



Saturday, April 19, 2008

12:29:04 PM

पावती

Original

नोंदणी अंश
प्रमाण २००८

पावती क्र. : 2282

दिनांक 19/04/2008

गावाचे नाव सित्तूर

दस्तऐवजाचा अनुक्रमांक

सनर - 02279 - 2008

दस्ता ऐवजाचा प्रकार

परिमोचनपत्र (रिलीज)

कुल दस्तऐवज ठेक २००८/०४/२००८

सादर करणाराचे नाव: जयंत केशव राजेगांवकर

नोंदणी फी

:-

500.00

नक्कल (अ. 11(1)), पृथ्यांकनाची नक्कल (अ. 11(2)),

:-

140.00

रुजवत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (7)

एकूण

रु.

640.00

आपणास हा दस्त अंदाजे 12:43PM ह्या वेळेस मिळेल


दुष्यम निंबधक
सित्तूर

बाजार मुल्य: 1 रु.

मोबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 200 रु.

OF THE SUB
निंबधक

Original
नॉन-जी 30 म
फ्लॉन 30 M

2
08

500 00
40 00
0 00

ICICI Bank
Customer Copy

Deposit Br. Nashik Date: 5-12-2007

Pay to : ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	200-00
Service Charges	Rs.	10-00
Total	Rs.	210-00

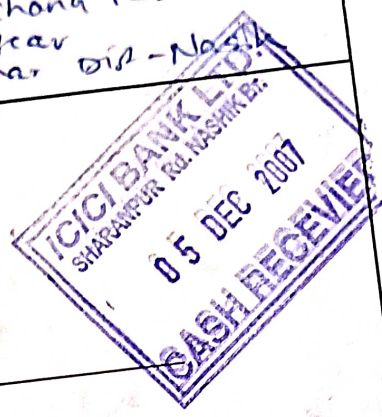
Name of Stamp duty paying party:
Mrs. Sulochana Keshav Rajgopalkar
N. R. Sinhar Dist - Nashik

DD / Cheque No. _____

Drawn on Bank _____

(For Bank's Use only)
Tran ID _____
Franking Sr. No. 142149
Officer Manisha Shinde
Authorised Signatory

FRANKING DEPOSIT SLIP



हक्कसोडपत्र

विना मोवदला हक्कसोड आज दिनांक ५ माहे डिसेंबर २००७, ते दिवशी नाशिक मुक्कामी....

सन्नर
दस्तावेज (२२५१२००६)
२/१०

ICICI Bank Ltd.
(MNC) Utility Centre
Sharangpur Road, Nashik

0-5 (STP/V) (C.R.1011/13/2004) 425 10 428

For ICICI Bank Ltd. INDIA

Authorised Signatory
Manisha Shinde

42149
132728
R. 000022001-P85228
12:17
DEC 05 2007
MAHARASHTRA

LETTER

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श्री.जयंत केशव राजेगांवकर,
वय : ४९वर्ष, धंदा - शेती,
रा.सिन्नर, ता.सिन्नर, जि.नाशिक.

लिहून घेणार

यांस.....

श्रीमती. सुलोचना केशव राजेगांवकर,
वय : ७६ वर्ष, धंदा - घरकाम,
रा.सिन्नर, ता.सिन्नर, जि.नाशिक.

लिहून देणार

कारणे हक्कसोडपत्र लिहून देतो की,

मिळकतीचे वर्णन - तुकडी व जिल्हा, जिल्हा परीषद नाशिक, पोट तुकडी ता.सिन्नर पैकी
सिन्नर नगरपालीका हद्दीबाहेरील व कसबे सिन्नर शिवारातील मिळकत.

स.नं.१०९१ / १ ते १८ / ३ मधील

प्लॉट नं.	क्षेत्र चौ.मी.	आकार रु.पै.
२	२८०.००	१०१.००
	पैकी	
	१४०.००	५०.००

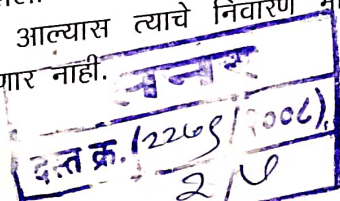
वरील मिळकतीमधील आमचा संपूर्ण हिस्सा या दस्ताने सोडून दिलेला आहे.

चतुःसिमा :- गांवचे नकाशाप्रमाणे.

वर वर्णन केलेली मिळकत ही आमची खरेदी मालकीची असून आमचेच कवजा वहीवाटीत आहे. लिहून घेणार हा माझा मुलगा असून वर वर्णन केलेली मिळकत ही पूर्वीच त्यास दिलेली आहे. सदर मिळकतीवर माझे नाव पोकळीस्त लागलेले आहे.

आता या दस्ताने गावी वर वर्णन केलेल्या मिळकतीवरील माझे नाव कमी झाल्यास अगर त्याप्रमाणे फेरबदल झाल्यास माझी कोणत्याही प्रकारची हरकत नाही माझी पूर्णपणे संमती आहे व राहिल.

सदरहू मिळकत निर्वेध असून कोठेही जड जोखमेंत गुंतविलेली नाही अगर दुरारे कोणासही खरेदी, विक्री, बक्षिस, गहाण, दान दिलेली नाही मिळकत निर्वेध अशीच लिहून घेणार यांचे ताब्यात दिलेली आहे. हिल्ला हरकत आल्यास त्याचे निवारण मी माझे पदर खर्चाने करून देईन तुम्हांस मुळीच तोशीस लागू देणार नाही.



श्री.जयंत केशव राजेगांवकर,
वय : ४९वर्ष, धंदा - शेती,
रा.सिन्नर, ता.सिन्नर, जि.नाशिक.

लिहून घेणार

यांस.....

श्रीमती. सुलोचना केशव राजेगांवकर,
वय : ७६ वर्ष, धंदा - घरकाम,
रा.सिन्नर, ता.सिन्नर, जि.नाशिक.

लिहून देणार

कारणे हक्कसोडपत्र लिहून देतो की,

मिळकतीचे वर्णन - तुकडी व जिळ्हा, जिळ्हा परीषद नाशिक, पोट तुकडी ता.सिन्नर पैकी
सिन्नर नगरपालीका हद्दीबाहेरील व कसबे सिन्नर शिवारातील मिळकत.

स.नं.१०९१ / १ ते १८ / ३ मधील

प्लॉट नं.	क्षेत्र चौ.मी.	आकार रु.पै.
२	२८०.००	१०१.००
	पैकी	
	१४०.००	५०.००

वरील मिळकतीमधील आमचा संपूर्ण हिस्सा या दस्ताने सोडून दिलेला आहे.

चतुःसिमा :- गांवचे नकाशाप्रमाणे.

वर वर्णन केलेली मिळकत ही आमची खरेदी मालकीची असून आगचेच कवजा
वहीवाटीत आहे. लिहून घेणार हा माझा मुलगा असून वर वर्णन केलेली मिळकत ही पूर्वीच
त्यास दिलेली आहे. सदर मिळकतीवर माझे नाव पोकळीस्त लागलेले आहे.

आता या दस्ताने गावी वर वर्णन केलेल्या मिळकतीवरील माझे नाव कमी झाल्यास
अगर त्याप्रमाणे फेरबदल झाल्यास माझी कोणत्याही प्रकारची हरकत नाही माझी पूर्णपणे
संमती आहे व राहिल.

सदरहू मिळकत निर्वेध असून कोठेही जड जोखमेंत गुंतविलेली नाही अगर दुरारे
कोणासही खरेदी, विक्री, बक्षिस, गहाण, दान दिलेली नाही मिळकत निर्वेध अशीच लिहून
घेणार यांचे ताब्यात दिलेली आहे. हिल्ला हरकत आल्यास त्याचे निवारण मी माझे पदर
खर्चाने करुन देईन तुम्हांस मुळीच तोशीस लागू देणार नाही.



सिन्नर
दस्त क्र. 12268/2006
2/10

04

1	Introduction: Name of the Bank & Branch Name of the Customer/s Purpose of the Valuation
2	Property Information: Assignment Reference Property is Located at Property Identification Number Date of Valuation Date of Valuation
3	Property Address: Address of Property (as Valued) P. No./S. No. G. No./Sh. No. Nearby Landmarks
4	GPS Location:

हा दस्त उभयतांचे वालीवारस, असायनिस यांचेवर वंधनकारक आहे व राहिल.

सदर हक्क अवाच्य अग्न कोणत्याही स्थानिक संस्थेने अवाच्य केलेले नाही हे तुम्हांस विश्वासाने सांगून भरोशाने लिहून देत आहे.

सदर हक्कामध्ये असलेला आमचा संपूर्ण हक्क या दस्ताने कायमचा स्वखुशीने (लिहून घेणार) यांचे लाभांत सोडून दिला आहे. आता आमचा संपूर्ण हक्क या दस्ताने सोडून दिलेला आहे.

हे विनामोवदला हक्कसोड पत्र आम्ही संपूर्ण मजकूर सांगितल्याप्रमाणे जसाचे तसा लिहून वाचून घेऊन त्यावर आम्ही खालील साक्षिदांसमक्ष स्वखुशीने सहीची निशाणी केली असून साक्षिदांनीही आमचेसमोर सहीची निशाणी केली आहे. हे विना मोवदला हक्कसोडपत्र वाचून लिहून दिले. ता.०५/१२/२००६

लिहून घेणार
श्री.जयंत केशव राजेगांवकर

Jayant

लिहून देणार
श्रीमती. सुलोचना केशव राजेगांवकर,

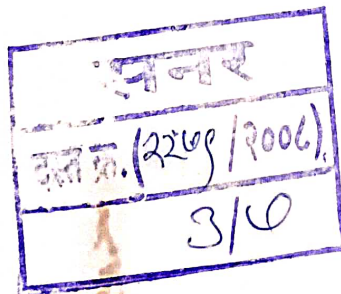
Mrs. Rajeswari

साक्षिदार :

१. श्री. सुधाकर शिवराज यशवंत Sudhakar

२. श्री. शिवेंद्र नावाजी शंकर Shivendra

\\Edp1\d\Nikam\Hakkasod Patra-5.12.7.doc



04

1 Introduction:	
Name of the Bank & Branch	
Name of the Customer/s	
Purpose of the Valuation	
2 Property Ins	
Assignment Re	
Property is In	
Property Ident	
Date of Visit	
Date of Val	
3 Property	
Address of Property	
Valued	
P. No./S.	
G. No./S	
Nearby L	
4 GPS L	

19/04/2008

दुय्यम निबंधकः

12:40:22

सिन्नर

दस्त गोषवारा भाग-1

सनर

दस्त क्र 2279/2008

EIV

दस्त क्रमांक : 2279/2008



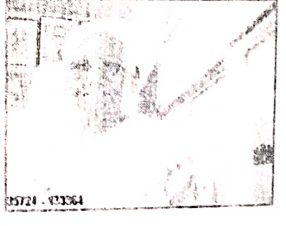

दस्ताचा प्रकार : परिमोचनपत्र (रिलीज)

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	नाव: जयत केशव राजेगावकर पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: सिन्नर तालुका: सिन्नर पिन: - पॅन नम्वर: -	लिहून घेणार वय 49 सही <i>Jayant</i>		
2	नाव: सुलोचना केशव राजेगावकर पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: सिन्नर तालुका: सिन्नर पिन: - पॅन नम्वर: -	लिहून देणार वय 76 सही <i>Mrs Rajegawakar</i>		



UMESH PRAKASH KULKARNI
B.S.L., LL.B., DLW, DCL
ADVOCATE

- Office: • Chamber No. 312/3, District Court Compound, Nashik - 422 002. Ph.: 0253-2317188
• Chamber No. 105, Niphad Court, Niphad. Ph.: 02550-241274
• Vaibhav Bungalow, Chintamani Colony, Near Sanmitra Vasahat, Indira Nagar, Nashik - 422 009.
• Mob.: 9822541148

VETTING REPORT

Date: 17.02.2016.

To,
The Manager,
Bank of Baroda,
Nasikroad Branch,
Nashik

Ref :- Vetting Report for the file of 'Jayant Keshav Rajegaonkar',
having Housing Loan of Rs.11.50 lakhs


Respected Sir,

I have perused the following papers in the referred file-

- 1) Letters of Sanction dated 20.12.2013.
- 2) Demand Promissory Note for individual borrower dated 08.01.2014
- 3) Letter of Continuing Security dated 08.01.2014
- 4) General Form of Guarantee dated 08.01.2014 executed by Mr. Milind Gopalrao Gujrathi.
- 5) Declaration cum Undertaking cum Authority dated 08.01.2014.
- 6) Memorandum of Deposit of Title Deeds dated 08.01.2014.
- 7) Declaration in the matter of Mortgage by Deposit of Title Deeds noted at Sr.No.146 on 07.01.2014 in the books of Notary Sunil Tajanpure.
- 8) Notice of Intimation of mortgage by deposit of title deeds filed in the Office of the Sub-Registrar Sinnar at Sr.No.2 on 09.01.2014.

All the Documents mentioned above are legal and valid.

Nashik


U. P. Kulkarni
Advocate

to the Bank as soon
venue stamp by each ac
rantor/s also signed ac
ewith for your record.

Yours faithfully
MANAGER / SR. BR
/BRANCH

बावणी

नोंदणी ३९ म
Regn. 39 m.

दस्तऐवजाचा/जर्जाचा अनुक्रमांक १५७७

दिनांक २३-११-२०१०

दस्तावेजाचा प्रकार

मादर करणाराचे नाव-

संश्लेषण प्रमाणे फी मिळाली

नादणी फी

व्यवहारी फी (फारम १)

गुठ्याकनाची नक्का फी

ग्यालवर्च

नकला किंवा जायते (कलम ६४ ते ७३)

जायते किंवा निरीक्षण

दर - कलम ११ अन्वये

कलम ३/ अन्वये

प्रमाणित नकला (कलम १७)

दत्त फी मागील पानावरील

~~श्री. जयंत केशव राजेगावकर~~

~~शिवा~~

~~शेरेजी~~

~~फारमानी~~

~~फारमानी~~

२०-००

१२०

१२०

१२०

S

एकूण २५२०

दस्तावेजाचे
नवकरण

राजी नकार हातिल व

नोंदणीकृत हाकेने पाठवली जाईल.
या कार्यालयीन

दुय्यम निबंधक

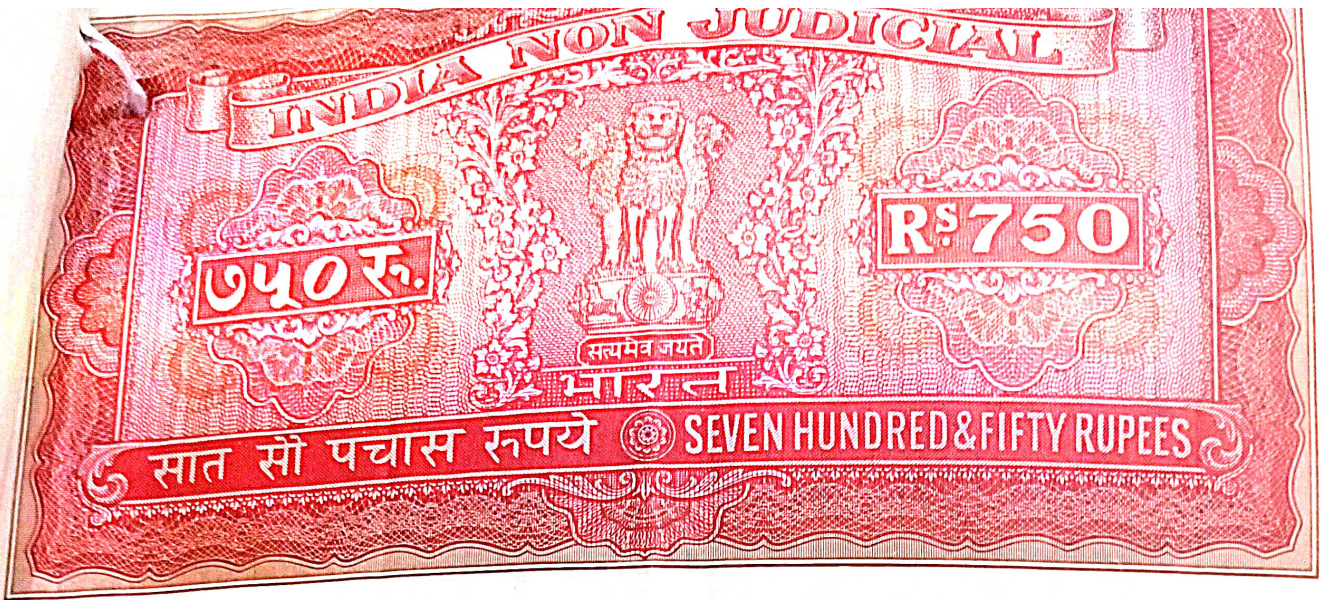
~~शिवा~~

दस्तावेजाचे खाती नाव दिलेल्या व्यक्तीच्या
हवाली करावा

मादर रक्ती

श्री. जयंत केशव राजेगावकर

श्री. सुधी प्रकाश राजेगावकर



Nasas

क्रमांक ५०२ तारीख ५-६-६०

किंमत रुपये ५५०/-

श्री ~~जानेश्वर च्यवन कामारवांग~~
~~श्रीमती सुलोचना केशव राजेगावकर~~
~~रा. किर्गड यांचे~~ करीता
 एकूण किंमत रु २६०/- या
 मुद्राकाची भरता करणेसाठी हा
 मुद्रांक विकत दिला

न्युम्बर १५७७
 ०० ११२० नोटेबुक
 २३ किताब २१३
 सिग्गर
 वाशकवाड वापुस

[Handwritten signature]

[Handwritten signature] ७/६/६०
 उप कायानगर अधिकारी,
 सिन्नर.

खालील प्रमाणे फी घेतली ती-

नोंदणी फी :-	२० २०
घरे फी :-	१ २०
इजदान फी :-	१ २०
(फीलियो २०) :-	१ २०
फायलिंग फी :-	१ २०
एकूण फी रुपये :-	२६३ २०

[Handwritten signature]
 दुय्यम निबंधक, सिन्नर.

[Handwritten signature]
 दुय्यम निबंधक, सिन्नर.

सिन्नर म्युनिसिपल हद्दीबाहेरील
 सिन्नर शेत जमीनीचे कायदये.

~~खरेदीखत. किंमत रुपये २००००/-~~

~~अहावीस हजारचे :-~~

~~दिनांक - २५ मार्च १९९०~~

१) जयंत केशव राजेगावकर ३१ वर्षे - *Widow*

५) श्रीमती सुलोचना केशव - *Wife*

~~राजेगावकर वसवण पुपु~~

~~अंदा नोकरा रा० सिमर~~ *ये*

~~ना० मु० सिमर नं० १ चा~~

~~अंदा वैधकी~~

~~श्री० अनंत केशव राजेगावकर~~ *ख*

~~वसवण २८ अंदा आर्टिस्ट~~ *दे*

~~रा० सिमर ना० मु० सिमर~~

~~कायमचे खरेदीखत लि० देणे~~

~~ते खातीक झपाणे :-~~

~~शिबकगीचे वपनि~~

तुकडी, जि. व जि. प. नासिक,
पोस्ट तुकडी ता. व पं. स. सिमर
पैकी नासिक जि. प. हद्दी नील
सिमर म्यु. फल हद्दी वारेरील
सिमर पैकील मिळकत.

~~मुळा सं० नं० ११३० नासिक सन १९८०~~

~~१०९९ लि० नं० १ ले १८ शेन हे. आर~~

~~आकार रु. ५.९६ पाणी आकार रु. ३.७३~~

~~पैकी माशी जमीन मंजूर ले आऊट~~

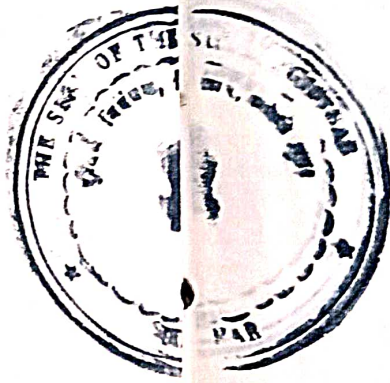
~~पुन झपाणे मुनीट नं० २ पैकी~~

~~पाश्चिमेकरील मू निम्मा हिस्सा शेन फल~~

~~१६० चौ० मी० आकार रु. ०.१० पाणी~~

~~आकार रु. ०.१० यास चतुःसीमा~~

~~पुनरी ले आऊट पुन म अदि मुनीट ने~~





Dasas

क्रमांक ५०२ तारीख ७.९.९०
 निम्न रूपये २००/-
 श्री जाने २०२ स्वयंका कार्यालयों
 श्री शुभे रणा के शान सञ्चालक
श्री. शिवाजी यांचे करीता
 एकपत्रातक ९६०/- या
 मुलाकाती भरती करणेसाठी हा
 मुलाकाती दिला

उप कोषाध्यक्ष अधिकारी,
 सिमर.

~~दोन पैकी बाकी १/२ निम्नांकित - ६०~~
~~रस्ता, पठ पुनोर. नं० ३ उत्तरेरु दिग्ग.~~
~~७~~

~~वरीक जमीन कापे सदर~~
~~जमीनीचे वागीचे व-~~
~~वरीवारीचे वगैरे-~~
~~कराविकावे एकद-~~
~~पुनपार वरीवारी-~~
~~दुभापे काहेत कारु कापे मंजूर-~~
~~के काऊट हून नभापे समाउकाते-~~



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~~वागीचे इने जचे व -
मोकड्या जागेचा -
वापर करणेचा जो
हक्क आहे त्याचा.~~

~~सिमेंट शिक्कारागिष्ट जुना स.नं०
११३०/३ नाविन स.नं० १०९१ हिनं.
११३०/३ क्षेत्र ०.४९ एरि जमिनि.
मी व इतर १९ इसमोनी विकत.
घेनाही व त्या जमिनिवर दहा.
संयुक्त (Tweins) वेगळे बांधणाकरी
मां कलेक्टर काहेच जिं नाकीवि.
यांचे कडून परवानगी घेनाही.
त्या मोगूर ले आऊट हून प्रमाणे
वेगळा युनीट नं० २ चा पाश्चिमेचा
हैकाग अपरुनागीक वारणी हमापे
मासे वारणीचा आपि कवजा.
वाहिवाटीचा आहे. तो मी आजरोजी
चातुं वाजाट मावाने किंमत करून
तुम्रास किंमत कपडे अडावीस.
हजाटला कायमचा विकत दिली.
आहे आपि निष्कत आजरोजी
तुमचे कवजात दिली आहे.~~

~~आता सदर निष्कतच्या
वीर काळ उपयोग घेजेत अगार
पारिजेती व्यवस्था कविं विल्हेवार
करणात. ३ रीं पूर्ण पणे साळव.
इतकी कारण. माझा अगार -
मासे वारत नगरेचा कांही हक्क~~






22528

क्रमांक ५०२ तारीख ७.९.९०

किंमत रुपये ३०/-

श्री ~~जगदीश्वर चंद्रकांत कासार यांचा~~
~~श्रीगणेश कृष्णोत्सव केंद्राक लागेबाबत~~
~~ना. क्रिष्णर यांचे~~ करिता

एकूण किंमत रू ९६०/- या
मुद्रांकाची भरता करणेसाठी हा
मुद्रांक विकत दिला


उप कोषागार अधिकारी,
सिन्नर. ७/९/९०

~~इकड दावा ही सत्ता संबंधी.~~

~~कोवि काळजा राहिल्या ना ही. स्वतः~~

~~निष्कर्षावर कोणाचाही काहीही~~

~~बोला अगार जडगोरवत अगार.~~

~~इकड ही सत्ता संबंध नाही निघ्या.~~

~~त्याक लागजे निवारण मी माझे~~

~~पदर खर्चाने करण देईक.~~

~~रुपयांचा अंशः.~~

~~२५००००/- रुपये अड्डाविसु-~~

~~हजार दोख येऊन पावलो.~~

~~२५००००/- याक लागजे रुपये~~



Dasas

क्रमांक ५०२ तारीख ७.९.९०

किंमत रुपये ३०/-

श्री ~~जगन्नाथराव चव्हाण कासार बांग~~
~~प्रिजिती कुमोसगा केसाव मजगाकर~~
~~रा. फिन्कर यीचे~~ करीत

एकूण किंमत रु ९६०/- या
मुद्राकाची भरती करणेसाठी हा
मुद्रांक विकत दिला


उप कायानगर अधिकारी,
सिन्नर. ७/९/९०

~~इकड हा वा हित रुता संबंधि.~~
~~कोवि कळजा राहीला ना हीं रुतर~~
~~ति इकतीवर कोपाचारी काहीही~~
~~बोना अगार जडगेरवम अगार.~~
~~इकड हित रुता संबंधि नाही निघा.~~
~~त्याक त्याचे निवारण मिताके~~
~~पवर स्वचरिणे करुन देइळ.~~
~~रुपयांचा अश्याः~~
~~२५०००१ - रुपये अठ्ठावीस -~~
~~हजार दोख येऊन पावली.~~
~~२६०००१ - साठ्ठासणे रुपये~~



04/9/28
LETTER OF ACKNOWLEDGEMENT
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~~अनुवाचीक हजादना करणा पावली-~~
~~कोही प्रकार राहिली नाहीत हे-~~
~~काय मजबूत खबरेदीखत लिहून दिले.~~

CA Chaudhari

x Abhaya

साक्षीदार-

(1) सुरेश लखन शिंदे Shinde

(2) कासार योगेश कांबळ Kambal



~~श्री अमोल केशव राजगोवर्धन~~
~~24, माखरीटोळ~~
~~श. सिवळ~~

~~श्री वैसंत गंगाशम भगत~~
~~माखरी, रा. सिवळ~~

दस्तावेज करून देणार,

सहायक शिवाजी दस्तावेज
करून दिल्याचे कबूल करवाव

दुय्यम निबंधक, सिन्नर
पुस्तक क्रमांक १, पान २६३
पान २४५ ते २४८ क्रमांक १५०२
वर नोंदला,
दिनांक २३ मार्च १९६०

~~शिवाजी~~

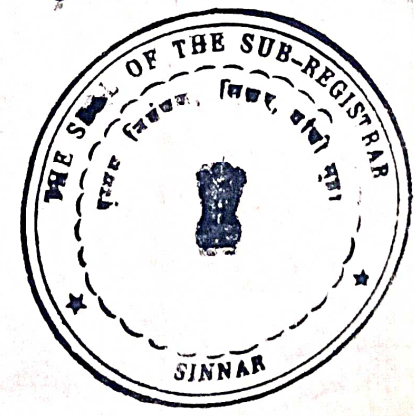
Shivaji

~~दिनांक २३ मार्च १९६०~~

दुय्यम निबंधक, सिन्नर

पुस्तक क्रमांक १, पान २६३
पान २४५ ते २४८ क्रमांक १५०२
वर नोंदला,
दिनांक २३ मार्च १९६०

दुय्यम निबंधक, सिन्नर



04/0528

D. R. Harkal & Associates

Registered Valuer (No. C.I.T.C. 147/96) & Chartered Engineer (No. 17748-9)



Prop. Ex. D. R. Harkal E.E. No. 1812, F.I.T. 09/104 096/10 040724 09962

Associate Valuer Ex. Engineer J. Patil

W. No. 10/104, E. No. 104/1, G. No. 12/104, W. No. 97621 02048

F. & F. 1-1 1st Floor Above Lalitlal Bhatta (Cross) Survey Modern Post, Opp. Police Parade Ground, Marol Nagar, Mumbai - 400002. Tel: 022-2614-4411, 2614-4412, 2614-4413, 2614-4414, 2614-4415, 2614-4416, 2614-4417, 2614-4418, 2614-4419, 2614-4420, 2614-4421, 2614-4422, 2614-4423, 2614-4424, 2614-4425, 2614-4426, 2614-4427, 2614-4428, 2614-4429, 2614-4430, 2614-4431, 2614-4432, 2614-4433, 2614-4434, 2614-4435, 2614-4436, 2614-4437, 2614-4438, 2614-4439, 2614-4440, 2614-4441, 2614-4442, 2614-4443, 2614-4444, 2614-4445, 2614-4446, 2614-4447, 2614-4448, 2614-4449, 2614-4450, 2614-4451, 2614-4452, 2614-4453, 2614-4454, 2614-4455, 2614-4456, 2614-4457, 2614-4458, 2614-4459, 2614-4460, 2614-4461, 2614-4462, 2614-4463, 2614-4464, 2614-4465, 2614-4466, 2614-4467, 2614-4468, 2614-4469, 2614-4470, 2614-4471, 2614-4472, 2614-4473, 2614-4474, 2614-4475, 2614-4476, 2614-4477, 2614-4478, 2614-4479, 2614-4480, 2614-4481, 2614-4482, 2614-4483, 2614-4484, 2614-4485, 2614-4486, 2614-4487, 2614-4488, 2614-4489, 2614-4490, 2614-4491, 2614-4492, 2614-4493, 2614-4494, 2614-4495, 2614-4496, 2614-4497, 2614-4498, 2614-4499, 2614-4500.

VALUATION REPORT : VAL / 028 / 01 - 2019

To be Read with Latest TIR

1 Introduction

Name of the Bank & Branch: Bank of Baroda, Marol Road Branch, Marolli
 Name of the Customer's: Sh. Jayant Kanchan Rajgopalakar
 Purpose of the Valuation: To ascertain Fair Market Value, Realizable Value & Stripped Sale Value of the Property (Car) owned by Financial Institution from Bank.

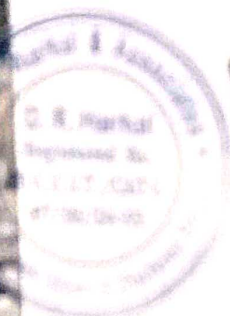
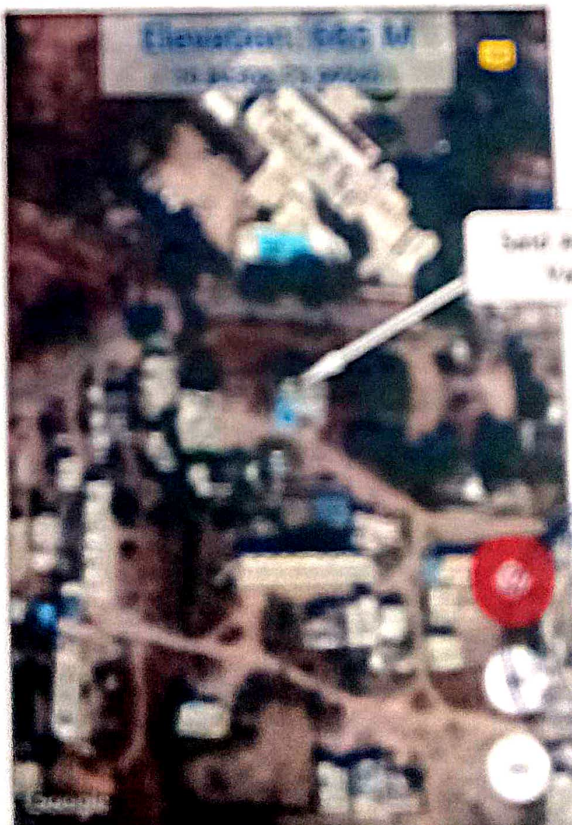
2 Property Description / Identification Details

Assignment Reference: Bank of Baroda, Marol Road Branch
 Property is requested by: Shri. Jayant Kanchan Rajgopalakar, Civil Eng.
 Property identified by: Customer's Representative, Sh. Marolli Kulkarni
 Date of Visit / Inspection: 16-02-2019
 Date of Valuation Report: 09-02-2019

3 Property Details

Address of the Property (Car): Survey No. 12, P. (West Side), (Car) owned by Shri. Jayant Kanchan Rajgopalakar, Marolli, Mumbai - 400002.
 Plot No. 12 (West Side), S. No. 109/10, 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100.

4 GPS Latitude / Longitude & Neighboring Location Map of the Property



04/9528



D. R. Harkal & Associates

Registered Valuer (N.C.C.I.T./CAT-1-67/56) & Chartered Engineer (M-127188-9)

Prop. Fr. D. R. Harkal BE. Civil, (MIE, FIV)
98504 99659 / 94034 09968

Associate Valuer Fr. Tushar J. Patil
M.Tech (Geotech), M.Sc. (Val.), (A.M.I.E.) M: 97621 02048

F-8 & F-9, 1st Floor, Above Kalakruti Saree Centre, Suyojit Modern Point, Opp. Police Parade Ground, Sharanpur Road, Nashik - 422002. [E] valuerdrharkal@gmail.com

VALUATION REPORT : VAL / DRH / 02 - 2019 To be Read with Latest TIR

1 Introduction:

Name of the Bank & Branch	Bank of Baroda, Nashik Road Branch, Nashik
Name of the Customer/s	Sh. Jayant Keshav Rajegaonkar
Purpose of the Valuation	To assess <u>Fair Market Value, Realizable Value & Distress Sale Value</u> of the Property (Said Asset) for Financial Assistance from Bank.

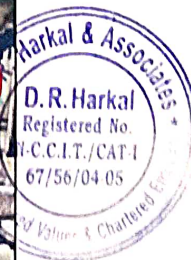
2 Property Inspection / Identification Details:

Assignment Reference	Bank of Baroda, Nashik Road Branch
Property is Inspected by	Bhavesht Wajge - Asst. Civil Engr.
Property Identified by	Customer's Representative: Sh. Nikhil Gaikwad
Date of Visit / Inspection	06-02-2019
Date of Valuation Report	09-02-2019

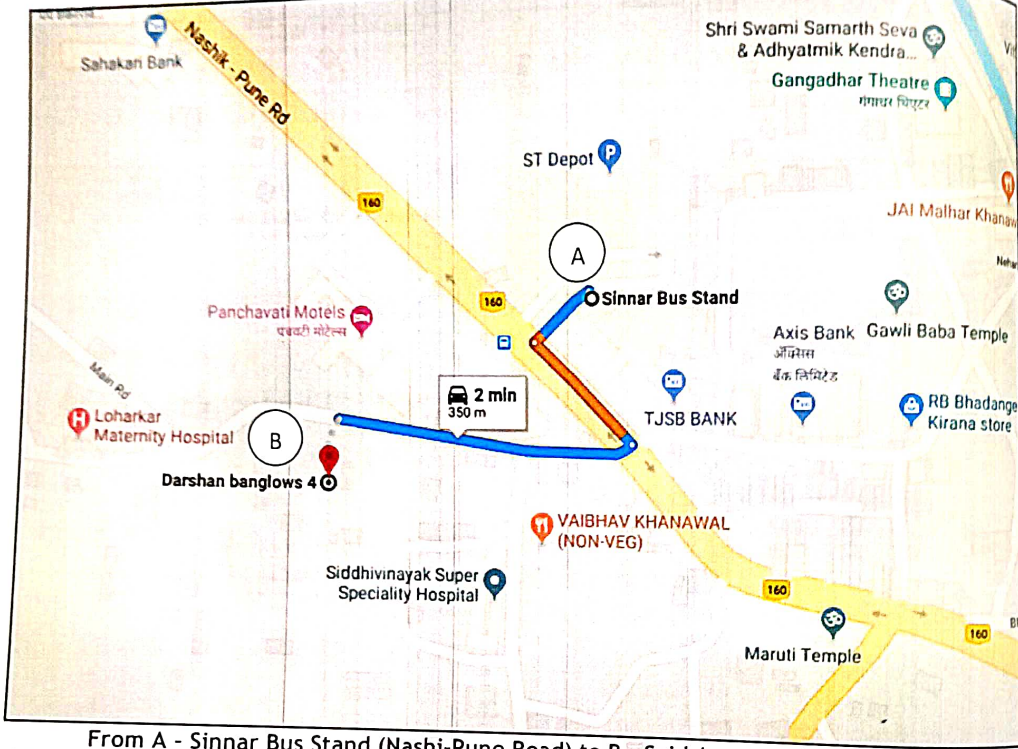
3 Property Details:

Address of the Property (Said Asset) Valued	Bungalow on Plot No. 02 Pt. (West Side), Located in Shivaji Nagar, Near Shree Siddhivinayak Hospital, Varandar Galli, Off Nashik-Pune Highway, Sinnar, Nashik	Remarks: Nil.
P. No./S. No./G. No./Shiwar	Plot No. 02 (West Side), S. No. 1091/1 to 18/3, Kasbe Sinnar Shiwar, Nashik.	
Nearby Landmark	Near: Shree Siddhivinayak Hospital.	

4 GPS Latitude / Longitude & Neighborhood Location Map of the Property:



5 GPS Route Map :-



From A - Sinhar Bus Stand (Nashi-Pune Road) to B - Said Asset Under Valuation

6 Photographs of the Property:

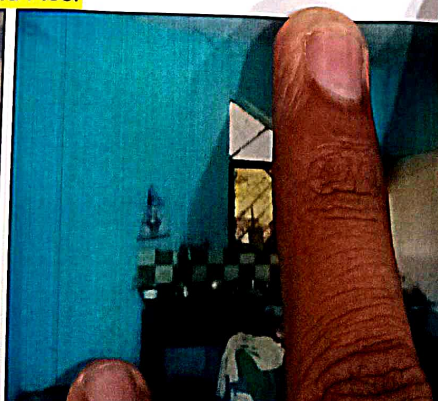


Front View of the Said Asset



Entrance Door of the Said Asset

Ground Floor



6 Photographs of the Property:



Room



Exter



D. R. Harkal & Associates
 Registered Valuer
 M.C.C.T. / CAT-1
 67/56/14-05
 Registered Valuer
 Chartered Eng.

9850499659
97621 02048



D. R. Harkal & Associates

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

Prop. Er. D. R. Harkal

9850499659

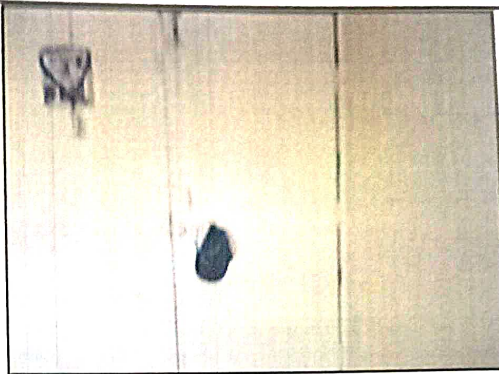
Associate Valuer: Er. Tushar Patil

97621 02048

6 Photographs of the Property:



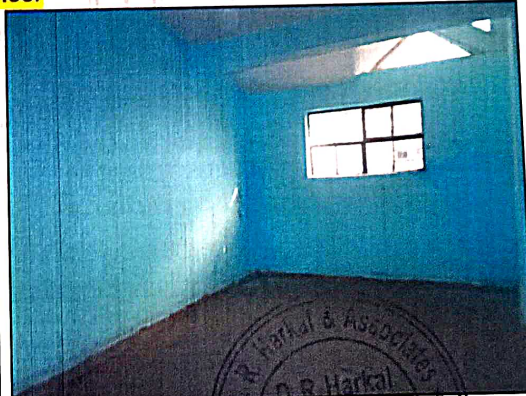
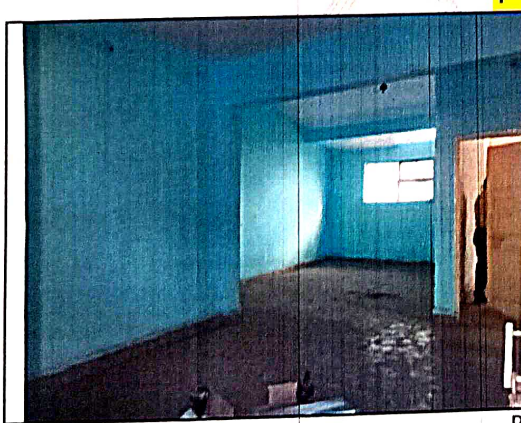
Room



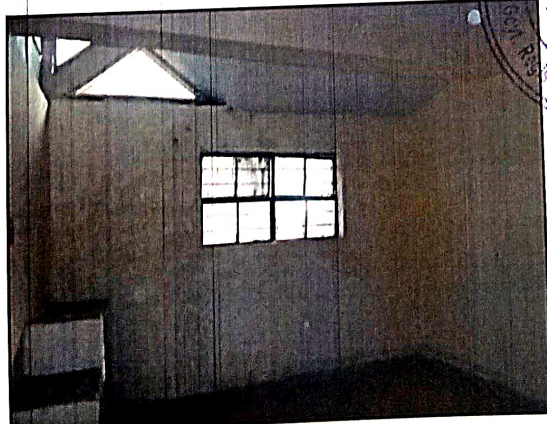
Locked Room



External Staircase to Access the 1st Floor



Rooms



Room

D. R. Harkal & Associates
D. R. Harkal
Registered No.
N.C.C.I.T./CAT-1
67/56/04-05
Registered Valuer & Chartered Engineer

**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

9850499659

97621 02048

7 VALUATION : FMV / RV / DSV:

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

Fair Market Value (FMV)	Realizable Value (RV)	Distress Sale Value (DSV)
Rs. 33, 37, 000/-	Rs. 30, 03, 000/-	Rs. 23, 36, 000/-
Rs. Thirty Three Lakh & Thirty Seven Thousand Only	Rs. Thirty Lakh & Three Thousand Only	Rs. Twenty Three Lakh & Thirty Six Thousand Only

8 Declaration by Valuer:

- 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



**D. R. Harkal & Associates**

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

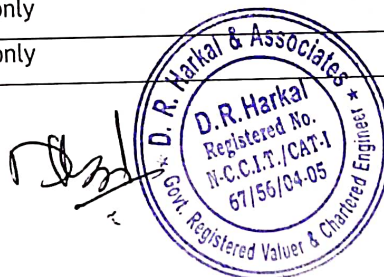
Prop. Er. D. R. Harkal

9850499659

Associate Valuer: Er. Tushar Patil

97621 02048

11	Photocopies of Documents Perused : (Obtained From Bank Record)		
	Relinquish of Rights	Layout Plan	Old 7/12 extract & N.A. Order
	Sanctioned Bldg. Plan		Bldg. Commencement & Bldg. Completion Certificate
12	Legal Documents:		
i	Type of Agreement / Deed / Document Furnished	Relinquish of Rights	Note: Nil
	Agreement / Deed / Documents Furnished in the Name of	Sh. Jayant Keshav Rajegaonkar	
	Registration No. & Date of Agreement / Deed /	NSN / 2279 / 2008 Dt. 05-12-2007	
ii	7/12 Extract Details :		
	7/12 Extract in the name of	Sh. Jayant Keshav Rajegaonkar	
	Date of 7/12 Extract Furnished	31-05-2013	
	Remarks	Latest 7/12 extract not furnished-Please obtain the same	
iii	Brief Details of Co. Op. Society: (If Said Asset is Located in Co. Op. Society)		
	Name of the Housing Society	Details not furnished	
	Registration No. of Housing Society		
	Share Certificate in the Name of		
iv	Brief Details of Lease & Sub-Lease :-on the basis of documents furnished		
a	Brief Details of Lease:		
	Name of the Lessor		Remarks: Nil
	Name of the Lessee	N.A.-It is presumed to be free hold asset (Pl. obtain legal opinion)	
	Commencement Dt. of Lease		
	Total Lease Period		
b	Brief Details of Sub-Lease:		
	Name of the Sub-Lessee		Remarks: Nil
	Commencement Dt. of Sub-Lease	N.A.-It is presumed to be free hold asset (pl. obtain legal opinion)	
	Total Sub-Lease Period		
13	Technical Documents Details:		
i	Layout Plan Sanctioned by	Not Furnished	
	Layout Plan Sanction No.		
ii	N.A. Order Issued by	Collector of Nashik	
	N.A. Order No.	RB.D./III/LNA/SR/58/85 Dt. 19-06-1985	
iii	Bldg. Plan Sanctioned By	Sinnar Municipal Council, Sinnar, Dist. Nashik	
	Bldg. Plan Sanction No.	No. 0061 Dt. 06-05-1991	
	No. of floors as per Bldg. Plan	Ground Floor + 1 st Floor only	
iv	B.C.C. / O.C. Issued By	Sinnar Municipal Council, Sinnar, Dist. Nashik	
	B.C.C. / O.C. Letter No.	No. W.C.III-481/92 Dt. 15-07-1992	
	No. of floors as per BCC	Ground Floor + 1 st Floor only	
v	No. of floors physically constructed	Ground Floor + 1 st Floor only	



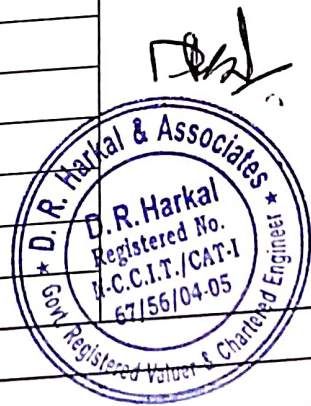
14	Physical Details:	Matching Boundaries of the PLOT under Valuation as per Layout / Bldg. Plan furnished	
i	Adjoining Boundaries of the PLOT as per deed furnished	N	Hissa No. 01
N	Hissa No. 01	S	3.00 mt. wide Pathway
S	Road	E	½ Portion of the Remaining Unit
E	½ Portion of the Remaining Unit	W	Unit No. 03
W	Unit No. 03		

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

16	Infra Structure Availability:	Local body
	Water Supply By: Local Body / Other if any	No
	Stand by Water Supply: Well / Bore well etc.	By MSEDCL
	Supply of Electricity: By MSCEDL / Private	
	Nearest Major Road / s	Nashik- Pune Highway
	Nearest Railway Station	Nashik Road Railway Station

17	Area Details:	Plot Area :- in mt ² as per given in Documents furnished				
A	Plot No.	a	b	c	d	e
		Layout Plan	Sale deed	7/12 Extract	Other if any	Plot area considered for Valuation (lesser area of a, b or c)
	02 (West Side)	Not mentioned	140.00	140.00	No	140.00 mt ²
	Note	Nil				

18	B/Up Area of the Said Asset:- as per given in Documents furnished	107.06 mt ² = 1152.00 ft ²	Remarks: Construction apart from BCC/Bldg. Plan is not considered for valuation.	
B	B/up Area - as per Plan			
C	FSI free B/up area / Actual Constructed area - as per sanctioned Bldg. Plan	Staircase in Parking		No
		Lift in Parking		No
		Parking floor		No
		Staircase on floors		No
		Lift on floors		No
		Staircase Head Room		No
		Lift Head Room		No
		Porch / Verandah		No
		Attached Terrace		No
		Permissible Balcony		No
	Cupboards	No		
	Total FSI free area Considered	0		



Remarks Nil

**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

9850499659

97621 02048

14 Physical Details:						
i	Adjoining Boundaries of the PLOT as per deed furnished		Matching Boundaries of the PLOT under Valuation as per Layout / Bldg. Plan furnished			
N	Hissa No. 01		N	Hissa No. 01		
S	Road		S	3.00 mt. wide Pathway		
E	½ Portion of the Remaining Unit		E	½ Portion of the Remaining Unit		
W	Unit No. 03		W	Unit No. 03		
15 Locality Details:						
Property lies in the Limits of: Municipal Corporation / Municipal Council / Gram Panchayat / Gram Palika / Nagar Panchayat			Sinnar Municipal Council, Sinnar, Dist. Nashik			
Status of Development of Locality: Fully Developed / Developed / Fast Developing / Gradually Developing / Un Developed etc.			Developed			
Classification of Area: Residential/Commercial/Industrial/Agricultural			Residential			
Classification of Locality		Urban / Semi Urban / Rural		Urban		
		Rich / Higher / Middle / Lower class		Middle Class		
Civic Amenities: Schools, Colleges, Market, Hospitals, Theaters, etc.			Very Near			
16 Infra Structure Availability:						
Water Supply By: Local Body / Other if any			Local body			
Stand by Water Supply: Well / Bore well etc.			No			
Supply of Electricity: By MSCEDL / Private			By MSEDCL			
Nearest Major Road / s		Nashik- Pune Highway				
Nearest Railway Station		Nashik Road Railway Station				
17 Area Details:						
Plot Area :- in mt ² as per given in Documents furnished						
A	Plot No.	a	b	c	d	e
		Layout Plan	Sale deed	7/12 Extract	Other if any	Plot area considered for Valuation (lesser area of a, b or c)
	02 (West Side)	Not mentioned	140.00	140.00	No	140.00 mt ²
Note	Nil					
18 B/Up Area of the Said Asset:- as per given in Documents furnished						
B	B/up Area - as per Plan		107.06 mt ² = 1152.00 ft ²			Remarks: Construction apart from BCC/Bldg. Plan is not considered for valuation.
C	FSI free B/up area / Actual Constructed area - as per sanctioned Bldg. Plan	Staircase in Parking	No			
		Lift in Parking	No			
		Parking floor	No			
		Staircase on floors	No			
		Lift on floors	No			
		Staircase Head Room	No			
		Lift Head Room	No			
		Porch / Verandah	No			
		Attached Terrace	No			
Permissible Balcony	No					
	Cupboards	No				
Total FSI free area Considered		0				
Remarks	Nil					



D. R. Harkal & Associates

Prop.: Er. D. R. Harkal-B.E. Civil (MIE, FLV)

Prop. Er. D. R. Harkal

Associate Valuer: Er. Tushar Patil

9958499659

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Accommodation Details:

Space Allocation & Storage Spaces:-

Ground floor	Hall, Kitchen, Room, WC Bath, External Staircase
1 st floor	03 Rooms, 01 Common Toilet
Roof Terrace	Sloping roof

Whether the Said Asset is Constructed as per Sanctioned Bldg. Plan or Not? Yes, Generally internal changes are made.

Construction & Specifications Details:

i) Type of Structure & Roof Provided:

Type of Structure Provided	Load Bearing Structure
Type of Roof Provided	RCC slab

ii) Specifications Provided:

Height of the Asset	Approx. 9' 6"
External Plaster	Provided
External Color	Provided
Internal Plaster	Provided
Internal Color	Provided
Type of Flooring	Kotta Stones & Spartec Tiles
False ceiling if Provided	Not Provided

Door Shutters	Flush Shutters
Type of Windows	MS. Glazed Windows
Safety Grills	Provided

Kitchen Platform	Kadappa stone
Kitchen Trolleys	Not Provided
Other if Any	No

Type of Electrical Fittings	Casing Capping
Class of fittings & fixtures: Excellent/ I-Class/ Good/ Medium/ Ordinary	Medium Class

Quality of Construction: Excellent/ I-Class/ Good/ Medium/ Ordinary	Medium
Visible damage in the bldg. if seen	Not noticed
Maintenance of the Structure	Properly maintained
Structural Safety against Natural Disasters like earthquakes etc.	Structure appears safe in my opinion
Elevation of Building: Plain / Good / Pleasant / Architecturally treated	Good Elevation

iii) Staircase & Roof Terrace Details:

Internal Staircase Details:		Roof Terrace Details:	
Staircase	Not Provided	Access to Roof	Provided-External MS. staircase
Treads	N.A.	Water Proofing	Integrated Cent Plaster
Risers	N.A.	Water Tank	PVC Water Tank
Railing	N.A.	Solar Panel	Not Provided
Roof Cover	N.A.	Other if any	No



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

9850499659

97621 02048

19 Accommodation Details:**i Space Allocation & Storage Spaces:-**

Ground floor	Hall, Kitchen, Room, WC Bath, External Staircase
1 st floor	03 Rooms, 01 Common Toilet
Roof Terrace	Sloping roof

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

Yes, Generally Internal changes are made.

20 Construction & Specifications Details:**i Type of Structure & Roof Provided:**

Type of Structure Provided	Load Bearing Structure
Type of Roof Provided	RCC slab

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Height of the Asset	Approx. 9' 6"
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Type of Flooring	Kotta Stones & Spartec Tiles
False ceiling if Provided	Not Provided
Door Shutters	Flush Shutters
Type of Windows	MS. Glazed Windows
Safety Grills	Provided
Kitchen Platform	Kadappa stone
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Other if Any	No
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Class of fittings & fixtures: Excellent/ I-Class/ Good/ Medium/ Ordinary	Medium Class
Quality of Construction: Excellent/ I-Class/ Good/ Medium/ Ordinary	Medium
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Staircase	Not Provided	Access to Roof	Provided-External MS. staircase
Treads	N.A.	Water Proofing	Integrated Cent Plaster
Risers	N.A.	Water Tank	PVC Water Tank
Railing	N.A.	Solar Panel	Not Provided
Roof Cover	N.A.	Other if any	No



D. R. Harkal & Associates

Prop.: Er. D. R. Harkal-B.E. Civil (M.E., FIV)

Prop. Er. D. R. Harkal
Associate Valuer: Er. Tushar Patil9850499659
97621 02048

iv Miscellaneous Provisions:	
Parking Facility	Open
Comp. Wall / Gate	Provided
Pavement	Provided
U.G. Tank	Not Provided
Garden etc.	Trees are planted along the boundaries of the Plot
Other if Any	No

21 Occupancy & Activity Details: (As on Date & Time of Inspection)Said Asset is in Possession of? **Gr. floor : Tenant and 1st floor : Owner**Type of Activities are going on in the Said Asset **Gr. floor : Residential and 1st floor : Vacant****If Occupied by the Tenant; Furnish Following Details-**Portion Occupied by Tenant / s **Ground Floor**Details of Rent agreement if furnished. **Details are with Owner****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 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 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 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
- f 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

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

(Signature)
D. R. Harkal & Associates
 Registered No.
 H.C.C.T./CAT/
 67/56/04 05
 Member, Engineers

D. R. Harkal & Associates

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

Prop. Er. D. R. Harkal
Associate Valuer: Er. Tushar Patil9850499659
97621 02048

Miscellaneous Provisions:		
iv	Parking Facility	Open
Comp. wall/Tanks	Comp. Wall / Gate	Provided
	Pavement	Provided
	U.G. Tank	Not Provided
	Garden etc.	Trees are planted along the boundaries of the Plot
	Other if Any	No

21 **Occupancy & Activity Details: (As on Date & Time of Inspection)**
Said Asset is in Possession of? Gr. floor : Tenant and 1st floor : Owner
Type of Activities are going on in the Said Asset Gr. floor : Residential and 1st floor : Vacant

If Occupied by the Tenant; Furnish Following Details-

Portion Occupied by Tenant / s	Ground Floor
Details of Rent agreement if furnished.	Details are with Owner

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

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- 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.
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- 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
- 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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- 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



PROPOSED REVISED PLAN OF

D. R. Harkal & Associates		Prop. Er. D. R. Harkal	9850499659
Prop.: Er. D. R. Harkal-B.E. Civil. (M.I.E., F.I.V.)		Associate Valuer: Er. Tushar Patil	97621 02048

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 Locational Features of The Property & Availability of Infrastructure Facilities.

g 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.

h In My Opinion & Based on Experience, Depreciation of Construction & Services starts after 05 years of its Completion. Hence 1st 05 years are Discounted from Age of the Structure for Depreciation Calculations.

Any other Aspect: No

25 Life & Age of the Building:

Total Life Assumed	55 years	Total life assumed is based on Type & Condition of the structure
Age of the Structure	27 years	Age of the structure is considered from the Year of Completion
Residual Life of Bldg.	28 years	Residual Life is based on Periodic maintenance & Up keep.

26 Market Rate Arrived for Valuation :

i	Land Rate Adopted for Valuation	Rs. 15000/- per mt ²
ii	Replacement Rate for New Construction & Services adopted	Rs. 1500/- per ft ²
iii	Depreciation % of Construction & Services arrived on the Basis of Age of the Structure	40.00%
iv	Depreciation arrived for Construction & Services as on Dt. of Valuation	Rs. 600/- per ft ²
v	Depreciated Construction Rate Arrived for Valuation Purposes	Rs. 1500 - Rs. 600 = Rs. 900/- per ft ²

27 Calculations for Market Valuation:

Particulars	Area / Qty.	Unit	Rate Arrived Rs./Unit	Valuation Rs.	Say Rs.
Plot No. 02-Pt. (West side)	140.00	mt ²	15000	2100000	2100000
B/up area as per Bldg. Plan on West side	1152.00	ft ²	900	1036800	1037000
Compound wall, Gate, Pavement -----L/S-----					200000
				Total Rs.	33, 37, 000/-

Rs. Thirty Three Lakh & Thirty Seven Thousand Only

Signature of Valuer



[Handwritten Signature]
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

PROPOSED REVISED PLAN OF
 BUNGALOS ON S.NO.1130 HISSA NO
 3 OF SINNAR, DIST. NASHIK
 FOR

1091

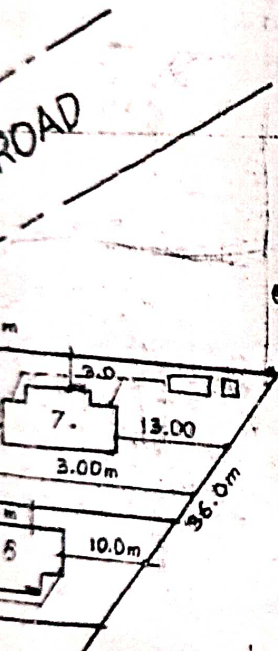
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 SINNAR.

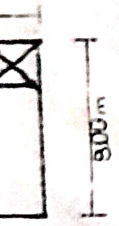
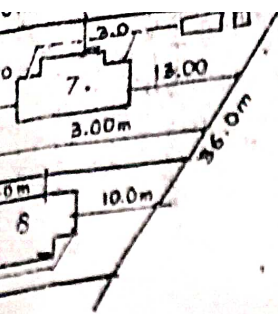
SCHEDULE FOR OPENING

DOOR	D	0.90 X 2.1 M	T.W. DOOR
DOOR	DI	0.75 X 2.0 M	T.W. DOOR
WINDOW	W	1.80 X 1.2 M	M.S. GLAZED WINDOW
WINDOW	W1	0.90 X 1.2 M	_____
WINDOW	W2	0.60 X 1.2 M	_____
WINDOW	W3	0.60 X 0.75 M	LOUVERED VENT

AREA STATEMENT

AREA OF PLOT	_____	4398.75 m ²
ALLOWABLE BUILT UP AREA	_____	1074.81 m ²
PROPOSED BUILT UP AREA	_____	214.12 m ²
1) GROUND FLOOR	_____	107.06 m ²
2) FIRST FLOOR	_____	107.06 m ²





20 m²
 1234 m²
 = 107.06 m²

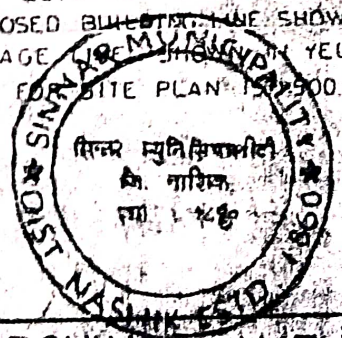
- DOOR D 0.90 X 2.1 M T.W. DOOR
- DOOR D1 0.75 X 2.0 M T.W. DOOR
- WINDOW W 1.80 X 1.2 M. M.S. GLAZED WINDOW
- WINDOW W1 0.90 X 1.2 M.
- WINDOW W2 0.60 X 1.2 M.
- WINDOW W3 0.60 X 0.75 M LOUVERED VENT

AREA STATEMENT

AREA OF PLOT ————— 4399.85 m²
 ALLOWABLE BUILT UP AREA — 1074.81 m²
 PROPOSED BUILT UP AREA — 214.32 m²
 1) GROUND FLOOR — 107.06 m²
 2) FIRST FLOOR — 107.06 m²

NOTES

PLOT BOUNDARY SHOWN BY RED
 PROPOSED BUILDING LINE SHOWN IN PINK
 DRAINAGE LINE SHOWN IN YELLOW
 SCALE FOR SITE PLAN IS 1:500



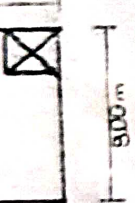
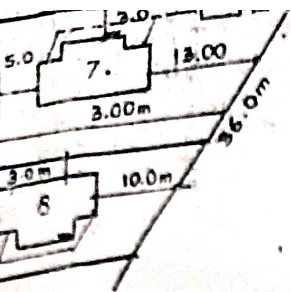
APPROVING AUTHORITY

partitioned Subject to the conditions
 laid down in order No. Bldg. S. R.
 dated 6/5/91.

dition,
 R. 153

Chief Officer
 Municipal Council
 Sd/-
 Overseer
 Simar Municipal Council.

Sd/-
 Chief Officer
 Simar Municipal Council.



120 m²
 = 12% m²
 = 107.06 m²

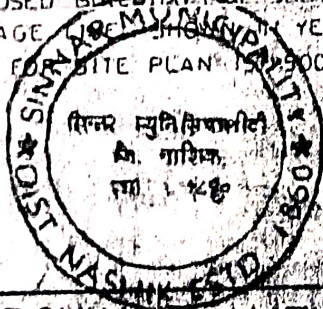
DOOR	D	0.90 X 2.1 M	1 W DOOR
DOOR	D1	0.75 X 2.0 M	1 W DOOR
WINDOW	W	1.80 X 1.2 M	M. S. GLAZED WINDOW
WINDOW	W1	0.90 X 1.2 M	
WINDOW	W2	0.60 X 1.2 M	
WINDOW	W3	0.60 X 0.75 M	LOUVERED VENT

AREA STATEMENT

AREA OF PLOT ——— 4399.75 m²
 ALLOWABLE BUILT UP AREA — 1074.81 m²
 PROPOSED BUILT UP AREA — 1214.12 m²
 1) GROUND FLOOR — 107.06 m²
 2) FIRST FLOOR — 107.06 m²

NOTES

PLOT BOUNDARY SHOWN BY RED
 PROPOSED BUILDING LINE SHOWN IN PINK
 DRAINAGE LINE SHOWN IN YELLOW
 SCALE FOR SITE PLAN 1:500



APPROVING AUTHORITY

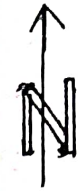
Sanctioned subject to the conditions
 laid down in order No. Bldg. S. R.
 dated 6/5/91.

Sd/-
 Chief Officer
 Simar Municipal Council

Sd/-
 Overseer
 Simar Municipal Council.

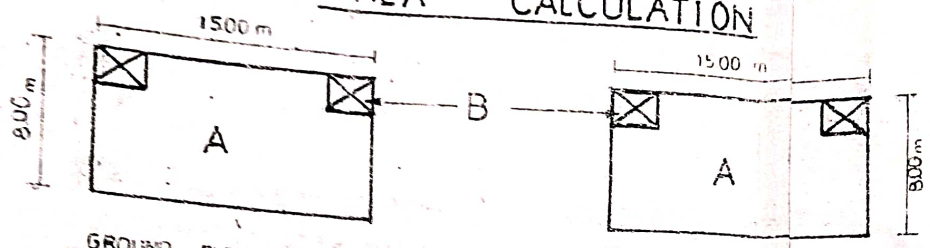
Sd/-
 Chief Officer
 Simar Municipal Council.

HISRA NO 6



SITE PLAN

AREA CALCULATION



GROUND FLOOR
 AREA OF A = $15 \times 8 = 120 \text{ m}^2$
 DEDUCTION B = $2 \times 2.74 \times 2.36 = 12.94 \text{ m}^2$
 TOTAL BUILT UP AREA = 107.06 m^2

FIRST FLOOR
 AREA OF A = $15 \times 8 = 120 \text{ m}^2$
 DEDUCTION B = $2 \times 2.74 \times 2.36 = 12.94 \text{ m}^2$
 TOTAL BUILT UP AREA = 107.06 m^2

Sanctioned Subject to the condition,
 laid down in order No. Bldg. S.R. / 53
 dated 22/6/89

Sd/-
 Overseer
 Sinnar Municipal Council

Sd/-
 Chief Officer
 Sinnar Municipal Council

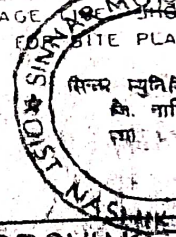
Sd/-
 Overseer
 Sinnar Municipal Council

AREA STATE

AREA OF PLOT —
 ALLOWABLE BUILT UP AREA —
 PROPOSED BUILT UP AREA —
 1) GROUND FLOOR —
 2) FIRST FLOOR —

NOTES

PLOT BOUNDARY SHOWN
 PROPOSED BUILT UP AREA
 DRAINAGE TO BE MADE
 SCALE FOR THIS SITE PLAN



APPROVING

Sanctioned Subject to the condition,
 laid down in order No. Bldg. S.R. / 53
 dated 6/5/91

OWNER'S SIGN

ANANT

TRUE COPY
 RECOMMENDED FOR APPROVAL FOR CONFIDENTIAL PURPOSES
 ONLY, AS AMENDED IN..... SUBJECT TO THE
 CONDITIONS MENTIONED IN THIS ORDER LETTER NO.....
 dated 6/5/91.

AMREKAT

DRAWN - SUHAS
 DATE

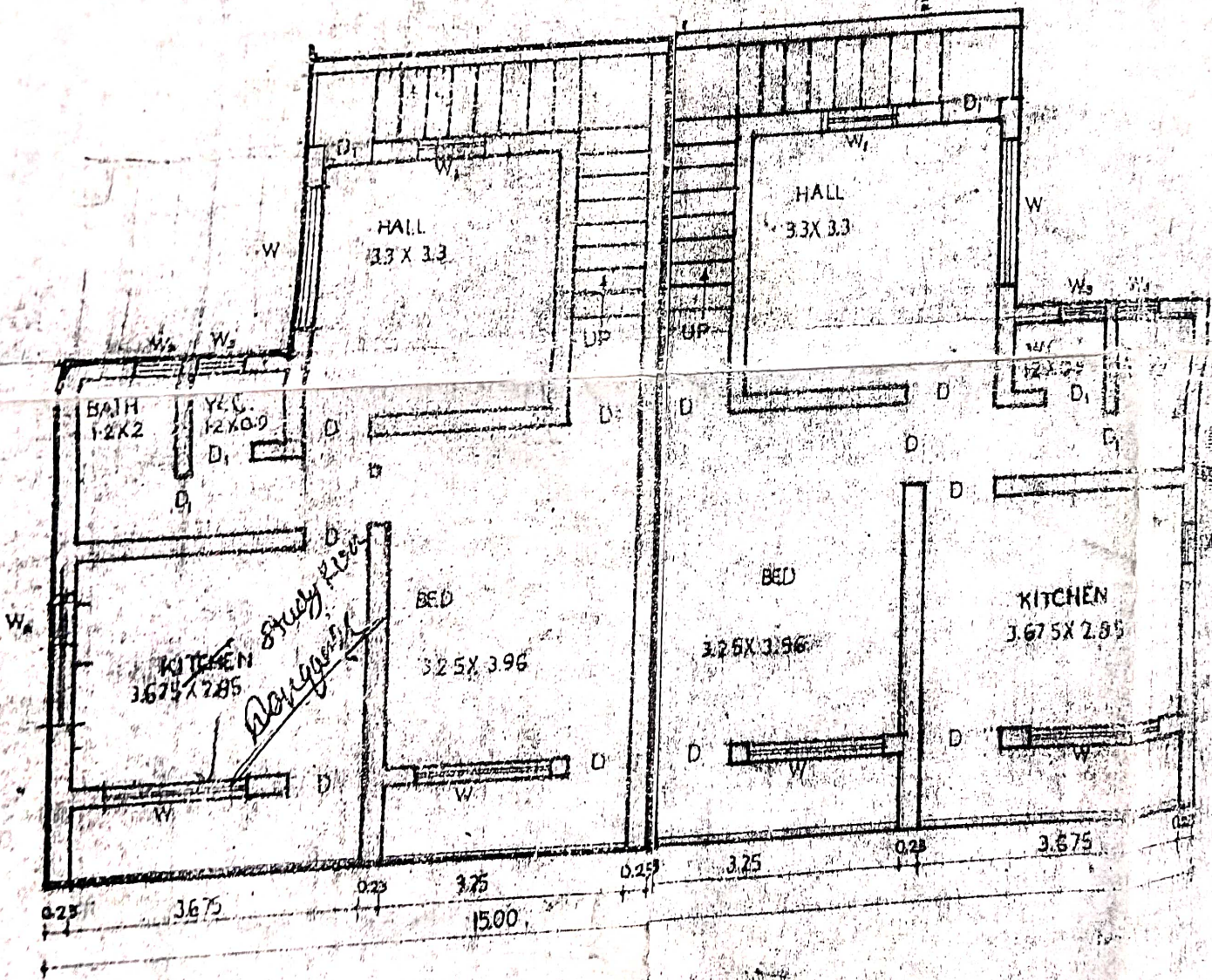
FOUNDATION
UP TO HARD
STRATA

1.15 m

SECTION A A

P.C.C.
RUBBLE
HARD MURUM
SOLING

GROUND
DEDUCTION
TOTAL



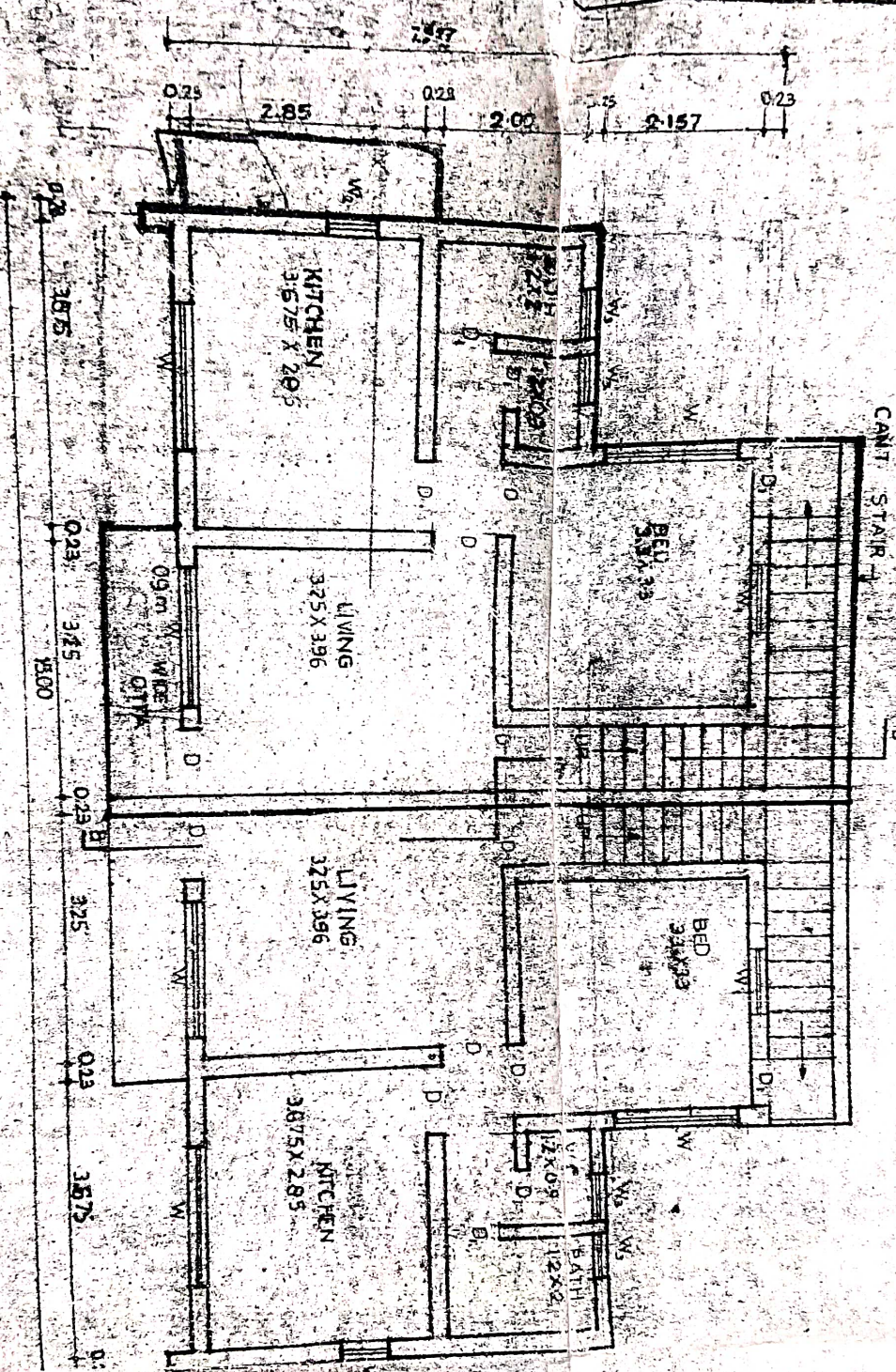
FIRST FLOOR PLAN

FRONT ELEVATION

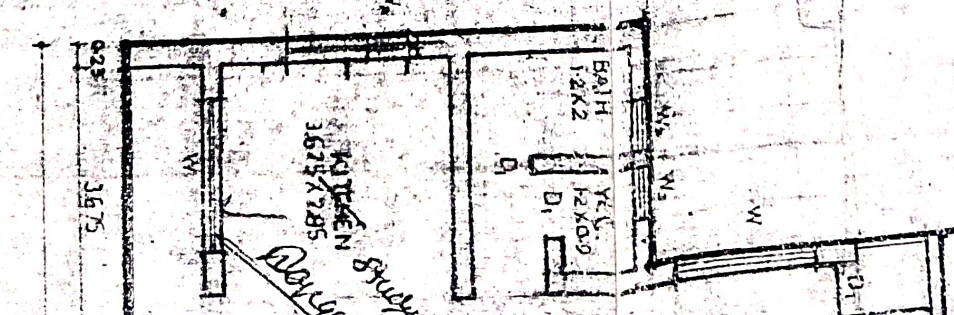


FOUNDATION UP TO HARD STRATA

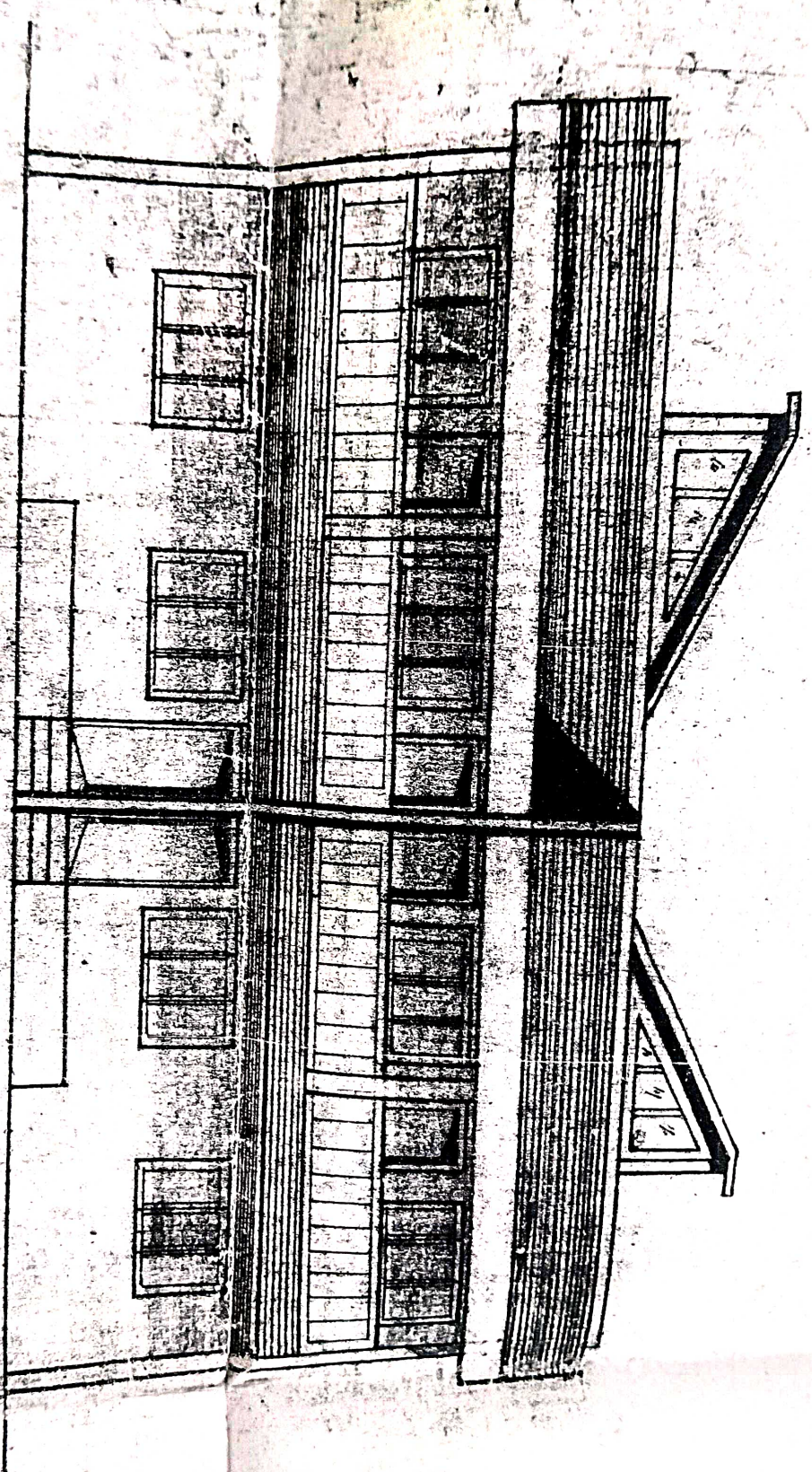
GROUND FLOOR PLAN



FIRST



Handwritten note: "Balky" and "Stuck"



FRONT ELEVATION

FOUNDATION
UPTO HARD
STRATA

2.9m

CANT. STAIR

B

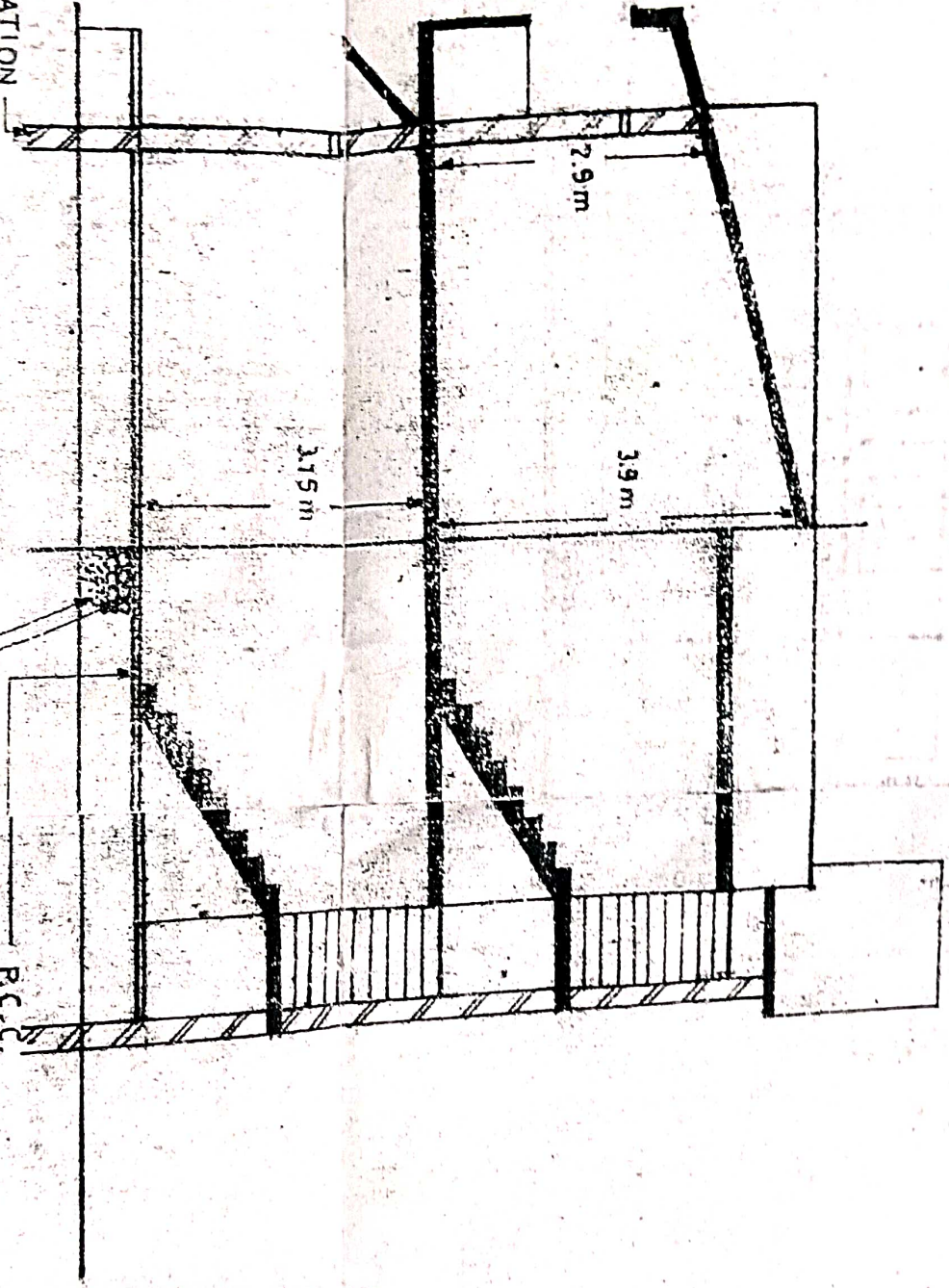


0.23

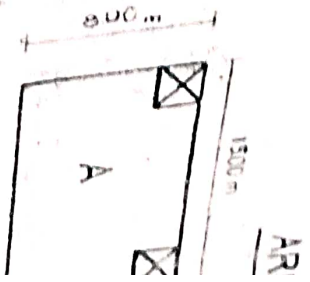
FOUNDATION
UP TO HARD
STRATA

SECTION A-A

P.C.C.
RUBBLE
HARD
MURUM
SOLING



GROUND FLOOR
AREA OF A = 153.6 SQ M
REDUCTION = 21.14 SQ M
5
TOTAL BUILT UP AREA



7-21-19...
RECOMMENDED FOR APPROVAL FOR CONFIDENTIAL PURPOSES

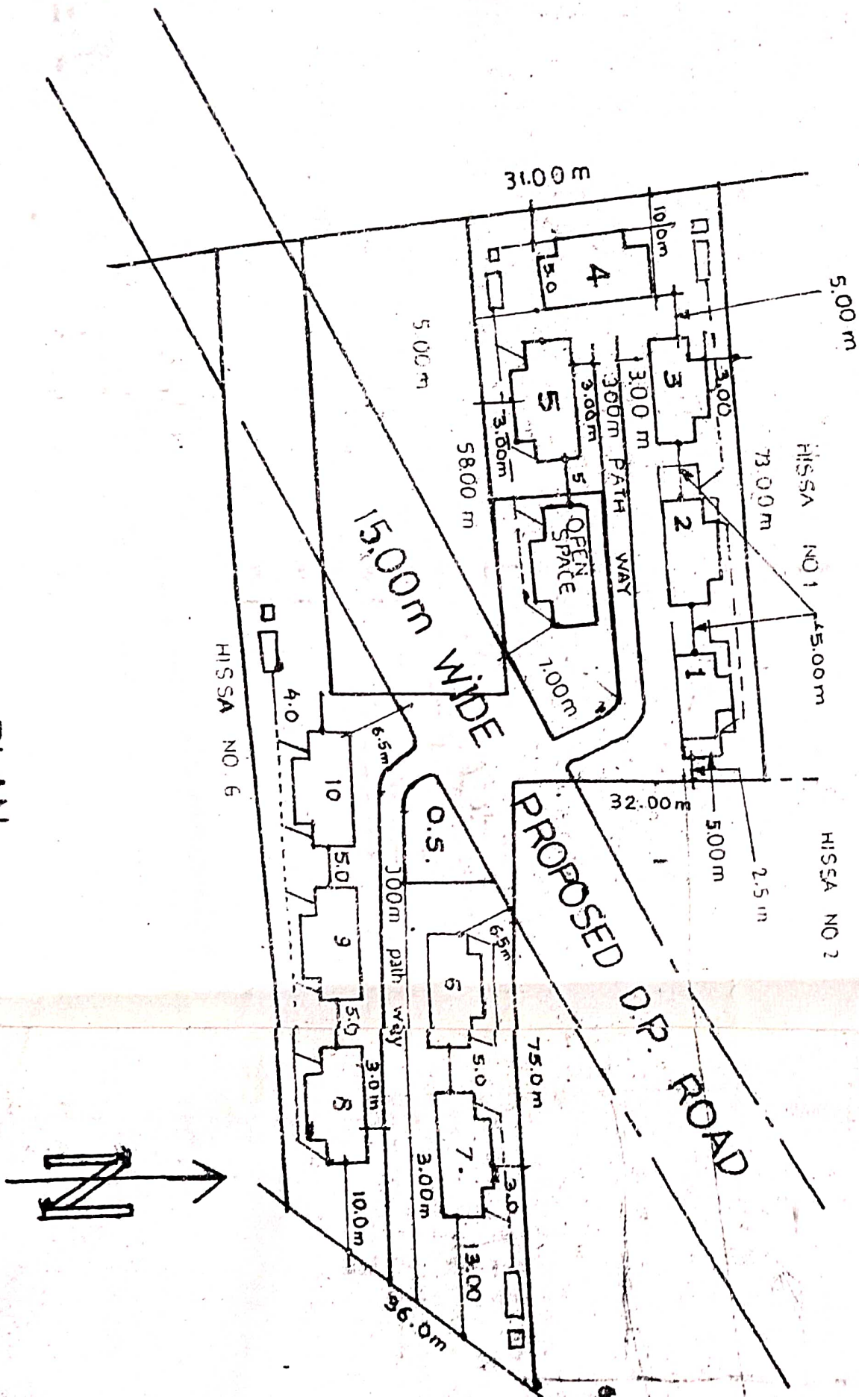
ONLY, AS AMENDED IN _____ SUBJECTS AND THE

CONDITIONS MENTIONED IN THIS LETTER ...
... E/S/91 ...

ARMED

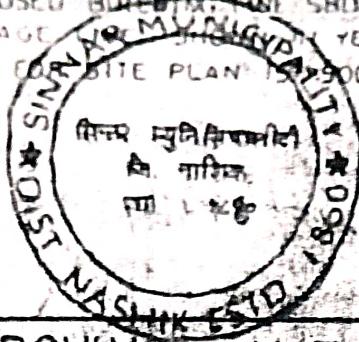
Robert Parker
R Parker

SITE PLAN



NOTES

PLOT BOUNDARY SHOWN BY RED.
PROPOSED BUILDING LINE SHOWN IN PINK
DRAINAGE LINE SHOWN IN YELLOW
SCALE FOR SITE PLAN IS 1:500



APPROVING AUTHORITY

Sanctioned subject to the conditions
laid down in order No. Bldg. S.R.
dated 6/5/91.

Officer
Municipal Council
Sd/-
Overseer
Sinner Municipal Council.

Sd/-
Chief Officer
Sinner Municipal Council.

OWNER'S SIGN

ARCHITECT'S SIGN

ANANT K. RAJEGAONKAR

ARCHITECTURAL AND STRUCTURAL
CONSULTANT

MERCHANTS CHAMBER,
JILAK PATH, NASHIK-1

DRAWN - SUHAS

DATE

DATE

SCALE 1:100

File
File over Revenue
appropriate

PURPOSES
THE

Handwritten initials

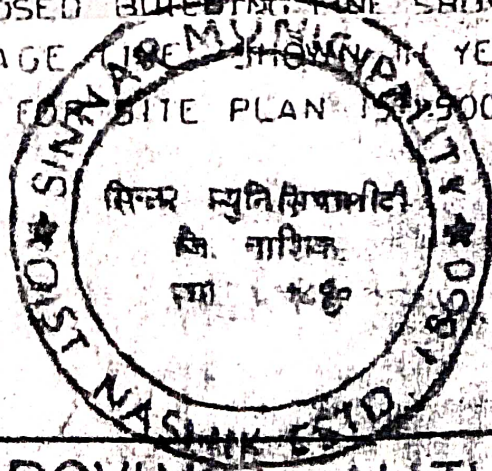
WINDOW W3 0.60 X 0.75 M LOUVERED VENT

AREA STATEMENT

AREA OF PLOT ————— 4299.85 m²
ALLOWABLE BUILT UP AREA — 1074.81 m²
PROPOSED BUILT UP AREA — 214.12 m²
1) GROUND FLOOR — 107.06 m²
2) FIRST FLOOR — 107.06 m²

NOTES

PLOT BOUNDARY SHOWN BY RED
PROPOSED BUILDING LINE SHOWN IN PINK
DRAINAGE LINE SHOWN IN YELLOW
SCALE FOR SITE PLAN IS 1:2900

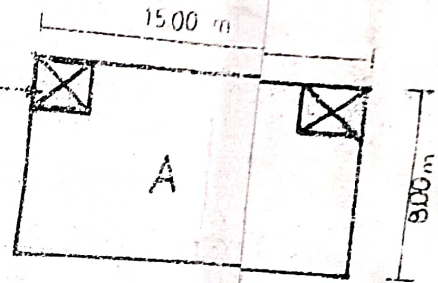
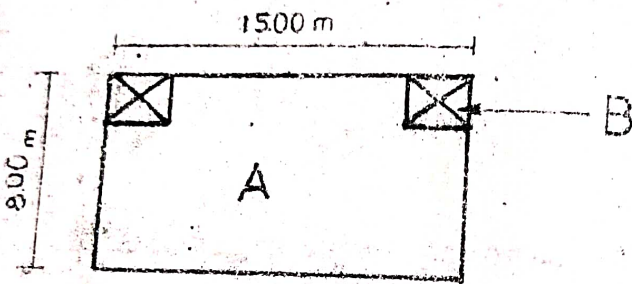


PROVING AUTHORITY

SITE PLAN



AREA CALCULATION



GROUND FLOOR

AREA OF A = $15 \times 8 = 120 \text{ m}^2$

DEDUCTION $= 2 \times 2.74 \times 2.36 = 12.94 \text{ m}^2$
B

TOTAL BUILT UP AREA = 107.06 m^2

FIRST FLOOR

AREA OF A = $15 \times 8 = 120 \text{ m}^2$

DEDUCTION $= 2 \times 2.74 \times 2.36 = 12.94 \text{ m}^2$
B

TOTAL BUILT UP AREA = 107.06 m^2

Sanctioned subject to the condition,
laid down in order No. Bldg. S.R./53
dated 22/6/89/

Sd/-
Overseer
Sinnar Municipal Council

Sd/-
Chief Officer
Sinnar Municipal Council

Sd/-
Overseer
Sinnar Municipal Council

AP
Sanctioned
laid down
dated

नक्कल करिता
गां. नं. ७, ७३१, व १२

गांव शिबिर
तालुका शिबिर

भूमापन क्रमांक १०९९	हि.क्र. ७००२	धारणा प्रकार २	गां. नं. क्र. ७	खाते क्रमांक २०१६
मू. को. क्रमांकाचे स्थानिक नाव			भोगवटदाराचे नाव जयंत केशवराजे गांवकर	कुळाचे नांव खंड
लागवडी योग्य क्षेत्र	एकर	गुठे	१५३३३	
	हेक्टर	आर	१५३३३	
	चौरस	मिटर	१२०-०० ३०० १००-६०	
जिरायत	-			इतर अधिकार
बागायत	-			दि. ०५/०७/१९८५ मध्ये
भात शेती	-			५०००००१, १०१११२०११
एकूण-	-			१२०२१५
पो. ख. नं. २२१	२६०	००		
वर्ग (अ)	-			
वर्ग (ब)	-			
एकूण-	२६०	००		
आकार बिनशेती-	रूपये	पैसे		
जुडी किंवा विशेष	२०९	६०		
आकार पाण्याबाबत-				
एकूण-				

गां. नं. क्र. ७ अ

गां. नं. क्र. १२

वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशिल									पडीत पिकास निरूपयोगी जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र		
				५ मि. पी. संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०१३ २०१४	२३															

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता.


/ २०१

तलाठी
तलाठी शिबिर

गा. न. नं. ८ अ **खाते उतासा**
 मोजे सिन्नर तालुका _____
 खाते नं. २०१६ जिल्हा महाराष्ट्र
 नांव जयंत केशव रोजगांव

गा.न.नं. दयातील नोंदीचा नंबर	सर्वेनंबर गट नंबर पोटहिस्से नंबर	क्षेत्र हे.आर. चौ.मि.	वसूल करण्याची रक्कम			
			आकार किंवा जुडी	लोकल फंड इनामावरील नुकसान	ग्राम पंचायत सेस	संयुक्त जमिन बाब

खालसा (सरकारी)
भोगवटदार वर्ग : १/२

	ज(२३)	८३१६४				
१०९११११	३					
१०९११११	१००-००	१००-००				
१११	१०५-००	५६००				
	२४५-००	१०६-०			१०६-००	
सत्यप्रतिलिपी तयार ता. 18 NOV 2013						
 तलाठी सिन्नर						
एकूण						

अस्सलप्रमाणे खरी
 नक्कल तयार
 दिनांक / /२०१

तलाठी
 सजा

amp of
value

Due Date of Account
Due Date of Interest
Due Date of Interest

INSPECTION

Keshav Rajgankar
Mangalwar

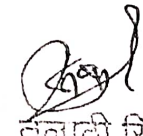
04/05

Limit Rs. 115000
Checked

चे पत्रक गा.नं. ६

मोजे सिद्धर

तालुका सिद्धर

क्रमांक	हक्काचा प्रकार	फेरफार झालेले सर्वे नंबर आणि पोट हिस्से	तपासणी अंमलदाराची सही किंवा शेरा
५०८	दिनांक १५/१०/०८ ई।। (एककशोडपत्त) बाबूस दाखल केलेल्या बिनशेती प्लॉट शुभोचना केशव शंभुगांवकर यांनी अयंत केशव शंभुगांवकर यांच्या ठावून विना मोबदला एककशोडपत्त करून दिल्याने एककशोडपत्त करून देणार्याचे नाव कमी केले. दस्त क्र. २२०९/०८ ची एकमात्रित प्रग वरील (मो.) <u>२४</u> तलाठी	१०९१/१३१४ ३ प्लॉट क्र. २ ५ एकुल एक मात.	नो.रु. एककशोडपत्तप्रो. "प्रमाणित" <u>२४</u> २०१५ स.झां.
	सत्यप्रतिलिपी तयारता. 22 AUG 2008  तलाठी सिद्धर		

नक्कल तयार तारीख

/ / २००

सही

NO.W.S.III- 481/92
 Sinnar Municipal Council, Sinnar
 Date :- 15/9/1992

-: COMPLETION CERTIFICATE :-

This is to certify that Shri. J. K. RAJEGAONKAR
 of Sinnar was given permission to construct a building in Sinnar
 Municipal area ~~C.F.S.No.~~ S.No. 1091 (1130) 3 / House No. —

The construction is done according to the plan which was
 approved by Sinnar Municipal Council.

The Completion certificate is issued under the provision of
 section 193 of M.M. Act, 1965.

SINNAR

Date : 15/9/92

Copy to :-

- 1) Shri/Sarimati :- J. K. Rajegaonkar SINNAR
- 2) Musli Clerk - Sinnar Municipal Council



Chief Officer,
 Sinnar Municipal Council, Sinnar

महाराष्ट्र नगरपालिका अधिनियम १९६५ चे कलम १८
(महाराष्ट्र रिजिस्ट्रल अॅण्ड टाऊन प्लॅनिंग अॅक्ट १९६६ चे कलम १८)



बांधकाम परवानगीचा हुकुम

अजंदा नं. १८७/१९७९
रा. सिन्नर बांका ता. २२/२/७९ चा बाजें
ऑफिस रिपोर्ट नं. ६१५/७९

हुकुम

No. ००८६१

जावक नं. / वा. र. नं. /
सिन्नर ता. ६/५/७९

अजंदा नं. १०७९ (११३०) ३
मि. स. न. १०७९ (११३०) ३
राहुन बांधकामास / दुकस्तीस परवानगी देणेत येत आहे.

- १) सोबत मंजूर केलेल्या नकाशाप्रमाणेच बांधकाम/दुकस्ती करणेत यावे/यावी
- २) बांधकाम तुमचे स्वताच्या जागेतच करावे. मजुरी पेक्षा घाहवा बांधकाम करू नये. जागेसंबंधी काही वाद निर्माण झालेस त्याची सर्वस्वी जबाबदारी तुमचेवर राहिल
- ३) बांधकाम पुर्ण झालेवर म्यु. पल ऑफिसमध्ये लेखी फटवून त्या बांधकामाचे कमप्लेशन सर्टिफिकेट घेतल्याशिवाय घराचा वापर करू नये. केल्यास अधिनियमा प्रमाणे कारवाई करणेत येईल,
- ४) बांधकाम १ वर्ष/महिने चे भांत पुर्ण करावे मुदतीत पुर्ण न झालेले बांधकाम परवानगीची मुदत वाढवून घेतलेशिवाय बांधकाम करू नये.
- ५) गटारोवर अगर नगरपालिकेच्या रस्त्यावर बांधकाम करू नये.
- ६) सांडपाण्याची गटार तुमचे खर्चाने नगरपालिकेच्या मुख्य गटारीपर्यंत करून द्यावी लागेल.
- ७) इमारतीच्या बांधकामाचे सामान नगरपालिकेच्या रस्त्यावर ठेऊ नये. तसे ठेवणे असल्यास नगरपालिकेची आगाऊ परवानगी घ्यावी व त्याइतल येंणारी फी आगाऊ नगरपालिकेत जमा करावी.
- ८) म्यु. पल अधिकाऱ्यांनी बांधकामाचा परवानगी हुकुम मागितलास तर तो दाखवित जावा.
- ९) रहदारीचा रस्ता अडविल्यास त्याजागेसोबत लाकडे बांधून रात्री बंदिल लावीत जावा,
- १०) बांधकाम करतांना मोडकळीस आलेला अगर पडद्यास झालेला इमारतीचा भाग त्वरीत उतरून त्यापासुन कोणास इजा झाल्यास त्याची जबाबदारी तुमच्यावर राहिल.
- ११) ~~नगरपालिकेच्या हद्दीमध्ये बांधकामाच्या बाबतीत अजंदा नं. १८७/१९७९~~
- १२) ~~नगरपालिकेच्या हद्दीमध्ये बांधकामाच्या बाबतीत अजंदा नं. १८७/१९७९~~
- १३) ~~नगरपालिकेच्या हद्दीमध्ये बांधकामाच्या बाबतीत अजंदा नं. १८७/१९७९~~

ओठहरसिअर

चीफ ऑफिसर

READ:- 1) Application dated 10-1-85 From The Chief Promoter
 Sahayas Co-Operative Housing Society Limited Sinner,
 2) Asstt. Director Town Planning, Nashik Letter No. Layout
 3) Sinner S, No. 1130-2640 dt. 31-10-84.

COLLECTORATE, NASHIK
 No. RB. D./III/LNA/SR. 58 /85
 Nashik 19-1-85 /1985

ORDER

Permission under Section 44 of the Maharashtra Land Revenue Code 1966 and Rules made thereunder is hereby granted to Shri. Vasant Khanderao Naik Chief Promoter Sahayas Co-Op. Housing Society Ltd., Sinner of Sinner Taluka Sinner Dist. Nashik to convert the land

into Non-Agril. use bearing S. No. 1130 Plot No. - area Measuring 4900-00 Sq. Meters of Village Sinner Taluka Sinner Dist. Nashik for the purpose of construction Residential.

Building as per plans approved by the Planning Authority i. e. Asstt. Director of Town Planning, Nashik, on the following conditions :-

CONDITIONS

1. That the grant of permission shall be subject to the provisions of the M. L. R. Code, 1966 and rules, thereunder and further subject to the M. L. R. C. (Amendment) Act. 1979.
2. ~~That the Non-Agril. use permission shall be subject to the provisions of the Urban Land Ceiling and Control Ordinance, 1974.~~
- 2 a) That the grantee shall not sub-divide the Plot or sub-Plots, if any, approved in this order, without getting the Sub-division previously approved from the authority granting this permission.
3. That the grantee shall use the land together with the building and or structure thereon only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector, Nashik. For this purpose the use of a building shall be decide the use of the land.
4. That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of One year from the date of this order by (a) constructing roads, drains etc. to the satisfaction of the Collector and the concerned Municipal Authority and by (b) measuring and demarcating the plots by the Survey Department and until the land is so developed, no plot therein shall be disposed of by him in any manner.
5. That if the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose off that plot subject to the conditions mentioned in this order and sanad and to make a specific mention about that in the deeds to be executed by him.
6. That this permission is to build on a plinth area as specified in the site plan and or building specified in the site plan and or building plan annexed hereto and the remaining area of the plots shall be kept vacant and open to sky.
7. That the grantee shall be bound to obtain the requisite building permission from the Municipal Council, Municipal Corporation A. D. T. P. Nashik and V. P. before starting construction of the proposed building or other structure if any.
8. That the grantee shall get the building plan approved by the Competent Authority, where the building control vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in Schedule III appended to the Maharashtra Land Revenue (Conversion of Use of Land and N. A. Assessment) Rules, 1969 and get them approved by the Collector and construct the building according to the sanctioned plan.
9. That the grantee shall maintain the open marginal distance as per provisions contained in the Schedule II of the M. L. R. (Conversion of use of land and N. A. A.) Rules 1969 from the road Centre which is a National State District Road.
10. That the grantee shall commence the N. A. use of the land within the period of one year from the date of this order, unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.

at the rate of the rate granted. shall be period

Rate of Insc. Dm

13.01.2013

Not in Dairy

Limit Rs. 4450000
Checked
Checked

नक्कल करिता
गां. न. नं. ७, ७३१, व १२

गांव
तालुका

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
१०८९	२०१६	२		
२२९६१३				
भू.का.क्रमांकाचे स्थानिक नाव				
लागवडी योग्य क्षेत्र	एकर	गुठे		
	हेक्टर	आर		
	चौरस	मिटर		
जिरायत	-			
बागायत	-			
भात शेती	-			
एकूण-				
पो.ख. क्र. श	२८०-००			
वर्ग (अ)	-			
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एकूण-	२८०-००			
आकार बिनशेती-	रूपये	पैसे		
जुद्धी किंवा विशेष	१०९	००		
आकार पाण्याबाबत-				
एकूण-				

भोगवटदाराचे नाव
[दाया मुबल्लेधर शिंदे]
जयंत केशव राजेगावकर
[सुलोचना केशव राजेगावकर]
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दा. लक्ष्मण दा. मोधर शिंदे
दो. प्र. १५०-०० आ. ०४००-००
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कुळाचे नांव १ खंड
इतर अधिकार
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				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र		
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सन्यप्रतिलिपी तयार कर. 31 MAY 2013

नक्कल फी

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चे.का.प्र.५. ० पु. (१०० पानां) --१२-२०१२-३-पीए३*--(सीए) १९७



गाव नमुना नऊ

दैनिक पावती पुस्तक

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महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)

गाव- सिठोर तालुका- सिठोर खाते क्र. ३४९६

दिनांक 30 MAY 2013 भोगवट्यादार/पैसे देणारा जयंत विश्वरूपे

एकत्रीकृत जमीन महसूल

धकवाकी			चालू वर्ष म्हणजे <u>२०१३</u>				स्थानिक उपकर			
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वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
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(अक्षरी) रुपये १०६१ पैसे ०० फक्त मिळाले.

नलायत सिन्हर