



# D. R. Harkal & Associates

**Prop. Er. D. R. Harkal** 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

**Associate Valuer Er. Tushar J. Patil**  
M.Tech. (Geotech.), M.Sc. (Val.), (A.M.I.E.) A.I.V.  
Reg. Valuer : IBB/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](mailto:valuerdrharkal@gmail.com)

## VALUATION REPORT : VAL / DRH / 01- 2021 To be Read with Latest Title Search Report

### 1 Introduction:

Bank & Branch	Bank of Baroda; Nashik Road Branch, Nashik
Name of the Customer/s	RANA ELECTRICAL WORKS; Prop.: Sahebrao D. Mahajan
Purpose of the Valuation	To assess <b>Market Value, Realizable Value &amp; Distress Sale Value</b> of the Property (Said Asset)

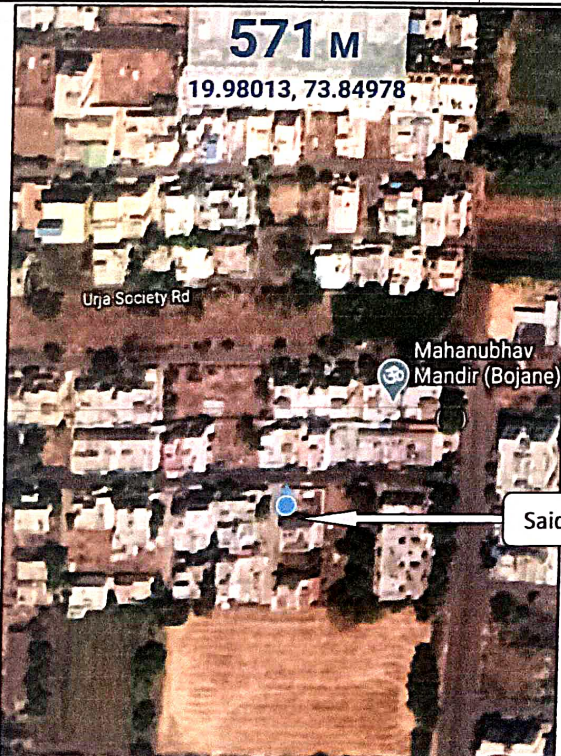
### 2 Property Inspection / Identification Details:

Assignment Reference	Bank of Baroda, Nashik Road Branch, Nashik
Property Identified by	Customer's Representative : Sh. Deepak Chaudhari
Date of Visit / Inspection	09-01-2021
Date of Valuation Report	15-01-2021

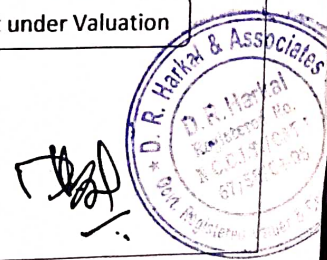
### 3 Property Details:

<b>Address of the Property (Said Asset) Valued</b>	<b>Bungalow</b> Named as " <b>LAXMI KRUPA</b> ", Constructed on <b>Plot No. 24</b> , Located in Harkul Nagar, Near Raj Rajeshwari Chowk, Citric India Road, Off Jail Road, Nashik Road, Panchak, Nashik.	Remarks: Nil.
P. No./S. No./ G. No./Shiwar	<b>Plot No. 24</b> , S. No. 50/5 <b>Panchak Shiwar</b> , Nashik.	
Nearby Landmark	Near : <b>Raj Rajeshwari Chowk</b>	

4	<b>Latitude</b>	<b>19.98013 N</b>	<b>Longitude</b>	<b>73.84078 E</b>
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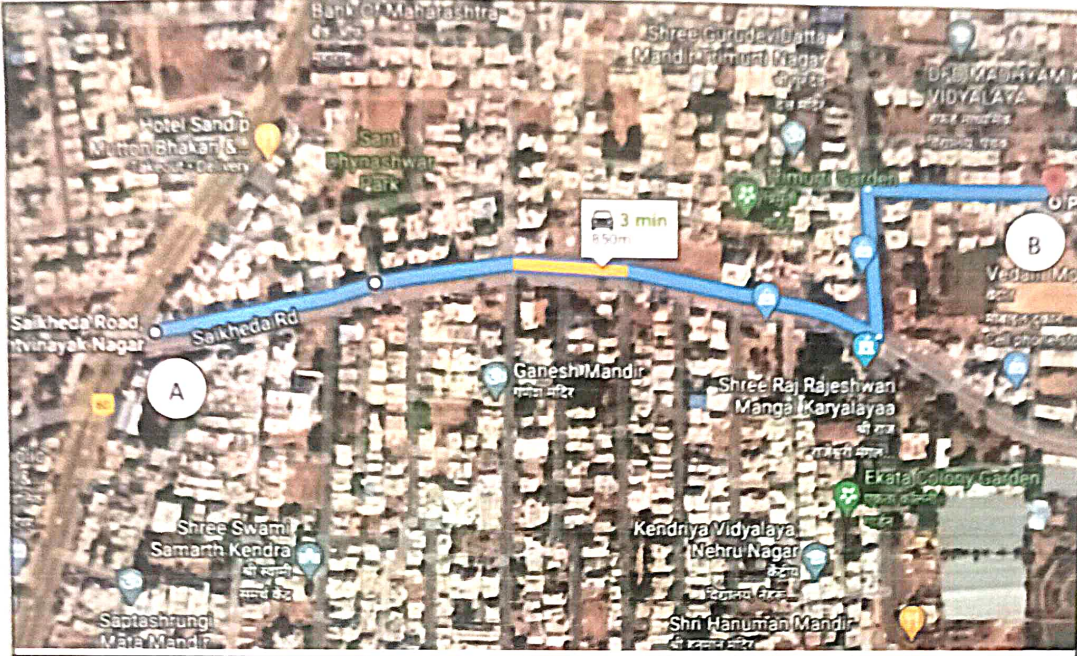


Said Asset under Valuation





**5 GPS Route Map :-**



**From A-Sailani Baba Chowk (Jail Road) To B-Property Under Valuation**

**6 Photographs of the Property:**



**Laxmi Krupa Bungalow**

*[Handwritten Signature]*  
**D. R. Harkal & Associates**  
D. R. Harkal  
Registration No. N.C.C.I.T. / CAT -1/ 67 / 56  
Govt. Registered Valuer & Chartered Engineer



6 Photographs of the Property:

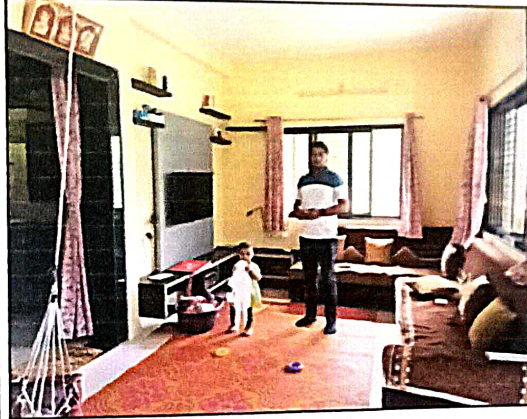


Entrance Gate of Bungalow

**Ground Floor**



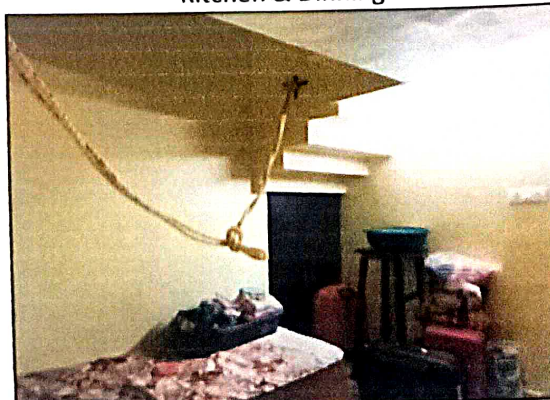
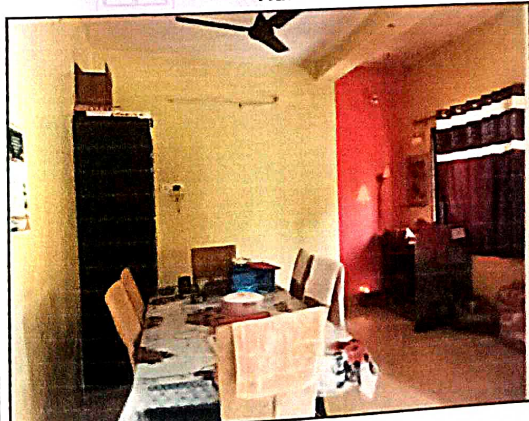
Entrance Door of the Said Asset



Hall



Kitchen & Dining



Bed Room

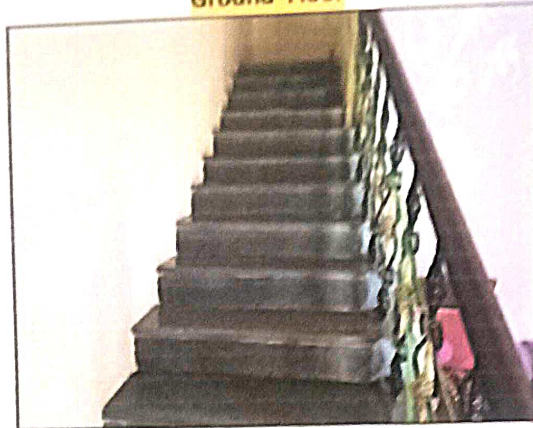


*[Handwritten Signature]*



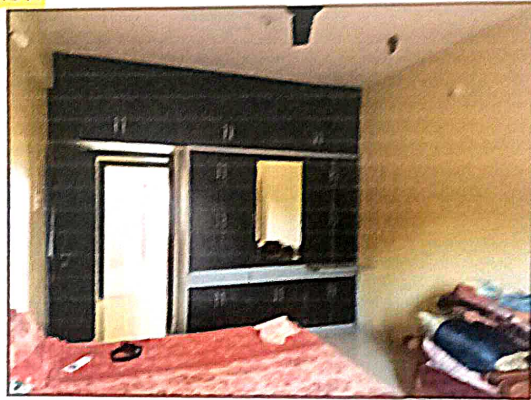
**Photographs of the Property:**

**Ground Floor**

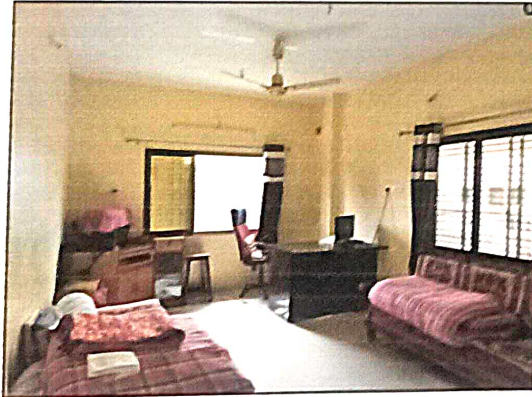


Staircase to Access 1<sup>st</sup> Floor

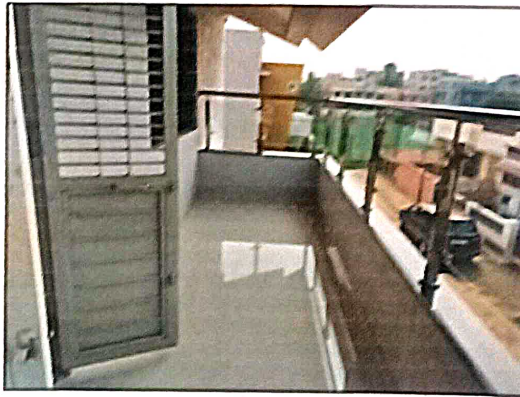
**1<sup>st</sup> Floor**



Bedrooms

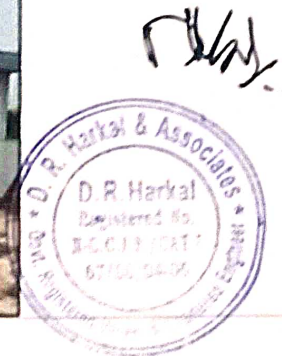
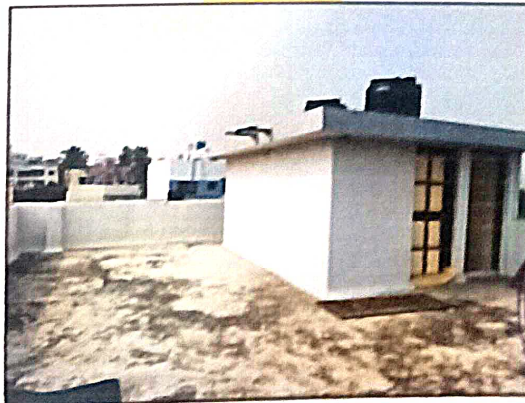


Family Seating



Balcony

**Roof Terrace**







**D. R. Harkal & Associates**

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Associate Valuer: Er. Tushar Patil, M. Tech. (Geotech.), M.Sc. Val., Regd. Valuer : IBBI / RV / 07 / 2019 / 10901

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

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

		Remarks: Nil
Fair Market Value (FMV)	Rs. 79, 76, 000/-	
Realizable Value (RV)	Rs. 71, 78, 000/-	
Distress Sale Value (DSV)	Rs. 63, 81, 000/-	

**8 Declaration by Valuer:**

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

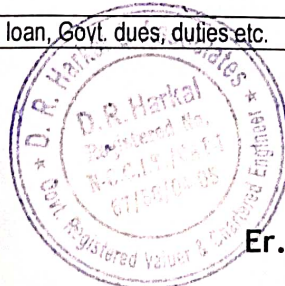
**9 Notes:**

- This Valuation Report is valid only for the Purpose & Intended user mentioned.
- Valuation amount mentioned above is exclusive of various Govt. taxes, Stamp duty registration charges whichever are applicable.
- Only Original copy of this report is to be treated as valid for further process.
- Original documents (Deed / Agreement / Plans etc.) related with the Said Asset may please be obtained & verified.
- Documents perused are returned along with this valuation report.
- 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
- Valuer shall not be responsible for the value expressed by him for tenant occupied assets which may affect the value of the said asset.
- 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:**

- 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.
- Past performance of Real Estate Market need not necessarily indicate the future trends.
- Valuation changes with Time & Purpose. Valuation is subject to variable opinions.
- 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.
- 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.
- 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.
- 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
- 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.
- It is assumed that the Property is under responsible ownership.
- 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-I / 67 / 56  
Chartered Engineer - M-127388-9





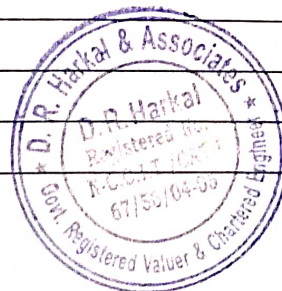
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Photocopies of Documents Perused: Obtained from Bank Record.			
11	Photocopies of Documents Perused: Obtained from Bank Record.		Layout Plan & N.A. Order
	Sale Deed of Plot No. 24	7/12 extract	
	Sanctioned Bldg. Plan	Bldg. Completion Certificate	
12	Legal Documents:		
i	Type of Agreement / Deed / Document Furnished	Sale Deed of Plot No. 24	Remark: Nil
	Agreement / Deed / Documents Furnished in the Name of	Sh. Sahebrao Digambar Mahajan	
	Registration No. & Date of Agreement / Deed /	NSN-02/ 4384 Dt. 20-07-1995	
ii	7/12 Extract	Furnished In the name of Sh. Sahebrao Digambar Mahajan Dt.12-01-2021. For Plot Area = 156.43 mt <sup>2</sup>	
iii	Brief Details of Co. Op. Society: (If Said Asset is Located in Co. Op. Society)		
	Name of the Housing Society	N.A	
	Registration No. of Society	-----	
	Share Certificate in the Name of	-----	
13	Technical Documents Details:		
i	Layout Plan Sanctioned by	Town Planning Dept., NMC, Nashik	
	Layout Plan Sanction No.	Town Planning / Final / 11 / 131 Dt. 20-05-1995	
ii	N.A. Order Issued by	Collector of Nashik	
	N.A. Order No.	MASHA/ KAKSH-03/ NAP No./ 299 / 1994 Dt. 25-11-1994	
iii	Bldg. Plan Sanctioned By	Town Planning Dept., NMC, Nashik	
	Bldg. Plan Sanction No.	Gr. floor Sanction	LND / BP / 09 / 20 Dt.10-04-2000
		1 <sup>st</sup> floor Sanction	LND / BP / 462 / 2006 Dt.21-03-2006
iv	B.C.C. / O.C. Issued By	Town Planning Dept., NMC, Nashik	
	B.C.C. / O.C. Letter No.	Gr. floor BCC	Town Planning / 03227 Dt. 31-07-2001
		1 <sup>st</sup> floor BCC	Town Planning / 5601 / 25 Dt. 05-04-2010
	B.C.C. Obtained by Part or Full	By Full for Gr. floor	
	No. of floors as per BCC	Ground Floor	
v	No. of floors actually constructed	Ground Floor + 1 <sup>st</sup> floor	
14	Physical Details:		
i	Actual Boundaries of the PLOT under Valuation as per Layout / Bldg. Plan furnished & Corrected with magnetic North if required		
N	Plot No. 23		
S	Plot No. 25		
E	Open space		
W	6.00 mt. wide colony road		



*[Handwritten Signature]*



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<b>15 Locality Details:</b>			
Property lies in the Limits of: Municipal Corporation / Municipal Council / Gram Panchayat / Gram Palika / Nagar Panchayat	Nashik Municipal Corporation, Nashik		
Status of Development of Locality: Fully Developed / Developed / Fast Developing / Gradually Developing / Un Developed etc.	Fully Developed		
Classification of Area: Residential/Commercial/Industrial/Agricultural	Residential		
Classification of Locality	Urban / Semi Urban / Rural		
	Urban		
	Rich / Higher / Middle / Lower class		
	Mixed Class		
Civic Amenities: Schools, Colleges, Market, Hospitals, Theaters, etc.	Nearby		
<b>16 Infra Structure Availability:</b>			
Water Supply By: Local Body / Other if any	Local body		
Supply of Electricity: By MSCEDL / Private	By MSEDCL		
Nearest Major Road / s	Old Saykheda Road / Jail Road		
Nearest Railway Station	Nashik Road Railway Station		
<b>17 Area Details:</b>			
Plot Area :- in mt <sup>2</sup> as per given in Documents furnished			
A Plot	156.43 mt <sup>2</sup>		
<b>18 B/Up Area of the Said Asset:- as per given in Documents furnished</b>			
B FSI B/up Area - as per BCC / Bldg. Plan	As per Gr. floor BCC	78.00 mt <sup>2</sup>	78.00 + 77.71 = 155.71 mt <sup>2</sup>
	As per 1 <sup>st</sup> floor BCC	77.71 mt <sup>2</sup>	
C FSI free B/up area	Staircase in Parking	—	<b>FSI free B/up Area :</b> It is an Actual Constructed area & also shown in approved Bldg. Plan but not considered in FSI Calculations as per rules & regulations applicable wherever by approving authority. FSI free b/up area is an integrated part & parcel of the Structure & Owner has to incur cost to construct it in order to fulfill the construction requirements of the Structure for its use.
	Lift in Parking	—	
	Parking floor	—	
	Staircase on floors	—	
	Lift on floors	—	
	Staircase Head Room	2.46*4.23 = 10.40 mt <sup>2</sup>	
	Lift Head Room	—	
	Porch	—	
	Attached Terrace	—	
	Permissible Balcony	7.44 mt <sup>2</sup>	
Cupboards	1.20*0.60 = 0.72 mt <sup>2</sup>		
Total FSI free area Considered		10.40 + 7.44 + 0.72 = 18.60 mt <sup>2</sup>	
D Total B/up area (B+C) Considered	155.71 + 18.60 = 174.31 mt <sup>2</sup> = 1876.00 ft <sup>2</sup>		
<b>19 Accommodation Details:</b>			
<b>i Space Allocation &amp; Storage Spaces:-</b>			
Gr. floor	Hall, Kitchen, Bed Room, WC/Bath., Staircase.		
1 <sup>st</sup> floor	Family Seating, 02 Bedrooms, 01 Attached & 01 Common Toilet, Balcony Staircase		
Roof Terrace	Staircase Head Room		
Whether the Said Asset is Constructed as per Sanctioned Bldg. Plan or Not?	Generally yes.		





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**20 Construction & Specifications Details:**

**i Type of Structure & Roof Provided:**

Type of Structure Provided	RCC Framed Structure
Type of Roof Provided	RCC slab

**ii Specifications Provided:**

Height of the Asset	Approx. 09'6"
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Finishing	External Plaster	Provided
	External Color	Provided
	Internal Plaster	Provided
	Internal Color	Provided
	Type of Flooring	Vitrified Tiles

False ceiling if Provided	Provided in Hall, Bed Rooms
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Fixed Furniture / Interior	Wardrobes provided in Bed rooms. TV showcase in Hall
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Openings	Door Shutters	Laminated Flush Shutters/ MS Shutter
	Type of Windows	Al. glazed windows with Granite stone frames
	Safety Grills	Provided

Kit.	Kitchen Platform	Granite Stone
	Kitchen Trolleys	Provided with Kitchen Cabinets
	Other if Any	Well furnished Kitchen Room

Fitting	Type of Electrical Fittings	Concealed
	Class of fittings & fixtures: Excellent/ I-Class/ Good/ Medium/ Ordinary	I-class

Miscellaneous	Quality of Construction: Excellent/I-Class/ Good/ Medium/ Ordinary	I-class
	Visible damage in the bldg. if seen	Not Noticed
	Maintenance of the Structure	Properly Maintained
	Elevation of Building: Plain / Good / Pleasant / Architecturally treated	Pleasant Elevation

**iii Staircase & Roof Terrace Details:**

External Staircase Details:		Roof Terrace Details:	
Staircase	RCC Staircase	Access to Roof	Internal RCC Staircase
Treads	Kota stone	Water Proofing	Integrated Cement Plaster
Risers	Kota stone	Water Tank	PVC Water Tank
Railing	MS Railing	Solar Panel	No
Roof Cover	RCC Slab	Other if any	-----


**iv Miscellaneous Provisions:**

Comp. wall/Tanks etc.	Parking Facility	Open
	Comp. Wall / Gate	Provided
	Pavement	Provided
	Bore Well	No
	U.G. Tank	Approx. 5000 ltrs. capacity
	Garden etc.	No





**21 Guide Line Valuation:**



**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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**Annual Statement of Rates**

Year: 20202021 Language: English

Selected District: नाशिक  
Select Taluka: नाशिक  
Select Village: मौजे पंचक  
Search By:  Survey No  Location  
Enter Survey No: 50

उपविभाग	बूटी दमीन	निवासी सदनिका	ऑफिस रुमने	औद्योगिक	एकक (Rs./)	Attribute
18.2- मायबेडा रस्त्याच्या उत्तरेकडील रहिवासी निष्कृती	6820	24000	26600 31700	0	चौ. मीटर	सर्व्हे नंबर

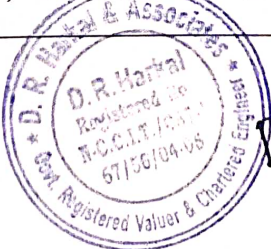

11.	नाशिक	सर्व महानगरपालिका	24,200	19,635	13,860	8,894
		सर्व 'अ' वर्ग नगरपरिषदा	22,990	18,653	13,167	8,449
		सर्व 'ब' व 'क' वर्ग नगरपरिषदा / नगरपंचायती व विशेष नियोजन प्राधिकरण	21,780	17,672	12,474	8,004
		सर्व प्रभाव व ग्रामीण	19,360	15,708	11,088	7,115

Guide line Rate / Value is to be finalized by Registrar of Stamp Duty. Valuer is not supposed to finalize / fix the Guide line Rate / 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.

<b>Govt. approved rates (ASR) for Year 2020-21</b>	Land	Rs. 6820/- per mt <sup>2</sup>
	Construction	Rs. 24200/- per mt <sup>2</sup>
<b>Govt. Valuation of the Property Under Valuation</b>	$156.43 \times 6820 + 174.31 \times 24200 \times 80\%$ = 1066852 + 3374641 = <b>Rs. 4441493/- Say Rs. 44, 42, 000/-</b>	

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

a	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
b	In case of Bungalow / Row House / Factories / Buildings, while calculation of Guideline value, FSI free construction, Comp. wall, RCC O.H. & U.G. water tanks, Bore well, Land leveling, Lawns / Garden etc. are not considered in guideline valuation. Hence these two are at variants
c	Many times property deal occurs due to need &/or convenience of the purchaser. e.g. Work place of purchaser is nearer to the property which results in to convenience in access the work place, also due to family need &/or expanded commercial activities, purchaser wishes to purchase the property (either residential or commercial) adjoining to his existing property. In such cases seller always demands more amount as compared to market rate from purchaser, which results in to vast difference in bet. Govt. value & actual transaction value





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**23 Liabilities:**

- a This valuation report is prepared by me on my professional capacity & as requested to carry out Valuation by Customer & / or by Bank Officials
- b Legal aspects are not considered in this Valuation Report, because it is out of our scope. This Valuation Report is not to be construed as confirmation of Ownership of the Said Asset. It is advisable to obtain Legal Search / Title Search of the Property Valued from Panel advocate of the Institution.
- c Valuer's liability is limited to the intended user and purpose mentioned in Valuation Report without considering legal aspects about the property
- d 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
- e 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

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

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

**25 Occupancy & Activity Details: (As on Date & Time of Inspection)**

Said Asset is in Possession of?	Owner
Type of Activities are going on in the Said Asset	Residential
<b>If Occupied by the Tenant; Furnish Following Details-</b>	
Portion Occupied by Tenant / s	N.A.
Details of Rent agreement if furnished.	N.A.



*[Handwritten Signature]*



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**26 Any Other Aspects : about Marketability of the Said Asset**

Property is located in fully developed area.  
 All civic amenities are nearby.  
 It is well furnished bungalow. Quality of Construction & specifications is I-class.  
 False ceiling is provided in all Hall & Bedrooms. Kitchen room is well furnished

**27 Life & Age of the Building:**

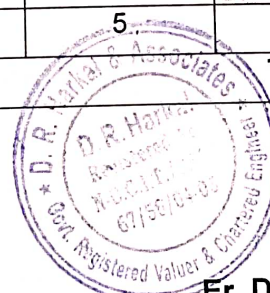
Total Life Assumed	60 years	Total life assumed is based on Type & Condition of the structure
Age of the Structure	20 years	Age of the structure is considered from the Year of BCC or Actual Completion.
Residual Life of Bldg.	40 years	Residual Life is based on Periodic maintenance & Up keep.

**28 Market Valuation :**

i	Method adopted for Valuation	Land & Building Method
ii	Land Rate Adopted for Valuation	Rs. 26000/- per mt <sup>2</sup>
iv	Replacement Rate for New Construction adopted	Rs. 2000/- per ft <sup>2</sup>
v	Depreciation % of Construction arrived on the Basis of Age of the Structure	30%
vi	Depreciation Arrived for Construction	Rs. 600/- per ft <sup>2</sup>
vii	Depreciated Construction Rate Arrived for Valuation Purposes	Rs. 2000 - 600 = 1400/- per ft <sup>2</sup>
viii	Add for Interior, Fixed furniture, False ceiling	Rs. 500/- per ft <sup>2</sup>
ix	Construction rate arrived for Valuation	Rs. 1400 + Rs. 500 = Rs. 1900/- per ft <sup>2</sup>

**29 Calculations for Market Valuation:**

Particulars	Area / Qty.	Unit	Rate Arrived Rs./Unit	Valuation Rs.	Say Rs.
Plot	156.43	mt <sup>2</sup>	26000	4067180	4067000
Construction	1876.00	ft <sup>2</sup>	1900	3564400	3564000
Compound wall	40.00	Rmt	5000	200000	200000
Pavement	80.00	mt <sup>2</sup>	1500	120000	120000
U.G. Water Tank	5000.00	Ltr	5	25000	25000
				<b>Total Rs.</b>	<b>79, 76, 000/-</b>



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-I / 67 / 56  
Nashik





Sale Deed  
P. No. 24

1000R

9/12 Ex  
1st Floor Co

श्री. साहेबराव दिगंबर महाजन,  
उ.व. ३१, पैदा- व्यापार  
रा. पोतन इलेक्ट्रीकल,  
यासवंत अपार्टमेंट, जेजुरी रोड,  
नाशिकरोड, ता. जि. नाशिक

श्री. विष्णु हरि बोरडे  
यांचे जनरल मुखत्यार  
म्हणून-

श्री. विष्णु नामदेव देवरे,  
उ.व. २३, पैदा- व्यापार  
रा. देहभर्ज, बिटकी पोईव,  
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रा. पोतन इलेक्ट्रीकल,  
यासवंत अपार्टमेंट, जेजुरी रोड,  
नाशिकरोड, ता. जि. नाशिक

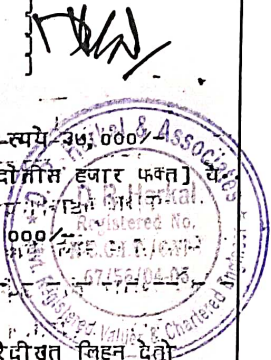
श्री. विष्णु हरि बोरडे  
यांचे जनरल मुखत्यार  
म्हणून-

श्री. विष्णु नामदेव देवरे,  
उ.व. २३, पैदा- व्यापार  
रा. देहभर्ज, बिटकी पोईव,  
नाशिकरोड, ता. जि. नाशिक

नसल-३  
०३०२ / २-१०  
१९९७

लिहून देणार

लिहून देणार



कारणे कायमचे फरगे वत खरेदी खत लिहून देतो

ते रैसा जे की -

१] मिळकतीचे वर्णन-

तुकडी जिल्हा नाशिक, पोततुकडी तातुंगा नाशिक

[ ३ ]

पैकी नाशिक महानगरपालिका  
हद्दीतील व माझे पंचक हया  
गांवचे शिबारातील अर्बन  
अँग्लोमोरेशन हद्दीतील रिटेशन मिळकत सर्व्हे नं. ५०/५  
क्षेत्र ५८६४.०० चौरस मिटर.

हया वरील वर्णनाच्या मिळकतीपैकी मंजूर  
ते-आऊट मधील प्लॉट नंबर २४ [चोवीस] क्षेत्र १५६.४३  
चौरस मिटर, यांती चतुःसिमा-

नसल-३  
०३०२ / ३-१०  
१९९७

[ ४ ]

नसल-३  
०३०२ / ३-१०  
१९९७

पूर्वेत : ओपन स्पेस  
पश्चिमेत : ब. मि. कॉलनी रोड  
दक्षिणेत : प्लॉट नं. २५  
उत्तरेत : प्लॉट नं. २४

येणेप्रमाणे चतुःसिमेतील वर्णनाची मिळकत  
म्हणजे प्लॉट व त्यावरील जल, तट, काष्ट, पाषाण,  
निधी निक्षेप व तदंगभूत वस्तुसहोत तसेच सदरचे मिळकतीत  
जाण्या-शेण्याचे, वागवहिव्याटीचे, इजमेट राईटचे  
हक्कासहोत दरोबस्त. येथुन पुढे सदर प्लॉटचा उल्लेख  
संक्षिप्तरीतीने "सदरचा प्लॉट" असा केला जाई.

Sale Deed of Plot No. 24











भाषणे

१) श्री. निवृत्ती हरी बोरडे रा. पंचक

याचा ता. ६ / ७ / १९९४ चा बज

२) म. तहस्यक संचालक नगर रचना नासिक महानगरपालिका यांचे पत्र क्र. आ.पर.स.३

३) ह.स.पू.ए.स./टेन्ट/ने.आ.उ.ट./१८/३३९ ता. १३.६.१९९४

जिल्हाधिकारी कार्यालय, नासिक.

क्र. मह / कश-३ / दि. नो. प. क्र / २२९/१९९४

नासिक दि. ११/१९९४

आदेश

महाराष्ट्र जमीन महसूल अधिनियम १९६६ फलम ४४ प्रमाणे व त्या व्याजाल नियमान्वये श्री. निवृत्ती हरी

बोराडे राहाणार पंचक तालुका नासिक जि. नासिक येथील गट नं. / स. नं. ५०/९

ए. १ ते २७ क्षेत्र ७८६४=८० चौ. मी. या क्षेत्रात रहीवास वा कारणासाठी

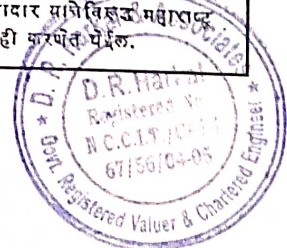
अकृषिक प्रयोजनासाठी परवानगी लागील अटीवर देण्यात येत आहे.

शर्ती

- १) महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्या व्याजाल नियम व महाराष्ट्र जमीन महसूल अधिनियम (सुधारीत) १९७९ चे अधिन राहून परवानगी देण्यात येत आहे.
  - २) सदरहू परवानगी ही नागरी जमीन कालावधी अधिनियम १९७६ ला अधिन राहून देण्यात येत आहे.
  - ३) परवानगीदारा यांनी आदेशातील क्लॉटचे व सर्व क्लॉटचे विभाजन न. जिल्हाधिकारी यांचे पूर्वे संमतीशिवाय करू नये.
  - ४) परवानगीदारा यांनी सदरहू जमीन व त्या वरील विलिडिंग अथवा बांधकामाचा उपयोग ज्या कारणासाठी अकृषिक परवानगी दिली आहे त्याच कारणासाठी करावा तसेच सदरहू जमिनीचा किंवा सदरहू जमिनीपैकी काही भागाचा अथवा त्यावरील विलिडिंगचा अथवा बांधकामाचा उपयोग हा संपूर्ण जमिनीचा उपयोग म्हणून मानण्यात येईल.
  - ५) परवानगीदारा यांनी हा आदेश दिल्याने तारखेपातून एक वर्षात आत जमिनीची सुधारणा मंजूर लेआऊटप्रमाणे म्हणजे रस्ते, ड्रेनेज व काराची वी उपाययुक्त जिल्हाधिकारी व नगरपालिका यांची संमती राहिल. त्याचप्रमाणे सदरहू लेआऊटमधील क्लॉटची मोजणी व रचना करून घ्यावी व जोपर्यंत जमिनीची सुधारणा होत नाही तोपर्यंत त्यामधील क्लॉटची विलिडिंग कोणत्याही तऱ्हेने लावू नये.
  - ६) परवानगीदारा यांनी सदरहू जमिनीतील क्लॉटची विलिडिंग कोणत्याही तऱ्हेने कोणत्याही परवानगीदारा यांची जबाबदारी राहिल की सदरहू क्लॉटची किंवा विलिडिंग ही आदेशातील शर्तीस अधिन राहून अथवा सनदेमधील शर्तीस अधिन राहून करावी.
  - ७) सदरहू परवानगी ही देण्याच्या नजनामध्ये दाखविल्याप्रमाणे भोटावर बांधकामाचे बांधकामाप्रमाणे किंवा क्लॉटमध्ये दाखविल्याप्रमाणे बांधकामाचे विलिडिंगप्रमाणे करण्यात येत आहे क्लॉटमध्ये दाखविल्याप्रमाणे मोकळी जागा ठेवावी.
  - ८) ही परवानगी विलिडिंगचे बांधकामाबाबत म यांचे कडील पत्र क्र. -
- मदाल शर्तीस अधिन राहून देण्यात येत आहे.
- ९) परवानगीदारा यांनी नगरपालिका / महानगरपालिका / तहस्यक संचालक / ग्रामपंचायत / नगररचना यांचेकडून योग्य तो बांधकामाची परवानगी घेऊन बांधकामात गुळ्यात करावी. सदरहू अट ही परवानगीदारा यांचेवर बंधनकारक आहे.
  - १०) परवानगीदारा यांनी विलिडिंग क्लॉट हे नव्या मध्यम अतिउच्चमंजूर करून घ्यावेत. ज्या ठिकाणी सधम अधिकारी नाहीत अशा वेळी परवानगीदारा यांनी महाराष्ट्र जमीन महसूल (जमिनीच्या वापरात बदल अकृषिक आकारणी) नियम १९९९ अनुसूची ३ प्रमाणे क्लॉट वार करून घेऊन तो न जिल्हाधिकारी यांचेकडून मंजूर करून घ्यावेत. त्याप्रमाणे बांधकाम करावे.
  - ११) परवानगीदारा यांनी राष्ट्रीय महामार्ग जिल्हा मार्ग यामधील रस्त्याची सिमा व इमारतीची रंग यामधील व इमारतीची रंग या नियम रंगा यामधील रस्त्यापातून अंतर महाराष्ट्र जमीन महसूल (जमिनीच्या वापरात बदल अकृषिक आकारणी) नियम १९९९ अनुसूची ३ प्रमाणे ठेवावी.
  - १२) परवानगीदारा यांनी हा आदेश दिल्याने तारखेपातून एक वर्षात आत अकृषिक प्रयोजनासाठी जमिनीचा वापर करावा अन्यथा अकृषिक परवानगीची मुदत जिल्हाधिकारी यांचेकडून थेट जिल्हाधिकारी यांचेकडून घ्यावी तसे न केल्यास परवानगी रद्द समजण्यात येईल.
  - १३) परवानगीदारा यांनी अकृषिक प्रयोजन करिता जमिनीचा उपयोगाने गुळ्यात अथवा उपयोगात बदल केल्याबाबत एक महिन्याने आत नगरपालिका / तहस्यक संचालक / जिल्हाधिकारी नासिक यांना कळवावे अन्यथा परवानगीदारा यांनी विलिडिंग महाराष्ट्र जमीन महसूल (जमिनीच्या वापरात बदल अकृषिक आकारणी) नियम १९९९ (६) प्रमाणे कार्यवाही करणेत येईल.

N.A. Order

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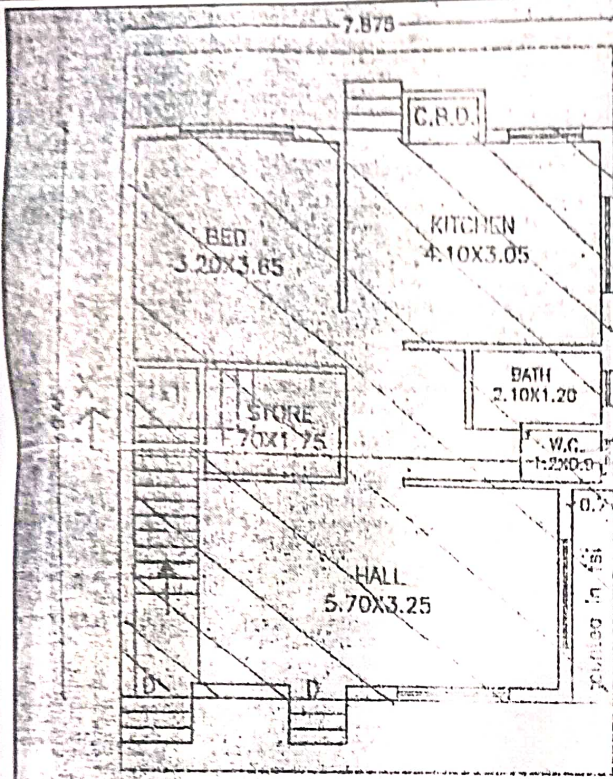


**D. R. Harkal & Associates**

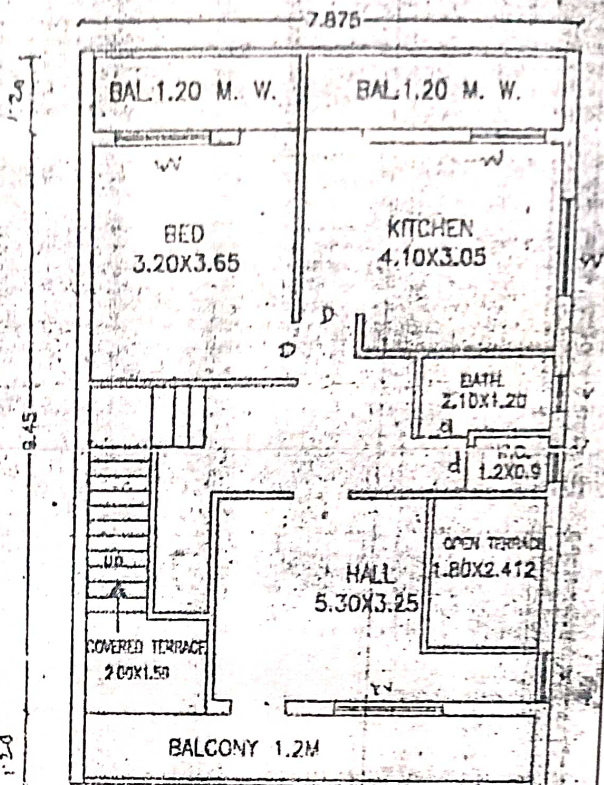
Prop. : Er. D. R. Harkal, B.E. Civil, MIE, FIV 98504 99659

Govt. Registered Valuer : N-C.C.I.T. / CAT - I / 67 / 56

Associate Valuer: Er. Tushar Patil, M. Tech. (Geotech.), M.Sc. Val., Regd. Valuer : IBBI / RV / 07 / 2019 / 10901



EXISTING GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

Approved Bldg. Plan

### BALCONY AREA STATEMENT

FLOOR	PERMISSIBLE BAL. IN SQ.M.	PROPOSED BAL. IN SQ.M.	EXCESS BAL. IN SQ.M.
FIRST FLOOR	= 74.42/10 = 7.44	= (2x7.875x1.20) = 18.90	= 18.90 - 7.44 = 11.46

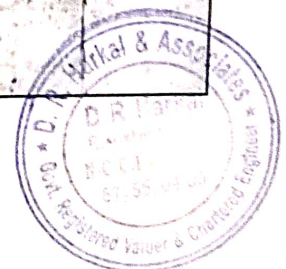
○ TOTAL B/UP AREA = 144.50 SQ.M.

○ EXISTING B/UP AREA = 78.00 SQ.M.

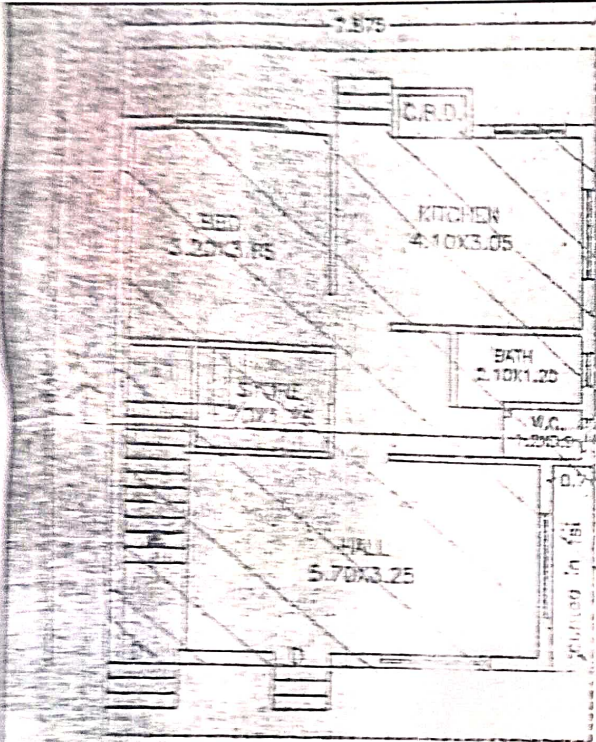
○ PROP. B/UP AREA = 144.50 - 78.00  
= 66.50 SQ.M.

B/up Area Statement

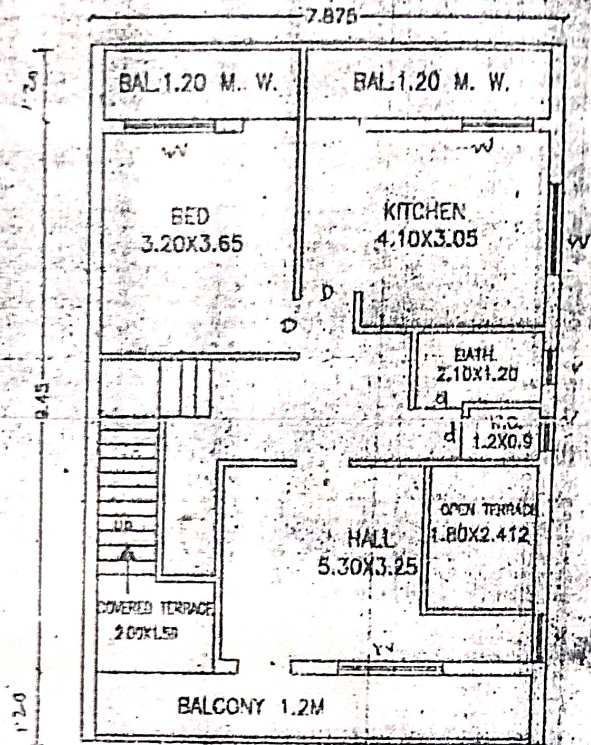
*Tushar Patil*







EXISTING GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

Approved Bldg. Plan

**BALCONY AREA STATEMENT**

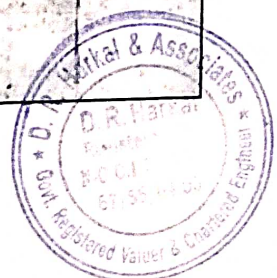
FLOOR	PERMISSIBLE BAL. IN SQ.M.	PROPOSED BAL. IN SQ.M.	EXCESS BAL. IN SQ.M.
FIRST FLOOR	= 74.42/10 = 7.44	= (2x7.875x1.20) = 18.90	= 18.90 - 7.44 = 11.46

○ TOTAL B/UP AREA = 144.50 SQ.M.

○ EXISTING B/UP AREA = 78.00 SQ.M.

○ PROP. B/UP AREA = 144.50 - 78.00  
= 66.50 SQ.M.

B/up Area Statement



*Handwritten signature*





# NASHIK MUNICIPAL CORPORATION

NO. LND/RP/ 9/20

OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE: 10/4/2000

## SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO Shri. Sahebrao Digambar Mahajan.

c/d Pathak And Associates Architects

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. 24  
of S. No. 50/5 of Panchak Shiwar

Ref - Your Application & Plan dated 10/3/2000 Inward No. 2414

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work / and building permits under section 253 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act. No. LIX of 1949) to erect building for. Residential

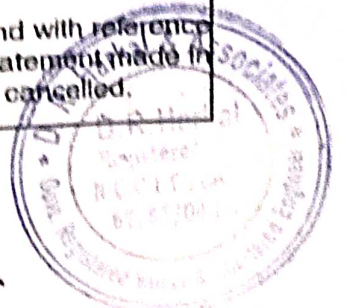
Purpose as per plan duly amended in --- subject to the following conditions :

### CONDITIONS

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorised development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceilling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1965 etc.].
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
- 8) The building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

Commencement Certificate-Gr. Floor

*[Handwritten Signature]*







# NASHIK MUNICIPAL CORPORATION

NO.: LND / BPI 462 / 2006 <sup>7520</sup>

OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE: 21/03/2006

## SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

TO: Sahebrao Digamber Mahajan

C/o - Engr. Shrikant Gaidhani

Sub : Sanction of Building Permit & Commencement Certificate in Plot No. 24

S. No. 50/5

Panchak

of Shiwar

Ref. : Your Application & Plan dated 13/2 /2006

Inward No. 484

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act. 1966 ( Mah. of 1966) to carry out development work / and building permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act. No. LIX of 1949) to erect building for. **Residential**

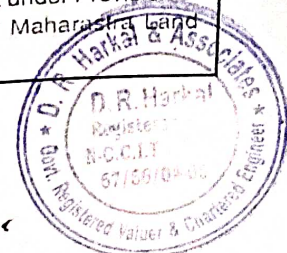
Purpose as per plan duly amended in subject to the following conditions :

### CONDITIONS

1. The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act. 1949 is duly granted.
3. The commencement certificate Building permit shall remain valid for a period of one year Commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorised development & action as per provisions laid down in Maharashtra regional & Town Planning Act. 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitles you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1965 etc ]

Commencement Certificate-1<sup>st</sup> Floor

TVM







Nº 003227

नाशिक महानगरपालिका, नाशिक

जाचक नंबर / "नगररचना" / 003224

दिनांक 31 / 11 / 2009

इमारत बांधकामाचा वापर करणे बाबतचा दाखला (पूर्ण/भूमिशा.)

श्री. दिगंबर मोजन

एम. यु. एस. पाठक डॉक्ट.

संदर्भ : तुमचा दिनांक 9 / 11 / 2009 चा अर्ज क्रमांक 284

दरम्यान

दरम्यान देण्यात येतो की, पंचक शिवाचतील सि.स.नं. —

नंबर 10/11 नॉट नं. 28 मधील इमारतीच्या लक्ष

दरम्यान इकडील बांधकाम परवानगी नं. बी.पी/9 दिनांक 30 / 11 / 2000 अन्वये

दरम्यान सर्वेक्षक (आर्किटेक्ट) श्री. यु. एस. पाठक डॉक्ट.

को निर्दिष्टावधीत पूर्ण झाली असून निवासी/विद्यार्थी/शैक्षणिक कारणासाठी खालील शर्तीस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे. त्याचे एकूण बांधकाम क्षेत्र 60-00 चौ. मी.

वै. म. व अर्ज क्षेत्र (कारपेट एरिया) 64.33 चौ. मी.

1) नव इमारतीचा वापर निवासी/विद्यार्थी/शैक्षणिक कारणाकरीताच करता येईल त्या वापरात बदल करता येणार नाही. वापरात बदल करायच्या झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

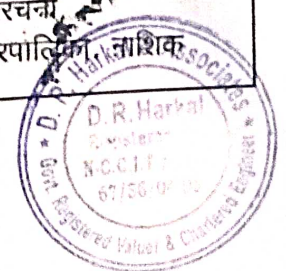
2) वस्तु आकारणीसाठी अलाहिदा प्रत मा. कर अधिक्षक घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे तरी संघर्षात विमानाकडे संघर्ष साधावा.

3) किंमत कर विज पुस्तका करणेस हरकत नाही.

4) सदरच्या पूर्ण केलेल्या इमारतीत न.न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये बदल करू नये.

Handwritten signature and stamp of the official.

नाशिक महानगरपालिका, नाशिक



Bldg. Completion Certificate (O.C.)-Gr. Floor

Handwritten signature at the bottom.



सन २००९ - २०१०/२५ बुके



# नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/अंशतः)

दाखल क्र./सदि/ ५६०९/२५

दिनांक : ०५/०४/२०१०

No. A 5601

श्री./श्रीमती

साहेबराव डी. महाजन

संदर्भ : तुमचा दिनांक २४/०२/२०१० चा अर्ज क्रमांक सी ४/२९८/१४६६

हाहाय,

दाखला देण्यात येतो की <sup>५१</sup> माज पंचक शिवारातील / वि.स.नं., स. नं. ५०/५

लॉट नं. २४ मधील इमारतीच्या पहिला मजला

जल्याचे इकडील बांधकाम परवानगी क्र. वी. पी./४६२ दिनांक २९/०३/२०१० अन्वये

द्वारे प्रमाणे आर्किटेक्ट/इंजि./ सुपरवायझर, श्री. लीळांत नाथदानी

गिचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निव्वेळ / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

च्याचे एकूण बांधकाम क्षेत्र ७७.७७ चौ. मी. चौ.मी.

चटई क्षेत्र ६६.३ चौ. मी. चौ.मी.

- सदर इमारतीचा वापर निवासी/निव्वेळ/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तसे घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतील म.न.पा.च्या पूर्व परवानगी शिवाय वापरानध्ये व बांधकामामध्ये कोणताही बदल करू नये.

५) बालकनी वंद केले पोली दंड रु. ४०००/- अन्वये वृष्ण नं. १५/२०१०  
पावती नंबर - ०६४६/६६ दि. २६/०३/२०१० राजी मंत्रालय माह.

TRUE COPY

Shrikant R. Gaidhani  
Consulting Engineer &  
Structural Designer  
N.M.C. Regd. No. 102  
5, Lawkik Building, M. G. Road,  
Nashik Road

कार्यकारी अभियंता  
नगर प्रवचना विभाग  
नाशिक महानगरपालिका, नाशिक

नाशिक महानगरपालिका, नाशिक

Bldg. Completion Certificate (O.C.)-1<sup>st</sup> Floor