

D. R. Harkal & Associates



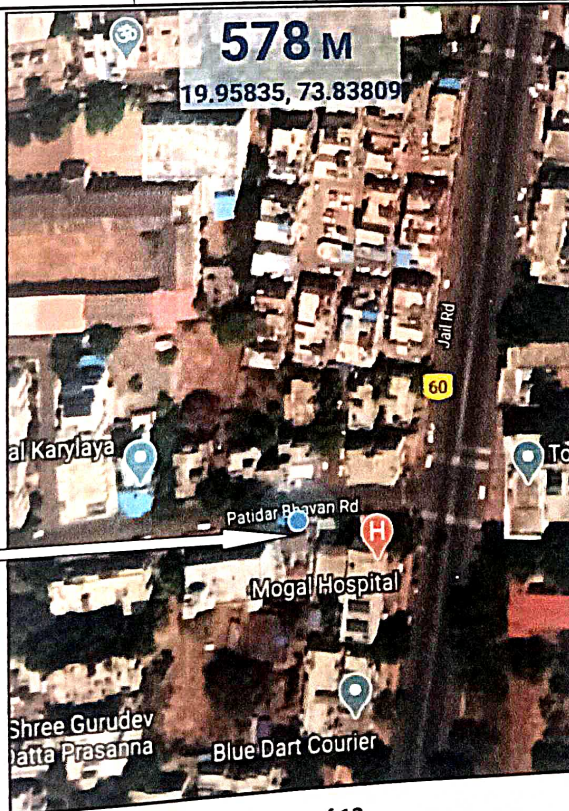
Prop. Er. D. R. Harkal B.E. Civil, (M.I.E., F.I.V.)
M.: 98504 99659 / 94034 09968
Govt. Reg. Valuer : N-C.C.I.T./CAT-1/67/56

Associate Valuer Er. Tushar J. Patil
M.Tech. (Geotech.), M.Sc. (Val.), (A.M.I.E.) A.I.V.
Reg. Valuer : 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

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 <u>Market Value, Realizable Value & Distress Sale Value</u> 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:					
<u>Address of the Property (Said Asset) Valued</u>	Shop No. 05 Located on <u>Ground Floor</u> of the Bldg. Named as " YASWANT " Apt., Near Kothari Kanya School, Behind Mogal Hospital, Patidar Bhavan Road , Off Jail Road, Deolali, Nashik.				
P. No./S. No./ G. No./Shiwar	S. No. 300/2B, Deolali Shiwar, Nashik				
Nearby Landmark	Near: Kothari Kanya School & Behind : Mogal Hospital				
4	<table border="1"> <tr> <td>Latitude</td> <td>19.95835 N</td> <td>Longitude</td> <td>73.83809 E</td> </tr> </table>	Latitude	19.95835 N	Longitude	73.83809 E
Latitude	19.95835 N	Longitude	73.83809 E		
Remarks: Nil					



Yashwant Apt.



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D. R. Harkal & Associates



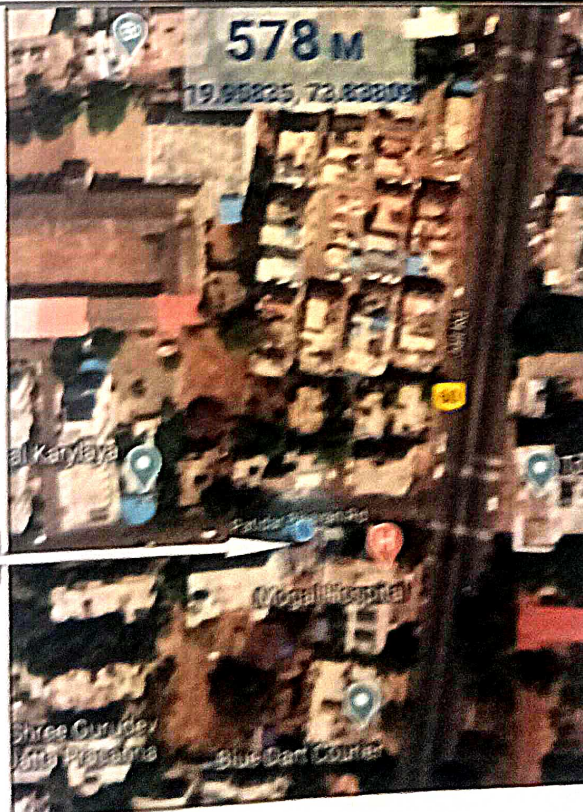
Prop. Fr. D. R. Harkal E.I. Govt. (011-111)
 M. 98504 99659 / 94034 09908
 Govt Reg. Valuer N.C.C.I.T./CAI-407/56

Associate Valuer Fr. Santosh E. Patil
 M. 98504 99659 / 94034 09908
 Reg. Valuer N.C.C.I.T./CAI-407/56

F-8 & F-9, 1st Floor, Above Kalabrahm Sata Center, Suyojit Vidyalaya Prem, Opp. Police Parade Ground,
 Sharanpur Road, Nashik - 422002. Email: valuer@harkal@gmail.com

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P. No./S. No./G. No./Shiwar	S. No. 300/2B, Deolali Shiwar, Nashik.			
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Yashwant Apt.



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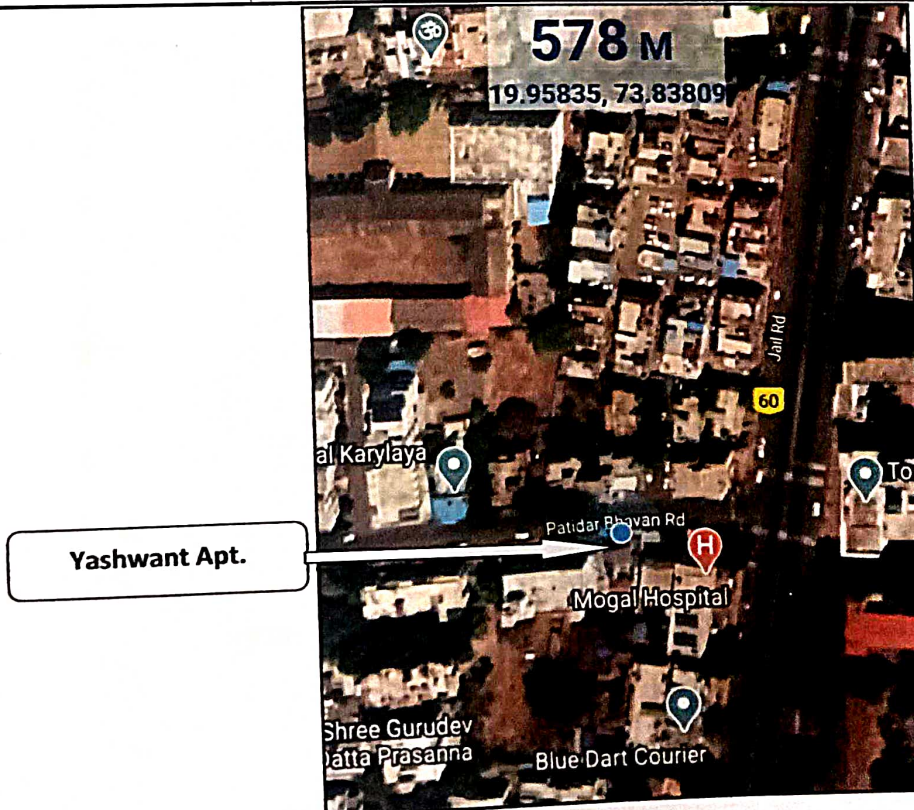
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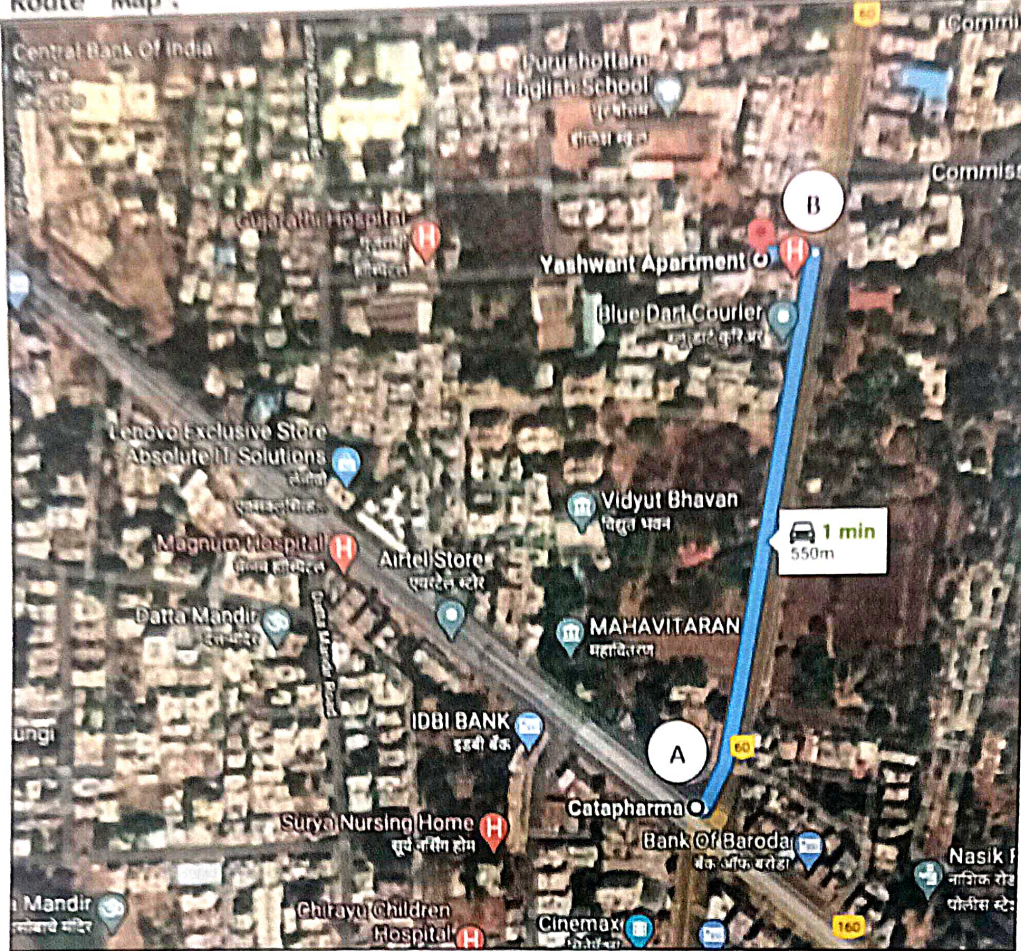
VALUATION REPORT : VAL / DRH / 01- 2021 To be Read with Latest Title Search Report

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	P. No./S. No./ G. No./Shiwar	S. No. 300/2B, Deolali Shiwar, Nashik			
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TJH

5 | GPS Route Map :

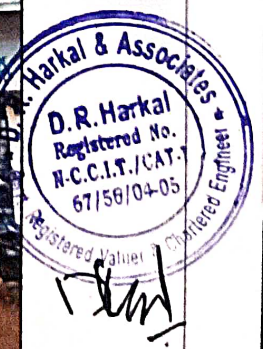


From A-Bytco Chowk (Nashik-Pune Highway) To B-Yashwant Apt.

6 | Photographs of the Property:



Yashwant Apt.



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Prop. Er. D. R. Harkal

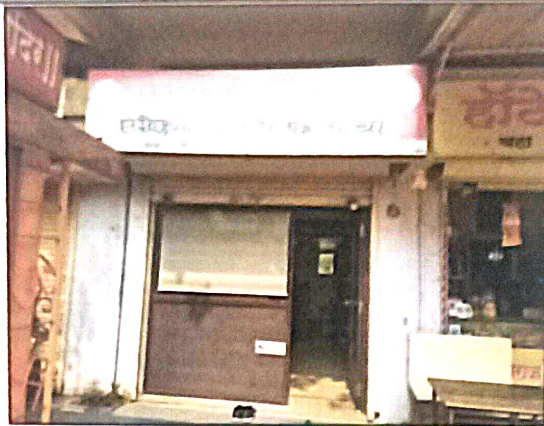
98504 99659

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

Associate Valuer: Er. Tushar Patil

97621 02048

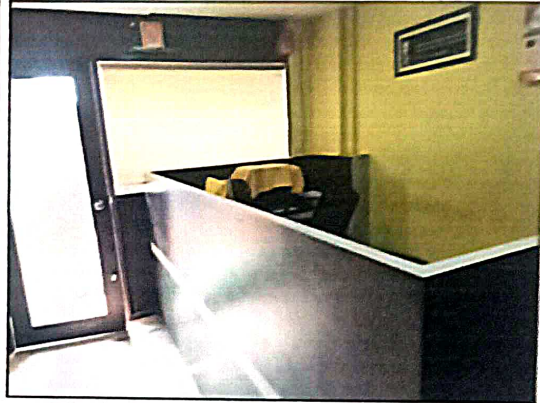
6 Photographs of the Property:



Front View of the Said Asset-Shop No. 05



Entrance door of the Said Asset



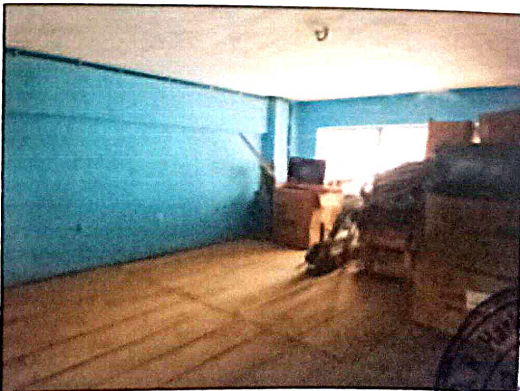
Reception



CEO's Cabin




Staff Area



Mezzanine Floor



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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 Associate Valuer: Er. Tushar Patil	98504 99659 97621 02048
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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. 28, 95, 000/-
Realizable Value (RV)	Rs. 26, 05, 000/-
Distress Sale Value (DSV)	Rs. 23, 16, 000/-

8 Declaration by Valuer:

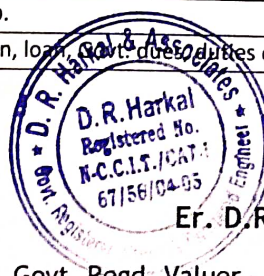
- a Property is Inspected by Undersigned with Asst. Civil Engineer Bhavesh Wajge
- b The information furnished in my valuation report is true and correct to the best of my knowledge & belief.
- c The undersigned does not have any direct or indirect interest in the property valued.
- d The under signed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

9 Notes:

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

10 Assumptions:

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

	D. R. Harkal & Associates Prop.: Er. D. R. Harkal -B.E. Civil. (M.I.E., F.I.V.)	Prop. Er. D. R. Harkal Associate Valuer: Er. Tushar Patil	98504 99659 97621 02048
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11	Photocopies of Documents Perused :		
	Deed of Apt.	Sanctioned Bldg. Plan	Bldg. Completion Certificate

12	Legal Documents:		
i	<u>Type of Agreement / Deed / Documents Furnished</u>	Deed of Apt.	Remarks: Nil
	<u>Agreement / Deed / Document Furnished in the Name of</u>	Sou. Kalpana Sahebrao Mahajan	
	<u>Registration No. & Date of Agreement / Deed / Documents</u>	NSN- 02 / 11346 / 2001 Dt. 13-12-2001	

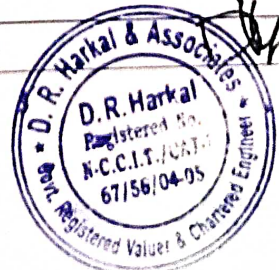
13	Technical Documents Details:		
i	Bldg. Plan Sanctioned By	Town Planning Dept., NMC, Nashik	
	Bldg. Plan Sanction No.	LND / BP / 34 Dt. 20-04-1989	
ii	B.C.C. / O.C. Issued By	Town Planning Dept., NMC, Nashik	
	B.C.C. / O.C. Letter No.	Town Planning/ 39 Dt. 16-10-1990	
	B.C.C. Obtained by <u>Part / 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. 04
W	Shop No. 06

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 MSEDL / Private	MSEDCL	
	Nearest Major Road	Motwani Road & Jail Road	
	Nearest Railway Station	Nashik Road Railway Station	



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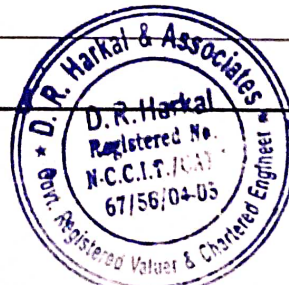
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97621 02048

17	Area Details:	
i	Area Details of the Said Asset:- as per given in deed / Agreement	
	Carpet Area	-----
	B/up Area	25.92 mt ² = 279.00 ft ²
	Attached Terrace	-----
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:-	
	Reception, Staff Area, CEO's Cabin, Mezzanine floor	
	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?	<u>Sh. Sahebrao D. Mahajan</u>
	Type of Activities are going on in the Said Asset	<u>Commercial-Office</u>
	<i>If Occupied by the Tenant; Furnish Following Details-</i>	
	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	Lift: Provided or Not?	No
	Is it in use or not?	N.A.
	Fire fighting System	No
	Common Amenities Provided	No




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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	Partly glazed 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
Feedback

Year: 2020/2021

Language: English

Selected District: नाशिक

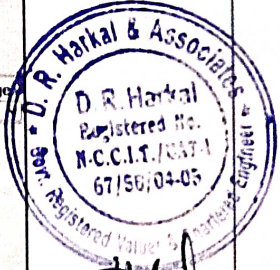
Select Taluka: नाशिक

Select Village: मोठे वेवळारी

Search By: Survey No Location

Enter Survey No: 300

उपविभाग	कुली मधील	विभागीय	जमीन	इतर	जोड/विक	एकूट (रु./)	Altitude
11.16 -विभाग क्र. 11.8 च्या अंतर्गत भागातील रद्दिवाम व तत्सम विभागातील मिळकती	6830	25400	27900	33500	0	बो. मीटर	वि.टी.ए. मंथर
11.5- रस्ता -वेळारोड वरील बिटको चौक ते गिबान हायस्कूल या भागातील रद्दिवाम व तत्सम विभागातील मिळकती	13700	35700	39400	48700	0	बो. मीटर	मधु मंथर



Guideline Value **25.92 * 48700*70% = Rs. 883612/- Say Rs. 08, 84, 000/-**



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Associate Valuer: Er. Tushar Patil

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

26 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 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.
- c 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.
- d 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.
- e 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.

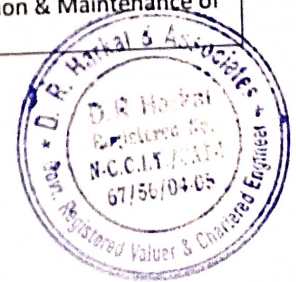
27 Liabilities:

- a This valuation report is prepared by me on my professional capacity & as requested by Customer & / or by Bank Official
- b Valuer's liability is limited to the intended user and purpose mentioned in Valuation Report without considering legal aspects about the property
- c 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
- d 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:

- 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 Construction & Services are Estimated to have a Salvage Value of 10% but an equal amount is required to retrieve the salvage, therefore for the Purpose of Valuation, Net Salvage Value of Construction & Services is nil.
- j In My Opinion & Based on Experience, Depreciation of Construction & Services starts after 02 to 05 years of its Completion. Hence 1st 02 to 05 years are Discounted from Age (Depends upon quality of construction & Maintenance of the Structure) of the Structure for Depreciation Calculations.

[Handwritten Signature]



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Prop. Er. D. R. Harkal

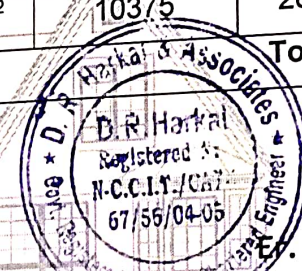
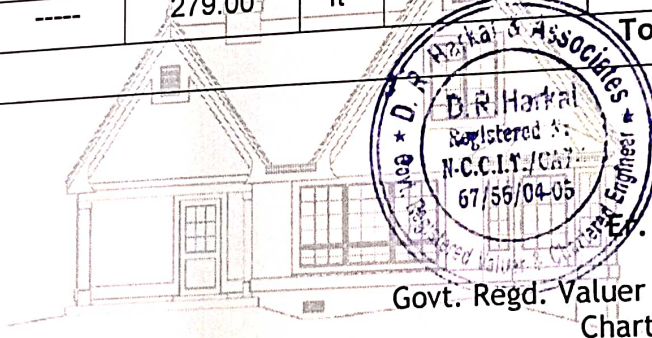
Associate Valuer: Er. Tushar Patil

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. Said Asset is 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. It is well furnished Shop.

29 Market Rate Arrived For Valuation :		Composite Rate Method
Method adopted for Valuation		Rs. 1500/- per ft ²
i	Replacement Rate for New Construction adopted	41.66%
ii	Depreciation % of Construction arrived on the Basis of Age of the Structure	Rs. 625/- per ft ²
iii	Depreciation Arrived for Construction	Rs. 11000/- per ft ²
iv	Prevailing Composite Market Rate adopted	Rs. 11000 - Rs. 625 = Rs. 10375/- per ft ²
vi	Depreciated Composite Rate Arrived for Valuation Purposes for Civil works	
vii	Land Rate Adopted for Garden Area	

30 Calculations for Market Valuation:						Say Rs.
Particulars	Area	Loading % added	Area Under Valuation	Unit	Rate Arrived	Valuation
					Rs./ Unit	Rs.
	a		b		c	b*c
Said Asset	---	----	279.00	ft ²	10375	2894625
Total Rs.						28, 95, 000/-



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

प्रत्यक्ष किंमत रक्कम रुपये १३,१९,०००/-
- स्टॅम्प रुपये ६५,९५०/-
१. प्रत्यक्ष किंमत रक्कम रुपये १३,१९,०००/-
२. स्टॅम्प रुपये ६५,९५०/-
३. ए.ए.ए. / संशोधित प्राधिकृत
४. मालकी हस्तांतरण कर २.५% वसूल मेळ
रुपये ३२५

१३/१९/०००
६५,९५०/-
१३,१९,०००/-
६५,९५०/-
३२५

कायमचे फरोक्त खरेदीखत

कायमचे फरोक्त खरेदीखत आज दिनांक ७ माहे मे इसवी सन २०१३ रोज
मंगळवार ते दिवशी नाशिकरोड मुक्कामी :

....२....	नसं-२३....	नसं-२
लिहून घेणार	९९३०६/२-९९	पुर्वेस - ३० फुटी कॉलनीरोड	९९३०६/३-९९
सी. कल्पना साहेबराव महाजन	२००९	पश्चिमेस- सनबीन ही. सोसायटी	२००९
उ.व. ३२, घंदा - व्यापार		दक्षिणेस - ४० फुटी कॉलनीरोड	
रा. लक्ष्मीकृपा, हरिकुलनगर, राजराजेश्वरी		उत्तरेस - स.न. ३००/२अ	
मंगल कार्यालयासमोर, जेलरोड, नासिक रोड, ता.जि. नासिक.		येणेप्रमाणे चतुःसिमेतील प्लॉट मिळकतीवर बांधकाम पुर्ण झालेली इमारत	
...यांसी...		नामे यशवंत अपार्टमेंट मधील तळ मजल्यावरील दुकान (गाळा) नं. ५ (पाच)	
१. श्री. लक्ष्मण सोमजी पटेल		यांसी म्यु. घर नं. ७/३४७/२८ यांसी क्षेत्र २७९ चौ.मी. म्हणजेच २५.९२	
उ.व. ६५, घंदा - व्यापार व शेती		चौ.मी. यांसी चतुःसिमा पुढील प्रमाणे :-	
२. श्री. शांतीलाल लक्ष्मण पटेल		पुर्वेस - गाळा नं. ४	
उ.व. ४३, घंदा - व्यापार व शेती		पश्चिमेस - गाळा नं. ६	
३. श्री. प्रभुदास लक्ष्मण पटेल		दक्षिणेस - मोकळी जागा	
उ.व. ४१, घंदा - व्यापार व शेती		उत्तरेस - पार्कींग जागा	
४. श्री. केशवजी लक्ष्मण पटेल		येणेप्रमाणे चतुःसिमेतील दुकान, जल, तरु, काष्ट, पाशाण, निर्धानिक्षेप	
उ.व. ३९, घंदा - व्यापार व शेती		व तद्रंगभूत वस्तूसह दरोबस्त मिळकत त्याच प्रमाणे मंजूर प्लॅन नुसार	
सर्व रा. दत्तमंदीर रोड, नासिकरोड.		दर्शिलेल्या सामाईक सुविधा, जाण्या येण्याचा, पार्कींगचा व सामाईक जागा,	
...यांसी...		संडास, बाथरूम वापरण्याचा अधिकार व सदर दुकानासमोरील ओटा सामाईक	
मे. गिरीष कन्स्ट्रक्शन तर्फे भागीदार		रित्या वापरण्याचे अधिकारसह.	
श्री. विजय निवृत्ती टर्ले		२) वर कलम १ यात वर्णन केलेली प्लॉट मिळकत श्री. यशवंत वामन	
उ.व. ३७, घंदा - व्यापार,		टोकेकर यांचे मालकीची होती त्यांनी सदर प्लॉट मिळकत संमती देणार यांचे	
रा. शाहूपथ, नासिकरोड.		लाभात ता. २७/०९/१९८९ रोजी कायम फरोक्त खरेदीखत लिहून देऊन ता.	
		०६/१०/१९८९ रोजी मे. दुय्यम निबंधक सा. नासिक यांचे कार्यालयात	
		नोंदणी कलम दिलेले आहे. सदर संमती देणार यांनी सदर प्लॉट मिळकतीवर	
		बांधकाम करण्यासाठी इमारत नकाशा नासिक महानगरपालिकेकडून मंजूर	
		करवून घेवून त्याप्रमाणे मिळकतीचे बांधकाम पुर्ण केलेले आहे. नासिक	
		न.ना. ने इमारत बांधकाम सुरु करणेबाबतची परवानगी दिलेली होती व	
		आहे. त्याचा क्रमांक एलएनडी/बीपी/३४/१९८९ ता. २०/०४/१९८९	
		आहे. संमती देणार यांनी इमारतीचे बांधकाम पुर्ण केलेला नासिक मूनपंच	

Sale Deed



D. R. Harkal & Associates

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

Prop. Er. D. R. Harkal

Associate Valuer: Er. Tushar Patil

98504 99659

97621 02048

प्रत्यक्ष किंमत रक्कम रुपये १३,१९,०००/-
- स्टॅम्प रुपये ६५,९५०/-
- रजिस्ट्रार फी रुपये १३,१९०/-

१३/१९/२०१३

दस्त क्र. (४९९२)२०१३

१ / १३

॥ श्री ॥

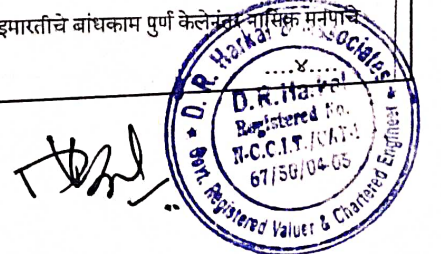
कायमचे फरोक्ता खरेदीखत

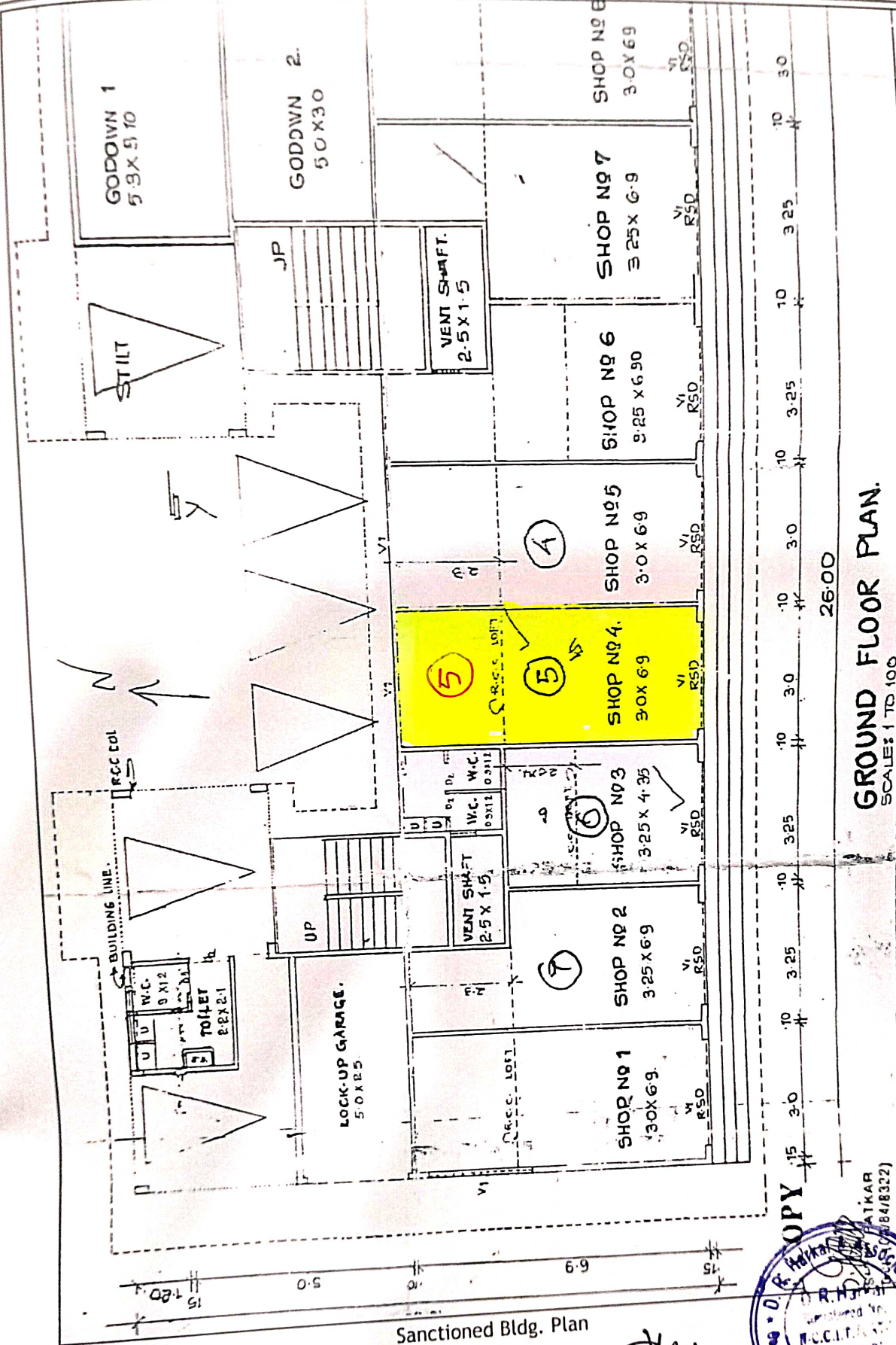
कायमचे फरोक्ता खरेदीखत आज दिनांक ७ माहे मे इसवी सन २०१३ रोज मंगळवार ते दिवशी नाशिकरोड मुक्कामी :

....२....	
लिहून घेणार	नसम-२
सौ. कल्पना सोहेबराव महाजन	११३०६/२-११
उ.व. ३२, धंदा - व्यापार	२००९
रा. लक्ष्मीकृपा, हरिकुलनगर, राजराजेश्वरी	
मंगल कार्यालयासमोर, जेलरोड, नासिक रोड, ता.जि. नासिक.	
...यांसी...	
१. श्री. लक्ष्मण सोमजी पटेल	लिहून देणार
उ.व. ६५, धंदा - व्यापार व शेती	
२. श्री. शांतीलाल लक्ष्मण पटेल	
उ.व. ४३, धंदा - व्यापार व शेती	
३. श्री. प्रभुदास लक्ष्मण पटेल	संमती देणार
उ.व. ४१, धंदा - व्यापार व शेती	
४. श्री. केशवजी लक्ष्मण पटेल	
उ.व. ३९, धंदा - व्यापार व शेती	
सर्व रा. दत्तमंदीर रोड, नासिकरोड.	
...यांसी...	
मे. गिरीष कन्स्ट्रक्शन तर्फे भागीदार	
श्री. विजय निवृत्ती टर्ले	
उ.व. ३७, धंदा - व्यापार,	
रा. शाहूपथ, नासिकरोड.	
कारणे कायम फरोक्त खरेदीखत लिहून देतात ते ऐसा जे की,	
१) मिळकतीचे वर्णन: नासिक महानगरपालिका हद्दीतील मौजे देवळाली या गावचे शिवारातील बिनशेती प्लॉट मिळकत यांसी सर्वे नं. ३००/२ पैकी प्लॉट नं. २-ब यांसी एकुण क्षेत्र ७२०.५६ चौ. मी. यांसी चतुःसिमा पुढीलप्रमाणे :-	

....३....	
पुर्वेस - ३० फुटी कॉलनीरोड	नसम-२
पश्चिमेस - सनवीन ही. सोसायटी	११३०६/३-११
दक्षिणेस - ४० फुटी कॉलनीरोड	२००९
उत्तरेस - स.न. ३००/२अ	
येणेप्रमाणे चतुःसिमेतील प्लॉट मिळकतीवर बांधकाम पुर्ण झालेली इमारत	
नामे यशवंत अपार्टमेंट मधील तळ मजल्यावरील दुकान (गाळा) नं. ५ (पाच)	
यांसी म्यु. घर नं. ७/३४७/२८ यांसी क्षेत्र २७९ चौ.मी. म्हणजेच २५.९२ चौ.मी. यांसी चतुःसिमा पुढील प्रमाणे :-	
पुर्वेस - गाळा नं. ४	
पश्चिमेस - गाळा नं. ६	
दक्षिणेस - मोकळी जागा	
उत्तरेस - पार्कींग जागा	
येणेप्रमाणे चतुःसिमेतील दुकान, जल, तरू, काष्ट, पाशाण, निर्धानिक्षेप व तद्गभूत वस्तूसह दरोबस्त मिळकत त्याच प्रमाणे मंजूर प्लॅन नुसार दर्शविलेल्या सामाईक सुविधा, जाण्या येण्याचा, पार्कींगचा व सामाईक जागा, संडास, बाथरूम वापरण्याचा अधिकार व सदर दुकानासमोरील ओटा सामाईक रित्या वापरण्याचे अधिकारसह.	
२) वर कलम १ यात वर्णन केलेली प्लॉट मिळकत श्री. यशवंत वामन टोकेकर यांचे मालकीची होती त्यांनी सदर प्लॉट मिळकत संमती देणार यांचे लाभात ता. २७/०९/१९८९ रोजी कायम फरोक्त खरेदीखत लिहून देऊन ता. ०६/१०/१९८९ रोजी मे. दुय्यम निबंधक साो. नासिक यांचे कार्यालयात नोंदणी करून दिलेले आहे. सदर संमती देणार यांनी सदर प्लॉट मिळकतीवर बांधकाम करण्यासाठी इमारत नकाशा नासिक महानगरपालिकेकडून मंजूर करवून घेवून त्याप्रमाणे मिळकतीचे बांधकाम पुर्ण केलेले आहे. नासिक न.न.पा. ने इमारत बांधकाम सुरु करणेबाबतची परवाणगी दिलेली होती व आहे. त्याचा क्रमांक एलएनडी/बीपी/३४/१९८९ ता. २०/०४/१९८९ आहे. संमती देणार यांनी इमारतीचे बांधकाम पुर्ण केलेले आहे. नासिक म.न.पा. ने	

Sale Deed





GROUND FLOOR PLAN.
SCALE: 1 TO 100

26.00

Sanctioned Bldg. Plan



नस्यन - २
 दास क्र. (१०१०) १०११
 ३४/३८



No 261

नाशिक महानगरपालिका, नाशिक

वा. नं. 1 "नगररचना" 1 25

दिनांक 25/10/1980

नास्यन - ३

दास क्र. (४११२) २०१३

७ / १३

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

श्री. विजय विठ्ठली व्हे आर्किटेक्ट असे लिखित
 दा. ना. रोड

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

महाशय,

दाखला देण्यात येतो की: देवळाखी शिफारातील, सि. स. नं

सर्व्हे नं. ३००/२ प्लॉट नं. परपट्टी नं. २२ मधील इमारतीच्या ~~बाबत~~

बाबतच्या इकडील बांधकाम परवानगी नं. ~~एक/३४/३८/३६~~ दिनांक २०/११/१९८० नमून

दिल्याप्रमाणे सर्व्हेक्षक (आर्किटेक्ट) श्री. ~~अशोक चारफर आर्किटेक्ट ना रोड~~

बाबत निरीक्षणाला पूर्ण झाली असून निवासी / निवासभर कारणासाठी खालील शर्तीस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे त्याचें एकूण बांधकाम क्षेत्र ~~२५५~~ चौगुनी

मीटर व चटई क्षेत्र (कारपेट एरिया) ~~६५७७.४२~~ चौ. मी.

सदरचे इमारतीचा वापर निवासी/निवासेतर कारणाकरिता करत येईल त्या वापरात बदल

करणे घेणार नाही. वापरात बदल करायचा झाल्यास इकडील बांधकामाची पूर्ण परवानगी घ्यावी

सुरपट्टी आकारणीसाठी अलाहिदा प्रत मा. कर अधिकाक, परपट्टी विभाग यांचेकडे पाठवण्यात

आहे. तसे संबंधीत विभागाकडे संपर्क साधावा.

सिगल फेज विज पुढेढा करणेस हरकत नाही.

आर्किटेक्ट ~~अशोक चारफर~~ यांचेकडून ~~२५५~~ चौगुनी क्षेत्राच्या बांधकामाबाबतचे सर्व्हेक्षण

आधीच पूर्ण झालेले असून त्याच्या आधारेच ~~२५५~~ चौगुनी क्षेत्राच्या बांधकामाबाबतची

परवानगी देण्यात येत आहे. ~~२५५~~ चौगुनी क्षेत्राच्या बांधकामाबाबतची

परवानगी देण्यात येत आहे. ~~२५५~~ चौगुनी क्षेत्राच्या बांधकामाबाबतची

परवानगी देण्यात येत आहे. ~~२५५~~ चौगुनी क्षेत्राच्या बांधकामाबाबतची

परवानगी देण्यात येत आहे. ~~२५५~~ चौगुनी क्षेत्राच्या बांधकामाबाबतची

परवानगी देण्यात येत आहे. ~~२५५~~ चौगुनी क्षेत्राच्या बांधकामाबाबतची

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नस्यन - २

दस्ता क्र. (७०१०) २०११

38/36

नाशिक महानगरपालिका, नाशिक

भा. नं. 'नगररचना' : ३६

दिनांक १६/१०/१९८० नस्यन - ३

दस्ता क्र. (७१३२) २०१३

७ / १३



No 261

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

श्री. विजय विभूती दळे भागीदार को. लि. लि. रा. ना. रोड

संदर्भ : तुमचा दिनांक ३/८/१९८० चा अर्ज क्र.

महाशय,

दाखला देण्यात येतो की: देवळाची शिफारशील, सि. स. नं. -

सर्व्हे नं. ३००/२ ब्लॉक नं. परफॉट नं. ७५ मधील इमारतीच्या ~~वाट + २ फ्लॉट~~ (उद्दिष्टात)

मजल्याचे इकडील बांधकाम परवानगी न. तुमच्या/निधी/३६ दिनांक २०/८/१९८० मध्ये दिव्याप्रमाणे सर्व्हेक्षक (आर्किटेक्ट) श्री. रमेश माटफूर भागीदार को. लि. रा. ना. रोड

बाबत निरीक्षणाला पूर्ण झाली असून निवासी / निवासिय कारणासाठी खालील बर्तिस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे त्याचे एकूण बांधकाम क्षेत्र ७३५ चौरमी मीटर व चढई क्षेत्र (कारपेट एरिया) ६५१.४२ चौरमी मी.

सदरचे इमारतीचा वापर निवासी-निवासीय कारणाकरिताच करता येईल त्या वापरात बदल करणे ग्राह्य नाही. वापरात बदल करायचा झाल्यास इकडील कार्यालयाची पूर्वे परवानगी घ्यावी

परपट्टी आकारणीसाठी अलाहिदा प्रत मा. कर अधिका. परपट्टी विभाग यांचेकडे पाठवण्यात आहे. तरी संबंधीत विभागाकडे संपर्क साधावा.

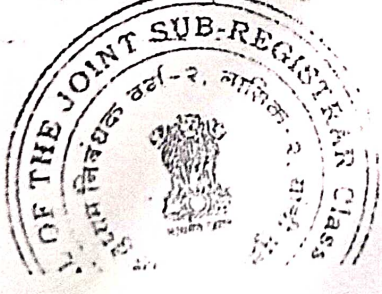
सिगल फेज विज पुढे ठा करणेस हरकत नाही.

आपला आभार

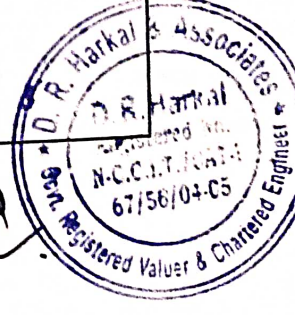
नाशिक महानगरपालिका, नाशिक

१९८०/११/१६

अन्ये



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