

# D. R. Harkal & Associates



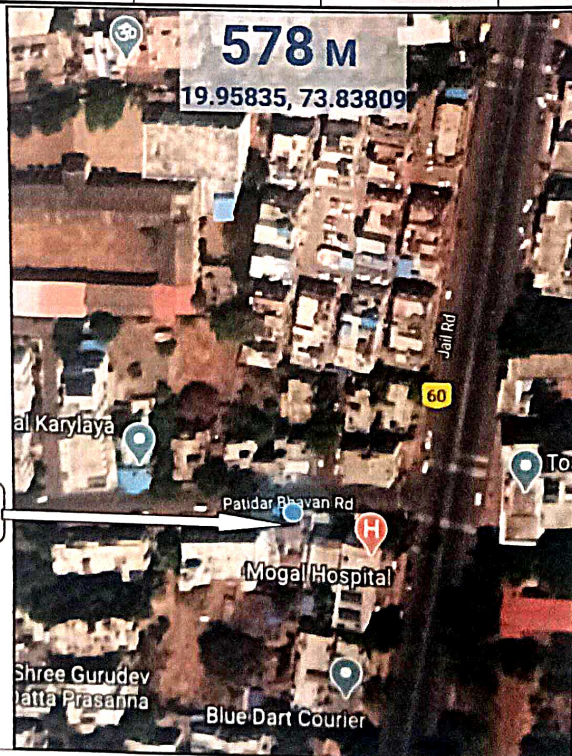
Prop. Er. D. R. Harkal B.E. Civil, (M.I.E., F.I.V.)  
M.: 98504 99659 / 94034 09968  
Govt. Reg. Valuer : N-C.C.I.T./CAT-I/67/56

Associate Valuer Er. Tushar J. Patil  
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- 2021 To be Read with Latest Title Search Report

<b>1 Introduction:</b>				
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 <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, Nashik Road Branch, Nashik			
Property Identified by	Customer's Representative : Sh. Deepak Chaudhari			
Date of Visit / Inspection	09-01-2021			
Date of Valuation Report	12-01-2021			
<b>3 Property Details:</b>				
<u>Address of the Property (Said Asset) Valued</u>	Shop No. 06 Located on <u>Ground Floor</u> of the Bldg. Named as " <u>YASWANT</u> " Apt., Near Kothari Kanya School, Behind Mogal Hospital, Patidar Bhavan Road , Off Jail Road, Deolali, Nashik.		Remarks: Nil	
P. No./S. No./ G. No./Shiwar	S. No. 300/2B, Deolali Shiwar, Nashik			
Nearby Landmark	Near: Kothari Kanya School & Behind : Mogal Hospital			
<b>4</b>	Latitude	19.95835 N	Longitude	73.83809 E



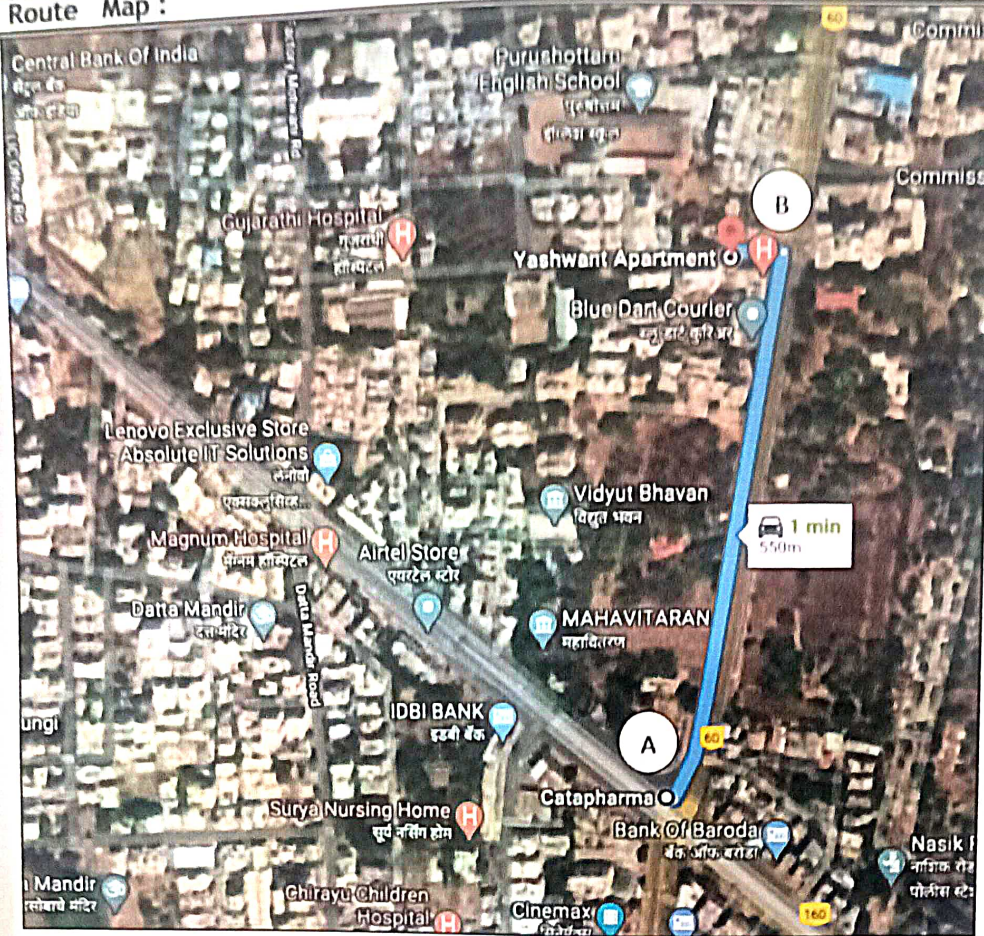
Yashwant Apt.



*(Handwritten Signature)*



**GPS Route Map :**

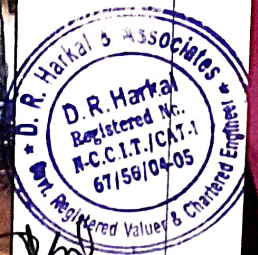


From A-Bytco Chowk (Nashik-Pune Highway) To B-Yashwant Apt.

**Photographs of the Property:**



Yashwant Apt.







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Prop. Er. D. R. Harkal

Associate Valuer: Er. Tushar Patil

98504 99659

97621 02048

## 7 VALUATION : FMV / RV / DSV:

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

Fair Market Value (FMV)	Rs. 20, 71, 000/-
Realizable Value (RV)	Rs. 18, 64, 000/-
Distress Sale Value (DSV)	Rs. 16, 57, 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, Govt. dues etc.



Signature of Valuer

*Tushar Patil*

Er. D.R. Harkal - Panel Valuer  
(B.E. CIVIL, M.I.E., F.I.V.)

Panel Valuer - N.C.C.I.T.-CAT-I / 67 / 56  
M-127388-9





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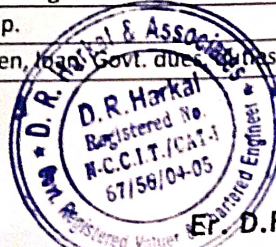
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Signature of Valuer

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

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



**D. R. Harkal & Associates**

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Prop. Er. D. R. Harkal  
Associate Valuer: Er. Tushar Patil98594 99699  
97621 62948**11 Photocopies of Documents Perused :**

Sale Deed	Sanctioned Bldg. Plan	Bldg. Completion Certificate
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**12 Legal Documents:**

i	<u>Type of Agreement / Deed / Documents Furnished</u>	Sale Deed	Remarks: Correction deed vide Regn. Sr. No. Nan-02 / 1170 / 2016 Dt. 12-02-2016 is furnished.
	<u>Agreement / Deed / Document Furnished in the Name of</u>	Sh. Sahebrao Digambar Mahajan	
	<u>Registration No. &amp; Date of Agreement / Deed / Documents</u>	NSN- 02 / 11346 / 2001 Dt. 13-12-2001	

**13 Technical Documents Details:**

i	Bldg. Plan Sanctioned By	Town Planning Dept., NMC, Nashik
	Bldg. Plan Sanction No.	LND / BP / 34 Dt. 20-04-1989
ii	B.C.C. / O.C. Issued By	Town Planning Dept., NMC, Nashik
	B.C.C. / O.C. Letter No.	Town Planning/ 39 Dt. 16-10-1990
	B.C.C. Obtained by <u>Part / Full</u>	<u>Full</u>
	No. of floors as per BCC	Ground floor + Stilt + Upper 02 Floors
iii	No. of floors physically constructed	Ground floor + Stilt + Upper 02 Floors

**14 14-B:Actual Boundaries of the Said Asset as per Bldg. Plan furnished & Corrected with magnetic North if required**

N Parking Space

S Front Marginal space

E Shop No. 05

W Shop No. 07

**15 Locality Details:**

<u>Property lies in the Limits of:</u> Municipal Corporation / Municipal Council / Gram Panchayat / Gram Palika / Nagar Panchayat	Nashik Municipal Corporation, Nashik	
<u>Status of Development of Locality:</u> Fully Developed / Developed / Fast Developing / Gradually Developing / Un Developed etc.	Fully Developed	
<u>Classification of Area:</u> Residential/Commercial/Industrial/Agricultural	Residential & Commercial	
<u>Classification of Locality</u>	Urban / Semi Urban / Rural	Urban
	Rich / Higher / Middle / Lower class	Mixed Class
<u>Civic Amenities:</u> Schools, Colleges, Market, Hospitals, Theaters, etc.	Very Near	

**16 Infra Structure Availability:**

Water Supply By: Local Body / Other if any	Local body
Supply of Electricity: By MSEDCL / Private	MSEDCL
Nearest Major Road	Motwani Road & Jail Road
Nearest Railway Station	Nashik Road Railway Station



*(Handwritten signature)*





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Associate Valuer: Er. Tushar Patil

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## 17 Area Details:

i Area Details of the Said Asset:- as per given in deed / Agreement

Carpet Area	-----
B/up Area	20.26 mt <sup>2</sup> = 218.00 ft <sup>2</sup>
Attached Terrace	-----

Note: Nil

ii Other Areas:- as per given in deed / Agreement

Parking Area	-----
Roof Terrace	-----
Garden area for Gr. Floor Asset	-----

## 18 Accommodation Details:

i Space Allocation & Storage Spaces:-

Store Area

Whether the Said Asset is Constructed as per Sanctioned Bldg. Plan or Not? Genrelly Yes

## 19 Occupancy & Activity Details: (As on Date & Time of Inspection)

Said Asset is in Possession of? Sh. Sahebrao D. Mahajan

Type of Activities are going on in the Said Asset Commercial-Office

If Occupied by the Tenant; Furnish Following Details-

Portion Occupied by Tenant N.A.

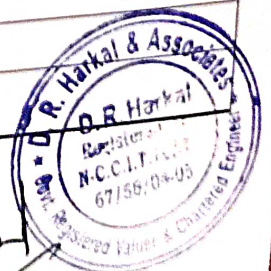
Details of Rent Agreement: Rent & Validity etc. N.A.

## 20 Construction Details:

Type of Structure	RCC framed structure
Type of Roof Provided	RCC slab
External Plaster / Color	Provided
Internal Plaster / Color	Provided

## 21 Facilities Provided in the Building:

Comp. Wall / Gate	Provided
Pavement	Provided
Parking	Front side-Open
Lift: Provided or Not?	No
Is it in use or not?	N.A.
Fire fighting System	No
Common Amenities Provided	No



*[Handwritten signature]*



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97621 02048**22 Specifications Provided In the Said Asset:**

Finishing	Height of the Asset	About approx. 4.00 mt.
	Internal Plaster / Color	Provided
	Type of Flooring	Mosaic tiles
Opening	False ceiling if Provided	No
	Door Shutters	Rolling shutter
	Type of Windows	MS Glazed ventilators
Pantry	Safety Grills	Provided
	Kitchen Platform	No
	Kitchen Trolleys	No
Fittings	Other if any	No
	Type of Electrical Fittings	Casing Capping
	Class of fittings & fixtures: Rich / I-Class / Good / Medium / Ordinary	Medium
Quality of Specifications: Excellent / I-Class / Good / Medium / Ordinary		Medium


**23 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	30 years	Age of the structure is considered from the Year of Completion
Residual Life of Bldg.	30 years	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 30% to 35% & For Commercial Properties (Shops / Offices) it may range from 40% to 50%

**25 GUIDE LINE VALUATION:2020-2021**


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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

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

[Home](#)
[Valuation Rules](#)
[User Manual](#)
[Close](#)
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Year: 20202021

Language: English

Selected District: नारी शेक

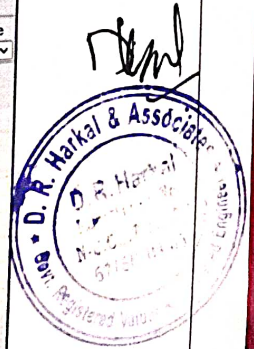
Select Taluka: नाशिक

Select Village: मोजे देवठारी

Search By:  Survey No  Location

Enter Survey No: 300

वर्ग/प्रकार	सुची नं. (sq.ft)	पिवारी (sq.ft)	मंजूर मूल्य	कुल मूल्य	अंतर (%)	एक (ft/ft)	अंतर (ft)
11.18 - विभाग 2.11.8 च्या अंतर्गत भागातील रद्दिवारा व तत्सम विभागातील विच्छेदनी	6830	25400	27900	33500	0	चौ.	चौ. टी.एस. नंबर
11.5- रस्ता-नेत्रपुत्र व रस्ता विच्छेदनी चौक ते मिशन हायस्कूल या भागातील रद्दिवारा व तत्सम विभागातील विच्छेदनी	13700	35700	39400	48700	0	चौ.	सर्व्हे नंबर



Guideline Value 20.26 \* 48700\*70% = Rs. 690663/- Say Rs. 06, 91, 000/-



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Prop. En. D. R. Harkal  
Associate Valuer: En. Teohar Patel

19994 19994  
19921 19921

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. Differences may occur bet. Guideline value finalized by Valuer & that by Stamp duty Registrar.

### 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.
- Type of Structure, Quality of Construction, Specifications & Amenities Provided, Present Condition & Maintenance of the Structure, Age of the Structure etc.
- Location Features of The Property & Availability of Infrastructure Facilities.
- 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.
- 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.
- 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.
- 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.

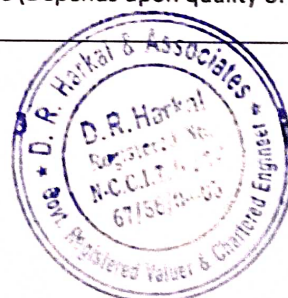




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**D. R. Harkal & Associates**

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

Any other Aspect about Marketability of the Said Asset

Said Asset is located in fully Developed Commercial & Residential Locality. Said Asset is fronted to Patidar Bhavan Road & just inside of Jail Road. Said Asset is about 550 mts. from Nashi-Pune Highway & 100 mt. from Motwani Factory Road. Nashik Road Railway Station & Bus stand are about 1.50 Km. from the Said Asset. Conveyance & transportation facility is very good. All civic amenities are Very near . Due to above reasons, Said Asset bears considerable Commercial potential.

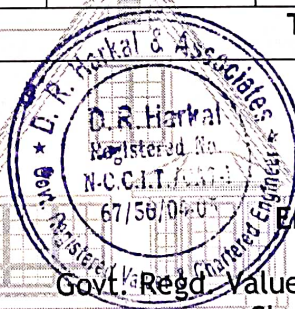
**29 Market Rate Arrived For Valuation :**

Method adopted for Valuation	Composite Rate Method
i Replacement Rate for New Construction adopted	Rs. 1200/- per ft <sup>2</sup>
ii Depreciation % of Construction arrived on the Basis of Age of the Structure	41.66%
iii Depreciation Arrived for Construction	Rs. 500/- per ft <sup>2</sup>
iv Prevailing Composite Market Rate adopted	Rs. 10000/- per ft <sup>2</sup>
vi Depreciated Composite Rate Arrived for Valuation Purposes for Civil works	Rs. 10000 – Rs. 500 = Rs. 9500/- per ft <sup>2</sup>
vii Land Rate Adopted for Garden Area	-----

**30 Calculations for Market Valuation:**

Particulars	Area	Loading % added	Area Under Valuation	Unit	Rate Arrived Rs./ Unit	Valuation Rs.	Say Rs.
	a		b		c	b*c	
Said Asset	----	-----	218.00	ft <sup>2</sup>	9500	2071000	2071000
						<b>Total Rs.</b>	<b>20, 71, 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  
Chartered Engineer - M-127388-9





॥ श्री ॥  
**कायमचे फरोकत खरेदीखत**  
 कायमचे फरोकत खरेदीखत आज दिनांक १५ महें डिसेंबर,  
 इसवी सन २००९, रोज बुधवार ते दिवशी नाशिकरोड  
 मुंबईला,

(२)	जसम-२ ११३४१४२३ २००९
<p>श्री. साहेबराव दिगंबरराव महाजन,          उ.व. ६८ वर्षे, धंदा : व्यापार,          राहणार : लक्ष्मीनृपा, हनुकुलनगर,          राजराजेश्वरी मंगल कार्यालयसमोर,          जेलरोड, नाशिकरोड, ता.नि.नाशिक.</p> <p style="text-align: center;">- - यांचा - -</p> <p>ये. गिरिष धानुष्टेशन तर्फे भाग्यदार          श्री. विजय निवृत्ती दर्जे,          उ.व. ३७ वर्षे, धंदा : व्यापार,          राहणार : शाहूनथ, नाशिकरोड,          ता.नि.नाशिक.</p>	लिहून देणार
<p>कारणे कायमचे फरोकत खरेदीखत लिहून देतो          हेसा वी वी.</p>	

**परिशिष्ट-ब**

चरीस मिल्कलोनर नाशिक महानगरपालिकेने विलडोम  
 मॉन मंजूर केलेला आठ व आ.क्र. एलशनडी/बीपी/२४१९८९,  
 तारीख २००४ ११/९ मुन्नर तार मिल्कलोनर बांधकाम करण्याचा  
 परवानगी दिलेला आहे. त्या नकाशा मुन्नर घणमंत अपार्टमेंट मॉनल  
 नळ नकाशावरील दुकान नं. ०६ (सहा) यांचा विलडोम क्षेत्र  
 २१८.०० चौरस फुट म्हणजेच २०.३६ चौरस मीटर बासी  
 चतुःसिमा म्हाशान प्रमाणे,

(२)	जसम-२ ११३४१४२३ २००९
<p>पूर्वेस : शांम नंबर ०५,          पश्चिमेस : शांम नंबर ०७,          दक्षिणेस : मोवळी जागा,          उत्तरेस : पाकींग जागा.</p>	
<p>येणेप्रमाणे चतुःसिमांल दुकान, बाल, तर, काट,          भाषण, निधीनिक्षेप व तद्गभूत वस्तुसह दरोबरन मिल्कलोन, त्याच          प्रमाणे मंजूर प्लॅन मुन्नर दर्शविलेल्या खमाईक सुविधा, जाण्या          वेण्याळ, पाकींगना व सामाईक जागा, संडोस, बांधकाम गापरपजावा          अधिचर व सट्टर दुकानसमोरील व्योरा सागाईचरिण्या गापरपजावे          अधिकारसह.</p>	







॥ श्री ॥

**कायमचे फरोकत खरेदीखत**

कायमचे फरोकत खरेदीखत आज दिनांक १५ महें डिसेंबर, इ.स.स. २००९, येथे झुळुवाड ते दिवशी नाशिकरोड मुक्तवर्गा,

(२)	जसम-१ ११३८११८९९ २००९
<p>श्री. साहेबराव दिगंबरराव महाजन, उ.व. ३८ वर्षे, धंदा : व्यापार, ग्रहणार : लक्ष्मीनृपा, हरिकुलनगर, राज्यजलेश्वरी मंगल कार्यालयसमोर, जैलरोड, नाशिकरोड, ता.नि.नाशिक.</p> <p style="text-align: center;">- - यासी - -</p> <p>ये, गिरिष कान्हुकरान तर्फे भाग्यदार श्री. विजय निवृत्ती शर्मा, उ.व. ३७ वर्षे, धंदा : व्यापार, ग्रहणार : शाहनुवा, नाशिकरोड, ता.नि.नाशिक.</p>	<p>लिहून देणार</p> <p>लिहून देणार</p>
<p>कायमचे फरोकत खरेदीखत लिहून देतो वेत्ता जे श्री.</p>	

**परिशिष्ट-ब**

बरील मिळकतीवर नाशिक महानगरपालिकेने विलडींग प्लॅन मंजूर केलेला आहे व आ.क्र. एल.एन.श्री/बीपी/२४१९८९. तारीख २०४ २५/९ नुसार तह मिळकतीवर बांधकाम करण्याची परवानगी दिलेली आहे. त्या नकाशा नुसार घडानंत अपार्टमेंट मधील तळ नकल्यावरील दुकान नं. ०६ (सहा) यांची विस्तार क्षेत्र २१८.०० चौरस फुट म्हणजेच २०.३६ चौरस मीटर यांची वतुःसिमा मूलांन प्रमाणे,

(२)	जसम-१ ११३८११८९९ २००९
<p>पूर्वेस : शॉप नंबर ०५, पश्चिमेस : शॉप नंबर ०३, दक्षिणेस : चौकळी जागा, उत्तरेस : पाकींग जागा.</p>	
<p>वेर्णप्रमाणे वतुःसिमेतील दुकान, जाल, तह, कायद, भाषण, निर्धीनक्षेप व तद्गभूत वस्तुसह दरोबरत मिळकत, त्याच प्रमाणे मंजूर प्लॅन नुसार दर्शविलेल्या सामार्थक सुविधा, जाण्या वेण्याच, पाकींगचा व सामार्थक जागा, संडास, चाथरुम वापरण्याचा अधिकार व सतर दुकानामनोरत व्योरा सामार्थकरित्या वापरण्याचे अधिकारसह.</p>	

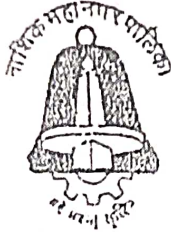




नसल - २

दस्त क्र. ( १०१० ) २०११

38/36



No 261

नाशिक महानगरपालिका, नाशिक

भा. नं. 1 "नगररचना" : 25

दिनांक १६/१०/१९८०

नसल = ३

दस्त क्र. ( ४१३२ ) २०१३

७ / १३

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

श्री. विजया विठ्ठली टॉले आर्किटेक्ट को ऑफिस

रा. ना. २६१

संदर्भ : तुमचा दिनांक ७ / ८ / १९८० चा अजं. क्र.

महाशय,

दाखला देण्यात येतो की: टॉले आर्किटेक्ट, सि. ड. नं.

सर्व्हे नं. ३००/२ प्लॉट नं. परफॉर्म नं. २६१ मधील इमारतीच्या

मजल्याचे इकडील बांधकाम परवानगी नं. तुमचा/निसी/३६ दिनांक २० / ११ / १९८० वरून

दिल्याप्रमाणे सर्व्हेक्षक (आर्किटेक्ट) श्री. अशोक भाटकर यांनी

याचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निवासेपर कारणासाठी घालील सर्व्हेस अंमल राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे त्याचे एकूण बांधकाम क्षेत्र २७९ चौरस मीटर

व चतई क्षेत्र (कारपेट एरिया) ६३७.४२ चौरस मी.

सदरचे इमारतीचा वापर निवासी-निवासेतर कारणाकरिता करता येईल त्या वापरात बदल

वापरता येणार नाही. वापरात बदल करायचा झाल्यास इकडील कार्यालयीची पुढे परवानगी घ्यावी

परपट्टी आकारणीसाठी अलाहिदा प्रत मा. कर अधिकार, परपट्टी विभाग चाबकडें पाठवण्यात

आहे. तसे संबंधीत विभागाकडे संपर्क साधावा.

सिगल फेज विण पुरवठा करणेस हरकत नाही.

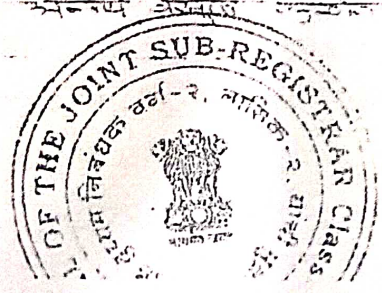
हा आर्किटेक्ट तुमचा आर्किटेक्ट नं. तुमचा आर्किटेक्ट नं. २६१ मधील

आर्किटेक्ट नं. २६१ मधील आर्किटेक्ट नं. २६१ मधील आर्किटेक्ट नं. २६१ मधील

आर्किटेक्ट नं. २६१ मधील आर्किटेक्ट नं. २६१ मधील आर्किटेक्ट नं. २६१ मधील

आर्किटेक्ट नं. २६१ मधील आर्किटेक्ट नं. २६१ मधील आर्किटेक्ट नं. २६१ मधील

आर्किटेक्ट नं. २६१ मधील आर्किटेक्ट नं. २६१ मधील आर्किटेक्ट नं. २६१ मधील



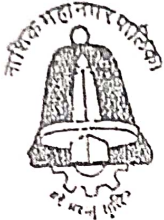
सहायक महापालक, नगररचना  
नाशिक महानगरपालिका नाशिक

Building Completion Certificate



Handwritten signature





No. 261

नाशिक महानगरपालिका, नाशिक

भा. नं. 1 "नगररचना" : 25

दिनांक 26/09/2010

नकाश - 3

दस्ता क्र. ( 8932 ) 2093

6 / 93

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

श्री. विजाय जिंदुली टॉले भागोदार गे. किरिय

रा. ना. रोड

संदर्भ : तुमचा दिनांक 2/11/2010 चा अर्ज क्र.

महाराय,

दाखला देण्यात येतो की: देवळाळी शिपारातील, सि. ह. नं.

इव्हें नं. 300/2 ब्लॉक नं. प्लॉट नं. 1 मधील इमारतीच्या (सिलेबट)

मजल्याचे इकडील बांधकाम परवानगी नं. तुमचा/मि/38 दिनांक 20/11/2010 नमूद

दिल्याप्रमाणे सर्वेक्षक (आर्किटेक्ट) श्री. अशोक चारफर अनाई ना. रोड

याचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निवासिय कारणासाठी खालील अर्थात अर्जित राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे त्याचे एकूण बांधकाम क्षेत्र 109.70 चौ.मी.

मीटर व चटई क्षेत्र (कारपेट एरिया) 83.59 चौ.मी. याचे

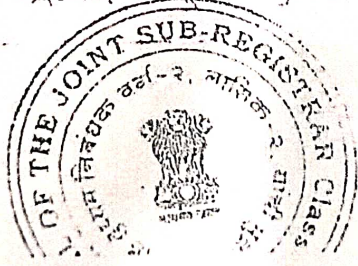
सदरचे इमारतीचा वापर निवासी-निवासीय कारणाकरिताच करता येईल त्या वापरात बदल

करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्वे परवानगी घ्यावी

परपट्टी आकारणीसाठी अलाहिदा प्रत मा. कर अधिक्षक, परपट्टी विभाग यांचेकडे पाठवण्यात

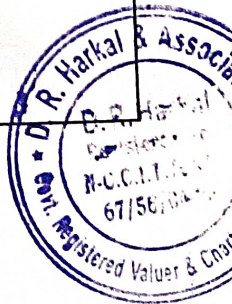
आहे. तरी संबंधीत विभागाकडे संपर्क साधावा.

सिगल फेज विज पुढेठा करणेस हरमत नाही.



सहाय्यक सहाय्यक, नगररचना  
नाशिक महानगरपालिका नाशिक

Building Completion Certificate



T Harkal