

c) AREA OF TENEMENT (A-B)	504.00
d) TENEMENT PERMISSIBLE AS 220 PER HECTOR	Nos.
e) TENEMENTS PROPOSED	Nos.
PARKING STATEMENT	
a) PARKING REQUIRED BY RULE	
b) GARAGES PERMISSIBLE	AS
c) GARAGES PROVIDED	SHOWN
d) TOTAL PARKING PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/05/2010 & DIMENSION OF ALL SIDES ETC OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLS WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. ACT

Sunil

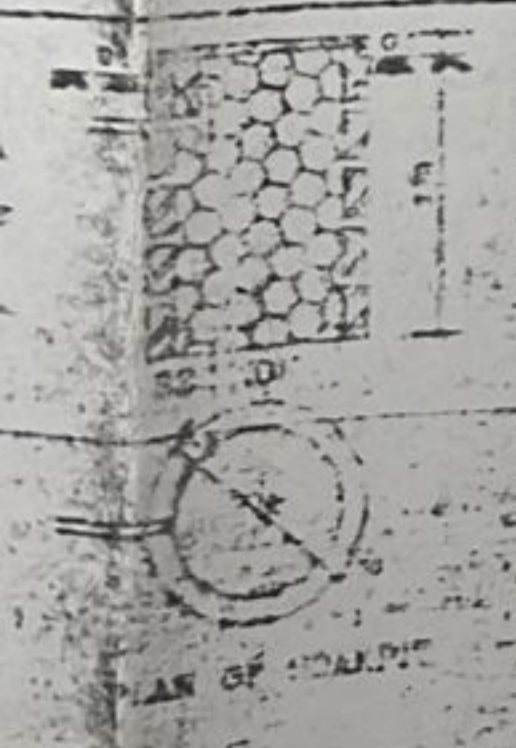
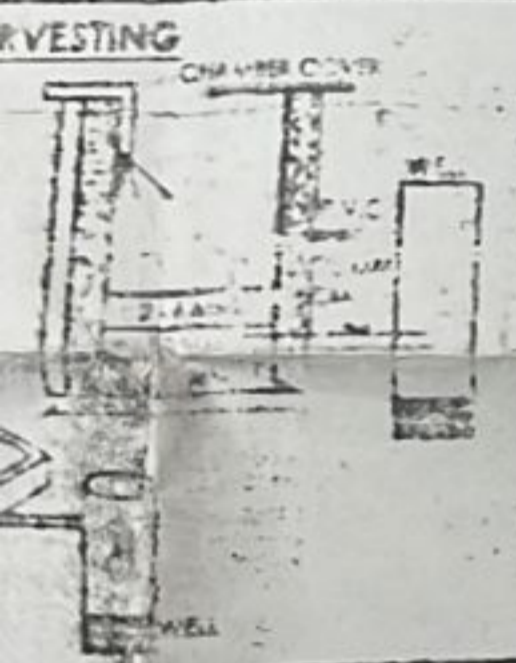
SIGNATURE OF LICENCED ARCHITECTS / ENGINEERS

NOTE

- PLOT BOUNDRY SHOWN IN THICK BLACK
- PROPOSED WORK SHOWN IN RED
- DRAIN LINE SHOWN IN DOTTED RED
- EXTERNAL WALL 0.15 MT. THICK
- INTERNAL WALL 0.10 MT. THICK

AREA	504.00
	66.41
	129.70
	132.76
	3.70
	332.57

PROPOSED BUILDING PLAN ON P. No. 51.
G. No. 70A/19 OF SATPUR SHIVAR FOR
SHRI SUNIL SHIVRAM SONWANE



OWNERS SIGN	ENGINEERS SIGN	ARCHITECTS SIGN
-------------	----------------	-----------------

GK TECHNOCRAT
ARCHITECTS & INTERIOR DESIGNER

1/Angraj - C Apartment, J.B. Nagar, Vise Mata,
College Road Nashik-5. Mob: 9373900613
Email: satish.02@rediffmail.com

DATE	SCALE	DWG. NO.	DWG. SET	JOB NO.
20/05/2010	1/100	101/01	1/1	101/01



DST. Chetan moulik.

Valuation Report For Flat

**Flat No. 04, On 1st Floor, In Ritu Sarovar Apartment,
Near Hanuman Mandir, Someshwar Colony,
Behind ABB Company, Satpur, Nashik.**

Purchaser – Mr. Balasaheb Sopan Paymode



DATE OF VALUATION : 07/11/2011

NASHIK

Mudkanna J. C.

Mudkanna J. C.
CHARTERED ENGINEER /
PANEL VALUER



AREA STATEMENT		SQ. M
1	AREA OF THE PLOT	360.00
2	DEDUCTIONS FOR	
	a) ROAD AQUISATION AREA	
	b) PROPOSED ROADS	
	c) RESERVATION	
	TOTAL (a + b + c)	
3	NET GROSS AREA OF THE PLOT	360.00
4	DEDUCTIONS FOR	
	a) RECREATIONAL GROUND PER (RULE 11/3/1)	
	b) INTERNAL ROAD TOTAL (a + b)	
5	NET AREA OF THE PLOT	360.00
6	ADDITIONS FOR F.S.I (TOTAL BUILT UP AREA)	
	PROPOSE 1) 100% SET BACK AREA	
	2) 40% T.D.R.	
7	TOTAL AREA (5 + 6)	360.00
8	TOTAL F.S.I PERMISSIBLE	1.00
9	PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	360.00
10	EXISTING FLOOR AREA	
11	PROPOSED AREA	492.19
12	EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR	10.68
13	TOTAL BUILT UP AREA PROPOSED (10 + 11 + 12)	502.87
14	TOTAL F.S.I CONSUMED (13 / 7)	0.99%

BALCONY AREA STATEMENT

a)	PERMISSIBLE BALCONY AREA PER FLOOR	
b)	PROPOSED BALCONY AREA PER FLOOR	AS
c)	EXCESS BALCONY AREA TOTAL	SHOWN

TENEMENT STATEMENT

a)	NET AREA OF THE PLOT	504.00
b)	LESS DEDUCTION OF NON RESIDENTIAL AREA SHOP ETC	
c)	AREA OF TENEMENT (A - B)	504.00
d)	TENEMENT PERMISSIBLE AS 220 PER HECTOR	Nos
e)	TENEMENTS PROPOSED	Nos

PARKING STATEMENT

a)	PARKING REQUIRED BY RULE	
b)	GARAGES PERMISSIBLE	AS
c)	GARAGES PROVIDED	SHOWN
d)	TOTAL PARKING PROVIDED	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/09/2010 & DIMENSION OF ALL SIDES ETC OF THE PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORK OUT TALLS WITH AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. ACT

Wankar

PROP SITE

PRINT
WHEELER
NO
CNC

FORM 0-1
(SEE RULE 8D)
REPORT OF VALUATION OF IMMOVABLE PROPERTY.
PART - 1: QUESTIONNAIRE.

GENERAL

- 1 Purpose for which valuation is made: To Asses fair market value of **Flat No. 04 For Purchase of New Flat For BOB, RLF Branch, Nashik.**
2. Date as on which valuation is made: 07/11/2011
3. Name of the Owner/Owners: **Purchaser : Mr. Balasaheb Sopan Paymode
Builder / Vendor : Mr. Sunil Shivram Sonawane
Through- Mr. Naresh Jagumal Karda (Dir.)**
4. If the property is under joint Ownership / Co - Ownership, share of each such Owners are the shares undivids Ownership

5 Brief description of the property:

On the Instructions of **BOB, RLF Branch, Nashik**. I have visited **Flat No. 04, On 1stFloor, In Ritu Sarovar Apartment, Near Hanuman Mandir, Someshwar Colony, Behind ABB Company, Satpur, Nashik. Bearing Sy. No. 70/A/94, Plot No. 51**, for valuation Purpose on dtd. 07/11/2011

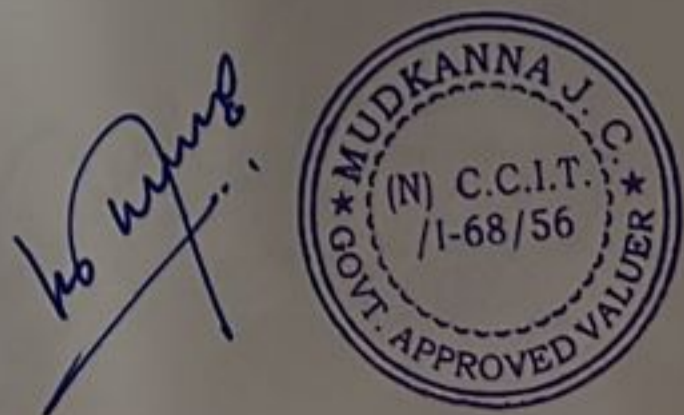
Ritu Sarovar Apartment Building is having Parking/ Ground + 03 Floors & Constructed in RCC Frame Structure with RCC Slab roofing. B.B. Masonry walls, Plastered inside-Outside & Painted.

Flat No. 04 is located On 1st Floor & Built up area of the Flat is 573 Sq.ft. (53.25 Sq.m.) The Flat Consists of One Bed Room + Living Room + Kitchen + Balcony & WC/ Bath., Diamond tiles flooring, Casing Capping wiring, Flush doors, Alu. Sliding windows with glass panels are provided.

The Property is located in Residential area. Infrastructure facilities such as Road, Water & Electricity is available. Civic amenities are available on Walkable distance from the property.

Verified **Photocopy of Plan Approval** vide letter No. **LND/BP/Behind ABB Company, Satpur/B-2/378/4407** dtd. 29/12/2010 & **Agreement to Sale of Flat No. 04** dtd. 05/10/2011, Building completion certificate not seen , Please obtain from owner.

6. Location, street, ward no Near Hanuman Mandir, Someshwar Colony, Behind ABB Company, Satpur, Nashik
7. Survey / plot no. of land. Sy. No. 70/A/94, Plot No. 51
8. Is the property situated in residential /commercial/mixed area/industrial area Residential Area
9. Classification of locality high class/ middle class/poor class. Middle Class
10. Proximity to civic amenities, like schools, hospitals, offices, markets, cinemas, etc On Walkable distance from the property
11. Means and proximity to surface communication by which the locality is served By road



LAND

12. Area of land supported by documentary proof, shape, dimension and physical features. Nearly Rectangular shaped
13. Road, street or lanes on which the land is abutting. On the East side road is Abutting
14. Is it freehold or leasehold land? Free Hold Property
15. If leasehold, the name of less or lessee, nature of lease, dates of commencement termination of lease and term of renewal of lease:
• Initial premium NA
• Ground rent payable per annum. NA
• Unearned increase payable to the less or in the event of sale or transfer . NA
16. Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant? For Residential use
17. Are there any agreements of easements? If so, attach copies. No
18. Does the land fall in an area included in any town planning scheme or any Development Plan of government or any statutory body? If so, give particulars Falls within NMC Limit
19. Has any contribution been made towards development or is any demand for such contribution still outstanding? All development charges paid.
20. Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification. No Such Notification Seen on the Site
21. Attach a dimensioned site plan. Please obtain from Owner

IMPROVEMENT

22. Attach plans and elevations of all structures standing on the land and a layout plan. Please obtain from Owner
23. Furnish technical details of the building on a separate sheet. Please refer Annexure to form 01 details.
24. (i) Is the building Owner – occupied /tenanted/both? :
(ii) If partly Owner – occupied, specific portion and : extent of area under Owner- occupation. **Builder Occupied Fully**
25. What is the floor space index permissible and Percentage actually utilized? One + TDR

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Civil Engineer & Govt. Registered Valuer

Member : State Bank of India, Bank of Baroda, Bank of Maharashtra, Bank of India, State Bank of Hyderabad, Dena Bank, Bank of Bikaner & Jaipur, IDBI Bank, Karnataka Bank, LIC HFL, LIC AMCO, NDCC Bank, Kotak Mahindra Bank.
Member of Plans & Machinery Layouts & Issue of Stability Certificate as per Factory Act. • M.I.D.C. Plans & BCC

MUDKANNA J. C.

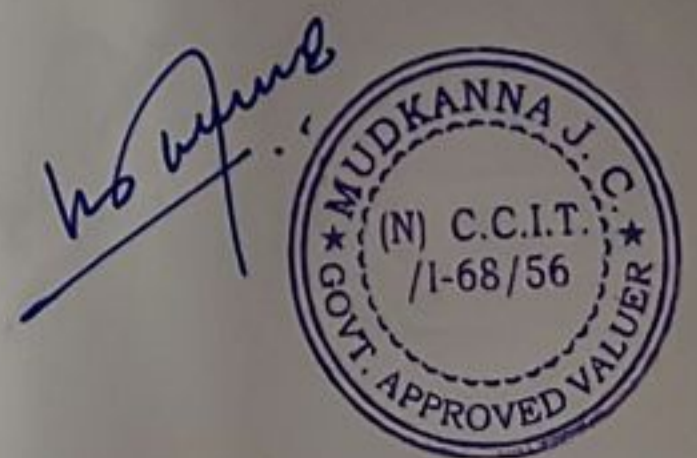
B.E. (Civil), M.I.E., F.I.V., C.E., P.V.A. (I), M.I.C.A.
03, Kailash Apartment, Hire Nagar, Poona Road, Nashik.
Office : 02, Indus Appt., Near Ved Mandir,
MICO Circle, On Trimbak Road, Nashik.
TEL NO : +91 253 2311756 Mob.: 9822379466

VALUATION REPORT

Valuation of Property Belonging to	:	<u>Purchaser:</u> Mr. Balasaheb Sopan Paymode <u>Owner :</u> Mr. Sunil Shivram Sonawane
Valuation as on	:	07/11/2011
Address of the property	:	Flat No. 04, On 1 st Floor, In Ritu Sarovar Apartment Near Hanuman Mandir, Someshwar Colony, Behind ABB Company, Satpur, Nashik. Bearing Sy. No. 70/A/94, Plot No. 51
Built up area of Flat No. 04	:	573 Sq.ft. (53.25 Sq.m.)
Fair Market Value		Rs. 10,31,000/- In words (Rs. Ten Lakh Thirty One Thousand Only)
Realizable Value		Rs. 9,25,000/- In words (Rs. Nine Lakh Twenty Five Thousand Only)
Distress Value		Rs. 8,50,000/- In words (Rs. Eight Lakh Fifty Thousand Only)

Place : Nashik

Date of Issue : 07/11/2011



COST OF CONSTRUCTION

- | | | |
|----|--|------------------------|
| 41 | Year of commencement if construction and year of completion. | 2010-2011 |
| 42 | What was the method of construction: by contract/ by employing labour directly/ both? | By Contract. |
| 43 | For items of work done on contract, produce copies of agreement. | Details are with Owner |
| 44 | For items of work done by engaging labour directly, Give basic rate of material and labour support by Documentary proof. | NA |
| 45 | Property bounded by onwards | Plot |
| | East : Colony Road | Flat No. 03 |
| | West : Gat No. 70/A | Marginal Space |
| | South : Plot No. 52 | Marginal Space |
| | North : Plot No. 50 | Flat No. 05 |

Technical Details of - Flat No. 04, On 1st Floor, In Ritu Sarovar Apartment, Near Hanuman Mandir, Someshwar Colony, Behind ABB Company, Satpur, Nashik

- | | |
|--|---|
| 1) No. of floors and height of each floor. | Ground + 03 Floors, 10 ft.ht. of each floor |
| 2) Plinth Area floor wise | 573 Sq.ft. (Built up area of the Flat No. 04) |
| 3) Year of construction. | 2010-2011 |
| 4) Estimated future life. | Around 60 years with regular maintenance |
| 5) Type of construction.
RCC walls/R.C.C. frame/Steel frame | RCC Framed Structure |
| 6) Type of foundation | Column Footing |
| 7) Walls: | |
| a) Basement and plinth. | 6" brickwork |
| b) Ground floor. | 6" bricks in cm |
| c) Superstructure above ground floor | 6" thick brick work |
| 8) Partitions | 4.5" thick brick wall |
| 9) Doors and Windows (Floorwise) | |
| a) Ground floor | Laminated/ Flush doors & Alu. Sliding windows |
| b) 1 st floor. | with glass Panels |
| c) 2 nd floor, etc. | |
| 10) Flooring (Floorwise) | |
| a) Ground floor. | Diamond tiles flooring |
| b) 1 st floor. | |
| c) 2 nd floor, etc. | |

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- | | |
|--|------------------------------------|
| 11) Finishing (Floor wise) | Outside sand faced. |
| a) Ground floor. | |
| b) 1 st floor. | |
| c) 2 nd floor, etc. | |
| 12) Roofing and terracing. | RCC Slab Roofing |
| 13) Special architectural or decorative Features, if any. | Good elevation treatment |
| 14) I) Internal wiring surface or Conduct. | Casing Capping Wiring |
| ii) Class of fitting: superior/ Ordinary/poor. | Ordinary |
| 15) Sanitary Installation. | |
| a) i) No. of water closets. | One |
| ii) No. of urinals. | Nil |
| iii) No. of lavatory basins | One |
| iv) No. of sinks. | One |
| v) No. of bath tubs | Nil |
| vi) No. of bidets. | Nil |
| vii) No. of geysers. | Nil |
| b) Class of fitting: Superior white/ Ordinary. | Ordinary |
| 16) Compound Wall | |
| i) Height and length. | 1.5 mtr. Height |
| ii) Type of construction. | B.B. Masonry |
| 17) No. of lift and capacity. | No Lift |
| 18) Underground sump capacity and type of construction. | Around 5000 ltr.
RCC |
| 19) Overhead tank. | |
| i) Where located | On terrace |
| ii) Capacity | Around 3000 ltr. |
| 20) Pumps – No. and there horse power | 1 HP to be provided |
| 21) Roads and paving within the compound, approximate area and type of paving. | Compacted Murum |
| 22) Sewage disposal – whether connected to public sewer. If septic tank provided No. and Capacity. | Septic tank and soak pit provided. |

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RENTS

- 26 • Name of tenant/lessees/licensees, etc. NA
• Portion in their occupation. -----
• Monthly or annual rent/compensation/
license fee, etc. paid by each. -----
• Gross amount received for the whole property. -----
27. Are any of the occupants related to, or
close business associates of the Owner? No
28. Is separate amount being recovered for the use of fixtures,
like fans, geysers, refrigeration, cooking range, built in
Wardrobe etc. Or for service charges? If so, give details. No
29. Give details of water and electric charges, if any, to be
borne by the Owner. Please obtain from owner
- 30 Has the tenant to bear the whole or part of cost of repairs
and maintenance. Give particulars. By Owner
- 31 If a lift is installed, who is to bear the cost of maintenance
and operations, Owner or tenant? No Lift
- 32 If a pump is installed, who has to bear the cost of
Maintenance and operation, Owner or tenant? By Owner
- 33 Who has to bear the cost of electricity charges for
lighting of common space like entrance hall, stairs,
passage, compounds etc. Owner or tenants? By Owner
- 34 What is the amount of property tax? Who is to bear it?
Give details with documentary proof. New constructed building
- 35 Is the building insured? If so, give the policy no. amount
for which it is insured and the annual premium. Not Known
- 36 Is any dispute between landlord and tenant regarding rent
pending in a court of law. NA
- 37 Has any standard rent has been fixed for the premises under
any law relating to the control of rent? No

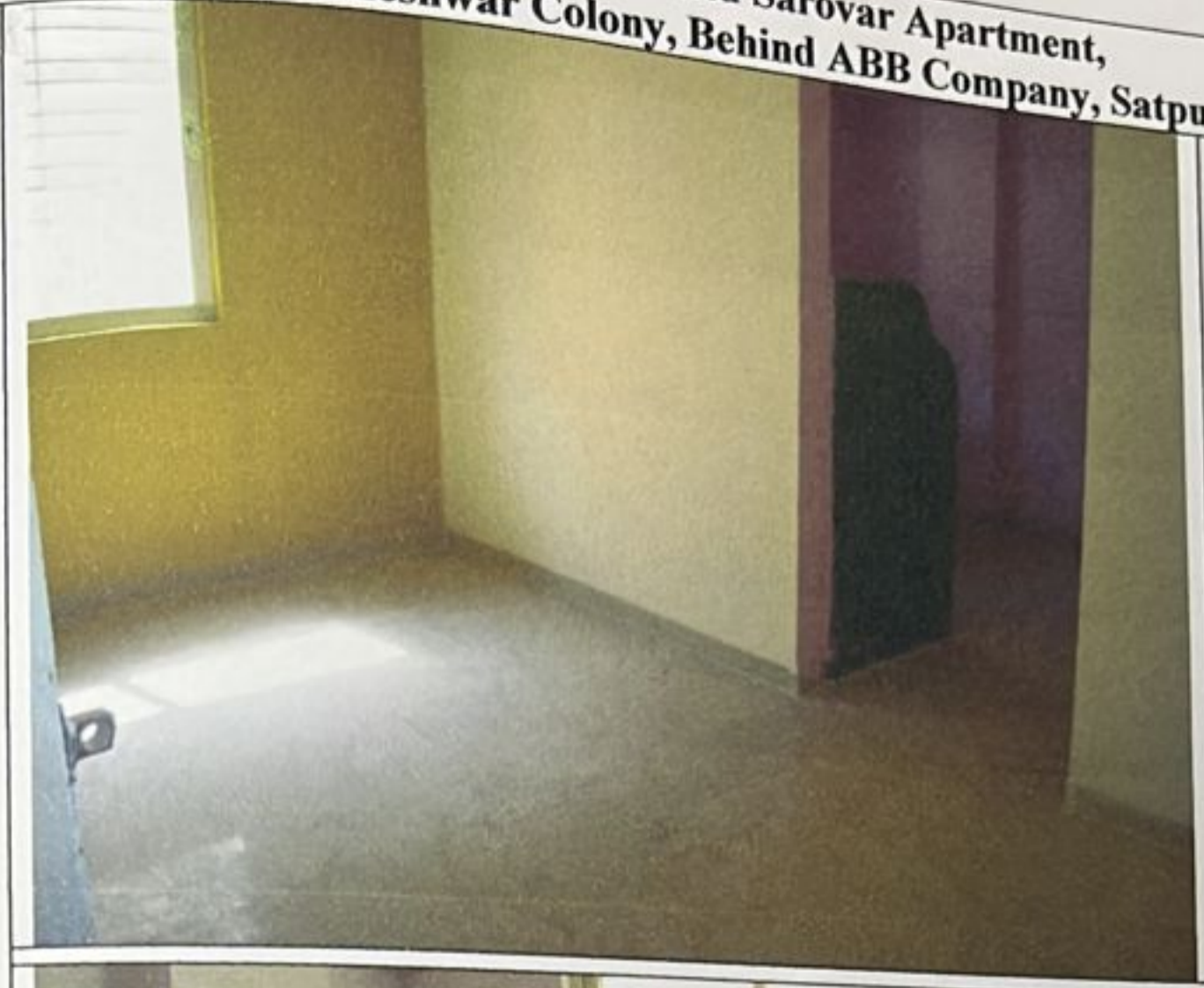
SALES:

- 38 Give instances of sales of immovable property
in the localities on a separate sheet, indicating
the name and address of the property, registration
No., sale price and area of land sold. Rs. 1,800/- to Rs. 2,000/- Sq.ft. (Flat Rate)
- 39 Rate adopted in this valuation Rs. 1,800/- Sq.ft. (Rate adopted)
Prevailing Market Rates/ Local Survey
- 40 If sale instances are not available or not relied
upon, the basis of arriving at the land rate.

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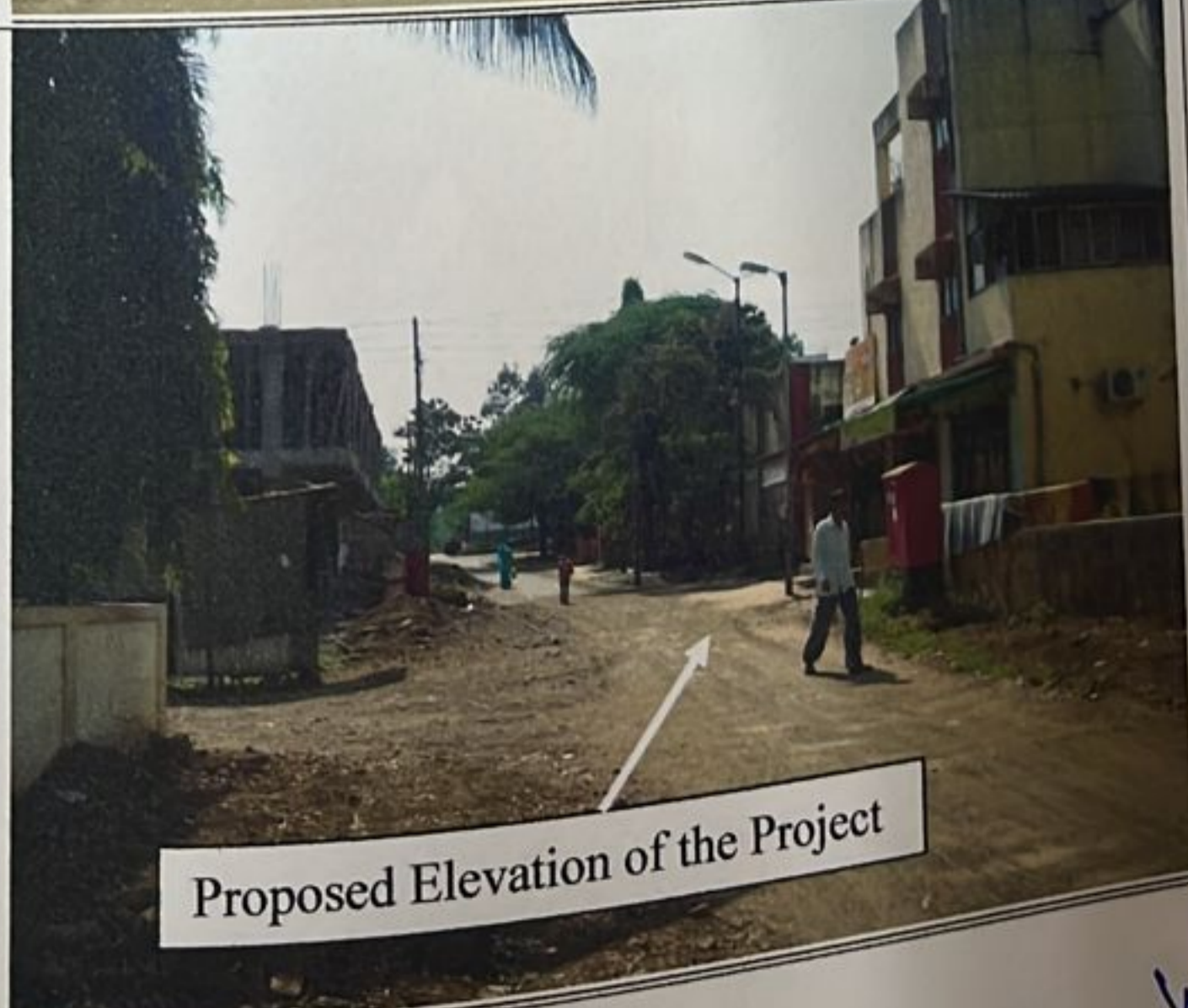
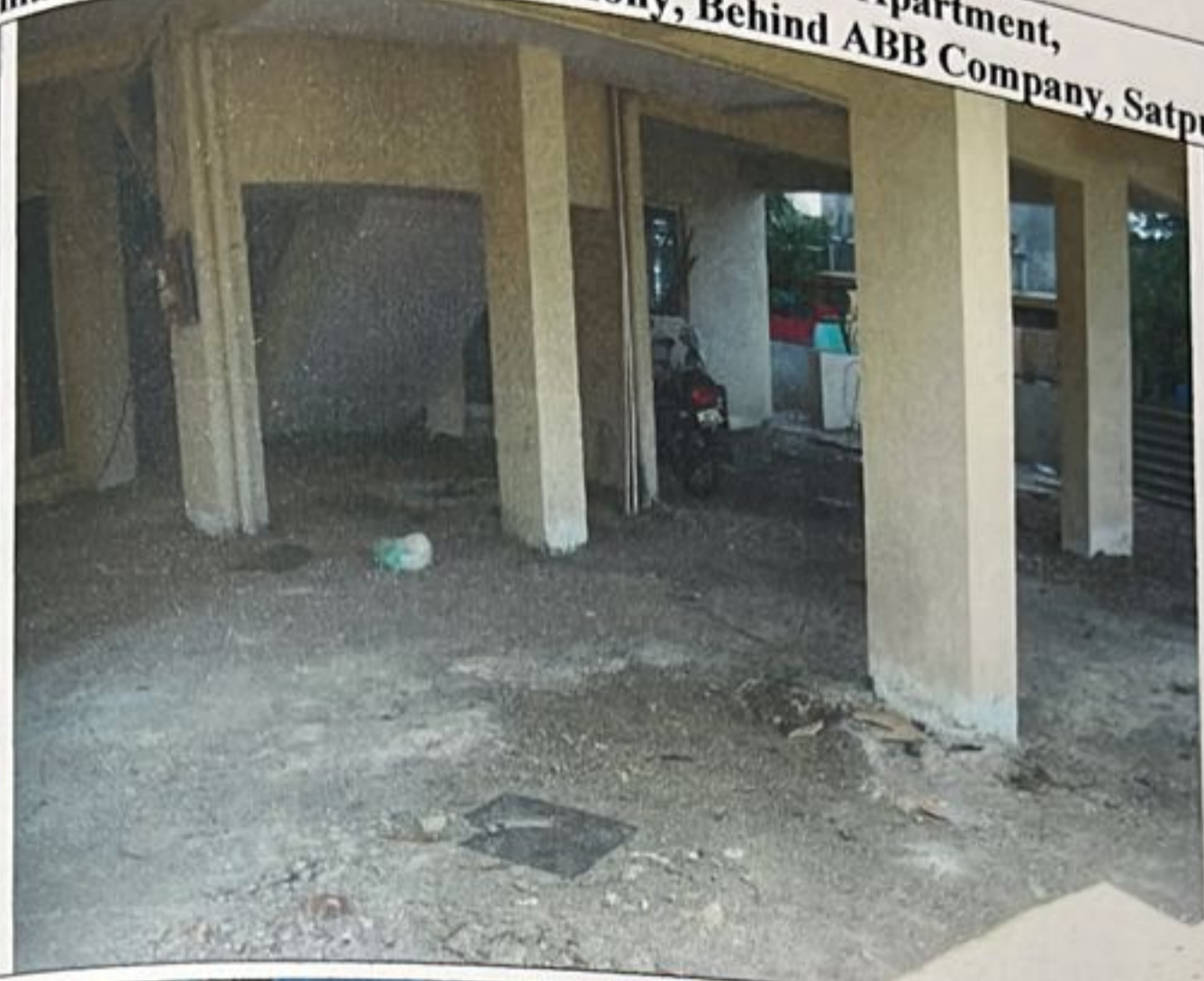
Flat No. 04, On 1st Floor, In Ritu Sarovar Apartment,
Near Hanuman Mandir, Someshwar Colony, Behind ABB Company, Satpur, Nashik.



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Surrounding area of Ritu Sarovar Apartment,
Hanuman Mandir, Someshwar Colony, Behind ABB Company, Satpur, Nashik.



Proposed Elevation of the Project

hs khurshid
MUDKANNA J. C.
(N) C.C.I.T.
/1-68/56
GOVT. APPROVED VALUER

PART -II VALUATION

Fair Market Value of - **Flat No. 04, On 1st Floor, In Ritu Sarovar Apartment, Near Hanuman Mandir, Someshwar Colony, Behind ABB Company, Satpur, Nashik. Bearing Sy. No. 70/A/94, Plot No. 51**

Belonging To - **Purchaser : Mr. Balasaheb Sopan Paymode**
Builder / Vendor : Mr. Sunil Shivram Sonawane

Flat No. 04 is situated On 1st Floor, In Ritu Sarovar Apartment, Near Hanuman Mandir, Someshwar Colony, Behind ABB Company, Satpur, Nashik. The area is Residential area. Infrastructure Facilities such as roads, electricity, water, etc., are available. Civic amenities are available on Walkable distance from the property.

In view of situation, location, construction quality & demand, I determine the fair market value of the property is as under:

Valuation of Flat No. 04	573 Sq.ft. X Rs. 1,800/- Sq.ft.	= Rs. 10,31,400/-
Fair Market Value	Say	Rs. 10,31,000/-
In words (Rs. Ten Lakh Thirty One Thousand Only)		
Realizable Value		Rs. 9,25,000/-
In words (Rs. Nine Lakh Twenty Five Thousand Only)		
Distress Value		Rs. 8,50,000/-
In words (Rs. Eight Lakh Fifty Thousand Only)		

PART-III DECLARATION

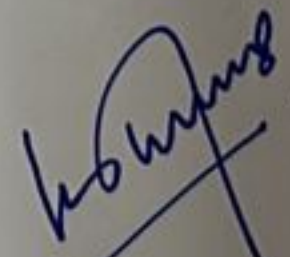
I HEREBY DECLARE THAT :

1. I/ We have inspected the property on- 07/11/2011 in presence of Mr. Jagdish Pandit (Site Supervisor)
2. I have no direct or indirect interest in property valued.
3. The information furnished in part I is true and correct to the best of my knowledge and belief.

Remark: - This Valuation Report should be read with latest Title Clearance Report and Search Report of Advocate with legal aspects.

DATE OF ISSUE : 07/11/2011

PLACE: NASHIK


SIGNATURE OF THE VALUER



नसम-४
 क्र. ७५३०
 ११

नाशिक महानगरपालिका, नाशिक
 इमारत बांधकामाचा वापर करणे बाबतचा दाखला
 (पूर्ण/अधकः)

जावक क्र./नवि/१०७७०६
 दिनांक : २७/०४/२०१२

No. A10776

सुनिष शिवराम सेनको

नसम-४
 संदर्भ : तुम्बा दिनांक २३ /०४/२०१२
 दस्त क्र. १६६० (२०१३)
 १३ दाखला देण्यात येतो की

चा अर्ज क्रमांक **डी.२/१९२**
 शिवारातील / क्रि.स.नं., स. नं. **७०/३४**
 मधील इमारतीच्या **१२**

याचे इकडील बांधकाम परवानगी क्र. **२/५४५/६९५४** दिनांक **१९/०३/२०१२**
 प्राप्ताणे आर्किटेक्ट/इंजि./ सुपरवायझर, श्री. **राज. वि. अण्णावत**,
 निरीक्षणखाली पूर्ण झाली असून निवासी / **विद्यार्थी** / **वैद्यकीय** कारणासाठी खालील अटी शर्तीस अधिन राहिल्याची
 इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

ये एकूण बांधकाम क्षेत्र **४६६.६०** चौ. मी.
 टई क्षेत्र **४४३.२६** चौ. मी.
 सदर इमारतीचा वापर नियारी / **विद्यार्थी** / **वैद्यकीय** कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही अशा
 वापरात बदल करायचीचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
 घरपट्टी आकारणीसाठी आकारणी प्रत अधिका (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी या
 संबंधीत विभागाकडे त्वरीत संपर्क साधावा.

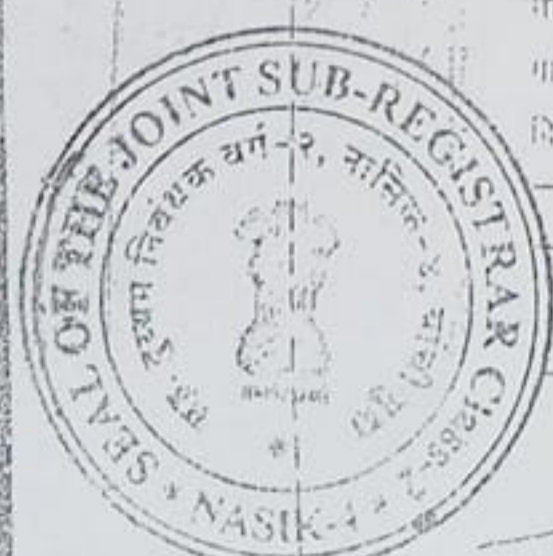
- १) सिंगल पेज विज पुरवठा करणेस हरकत नाही.
- २) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरात घेणे व बांधकामामध्ये कोणताही बदल करू नये.

व्याज/विक्री/सुविधा/दि. २५ १९०००६ पान ३३/५५०९ ति-२३



कार्यकारी अभियंता
 नगर रचना विभाग
 नाशिक महानगरपालिका, नाशिक

गाव नमुना नं. **२४२१७२२**
 दैनिक पावती पुस्तक
 महाराष्ट्र शासन (रोजचीर/म पावती पुस्तक)
 गाव- **सांगर** साधुका **नाशिक**
 दिनांक **२४/२/२०१२** भोगवटादार/पैसे देणारा **सुनिष शिवराम सेन**



एकत्रीकृत जमीन महसूल

पकबाकी	चालू वर्ष महणजे		स्थानिक उपकर			
	वर्ष	रु.	निवारा	संकीर्ण	जिल्हा नोंदपद	प्रागांवायल
			२७०	००		

कार्यालय **लोमरी सतर**