



GOVERNMENT OF JAMMU & KASHMIR

**OFFICE OF THE DEPUTY COMMISSIONER RAMBAN**

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**NOTIFICATION NO: 37 OF 2022**

**DATED: 31.12.2022**

In exercise of the powers vested in me in terms of Sub Rule 2(C) of Rule 4 of The Jammu and Kashmir, Preparation and Revision of Market Value Guideline Rules 2011, (SRO-303 of 2011 dated 4<sup>th</sup> October-2011, read with SRO-379 dated 22<sup>nd</sup> December-2011) & SO.616 of 2022, the Market Value Guidelines of Urban Plots, Urban built-up Properties, Agricultural Land and Industrial Land in District Ramban are hereby notified as per Annexures- Form-1 (Market Value Guidelines of Urban Plots), Form-II (Market Value Guidelines of Urban built-up Properties), Form-III (Market Value Guidelines of Agricultural Land) and Form IV (Market Value Guidelines of Industrial Land) in line with the approval accorded by the Divisional Valuation Board, Jammu conveyed vide No. CSSJ/22-23/339 dated 31-12-2022 by Dy. Commissioner of Stamps (Convener, Divisional Valuation Board), Jammu.

The Market Value Guidelines so notified shall be **valid w.e.f. 01.01.2023 to 31.12.2023.**

Encl:- 23 Leaves.

  
31.12.2022  
(Mussarat Islam), JKAS  
District Collector

(Chairman District Valuation Committee)  
Ramban

No: - DCR/SQ/22/2971-3108

Dated:- 31.12.2022

**Copy for information to the:**

01. Ld. Advocate General, J&K, Jammu.
02. Financial Commissioner, Finance Department, J&K Civil Secretariat Jammu/Srinagar.
03. Financial Commissioner (Revenue) J&K, Jammu/Srinagar.
04. Commissioner/Secretary to the Government, Revenue Department, J&K Civil Secretariat Jammu/Srinagar.
05. Divisional Commissioner, Jammu.
06. Secretary to Government GAD, Civil Secretariat, Jammu/Srinagar
07. Secretary to Government Department of Law, Justice & Parliamentary Affairs Civil Secretariat, Jammu/Srinagar
08. Inspector General Registration, J&K, Jammu.

**FORM I**  
(See Rule 7)

**MARKET VALUE GUIDELINES OF URBAN PLOTS (CALENDAR YEAR 2022)**

S. No	Name of City	Ward No.	Name of Mohalla/Colony/Society/Street	Residential	Commercial
1	Ramban	1	1. Mohalla Dusra	2500000	3055000
2		2	1. Sunari Mohalla	3000000	3568000
3		3	1. Upper Bazar	3055000	3632000
4		4	1. Cafeteria Mohalla	2660000	3159000
5		5	1. Power Station	2660000	3159000
6			2. Bhagwan Mohalla		
7		6	1. Lower Maitra	2135000	2611000
8			2. Chandrog		
9		7	1. Upper Maitra	2175000	2660000
10			2. Bakshi Nagar		
11			3. MP Post		

  
 Deputy Commissioner  
 Ramban

**FORM I**  
(See Rule 7)  
**MARKET VALUE GUIDELINES OF URBAN PLOTS (CALENDAR YEAR 2022)**

S. No	Name of City	Ward No.	Name of Mohalla/Colony/Society/Street	Residential	Commercial
12	Batote	1	1. Tringla	2180000	2667000
13			2. Dar Mohalla		
14		2	1. Mansar Mohalla	2180000	2352000
15			2. Sheikh Mohalla		
16			3. Chamar Mohalla		
17		3	1. Mir Mohalla	2618400	3106000
18			2. Court Mohalla		
19			3. Shah Mohalla		
20		4	1. Purani Batote	2440000	2804700
21			2. Salaria Mohalla		
22		5	1. Kumhar Mohalla	2180000	3106900
23			2. Masjid Mohalla		
24		6	1. Nai Mohalla	2180000	3106900
25			2. Pargal Mohalla		
26			3. Bhatti Mohalla		
27			4. Palli Mohalla		
28		7	1. Bagu Nalla	2569917	3099600
29	2. Mandass Mohalla				
30	3. Eid-Gah				

  
 Deputy Commissioner  
 Ramban



**FORM I**  
(See Rule 7)

**MARKET VALUE GUIDELINES OF URBAN PLOTS (CALENDAR YEAR 2022)**

S. No	Name of City	Ward No.	Name of Mohalla/Colony/Society/Street	Residential	Commercial
31	Banihal	1	1.Eidgah Mohall	2203362	2760450
32			2.Khan Mohalla	2203362	2760450
33		2	1.Main Bazar	2463048	3009930
34		3	1.Nagbal Mohalla	2203362	2760450
35		4	1. Toll Post	2203362	2760450
36			2. Dewan Pura	2203362	2760450
37			3. Holian	2203362	2760450
38		5	1. Holna	1970892	2737350
39			2. Bankoot	1970892	2737350
40		6	1. Kharpura	1970892	2737350
41		7	1. Rallu	1970892	2737350

  
 Deputy Commissioner  
 Ramban



**FORM II**  
**(See Rule 7)**

**Market value Guidelines of the Urban built up properties (Calendar year 2023)**



Name of City	Ward No.	Name of Mohalla/Society/ Street	Value of built up properties per Sq. met.							
			Residential /Office/ Godown/Shop							
			If roof made of R.C.C girder	If roof made of R.B.C girder	If roof made of asbestos sheets/tin tiles	If roof made of sheets/English	If roof made of Kachcha/Bamboo			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
<b>Ramban</b>	1	1.Mohalla Dusra	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm				
	2	1.Sunari Mohalla	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm				
	3	1.Upper Bazar	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm				
	4	1.Cafeteria Mohalla	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm				
	5	1.Power Station 2.Bagwan Mohalla	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm				
	6	1.Lower Maitra 2.Chandrog	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm				
	7	1.Upper Maitra 2.Bakshi Nagar 3.MP Post	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm				

**Notes: - Provisions for Depreciation:** Depreciation shall be deducted @ 1% per year subject to the maximum of 15% as already invogue.

- Provisions of multi-storey buildings:** The above rates are applicable for ground floor only and shall be reduced by 10% for the first floor to subsequent floors and enhanced 5% for basement floor.
- Provisions for transfer of roof: - As given above.
- Other Provisions:-

**Extra Items:**

- Flooring**
  - Extra for Terrazzo Flooring Rs. 1022.20/Sqm.
  - White Glazed Tiles Rs.1624.76/Sqm.
  - Marble Flooring Rs. 2020.88/Sqm.

*Handwritten signature and stamp:*  
Handwritten signature:   
Stamp: 

d) Kota Stone Flooring	Rs. 1431/Sqm.
<b>2. <u>Sanitary fitting Flooring</u></b>	
a) Grade-I	RS. 56235/unit
b) Grade-II	Rs. 44988/unit
c) Grade-III	Rs. 18894/unit
3. Septic Tank (L.S)	Rs. 56235/unit
4. Soakage Grills	Rs. 37790/unit
5. Iron Grills	Rs. 1022.20/Sqm.
<b>6. <u>Pacca Pavement Courtyard</u></b>	
a) Kota Stone	Rs. 1022.20/Sqm.
b) Concrete	Rs. 602.56/Sqm.
c) Bituminous	Rs. 408.80/Sqm.
<b>7. <u>Electrification:</u></b>	
a) Concealed Type	Rs. 1057/each
b) Batten Type	Rs. 757/each

Compound Walls:

a) With plastic 4.6" thick	Rs. 2482/Rmt.
b) With plastic 9" thick	Rs. 3099.60/Rmt.
c) Without plastic 4.6" thick	Rs. 2109.60/Rmt.
d) Without plastic 9" thick	Rs. 2604.53/Rmt.
<b>8. Gate with pillars (L.S)</b>	
a) Ornamental (12"-0")	Rs. 76497/unit
b) Semi Ornamental (12"-0")	Rs. 56235/unit
c) Plain (12'-0")	Rs. 29242/unit
9. PVC Water Tank/ Brick work/Concrete	Rs. 17/lit
10. Sump Tank (L.S)	Rs. 29242/unit

  
Deputy Commissioner  
Ramban

11. Ward Robels

- a) Ply Finish/ Wooden Rs. 6111.68/Sqm.
- b) Sumica Finish/ Board Rs. 8145.32/Sqm.
- c) Steel Single Sheet Rs. 5078.72/Sqm.
- d) Steel Double Sheet Rs. 7445.92/Sqm.

12. Ceiling Fan Rs. 3823/Each

13. Exhaust Fan Rs. 1799/Each

14. Motor Pump Rs. 5622/Each

14  
24  
Kamban



**FORM II**  
(See Rule 7)

**Market value Guidelines of the Urban built up properties (Calendar year 2023)**

Name of City	Ward No.	Name of Mohalla/Society/Street	Value of built up properties per Sq. mtr.						
			Residential/ Office /Godown/Shop						
			If roof made of R.C.C girder	If roof made of R.B.C girder	If roof made of asbestos sheets/tin sheets/English tiles	If roof made of Kachcha/Bambo			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Batote	1	1.Tringla 2.Dar Mohalla	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	2	1.Mansar Mohall 2.Sheikh Mohall 3.Chamar Mohalla	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	3	1.Mir Mohalla 2.Court Mohalla 3.Shah Mohalla	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	4	1.Purani Batote 2.Salaria Mohalla	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	5	1.Kumhar Mohalla 2.Masjid Mohalla	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	6	1.Nai Mohalla 2.Pargal Mohalla 3.Bhatti Mohalla 4.Palli Mohalla	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	7	1.Bagu Nalla 2.Mandass Mohalla 3.Eid-Gah	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			

**Notes: - Provisions for Depreciation:** Depreciation shall be deducted @ 1% per year subject to the maximum of 15% as already invogue.

- Provisions of multi-storey buildings:** The above rates are applicable for ground floor only and shall be reduced by 10% for the first floor to subsequent floors and enhanced 5% for basement floor.
- Provisions for transfer of roof: - As given above.
- Other Provisions:-

Deputy Commissioner  
Ramban



**Extra Items:**

1. Flooring
  - a) Extra for Terrazzo Flooring Rs. 1022.20/Sqm.
  - b) White Glazed Tiles Rs. 1624.76/Sqm.
  - c) Marble Flooring Rs. 220.88/Sqm.
  - d) Kota Stone Flooring Rs. 1431/Sqm.
2. Sanitary fitting Flooring
  - a) Grade-I RS. 56235/unit
  - b) Grade-II Rs. 44988/unit
  - c) Grade-III Rs. 18894/unit
3. Septic Tank (L.S) Rs. 56235/unit
4. Soakage Grills Rs. 37790/unit
5. Iron Grills Rs. 1022.20/Sqm.
6. Pacca Pavement Courtyard
  - a) Kota Stone Rs. 1022.20/Sqm.
  - b) Concrete Rs. 602.56/Sqm.
  - c) Bituminous Rs. 408.80/Sqm.
7. Electrification:
  - a) Concealed Type Rs. 1057/each
  - b) Batten Type Rs. 757/each

**Compound Walls:**

- a) With plastic 4.6" thick Rs. 2482.96/Rmt.
- b) With plastic 9" thick Rs. 3099.60/Rmt.
- c) Without plastic 4.6" thick Rs. 2109.60/Rmt.
- d) Without plastic 9" thick Rs. 2604.53/Rmt.
8. Gate with pillars (L.S)
  - d) Ornamental (12'-0") Rs. 76497/unit
  - e) Semi Ornamental (12'-0") Rs. 56235/unit
  - f) Plain (12'-0") Rs. 29242/unit
9. PVC Water Tank/ Brick work/Concrete Rs. 17/lit
10. Sump Tank (L.S) Rs. 29242/unit
11. Ward Robels

14  
2020  
Deputy Commissioner  
Ramban

e) Ply Finish/ Wooden	Rs. 6111.68/Sqm.
f) Sumica Finish/ Board	Rs. 8145.32/Sqm.
g) Steel Single Sheet	Rs. 5078.72/Sqm.
h) Steel Double Sheet	Rs. 7445.92/Sqm.
12. Ceiling Fan	Rs. 3823/Each
13. Exhaust Fan	Rs. 1799/Each
14. Motor Pump	Rs. 5622/Each

*14*  
*2*  
Deputy Commissioner  
Ramban

**FORM II**  
(See Rule 7)

**Market value Guidelines of the Urban built up properties (Calendar year 2023)**

Name of City	Ward No.	Name of Mohalla/Society/Street	Value of built up properties per Sq. met.						
			Residential /Office /Godown / Shop						
			If roof made of R.C.C girder	If roof made of R.B.C girder	If roof made of asbestos sheets/tin sheets/English tiles	If roof made of Kachcha/Bamboo			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
<b>Banihal</b>	1	1.Eid-Gah Mohalla 2.Khan Mohalla	Rs.16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	2	1.Main Bazar	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	3	1.Nagbal Mohalla	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	4	1.Tool Post 2.Dewan Pura 3.Holian	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	5	1.Holna 2.Bankoot	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	6	1.Kharpura	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			
	7	1.Ralu	Rs. 16968/Sqm	Rs. 13708/Sqm	Rs. 9652/Sqm	Rs. 7091/Sqm			

**Notes: - Provisions for Depreciation:** Depreciation shall be deducted @ 1% per year subject to the maximum of 15% as already invogue.

- Provisions of multi-storey buildings:** The above rates are applicable for ground floor only and shall be reduced by 10% for the first floor to subsequent floors and enhanced 5% for basement floor.
- Provisions for transfer of roof: - As given above.
- Other Provisions:-

  
 Deputy Commissioner  
 Ramban



**Extra Items:**

- |                                     |                  |
|-------------------------------------|------------------|
| 1. <u>Flooring</u>                  |                  |
| a) Extra for Terrazzo Flooring      | Rs. 1022.20/Sqm. |
| b) White Glazed Tiles               | Rs. 1624.76/Sqm. |
| c) Marble Flooring                  | Rs. 2020.88/Sqm. |
| d) Kota Stone Flooring              | Rs. 1431/Sqm.    |
| 2. <u>Sanitary fitting Flooring</u> |                  |
| a) Grade-I                          | Rs. 56235/unit   |
| b) Grade-II                         | Rs. 44988/unit   |
| c) Grade-III                        | Rs. 18894/unit   |
| 3. Septic Tank (L.S)                | Rs. 56235/unit   |
| 4. Soakage Grills                   | Rs. 37790/unit   |
| 5. Iron Grills                      | Rs. 1022.20/Sqm. |
| 6. <u>Pacca Pavement Courtyard</u>  |                  |
| a) Kota Stone                       | Rs. 1022.20/Sqm. |
| b) Concrete                         | Rs. 602.56/Sqm.  |
| c) Bituminous                       | Rs. 408.80/Sqm.  |
| 7. <u>Electrification:</u>          |                  |
| a) Concealed Type                   | Rs. 1057/each    |
| b) Batten Type                      | Rs. 757/each     |

**Compound Walls:**

- |  |                  |
|--|------------------|
| a) With plastic 4.6" thick             | Rs. 2482/Rmt.    |
| b) With plastic 9" thick               | Rs. 3099.60/Rmt. |
| c) Without plastic 4.6" thick          | Rs. 2109.60/Rmt. |
| d) Without plastic 9" thick            | Rs. 2604.53/Rmt. |
| 8. Gate with pillars (L.S)             |                  |
| a) Ornamental (12'-0")                 | Rs. 76497/unit   |
| b) Semi Ornamental (12'-0")            | Rs. 56235/unit   |
| c) Plain (12'-0")                      | Rs. 29242/unit   |
| 9. PVC Water Tank/ Brick work/Concrete | Rs. 17/lit       |
| 10. Sump Tank (L.S)                    | Rs. 29242/unit   |
| 11. <u>Ward Robels</u>                 |                  |

  
Deputy Commissioner  
Ramban

- a) Ply Finish/ Wooden  
b) Sumica Finish/ Board  
c) Steel Single Sheet  
d) Steel Double Sheet  
12. Ceiling Fan  
13. Exhaust Fan  
14. Motor Pump

Rs. 6111.68/Sqm.  
Rs. 8145.32/Sqm.  
Rs. 5078.72/Sqm.  
Rs. 7445.92/Sqm.  
Rs. 3823/Each  
Rs. 1799/Each  
Rs. 5622/Each

12

  
Deputy Commissioner  
Ramban

**FORM III**

(See Rule 7)

**MARKET VALUE GUIDELINES OF AGRICULTURAL LAND (CALENDER YEAR 2023)**

S.No	Name Of Tehsil	Name of Patwar Halqa	Name of Village	IRRIGATED	UN-IRRIGATED	Value of small piece of land in rural areas
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1	Ramban	Ramaban	Ramban(Baroon)	1518426	1299564	3100
2			Neera	870975	678038	1821
3			Sincha	474075	284445	1036
4		Ahedwah	474075	356108	1036	
5		Maitra	Maitra(Govindpura)	1518426	1300698	3101
6			Tatarsoo	764316	650916	1610
7			Billawat	632835	486203	1350
8		Pernote	Pernote	791595	665910	1664
9			Kanga	791595	664808	1664
10		Sumber	Sumber	489510	331853	1067
11			Harog	489510	331853	1067
12			Jawari	489510	331853	1067
13		Marog	Marog	571095	321930	1228
14			Gam	427770	284445	944
15		Digdole	Digdole	427770	284445	944
16			Bhajmasta	427770	284445	944
17		Seri	Seri	1140804	1095444	2354
18			Gandhote	427770	284445	944
19			Telli	427770	284445	944
20		Balihote	Balihote	427770	284445	944
21		Demote	Demote	427770	284445	944
22			Kanthi	713318	632835	1509
23		Ganote	Ganote	356108	284445	803
24			Neghal	356108	284445	803
25		Sildhar	Sildhar	356108	284445	803
26			Dhar	356108	285548	803
27			Kundi	872078	713318	1823
28		Dhandrath	Dhandrath	427770	284445	944
29			Halla	427770	284445	944
30		Gandhri	Gandhri	598794	431844	1283
31			Batli	553455	395798	1193
32		Kabi	Kabi	553455	395798	1193
33			Bhatan	553455	284445	1193
34			Kothi	427770	284445	944
35			Duthan	427770	284445	944
36		Tanger	Tanger	791595	713318	1664
37			Badhole	427770	284445	944
38			Banera	427770	284445	944

  
 Deputy Commissioner  
 Ramban



**FORM III**

(See Rule 7)

**MARKET VALUE GUIDELINES OF AGRICULTURAL LAND (CALENDER YEAR 2023)**

S.No	Name Of Tehsil	Name of Patwar Halqa	Name of Village	IRRIGATED	UN-IRRIGATED	Value of small piece of land in rural areas	
39	Batote	Chanderkote	Parri	427770	284445	944	
40			Chanderkote	1302966	1140804	2675	
41			Kunfer	1302966	1140804	2675	
42			Dukson	427770	284445	944	
43		Sawani	Swani	998645	774837	2073	
44			Karma	713318	553455	1509	
45		Dhalwas	Dhalwas	1109115	855540	2291	
46			Papria	713318	553455	1509	
47		Batote	Batote	Tringla(Beroon MC)	949253	791595	1975
48				Batote(Beroon MC)	949253	791595	1975
49		Champa	Champa	Champa	949253	791595	1975
50				Dharmound	791595	713318	1664
51		Thopal	Thopal	Thopal	791595	713318	1664
52				Dharalta	791595	713318	1664
53				Chakwah	791595	713318	1664
54				Dharshivgarh	0	0	99
55		Ladhwai	Ladhwai	Ladhwai	791595	713633	1664
56				Kothri	827978	745290	1736
57				Bandhera	827978	745290	1736
58				Barthal	827978	745290	1736
59				Rakhjoragh	0	0	99
60		Sana	Sana	713318	477383	1509	
61		Sanasar	Sanasar	Sanasar	791595	571095	1664
62				Chilla	632835	553455	1350
63		Rajgarh	Rajgarh	Rajgarh	576534	431844	1239
64			Rajgarh	Rajgarh	Tanger	553455	395798
65	Draman				553455	395798	1193
66	Dharli				427770	284445	944
67	Jhatgali		Jhatgali	Jhatgali	553455	395798	1193
68				Hiller	553455	395798	1193
69				Deswal	553455	395798	1193
70	Chakka		Chakka	Chakka	553455	395798	1193
71				Bibrota	553455	395798	1193
72	Kumate		Kumate	Kumate	427770	284445	944
73				Ghari	427770	284445	944
74				Dhandla	427770	284445	944
75	Banihal		Doligam	Doligam	831411	720111	1742
76		Nagam		1038429	958293	2152	

  
 Deputy Commissioner  
 Ramban

FORM III

(See Rule 7)

MARKET VALUE GUIDELINES OF AGRICULTURAL LAND (CALENDER YEAR 2023)

S.No	Name Of Tehsil	Name of Patwar Halqa	Name of Village	IRRIGATED	UN-IRRIGATED	Value of small piece of land in rural areas
77						
78			Hinjhal	799134	720111	1679
79		Bankoot	Phagow Nowkot	799134	720111	1679
80			Bankoot	1689030	1401278	3438
81			Gundadalkoot	1735178	1560090	3529
82		Devgol	Kharpora	1735178	1560090	3529
83			Devgol	1735178	1560090	3529
84		Devgol	Krawah	1387418	1300478	2842
85			Chachihal	912450	829290	1903
86			Changloo	829290	781253	1738
87		Kaskoot	Kaskoot	1387418	1247348	2842
88			Asher	1387418	1247348	2842
89			Zenihal	1387418	1247348	2842
90			Darshipora	1387418	1247348	2842
91		Chareel Lamber	Chareel	1387418	1247348	2842
92			Jagirnamdar	1387418	1247348	2842
93			Lamber	1387418	1247348	2842
94		Tethar	Tethar	1387418	1247348	2842
95			Danar	1327095	1193115	2722
96			Kharkoot	1327095	1193115	2722
97			Gundtethar	1327095	1193115	2722
98			Takia	1327095	1193115	2722
99			Nowgam	1327095	1193115	2722
100		Chamalwas	Chamalwas	1056300	884730	2187
101			Kralchihal	977508	895860	2031
102			Amkote	977508	895860	2031
103			Chapnari	977508	895860	2031
104	Khari	Khari	Chaknarwah	895860	814212	1870
105			Khari	733698	587412	1549
106			Nachilana	733698	587412	1549
107			Sarachi	713318	571095	1509
108		Khari	Trana	713318	571095	1509
109		Trigam	Trigam	571095	427770	1228
110			Udhala	571095	427770	1228
111			Buzla	571095	427770	1228
112			Bawa	571095	427770	1228
113		Mahu	Mahu	571095	427770	1228
114			Mangit	571095	427770	1228
		Shagan	Shagan	571095	427770	1228

Deputy Commissioner  
Ramban



### FORM III

(See Rule 7)

#### MARKET VALUE GUIDELINES OF AGRICULTURAL LAND (CALENDER YEAR 2023)

S.No	Name Of Tehsil	Name of Patwar Halqa	Name of Village	IRRIGATED	UN-IRRIGATED	Value of small piece of land in rural areas
115	Ukhral (Pogal Paristan)	Pogal	Pogal Khaas	560070	420053	1206
116			Maligam	560070	420053	1206
117			Bass Maligam	560070	420053	1206
118			Kunda Khaas	560070	420053	1206
119			Noora	560070	420053	1206
120		Paristan	Paristan	560070	420053	1206
121			Senabhati	560070	420053	1206
122			Bhingara	560070	420053	1206
123			Hochak	560070	420053	1206
124			Alinbass	560070	420053	1206
125			Narthyal	438795	293265	966
126			Panchal	Panchal	767718	597618
127		Ukhral		767718	597618	1617
128		Phagmulla		767718	597618	1617
129		Dhanmasta		746393	581018	1574
130	Ramsoo	Neel	Neel	560070	465255	1206
131			Harwari	560070	465255	1206
132			Perhinder	560070	465255	1206
133			Bohardar	560070	465255	1206
134			Tajnihal	560070	465255	1206
135			Ladnihal	560070	465255	1206
136			Surranga	560070	465255	1206
137		Sarbagani	Sarbagani	438795	293265	966
138			Ramsoo	767718	597618	1617
139			Sujmatna	767718	597618	1617
140			Khowra	746393	581018	1574
141			Chakka	438795	293265	966
142	Gool	Gool	Gool	733698	587412	1549
143			Wanding	571095	427770	1228
144			Salbala	720111	576534	1522
145			Jamman	713318	571095	1509
146			Partamullaha	713318	571095	1509
147			Hara	713318	571095	1509
148			Dachan	713318	571095	1509
149		Kalimasta	Kalimasta	423696	281736	936
150			Dheda	565656	423696	1217
151			Kalimasta Partially	Dharam	571095	427770
152	Gagersullah	442260		295932	973	

  
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 Ramban



**FORM III**

(See Rule 7)

**MARKET VALUE GUIDELINES OF AGRICULTURAL LAND (CALENDER YEAR 2023)**

S.No	Name Of Tehsil	Name of Patwar Halqa	Name of Village	IRRIGATED	UN-IRRIGATED	Value of small piece of land in rural areas
153			Goyee	442260	295932	973
154			Gundi	442260	295932	973
155			Bhimadasa	423696	281736	936
156			Haila	565656	423696	1217
157		Sangaldan	Sangaldan	733698	587412	1549
158			Bandhan	720111	576534	1522
159			Maulakote	720111	576534	1522
160			Ashmar	720111	576534	1522
161			famrote	720111	576534	1522
162			Seripura	720111	576534	1522
163			Ind	720111	576534	1522
164		Sangaldan Partially	Sarlibagi	720111	576534	1522
165			Chachawah	720111	576534	1522
166			Barala	720111	576534	1522
167			Makakund	368403	301623	827
168		Thatharka	Thatharka	571095	427770	1228
169			Dalwah	571095	427770	1228
170			Lower Dalwah	571095	427770	1228
171			Surranda	571095	427770	1228
172			Mangalogy	571095	427770	1228

  
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Ramban

**FORM IV**  
(See Rule 7)

**Market Value Guidelines of Industrial Land**

S.No	Name of Municipality	Ward	Value of the Plot per Kanal
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	1	2	3
1	M.C. Ramban	1. Mohalla Dusra	2777500
2		1. Sunari Mohalla	3284000
3		1. Upper Bazar	3343500
4		1. Cafeteria Mohalla	2909500
5		1. Power Station	2909500
6		2. Bhagwan Mohalla	
7		1. Lower Maitra	2373000
8		2. Chandrog	
9		1. Upper Maitra	2417500
10		2. Bakshi Nagar	
11		3. MP Post	
12	M.C. Batote	1. Tringla	2423500
13		2. Dar Mohalla	
14		1. Mansar Mohalla	2266000
15		2. Sheikh Mohalla	
16		3. Chamar Mohalla	
17		1. Mir Mohalla	2862200
18		2. Court Mohalla	
19		3. Shah Mohalla	
20		1. Purani Batote	2622350
21		2. Salaria Mohalla	
22		1. Kumhar Mohalla	2643450
23		2. Masjid Mohalla	
24		1. Nai Mohalla	2643450
25		2. Pargal Mohalla	
26		3. Bhatti Mohalla	
27		4. Palli Mohalla	
28		1. Bagu Nalla	2834758.5
29		2. Mandass Mohalla	
30	3. Eid-Gah		
31	M.C. Banihal	1. Eidgah Mohall	2481906
32		2. Khan Mohalla	2481906
33		1. Main Bazar	2736489
34		1. Nagbal Mohalla	2481906
35		1. Toll Post	2481906
36		2. Dewan Pura	2481906

  
 Deputy Commissioner  
 Ramban

**FORM IV**

(See Rule 7)

**Market Value Guidelines of Industrial Land**

S.No	Name of Municipality	Ward	Value of the Plot per Kanal
37		3. Holian	2481906
38		1. Holna	2354121
39		2. Bankoot	2354121
40		1. Kharpura	2354121
41		1. Rallu	2354121

  
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Ramban



**FORM IV**  
(See Rule 7)

**Market Value Guidelines of Industrial Land**

S.No	Name of Panchayat/Village	Village	Value of the Plot per Kanal
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	1	2	3
42	Ramabn	Ramban (Baroon)	1409000
43		Neera	774600
44		Sincha	379300
45		Ahedwah	415100
46	Maitra	Maitra (Govindpura)	1409600
47		Tatarsoo	707700
48		Billawat	559600
49	Pernote	Pernote	728800
50		Kanga	728300
51	Sumber	Sumber	410700
52		Harog	410700
53		Jawari	410700
54	Marog	Marog	446600
55		Gam	356200
56	Digdole	Digdole	356200
57		Bhajmasta	356200
58	Seri	Seri	1118200
59		Gandhote	356200
60		Telli	356200
61	Balihote	Balihote	356200
62	Demote	Demote	356200
63		Kanthi	673100
64	Ganote	Ganote	320300
65		Neghal	320300
66	Sildhar	Sildhar	320300
67		Dhar	320900
68		Kundi	792700
69	Dhandrath	Dhandrath	356200
70		Halla	356200
71	Gandhri	Gandhri	515400
72		Batli	474700
73	Kabi	Kabi	474700
74		Bhatan	419000
75		Kothi	356200
76		Duthan	356200
77	Tanger	Tanger	752500

  
 Deputy Commissioner  
 Ramban

**FORM IV**  
(See Rule 7)

**Market Value Guidelines of Industrial Land**

S.No	Name of Panchayat/Village	Village	Value of the Plot per Kanal
78		Badhole	356200
79		Banera	356200
80		Parri	356200
81	Chanderkote	Chanderkote	1221900
82		Kunfer	1221900
83		Dukson	356200
84	Sawani	Swani	886800
85		Karma	633400
86	Dhalwas	Dhalwas	982400
87		Papria	633400
88	Batote	Tringla (Beroon MC)	870500
89		Batote (Beroon MC)	870500
90	Champa	Champa	870500
91		Dharmound	752500
92	Thopal	Thopal	752500
93		Dharalta	752500
94		Chakwah	752500
95		Dharshivgarh	0
96	Ladhwal	Ladhwal	752700
97		Kothri	786700
98		Bandhera	786700
99		Barthal	786700
100		Rakhjoragh	0
101	Sana	Sana	595400
102	Sanasar	Sanasar	681400
103		Chilla	593200
104	Rajgarh	Rajgarh	504200
105		Tanger	474700
106		Draman	474700
107		Dharli	356200
108	Jhatgali	Jhatgali	474700
109		Hiller	474700
110		Deswal	474700
111	Chakka	Chakka	474700
112		Bibrota	474700
113	Kumate	Kumate	356200
114		Ghari	356200


  
 Deputy Commissioner  
 Ramban

**FORM IV**

(See Rule 7)

**Market Value Guidelines of Industrial Land**

S.No	Name of Panchayat/Village	Village	Value of the Plot per Kanal
115		Dhandla	356200
116	<b>Doligam</b>	Doligam	775800
117		Nagam	998400
118		Hinjhal	759700
119		Phagow Nowkot	759700
120		<b>Bankoot</b>	Bankoot
121	Gund adalkoot		1647700
122	Kharpora		1647700
123	<b>Devgol</b>	Devgol	1647700
124		Krawah	1344000
125		Chachihal	870900
126		Changloo	805300
127	<b>Kaskoot</b>	Kaskoot	1317400
128		Asher	1317400
129		Zenihal	1317400
130		Darshipora	1317400
131	<b>Chareel Lamber</b>	Chareel	1317400
132		Jagirnamdar	1317400
133		Lamber	1317400
134	<b>Tethar</b>	Tethar	1317400
135		Danar	1260200
136		Kharkoot	1260200
137		Gund tethar	1260200
138		Takia	1260200
139		Nowgam	1260200
140		<b>Chamalwas</b>	Chamalwas
141	Kralchihal		936700
142	Amkote		936700
143	Chapnari		936700
144	Chaknarwah		855100
145	<b>Khari</b>	Khari	660600
146		Nachilana	660600
147		Sarachi	642300
148		Trana	642300
149	<b>Trigam</b>	Trigam	499500
150		Udhala	499500
151		Buzla	499500

  
Deputy Commissioner  
Ramban



**FORM IV**  
(See Rule 7)

**Market Value Guidelines of Industrial Land**

S.No	Name of Panchayat/Village	Village	Value of the Plot per Kanal
152		Bawa	499500
153	Mahu	Mahu	499500
154		Mangit	499500
155	Shagan	Shagan	499500
156	Pogal	Pogal Khaas	490100
157		Maligam	490100
158		Bass Maligam	490100
159		Kunda Khaas	490100
160		Noora	490100
161	Paristan	Paristan	490100
162		Senabhathi	490100
163		Bhingara	490100
164		Hochak	490100
165		Alinbass	490100
166		Narthyal	366100
167	Panchal	Panchal	682700
168		Ukhral	682700
169		Phagmulla	682700
170		Dhanmasta	663800
171	Neel	Neel	512700
172		Harwari	512700
173		Perhinder	512700
174		Bohardar	512700
175		Tajnihal	512700
176		Ladnihal	512700
177		Surranga	512700
178	Sarbagni	Sarbagni	366100
179		Ramsoo	682700
180		Sujmatna	682700
181		Khowra	663800
182		Chakka	366100
183	Gool	Gool	660600
184		Wanding	499500
185		Salbala	648400
186		Jamman	642300
187		Partamullaha	642300
188		Hara	642300

  
 Deputy Commissioner  
 Ramban

**FORM IV**  
(See Rule 7)

**Market Value Guidelines of Industrial Land**

S.No	Name of Panchayat/Village	Village	Value of the Plot per Kanal
189		Dachan	642300
190	<b>Kalimasta</b>	Kalimasta	352800
191		Dheda	494700
192		Dharam	499500
193	<b>Kalimasta Partially</b>	Gagersullah	369100
194		Goyee	369100
195		Gundi	369100
196		Bhimadasa	352800
197		Haila	494700
198		<b>Sangaldan</b>	Sangaldan
199	Bandhan		648400
200	Maulakote		648400
201	Ashmar		648400
202	famrote		648400
203	Seripura		648400
204	Ind		648400
205	<b>Sangaldan Partially</b>		Sarlibagi
206		Chachawah	648400
207		Barala	648400
208		Mahakund	335100
209	<b>Thatharka</b>	Thatharka	499500
210		Dalwah	499500
211		Lower Dalwah	499500
212		Surranda	499500
213		Manglogi	499500

  
 Deputy Commissioner  
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