

सृजन

Architect & Govt. Regd. Valuer

Ar. Sarang Patil
B.E. Civil, B. Arch., F.I.V.
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OUTWARD NO. : VAL/BOM/MLGN/ S Patil_DBDH_473/21

VALUATION REPORT
OF IMMOVABLE PROPERTY

Land in

Gat No. 1530/1/2 (P),

at Dabhadi,,

Tal: Malegaon, Dist: Nasik.

FOR

Mrs. Shital Prashant Patil & Mr. Prashant Onkar Patil.

VALUATION REPORT - At a Glance

- A) Purpose of Valuation :- To ascertain the fair Market value of property for Finance Purpose for The Branch Manager, **Bank of Maharashtra, Malegaon Br.**
- B) Date of Valuation :- 12/08/2021
- C) Name of Owner / Firm of Asset under valuation :- Mrs. Shital Prashant Patil & Mr. Prashant Onkar Patil.
- D) Description of Project :- Land in Gat No. 1530/1/2 (P), Nr. Goshala, off. Satana Road, Dabhadi, Tal: Malegoan, Dist:Nasik.

Sr. No.	Description of Assets	Value (₹ In Lakhs)		
		Fair Market	Realizable	Distress Sale
1	Land in Gat No. 1530/1/2 (P)	326.25	293.62	261.00

(In Words: ₹ Three Crore Twenty Six Lakh Twenty Five Thousand only)

- E) **Govt. Ready Reckoner value** of property in year 2021-2022 :- **Land & Residence :-**
A- Land 4500.00 X 1150/- = ₹ 51,75,000/-
Total = ₹ 51,75,000/-



VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

PART-I

OUTWARD NO. : VAL/BOM /MLGN/ S Patil_DBDH_473/21

I. GENREAL		
1.	Purpose for which the valuation is made	: To ascertain the fair Market Value of property for Finance purpose for The Branch Manager, Bank of Maharashtra, Malegaon Br.
2.	a) Date as on which valuation is made	: 12/08/2021
	b) Date of inspection	: 10/08/2021
3.	List of documents produced For persual	: 1) Plot sale deed: MLN/5853, Dtd.:- 04/09/2002 M. E.16540, Dtd.:- 19/11/2013 2) N.A. Order:- N.ASR/42-C11/2021, Dtd.:- 19/07/2021 Patil 3) Layout order :N. A. 4) Commen. Certificate: N. A. 5) Completion Certificate: N. A.
4.	Name of the owner.	: Mrs. Shital Prashant Patil ((K.No. 56291) & Mr. Prashant Onkar Patil. ((K.No. 755)
	Property address	: Land in Gat No. 1530/1/2 (P), Nr. Goshala, off. Satana Road, Dabhadi, Tal: Malegaon, Dist:Nasik.
	Phone no.	: ---
	details of share of each owner in case of Ownership	: Ownership
5.	Brief Description of the Property	: Vacant plot
6.	Location of property	
	a.) Plot No. / Survey No.	: Gat No. 1530/1/2 (P)
	b.) Door No.	: ----
	c.) T. S. No. / Village	: Dabhadi
	d.) Ward/Taluka	: Malegaon
	e.) Mandal/District	: Nasik
	f.) Date of issue and validity of approved layout plan	: -----
	g.) Approved map /Bldg. plan issuing authority	: -----
	h.) Whether genuineness or authenticity of approved map/ plan is verified	: Yes.
	i.) Any other comments by our Empanelled valuers on Authenticity of approved plan	: No.



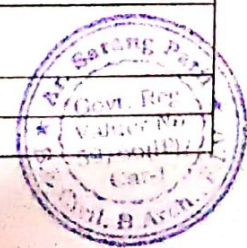
7.	Postal address of the property	:	Land in Gat No. 1530/1/2 (P), Nr. Goshala, off. Satana Road, Dabhadi, Tal: Malegoan, Dist.Nasik.
8.	City / Town	:	Village
	Residential Area	:	Mixed
	Commercial Area	:	NA
	Industrial Area	:	NA
9.	Classification of the area		
	i) High / Middle / Poor	:	Middle Class.
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality :	:	Dabhadi Grampanchayat
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area/ cant. area	:	Not Found.
12.	In case it is an agricultural land, any conversion to house site plots is contemplated.	:	No.
13.	Boundaries of the property :- G. No. 1530/1/2 (P)- Mrs. Shital Prashant Patil. (K.No. 56291) Plot area= 2400.00 Sq.M.		
		As per the Sale Agreement	Actual
	East	: 6.00 M. Wide Road	6.00 M. Wide Road
	West	: Gat No. 1520	Gat No. 1520
	South	: Gat No. 1530/1/2 (P)	Mrs. Manjusha S. Patil.
	North	: Gat No. 1530/1/2 (P)	Mr. Satish O. Patil
	Boundaries of the property :- Gat No. 1530/1/2 (P)- Mr. Prashant Onkar Patil. (K.No. 755) Plot Area = 2100.00 Sq.M.		
		As per the Sale Agreement	Actual
	East	: 6.00 M. Wide Road	6.00 M. Wide Road
	West	: Gat No. 1520	Gat No. 1520
	South	: Gat No. 1530/1/2 (P)	Mr. Satish O. Patil
	North	: Gat No. 1530/1/1	Gat No. 1530/1/1
14.1	Dimensions of the site	(A)	(B)
	East	----	----
	West	----	----
	South	----	----
	North	----	----
14.2	Latitude, Longitude & Co-ordinates of flat	:	Latitude : 20°33'15.84"N Longitude : 74°26'41.72"E
15.	Extent of the Site	:	Full
16.	Extent of the site considered for valuation (least of 14A & 14B)	:	considered – 14.1 A
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	Self Occupied.



II CHARACTERISTICS OF THE SITE		
1.	Classification of locality	: Mixed
2.	Development of surrounding areas	: Developing Area
3.	Possibility of frequent flooding / sub-merging	: NA.
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	: Within a distance of 1.50 Kms.
5.	Level of land with topographical conditions	: Plain
6.	Shape of land	: Rectangle
7.	Type of use to which it can be put	: Mixed
8.	Any usage restriction	: No
9.	Is plot in town planning approved layout?	: Yes
10.	Corner plot or intermittent plot?:	: Intermittent
11.	Road facilities	
12.	Type of road available at present	: W B M Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	: 9.00 Meter Wide Road.
14.	Is it a land – locked land?	: No.
15.	Water potentiality	: Yes
16.	Underground sewerage system	: No
17.	Is power supply available at the site?	: Yes
18.	Advantage of the site	: Easily accessible as located in Developing area of the town.
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	: No

Part – A (Valuation of land)		
1.	Size of plot	: Mr.Prashant O.Patil – 2100.00 Sq.M. Mrs.Shital P.Patil – 2400.00 Sq.M. Total = 4500.00 Sq. M.
	North & South	: ----
	East & West	: ----
2.	Total extent of the plot	: 4500.00 Sq.M.
3.	Prevailing market rate (Along with details/ ref. of at least two latest deals/ transactions with respect to adjacent properties in the areas)	: Rs.5,000/- to Rs. 9,000/- Per Sq.M.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: Land/Plot Rs. 11570/- Per Sq.M.
5.	Assessed / adopted rate of valuation	: Rs. 7250/- Per Sq.M.
6.	Estimated value of land	: Rs. 3,26,25,000/-

Part – B (Valuation of Building)- N. A.		
1.	Technical details of the building :	
a	Type of Building (Residential / Commercial/ Industrial)	: ----
b	Type of construction (Load bearing / RCC /Steel Framed)	: -----
c	Year of construction	: -----
	Age of the building	: ----



	Estimated Future Life of the building	: -----
d	Number of floors and height of each floor including basement, if any	: -----
e	Plinth area floor-wise	: -----
f	Condition of the building	
	i) Exterior - Excellent/Good/Normal/Poor	: -----
	ii) Interior - Excellent/Good/Normal/Poor	: -----
g	Date of issue and validity of layout of approved map / plan	: -----
h	Approved map / plan issuing authority	: -----
i	Whether genuineness or authenticity of approved map / plan is verified	: -----
j	Any other comments by our empanelled valuers on authenticity of approved plan	: -----

Specifications of construction (floor-wise) in respect of Land & Building

Sr. No.	Description	Ground floor	Upper Floors
1.	Foundation	-----	-----
2.	Basement	-----	-----
3.	Superstructure	-----	-----
4.	Doors & Windows (please furnish details about frames, shutters, glazing, fitting etc.)	-----	-----
5.	RCC works	-----	-----
6.	Plastering	-----	-----
7.	Flooring, Skirting, dado	-----	-----
8.	Special finish as marble, granite, wooden paneling, grills, etc.	-----	-----
9.	Roofing including weather proof course	-----	-----
10.	Drainage	-----	-----
Sr. No.	Description	Ground floor	First floors
2.	Compound wall	-----	---
	Height	-----	---
	Length	-----	-----
	Type of construction	-----	-----
3.	Electrical installation	-----	---
	Type of wiring	-----	---
	Class of fittings (superior / ordinary / poor)	-----	---
	Number of light points	-----	---
	Fan points	-----	---
	Spare plug points	-----	---
	Any other item	-----	-----
4.	Plumbing installation	-----	---
	No. of water closets and their type	-----	---
	No. of wash basins	-----	---
	No. of urinals	---	---
	No. of bath tubs	---	---
	Water meter, taps, etc.	-----	-----
	Any other fixtures	-----	-----



Details of valuation

Sr. No	Particulars of item	Plinth Area In sq.mt.	Roof Height In mt.	Age of Bldg. In Yrs.	Estimated Replacement Rate of Const. Rs.	Replacement cost Rs	Depreciation Rs.	Net value after depreciation Rs.
1	G.Floor	-----	-----	-----	-----	-----	-----	-----
2	F.Floor	-----	-----	-----	-----	-----	-----	-----
3	Terrace/ Balc.	-----	-----	-----	-----	-----	-----	-----

Total Construction Value Rs. -----/-

Part C- (Extra Items)

		Provision	(Amount in Rs.)
1	Portico	: -----	Rs. -----
2	Ornamental front door	: -----	Rs. -----
3	Sit out/ Verandah with steel grills	: -----	Rs. -----
4	Overhead water tank	: -----	Rs. -----
5	Extra steel/ collapsible gates	: -----	Rs. -----
	Total		Rs. -----

Part D- (Amenities)

1	Wardrobes	: ---	Rs. -----
2	Glazed tiles	: ---	Rs. -----
3	Extra sinks and bath tub	: ---	Rs. -----
4	Marble / Ceramic tiles flooring	: ---	Rs. -----
5	Interior decorations	: ---	Rs. -----
6	Architectural elevation works	: ---	Rs. -----
7	Panelling works	: ---	Rs. -----
8	Aluminium works	: ---	Rs. -----
9	Aluminium hand rails	: ---	Rs. -----
10	False ceiling	: ---	Rs. -----
	Total		Rs. -----

Part E- (Miscellaneous)

1	Separate toilet room	: ---	Rs. -----
2	Separate lumber room	: ---	Rs. -----
3	Separate water tank/ sump	: ---	Rs. -----
4	Trees, gardening	: ---	Rs. -----
	Total		Rs. -----

Part F- (Services)

1	Water supply arrangements	: ---	Rs. -----
2	Drainage arrangements	: ---	Rs. -----
3	Compound wall	: ---	Rs. -----
4	MSEB deposits, fittings etc.	: ---	Rs. -----
5	Pavement	: ---	Rs. -----
	Total		Rs. -----



Total abstract of the entire property

Part- A	Land	: Rs. 3,26,25,000/-
Part- B	Building	: Rs. -----
Part- C	Extra Items	: Rs. -----
Part- D	Amenities	: Rs. -----
Part- E	Miscellaneous	: Rs. -----
Part- F	Services	: Rs. -----
	Total	: Rs. 3,26,25,000/-
	Say.	: Rs. 3,26,25,000/-

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 3,26,25,000/-** (Rs. Three Crore Twenty Six Lakh Twenty Five Thousand only). The book value of the above property is Rs. 51,75,000/- (Rs. Fifty One Lakh Seventy Five Thousand only) and the realizable value is **Rs. 2,93,62,000/-** (Rs. Two Crore Ninety Three lakh Sixty Two Thousand only).

Place: Yeola

Date: 12/08/2021



Sarang Patil

Ar. Sarang Patil.

Consultant & Govt Regd valuer
Reg. No.59/66(IP) cat-I

The undersigned has inspected the property detailed in the Valuation Report dated 12/08/2021 on . We are satisfied that the fair and reasonable market value of the property is Rs. 3,26,25,000/- (Rs. Three Crore Twenty Six Lakh Twenty Five Thousand only).

Date:

Signature

(Name of the Branch Manager with office Seal)

Encl:

TO BE OBTAINED FROM VALUERS ALONGWITH THE VALUATION REPORT

1. Declaration-cum-undertaking from the valuer (Annexure-I)
2. Model code of conduct for valuer (Annexure II)

Format of undertaking to be submitted by Individuals/ proprietor/ partners/directors

DECLARATION- CUM- UNDERTAKING

- I, **Sarang Govind Patil** son of Govind Tukaram Patil, do hereby solemnly affirm and state that:
- I am a citizen of India.
 - I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
 - The information furnished in my valuation report dated 12/08/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
 - I have personally inspected the property on 10/08/2021 The work is not subcontracted to any other valuer and carried out by myself.
 - Valuation report is submitted in the format as prescribed by the Bank.
 - I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
 - I have not been removed/dismissed from service/employment earlier
 - I have not been convicted of any offence and sentenced to a term of imprisonment
 - I have not been found guilty of misconduct in professional capacity
 - I have not been declared to be unsound mind
 - I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
 - I am not an undischarged insolvent
 - I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
 - I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
 - My PAN Card number/Service Tax number as applicable is **AIGPP1950Q**
 - I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
 - I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
 - I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
 - I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
 - I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
 - I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strikeoff, if not applicable)
 - ~~I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)~~
 - My CIBIL Score and credit worthiness is as per Bank's guidelines.
 - I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
 - I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
 - Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	As per Sale Agreement
2	Purpose of valuation and appointing authority	The Branch Manager, Bank of Maharashtra, Malegaon Br.
3	Identity of the valuer and any other experts involved in the valuation;	No.
4	Disclosure of valuer interest or conflict, if any;	NA
5	Date of appointment, valuation date and date of report;	08/08/2021
6	Inspections and/or investigations undertaken;	10/08/2021
7	Nature and sources of the information used or relied upon;	General market scenario
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Yes (Land & Building Method)
9	Restrictions on use of the report, if any;	For Finance purpose only
10	Major factors that were taken into account during the valuation;	Easily accessible as located in Developing area of the town.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	This valuation report is prepared by me on my professional capacity, based on my experience As requested by bank officer.

Date: 12/08/2021

Place: Yeola



Sarang Patil
Ar. Sarang Patil.
 Consultant & Govt Regd valuer
 Reg. No.59/66(IP) cat-I

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

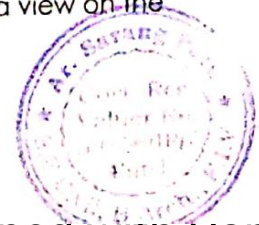
12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.



22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as Defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Name of the Valuer : **Ar. Sarang G. Patil**

Add. of the valuer : Head Office : "Krutadnyata " Patel Colony,
Nr. Sanjivani Toddlers, Vinchur Road, Yeola-4223401

Date: 12/08/2021

Place: Yeola

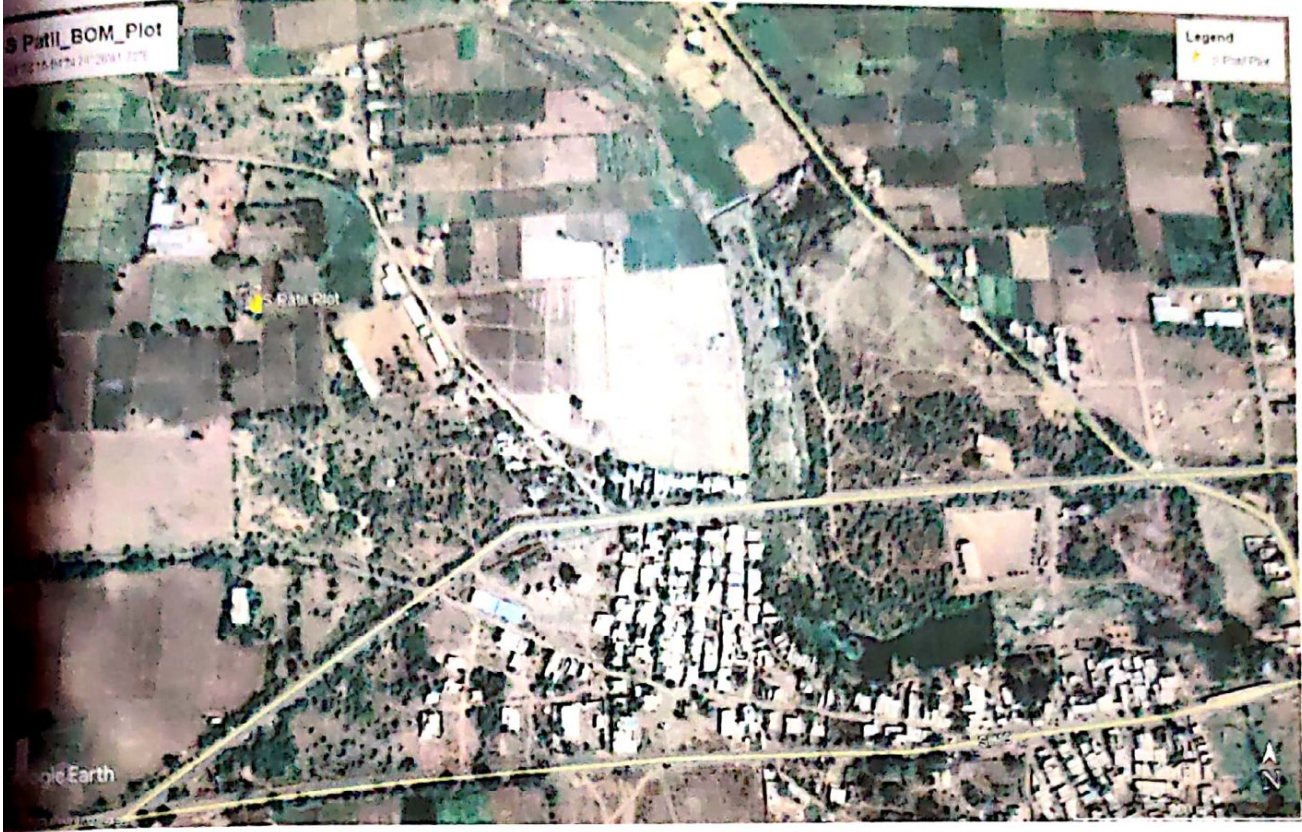


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Reg. No.59/66(IP) cat-I

Google Map showing location of Building



Guideline / Govt. Rate Chart



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year: 2021/2022

Language: English

Selected District: नाशिक
Select Taluka: मालेगाव
Select Village: मोठे : दाभाडी
Search By: Survey No Location
Select Location: विनशेती झालेल्या जमिनी

Select	विषय नं.	उपविषय	दर	एकक (चौ. मीटर)
SurveyNo	9/9.1	गावठाण परिषद क्षेत्रातील विनशेती झालेल्या हायवे सन्मुख जमिनी	1210	चौ. मीटर
SurveyNo	9/9.2	गावठाण परिषद क्षेत्रातील हायवे सन्मुख जमिनी व्यतिरीक्त विनशेती झालेल्या उर्वरित जमिनी (मु.वि.क्र.9.1 या व्यतिरीक्त जमिनी)	1150	चौ. मीटर
SurveyNo	9/9.3	गावठाण परिषद क्षेत्राबाहेरील विनशेती झालेल्या हायवे सन्मुख जमिनी	1180	चौ. मीटर
SurveyNo	9/9.4	गावठाण परिषद क्षेत्राबाहेरील विनशेती झालेल्या उर्वरित जमिनी	1120	चौ. मीटर
SurveyNo	9/9.5	गावठाण परिषद क्षेत्राबाहेरील विनशेती झालेल्या हायवे सन्मुख जमिनी	880	चौ. मीटर

12



Property Photographs

