ancestral property	:	Self acquired property / owner occupied property
i.	If ancestral property whether VAO certificate is available	:	Not applicable
ii.	If self acquired whether original title deed verified	:	Not provided
7.	Whether freehold or leasehold	:	Free hold property
a.	Whether the land on which the building stands is owned by the borrower	:	No, it is an open plot
b.	Other Infrastructure	:	Provided
c.	Possibility of frequent flooding	:	No
d.	Proximity to civic amenities	:	2-3 Kms.
e.	Proximity to surface communication i.e. road, rail etc.	:	Nagpur Junction Railway Station – 9 kms.
f.	Availability of water / electricity etc.	:	Not available presently
g.	Whether the land or part thereof notified for acquirement	:	No
8.	Whether the property tax has been paid regulaold valuation reporty and the amount of tax and the value of the property as per property tax assessment	:	Tax receipt not supplied
9.	Date of physical inspection done by the Engineer	:	12/02/2026
i.	Whether vacant	:	Yes
ii.	Whether under unauthorized occupation / under legal entanglement	:	No
10.	Whether falls under "Land Ceiling Act" provisions	:	No
11.	Legal Encumbrances, if any, (Searches and investigations made)	:	Not found
12.	VAO / Guideline value mainlined at Registrar Office (Copy enclosed)	:	Rs. 16,780/- per Sqmt. for open Plot Value: Rs. 20,29,709/-

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i.	**Area of Plot No. 73**	:	**Area of Plot No. 73 = 120.96 Sqmt. (1,302.00 Sqft.)** As per old valuation report
ii.	Estimated value of land (As per guideline rate)	:	Rs. 20,29,709/-
13.	Local / market rate prevailing at the time of valuation (Basis of valuation)	:	Rs. 3,500/- to Rs. 4,000/- per Sqft.
	Estimated value of land (As per market rate)	:	Area of Plot No. 73 = 120.96 Sqmt. (1,302.00 Sqft.) @ Rs. 3,750/- per Sqft. = Rs. 48,82,500/- **Say Rs. 48,83,000/-**
14.	Value arrived at by the undersigned and reasons there of **Plot only**	:	
i.	Market value of property	:	**Rs. 48,83,000/-**
ii.	Realizable sale value of property	:	**Rs. 43,94,000/-**
iii.	Forces / distress sale valueof property	:	**Rs. 39,06,000/-**
iv.	Comparable sale value (in the vicinity)	:	Not found

Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property.

Place : - Nagpur

Date : - 12/02/2026

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Govt. Regd. Valuer, Chartered Engineer
Lic. Surveyor & Bank Panel Valuer
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Photos of Open Plot No. 73, Jai Durga GNSS, Zingabai Takli, Khasra Nos. 3/1, 4 & 5/1, City Survey No. 7, Sheet No. 1034/15, Mouza – Zingabai Takli, Tahsil - Nagpur (Rural) & District - Nagpur.



Google map location

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2007-08
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Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year: 20252026

Language: English

Annual Statement of Rates

Selected District: नागपूर

Select Taluka: नागपूर (ग्रामीण)

Select Village: मौजा : झिंगाबाई टाकळी

Search By: Survey No / Location

Select	उपविभाग	खुली-जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	46.546/ 7अ- इतर / ना विकास क्षेत्रातील जमिनी वरील भुखंड शिट क्र.7अ	5630	0	0	0	0	चौ. मीटर
SurveyNo	46.546/7-ना विकास क्षेत्रातील जमिनी इतर शिट क्र.7प्र.हे	22233750	0	0	0	0	प्रति हेक्टर
SurveyNo	46.546क -गुंठेवारी अधिनियमाअंतर्गत नासुप्र/मनपा द्वारा ना विकास क्षेत्रातील नियमित केलेले भूखंड	16780	37920	43610	47400	0	चौ. मीटर

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