

	Lift	
	Protected Water Supply	No
	Underground Sewerage	Yes
	Car Parking - Open/ Covered	Yes
	Is Compound wall existing?	Yes, Covered
	Is pavement laid around the Building	Yes,
	Yes,	
<b>III.</b>	<b>FLAT</b>	
1.	The floor on which the flat is situated	
2.	Door No. of the flat	On Ground Floor
3.	Specifications of the flat	Flat No.101
	Roof	
	Flooring	RCC
	Doors	Vitrified
	Windows	Wooden
	Fittings	Sliding
	Finishing	Concealed
4.	House Tax	Good
	Assessment (Index) No.	No.
	Tax paid in the name of	Not Provided
	Tax amount	---
	---	---
5.	Electricity Service Connection no.	Not Provided
	Meter Card is in the name of	---
6.	How is the maintenance of the flat?	Good
7.	Agreement To Sale executed in the name of	Mr. Dattu Allies Datta Sopan Pawar & Mrs. Anita Dattu Allies Datta Pawar.
8.	What is the undivided area of land as per Agreement To Sale?	Please Refer Agreement To Sale
9.	What is the plinth area of the flat?	N/A
10.	What is the floor space index (app.)	Please Referred Approved Plan
11.	What is the Carpet Area of the flat?	N/A
12.	Is it Posh/ I class / Medium / Ordinary?	Medium
13.	Is it being used for Residential or Commercial purpose?	Residential
14.	Is it Owner-occupied or let out?	Self Occupied
15.	If rented, what is the monthly rent?	N/A
<b>IV.</b>	<b>MARKETABILITY</b>	
1.	How is the marketability?	Good
2.	What are the factors favoring for an extra Potential Value?	Property is located in fully developed locality
3.	Any negative factors are observed which affect the market value in general?	No
<b>V.</b>	<b>RATE</b>	
1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with Same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Rs.27000.00/Sqm to Rs.30,000.00/Sqm
2.	Assuming it is a new construction, what	Rs.30,000.00/Sqm



**Govt. Value Of Property:**

Present Govt. Rate For-Flat (As per ready Reckoner Chart No.27.1) Rs.25,000.00/Sqm  
Deprecation 02 to 05 Years 95% = Rs.23,750.00/Sqm X 87.10Sqm = Rs.20,68,625.00  
Govt. Value Of Flat = **Rs.20,68,625.00**

Govt. Value	
Market Value	Rs. 20,68,625.00
Realizable Value ( 95% )	Rs. 26,13,000.00
Distress Value (75%)	Rs. 24,82,350.00
	Rs.19,59,750.00

**Certificate of Branch Officials**

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on, \_\_\_\_\_ we are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

Date:

Signature

(Name of the Branch Manage With Official Seal)

As a result of my appraisal and analysis, it is my considered opinion that the present market Value of the above property in the prevailing condition with aforesaid specifications is **Rs.26,13,000.00/-** (In Word Rs. Twenty Six Lacks Thirteen Thousand Only)

The book value of the above property is **Rs. 20,68,625.00/-** (In Word Rs. Twenty Lacks Sixty Eight Thousand Six Hundred Twenty Five Only.)

The Realizable value **Rs.24,82,350.00/-** (In Word Rs. Twenty Four Lacks Eighty Two Thousand Three Hundred Fifty Only.)

The Distress value **Rs.19,59,750.00/-** (In Word Rs. Nineteen Lacks Fifty Nine Thousand Seven Hundred Fifty Only.)



	is the adopted basic composite rate of the flat under valuation after comparing with the specifications & Other factors with the flat under comparison (Give details).	
3.	Break. up for the rate	
	i) Building + Services	
	ii) Land + Others	N/A
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	N/A
VI	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	Present Govt. Rate For - Flat (As per ready Reckoner Chart No.27.1) Rs.25,000.00/Sqm.
a.	Depreciated building rate	
	Replacement cost of flat with Services(v (3) i)	N/A
	Age of the building	
	Life of the building estimated	04 Years
	Depreciation percentage assuming the salvage value as 10%	56 Years
	Depreciated Ratio of the building	
b.	Total composite rate arrived for valuation	N/A
	Depreciated building rate VI (a)	
	Rate for Land & other V (3) ii	N/A
	Total Composite Rate	N/A
		Rs.30,000.00/Sqm

**Details of Valuation:**

Sr. No.	Description	B/Up Area In Sqm	Rate per Sqm In Rs.	Estimated value In Rs.
1.	Present value of the flat (incl. car parking, if provided)	87.10Sqm	Rs.30,000.00	Rs.26,13,000.00
2.	Wardrobes	--	--	--
3.	Showcases	--	--	--
4.	Kitchen Arrangements	--	--	--
5.	Superfine Finish	--	--	--
6.	Interior Decorations	--	--	--
7.	Electricity deposits / electrical fittings, etc.	--	--	--
8.	Extra collapsible gates / grill works etc.	--	--	--
9.	Potential value, if any	--	--	--
10.	Others	--	--	--
	<b>Total</b>	--	--	Rs.26,13,000.00

In Word Rs. Twenty Six Lacks Thirteen Thousand Only.



10.	Coming under Corporation Limit / Village Panchayat / Municipality	Grampanchayat of Ozar Mig	
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	N/A	
12.	Boundaries of the property		
	North	As Per Documents	As Per Site
	South	Side Margin & Plot No. 02	Side Margin & Plot No. 02
	East	Side Margin & Gut No. 2008	Side Margin & Gut No. 2008
13.	West	Side Margin & Plot No. 04	Side Margin & Plot No. 04
	Dimensions of the site	Side Margin & 12 Mtr Road	Side Margin & 12 Mtr Road
		A	B
	North	As Per the Deed	Actual
	South	N/A	
	East	N/A	
14.	West	N/A	
	Extent of the site	87.10Sqm	
15.	Extent of the site considered for valuation (least of 13 A & 13 B)	87.10Sqm	
16.	Whether occupied by the owner /tenant? If Occupied by tenant, since how long? Rent Received per month.	Self Occupied	

II. APARTMENT BUILDING		
1.	Nature of the Apartment	Good
2.	Location	Near Saidham Mandir, Yamuna Nagar, Ozar Mig, Tal. Niphad & Dist. Nashik. - 422206.
	T.S.No.	--
	Block No.	Residential. Flat No.101
	Ward No.	--
	Village/ Municipality / Corporation	Grampanchayat Of Ozar Mig
	Door No. Street or Road (Pin Code)	Near Saidham Mandir, Yamuna Nagar, Ozar Mig, Tal. Niphad & Dist. Nashik. - 422206.
3.	Description of the locality Residential / Commercial/Mixed	Residential
4.	Year of Construction	2016
5.	Number of Floors	Ground + 3 <sup>rd</sup> Floor
6.	Type of Structure	RCC Structure
7.	Number of Dwelling units in the building	As Per Plan
8.	Quality of Construction	Good
9.	Appearance of the Building	Good
10.	Maintenance of the Building	Good
11.	Facilities Available	



## Laki Architects

Regd. Architects & Govt. Approved Valuers.  
Shop No. 06 & 07 A, Niwas Plaza, B/H. HDFC House, Sharnapur - Trimbak Link Road,  
Nashik - 422002.  
Ph. 0253-2576807, Mob. 9822055985, Mail - vilas\_ved@yahoo.co.in

### VALUATION REPORT (IN RESPECT OF FLATS) (To be filled in by the Approved Valuer)

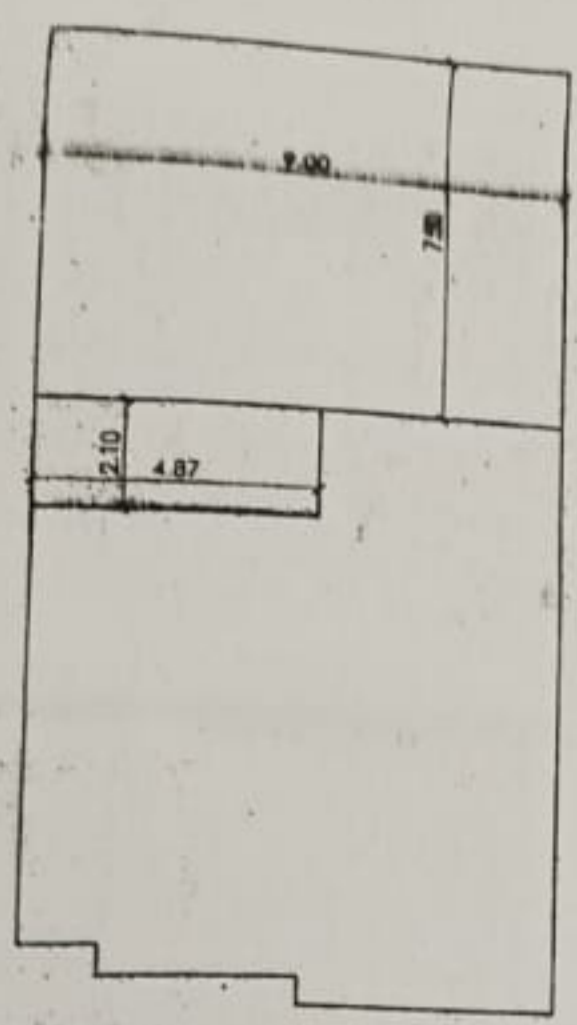
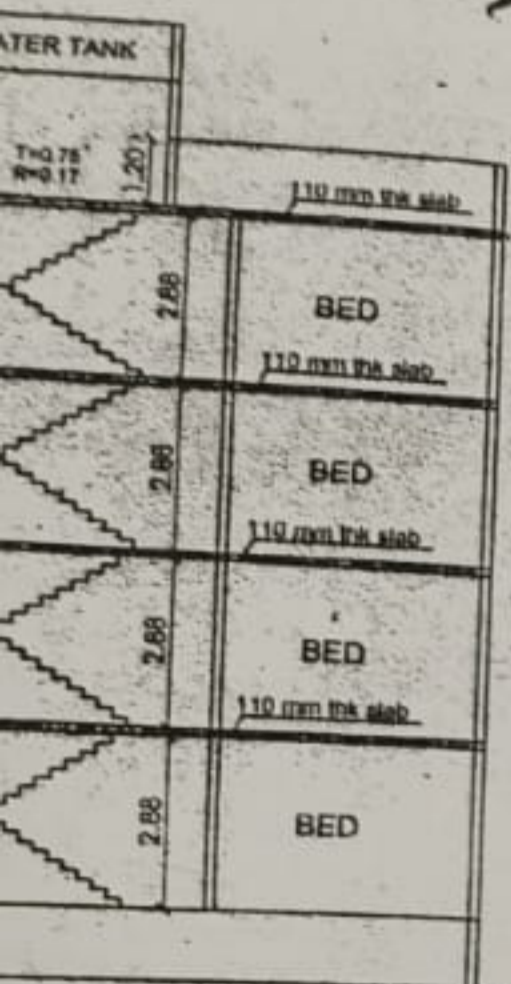
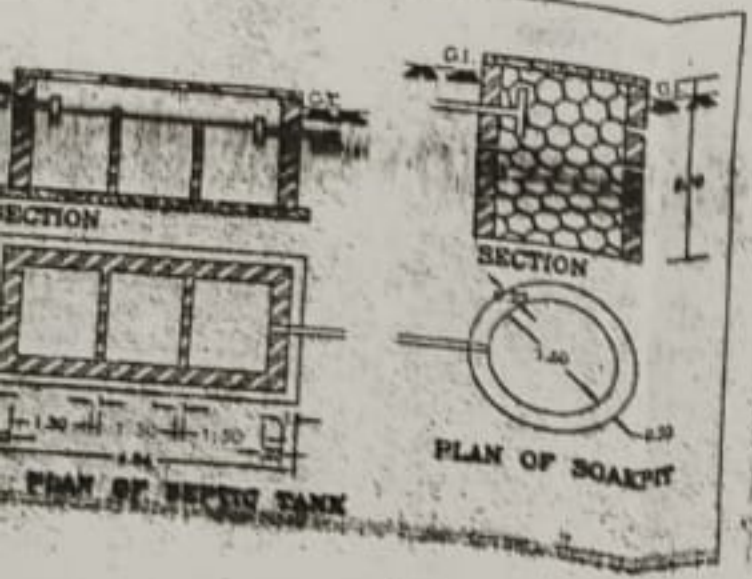
I. GENERAL		
1.	Purpose for which the valuation is made	Loan Purpose
2.	a) Date Of Inspection	09/12/2020
	b) Date On Which the valuation is made	09/12/2020
3.	List Of Documents Produced per perusal	
	i) Agreement To Sale Copy	No. 2269/2020, Dt. 05/12/2020.
	ii) Commencement Certificate Copy	No. 125/2015, Dt. 01/06/2015.
	iii) Approved Building Plan Copy	No. 125/2015, Dt. 01/06/2015.
4.	iv) Occupancy Certificate Copy	No.-----, Dt. 09/12/2016
	Name Of The Owner(s) And his/ their Address (es) With Phone No. (Details of share of each owner in case of joint ownership)	Mr. Dattu Allies Datta Sopan Pawar & Mrs. Anita Dattu Allies Datta Pawar.  Residential Flat No. 101, On, Ground Floor, In "Nirmal Heights -2 " On Plot No. 01, Gat No. 2007/1, Near Saidham Mandir, Yamuna Nagar, Ozar Mig, Tal. Niphad & Dist. Nashik. - 422206.
5.	Brief description of the property	Residential Flat No. 101, On, Ground Floor, In "Nirmal Heights -2 " On Plot No. 01, Gat No. 2007/1, Near Saidham Mandir, Yamuna Nagar, Ozar Mig, Tal. Niphad & Dist. Nashik. - 422206.
6.	Location of Property	
	a) Plot No. / Survey No.	Plot No. 01, Gat No. 2007/1
	b) Door No.	Residential Flat No. 101
	c) T.S. No. / Village	Ozar Mig
	d) Ward/ Taluka	Tal. Niphad
7.	e) Mandal / District	Dist. Nashik
	Postal address of the property	Near Saidham Mandir, Yamuna Nagar, Ozar Mig, Tal. Niphad & Dist. Nashik. - 422206.
8.	City / Town	Ozar Mig
	Residential Area	Yes
	Commercial Area	Yes
	Industrial area	No
9.	Classification of the area	
	i) High / Middle / Poor	Middle Class
	ii) Urban / Semi Urban / Rural	Urban

Page 2 of 10

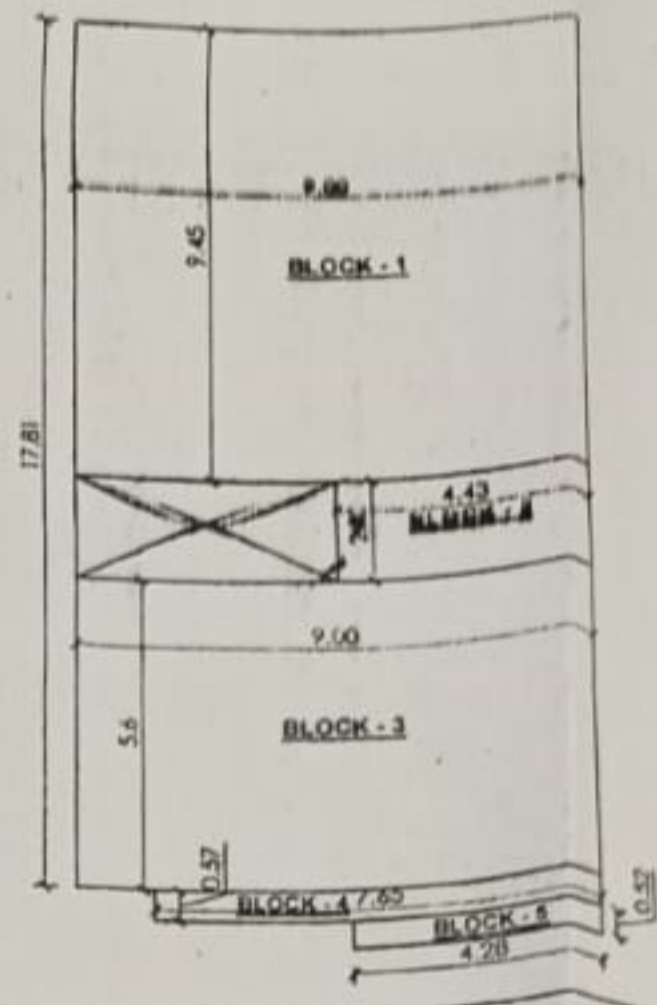
LAKI



# AREA CALCULATION



**BLOCK - 1**  
 $9 \times 7.30 = 65.7$   
**BLOCK - 2**  
 $4.80 \times 2.10 = 10.08$   
**TOTAL = 75.78**  
**GROUND FLOOR**



**BLOCK - 1**  
 $9 \times 9.45 = 85.05$   
**BLOCK - 2**  
 $4.43 \times 2.40 = 10.63$   
**BLOCK - 3**  
 $9 \times 5.6 = 50.4$   
**BLOCK - 4**  
 $7.67 \times 0.57 = 4.37$   
**BLOCK - 5**  
 $4.28 \times 0.52 = 2.22$   
**TOTAL = 152.67**  
**TOTAL = 152.67 X 3 = 458**  
**FIRST, SECOND, & THIRD FLOOR**

**TOTAL GROUND, FIRST, SECOND & THIRD FLOOR**  
**AREA = 75.78 + 458 = 533.78 SQ M**

STAMP

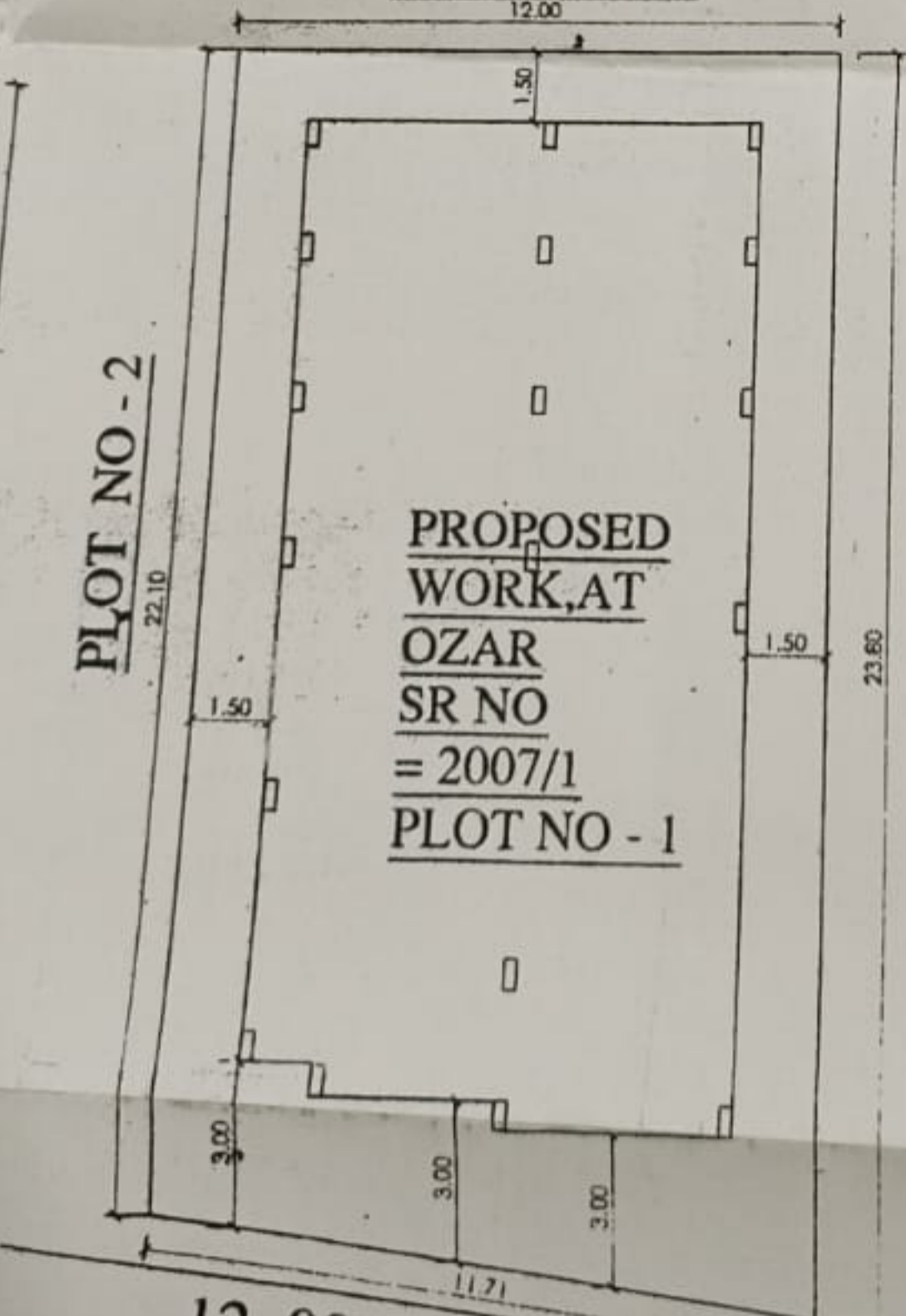
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- AREA OF S
- 1) AREA OF THE
  - 2) PROPOSED GR
  - & THIRD FLOOR
  - 3) TOTAL PRO

OWNER / DEV. OP  
 THIS PLAN IS MADE  
 I CONFIRM THE AB  
 ARCHITECTURAL  
 AS PER THE APP

PROPOSED  
 PLAN IN C  
 PLOT NO  
 AT -OZAR  
 FOR = GA

## PLOT NO - 4



AMENITY PLOT

DOORS AND		WINDOWS	
	SIZE	TYPE	SPECIFICATION
D	1.05 X 2.10	T. W. PANELLED DOOR	
D1	0.90 X 2.10	T. W. PANELLED DOOR	
D2	0.75 X 2.10	T. W. PANELLED DOOR	
W	FULL	M. S. GLAZED WINDOW	
W1	1.20 X 1.20	M. S. GLAZED WINDOW	
W2	0.90 X 1.20	M. S. GLAZED LOVERED	
V	0.60 X 0.60	M. S. GLAZED LOVERED	

COVER PARKING  
 75 SQ M

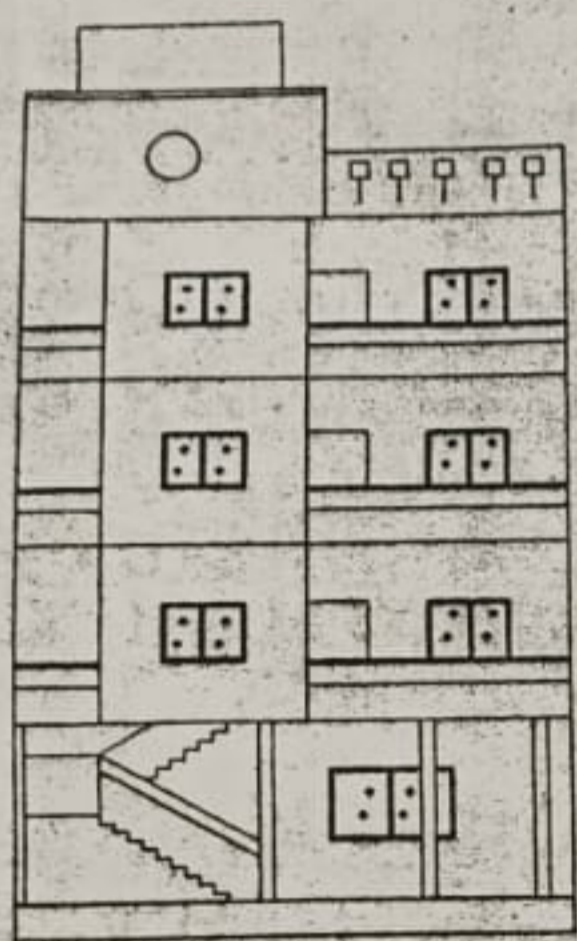
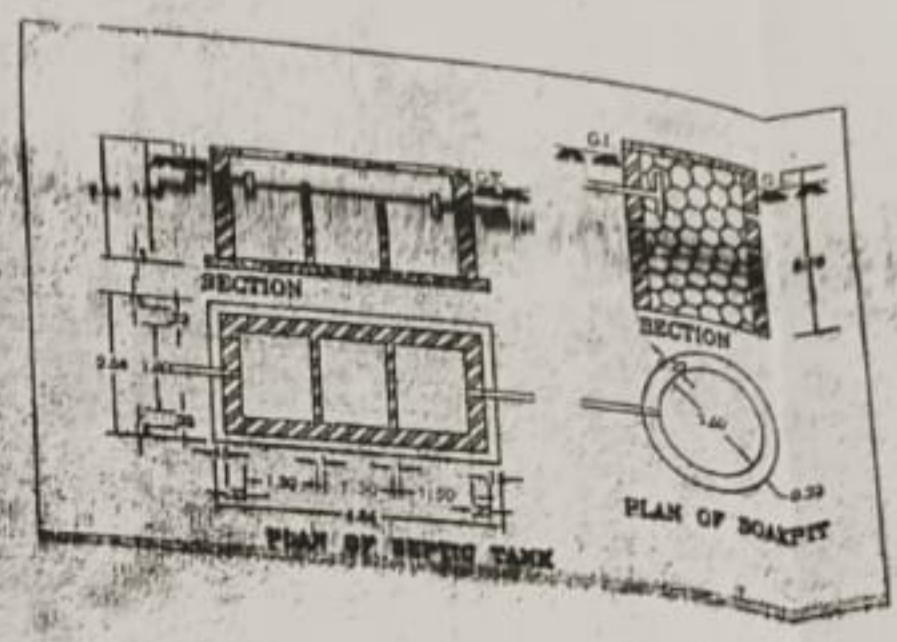
12.00 M WIDE ROAD

**SITE PLAN**  
 (SCALE 1: 100)

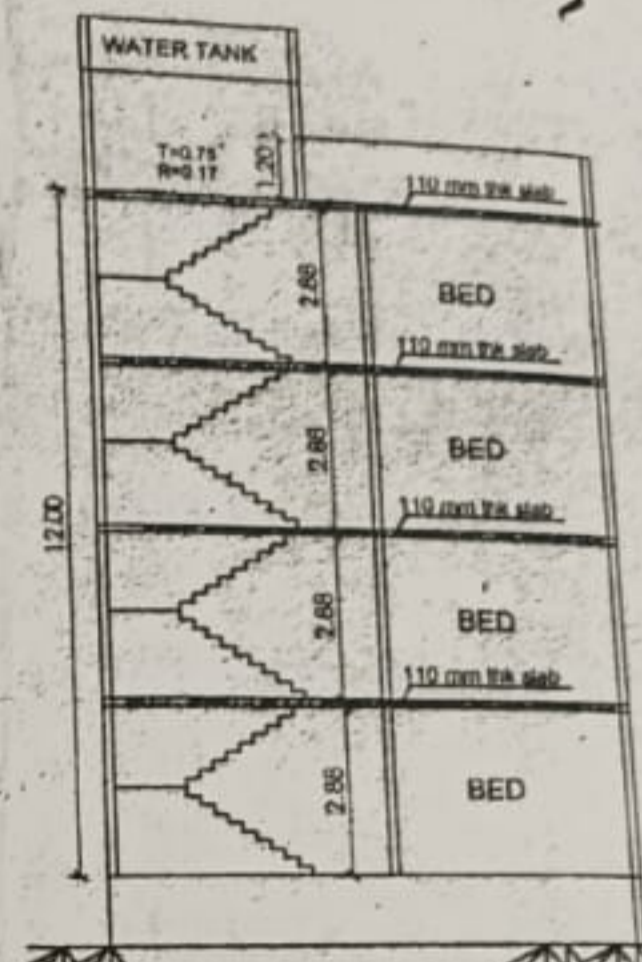
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SIGN

**IDEAL**  
**P.S.PATIL**  
 CIVIL ENGINEER  
 PLANNING,



**FRONT ELEVATION**  
(SCALE 1: 100)

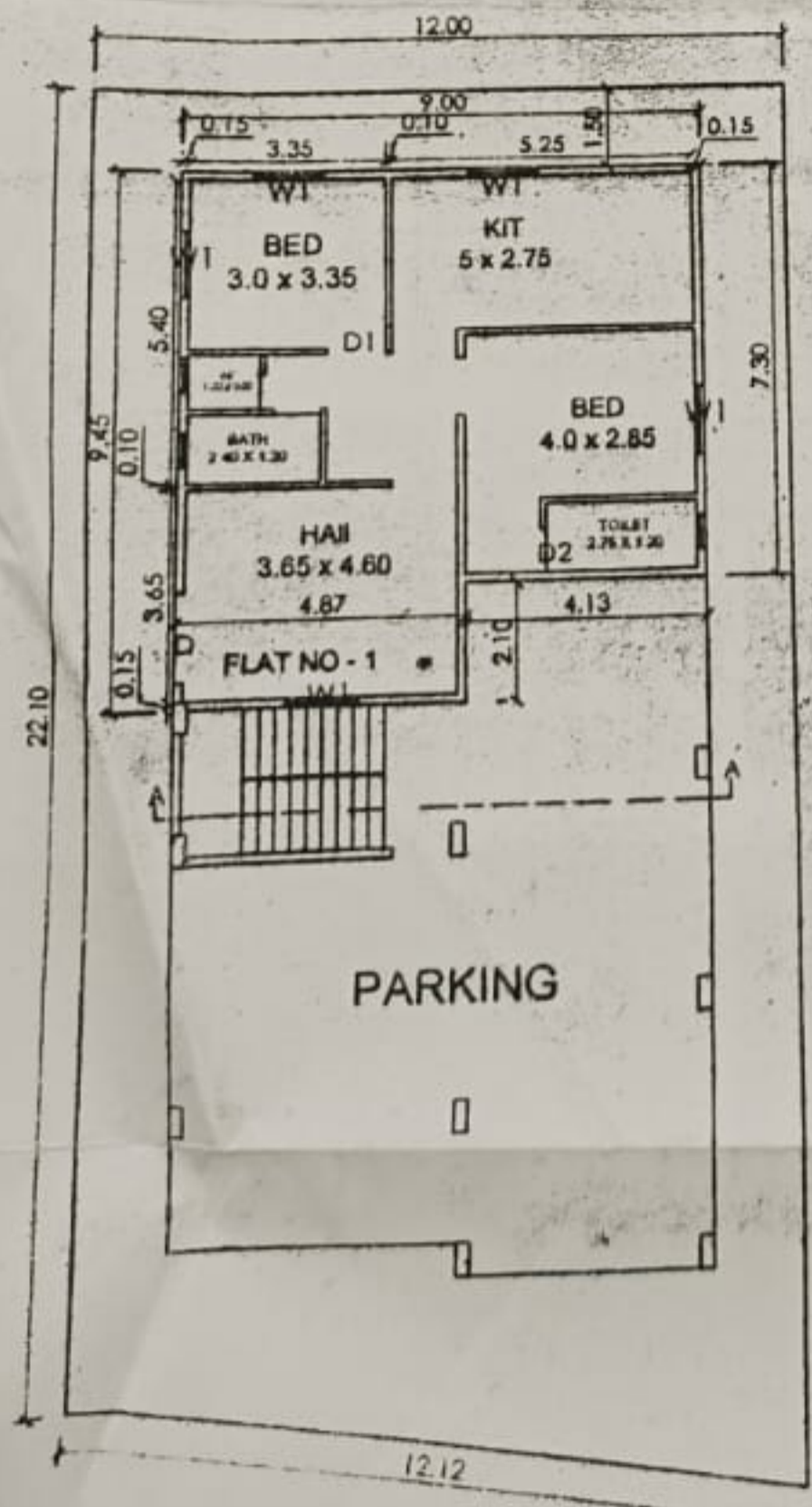


**SECTION AT -A-A**  
(SCALE 1: 100)

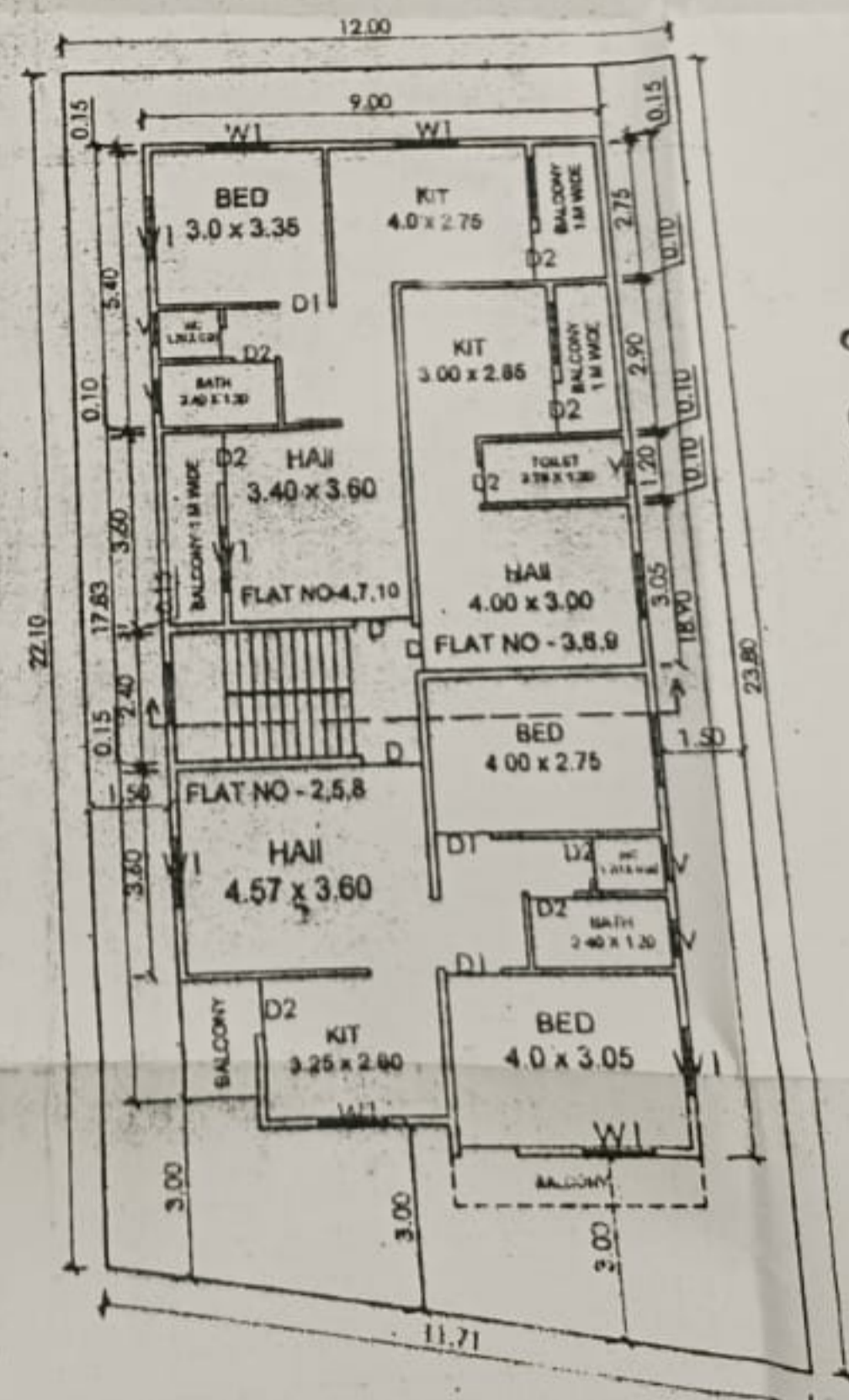
**AREA C**

**BLOCK - 1**  
 $9 \times 7.30 = 65.7$   
**BLOCK - 2**  
 $4.80 \times 2.10 = 10.08$   
**TOTAL = 75.78**  
**GROUND FLOOR**

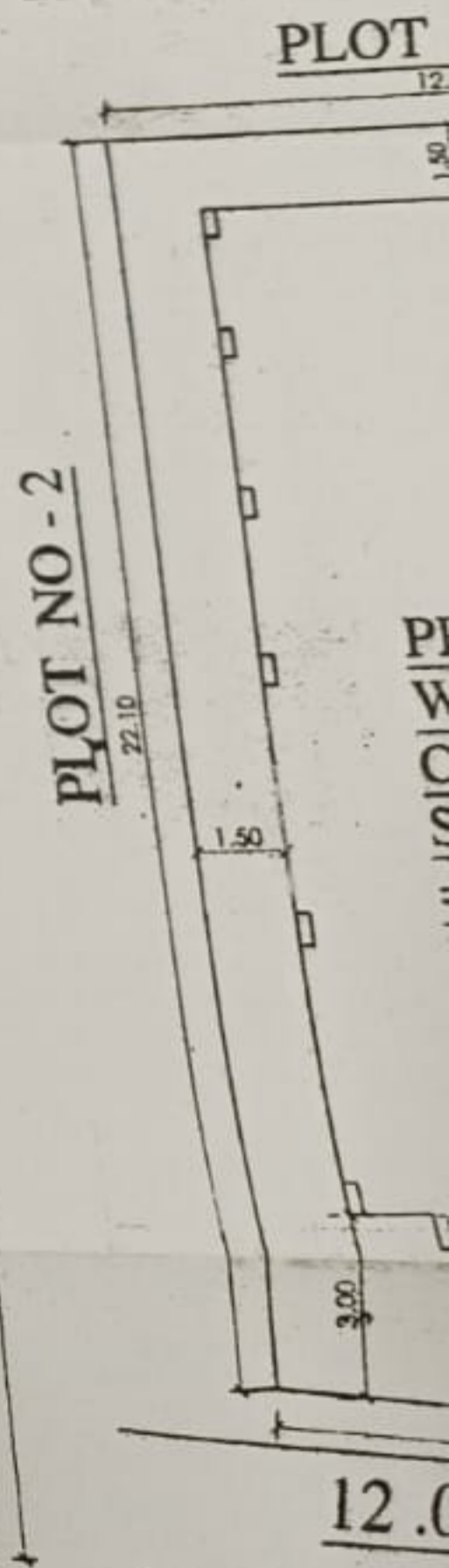
**TOTAL GROUND AREA = 75.78 + 45**



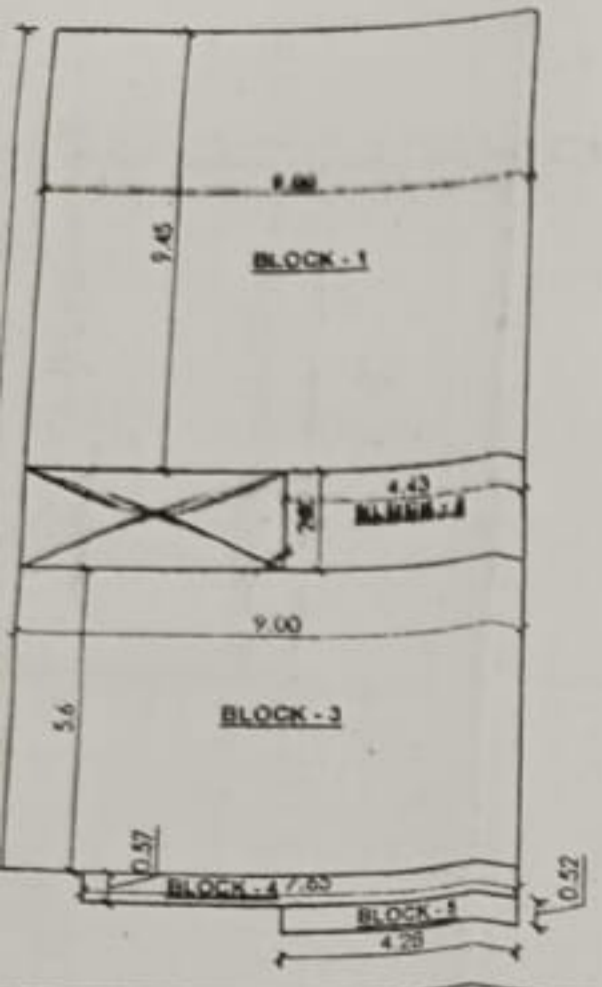
**GROUND FLOOR**



**TYPICAL FIRST, SECOND, & THIRD FLOOR PLAN**



**PLAN**



5.05	<b>BLOCK - 4</b> 7.67 X 0.57 = 4.37
10.63	<b>BLOCK - 5</b> 4.28 X 0.52 = 2.22
	<b>TOTAL = 152.67</b>
	<b>TOTAL = 152.67 X 3 = 458</b>

SECOND, & THIRD FLOOR  
GROUND FLOOR

DOORS AND WINDOWS	SIZE	TYPE SPECIFICATION
1	1.05 X 2.10	T. W. PANELLED DOOR
2	0.90 X 2.10	T. W. PANELLED DOOR
2	0.75 X 2.10	T. W. PANELLED DOOR
	FULL	M. S. GLAZED WINDOW
1	1.20 X 1.20	M. S. GLAZED WINDOW
2	0.90 X 1.20	M. S. GLAZED COVERED
	0.60 X 0.60	M. S. GLAZED COVERED

**COVER PARKING**  
75 SQ M

# STAMP OF APPROVAL

ग्रामपंचायत ओझर (प. नं. ११३)  
जिल्हा, नाशिक  
दिनांक १२/०९/२०२३



*[Signature]*  
ग्रामविकास अधिकारी  
ग्रामपंचायत ओझर (निग)  
ता. निफाड, जि. नाशिक.

*[Signature]*  
सहायक, ग्रामविकास अधिकारी  
ग्रामपंचायत, ओझर (निग)

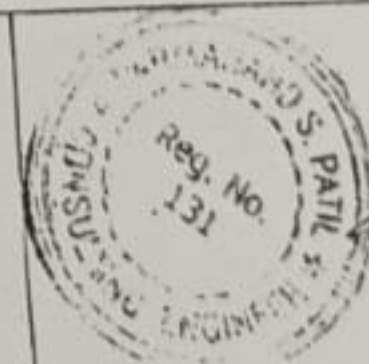
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अध्यक्ष  
ग्रामपंचायत ओझर (निग)  
ता. निफाड, जि. नाशिक.

AREA OF STATEMENT	SQMT.
1) AREA OF THE PLOT	270.15 SQ M
2) PROPOSED GROUND, FIRST, SECOND & THIRD FLOOR B/UP AREA =	533.78 SQ M
3) TOTAL PROPOSED B/UP AREA =	533.78 SQ M

**OWNER / DEVELOPER CONFIRMATION**  
THIS PLAN IS MADE AS PER THE KNOWLEDGE AND SAY OF ITS OWNER. I CONFIRM THE ABOVE STATEMENT & SHALL BE RESPONSIBLE FOR THE ARCHITECTURAL PLANNING AND EXECUTION OF CONSTRUCTION WORK AS PER THE APPROVED / SANCTIONED PLAN IN ALL THE RESPECT.

**PROPOSED RESIDENTIAL & COMMERCIAL PLAN IN CITY SR / GAT NO - 2007/1 PLOT NO - 1. SAI DHAM, OZAR AT - OZAR, TAL - NIPHAD, DIST - NASHIK FOR = GANGAPRASAD SHIVPRASAD SHARMA**

*[Signature]*



*[Signature]*

SIGN - G. S. SHARMA

Er. P S PATIL

**IDEAL BUILDTECH**  
**P.S.PATIL**  
CIVIL ENGINEER & CONSULTING ENGINEER  
PLANNING, ESTIMATE & SUPERVISION

OFFICE  
TUKARAM  
COMPLEX,  
SHOP NO 1  
NH-3 OZAR,  
TAL-NIPAD  
NASIK.



# STAMP OF APPROVAL

श्री. लिक ओडर (मिग)  
आ.क्र. १७७/२५ / विभाग  
ता. निफाड १/६/२५



~~ग्राम विकास अधिकारी  
ग्रामपंचायत ओडर (मिग)  
ता. निफाड, जि. नाशिक.~~

~~सभापति,  
बांधकाम समिती  
ग्रामपंचायत, नाशिक.~~

~~श. उ. बाला~~  
अध्यक्ष  
ग्रामपंचायत ओडर (मिग)  
ता. निफाड, जि. नाशिक.

॥ सत्यमेव जयते ॥

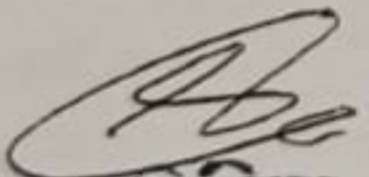
# ग्रामपंचायत कार्यालय, ओझर (मिग)

ता. मिफाड, जि. नाशिक • फोन (०२५५०) २७५०५४


दिनांक : ०९/१२/२०१६

## बांधकाम पूर्णत्वाचा दाखला

सरपंच/ग्रामविकास अधिकारी ग्रामपंचायत ओझर (मिग) ता.मिफाड जि.नाशिक यांचेकडून दाखला देण्यात येती की, श्री.गंगाप्रसाद शिवप्रसाद शर्मा यांनी बिनशेती गट नं.२००७/१ मधील प्लॉट नं.०१ त्याचा गा.पं.मि.नं.७७८९ मध्ये आर.सी.सी. इमारतीचे बांधकाम करून १ ते १० प्लॉटचे बांधकाम पूर्ण केलेले आहे. सदर दाखला गा.पं.नमुना नं.८चे रेकॉर्डनुसार दिला असे.ता.०९/१२/२०१६

  
लिपिक

ग्रामपंचायत, ओझर (मिग)

  
सरापंच  
ग्रामपंचायत, ओझर (मिग), ता.मिफाड, जि.नाशिक



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

**PAWAR DATTA SOPAN**

**SOPAN NAIBATI PAWAR**

**03/05/1982**

Account Number

**BEXPS8709C**

*[Handwritten Signature]*



82



ਭਾਰਤ ਸਰਕਾਰ

GOVERNMENT OF INDIA



ਪਵਾਰ ਦੱਤੂ ਸੋਪਾਨ

Pawar Dattu Sopan

ਜਨਮ ਦਾ ਸਾਲ / Year of Birth: 1982

ਪੁਰਸ਼ / Male

2124 6497 2508



ਆਧਾਰ - ਆਮ ਆਦਮੀ ਦਾ ਅਧਿਕਾਰ