RAJESH KAPSE

Engineer & Govt. Approved Valuer
Govt. Valuer – R. No. CAT/I/231/2016-2017
Membership No. LM/CAT-I/F-4604
N.I.T. L.S. No. 1398 & N.M.C. L.S. No. L-138
Approved Valuer: SBI, PNB, BOI, BOM, KTK Bk., S.S.B.

Office
43, Manish Lay-out-2, Near Pannase Last Bus-stop, Sonegaon Road, Nagpur-440022
M.- 9960618522, 9823150639
Email: rkapsevaluer@gmail.com/ rajeshmkapse @rediffmail.com

Ref. : Bill/Val/INB/2026-27/099/047

Date : 11-08-2026

To,

The Indian Bank,
Bajaj Nagar Branch, Nagpur.

A/c. Miss Pallavi D/o. Eknathrao Kanarkar

BILL

Sr. No.	Particulars	Amount Rs.	P.
1.	Preparation of the Valuation Report, of The Residential Apartment No. 301, on the Third Floor, in the Scheme Known & Styled as "ATHARVA RESIDENCY", constructed on Plot Nos. 145 & 146, totally admeasuring about 248.080 Sqm (2670.33 Sft), in the layout of Sai Sevashram Gruh Nirman Sahakari Sanstha Ltd., Nagpur, Kh. Nos. 38/1, 38/2 & 38/3, P.H. No. 11, bearing City Survey No. 60, Sheet No. 27, of Mouza Hajaripahad, bearing Nagpur Municipal Corporation House No. 572/145-146, Ward No. 68, situated opp. Gokul Vrindavan, near SDPL Scheme Dabha Nagpur. Tah. & Dist. Nagpur.	4500	-00
2	Rajesh Manoharrao Kapse Indian Bank, Friends Colony Branch (4706) A/c. No. 7117254896 IFSC Code No. IDIB000F524		
	TOTAL Rs.	**4500**	**-00**

(Total Rs. Four Thousand Five Hundred Only)

(Rajesh Kapse)

Place : Nagpur
Date : 11-08-2026.

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Ref.- Val/INB/2026-2027/099 Date- 11-08-2026

VALUATION REPORT (IN RESPECT OF FLAT)

	Branch.	Indian Bank, Bajaj Nagar Branch, Nagpur.
	Customer:	Miss Pallavi D/o. Eknathrao Kanarkar
	Purpose of Valuation	Market Value of the Property for the Sale of the same by the bank
	Panel Engineer:	Rajesh Kapse, 43, Manish Lay-out-2, Near Pannase Last Bus-stop, Sonegaon Road Nagpur-440022. R. No. under Wealth Tax Act - CAT/I/231/2016-2017
1	i) Land 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.).	Shri. Gopalkrishna S/o. Harbhagwandas Arora
2	Survey No. and Registrar Office wherein the title deeds are registered	Kh. Nos. 38/1, 38/2 & 38/3, P.H. No. 11, Mouza Hajaripahad Yes.
	a) Whether verified with legal opinion – Survey No./ Patta No.	No.
	b) Extent of land.	248.080 Sqm (2670.33 Sft)
3	a) Locational Address of the Property	The Residential Apartment No. 301, on the Third Floor, admeasuring about 69.319 Sqm. (746.154 Sft.) Super built up area, under construction in the Scheme Known & Styled as "ATHARVA RESIDENCY", constructed on Plot Nos. 145 & 146, totally admeasuring about 248.080 Sqm (2670.33 Sft), in the layout of Sai Sevashram Gruh Nirman Sahakari Sanstha Ltd., Nagpur, Kh. Nos. 38/1, 38/2 & 38/3, P.H. No. 11, bearing City Survey No. 60, Sheet No. 27, of Mouza Hajaripahad, bearing Nagpur Municipal Corporation House No. 572/145-146, Ward No. 68, situated opp. Gokul Vrindavan, near SDPL Scheme Dabha Nagpur. Tah. & Dist. Nagpur, along with the undivided 13.18% share in the above said plot belonging to Shri. Gopalkrishna S/o. Harbhagwandas Arora to be purchased by Miss Pallavi D/o. Eknathrao Kanarkar

b) Boundaries.

	Plot Boundaries.	Apartment Boundaries.
East	By Other Lay-out	By Other Lay-out
West	By 9.00 M. Wide Road.	By 9.00 M. Wide Road.
North	By Other Lay-out	Apartment No. 302 & Staircase
South	By 9.00 M. Wide Road.	By 9.00 M. Wide Road.

Latitude, Longitude & Co- ordinates of flat Latitude : 21.172108 N Longitude : 79.022174 E

c) List of Documents perused

1) Reg. Agreement to Sell Reg No. 4-851-2024, Dt. 24-01-2024.

2) D.O.D. Reg No. 8-2938-2022, Dt. 20-05-2022.

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4	Details of recent registration	Not available.
	a) Buyer	N.A.
	b) Seller	N.A.
	c) Extent of the area	N.A.
	d) Registered for Rs.	N.A.
	e) Date of Registration	N.A.
5	Whether the property self-acquired or ancestral property	Not applicable. (Bank should get the opinion & decision on this issue from the Panel Advocate).
	i) If ancestral property whether VAO certificate is available	Not applicable. (Bank should get the opinion & decision on this issue from the Panel Advocate).
	ii) If self-acquired whether original title deed verified.	Same as 5(i) above.
6	If the building is leased out, terms of lease, unexpired period of lease and possibility of getting vacant possession.	No, Freehold.
7	Whether the land on which the building stands is owned by the borrower	Yes, it is owned by the owner.
8	Type of construction with details	
	a) Whether constructed as per approved plan (Enclose photocopy of the approved building plan).	Yes, The building is sanctioned as per the sanctioned plan bearing Permit No. ADTP (Dharampeth Zone)AB-W-H-145, 146/Tracking No. 202011259/223, dt. 23-03-2021 from Nagpur Municipal Corporation Nagpur.
	b) Whether any major deviations observed from the approved plan.	N.A.
9	a) Age of the building and the present condition.	Since under construction
	b) Life expectancy.	About 60 Years after complete construction Apartment & Apartments Scheme with good maintenance.
	c) Locational disadvantages.	Nil.
10	a) Whether property tax has been paid regularly.	Not Available.
	b) Amount of tax.	Not Available.
11	Any other relevant details.	
	i) Whether premises utilized for residential / commercial purposes-.	Residential Apartment.
	ii) Own / rental occupation / Long lease-.	Owner Occupied.
	iii) If rented, rent yield per month.	N.A.
	iv) Whether standard rent has been fixed under Rent Control Act; if so details:	N.A.
	v) Any dispute between owner and tenant	N.A.
12	a) Legal Encumbrances, if any, (Searches and Investigations made).	Not applicable. (Bank should get the opinion & decision on this issue from the Panel Advocate).
	b) Any other details which affects our charge on the property as security.	Not applicable. (Bank should get the opinion & decision on this issue from the Panel Advocate).
13	Total Area of the land.	248.080 Sqm (2670.33 Sft)

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13	Constructed area (Apartment).	69.319 Sqm. (746.154 Sft.) Super built up area	
	Year of construction.	Since under construction	
	Type of construction.	RCC type.	
	Type of roof.	RCC type.	
	Type of floor.	N.A.	
	Amenities / Extra	N.A.	
	Estimates / Present value.	Rs. 2612000.00	(Value of the Apartment No. 301, with land share at present construction stage of Apartment & Apartment Scheme)
	Less : Depreciation (Rs. in lacs).	N.A.	
	Forced / Distress Sale Value (Rs. in lacs).	Rs. 2090000.00	
	Availability of civic amenities / Water.	Yes.	
	Electricity Connection.	Yes.	
	Drainage Connection.	Public Sewer Line.	
	Transport / communication.	Yes.	
	Nearest Bus Stop.	Nagpur Bus Stand.	
	Nearest Railway Station.	Nagpur Railway Station.	
14	VAO / Guideline value maintained at Registrar Office (copy enclosed)	30930 /- per sq.mt. as per Gunthewari Item No. 15.256B, Govt. Ready reckoner-2026-27	
		Govt. Value = Rs. 2144000-00. (After complete of Flat)	
15	Local / Market rate prevailing at the time of valuation (Basis of valuation)	Rs. 3,500/-per Sft. on Super built up area.	
		The Market value of the property is evaluated taking into consideration the local enquiry of prevailing market rates of the properties in nearby areas, Depreciated value of the building considering the specifications of the building and Valuer's experience in the field.	

Prevailing Market Values in Market

Market rates of any commodity vary as per the demand of the commodity in the market. The market rate of the property also varies upon the need of the person. A person living in the same area may offer more price than a person purchasing the property living in remote area.

The immovable property is one of the biggest investments of every person and being the basic need of every man. People in general knows that the unaccounted money is invested in the immovable properties & it has a vital effect on the value of the property and the under the conditions it is sold.

Sale of the property only takes place firstly by entering an agreement of sale after fixation of rate with some conditions of payment and an agreed time schedule.

The fair Market rates are available with private negotiations in normal conditions.

When any property is sold under compulsion or distress, it will definitely fetch lesser value than the general market value. If the same is sold by a financial Institution, it generally fetches much lesser value as the cost to be paid for the property afterwards and hence lesser number of people quote in auction

In this case comes fully in account and moreover people have a fear that the properties taken in auction are reported to the Income Tax Department and they may be in trouble During this year, there is great slack in general in the Immovable Property Market. Moreover due to steep reduction in the Rental of Immovable Properties affecting the returns on the invested income, the Investors also do not want to invest in the Immovable properties. Due to all these factors, there is great reduction in the values of the Immovable properties.

Moreover the Financial Institutions give very short time for full payment with some payment at the time of bid when any property is sold by them in distress in auction nor any type of loan is available to purchase the property under auction. Hence the rates in the sale by any financial Institution or Govt. body may fetch the rate which will be about ten percent to Seventy Five percent lesser than the actual prevailing market values in the area depending on the conditions prevailing at the time of sale and the same is the Market value of the Property at the relevant time when sold by a Financial Institution or Bank.

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In addition to the above factors, the effect of Covid19 for last Two years has badly affected the Immovable Property and transactions.

The Valuation is done on the basis/assumption that the Property is free from all encumbrances of all the kind and will be sold with good publicity in newspapers, to brokers and interested buyers.

16 Value arrived at by the undersigned and

a) Market Value	Rs. 2612000.00
b) Realizable Sale Value	Rs. 2351000.00
c) Forced / Distress Sale Value	Rs. 2090000.00
d) Comparable Sale Value (in the vicinity)	Not Available.

17	Present Stage of Construction	The building is presently under construction. The R.C.C. work for the Ground, First , Second, Third & Fourth floor slabs has been completed. The brick work and internal pastering work are partially completed
18	Estimated Cost of Construction	N.A.
19	Expected Monthly Rent	N.A.
20	Date of inspection	06-08-2026.

21 Any other Remarks/Assumptions about the property.

This valuation is subject to the establishment of the Title of the property as clear, marketable mortgagable and free from all encumbrances from the legal Cell of the bank/Advocate & also subject to the condition and assumption that the information given in the documents, building plans & lay-out Plans for the above said Property under valuation are true, duly approved & sanctioned from competent authorities for this valuation The transaction of the property should take place between willing buyer & willing seller. Valuation Report is valid on the date of valuation. Valuation is applicable for the purpose mentioned there in. Valuation report is directly dependent on the input data in the form of map, documents, title verification report etc. Title Verification of owner is not valuer's responsibility. Verification of site is responsibility of property holder. The location of the property is identified by the Branch Manager Bajaj Nagar branch Nagpur, it is assumed as correct and proper. Genuineness of documents is responsibility of client. Current status of building is responsibility of occupier. Valuation report is issued as per the instructions of client/Bank Manager, Govt. Guideline value is given for the total area and it is for the evaluation of the Stamp duty purposes only and the Value of the Particular property is not considered Moreover as a Public policy matter the Govt. Guideline value has not increased for last about Two and half years due to Covid 19 effect.

The physical condition of the building/ improvements was passed on visual inspection. No liability is assumed for the soundness of the structure since no engineering tests where made of the building. The Apartment Scheme is under construction and their is no construction activty goinig on site

On the other hand, The Market value of the property is evaluated taking into consideration the local enquiry of prevailing market rates of the properties in nearby areas, Current Market trends, Depreciated value of the building considering the specifications of the building and Valuer's experience in the field. Hence there may be more than 20% variation in the Govt. Guidline value & Market Value.

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 Detailed Valuation report is enclosed as above.

Place : Nagpur

Date- 11-08-2026

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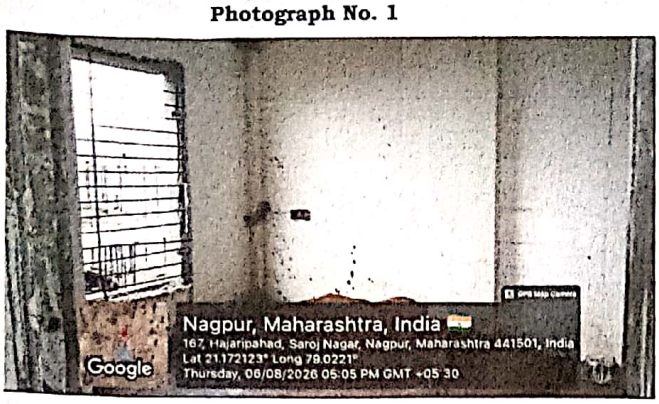
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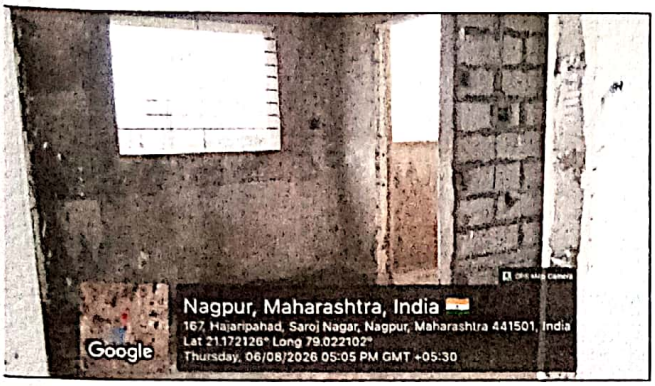
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Photograph No.2



Photograph No. 3



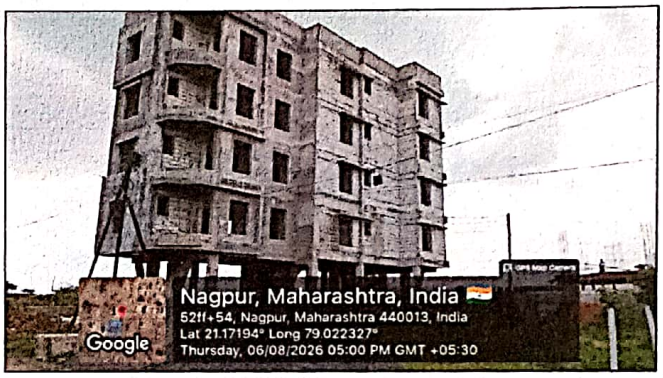
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Photograph No. 6





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eASR 2.0
(Beta)

सुचना :-1) जुने ईएसआर चे दर उपलब्ध आहेत 2) या प्रणालीद्वारे आपणास सर्व जागेच्या दराची साधारण माहिती मिळू शकेल. 3) दर वघण्यासाठी व

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

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Year 2026-2027 | Language English

Selected District: Nagpur

Select Taluka: Nagpur (Shahar)

Select Village: Mouza: Hajari pahad (Nagpur Mahanagai

Search By: ○Survey No. ◉SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	15.256/58अ-ना विकास क्षेत्रातील जमिनी मधील भुखंड सिट क्र. 58	5900	0	0	0	0	चौ. मीटर
SurveyNo	15.256/60अ-ना विकास क्षेत्रातील जमिनी मधील भुखंड सिट क्र. 60	5900	0	0	0	0	चौ. मीटर
SurveyNo	15.256/61अ-ना विकास क्षेत्रातील जमिनी मधील भुखंड सिट क्र. 61	5900	0	0	0	0	चौ. मीटर
SurveyNo	15.256/62अ-ना विकास क्षेत्रातील जमिनी मधील भुखंड सिट क्र. 62	5900	0	0	0	0	चौ. मीटर
SurveyNo	15.256ब - गुंठेवारी अधिनियमाअंतर्गत नासुप्र/मनपा द्वारा ना विकास क्षेत्रातील नियमित केलेले भूखंड	9820	30930	35570	38660	0	चौ. मीटर

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