

No. SMS: Nashik/2022-23/

Dt. 13/3/23

To,

~~Shyam~~ Vastukala

Dear Sir,

Re: Request to carry out TCR /Valuation/Estimate Verification/ of the property

This is to inform that below mentioned applicant has approached us with a request to sanction certain credit facility against the security as detailed below

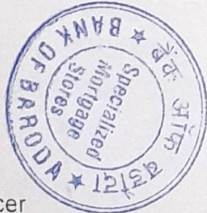
Name of the Applicant	Shyam Mandlik
Contact No	
Address of the Property	
Other Instructions	

For Valuation purpose : You are requested to visit the site along with our Officer and on carrying out the inspection Please submit the valuation report at the earliest directly to us.

For TCR Purpose : You are requested to carry out the title search and on verifying the original documents, please submit the title search report at the earliest directly to us as per banks 20 point format..

The fees/ charges for the TCR/Valuation shall be paid by us(BOB SMS,Nashik) to you directly as per our Bank's extant guidelines. In case of any query or adverse observation, Kindly contact SMS authority before issuing the report .

Yours faithfully,



Authorised Officer  
For SMS Nasik

Bank of baroda SMS Nashik, Dataatrix Complex, Mumbai naka Parisar, Nashik  
RLF.nasik@bankofbaroda.co.in;8411020137









NELLED DOOR  
 NELLED DOOR  
 OW  
 ILATOR

a) Required ( 20 % of st.no. )  
 b) Proposed

**CERTIFICATE OF AREA**

Certificate that the plot under reference was surveyed by me on 2/10/2020 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership Land Records Department.

*[Signature]*  
**Ar. RAHUL S. SONAWANE**  
 ARCHITECT

Reg. No. CA/2003/31994  
 Signature of Licensed Architect

52/1,62/2,63,64.A at  
 g 9.00 m. wide

*[Signature]*  
**RAHUL S. SONAWANE**  
 ARCHITECT  
 of Reg. No. CA/2003/31994  
 Licensed Architect

**Owner's declaration**

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority /Collector . I/We would execute the structure as per approved plans. Aslo I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site .

*[Signature]*  
**SHYAM SHRAVAN MANDLIK**

*[Signature]*  
**Ar. RAHUL S. SONAWANE**  
 ARCHITECT  
 Reg. No. CA/2003/31994  
 ARCHITECT SIGN.

*[Signature]*  
 STRU.ENGG. SIGN.

*[Signature]*  
**VIBHAVARI SHYAM MANDLIK**

*[Signature]*  
**SHYAM SHRAVAN MANDLIK**

OWNER SIGN.

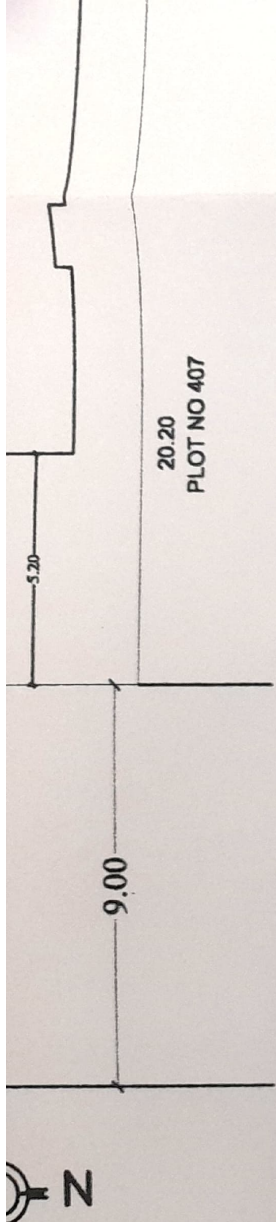
ensed Engineer/  
 es and the area of  
 ally verified and  
 t who owner in  
 nd them to be

*[Signature]*  
**RAHUL S. SONAWANE**  
 ARCHITECT  
 Reg. No. CA/2003/31994  
 Licensed Architect

  
**MANTHAN DESIGN ASSO.**  
**ARCHITECT-RAHUL S SONAWANE**  
 OFF- 6, RATNAPRABHA ,NEW PANDIT COL,  
 SHARANPUR RD, NASIK-2  
 Mob-9673033133  
 designxplor@gmail.com

Job No.	Drg.No.	Scale	Drawn by	Chkd.by	Date	Registration no.-
		as shown	sandeep	Rahul	22/07/2020	Lic.no.of Arch/Lic.Eng./Suprvisr





**EXISTING ROAD WITH CERTIFICATE**

This is certify the land in plot no - 406 in ,S No- 62/1,62/2,63,64.A at CHANDSHI,, Tal - Nashik, Dist - Nashik is having 9.00 m. wide Existing colony road .ets as shown on plan.  
I have personally verified it on site .

*[Handwritten Signature]*

**Ar. RAHUL S. SONAWANE**  
ARCHITECT  
Signature of Licensed Architect  
Reg. No. CA/2003/31894

**CERTIFICATE OF APPONTMENT**

I. ( Name Shri. RAHUL S SONAWANE ) have been employed by the applicant as his Licensed Engineer/ Structural Engineer. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who owner in possession of the plot as in the above from and found them to be correct.

Date: 02/10/2020

*[Handwritten Signature]*

**Ar. RAHUL S. SONAWANE**  
ARCHITECT  
Signature of Licensed Architect  
Reg. No. CA/2003/31994



## AREA STATEMENTS

	AREA SQ.M
1. Area of plot ( Minimum area of a,b,c, to be considered )	280.27
a) As per Ownership document ( 7/12, CTS Extract )	280.27
b) As per measurement sheet	280.27
c) As per site	280.27
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening	280.27
(b) Any D.P. Reservation area	---
( Total - a+b )	---
3. Balance Area of Plot (1-2 )	---
4. Amenity Space (if applicable)	280.27
(a) Required -	---
(b) Adjustment of 2(b), if any -	---
(c) Balance Proposed -	---
5. Net Plot Area [3- 4 (c)]	280.27
6. Recreational Open space (if applicable)	
(a) Required -	---
(a) Proposed -	---
7. Internal road area	---
8. Plotable area (if applicable)	---
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) 280.27 X 1.10	308.29
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI - based on road width / TOZ Zone.	---
(b) Proposed FSI on payment of premium.	
11. In - situ FSI / TDR loading	
(a) In-situ area against D.P. road [ 2.00 X sr.no. 2 (a) ], if any	---
(b) In-situ area against amenity space if handed over ( 2.00 or 1.85 X sr.no. 4 (b) and / or (c) ],	---
(c) TDR area	---
(d) Total in - situ / TDR loading proposed [11 (a) + (b) + (c) ]	---
12. Additional FSI area under Chapter No. 7	---
13. Total entitlement of FSI in the proposal	---
a) [ 9 + 10 (b) + 11(d)] or 12 whichever is applicable.	308.29
b) Ancillary Area FSI upto 60% or 80% with payment of charges.	---
c) Total entitlement (a+b)	---
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}	---
15. Total Built -up Area in proposal.(excluding area at Sr.No.17b)	304.57
a) Existing Built-up Area.	---
d) Proposed Built-up Area (as per 'p-line')	---
c) Total ( a+b)	304.57
16. F.S.I. Consumed (15/13) should not be more than serial no. 14 above)	304.57
17. Area of Inclusive Housing if any	0.99%
a) Required ( 20 % of sr.no. 5 )	---
b) Proposed	---

### CERTIFICATE OF AREA

Certificate that the plot under reference was surveyed by me  
dimensions of plot



ARE	
1.	Area of plot ( Minimum area o a) As per Owners b) As per measur c) As per site Deductions for (a) Proposed D.P. (b) Any D.P. Res ( Total - a+b ) Balance Area of Amenity Space (a) Required - (b) Adjustment (c) Balance Prop 5. Net Plot Area [3 6. Recreational Op (a) Required - (a) Proposed - 7. Internal road an 8. Plotable area (i 9. Built up area w (Sr. No. 5xbasi 10. Addition of FSI (a) Maximum P (b) Proposed F 11. In - situ FSI / (a) In-situ area (b) In-situ area ( 2.00 or 1.85 (c) TDR area (d) Total in - sit 12. Additional FSI a 13. Total entitlement a) [ 9 + 10 (b) b) Ancillary Area c) Total entitlem 14. Maximum utilizati width(as per Reg 15. Total Built -up Ar a) Existing Built-u d) Proposed Built c) Total ( a+b) 16. F.S.I. Consumed ( % 17. Area of Inclusive F a) Required ( 20 % b) Proposed
CERTIFICATE OF AREA	
Certificate that the dimensions of sides et marked out tollow...	



PARKING STATEMENT					
CAR	SCOOTER	CYCLE			
REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
01 NOS	01 NOS	02 NOS	02 NOS	02 NOS	02 NOS

**NOTES-**

1) Layout Recommended For Approved By ADTP Nashik ,  
Vide Letter No - 2718, Date -21/11/1997

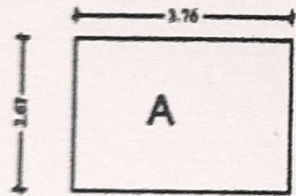
2) N.A. Order issued By S.D.O. Nashik Vide -NASR/28 /1997  
Date -30/12/1997

\*PLOT BOUNDRY SHOWN IN THICK BLACK.  
\*PROPOSED WORK SHOWN IN RED.  
\*DRAINAGE LINE SHOWN IN DOTTED RED.  
\*EXTERNAL WALL 0.15  
\*INTERNAL WALL 0.12

DOORS AND WINDOWS		
TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T. W. PANELLED DOOR
D1	0.90 X 2.10	T. W. PANELLED DOOR
D2	0.75 X 2.10	T. W. PANELLED DOOR
E W	1.35 X 1.20	AL. WINDOW
V	0.60 X 0.60	AL. VENTILATOR



## BLOCK DIAGRAM FOR AREA CALCULATION

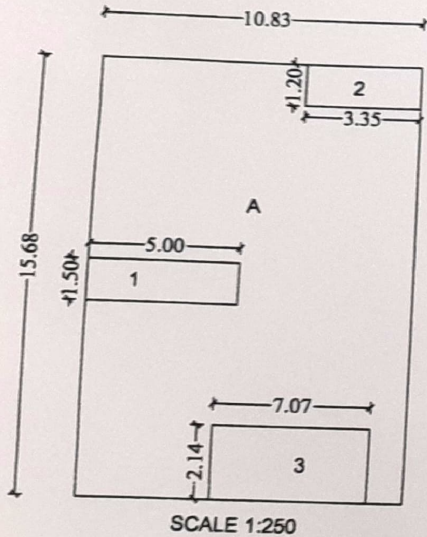


AREA DIAGRAM AND CALCULATION  
GROUND FLOOR-

BLOCK 'A' AREA=  $3.76 \times 2.67 = 10.03$  SQMTS

SCALE 1:250





### AREA DIAGRAM AND CALCULATION FIRST FLOOR

BLOCK 'A' AREA =  $10.83 \times 15.68 = 169.81$  SQMTRS

DEDUCTIONS :

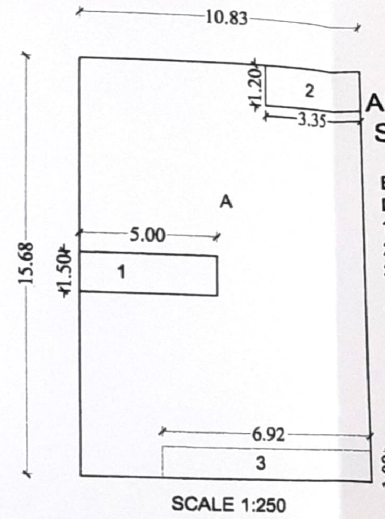
1)  $5.00 \times 1.50 = 7.50$  SQMT.

2)  $3.35 \times 1.20 = 4.02$  SQMT.

3)  $7.07 \times 2.14 = 15.12$  SQMT.

TOTAL DEDACTION =  $26.64$  SQMT.

TOTAL 1ST FLOOR AREA =  $169.81 - 26.64$   
=  $143.17$  SQMTRS



### AREA DIAGRAM AND CALCULATION SECOND FLOOR-

BLOCK 'A' AREA =  $10.83 \times 15.68 = 169.81$  SQMTRS

DEDUCTIONS :

1)  $5.00 \times 1.50 = 7.50$  SQMT.

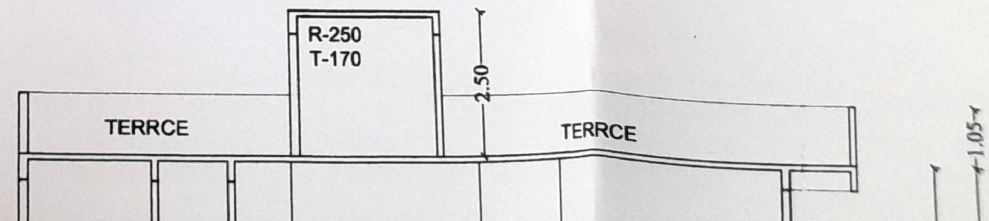
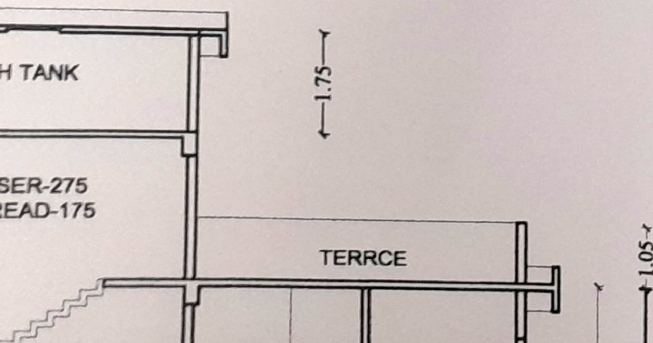
2)  $3.35 \times 1.20 = 4.02$  SQMT.

3)  $6.92 \times 1.00 = 6.92$  SQMT.

TOTAL DEDACTION =  $18.44$  SQMT.

TOTAL SECOND FLOOR AREA  
=  $169.81 - 18.44 = 151.37$  SQMTRS

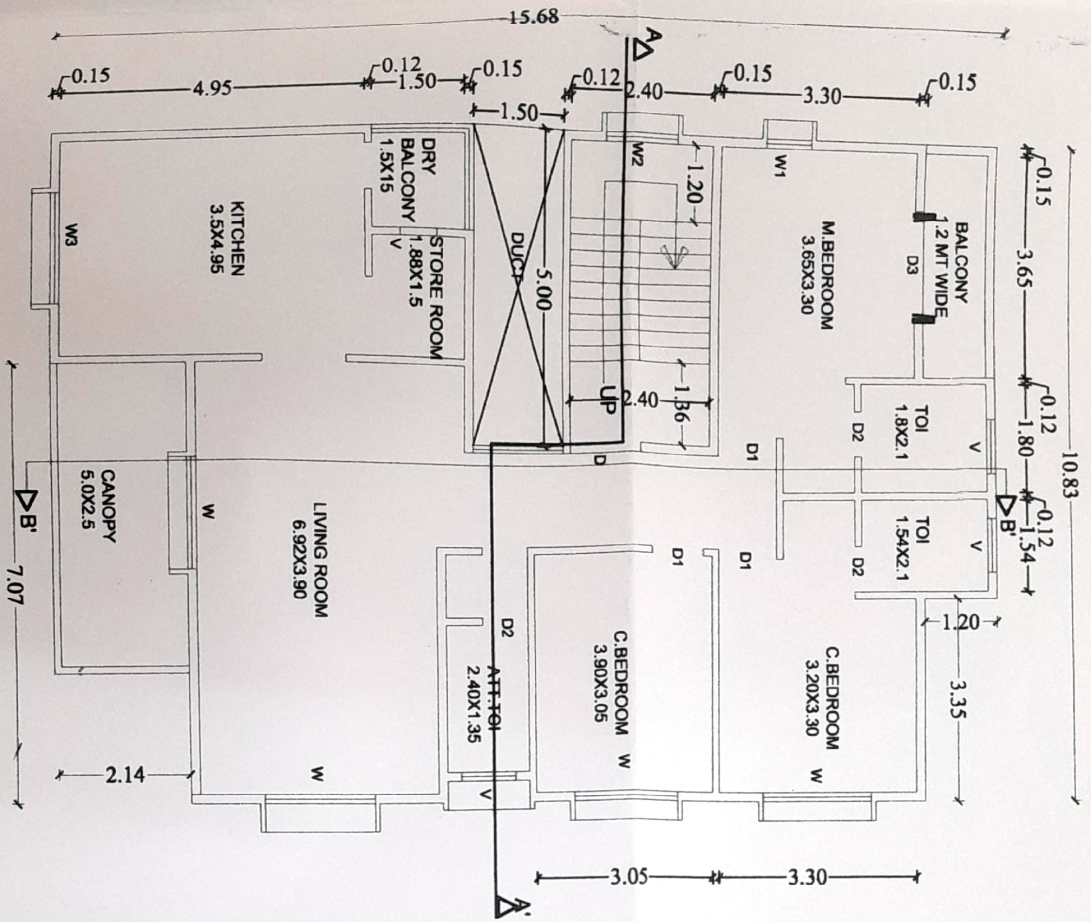
TOTAL BUILT-UP AREA =  $10.03 + 143.17 + 151.37 = 304.57$  sqmts





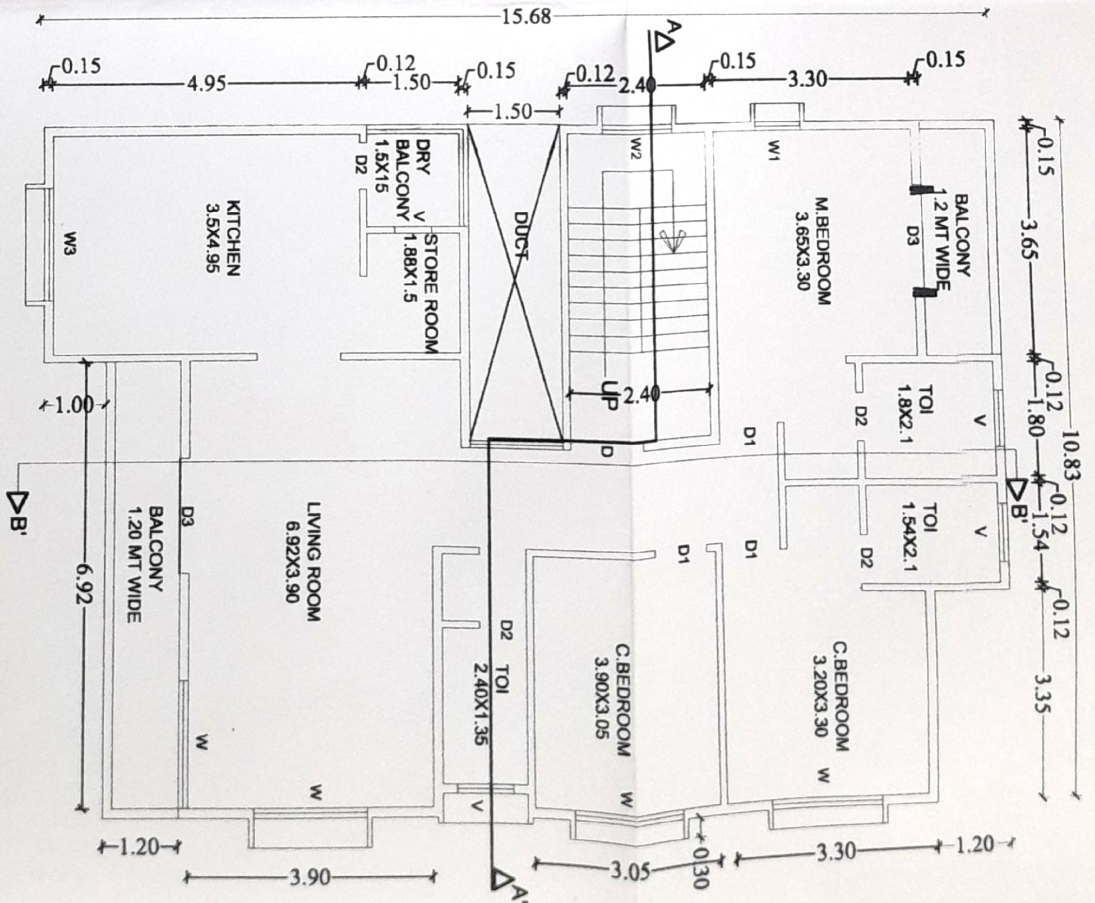
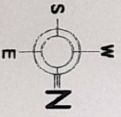






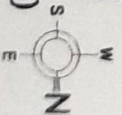
# FIRST FLOOR PLAN

SCALE 1:100



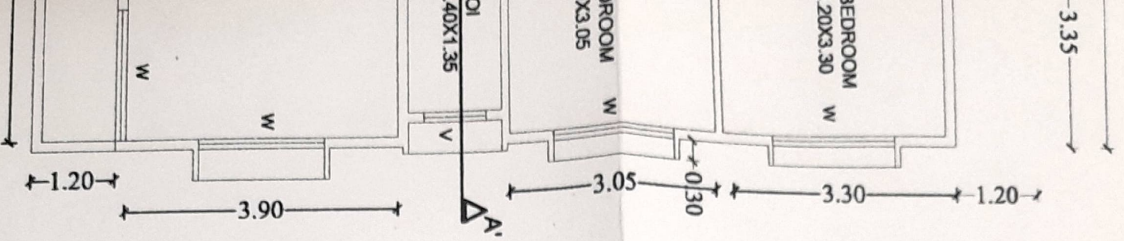
# SECOND FLOOR PLAN

SCALE 1:100

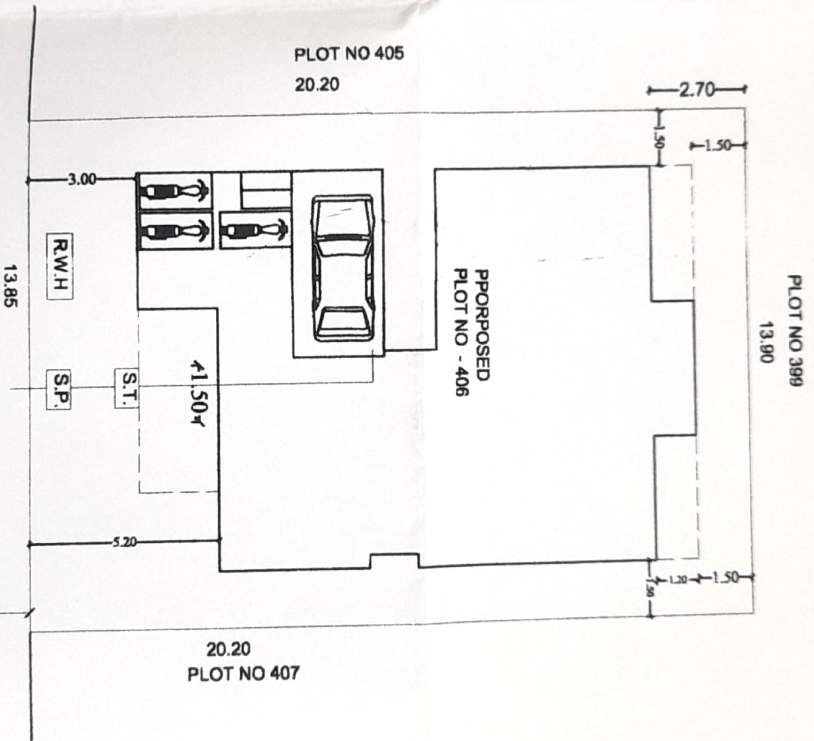




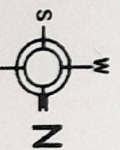
**SECTION B-D**  
SCALE 1:100



**PLAN**  
SCALE: 1:100



**SITE PLAN**  
SCALE: 1:200



NO. P.P.D.E. II

**EXISTING**  
This is certify  
CHANDSH  
Existing cc  
I have pe

**CERTIFICATION**  
I, (Name Shri. F  
) have been e  
Structural Engir  
the plot and I c  
checked all the  
possession of th  
correct.  
Date: 02/10/20