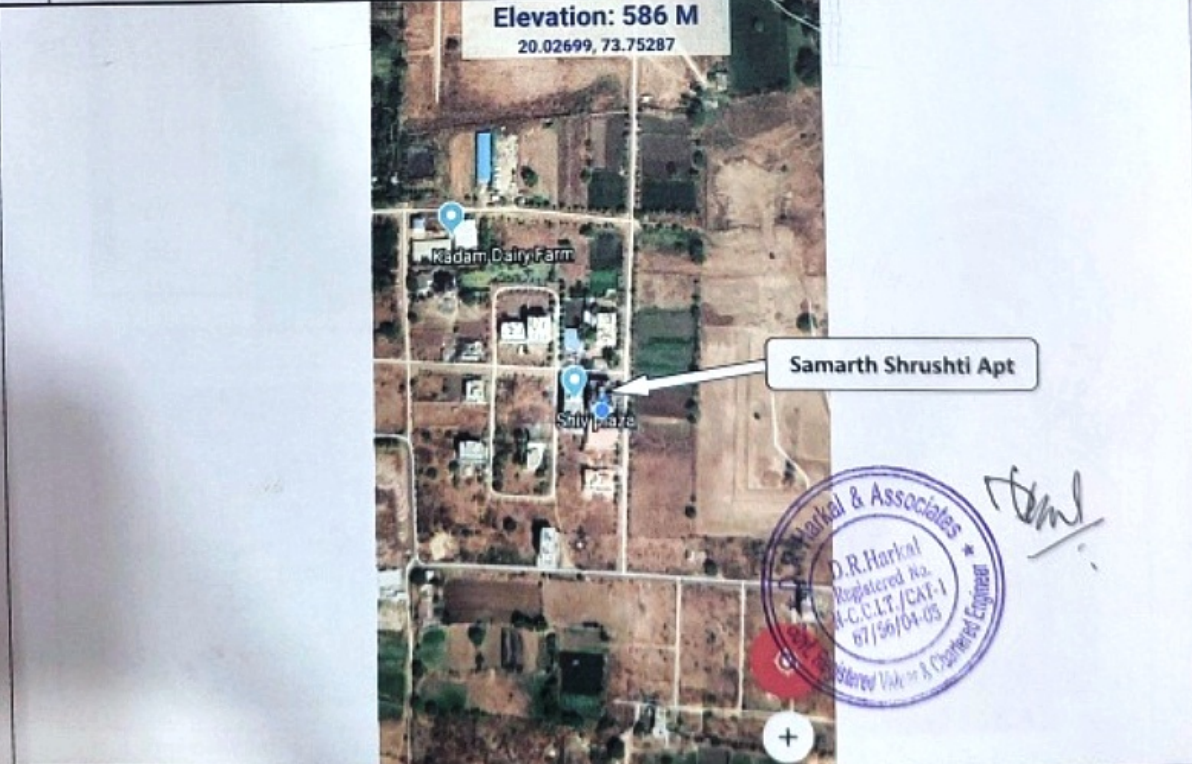


	<h2 style="color: blue;">D. R. Harkal &amp; Associates</h2>	
	<b>Prop. Er. D. R. Harkal</b> B.E. Civil, (M.I.E., F.I.V.) M.: 98504 99659 / 94034 09968 Govt. Reg. Valuer : N-C.C.I.T./CAT-1/67/56	<b>Associate Valuer Er. Tushar J. Patil</b> M.Tech. (Geotech.), M.Sc. (Val.), (A.M.I.E.) A.I.V. Reg. Valuer : IBBI/RV/07/2019/10901
F-8 & F-9, 1st Floor, Above Kalakruti Saree Centre, Suyojit Modern Point, Opp. Police Parade Ground, Sharanpur Road, Nashik - 422002. ✉ valuerdrharkal@gmail.com		

**VALUATION REPORT : VAL / DRH / 01- 2020**  
 To be Read with Latest Title Search Report

<b>1 Introduction:</b>				
Bank & Branch	Bank of Baroda; SMS Branch, Nashik			
Name of the Customer/s	Sh. Prashant Vikram Pawar & Sou. Sunanda Vikram Pawar			
Purpose of the Valuation	To assess <u>Market Value, Realizable Value &amp; Distress Sale Value</u> of the Property (Said Asset)			
<b>2 Property Inspection / Identification Details:</b>				
Assignment Reference	Bank of Baroda, SMS Branch, Nashik			
Property Identified by	Customer Representative: Sou. Kalyani Hire			
Date of Visit / Inspection	25-01-2020			
Date of Valuation Report	25-01-2020			
<b>3 Property Details:</b>				
<b>Address of the Property (Said Asset) Valued</b>	<b>Flat No. 104</b> , Located on <b>1<sup>st</sup> Floor</b> of the Bldg. Named as <b>"SAMARTH SHRUSHTI"</b> Apt., Near Kadam Dairy, Mandalik Nagar, Off Riverfront Cruiseway Road, Chandashi, Nashik		Remarks: Nil	
P. No./S. No./ G. No./Shiwar	<b>Plot No. 76</b> , S. No. 48/3,48/4 + 50/ 1+3/ 2+50/ 1+3/3+50/ 2+ 50/4+ 50/ 5+86/1, <b>Chandashi Shiwar</b> , Nashik,			
Nearby Landmark	Near: <b>Kadam Dairy</b>			
<b>4</b>	<b>Latitude</b>	<b>20.02699</b>	<b>Longitude</b>	<b>73.75287</b>



**5 GPS Route Map :**



From A- Bapu Pool to B- Samarth Shrushti Apt.

**6 Photographs of the Property:**



Samarth Shrushti Apt.



Parking Floor



Name Plate of the Members



**D. R. Harkal & Associates**  
Prop.: Er. D. R. Harkal -B.E. Civil. (M.E., F.I.V.)

Prop. Er. D. R. Harkal

98504 99659

Associate Valuer: Er. Tushar Patil

97621 02048

6 Photographs of the Property:



Entrance Door of the Said Asset



Living Room



Balcony



Kitchen



Dinning



Bedrooms



**D. R. Harkal & Associates**

Prop.: Er. D. R. Harkal -B.E. Civil. (M.I.E., F.I.V.)

Prop. Er. D. R. Harkal

98504 99659

Associate Valuer: Er. Tushar Patil

97621 02048

**7 VALUATION : FMV / RV / DSV:**

It is Certified that in Considered My Opinion;  
Estimated Valuation of the SAID ASSET is arrived as given below

Fair Market Value (FMV)	Rs. 23, 45, 000/-
Realizable Value (RV)	Rs. 21, 10, 000/-
Distress Sale Value (DSV)	Rs. 18, 76, 000/-
Guide line Value (2019-2020)	Rs. 17, 43, 600/-

**8 Declaration by Valuer:**

- a The information furnished in my valuation report is true and correct to the best of my knowledge & belief
- b The undersigned does not have any direct or indirect interest in the property valued.
- c The under signed have visited the property with Asst. Civil Engineer Bhavesh Wajge on date mentioned above
- d I have not been found guilty of misconduct in my professional capacity.

**9 Notes:**

- a This Valuation Report is valid only for the Purpose & Intended user mentioned.
- b Valuation amount mentioned above is exclusive of various Govt. taxes, Stamp duty registration charges whichever are applicable.
- c Only Original copy of this report is to be treated as valid for further process.
- d Original documents (Deed / Agreement / Plans etc.) related with the Said Asset may please be obtained & verified.
- e Documents perused are returned along with this valuation report.
- f This Valuation Report is not to be construed as confirmation of Ownership of the Said Asset. Report does not contain any Legal aspect. Please obtain Title Search report of the Property from Panel Advocate
- g Valuer shall not be responsible for the value expressed by him for tenant occupied assets which may affect the value of the said asset.
- h If there is any query, correction etc. found in Valuation Report, Kindly inform to valuer within 30 days from the Dt. of Valuation Report

**10 Assumptions:**

- a If Govt. policies changes in respect of taxes, import & export etc. as well as Technological changes may hamper the business. If Govt. policies changes in respect of real estate (e.g. TDR, FSI, Town Planning rules etc.) may affect the value of real estate.
- b Past performance of Real Estate Market need not necessarily indicate the future trends.
- c Valuation changes with Time & Purpose. Valuation is subject to variable opinions.
- d Anticipated residual life of the structure left is assumed without conducting any stability test but based on only physical observations of the said asset. Physical inspection is done with naked eyes only.
- e It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions & / or from engineering point of view that might be required to discover such factors.
- f It is assumed that the Plans (Layout / Building) are sanctioned by Competent Authority (Town Planning / Corporation / MIDC / CIDCO etc.) for various purposes like residential / commercial / industrial etc., it is assumed that the Land / Property is free from any reservations & sanctions given by them are authentic.
- g It is assumed that the sanctions for change of the status of the land are given by competent authority (Local Body/Collector/ Tahashildar/State or Central Govt. etc.), It is assumed that present (at the time of valuation) status of the land is authentic
- h It is assumed that the true copies of the plans & other documents furnished & signed by registered architect are as per original plans sanctioned by Competent authority without violating the details mentioned in it.
- i It is assumed that the Property is under responsible ownership.
- j It is assumed that the property is free of encumbrances like lien, loan, Govt. dues, duties etc.

Signature of Valuer

**Er. D.R. Harkal - Panel Valuer**

(B.E. Civil, M.I.E., F.I.V.)

Govt. Regd. Valuer - N-C.C.I.T.-CAT-1 / 67 / 56

Chartered Engineer - M-127388-9



**D. R. Harkal & Associates**

Prop.: Er. D. R. Harkal -B.E. Civil. (M.I.E., F.I.V.)

Prop. Er. D. R. Harkal


98504 99659

Associate Valuer: Er. Tushar Patil

97621 02048

11	<b>Photocopies of Documents Perused :</b>		
	Agreement to Sale	Sanctioned Bldg. Plan	Commencement Certificate
	Occupancy Certificate		
12	<b>Legal Documents:</b>		
i	<b>Type of Agreement / Deed / Documents Furnished</b>	<b>Agreement to Sale</b>	Remarks: Nil
	<b>Agreement / Deed / Document Furnished in the Name of</b>	<b>Sh. Prashant Vikram Pawar &amp; Sou. Sunanda Vikram Pawar</b>	
	<b>Registration No. &amp; Date of Agreement / Deed / Documents</b>	<b>NSN- 05/ 342/ 2020 Dt. 10-01-2020</b>	
13	<b>Technical Documents Details:</b>		
i	Bldg. Plan Sanctioned By	NMRDA, Nashik.	
	Bldg. Plan Sanction No.	221/ 18 Dt. 08-02-2018	
	No. of floors as per Bldg. Plan	Ground floor + Upper 04 Floors	
ii	B.C.C. / O.C. Issued By	NMRDA, Nashik.	Note: Nil
	B.C.C. / O.C. Letter No.	740 Dt. 29-07-2019	
	B.C.C. Obtained by <b>Part / Full</b>	<b>Full</b>	
	No. of floors as per BCC	Ground floor + Upper 04 Floors	
iii	No. of floors physically constructed	Ground floor + Upper 04 Floors	
14	<b>Adjoining Boundaries of the Said Asset as per deed furnished</b>	<b>Actual Boundaries of the Said Asset as per Bldg. Plan furnished &amp; Corrected with magnetic North if required</b>	
N	Marginal Space	N	Marginal Space
S	Flat No. 103	S	Flat No. 103
E	Lift	E	Lift
W	Marginal Space	W	Marginal Space
15	<b>Locality Details:</b>		
	<b>Property lies in the Limits of:</b> Municipal Corporation / Municipal Council / Gram Panchayat / Gram Palika / Nagar Panchayat		Nashik Municipal Corporation, Nashik
	<b>Status of Development of Locality:</b> Fully Developed / Developed / Fast Developing / Gradually Developing / Un Developed etc.		Developed
	<b>Classification of Area:</b> Residential/Commercial/Industrial/Agricultural		Residential
	<b>Classification of Locality</b>	Urban / Semi Urban / Rural	Rural
		Rich / Higher / Middle / Lower class	Mixed Class
	<b>Civic Amenities:</b> Schools, Colleges, Market, Hospitals, Theaters, etc.		Near by
16	<b>Infra Structure Availability:</b>		
	Water Supply By: Local Body / Other if any	Local body	
	Supply of Electricity: By MSEDCL / Private	MSEDCL	
	Nearest Major Road	Riverfront Cruiseway / Gangapur Road	
	Nearest Railway Station	Nashik Road Railway Station	



		<b>D. R. Harkal &amp; Associates</b>		Prop. Er. D. R. Harkal	98504 99659
		Prop.: Er. D. R. Harkal -B.E. Civil. (M.I.E., F.I.V.)		Associate Valuer: Er. Tushar Patil	97621 02048
<b>17</b>	<b>Area Details:</b>				
i	<b>Area Details of the Said Asset:- as per given in deed / Agreement</b>				
	Carpet Area	60.01mt <sup>2</sup>	<b>Note:</b> <b>Total Carpet Area</b> = 60.01 + 9.78 + 0.96 + 8.51 = 79.26 mt <sup>2</sup> = 853.00 ft <sup>2</sup>		
	Usable Balcony	9.78 mt <sup>2</sup>			
	Cupboards	0.96 mt <sup>2</sup>			
	Terrace	8.51 mt <sup>2</sup>			
ii	<b>Other Areas:- as per given in deed / Agreement</b>				
	Parking Area	No			
	Roof Terrace	No			
	Garden area for Gr. Floor Asset	N.A.			
<b>18</b>	<b>Accommodation Details:</b>				
i	<b>Space Allocation &amp; Storage Spaces:- (Other than Duplex Flat):</b>				
	Living Room, Kitchen/ Dinning, 02 Bedrooms, 01 Attached & 01 Common Toilet, Balcony.				
	Whether the Said Asset is Constructed as per Sanctioned Bldg. Plan or Not?		Generally Yes		
ii	<b>Space Allocation &amp; Storage Spaces:- (Duplex Flat / Pent House):</b>				
	Lower Floor	N.A.- Said Asset is Not Duplex Flat			
	Upper Floor				
	Whether the Said Asset is Constructed as per Sanctioned Bldg. Plan or Not?		N.A.- Said Asset is Not Duplex Flat		
iii	<b>Staircase &amp; Roof Terrace Details:-For DUPLEX Flat / PENT House:</b>				
	<b>Staircase Details:</b>		<b>Roof Terrace Details:</b>		
	Staircase Type	N.A.- Said Asset is Not Duplex Flat	Access to Roof		
	Treads		Water Proofing		
	Risers		Water Tank		
	Railing		Solar Panel		
	Roof Cover		Other if any		
			N.A.		
<b>19</b>	<b>Occupancy &amp; Activity Details: (As on Date &amp; Time of Inspection)</b>				
	Said Asset is in Possession of?	<u>Customer</u>			
	Type of Activities are going on in the Said Asset	<u>Vacant</u>			
	<b>If Occupied by the Tenant; Furnish Following Details-</b>				
	Portion Occupied by Tenant	N.A.			
	Details of Rent Agreement: Rent & Validity etc.	N.A.			
<b>20</b>	<b>Construction Details:</b>				
	Type of Structure	RCC framed structure			
	Type of Roof Provided	RCC slab			
	External Plaster / Color	Provided			
	Internal Plaster / Color	Provided			



	<b>D. R. Harkal &amp; Associates</b>	Prop. Er. D. R. Harkal	98504 99659
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<b>21</b>	<b>Facilities Provided in the Building:</b>	
	Comp. Wall / Gate	Provided
	Pavement	Provided
	Parking	Covered
	Garbage Chute	No
Lift	Lift: Provided or Not?	Provided
	Is it in use or not?	Yes, in use
Safety	Fire fighting System	Not Provided
	Refuge floor / Area	N.A. - Bldg. is not having more than 08 floors
	Other if any	No

<b>22</b>	<b>Specifications Provided In the Said Asset:</b>	
Finishing	Height of the Asset	About 9'6"
	Internal Plaster / Color	Provided
	Type of Flooring	Vitrified tiles
Opening	False ceiling if Provided	No
	Door Shutters	Laminated Flush Shutters
	Type of Windows	Al. Glazed windows with Granite Stone Frames
Kitchen	Safety Grills	Provided
	Kitchen Platform	Granite Stone
	Kitchen Trolleys	No
Fittings	Other if any	No
	Type of Electrical Fittings	Concealed
	Class of fittings & fixtures: Rich / I-Class / Good / Medium / Ordinary	Good
	Quality of Specifications: Excellent / I-Class / Good / Medium / Ordinary	Good

<b>23</b>	<b>Life &amp; Age of the Building:</b>	
Total Life Assumed	<b>60 years</b>	Total life assumed is based on Type & Condition of the structure
Age of the Structure	<b>0 year</b>	Age of the structure is considered from the Year of Completion
Residual Life of Bldg.	<b>60 years</b>	Residual Life is based on Periodic maintenance & Up keep.

**24 Note:**  
 Reasonable Loading % is added (IF NEEDED) for Market Valuation Calculation Purposes in Carpet or B/up area (If Salable or Super B/up area of the Said Asset is not given in Deed / Agreement) to obtain Salable or Super B/up Area on account of Wall Thickness, Height, etc. whichever is applicable & also Common Areas like Staircases, Lifts, Lobbies, Passages, Parking Area, Common Toilets, Marginal Spaces, & also on account of Special Amenities like Garden, Play area, Club House, Community Hall, Gymnasium, Swimming Pool, Security Provisions, etc. whichever is applicable and also Comp. Wall, Gate, Pavement, Infra structure etc. For Commercial Assets in addition to above (whichever is applicable) Height, Mezzanine floor, Inbuilt Pantry & Toilet etc.  
 For Residential Properties (Flats / Row Houses) It may vary from 20% to 35% &  
 For Commercial Properties (Shops / Offices) it may range from 25% to 50%




**D. R. Harkal & Associates**

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97621 02048

**25 GUIDE LINE VALUATION:2019-2020**


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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Valuation Rules
User Manual
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Year	Annual Statement of Rates		Language
20192020			English
Selected District	नाशिक		
Select Taluka	नाशिक		
Select Village	नोंडे : चांदणी		
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location		
Enter Survey No	48	Search	



दिनांक	विषय	उपविषय	रट	एकक (Rt.)	Attribute
11/11.4	विनयेती मंगलपत्रा अन्वयेत्या जमिनी	गावठाल परिसर क्षेत्राबाहेरील विनयेती मंगलपत्रा अन्वयेत्या उर्वरित जमिनी	3550	चौ. मीटर	घट मीटर
3/9.4	विनयेती झालेल्या जमिनी	गावठाल परिसर क्षेत्राबाहेरील विनयेती झालेल्या उर्वरित जमिनी	7150	चौ. मीटर	घट मीटर

**Guideline Value**    **Rs. 17, 43, 600/-**

Guide line value is to be finalized by Registrar of Stamp Duty. Valuer is not supposed to finalize / fix the Guide line valuation as a competent authority. However, Valuer has taken utmost care to finalize the Guide line Value of the Property, based on Ready Reckoner Rates of the current Year. Difference may occur bet. Guideline value finalized by Valuer & that by Stamp duty Registrar. Hence it is advisable to obtain accurate Guide line value of the Valued Property from the Office of the Registrar of Stamp duty.

**26 General Reasons of Variation in Guideline Value & Market Value:**

- Ready Reckoner Rates of Govt. are based on general & overall survey made by authority for the purposes of charging stamp duty & earning revenue. These rates do not reflect prevailing market rates, which valuer have to ascertain based on various valuation norms & attributes of the property. Hence these two are at variants
- For calculating depreciated rate, Govt. applies depreciation for composite rate i.e. for Land + Construction. Practical procedure is to apply depreciation factor to construction only. Also it is common fact that Land always appreciates & Construction depreciates. Hence it also results in to difference in Govt. & Market Valuation.
- Govt. applies depreciation @ Lump Sum % to composite (Land + Construction) rate, i.e. age for more than 5 years to 10 years 10%; age for more than 10 years to 20 years 20% & so on; which also results in to considerable difference in valuation arrived by Govt. & that by Valuer.
- Govt. adds 10% to 20% in carpet area against common spaces & amenities, which is not realistic & practical. It is general trend to add 25% to 35% for residential assets & 35% to 50% for commercial assets in carpet area, which results in to difference in bet. Govt. & Market value.
- In case of Bungalow / Row Houses / Buildings / Factories, Items like Development of land, Compound wall, Gate, Pavement etc. as well as FSI free construction is not considered in Govt. Valuation. Due to which difference bet. Govt. value & Market value appears.

**27 Liabilities:**

- This valuation report is prepared by me on my professional capacity & as requested by Customer & / or by Bank Official
- Valuer's liability is limited to the intended user and purpose mentioned in Valuation Report without considering legal aspects about the property
- Though every care has been taken during inspection & preparation of valuation report, any liability arising out of use of this report shall be limited to 50% of the professional fees actually received by us
- If need arises, appearance in the court of law/statutory authority/any other authority or committee, shall be duly compensated by the Client / Borrower/Bank for the actual expenses incurred & professional time spent

**28 Basis of the Rate Adopted for Market Valuation:**

- Valuation has been done on Current Replacement Value with Depreciation to Construction & Services applied if necessary.
- On the Basis of Photocopies of Documents furnished by Owner / Customer or Representative.
- On The Basis Physical Inspection & Information Provided by Owner / Customer or Representative.
- Prevailing Market Rates of the Property; Based on Local Survey / Information obtained from Estate Agents.





	<b>D. R. Harkal &amp; Associates</b>	Prop. Er. D. R. Harkal	98504 99659
	Prop.: Er. D. R. Harkal -B.E. Civil. (M.I.E., F.I.V.)	Associate Valuer: Er. Tushar Patil	97621 02048

e	Type of Structure, Quality of Construction, Specifications & Amenities Provided, Present Condition & Maintenance of the Structure, Age of the Structure etc.
f	Location Features of The Property & Availability of Infrastructure Facilities.
g	Valuation is an art of Estimating Value depending on the circumstances of the case and purpose for which Valuation is needed, at a given time, place & under specific Market Condition and our report is an opinion expresses keeping in mind the purpose. Buying and Selling Assets is a Totally Different Activity & is out of scope of the Valuation Assignment.
h	It is to be understood that the Amount which is mentioned in the Agreement is again decided by Seller and Buyer on terms mutually Agreed by them. This amount is Cost Price of the property to the purchaser & Not a Real Value because it is the payment made by purchaser by way of Cheque/ D.D./ Transfer to the seller. Almost all times, there is a Cash Element also, which is not reflected in the Agreement.
i	Construction & Services are Estimated to have a Salvage Value of 10% but an equal amount is required to retrieve the salvage, therefore for the Purpose of Valuation, Net Salvage Value of Construction & Services is nil.
j	In My Opinion & Based on Experience, Depreciation of Construction & Services starts after 02 to 05 years of its Completion. Hence 1 <sup>st</sup> 02 to 05 years are Discounted from Age (Depends upon quality of construction & Maintenance of the Structure) of the Structure for Depreciation Calculations.

Any other Aspect Said Asset is located in Developed Residential Locality.  
All civic amenities are nearby.

### 29 Market Rate Arrived For Valuation :

	Method adopted for Valuation	Composite Rate Method
i	Replacement Rate for New Construction adopted	Rs. 1500/- per ft <sup>2</sup>
ii	Depreciation % of Construction arrived on the Basis of Age of the Structure	0%
iii	Depreciation Arrived for Construction	Rs. 0/- per ft <sup>2</sup>
iv	Prevailing Composite Market Rate adopted	Rs. 2500/- per ft <sup>2</sup>
vi	Depreciated Composite Rate Arrived for Valuation Purposes for Civil works	Rs. 2500 - Rs. 0 = Rs. 2500/- per ft <sup>2</sup>
vii	Land Rate Adopted for Garden Area	N.A.

### 30 Calculations for Market Valuation:

Particulars	Area	Loading % added	Area Under Valuation	Unit	Rate Arrived Rs./Unit	Valuation Rs.	Say Rs.
Said Asset	853.00	10%	938.00	ft <sup>2</sup>	2500	2345000	2345000
						<b>Total Rs.</b>	<b>23, 45, 000/-</b>

Rs. Twenty Three Lakh & Forty Five Thousand Only

Signature of Valuer



Er. D.R. Harkal - Panel Valuer  
(B.E. CIVIL, M.I.E., F.I.V.)  
Govt. Regd. Valuer - N-C.C.I.T.-CAT-1 / 67 / 56  
Chartered Engineer - M-127388-9

	<b>D. R. Harkal &amp; Associates</b>	Prop. Er. D. R. Harkal	98504 99659
	Prop.: Er. D. R. Harkal -B.E. Civil (M.I.E., F.I.V.)	Associate Valuer: Er. Tushar Patil	97621 02048

**READY RECKONER CHART NO. 27-1**  
 RATE RS. 20,000/- PER SQ MTR.  
 CARPET AREA OF FLAT 50.81 SQ. MTRS. and usable area of enclosed balcony 9.78 Sq. Mtrs. And alternate Terrace area admeasuring 0.51 Sq. Mtrs. And Cupboard area admeasuring 0.76 Sq. Mtrs.  
 CONSIDERATION RS. 20,00,000/-  
 MARKET VALUE RS. 17,44,000/-  
 STAMP RS. 1,20,000/-  
 REG. FEE RS.20,000/-

**AGREEMENT OF SALE**

THIS AGREEMENT OF SALE is made & executed at Nashik on the 10th day of JANUARY 2020.

BETWEEN

**MR. HUSHANT JIBHAU GANGURDE**, Age- 32 Years, Occupation- Business and Agriculturist, PAN:- ARQPG6642D, R/o. Anasaya, Gate No.01, Gangapur Road, Nashik-422013, PROPRIETOR OF EMDARTA REALTORS.

Hereinafter referred to as the "VENDOR/PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its heirs, executors, administrators, assigns, etc.) of the

**FIRST PART**

AND

**MR. PRASHANT VIKRAM PAWAR**  
 Age- 25 Years, Occupation- Service  
 PAN:- BYKPF0781Q

**MRS. SONANDA VIKRAM PAWAR**  
 Age- 55 Years, Occupation- Housewife  
 PAN:- CHPP6343C

Both R/o. A/1 Post-Pimpalgaon, Tal-Malgova Dist-Nashik-422202.

Hereinafter referred to as the "PURCHASER/ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its heirs, executors, administrators, assigns, etc.) of the

**SECOND PART.**

WHEREAS the vendor/Promoter is the absolute & exclusive owner & proprietor as well & sufficiently entitled to all that piece & parcel of the property situated at Village Chandin, Tal. Dist. Nashik, more particularly described in the first schedule written hereunder and hereinafter referred to as the Said Property.

AND WHEREAS the vendor /Promoter has purchased the said property from the previous owner M/s. Patal Associates A Partnership firm by a sale deed dated 24-5-2017 which is duly registered at the office of Sub Registrar, Nashik 4 of St. No. 2404 on 24-5-2017 and name of the vendor /Promoter is mutated in the entries column of the record of rights and the vendor/Promoter has absolute right to develop said property by constructing a building thereon and enter into agreement of sale of the tenements in the prospective purchaser at the price and the terms and conditions as the vendor/Promoter may deem fit and proper and appropriate the sale proceeds thereof.

**FIRST SCHEDULE OF THE SAID PROPERTY**

1. The piece and parcel of the property known as 44/3, 48/4- 50/1-3/2 + 50/1-3/3 - 50/2 + 50/4- 50/5-56/1, bearing Plot No. 76 admeasuring 748.61 Sq. Mtrs. situated at Chandin, Tal. Dist. Nashik, out of Nashik Municipal Corporation and within Nashik Zilla Parishad and Taluka Panchayat Samiti within registration and sub registration district of Nashik bounded as follows:-

On or towards East	By 12 Mtrs. Road
On or towards West	By Plot No. 69 and 70
On or towards South	By Plot No. 77
On or towards North	By 12 Mtrs. Road

**SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERRED**

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing Apartment/Flat No.104 on Floor carpet area of the said Apartment is 60.01 Sq. Mtrs. and usable area of enclosed balcony 9.78 Sq. Mtrs. And alternate Terrace area admeasuring 0.51 Sq. Mtrs. And Cupboard area admeasuring 0.96 Sq. Mtrs. In SAMARTH SHRUSHTI APARTMENT bounded as follows:

**BOUNDRIES OF THE SAID FLAT**

EAST	BY LIFT
WEST	BY Marginal Space
SOUTH	By Flat No.103
NORTH	BY Marginal Space

**AMENITIES PROVIDED IN THE BUILDING AND FLAT**

- Building will be RCC framed structure.
- External brickwork 4" thick and internal 4" thick.
- 24"x24" vitrified tiles flooring and skirting for all rooms, balconies, and passage.
- Standard quality of glazed tiles in toilets upto 7 ft. height and anti-slip flooring.
- Main door gly box frame with flush doors with both side laminate and all other door frames in granite with flush doors.
- Aluminium windows glazed with plain glass and fixed mosquito net and guarded by MFI Grid.
- Railed cooking platform of granite top with built in steel sinks and dado upto full height.
- Concealed plumbing work.
- Concealed electrification with 3.5 point in each room with one TV cable in master bed room and living room.
- Water supply will be from overhead and underground water tank only.
- External plaster painted with Apex paint and internally primer with emulsion paint.
- Bore well with pump set and electric connection.
- One Staircase.
- Lift with battery backup.

**COMMON AREAS AND FACILITIES**

COMMON AREAS

Agreement to Sale



*(Handwritten signature)*



**D. R. Harkal & Associates**

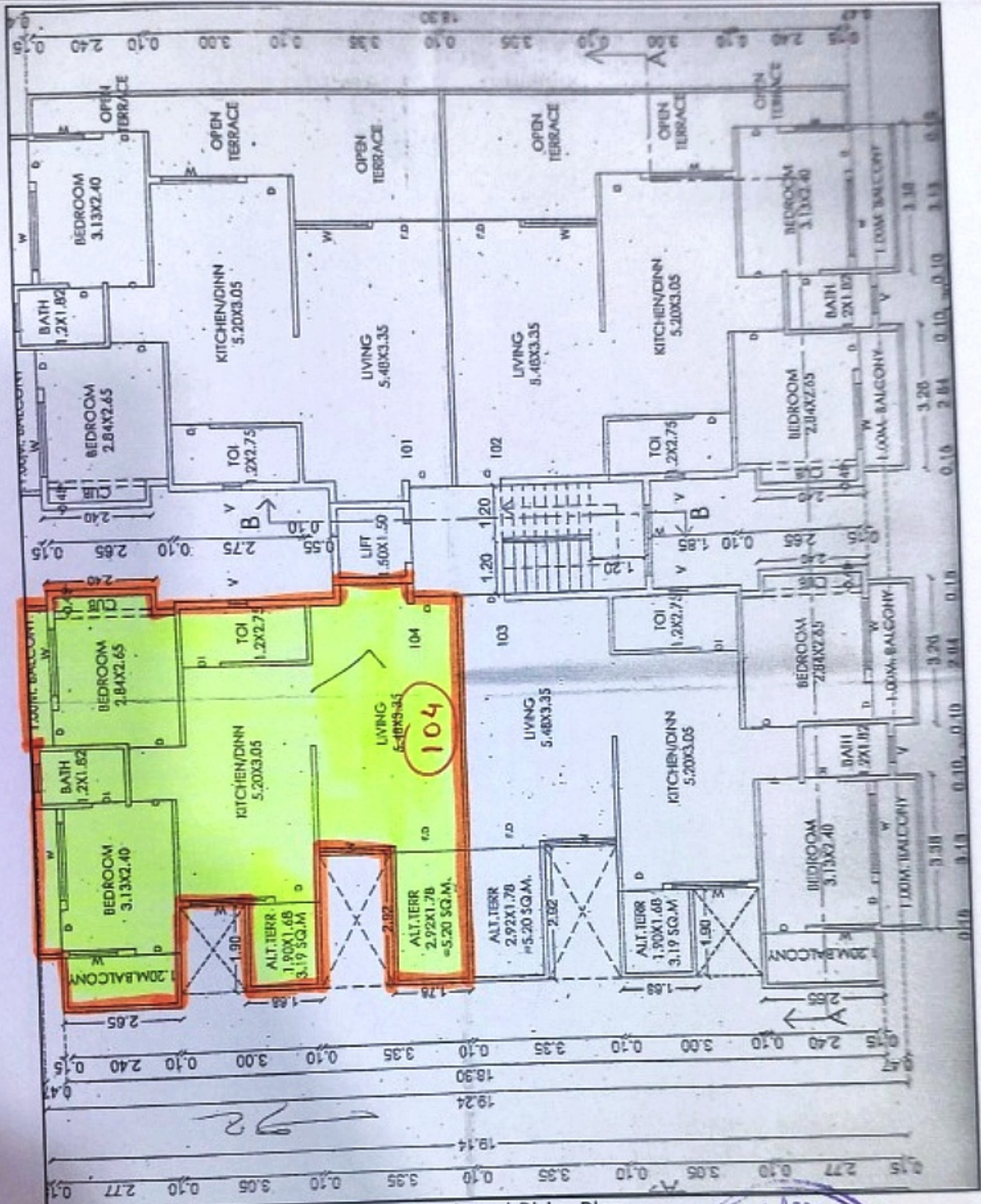
Prop.: Er. D. R. Harkal -B.E. Civil. (M.I.E., F.I.V.)

Prop. Er. D. R. Harkal

98504 99659

Associate Valuer: Er. Tushar Patil

97621 02048



Sanctioned Bldg. Plan



*Handwritten signature*