

संख्या ५१००२-

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक ३००४/९३

दिनांक १३/३/२०१३ रोजी २,९९,०००/-

दस्तावेजाचा प्रकार-
सादर करणाराचे नाव-

अपार्टमेंट मध्ये
किराने सुरेश अलोडिकर

- धर्मीय प्रमाणे फी मिळाली:-
- नोंदणी फी
- नक्कल फी (फोटोसो)
- पृष्ठभूमीची नक्कल फी
- रपालखर्च
- नकला किंवा शापदे (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- असांगित नकला (कलम ५७) (फोटोसो)
- इतर फी (मागील पानावरील) बाब क्र.
- "
- "
- "
- "

गो.मि.
पाके १५

१०००/-	५.
३२००/-	५.
S	
Total	

एकूण

दस्तावेज
नक्कल

रोजी तयार होईल व नोंदणीकृत दाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तावेजाचा घाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत दाकेने पाठवली जाईल.
सह. दस्तावेज निबंधक वर्ग-१
हवालदार कार्यालय.

नासिक-४ सादरकर्ता

मुख्य दस्त भरत



महाराष्ट्र MAHARASHTRA

GS 068625

JURY OFFICE NASHIK
1 MAR 2013
IG-1 ATO

१३/०२/२०१३
 विक्रीचे ठिकाण नाशिक कॅम्प क्र
 हस्त प्रमाणित करीत आहे
 हस्त
 सही
 स. न्यायिक निदेश, डॉ. इंदोकराव मल्हारे
 कोर्टाचे पोसायटी कि. नाशिक

नसिन-४
क्र. (३००४ / २०१३)
— १५

सदरचा स्टॅम्प अल्टा व्हायलेट
लॅम्प खाली तपासला.

सद. दुय्यम निव्वधक वर्ग-१.
नाशिक-४.

Zone : 19.2 (Rate 16000/-)
 Govt. Valuation ₹ 19,16,500/-
 Consideration ₹ 19,17,000/-
 Property ₹ 95,850/- & Registration Fees ₹ 19,170/- paid dt. 13/02/2013.
 for Sale executed on 13/02/2013 reg. sr. no. 1813-2013.
 Deed reg. at sr. no. 04689/12 dt. 09/05/2012.



DEED OF APARTMENT
 Sale Deed is made and executed at Nashik on this 13th
 day of March in the year 2013.

नसम-४
क्र. (3008 / 2023)
२ - १५

BETWEEN.....

BAPPA SHELTERS , through Proprietor

Mr. Uday Shankar Gaidhani.

Age : 50 yrs. Occ.Business PAN : AATPG1326Q.

R/o.1, Anmol Ratna , Near Asarambapu Ashram, Gangapur Road , Nashik-422013.

Hereinafter referred to as "The Developer & Builder i.e. Vendor".

Hereinafter referred to as *The Vendors.*

(Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, and assigns) of the FIRST PART.

AND.....

Mr.Nitin Suresh Asodekar.

Age : 36 yrs. Occ.Service PAN :AGOPA4984F

Add: Plot no. 39 , Gat no.104 , Old Bhagwan Nagar , Near kilbil School, Jalgaon-425001.

Hereinafter called and referred to as the *Purchaser.*

(Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, and assigns) of the Second Part.

AND.....

Shree RamaKisan Chouhan, (Plot Owner)

Age : 59 yrs. Occ. Business. PAN : ACUPC4447P.

R/o.11/A, Eden Woods , Regency Park, Pokhran Thane-400606. Through General Power of Attorney Holder-

BAPPA SHELTERS , through Proprietor

Mr. Uday Shankar Gaidhani.

Age : 50 yrs. Occ.Business PAN : AATPG1326Q

R/o.1, Anmol Ratna , Near Asarambapu Ashram, Gangapur Road , Nashik-422013.

Hereinafter referred to as "The Consenting Party".



development agreement and power of attorney, the vendors have

3. AND WHEREAS in pursuance of the aforesaid in the development Agreement.

in respect of the said plot subject to the condition incorporated

The vendor has therefore acquired the rights of development

Nashik at Sr. No. 5625 & 5626 dated 22/06/2010.

documents are duly registered at the office of sub-registrar,

The development Agreement and the Power of attorney both the

TENT/LAYOUT/671 dt.19/03/1983.

layout approved by N.M.C.commercial vide no. LND/

RBD/III/LNA/SR/372/84 dt. 16/03/84 and prepared final

under Section 44 of Mah. Land Revenue Code, 1964

into N.A. use and obtained permission from the collector, Nashik

2. The owner of the said plots have converted the said land

into N.A. use and obtained permission from the collector, Nashik

into N.A. use and obtained permission from the collector, Nashik

into N.A. use and obtained permission from the collector, Nashik

into N.A. use and obtained permission from the collector, Nashik

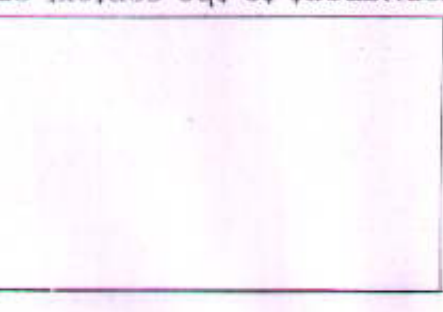
into N.A. use and obtained permission from the collector, Nashik

into N.A. use and obtained permission from the collector, Nashik

into N.A. use and obtained permission from the collector, Nashik

into N.A. use and obtained permission from the collector, Nashik

into N.A. use and obtained permission from the collector, Nashik



४ - १५
क्र. (8008 / 2023)
४ - १५

prepared building plan and obtained sanction of building permit and commencement certificate from the Ex. Engr. Town Planning, Nashik Municipal Corporation, Nashik vide Order No. LND/ BP/ CD/B5/261/1623 dt. 29/07/2010.

4. AND WHEREAS the vendor have started construction of multistoried building on the said property consisting of various residential as well as commercial premises with an intention to sale the said premises on ownership basis to the intending purchasers. The vendors have started actual construction work of the building on the said property in accordance with the sanctioned building plan and have completed the building construction and obtained completion certificate bearing no. Nashik/CD/B15/11608/556 dt.02/05/2012. And also the Deed of Declaration have been executed and duly registered at Sub-Registrar office.

5. The purchaser has seen building plan, building permission, title deeds and other documents in respect of the said property and has satisfied about the vendor's right, title and interest to develop the said property and to sell the premises out of the said building to the intending purchaser.

6. The title certificate in respect of the said property has been issued by S. G. Kulkarni Advocate of Nashik. The purchaser has seen the said title certificate and has no objection about the same.

7. The building plan of the said building has been prepared by Engineer/Ar. Madhukar B. More and structural Engineer Milind Rathi of Nashik. The purchaser herein has seen the building plans and has no objection about the same.

8. The purchaser has shown his in interest in purchasing flat no.B-12 Carpet area 86.54 sq.mtrs. Built up area on Third Floor - Exclusive Parking 3.71sq.mtrs. of the building **Ashapura Enclave Apartment**. And accordingly this Deed is being executed.



2) The vendor hereby declares that :
a) The said property is free from all encumbrances and the land on which the said premises is constructed is free hold tenure.
b) The vendor has not created any charge by way of mortgage, lease, trust, Exchange, easementary rights, gift, lien, leave and licence, charges inheritances and encumbrances whatsoever.
c) The vendor declares that the said property is not required by any government institution nor they have notice.
d) The vendor declares that there is no statutory attachments or prohibitory orders issued by the taxation authority, municipal corporation, revenue authority, government or semi government or other local bodies affecting the said property.
e) The vendor declares that there is no attachment or there are no claims, demands, suits, decrees, injunction, lis pendency notices, insolvency notices, partition or any other disputes. At present no any court matter is sub-judice in any court anywhere.



NOW THIS SALE DEED WITNESSETH AS UNDER.
1) The total consideration of the said Flat is Rs.19,17,000/- (Rs.Nineteen Lakhs Seventeen Thousand only) purchaser has paid the total consideration to the vendor as mentioned in the payment schedule. The payment and receipt there of the vendor hereby admits and acknowledges and of and from the same and every part there of do forever acquit, release and discharge the purchaser and vendor do hereby grant, convey, transfer, assign and assure the said purchaser free from all encumbrances the said flat no.B-12 Carpet area 86.54 sq.mtrs. Built up area on Third Floor + Exclusive Parking 3.71sq.mtrs more particularly described in schedule B here under written with full ownership rights.

f) The vendor declares that they are the absolute owners of the said property and have absolute right to transfer the said property by way of sale and accordingly have transferred the said property in favour of the purchaser.

g) The vendor declares that he has paid till today all the dues towards NMC taxes, MSEB electricity bills, water charges and towards building common maintenance charges and in case any outstanding till today shall be paid by the vendor and as on today onwards shall be borne by purchaser and if Service tax required is to be paid by purchaser.

3) The vendor has today handed over the vacant and peaceful possession to the purchaser on ownership basis forever. Purchaser hereby admits and acknowledges the possession on ownership basis.

4) All the costs and expenses incurred for this sale deed such as typing, stamps, registration, other charges and legal fees etc., has been borne by the purchaser.

5) The vendor declares and admit that he has received Rs.19,17,000/- (Rs.Nineteen Lakhs Seventeen Thousand only) in all towards the sale of the said property

PAYMENT SCHEDULE

4,17,000/-	Paid by Chq. No.013106 drawn on Axis Bank
15,00,000/-	Paid by DD drawn on Corporation bank
19,17,000/-	TOTAL

RECEIPT

The vendor acknowledges the receipt of full and complete consideration for the said flat of Rs.19,17,000/- (Rs.Nineteen Lakhs Seventeen Thousand only).



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERE UNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH & YEAR MENTIONED \HEREINBEFORE.



South :	By :	A- wing
North :	By :	Flat no.B-11
West :	By :	Staircase Lobby
East :	By :	Open space.
On or towards		By :

On aforesaid property a building named as "Ashapura Enclave Apartment", consisting of 4 floors from and out of the B- Wing of building, the premises of flat no.B-12 area adm.72.11 sq.mtrs. Carpet area i.e. 86.54 sq.mtrs. Built up area on Third Floor + Exclusive Parking 3.71sq.mtrs., together with rights to use common staircase, landings and parking and bounded as under :

THE SCHEDULE II. (Description of the Flat.)

South :	Plot no.1
North :	Survey no.326/1 (part)
West :	Survey no.326/1/A
East :	Parthardi Road

as under :

No.2,3&4 adm.500sq.mtrs. each Total area 1500 sq.mtrs. out of S. No. 326 Hissa no. 1 bearing C.T.S.no.7773 adm.1451.2 situated, lying and being at Parthardi, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik, and bounded

THE SCHEDULE I. (Description of the said Property)



पावती
Wednesday, February 13, 2013
11:54 AM

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र. : 1943 दिनांक: 13/02/2013

दादाचे नाव: पावती
दस्तावेजाचा अनुक्रमांक: नसतं4-1813-2013
दस्तावेजाचा प्रकार: डीडी ऑफ अपार्टमेंट
दादर वरच्या बाबते नाव: नितीन सुरेश आशीदेकर

नोंदणी फी ₹. 19170.00
दस्तावेजाकरी फी ₹. 580.00
सहा फाटी ₹. 20.00
पुढाची संख्या: 29

एकूण: ₹. 19770.00

अपणाम हा दस्तावेज अंदाजे 12:06 PM ह्या वेळेस मिळेल आणि मीसम भवनेस परत व CD घ्यावी.

साह्यद्रुमिणी निदेशक वर्ग-२
मासिक-४

बाजार मूल्य: ₹. 1918500/-
भरलेले मुद्रांक शुल्क: ₹. 95850/-

मोबदला: ₹. 1917000/-

- 1) देयकाचा प्रकार: By Cash रकम: ₹. 600/-
- 2) देयकाचा प्रकार: By Demand Draft रकम: ₹. 19170/-
- डोडी/घनादेभा/वे ऑर्डर क्रमांक: 112177 दिनांक: 13/02/2013
- दरमिती नाव व पत्ता: Other Than the List

नसतं-४
दस्तावेज क्र. (3008 / 2013)
१० — ११

मुद्रांक दरता घरात

दि नाशिक डिस्ट्रीक्ट अॅडव्होकेटस् मल्टीपरपज को-ऑप. सोसायटी लि. नाशिक जिल्हा न्यायालय आवार, नाशिक.
पत्ता क्रमांक: अरव्या / जलक / ८९ / २१-२२ अ.दि. ६/१०/१९८९

परिमित क्र. ४-२
(विद्युत १३ पदा)
पुढांक ७१
दि ०९/३/२०१३

श्री/श्रीमती नितीन सुरेश आशीदेकर
राहणार
दरमिती श्री./श्रीमती डीडी १९१७० १९१७०
राहणार
घाब्यासाठी रुपये ३०० (अक्षरी रुपये २१११ मास) खाली नमुद केलेल्या मुद्रांक खरेदीसाठी रोख मि.

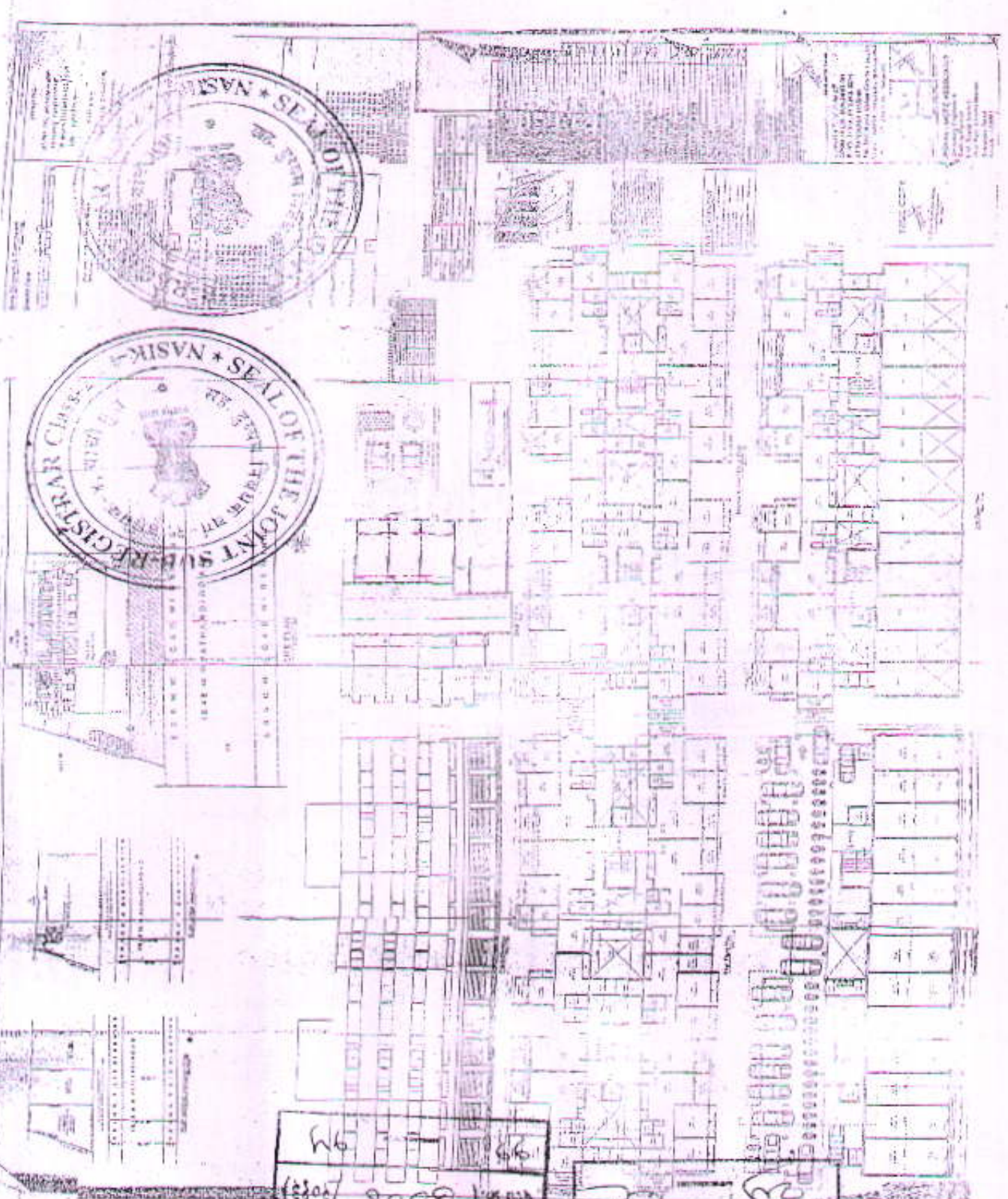


मु.दि.सं.अ.क्र.	मुद्रांकाचा तपशील	संख्या	किंमत रुपये
	५००० x		
	१००० x		
	५०० x		
	१०० x ९		३००
	५० x		
	२० x		
			३०० -

794283

(मुद्रांक विकत घेतल्याची सही)

(मुद्रांक विकल्याची सही)



४६ - ४६
(२००८/२००८) ४६
४ - ४६

४६ - ४६
(२००८/२००८) ४६
४ - ४६

पुढांक क्र. ७१

नसन-४
स.क्र. (१८९३ / २०१३)
२६ - २६

नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाच्या वापर करणे बाबतचा दाखला

No. A 11608

(पूर्ण/अध्याय)

जांचक क्र./तारीख/२९/०६/२०१२

नसन-४
स.क्र. (३००४ / २०१३)
१२ - १५

व्यक्तिगत नोंदीनुसार नाशिक नगरपालिका क्षेत्रात लॅन्डिंग वॉटर टॅक्सच्या उद्देशाने बांधकामे

संदर्भ : तुमचा दिनांक १९ / ०६ / २०१२ चा अर्थ प्रमाणिक क्र. ५१५६ / ०६

दिल्यात येतो की प्रारंभिक शिक्क्यात / स्थिति, स.न. २२६१५ - २२६१६ - नवीत इमारतीच्या स्वरुपातून न नवीत स्थिति मधील बांधकामे या बाबतचा पत्रव्यवहार क्र.२०/सि.प/२६०/१६६३ दिनांक १६ / ०६ / २०१० अन्वये अधिदेव/इ.पि. / सुरेशवासर, श्री. महेशकर को.पि.पि. यांनी मिळविले होते. सती पूर्ण झाली असून निवासेतर / निवासेतर / वैयक्तिक वापरसाठी अर्जात अटी शर्तीत अविन वास्तु करणेस परवानगी देण्यात येत आहे.

क्षेत्र क्रमांक क्षेत्र २०१०२-८२-प्री.मि. चौ.मी. २०२३-६५-प्री.मि. चौ.मी.

तीच्या बाबत निवासेतर/वैयक्तिक वास्तुवासाठीच कॅन्सल वॉटर टॅक्स बाबतचा दाखला देणार नाही. यदी कॅन्सल वॉटर टॅक्स इतर कोणत्याही प्रकारच्या भूदाखलानी व्यती लागेल.

कॅन्सल वॉटर टॅक्समध्ये जवळ (जवळ) घरातून निघून येणेसाठी वापरल्यात आली आहे तरी घरातून निघून येणेसाठी वापरले जाऊ शकते.

घरातून निघून येणेसाठी वापरले जाऊ शकते.

ती कॅन्सल वॉटर टॅक्स न न न घ्या पूर्ण परवानगी किंवा दाखल्याचे व दाखल्यातून कोणत्याही घटनेस घटत नाही.



PERMANENT ACCOUNT NUMBER
AATPG13260
NAME
LUDAY SHANKAR GAIDHANI
RE. NO. AND ADDRESS NAME
SHANKAR MAHADEV GAIDHANI
DATE OF BIRTH
09-05-1962
COMMISSIONER OF INCOME-TAX, NASIK

आयकर विभाग
INCOME TAX DEPARTMENT
BAMAKISHAN K CHOUDHAN
KANNAYALA MANGAL CHOUDHAN
07/08/1950
Permanent Account Number
ACUPC42479
IB-REGIS

भारत सरकार
GOVT OF INDIA

AGOPA4984F
Permanent Account Number
19/06/1977
SURESH LAXMAN ASODEKAR
ASODEKAR NITIN SURESH
INCOME TAX DEPARTMENT
आयकर विभाग
भारत सरकार
GOVT OF INDIA



स.क्र. (३००४ / २०१३)
१३ - १५

स.क्र. (३००४ / २०१३)
१३ - १५

उत्तर :- १३ / ०६ / २०१२

अन्वये दिल्यात आहे की नाशिक नगरपालिका क्षेत्रात लॅन्डिंग वॉटर टॅक्सच्या उद्देशाने बांधकामे या बाबतचा पत्रव्यवहार क्र.२०/सि.प/२६०/१६६३ दिनांक १६ / ०६ / २०१० अन्वये अधिदेव/इ.पि. / सुरेशवासर, श्री. महेशकर को.पि.पि. यांनी मिळविले होते. सती पूर्ण झाली असून निवासेतर / निवासेतर / वैयक्तिक वापरसाठी अर्जात अटी शर्तीत अविन वास्तु करणेस परवानगी देण्यात येत आहे.

क्षेत्र क्रमांक क्षेत्र २०१०२-८२-प्री.मि. चौ.मी. २०२३-६५-प्री.मि. चौ.मी.

तीच्या बाबत निवासेतर/वैयक्तिक वास्तुवासाठीच कॅन्सल वॉटर टॅक्स बाबतचा दाखला देणार नाही. यदी कॅन्सल वॉटर टॅक्स इतर कोणत्याही प्रकारच्या भूदाखलानी व्यती लागेल.

कॅन्सल वॉटर टॅक्समध्ये जवळ (जवळ) घरातून निघून येणेसाठी वापरल्यात आली आहे तरी घरातून निघून येणेसाठी वापरले जाऊ शकते.

घरातून निघून येणेसाठी वापरले जाऊ शकते.

ती कॅन्सल वॉटर टॅक्स न न न घ्या पूर्ण परवानगी किंवा दाखल्याचे व दाखल्यातून कोणत्याही घटनेस घटत नाही.

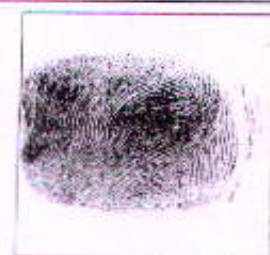
खातदार

3008

प्रकार :- डिड ऑफ अपारिमेंट

पक्षकाराचे नांव व पता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

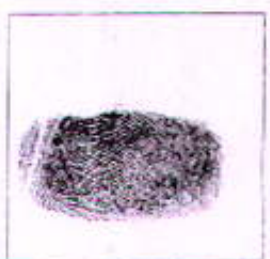
नांव :- डी. विठ्ठल रुद्रेश आसोदेकर
वय :- ३६ विठ्ठल देणार
धंदा :- ब्यापार
तालुका :- उज्जैन
जिल्हा :- उज्जैन
सही



नांव :- श्री. उदय रांमर भायवती
वय :- ५० विठ्ठल देणार
धंदा :- ब्यापार
तालुका :- उज्जैन
जिल्हा :- उज्जैन
सही



नांव :- श्री. रामा विशाल. गी. दाम.
वय :- ५९ विठ्ठल संमती देणार
धंदा :- ब्यापार रांमर उ. कु. चारक
तालुका :- दापो दापो शेलवती पोली.
जिल्हा :- दापो श्री उदय रांमर भायवती
सही



नांव :-
वय :-
धंदा :-
तालुका :-
जिल्हा :-
सही



नांव :-
वय :-
धंदा :-
तालुका :-
जिल्हा :-
सही



करत देणार तशाकथित (डिड ऑफ अपारिमेंट) करतरेवज करत दिल्याचे कबूल करतात

३ (३००४ / २०१३)

मुल्य :- १९९९५००१- मोबदला - १९९९५०००१- पावतीचे वर्णन :-

मुद्रांक शुल्क :- १००/-

गांव :- जिल्ला सुरेश असोसिएट्स

जम केल्याचा दिनांक :- १३/३/२०१३

मोदणी फी :- १००/-

इलाचा दिनांक :- ११/३/२०१३

पाने (१५) :- ३४०१-

जम करण्याची सही :- १३/३/२०१३

(दस्तावेज हाताळणी शुल्क)

या प्रकार - --- डिड ऑफ अपार्टमेंट ---

एकूण :- ४४०१-

अनुच्छेद प्रकार :- ()

:- ११ ते १२ चे दरम्यान

सह दुर्यम निबंधक वर्ग-२
नाशिक-४

मोद केल्याचा दिनांक :- १३/३/२०१३

स

मील इतम असे निवेदित करतात की, ते इतमदेवज करून देणाऱ्यांना व्यक्तीस ओळखतात, संधी ओळख पटवतात.



श्री. सुरेश जी कुलकर्णी आई
वय :- ५१- थरा - चक्रीली
रा. वाशेल्क तालुका नाशिक-४ नाशिक

सही

श्री. _____
वय :- _____
रा. _____ तालुका _____ नाशिक

सही

मक :- १३/३/२०१३

दुर्यम निबंधक वर्ग-२
नाशिक-४



प्रमाणित करण्यात येते की,
या दस्तावेज - गुण ... ५५ ... पाने आहेत.
पुस्तक क्र. १, अमांक
..... ३००४ वर नोंदला.
दिनांक १३ मार्च ३ एन २०१३

सह. दुर्यम निबंधक वर्ग-२
नाशिक-४.

Affidavit cum undertaking letter from the borrower

INDIA STAMP DUTY MAHARASHTRA

I/we, Nitin Asodkar s/d/w/o Suresh Bhadkar aged
about 36 years, Hindu religion, Businessman profession and residing
at Plot No. 89, Gate No. 101, Near Kilbil School, Old Bhagwan Nagar, Jalgaon

Do hereby declare and undertake on oath as follows:

1. That I/we have applied for housing loan of Rs. 150000/- to Corporation Bank, Jalgaon Branch and I/we propose to offer my/our house/flat/building situated at Flat No. B-12, B. Wing, 2nd floor, Ashapur Enclave, S/o Bhat, CTS No. 7773, Patwardi, Nashik

as security by way of mortgage, to secure the repayment of the said loan amount, with interest.

2. That I/we further declare that the said house/flat/building is constructed/ is being constructed as per the plan sanctioned by the competent authority, i.e. Nashik Municipal Corporation. Vide their reference no. UNP/BE/CD/R-5/2011/100 dated 29.07.2010 in my/our names. The original of the said plan and proceedings are herewith submitted for your perusal records.

3. That I/we hereby undertake that I/we will not violate the terms of the sanctioned plan/building bye laws, that the construction will be/ is strictly as per the sanctioned plan/building bye laws and it will be our sole responsibility to obtain and submit the completion certificate within three months from the date of completion of the construction, failing which the Bank shall have the power and authority to recall the entire loan with interest, costs and other usual charges.

4. I/we further undertake and declare that the loan amount will be/is utilized only for construction/ purchase of the said flat/ house/ building which will be exclusively for residential purposes. It is also declared that the said house/flat/ building do not fall under the unauthorized colonies.

I/we hereby declare and undertake that the above stated facts are true and correct and nothing has been concealed.

[Signature]

Deponent (Borrower)

Solemnly affirmed before me thisday of(Month)..... (year) at
..... (place)



325/161481 - 8 MAR 2013
श.र. Nitin Suresh Asodkar, Jalgaon
प्र.र. Pradip Bonant, Jalgaon
म.र. 100/- one Hundred only
दि. जलगाव येथे म.र. १००/- अंश देऊन लि. जलगाव येथे करिता
[Signature]
आफिसर / मॅनेजर



Verified and Solemnly
Affirmed Before Me
Signed Before Me
Mrs. sm [Signature]
Mrs. P. M. PILAY
NOTARY MAHARASHTRA STATE
JALGAON DIST. JALGAON
14-03-2013
S-14558/013

E-8 MAR 2013

THE JALGAON PEOPLES'S
CO-OP BANK LTD., RING
ROAD, JILHA PETH,
JALGAON-425 001.
D-5/SIT(V)/C.R.1033/01/
05/528 TO 531

भारत 13364
191481
MAR 06 2013
11:56
R.0000100/-P85225
INDIA STAMP DUTY MAHARASHTRA

अं. 7 73264/191481
अर्जदार MHN अर्जदार
पेशी Prasad Bank
रकम 100/-
दि. 08/03/13
मार्ग 08/03/13
ऑनलाईन / मॅनेजर

AFFIDAVIT CUM INDEMNITY BOND

I/we I.Mr./Mrs. Mrs. Swati Asodekar
residing at Plot no. 29, flat no 104, near Milhi School, D/S Bhagawanagar
Jalgaon, Jalgaon do hereby take oath and state on solemn affirmation that:

1. We are the owners of the landed property bearing Sy.....no/CTS/Gat no 328/1,
Plot no B-12, Blotig 200 feet,
.....sq. mts, at Jalgaon, Jalgaon Taluka, Jalgaon
2. I/we state that I/We have forwarded our said genuine registered original agreement/document along with the necessary papers and documents of the stated landed property to Corporation Bank Jalgaon, hereinafter called "the Bank" for creating mortgage on the said landed property with the Bank.
3. I/we state that the said landed property is free from all encumbrances and is not subject of any mortgage and that I/we have not created any encumbrance on the said landed property and will not create any mortgage or charge on the said property during the currency of the loan and, the Bank will create its mortgage on the said landed property.
4. I/We further state that in case, if at any time in the future, any third party interest, claim, charge, lien arises in respect of the said landed property, I/we will indemnify the Bank from any losses and consequences arising thereof in respect of the said landed property and I/we alone shall be responsible for the consequences. This indemnity shall extend to all the expenses, losses and court costs which may be incurred by the Bank. This indemnity Bond shall be binding on us, our legal heirs, successors, executors and assignees.

I/we state that the contents of the said paragraphs are true and correct to the best of our knowledge, belief and information and I/ we swear this affidavit cum indemnity bond today on this.....day ofat Jalgaon

Affiant/s BA

Verified and Solemnly
Affirmed Before Me
Signed Before Me
Mrs. mn Chy
Mrs. P. M. PILAY
NOTARY MAHARASHTRA STATE
JALGAON DIST. JALGAON
14-03-2013
Sms 558/
(9) / 013



E-8 MAR 2013

THE JALGAON PEOPLES'S
CO-OP BANK LTD. RING
ROAD, JILHA PETH,
JALGAON-425 001.

भारत 11388
143480

महाराष्ट्र
MAR 08 2013

IRREVOCABLE GENERAL POWER OF ATTORNEY TO BE EXECUTED BY
THE BORROWER IN FAVOUR OF THE BANK WHEREIN THE FLAT/APARTMENT
HAS BEEN CONSTRUCTED AND HE IS IN POSSESSION THEROF BUT THE
TITLE AND TITLE DEED THERTO ARE YET TO BE ACQUIRED

KNOW ALL PEOPLE BY THESE PRESENTS that I/we M/s. N. M. Suresh Asodekar,
Plot No. 34, Gokul Colony, Near Killoil School, D.D. Bhayawan Nagar, Jalgaon.....
do hereby appoint, nominate and constitute Corporation Bank, a body corporate
constituted under the Banking Companies (Acquisition and undertakings) Act, 1980, having
its Head Office at Mangalore and Branches, inter alia, one at Pune Somwarpeth
hereinafter called the Bank as my/ our true and lawful attorney for the purpose hereinafter
specified.

Whereas I/we have pledged my/ our agreement for sale of Flat/Apartment described in
the schedule hereunder as security for repayment of money due or that may become due
by me/us, either as borrower(s) or as guarantor(s), to the Bank on account of whatsoever
Banking or business transactions.

AND WHEREAS I/We have already delivered to the Bank my/ our documents of title
evidencing my/ our right to the flat/apartment and the possession of the flat/ apartment
and agreed to deliver the title deeds to the flat/apartments and when issued to /received
by me/ us along with Blank share transfer Forms, if required, in the form prescribed
under the Bye laws of the Society/ Association/ under Company rules, as the case may
be, so as to entitle the Bank to dispose of the shares pertaining to the flat/apartment by
making use of the blank share transfer Forms that are to be duly signed and delivered to
the Bank, without any further notice or reference to me/us in the event of my failure to
repay the dues either as borrower(s) or as guarantor(s) even after called up on by the
Bank to do so.

WHEREAS, TO FACILITATE THE Bank, in case of need to take up with the
Builder/promoter/other purchasers of the flat/apartments to formation of
Society/Association/company and issue Share certificate or execution of Deed of
Declaration or Conveyance, I am/we are desirous of appointing Corporation Bank as
my/our agent for the purpose of getting the title of the flat/apartment together with the
rights appurtenant thereto to the flat/apartment conveyed to me.

NOW, THEREFORE, I/we irrevocably and unconditionally nominate, constitute and
appoint Corporation Bank as my attorney, to do all acts, deeds, things as specified
hereinafter, without being bound:

1. To take up with the builder/promoter or purchasers of other flats/apartments as to the formation of Society/Association/Company, as the case may be.
2. To subscribe to the necessary application for promotion of the Society/Association /Company as the case may be.
3. To do all or any acts, deeds or things as may be required for getting the title to the flat/apartment conveyed to me/ us in terms of the Agreement for sale and or in terms of the applicable special enactment relating to multistoried buildings.
4. To sign and submit the necessary declarations as may be required under the relevant Act/Rules for submitting the flat/apartment to the jurisdiction of any special Act.
5. To receive the Share Certificate from the Society/Association/Company of purchaser of flat/apartment as and when formed.

1326/103480
N.M. Suresh Asodekar, Jalgaon
Pradyip Bomas, Jalgaon
100/- one hundred only
IST
जिल्हादार / मनेजर



CORPORATION BANK (REPORT

6. To get or execute the Deed of Declaration and Deed of Apartment relating to the flat/apartment agreed to be purchased by me/us in terms of the Agreement to sale of flat/apartment.
7. To execute mortgage in English form or legal mortgage or in any other form if I/we were to fail to execute the documents as may have been called up on to do at my/our cost as to stamp duty and registration, advocate's fee etc., for more effectively securing the repayment of moneys due or that may become due to the Bank on account of whatsoever business transactions between the Bank and me ourselves.
8. To do all acts, deeds and things including to exercise all rights vested in me/us as holder of shares in the Society/Association/Company to be formed by all the purchasers of flat/apartment.
9. I/we hereby declare and confirm that all the powers hereby granted to the Bank are and shall be irrevocable until the Bank disclaims its right or charge over the shares.

And, I/we hereby agree and undertake to ratify and confirm whatever the entire Bank may do or cause to be done in virtue and in pursuance of the authority conferred in favour of the Bank by these presents.

SCHEDULE

Flat no B-12, B wing, 3rd floor, S/o 23/11, CTS No 7773, Ashapura Enclave Pathande, Nashik

In witness whereof, I/we have executed these presents on this the ... day of 2009.

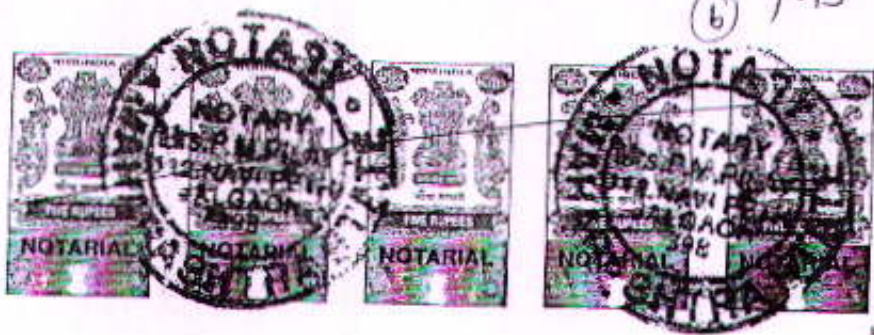
Witnesses: 1.

[Signature]
Signature

2.

Signed Before Me
[Signature]
Mrs. P. M. PILAY
NOTARY MAHARASHTRA STATE
JALGAON DIST. JALGAON
14-03-2013

S No 558/013
(6)



DATE : 07/03/2013

JALGAON

THE JALGAON PEOPLES'S CO-OP BANK LTD., RING ROAD, JILHA PETH, JALGAON-425 001. D-5/STP(VI)REG/133/01/05/528 TO 531

भारत 13360 133483 11:55 R0000100/-PB5225



I, Jay S. Gaikhar Partner of Bappa Shelters Gangapur Road, Nashik, Jalgaon, do hereby oath and state on solemn affirmation that:-

I have executed this affidavit in my personal / partnership capacity as a partner of Bappa Shelters having its office at Gangapur Road, Nashik

I state that as promoters, I have agreed to sell Flat no B-12 - admeasuring about 86-17 sq. mtrs. i.e. 771-17 sq. ft. built up on the 2nd floor of the building known as Aspire situated at S. no. 324/1, Village pedheli Taluka Nashik Dist- Jalgaon, to _____ by registered agreement dated 13-2-2013, registered on _____ bearing registration no. 1813, registered at Haveli no. 4, Sub-Registrar, Nashik.

I state that the said flat and its undivided interest in the land is free from all encumbrances of whatsoever nature. I state that I have not entered into any agreement in respect of the said flat with any third party or with the said flat purchaser except by the said registered agreement. I state that I will not cancel the said agreement of the said flat without prior written intimation to the Corporation Bank.

4. I state that I have given consent to mortgage the said flat with the Corporation Bank and the said Bank will create its charge on the said flat.

5. We state that we have not availed of any project finance from any Bank or Financial Institution for construction of the flats.

Or

We have taken loan from _____ bank as project loan and the No Objection cum release letter of the stated Bank is enclosed for your Records.

(Tick whichever is applicable)

I state that the abovementioned contents of the said paragraphs are true and correct to the best of my knowledge, belief and information and I swear this affidavit today on this 13 day of March, 2013 at Nashik.



BEFORE ME

NAMDEO S. GITE Advocate & Notary 5-A, New Kulkarni Society, Old Ashram Road, Nashik-2



IDENTIFIED BY I know the Affiant

133360/133483 - 8 MAR 2013

NITHIN SURESH ASODEKAR, Jalgaon

Pradip Banait, Jalgaon

w/ r. one Hundred Twenty

Roll No. 06/03/2013

ऑफिसर / मॅनेजर

For Bappa Shelters



LETTER OF CONFIRMATION FROM THE BUILDER/PROMOTER FOR
HAVING NOTED THE BANK'S CHARGE /LIEN ON THE FLAT/APARTMENT

From:
M/s

(Name of the builder/promoter)
To,
Corporation Bank, JALGAON
Dear Sir,

Subject: Noting of lien/charge in respect of flat/apartment bearing no B-12 in the
3rd floor in the multistoried building by name Ashapara Anelace
Constructed by us and purchased by Mr. Nitin Suresh
Asodekar

Wit reference to your joint letter dated, I/We confirm having noted your
lien/charge over the flat/ apartment bearing no B-12 in the 3rd floor in the
multistoried building by name Ashapara which has been constructed by us
and purchased by and taken possession of by Mr. Nitin Suresh
Asodekar in favor of
Corporation Bank, Jalgaon

Further, I/we undertake not to allow transfer of the said flat/ apartment or relative
share/title deed in favor of third party without the written consent of Corporation Bank,
Jalgaon.

Place: Nasik

Date: 13-03-2013

For Bappa Shetkar's
Uda Kulkarni
Proprietor
Signature of the builder/promoter

- + VALUATION & INDUSTRIAL CONSULTANT FOR TECHNO-ECONOMIC FEASIBILITY & PROJECT FINANCE.
 - + CONSULTANTS FOR PROJECTS INCLUDING MEGA - INFRASTRUCTURE PROJECTS.
 - + MONITORING AGENCY OF BANKS & FINANCIAL INSTITUTIONS FOR REHABILITATION/MODERNIZING OF INDUSTRIES
 - + ON THE APPROVED PANEL OF VALUERS/STOCK AUDITOR/TECHNICAL INDUSTRIAL CONSULTANTS
- | | | | |
|--------------------------------|------------------------------------|-------------------------|-----------------|
| 1) ALLAHABAD BANK | 8) BANK OF MAHARASHTRA | 15) CANARA BANK | 22) MSFC |
| 2) BANK OF BAROOA | 9) CENTRAL BANK OF INDIA | 16) STATE BANK OF INDIA | 23) SICOM LTD. |
| 3) BANK OF INDIA | 10) ABHYUDAYA CO-OP BANK LTD. | 17) SYNDICATE BANK | 24) IDBI BANK |
| 4) THANE JANATA SAH. BANK LTD. | 11) DOMBIVLI NAGARI SAH.BANK LTD. | 18) UNION BANK OF INDIA | 25) DENA BANK |
| 5) CORPORATION BANK | 12) INDIAN OVERSEAS BANK | 19) VIJAYA BANK | 26) INDIAN BANK |
| 6) PUNJAB NATIONAL BANK | 13) SHAMRAO VITHAL CO-OP BANK LTD. | 20) MAH. GRAMIN BANK | 27) HUDCO |
| 7) NKGSB CO-OP BANK LTD. | 14) ORIENTAL BANK OF COMMERCE | 21) INDIAN OIL CORPN. | 28) HDFC BANK |

Valuation Report

For – Residential Flat No. B-12, B Wing,
At – Ashapura Enclave, Pathardi Deolali Link Road, Nashik.
Belonging to
Mr. Nitin Suresh Asodekar
For – Corporation Bank, Jalgaon Branch, Jalgaon

M.C.BHIDE
CHIEF EXECUTIVE

B.E.(CIVIL) Hons., L.L.B., F.I.I.B.E., F.I.E.(IND) M.A.C.I.(U.S.A) M.I.C.I.

M.A.C.C.E., F.I.C.A., F.I.V., F.I.W.W.A., F.I.P.W.E., M.A.C.E.(I) I.R.S.E. (Retd)

 CONSULTING ENGINEER & VALUER, PROJECT & CONSTRUCTION MANAGEMENT CONSULTANT, GOVT. APPROVED VALUER,
REGISTRATION NO. CAT 1-18 OF 1988 PANEL VALUER FOR MUMBAI HIGH COURT, LIQUIDATOR FOR BANK FOR LAND & BUILDINGS,
PLANT & MACHINERY ETC. FORMER CHIEF ENGINEER, INDIAN RAILWAYS
JT. PRESIDENT INDIAN SOCIETY OF STRUCTURAL ENGINEERS

1. Main Office	: 9, Ground Floor, Greenfield Premises C.H.S., Raikar Marg. Off. Sitadevi Temple Road, Mahim (W) Mumbai-400016. Tel.No. (0) 24442190/91/2812 Fax. 24442746.
2. Fort Office	: Joshi Joshi & Co. 3 rd Floor, Shree Mahavir Chamber, 1/5 Banaji Street, Fort, Mumbai 400 001. Tel. 22040785 E-mail: joshijoshico@yahoo.co.in
3. Bandra Office	: 3G, Siddhivinayak Chamber, Opp. MIG Cricket Club, Gandhinagar, Bandra (East) Mumbai - 400 051 Tel. 26555758 Mob. 9821028826 E-mail sandip_sule@gmail.com
4. Virar Office	: Basement No.22, Mirza Nagar, Opp. Railway Bridge, Virar (East) Dist. Thane - 401 303. Tel. (95250) 2520693, 2521703 E-mail: apte.sunil@gmail.com
5. Pune Office	: Ground Floor, Flat No.1, Gaurav Apartment, Opp.Sangam Press, Kothrud, Pune - 411 013. Tel.No. 25436714. Telefax - 25411878 E-mail: avinashbhide@yahoo.com
6. Nashik Office	: 3, Pradhan Park, M.G. Rd., Nashik - 422 001 Telefax: (0253) 2313367. Mob. 9850751098. Email: nitindate1965@rediffmail.com
7. Dhule Office	: Ganpule Datta Mandir Complex, Office No.1, Lane No. 04, Dhule. Tel. (02562) 235993. Mob. No. 9881239394, Email: sangrami@yahoo.com
8. Pen Office	: Hajare Niwas, Opp. Subodh Vidyalaya, Kasar Ali, Pen. Dist. Raigad. Tel.: (02143) 254175. Mob. - 94238 37588 E-mail - raj_karde1@yahoo.com
9. Ichalkaranji Office	: Lokmanya Nagar, Behind Dayal Marble. Korochi, Ichalkaranji - 416 115. Mob.: 9730334388
10. Nagpur Office	: Bungalow No. 8, Rajat Villa, Behind Jayashree talkies, Old Cotton Market, Nagpur - 440 018.
11. Chennai Office	: "Manasam" Old No. 2, New No. 4, 4th Cross 6th Street, Surendranagar, Adambakam, Chennai - 600 088.
12. Hyderabad Office	: Unit No. 120, YMCA Complex, 1st Floor, Near UCO Bank, S.P. Road, Secunderabad - 500 003. Tel. 044-22456099 / 6553 Tel. 040-27701741, Mobile 9440061510, 9394561510
13. Kolkata Office	: 7, Waterloo Street, Kolkata - 700 069, Tel. 033-22483042, 22437460.
14. Delhi Office	: 16A / 20 WEA, Main Ajmal Khan Road, Karol Bagh, New Delhi - 110 005. Tel. : 011-25716777
15. Goa Office	: "Gandhar", Alto Torda, Alto Porvorim, Goa - 403 521. Tel.No. (0832) 241262.
16. Sangli Kolhapur Office	: 247, Prabha, Narsobha Bol, Behind Maruti Temple, Gaobag, Sangli - 416 416. Tel. : (Res.) 0233 - 333153, Factory - 312184
17. Hubli Office	: New Gujrat Bhavan, Hubli. Tel. : 0836 - 353489
18. Belgaon Office	: Plot No. 83, APMC Road, Sangmeshwar Nagar, Belgaon. Tel. : 0831 - 477044
19. Vadodara Office	: M/s. M & M Brothers, 601, Silver Apartments, Elore Park, Subhanpura Road, Vadodara - 390023 Mob.No. 94267 62480 Tel.: (0) (0265) 2291327 Email: msjogdand 2000@yahoo.com
20. Indore Office	: C/o. Shri Shrinivas Mendke, House No. 382A, Sudama Nagar, Indore (MP) 452 009.
21. Jalgaon Office	: 1) M/s. Super Tech Corporation, 6, Stadium Shopping Centre, Jalgaon - 425 001. Mob. : 9823007884, Fax : 2234584. Tel. 2234884. E-mail : vijatradars@yahoo.co.in 2) G. F. Parvali Apt., 257, Baliram Peth, Jalgaon - 425 001. Ph.: 2223604. Mob.9822004038, E-mail : k_shriharsh@yahoo.com

VALUATION REPORT

PARTY : MR. NITIN SURESH ASODEKAR
PLOT NO.39, GAT NO.104, OLD BHAGWAN NAGAR,
NEAR KILBIL SCHOOL, JALGAON-425 001.

PROPERTY : RESIDENTIAL FLAT NO. B-12, B-WING, ASHAPURA
ENCLAVE, CONSTRUCTED ON PLOT NO.2,3 & 4,
C.T.S. NO.7773, PATHARDI-DEOLALI LINK ROAD,
NASHIK.

REFERENCE : PERSONAL DISCUSSION, WE HAD WITH
MR. NITIN ASODEKAR ON 25TH FEB. 2013.

VALUER : **BHIDE ASSOCIATES**
OFFICE NO. 9, GROUND FLOOR,
GREEN FIELD C.H.S.
R.A. RAIKAR MARG,
OFF. SITALADEVI TEMPLE ROAD,
MAHIM (W), MUMBAI - 400016.
(NASHIK DIVISION)

VALUATION REPORT

- 1) **PARTY** : MR. NITIN SURESH ASODEKAR
PLOT NO. 39, GAT NO. 104, OLD BHAGWAN NAGAR,
NEAR KILBIL SCHOOL, JALGAON-425 001.
- 2) **PROPERTY OWNER** : MR. NITIN SURESH ASODEKAR
- 3) **DATE OF INSPECTION** : 26TH FEB. 2013 THROUGH OUR CHIEF
ASSOCIATE MR. NITIN DATE.
- 4) **VALUATION** : BRANCH MANAGER, CORPORATION BANK,
INSTRUCTED BY JALGAON BRANCH, NASHIK.
- 5) **PURPOSE OF** : TO ASSESS MARKET VALUE OF THE ASSET.
VALUATION
- 6) **BRIEF DESCRIPTION** : IT IS GROUND PLUS THREE STORY RCC STRUC-
TURE AND FLAT IS LOCATED ON THIRD FLOOR. THE FLAT ENTRY IS HALL
ENTRY HAVING WOODEN FRAME AND DECORATIVE LAMINATED FLUSH DOOR
SHUTTER. THE FLAT HAS HALL, BALCONY, KITCHEN, MASTER BED ROOM WITH
ATTACHED TOILET BLOCK, ONE BED ROOM, COMMON BATH & W.C. ALL EXTERNAL
WALLS ARE 6" THK. & INTERNAL WALLS ARE 4 1/2" THICK BRICK MASONARY IN
CEMENT MORTAR. THE WALLS ARE SAND FACED PLASTERED FROM OUTSIDE &
NERU FINISH FROM INSIDE. THE FLOORING IN ENTIRE FLAT IS OF VITRIFIED TILES.

BATH ROOM & TOILET BLOCK HAS CERAMIC TILE FLOORING AND DADO OF GLAZED TILES IS PROVIDED UP TO FULL HT ELECTRIFICATION IS CONCEALED. KITCHEN HAS GRANITE PLATFORM & DADO OF GLAZED TILES IS PROVIDED ABOVE KITCHEN PLATFORM UP TO 4' HT. CORPORATION WATER SUPPLY ARRANGEMENT IS DONE THROUGH OVERHEAD TANK OF THE BUILDING UNDERGROUND TANK WITH PUMP IS AVAILABLE FOR STORING AND LIFTING WATER TO OVERHEAD TANK. ELECTRICITY IS THROUGH MSEB LIFT WITH BATTERY BACK UP IS INSTALLED.

7) **PROPERTY MANAGED BY :** MR. NITIN SURESH ASODEKAR

8) **PROPERTY LOCATION :** THE FLAT IS LOCATED ON PATHARDI-DEOLALI LINK ROAD, NASHIK. ALL CIVIC AMINITIES LIKE SCHOOL, HOSPITALS, MARKET AREA, ARE WITHIN 2 KMS DISTANCE. IT IS NEWLY DEVELOPING RESIDENTIAL AREA WELL CONNECTED TO MAIN TRANSPORT AND COMMUNICATION MEDIAS. THE FLAT IS SURROUDED BY :

ON AND TOWARD EAST	-	OPEN SPACE
ON AND TOWARDS WEST	-	STAIRCASE LOBBY
ON AND TOWARDS NORTH	-	FLAT NO. B-11
ON AND TOWARDS SOUTH	-	A-WING

9) **PRESENT AGE/ESTIMATED FUTURE LIFE :** NEW / 50 YEARS
(SUBJECT TO ROUTINE DAILY / WEEKLY / MONTHLY AND YEARLY MAINTENANCE).

10) **BASIS OF VALUATION:** THE STATE AND STATUS OF THE RESIDENTIAL FLAT SEEN ON THE DATE OF VISIT AND THE DOCUMENTS/PLANS AND THE INFORMATION GIVEN BY THE OWNER AND COLLECTED FROM HOUSING AGENTS IN AND AROUND THAT AREA.

11) AREA AND VALUATION: THE TOTAL AREA OF FLAT UNDER CONSIDERATION IS 88.40 SQ. MTRS (INCLUDING PARKING) AND CONSIDERING THE PREVAILING MARKET RATES IN THAT AREA I.E. RS. 26,900.00 PER SQ. MTR. THE TOTAL VALUATION WILL BE AT RS. 23,77,960.00 SAY RS. 23,78,000.00.

I CERTIFY THAT THE TOTAL VALUATION OF RESIDENTIAL FLAT NO. B-12, B-WING, ASHAPURA ENCLAVE, CONSTRUCTED ON PLOT NO. 2, 3 & 4, C.T.S. NO. 7773, PATHARDI-DEOLALI LINK ROAD, NASHIK BELONGING TO MR. NITIN SURESH ASODEKAR IS AT RS. 23,78,000.00 (RUPEES TWENTY THREE LACS SEVENTY EIGHT THOUSAND ONLY). THE REALISABLE VALUE OF THE ASSET IS AT RS. 21,50,000.00.



A handwritten signature in black ink, appearing to be "Nitin Date".

NITIN DATE

CHIEF ASSOCIATE
BHIDE ASSOCIATES
NASHIK REGION

DECLARATION

I HEREBY DECLARE THAT :

- (a) THE OPTION ABOUT VALUATION AND INFORMATION FURNISHED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- (b) WE HAVE NO DIRECTOR INDIRECT INTEREST IN THE PROPERTY VALUED.
- (c) OUR REPORT DOES NOT COVER CHECK OF OWNERSHIP, TITLE CLEARANCE OR LEGALITY THIS VALUATION REPORT IS PURELY AN OPINION AND HAS NO LEGAL AND CONTRACTUAL OBLIGATIONS ON OUR PART. THE RATES ARE BASED ON CURRENT MARKET CONDITION AND THESE MAY VARY WITH TIME.
- (d) UNLESS OTHERWISE SPECIFIED THE VALUATION IS BASED ON FREE AND TRANSFERABLE TITLE WITHOUT ANY HINDRANCE LIKE TENANCY ETC.
- (e) THE VALUATION IS BASED ON THE VISIT AND THE INFORMATION GIVEN BY THE PARTY.
- (f) THE VALUATION IS SUBJECT TO CLEAR AND MARKETABLE TITLE AND ADEQUACY OF ENGINEERING / STRUCTURAL DESIGN, DEED OF DECLARATION FOR COMMON AREA ETC.
- (g) OUR LIABILITY ON THIS ASSIGNMENT (WHETHER ARISING FROM THIS ASSIGNMENT, NEGLIGENCE OR WHATSOEVER) IS LIMITED IN RESPECT OF ANY ONE EVENT OR SERIES OF EVENTS TO THE ACTUAL LOSS OR DAMAGE SUSTAINED SUBJECT TO MAXIMUM OF THE 80% OF THE PROFESSIONAL FEES FOR THE SERVICE RENDERED.
- (h) IN NO EVENT SHALL VALUER BE HELD RESPONSIBLE OR LIABLE FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES AS THE ASSIGNMENT HAS BEEN COMPLETED ON BEST EFFORT, KNOWLEDGE AND BELIEF.
- (i) PHOTO COPY OF DOCUMENTS MENTIONED IN THE REPORT WERE REFERRED BY US AND THIS VALUATION REPORT SHOULD BE READ ALONG WITH IT.
- (j) THIS VALUATION REPORT WILL REMAIN VALID ONLY FOR THE PURPOSE FOR WHICH IT IS MADE.
- (k) EMPHASIS OF THIS REPORT IS ON THE VALUE OF THE PROPERTY AND NOT ON THE AREA MEASUREMENT OR TITLE VERIFICATION OF THE PROPERTY AND IS BASED ON MARKET RATE.
- (l) BANK AUTHORITIES ARE REQUESTED TO CONTACT VALUER IN CASE OF ANY DOUBTS OR DISCREPANCY.

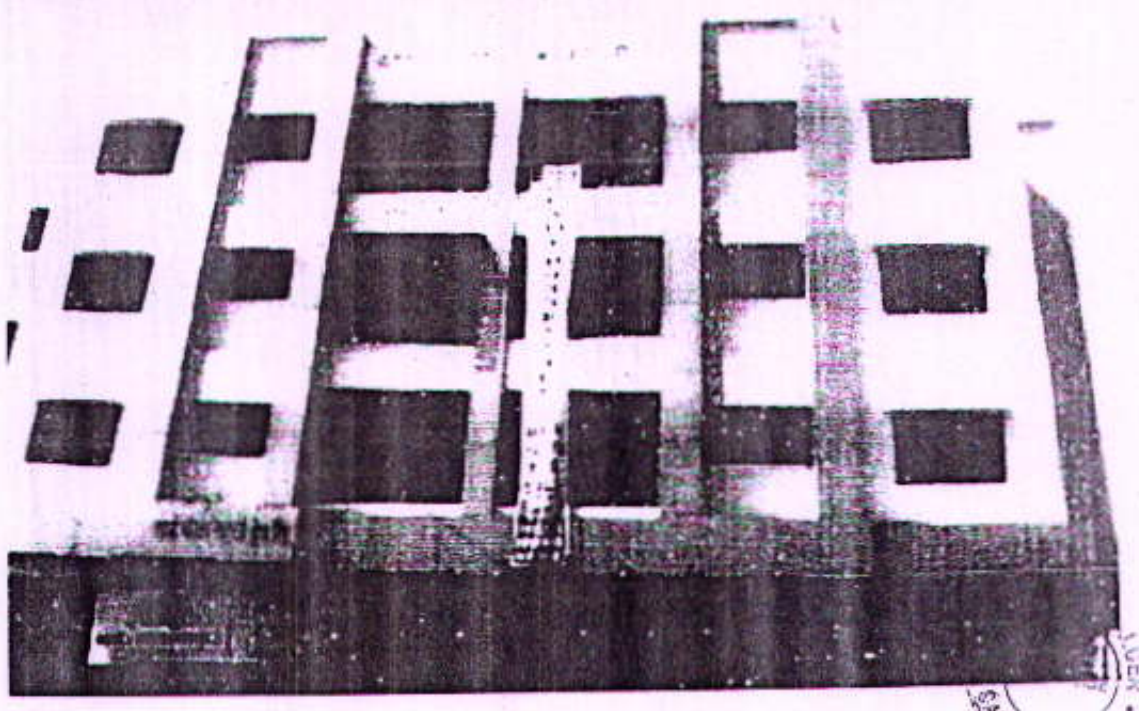
Place : Nashik



A handwritten signature in black ink, appearing to read "M. C. Bhide".

(M. C. Bhide)
Registered Valuer
Registration No. CAT-1-18 of 1988

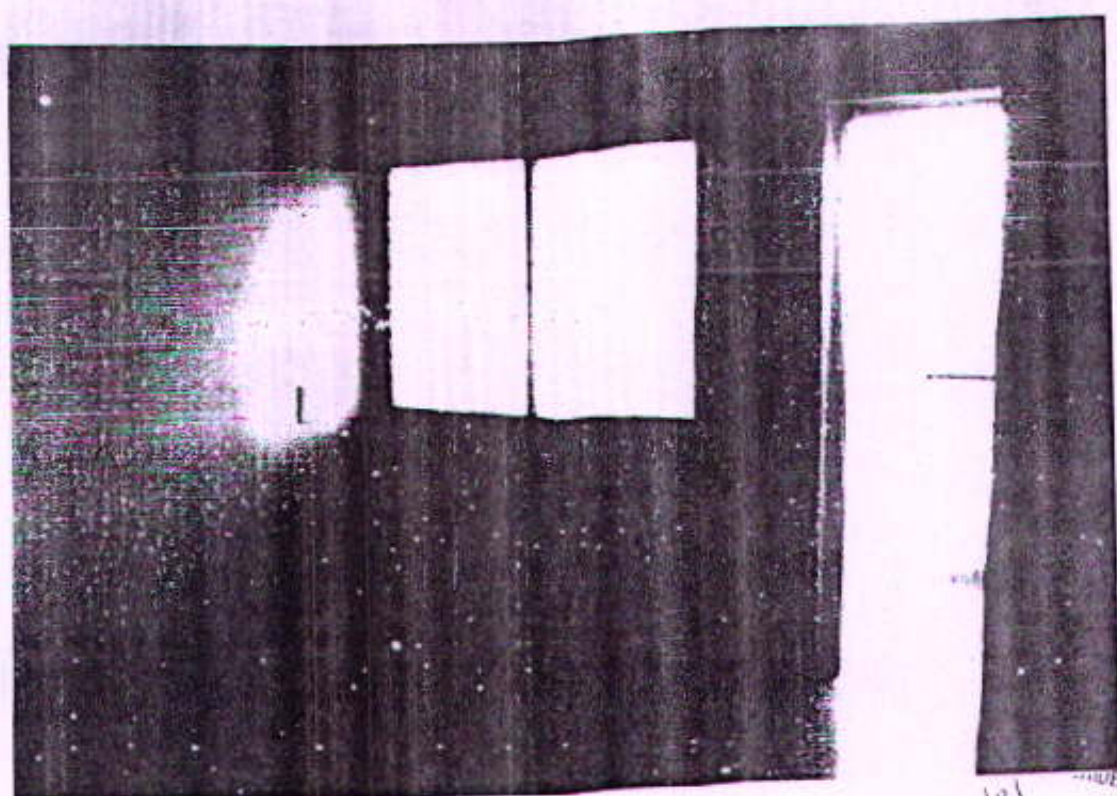
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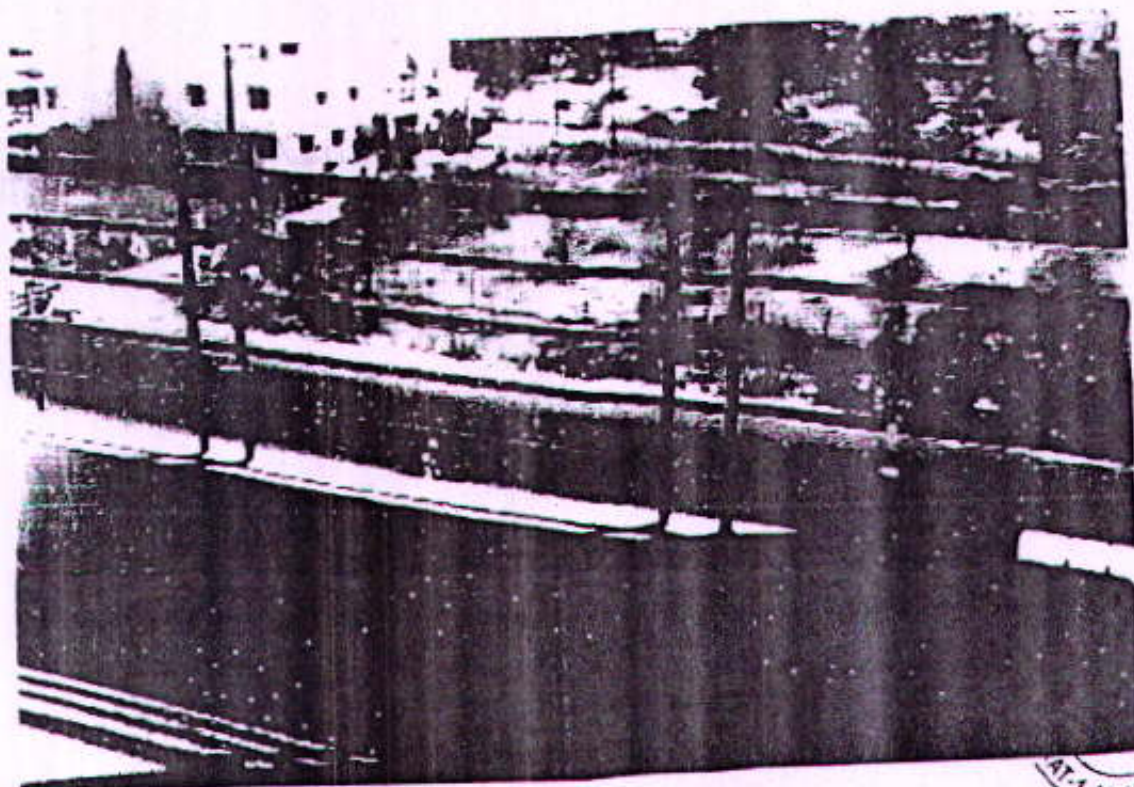
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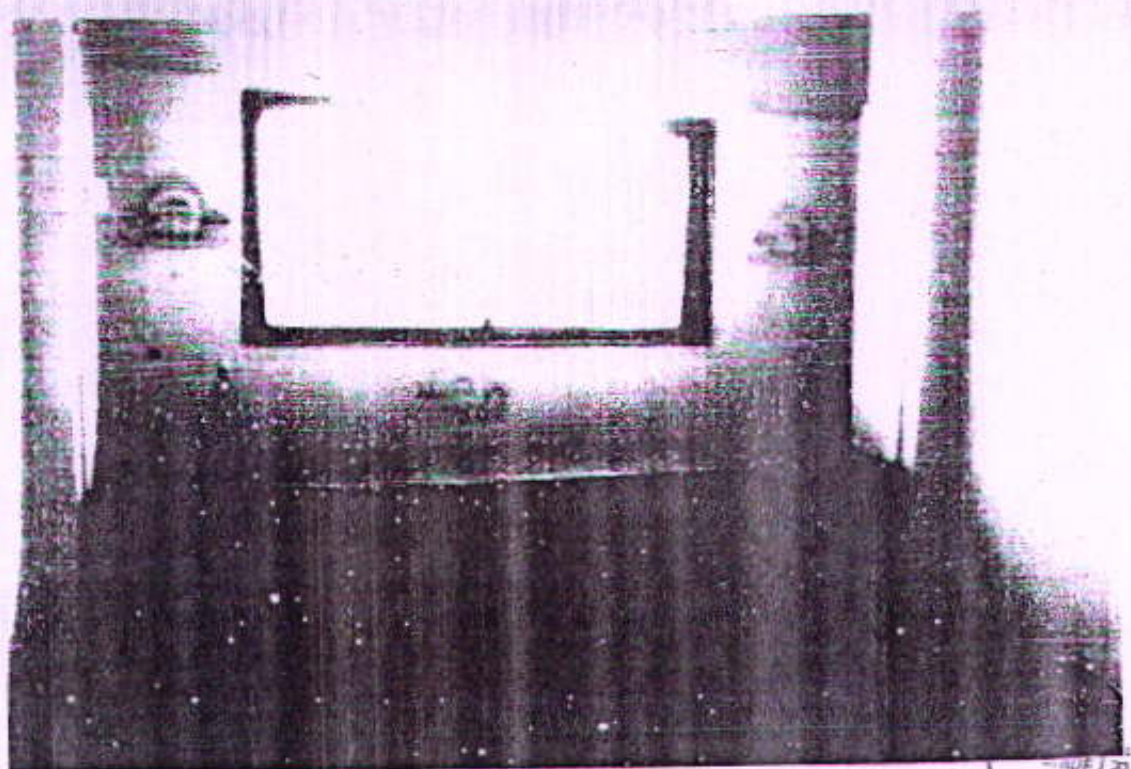
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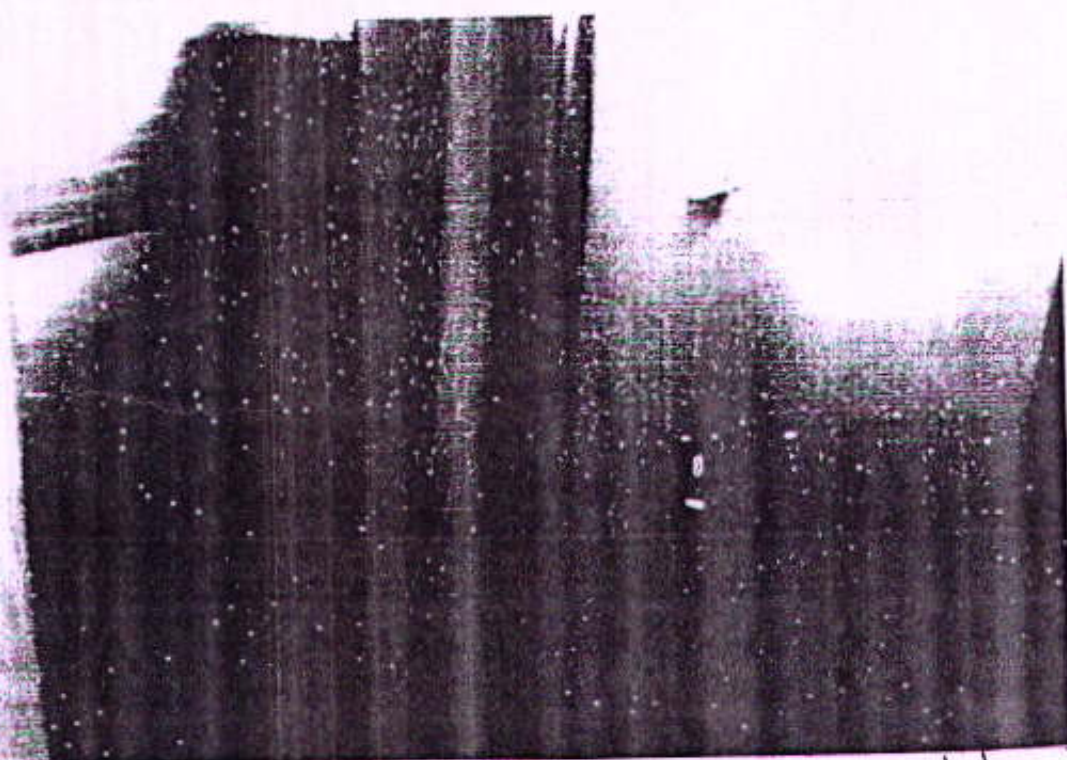
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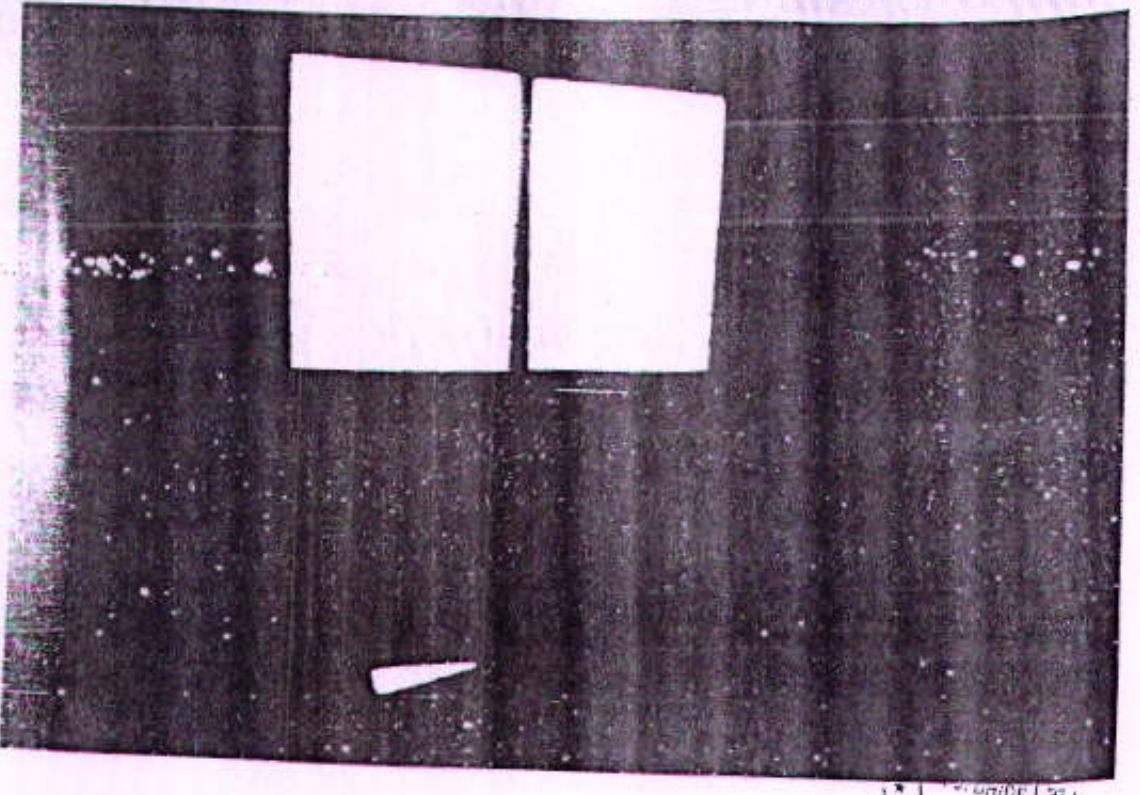
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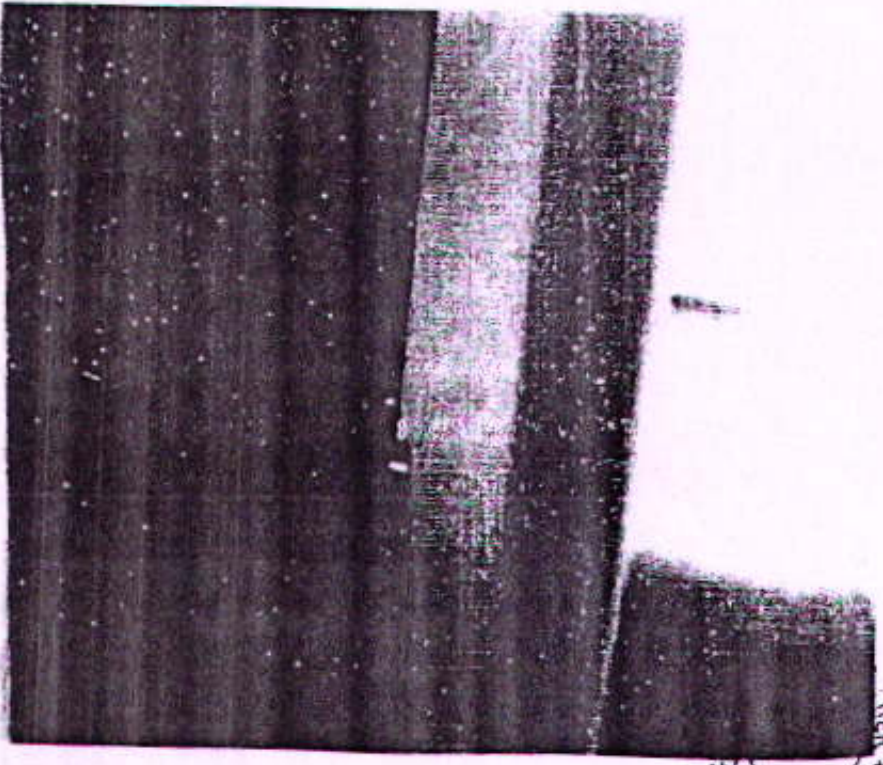
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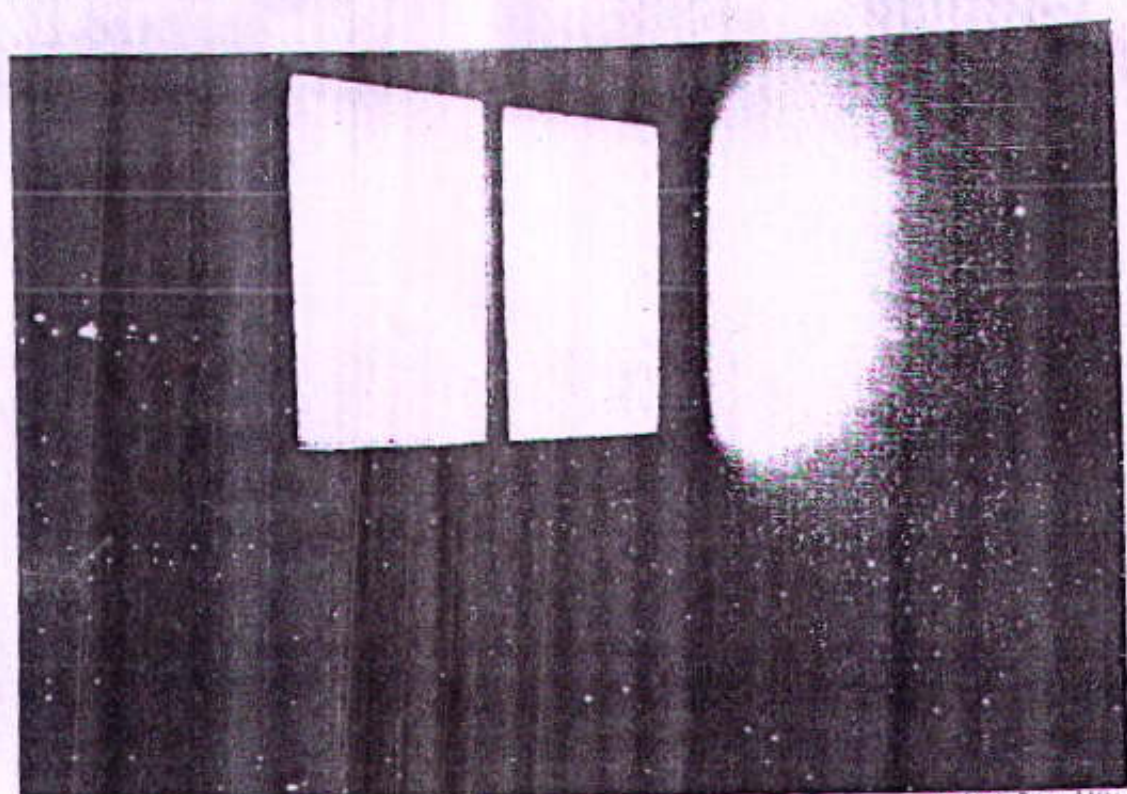
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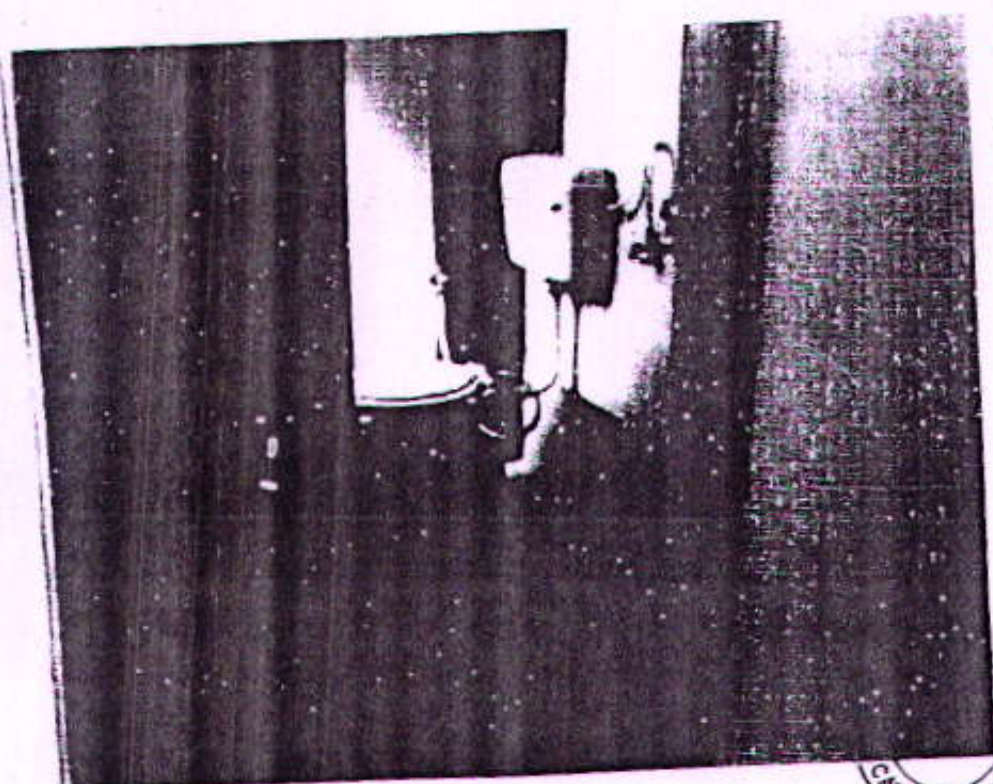
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