

DATE OF REPORT - 12/06/2026

VALUATION REPORT



• DETAILS -

• APPLICANT NAME	— Mrs. ANJALITAI KISHOR KASHIKAR
• PROPERTY ADDRESS	— PLOT NO. 6-B, S. NO. 142/2, KASHIKAR LAYOUT, NEAR DR. BABASAHEB AMBEDKAR STATUE, SHIRAJGAON BAND.
• MOUJA	— SHIRAJGAON BAND
• TALUKA	— CHANDUR BAZAR
• DIST	— AMRAVATI
• PIN-CODE	— 444704

Er. S. R. WANKHADE

B.E.CIVIL, MIE, FIV, MISET

- A)** Registered valuer for IBBI under Companies (Registered Valuers and Valuation) Rules 2017. (Reg. No. IBBI/RV/02/2018/10326)
- B)** Registered valuer under Wealth Tax Act 1957- Section 34AB (Registration No. Cat L/100/2009-10)
- C)** Fellow of Institution of Valuers' (Registration No. F 16597)
- D)** Member of Institution of Engineers' (Membership No. M-132139)
- E)** Life member of Indian Society of Earthquake Technology (Membership No. LM-1214)

PANEL VALUER FOR

SBI | CBI | BOI | PNB | BOM | Union Bank | Punjab and Sind Bank
IDBI | LICHL | Axis Bank | L&T Finance | HDB |
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India Bulls Housing Finance Ltd | Bajaj Finance Ltd
Indusind Bank | Kotak Mahindra Bank Ltd | DHFL
MRHFL | YES Bank | Equitas Bank | Pusad Urban Co-op Bank Ltd.

CORPORATE OFFICE:

First floor, Trade Mark Complex, VMV road, near Gadage baba Temple, Gadage nagar, Amravati - 444603

wankhadeassociates@yahoo.co.in

9890256150

To,

The Branch Manager,

Central Bank of India - Main Branch, Amravati

Ref. no. - 177/05/2026/Val/CBI/WA

Date - 12/06/2026

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

A) GENERAL

- 1) Purpose for which the valuation is made : To reassess the present market value of the property which is under mortgage to the bank.
- 2).a) Date of inspection : 15/05/2026
- b) Date on which valuation is made : 12/06/2026
- 3) List of documents produced for perusal
 - 3.1 Photo copy of sale deed in the name of Mrs. Anjalitai Kishor Kashikar, vide regd. no. 1008/2011, dated - 20/04/2011.
 - 3.2 Photo copy of order - N.A.P. 34/Shirajgaon Band - 19/2011 - 2012, dated - 19/05/2012.
 - 3.3 Photo copy of sanctioned building plan issued by Grampanchayat Shirajgaon Band, resolution no. 6, dated - 19/06/2012.
 - 3.4 Photo copy of layout plan.
 - 3.5 Photo copy of online 7/12 extract
 - 3.6 Photo copy of legal search report issued by Adv. P. J. Deshmukh, dated - 08/10/2012.
- 4)a) Name of applicant (s) and his / their address : Mrs. Anjalitai Kishor Kashikar
(es) with phone no. 9765393218 (8010756705 - Mr. Aryan)
- b) Name of owner(s) and his / their address : Mrs. Anjalitai Kishor Kashikar
(es) with phone no.
- 5) Brief description of property : RCC framed structure
- 6) Location of the property

Plot no.	:	6 - B
S. No.	:	142/2..
Address	:	Kashikar Layout, Near Dr. Babasaheb Ambedkar Statue, Shirajgaon Band - 444704.
Mouja.	:	Shirajgaon Band
Pragane	:	Ritpur
Taluka	:	Chandur Bazar
Dist	:	Amravati
- 7) Postal address of the Property : Kashikar Layout, Near Dr. Babasaheb Ambedkar Statue, Shirajgaon Band - 444704.
- 8) City / Town : Amravati
Residential area /Commercial area /Industrial area : Residential

9)	Classification of The Area		
i)	High / Middle / Poor	:	Middle class
ii)	Urban / Semi Urban / Rural	:	Rural
10)	Coming under Corporation limit / Village Panchayat / Municipality	:	Grampanchayat Shirajgaon Band
11)	Whether covered under any state Central Govt. enactments (e.g., Urban Land Ceiling Act)or notified under agency area scheduled area /cantonment area	:	Details not available
12)	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Not applicable
13)	Boundaries of the property		(As per approved drawing)
	East	:	9.00 mt wide road
	West	:	Plot no. 11 - A
	North	:	Plot no. 7 - A
	South	:	Plot no. 6 - A
14)	Dimensions of the site	:	8.50m x 16.00 m
15)	Extent of the site		sqmt sqft
		:	136.00 1463.36
16)	Extent of the site considered for valuation	:	136.00 1463.36
17)	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month	:	Vacant

B. CHARACTERSTICS OF THE SITE

1)	Classification of locality	:	Residential
2)	Possibility of frequent flooding / submerging	:	No
3)	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	Yes
4)	Level of land with topographical conditions	:	Leveled
5)	Shape of land	:	Rectangular
6)	Type of use to which it can be put	:	Residential
7)	Any usage restriction	:	No
8)	Is plot in town planning approved layout ?	:	Yes
9)	Corner plot or intermittent plot ?	:	Intermittent
10)	Road facilities	:	Available
11)	Type of road available at present	:	Layout road
12)	Width of road - is it below 20 ft.or more than 20 ft.	:	More than 20' wide road
13)	Is it a land - locked land ?	:	No
14)	Water potentiality	:	Good
15)	Underground sewerage system	:	Available
16)	Power supply is available in the site	:	Yes
17)	Any factors which affect the marketability of land	:	No prominent adverse findings .
18)	General remarks like, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provision etc.	:	Please refer to the search report
19)	Latitude and Longitude		Latitude Longitude
		:	21.23236910 77.72577300

Part -A (Valuation of land)

1)	Size of plot	:	Rectangular	
2)	Total extent of the plot	:	136.00	Sqmt
		:	1463.36	Sqft
3)	Prevailing market rate	:	350.00	per sqft
4)	Guideline rate obtained from the Registrar`s office (an evidence thereof to be enclosed)	:	Rs. 1350.00	per Sqmt
5)	Assessed / adopted rate of valuation	:	350.00	per sqft

6) Estimated value of land : Rs. 512176.00

Part - B (Valuation of Building)

1) Technical details of the building

- a) Type of Building (Residential / Commercial / Industrial) : Residential
- b) Type of construction (Load bearing / RCC/ Steel Framed) : RCC frame structure
- c-1) Year of construction : 2012
- c-2) Age of the building Years : 13
- c-3) Residual life of Budg Years : 47
- d) Number of floors and height of each floor including basement, if any : G. F.

e) Plinth area floor- wise		Sqmt	Sqft
	G.F.	: 61.56	662.34
	F.F.	: 0.00	0.00
	Total	: 61.56	662.39

- f) Condition of the building
- i) Exterior - Excellent, Good, Normal, Poor : Good
- ii) Interior-Excellent, Good, Normal, Poor. : Good

Specifications of construction (floor-wise) in respect of -

S. No.	Description	
1)	Foundation	: RCC framed
2)	Basement	: Not applicable
3)	Superstructure	: Brick masonry in cement motar
4)	Joinery / Doors & Window (please Furnish details about size of frames, shutters, glazing, fitting, etc. and specify the species of timber)	
	Doors	T.W.
	Windows	M.S. grills
5)	R.C.C. Works	R.C.C. slab roofing
6)	Plastering	Internal and external plaster
7)	Flooring, Skirting, dadoing	
8)	Coloring	Not provided
9)	Special finish as marble, granite, wooden paneling, grills etc.	: Details not available
10)	Roofing including weather proof course	: Details not available
11)	Drainage	: Details not available
2	Compound Wall	
	Height	: 5'6"
	Length	: 25.00 mt
	Type of construction	: RCC framed
3	Electrical installation	
	Type of wiring	: Details not available
	Class of fittings (superior / ordinary / poor)	: Details not available
	Number of fittings (superior / ordinary / poor)	: Details not available
	Number of light points	: Details not available
	Fan points	: Details not available
	Spare plug points	: Details not available
	Any other item	: Details not available
4	Plumbing installation	
a)	No. of water closets and their type	: Details not available
b)	No. of wash basins	: Details not available
c)	No. of urinals	: Details not available
d)	No. of bath tubs	: Details not available
e)	Water meters, taps etc.	: Details not available

Details of valuation

Sino.	No. of floor	Plinth Area <u>Sqft</u>	Roof Height Mt	Age of building Yrs	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation
	G.F	662.34	3.00	13	1250.00	827925.00	161445.38	666479.63
	F.F.	0.00	0.00	0	0.00	0.00	0.00	0.00
						Total	Rs	666479.63

Part - C (Extra Items)

					(Amount in Rs.)
1)	Canopy	:			0.00
2)	Balcony	:			0.00
3)	Ornamental front door	:			0.00
4)	Sit out / Verandah with steel grills	:			0.00
5)	Overhead water tank	:			0.00
6)	Air Conditioner/ Ducting	:			0.00
7)	Pavement in courtyard	:			0.00
	Total	:			0.00

Part - D (Amenities)

					(Amount in Rs.)
1)	Fixed furniture	:			0.00
2)	Glazed tiles	:			0.00
3)	Extra sinks and bath tub	:			0.00
4)	Mezzanine Floor	:			0.00
5)	Kitchen otta	:			0.00
6)	Interior decorations	:			0.00
7)	Architectural elevation works	:			0.00
8)	Paneling works	:			0.00
9)	Aluminum works	:			0.00
10)	P.O.P.	:			0.00
11)	Staircase with stairhall	:			0.00
12)	Bore well / well	:			0.00
	Total	:			0.00

Part - E (Miscellaneous)

1)	Separate toilet room	:			0.00
2)	Separate lumber room	:			0.00
3)	Separate water tank / sump	:			0.00
4)	Trees, gardening	:			0.00
	Total	:			0.00

Part - F (Services)

					(Amount in Rs.)
1)	Water supply arrangements	:			0.00
2)	Drainage arrangements	:			0.00
3)	Plumbing	:			0.00
4)	Compound wall	:			0.00
5)	E. B. Deposits, fittings etc.	:			0.00
6)	Septic tank	:			0.00
	Total	:			0.00

Total abstract of the entire property

Part - A	land	:	Rs.	512176.00
Part - B	Building	:	Rs.	666479.63
Part - C	Extra items	:	Rs.	0.00
Part - D	Amenities	:	Rs.	0.00
Part- E	Miscellaneous	:	Rs.	0.00
Part - F	Services	:	Rs.	0.00
	Total		Rs.	1178655.63
	Say		Rs.	1179000.00

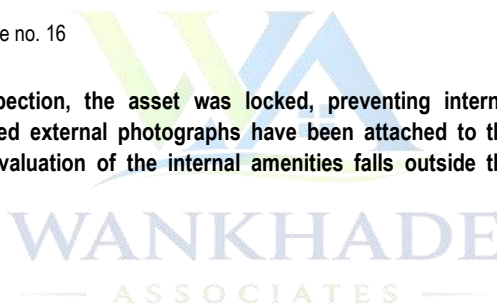
Fair Market Value	Rs.	1179000.00
Realizable Value (As on date)	Rs.	1061100.00
Distress Value	Rs.	943200.00

Guideline value*

	Area	Rate/Sqmt		
Plot	136.00	1350.00	Rs.	183600.00
B.U Area	61.56	19312.00	Rs.	1188846.72
		Total	Rs.	1372446.72
		Say	Rs.	1372450.00

*Please refer to page no. 16

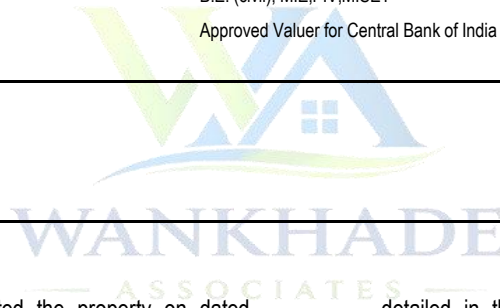
Note - At the time of inspection, the asset was locked, preventing internal verification. Only the obtained external photographs have been attached to the report . Consequently, an evaluation of the internal amenities falls outside the scope of this report



As a result of my appraisal and analysis it is my considered opinion that the present market value of the property in the prevailing condition with aforesaid specification is Rs. 1179000.00 (in words - Eleven lakh and seventy nine thousand rupees only), the realizable value is Rs. 1061100.00 (in words - Ten lakh sixty one thousand and one hundred rupees only) and the distress value Rs. 943200.00 (in words - Nine lakh forty three thousand and two hundred rupees only)

Place : Amravati
Date : 12-06-26

Signature
Er. S. R. Wankhade
B.E. (civil), MIE,FIV,MISSET
Approved Valuer for Central Bank of India



The undersigned has inspected the property on dated detailed in the valuation report dated 12/06/2026. We are satisfied that the fair and reasonable market value of the property as Rs. 1179000.00 (in words - Eleven lakh and seventy nine thousand rupees only), the realizable value is Rs. 1061100.00 (in words - Ten lakh sixty one thousand and one hundred rupees only) and the distress value Rs. 943200.00 (in words - Nine lakh forty three thousand and two hundred rupees only)

Date :

Signature

(Name of the Branch Manager)

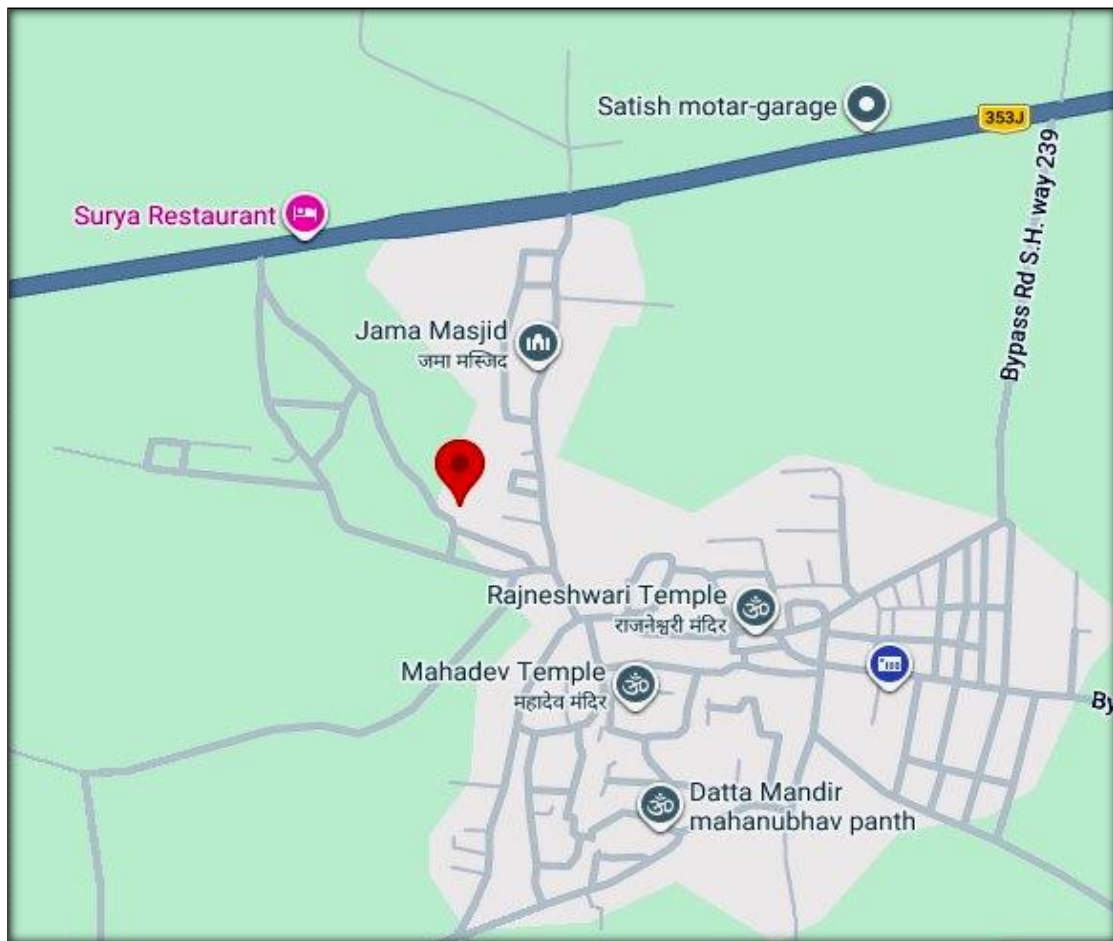
Photographs



Certified that these photos represent the residential construction at plot no. 6 - B, S. no. 142/2, Kashikar Layout, Near Dr. Babasaheb Ambedkar Statue, Shirajgaon Band - 444704, belonging to Mrs. Anjalitai Kishor Kashikar.

Sign/s

Mrs. Anjalitai Kishor Kashikar



Location Map

I hereby declare that -

- The information furnished in my valuation report dated 12/06/2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued.
- I have personally inspected the property on 15/05/2026 The work is not sub-contracted to any other Valuer and carried by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment.
- I have not been found guilty of misconduct in my Professional capacity
- I have read the Handbook on policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "standards" enshrined for valuation in the Part-B of the above hand book to the best of my
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset standards" as applicable.
- I have abide by the Model Code of Conduct for empanelment of Valuer in the Bank. (Annexure-II, A signed copy of same to be taken and kept along with this declaration).
- on 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor/partner/authorized official of the firm/ company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.

Sr. No	Particulars	Valuer Comment
1	Background information of the asset being valued.	A residential building
2	Purpose of valuation and appointing authority.	To estimate present market value of property Manager - Branch - Main Branch, Amravati
3	Identify of the Valuer and any other experts involved in the valuation.	Vr. S. R. Wankhade Panel Valuer
4	Disclosure of Valuer interest or conflict, if any.	N.A.
5	Date of appointment, Valuation date and Date of report	Dt. Of Appointr On the request of borrower Valuation Date 12/06/2026 Date of Report 12/06/2026
6	Inspection and / or investigations undertaken.	The Valuer personally visited the site.
7	Nature and sources of the information used or relied upon.* Please refer to page No. 12 to 15	Following sale evidences have been found on housing.com and freesearchigrservice.maharashtra.gov.in/

Sr No	Property Details	Plot area (Sqft.)	B. U. area (Sqft.)	Value Rs	Reg. No	Date of Transaction
B1	N.A.	0.00	0.00	0.00	N.A	N.A
B2	N.A.	0.00	0.00	0.00	N.A	N.A

Despite an exhaustive search spanning from 2024 to 2026 on notable property websites such as <https://freesearchigrservice.maharashtra.gov.in>, 99acers.com, and magicbrick.com, only one trustworthy evidence was discovered for properties listed from S. No. 142 The other available references are largely aligned with government rates, which raises concerns about their reliability and usefulness for determining fair market value.

Based on our comprehensive market survey as well as our own in-depth market analysis, the adopted land rate aligns with property specifications, market survey and our in-depth market analysis.

Before considering the property for mortgage, the bank is requested to raise any concerns or discrepancies they may have regarding this aspects and convey us accordingly.

8	Procedure adopted in carrying out the valuation and Valuation standards followed;	By Land and Building method IVS standard
9	Restrictions on use of the report if any	1. As per the basic principal of valuation, the values varies with purpose and date. The report is not be referred if the purpose is anything else. 2. Legal aspects with respect to genuiness of documents , ownership etc. have not been considered in this valuation.
10	Major factors that were taken into account during the valuation	Geophysical nature of the property, present and future commercial potential of locality, previous transaction history for the same area etc
11	Caveats, limitations and disclaimers to the extent they explain Or elucidate the limitations faced by Valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Assumptions and limitations that are applicable to this report 1. All the documents that are provided for perusal are genuine . The title of the property is free and clear, under responsive ownership and competent management. No related litigation is pending in any court of law.
12	Note - The subject property is situated in an underdeveloped area with limited surrounding infrastructure and development. No physical demarcation/boundary markings for the overall layout were found at the site during inspection. The subject property was identified based on the photographs provided by the bank, which were reportedly captured during the bank officials' site visit. Property identification and assessment have been carried out subject to the correctness and authenticity of the documents and photographs made available by the bank.	2. The effective date of valuation sets the basis of value, which is based on purchasing power of Indian Rupee as of that date. 3. The valuation may give entirely different results if any of the above mentioned assumption found to be not true. 4. The report must be used in its entirety. Reliance on any portion of the report independent on others may lead to render to erroneous conclusions regarding the property value. 5. The Valuation basis (Bases of Value) which we have applied in assessing the value of the asset as at 12/06/2026 is Market Value - Current Use/ Existing Use . The approach and method of Valuation are based on the economic principals of price equilibrium, anticipation of benefits or substitution. Market Approach and Comparable Sale Method is the basis of arriving the market value for this particular report.

Date : 12/06/2026

Place : Amravati

Signature :

Er. S. R. Wankhade

B.E. Civil, MIE, FIV, MISET



नोंदणी व मुद्रांक विभाग

महाराष्ट्र शासन

eSearch/ई-सर्च

(Search transaction of property)



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मिळकत निहाय/Property Details

दस्त निहाय/Document Number

User Guide (UserGuide.htm)

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Name base search is also available after entering of property number.

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- 1.eQJCourts (<http://eqjcourts.gov.in>)
- 2.eCourt (<https://districts.ecourts.gov.in/maharashtra>)
- 3.MCGM(Property Tax) (<https://ptaxportal.mcgm.gov.in/CitizenPortal/#/login>)
- 4.CERSAI (<https://www.cersai.org.in/>)

Mumbai / मुंबई

Rest of Maharashtra / उर्वरित महाराष्ट्र

Urban Areas in Rest of Maharashtra / उर्वरित महाराष्ट्रातील शहरी भाग

मिळकत तपशील/Property Details

सन./Year

2024

जिल्हा/District

अमरावती

तालुका/Tahsil

चांदुर बा.

गाव निवडा/Select Village

शिरजगाव बंड

मिळकत क्रमांक/Property No.

142

6C2852

6C2852

(Enter
SurveyNo./CTSNo./MilkatNo./GatNo./PlotNo.)

रद्द / Cancel

CERSAI Sea

अमरावती जिल्ह्यातील शिरजगाव बंड या गावातील मिळकत भूमापन क्रमांक=142 या मिळकतीचे 2024 ह्या कालावधीतील नोंदणीकृत दस्तांची माहिती सदर प्रणालीमध्ये दि. 14/05/2026 13:06:25 PM रोजी घेतलेल्या शोधामध्ये आढळून आलेली नाही.

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नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन

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(Search transaction of
property)



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मिळकत निहाय/Property Details

दस्त निहाय/Document Number

User Guide (UserGuide.htm)

FAQ (FAQ.html)

All physically available
data at SR offices from
1985 is available online
for Mumbai city and
Suburb districts

Name base search is also
available after entering of



Important Links

- 1.eQJCourts
(<http://eqjcourts.gov.in>)
- 2.eCourt
(<https://districts.ecourts.gov.in/maharashtra>)
- 3.MCGM(Property Tax)
(<https://ptaxportal.mcg.gov.in/CitizenPortal/#/login>)
- 4.CERSAI
(<https://www.cersai.org.in/>)

Mumbai / मुंबई

Rest of Maharashtra / उर्वरित महाराष्ट्र

Urban Areas in Rest of Maharashtra / उर्वरित
महाराष्ट्रातील शहरी भाग

मिळकत तपशील/Property Details

सन./Year

2025

जिल्हा/District

अमरावती

तालुका/Tahsil

चांदुर बा.

गाव निवडा/Select Village

शिरजगाव बंड

मिळकत क्रमांक/Property
No.

142

622669

622669

(Enter
SurveyNo./CTSNo./MilkatNo./GatNo./PlotNo.)

रद्द / Canc

CERSAI Se

DocNo	DName	RDate	SROName	Seller Name	Purchaser Name	Property Description	SROCode	Status	IndexII
3776	गहाणखत	08/10/2025	सह दु.नि.चांदूरबाजार	{निलेशरमेशरावरावळे}	{"ईक्वीटास स्मॉल फायनान्स बँक लिमीटेड शाखा अमरावती ता.चांदूरबाजार"}	. इतर माहिती: , इतर माहिती: मौजा शिरजगाव बंड ता.चांदूरबाजार जि.अमरावती येथील शेत सर्वे नं.202/1 व 202/2 प्लॉट नं.142(सात बारा नुसार प्लॉट 202/1/202/2/ जमापूर/19/142)याचे एकूण क्षेत्र 139.40 चौ.मी. 1500 चौ.फुट प्लॉट यावरील बांधकामासह	215	4	(IndexII)

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3909211

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.अमरावती 2

14-05-2026

दस्त क्रमांक : 3909/2026

Note:-Generated Through eSearch Module,For
original report please contact concern SRO
office.

नोदंणी :

Regn:63m

गाव: शिरजगाव बंड तालुका: चांदूर बाजार जिल्हा: अमरावती

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	270000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	270000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अमरावतीइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे -शिरजगाव बंड,ता. चांदूर बाजार जि. अमरावती येथील शेत सर्व्हे नं. 142/2 पार्ट मधील प्लॉट नं. 2/ब याचे एकुण क्षेत्रफळ 180.00 चौ.मी.(1936.80 चौ.फुट)इतके आहे((Survey Number : 142/2/2/ब ;))
(5) क्षेत्रफळ	1.8000 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-स्नेहा वामनराव मुळे वय:-64 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: चंद्रभागा कॉर्नर जवळ, रावेत, पुणे, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कुंदन दिपकराव विचुरकर वय:-32; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: चौबळ प्लॉट नंदा मार्केट राजापेठ अमरावती , महाराष्ट्र, अमरावती. पिन कोड:-444606 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	19/04/2026
(10)दस्त नोंदणी केल्याचा दिनांक	04/05/2026
(11)अनुक्रमांक,खंड व पृष्ठ	3909/2026
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	16200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	2700
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



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8 , 9 , 24 , 25 , 136 , 140 , 142 , 143 , 183 , 194 , 197 , 198 , 199 , 200 , 201



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