

Vastukala Consultants (I) Pvt Ltd.		Date	No.
Bank Name	<del>Vastukala</del> <del>AKK</del> Sidbi - A'Bad		
Name of Owner	Purchaser → M/s. Vitthal Ispat Pvt. Ltd. 1. Nikhil Vitthal Akkar 2. Abhishek Vitthal Akkar.		
Contact Person & No.	942218044 (Security - Badrinath Jodand)		
List of Documents LH fee 9542. from 01.02.2008.	Sale Deed / Deed of Assignment	312 dt 08.01.14. (96370/1575)	
	Mortgage Deed/ Lease Deed	8624 dt. 29.11.2010.	
	Sanction Plan / Permission	6190 dt. 17.09.2011.	
	PTR / Namuna No.8 / 43 / 8-A / 7-12 Extract		
	NA Order / NA Layout		
	TIR Adv. Possession Receipt	dt. 27.02.2007.	
	ATS dt. 08.10.2023.		
	BCC NO. 5549	dt. 07.12.2012.	
	Transfer order No. 4765 dt. 13.12.2013		
	Property Address	Plot NO. C-13, Shendra five star industrial Area, village limits of shendraban, A'bad.	
Landmark			
Lattitude & Longitude			
Boundries			
North	MIDC 20.00 mtr. wide Road		
South	Plot NO. C-12		
East	MIDC 66.00 mtr. wide Road		
West	MIDC Land.		
Locality			
Road Type & Width	B.T / Cement / Kaccha Road		
Type Of Property	Residential / Commercial / Industrial / Agriculture		
Locality	Urban / Semi- Urban / Metro / Rural		
Property Cover Under	Corporation / Municipal Council / Grampanchayat		
Occupancy	Owner / Tenant / Other		

Seller - M/s. Ambica Polad Pvt. Ltd. through its Director,  
 1. Vitthal Kondiba Akkar  
 2. Kavita Vitthal Akkar.

M/S. Vitthal Impact Pvt. Ltd.

Plot No. C-13, MIDC Shendra Industrial Area,

$$\textcircled{H} \quad \text{PIA} = 10,034.00 \text{ m}^2 \times \begin{matrix} 6500.00 \\ \times 6250.00 \end{matrix} = 6,52,21,000.00$$

$$\textcircled{H} \quad \text{Construction} = \text{P.E.B. Shed HT} = 12.00 \text{ mtr (No. Brick work)}$$
$$\text{Factory shed} = 99000 \text{ m}^2 \times 10,000.00$$
$$= 99,00,000.00 - \text{Depr.} - 17.60\%$$
$$= 81,587,600.00$$

$$\textcircled{H} \quad \text{Compound wall} = 168.00 \text{ AMM} \times 5000 =$$
$$= 10,08,000.00 \text{ (Depr.) } 17.60\%$$
$$= 8,30,592.00$$

~~Total = 7,61,29,000.00~~

~~FMV = 7,61,29,000.00~~

~~RV 90% = 6,85,16,100.00~~

~~DV 85% = 5,82,38,685.00~~

~~FAAV =~~

$$\textcircled{H} \quad \text{Labour Quater \& Crane Arrangement} = 2,50,000.00$$

$$\text{Total} = 7,44,59,192.00$$

$$\text{FMV} = 7,44,59,000.00$$

$$\text{RV 90\%} = 6,70,13,100.00$$

$$\text{DV 2} = 5,69,61,135.00$$

19.899977, 75.487633

Number of Flats in Building						
	Kitchen	Bedrooms	Toilets		Store	
Mode of Construction						
Construction Type	RCC Framed Structure / L/B Structure / MS Frame					
Work						
Structure						
Roofing	RCC Slab / GI Sheet / Malvad					
Finishing	Ceramic / Kota Stone / Marbal / Mosaic / Shahabad					
Plaster	Sand Faced / Neeru Finish					
Paint	Internal :- OBD / Luster / Dry Distemper					
	External :- Cement Paint					
Doors	Cassing Capping / Concealed					
Windows	NTW Door / Flush Door / Teak Wood Door / MS Rolling Shutter					
Glazing	Aluminum Sliding Windows / Glass Clading / Ventilaters					
Floors	Kadapa / Marble / Granite / Moduler / Trollys					
Development	Chequered Tiles / PCC / Shahabad / Kota /					
Utilities	POP Work / Furniture / Bore well /					
Boundary Wall						
Drainage						
Water Supply	Tap Water / Bore Well					
Electric Enquiry						
Division of Plot	East & West		South & North			
Statement	Land Area = Plot Area = 10034.00 m <sup>2</sup> Gf B/lup Area - factory shed / Toilet = 990.00 m <sup>2</sup> <u>Exten. ht. Area = 495.00 m<sup>2</sup></u> Total B/lup = 1485.00 m <sup>2</sup>					
Remarks						
Property Shown by	Vaibhav jogdand (Son of security)					

