

17505/9590

550/3322

पावती

Original/Duplicate

Thursday, October 27, 2016

नोंदणी क्र.: 39म

6:07 PM

Regn.: 39M

पावती क्र.: 3849

दिनांक: 27/10/2016

ने. सिन्नर 2
16

गावाचे नाव: सिन्नर

दस्तऐवजाचा अनुक्रमांक: सनर2-3322-2016

दस्तऐवजाचा प्रकार : मॉरगेज डीड

सादर करणाऱ्याचे नाव: मेसर्स ओम फर्निचर प्रोप्रा. सौ. सारिका विशाल गोजरे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

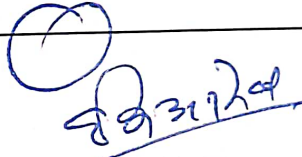
पृष्ठांची संख्या: 30

मुळ दस्त परत केला

एकूण:

रु. 30600.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
6:25 PM ह्या वेळेस मिळेल.


Joint S.R. Sinnar 2
दुययम निबंधक श्रेणी-१
सिन्नर-२

लिल सिन्नर
एती मधी
0 चौ.मी

बाजार मूल्य: रु.0/-

मोबदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 15000/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH00559632 दिनांक: 27/10/2016

वेंकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

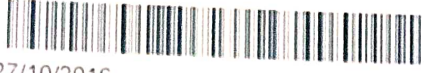
पत्ता:-

RA, M

गाळा
ल्हा न

पत्ता:

महान



27/10/2016

सूची क्र.2

दुय्यम निबंधक : मह. ३ नि. मिन्नर 2

दस्त क्रमांक : 3322/2016

नोंदणी :

Regn-63m

गावाचे नाव : 1) सिन्नर

(1) विलेखाचा प्रकार	मांगगेज डीड	
(2) मोबदला	3000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	0	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव:मिन्नर इतर वर्णन : इतर माहिती: मिन्नर नगर पालिका हद्दीतील मिन्नर महळें न. 855/1ते3/3 मधील प्लॉट न. 4+5 मध्ये बांधलेल्या "लक्ष्मी प्लाझा" या इमारती मधील तळ मजल्या वरील गाळा न. 1 चे क्षेत्र 10.55 चौ.मी. आणि गाळा न. 2 चे क्षेत्र 9.90 चौ.मी. ((Survey Number : 855/1ते3/3 ;))
(5) क्षेत्रफळ	1) 20.45 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-मेसर्स ओम फर्निचर प्रोप्रा. सौ. सारिका विशाल गोजरे -- वय:-29; पत्ता:-- , - , - , साईबावा नगर सिन्नर तालुका सिन्नर जिल्हा नाशिक , मिन्नर, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422103 पॅन नं:-APLPJ9036M 2): नाव:-संमती देणार - संतोप गणपत गोजरे -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: साईबावा नगर मिन्नर तालुका सिन्नर जिल्हा नाशिक , महाराष्ट्र, णासू:ईक्र. पिन कोड:-422103 पॅन नं:-AJTPJ2306B
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-बँक ऑफ बडोदा शाखा नाशिकरोड तालुका जिल्हा नाशिक -- वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नाशिकरोड जिल्हा नाशिक , महाराष्ट्र, णासू:ईक्र. पिन कोड:-422103 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/10/2016	
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2016	
(11) अनुक्रमांक, खंड व पृष्ठ	3322/2016	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	15000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

b) When possession is not given

मी नक्कल केली
मी वाचली
मी रूजुवात घेतली

अस्सल वरहुकुम नक्कल
दुय्यम निबंधक श्रेणी-१, सिन्नर-२.

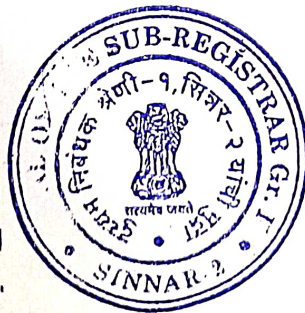


CHALLAN
MTR Form Number-6

GRN	MH005596323201617E	BARCODE			Date	27/10/2016-17:53:20	Form ID	40(a)	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty			TAX ID (If Any)					
	Registration Fee			PAN No. (If Applicable)					
Office Name	SNR_SINNAR SUB REGISTRAR			Full Name	Sarika Vishal Gojare				
Location	NASHIK			Flat/Block No.	Shop No 1				
Year	2016-2017 One Time			Premises/Building					
Account Head Details	Amount In Rs.	Road/Street		Sinnar					
0030046401 Stamp Duty	15000.00	Area/Locality		Sinnar					
0030063301 Registration Fee	30000.00	Town/City/District							
		PIN		4	2	2	1	0	3
		Remarks (If Any)							
		SecondPartyName=Bank Of Badoda-							
		Amount In	Forty Five Thousand Rupees Only						
Total	45000.00	Words							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	REF No.	69103332016102715810	103756665				
Cheque/DD No		Date	27/10/2016-17:53:42						
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						

Mobile No. : Not Available

Sarika
Sharma



सनर-२
दस्त क्र. (३३२२/२०१६)
१३०

Mortgage of Rs. 30, 00,000/-

Stamp of Rs. 15, 000/-

Reg. Fee Rs. 30,000/-

SIMPLE MORTGAGE DEED

THIS DEED of Mortgage made on the 27th day of Oct 2016 (Two thousand and Sixteen) at Sinner.....

BETWEEN

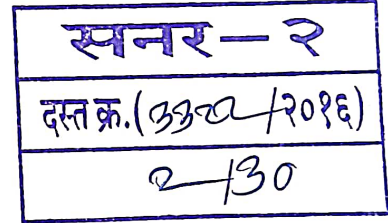
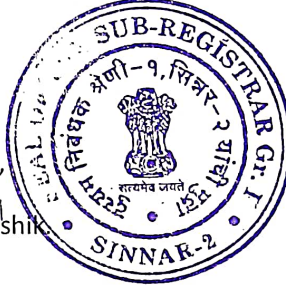
M/s. OM FURNITURE, A Proprietary Firm through Prop.

MRS. SARIKA VISHAL GOJARE

Age: - 29 years Occ. Business.

Pan No. APLPJ 9036 M.

R/o. Shop No. 1, 2 & 3, Laxmi Plaza,
Saibaba Nagar, Tal. Sinnar, Dist. Nashik.



Hereinafter called "THE BORROWERS" or (which expression shall, unless it be repugnant to the subject or context thereof, mean and include, her legal heirs, executors, administrators and assigns) of the One Part.

... BORROWERS

AND

MR. SANTOSH GANPAT GOJARE

Age: - 37 years Occ. Business.

Pan No. AJTPG 2306 B.

R/o. Gojare Mala, Tal. Sinnar, Dist. Nashik.

....MORTGAGORS/GUARANTORS

Hereinafter called "THE MORTGAGORS/GUARANTORS" (which expression shall, unless it be repugnant to the subject or context thereof, mean and include its successors and assigns) of the Second Part.

AND

BANK OF BARODA,

a body corporate constituted under the Banking Companies (Acquisition & Transfer of Undertaking) Act 1970, with its Head Office at BARODA, District of GUJARATH state, & its Branch Office inter alia at Nashik Road Branch, Tal. & Dist. Nashik.

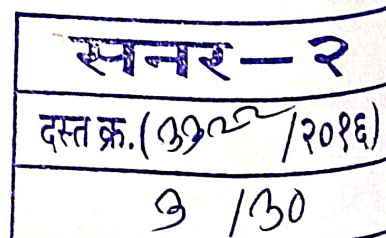
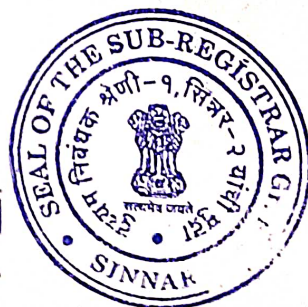
(Hereinafter called "THE MORTGAGEE" which expression shall include their successors and assigns) of the Other Part.

..... MORTGAGEE

WHEREAS the Mortgagor/s/Borrower/s has/have applied to the Mortgagee for the grant of Credit facility of Rs. 30,00,000/- (Rs. Thirty Lacs Only).

AND WHEREAS the Mortgagee has agreed to grant Credit facility Rs. 30,00,000/- (Rs. Thirty Lacs Only) from time to time to the Mortgagor on the Mortgagor/s/Borrower/s agreeing to utilise the amount so advanced for purpose applied for and on such terms and conditions as the Mortgagor/s/Borrower/s securing the same by executing a Mortgage of their property /ies i.e. Shop No. 01 area adm. 10.55 Sq. Mtrs., Shop No. 2 area adm. 13.41 Sq. Mtrs., & Shop No. 3 area adm. 9.90 Sq. Mtrs., on First Floor of building known as "LAXMI PLAZA APARTMENT" constructed on Plot No. 4+5 area adm. 432.00 Sq. Mtrs., out of S. No. 855/1to3/3 (1144) the property situated at Mauze – Sinnar, Tal. Sinnar & Dist. Nashik.

AND WHEREAS the Mortgagor /Guarantor are the owner of the Shop No. 01 area adm. 10.55 Sq. Mtrs., Shop No. 2 area adm. 13.41 Sq. Mtrs., & Shop No. 3 area adm. 9.90 Sq. Mtrs., on First Floor of building known as "LAXMI PLAZA APARTMENT" constructed on Plot No. 4+5 area adm. 432.00 Sq. Mtrs., out of S. No. 855/1to3/3 (1144) the property situated at Mauze – Sinnar, Tal. Sinnar & Dist. Nashik. And therefore the Mortgagor /Guarantor acquired absolute ownership rights pertaining to the said Shops/Units. The Mortgagor /Guarantor agreed to Mortgaged the said Shops / Units in favour of Mortgagee Bank as secure of the credit facility sanctioned /granted by Mortgagee Bank to the Mortgagor /Borrowers.



The Borrower
third party interest,
any oral or written
Shops / Units are fra

NOW THIS INDENT
AND BETWEEN THE

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Mortgage
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AND

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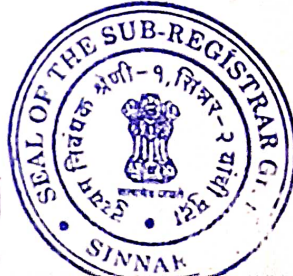
(Hereinafter called "THE MORTGAGEE" which expression shall include their successors and assigns) of the Other Part.

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AND WHEREAS the Mortgagee has agreed to grant Credit facility Rs. 30,00,000/- (Rs. Thirty Lacs Only) from time to time to the Mortgagor on the Mortgagor/s/Borrower/s agreeing to utilise the amount so advanced for purpose applied for and on such terms and conditions as the Mortgagor/s/Borrower/s securing the same by executing a Mortgage of their property /ies i.e. Shop No. 01 area adm. 10.55 Sq. Mtrs., Shop No. 2 area adm. 13.41 Sq. Mtrs., & Shop No. 3 area adm. 9.90 Sq. Mtrs., on First Floor of building known as "LAXMI PLAZA APARTMENT" constructed on Plot No. 4+5 area adm. 432.00 Sq. Mtrs., out of S. No. 855/1to3/3 (1144) the property situated at Mauze – Sinnar, Tal. Sinnar & Dist. Nashik.

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सनर-२
दस्त क्र. (११२/२०१६)
३/३०

The Borrower / M
third party interest, charg
any oral or written agree
Shops / Units are free fro

NOW THIS INDENTURE
AND BETWEEN THE PART

1. In pursuance o
consideration o
Credit facilities
& to the Mortg
be stipulated
Mortgagor/s/B
Mortgagee by
Shop No. 01 a
Mtrs., & Shop
known as "LA
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situated at
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Rate 9.65%)
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the Mortg

The Borrower / Mortgagor undertakes that they have not created any third party interest, charge in respect of the said Shops / Units and not executed any oral or written agreement in respect of the said Shops / Units and the said Shops / Units are free from all encumbrances.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1. In pursuance of the above representation and agreements and in consideration of the Mortgagees having granted or agreed to grant Loan Credit facilities from time to time up to Rs. 30,00,000/- (Thirty Lacs Only) & to the Mortgagor/s/Borrower/s on such terms and conditions as may be stipulated by the Mortgagee from time to time, the Mortgagor/s/Borrower/s as beneficial owners hereby transfers to the Mortgagee by way of mortgage, all those pieces of property/ies bearing Shop No. 01 area adm. 10.55 Sq. Mtrs., Shop No. 2 area adm. 13.41 Sq. Mtrs., & Shop No. 3 area adm. 9.90 Sq. Mtrs., on First Floor of building known as "LAXMI PLAZA APARTMENT" constructed on Plot No. 4+5 area adm. 432.00 Sq. Mtrs., out of S. No. 855/1to3/3 (1144) the property situated at Mauze – Sinnar, Tal. Sinnar & Dist. Nashik, and more particularly described in the Schedule written (hereinafter called "the said premises/flat") as a security for repayment of the amounts so advanced with a floating interest at the rate of @ 1.70% + MCLR (Present Rate 9.65%) i.e. at present 11.35% (p.a.) per annum with monthly rests or at such other rate/s as may be prescribed by the Bank from time to time depending on the changes in the Prime Lending Rate/Prime Term Lending Rate of the Bank or the directives of the Reserve Bank of India from time to time or the policy of the Bank on advances, as also for the costs, charges and expenses, such interest to be payable, whether actually debited to the account or not, and till so paid shall form part of the advance/s granted by the Bank to the Borrowers and the Borrowers agrees to execute necessary Promissory notes or debit balance confirmations accordingly from time to time. The Mortgagor further agrees to pay interest tax whenever becomes applicable and charged by the Mortgagee.

SUB-REGI

AND

BANK OF BARODA,

a body corporate constituted under the Banking Companies (Acquisition & Transfer of Undertaking) Act 1970, with its Head Office at BARODA, District of GUJARATH state, & its Branch Office inter alia at Nashik Road Branch, Tal. & Dist. Nashik.

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..... MORTGAGEE

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AND WHEREAS the Mortgagee has agreed to grant Credit facility Rs. 30,00,000/- (Rs. Thirty Lacs Only) from time to time to the Mortgagor on the Mortgagor/s/Borrower/s agreeing to utilise the amount so advanced for purpose applied for and on such terms and conditions as the Mortgagor/s/Borrower/s securing the same by executing a Mortgage of their property /ies i.e. Shop No. 01 area adm. 10.55 Sq. Mtrs., Shop No. 2 area adm. 13.41 Sq. Mtrs., & Shop No. 3 area adm. 9.90 Sq. Mtrs., on First Floor of building known as "LAXMI PLAZA APARTMENT" constructed on Plot No. 4+5 area adm. 432.00 Sq. Mtrs., out of S. No. 855/1to3/3 (1144) the property situated at Mauze – Sinnar, Tal. Sinnar & Dist. Nashik.

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पं. २



स्नानर -- २
दस्त क्र. (3322/2016)
५/30

a) In the event of any revision in the rate of interest, the Borrower/s shall be deemed to have notice of revision in the rate of interest whenever such revision in the Prime Lending Rate is displayed or notified by the Bank on the notice board in the branch premises where the advance/s are availed by the Borrower/s or published in the Newspaper/s, or made known through entry of interest charged in the statement of account given to the Borrowers.

b) Provide further, without prejudice to the Bank's other rights and remedies, the Bank shall be entitled to charge, penal/enhanced rate of interest at the rate of 2% per annum or such other reasonable enhanced rate in default or irregularity in observing the terms and conditions of this agreement by the Borrower/s which in the opinion of the Bank warrants revision of such interest or charging penal interest for such period as the Bank may deem fit.

c) The amount due under Baroda Cash Credit is subject to annual review and considering the satisfactory conduct, and review, the Mortgagee Bank may renew or recall the same, and the security as held hereto shall continue to be subsisting and the conditions as to terms as to Baroda Cash Credit against the property loans therein shall apply to the said loan subject to such changes as may be stipulated by the Bank.

2) THE MORTGAGORS and the guarantors in pursuance of the agreement hereby declared that the Mortgagors and the Grantors are the sole and absolute owners of the said premises as mentioned in the Schedule of the Property mentioned hereunder and there in no encumbrance or charge of any nature existing over the said premises and they have powers to mortgage the said premises and that all taxes, rents and dues payable on the said premises are paid up to date and their no attachment or revenue recovery or any other proceeding pending in the respect of the said premises. Mortgagors and Guarantors shall protect the property in every respect and keep the Mortgagee's interest full secured at all times. By the present agreement between the Mortgagors, Guarantors and the Mortgagee Bank, and inconsideration, the Mortgagors and Guarantors hereby Grants and Transfers unto the Bank by way of Simple Mortgage as security for the loan

all their rights, and hereunder in the structures, fixtures, affixed to the land easements in respect demand whatsoever property and/or the Schedule of the Property".

3. THE MORTGAGE FOLLOWS :-

- That the outstanding or any Mortgage grant with
- That the may be to the i
- That the Mortgage
- That the sum o interest
- The co Mortgage or to
- Facilit for g and s purp



दस्तक्र. (3324/2023)
E/30

all their rights, and interest, and interest in the property as mentioned hereunder in the Schedule of the Property, together with all erections, structures, fixtures, fittings, equipments, standing on or attached to or affixed to the land or any part thereof including all rights liberties, and easements in respect thereof and all the estate, right, title, interest claim and demand whatsoever of the Mortgagors and the Grantors up to and upon the property and/or the said land i.e. property as mentioned hereunder in the Schedule of the property which are hereunder referred as "Mortgaged Property".

3. THE MORTGAGOR HEREBY COVENANTS WITH THE MORTGAGEE AS FOLLOWS :-

- a. That the Mortgagor will not so long as the Mortgage debt is outstanding and not paid, encumber or charge the said premises or any part thereof without the consent in writing of the Mortgagee, which the Mortgagee shall be entitled to refuse to grant without assigning any reason thereof.
- b. That the Mortgagor shall pay the interest by Monthly payments as may be stipulated by the Mortgagee from time to time in addition to the instalments.
- c. That the Mortgagor will be personally liable for repayment of the Mortgage debt in spite of the security given by this deed.
- d. That this mortgage shall be a continuing security for the ultimate sum of money not exceeding Rs. 30.00 Lacs at any one time and interest thereon as also.
- e. The costs charges and expenses that may become payable by the Mortgagor to the Mortgagee upon any account / accounts open or to be opened in or credit.
- f. Facilities granted the name of the Mortgagor from time to time for granting credit or other financial facilities to the Mortgagor and such accounts are not to be considered to be closed for the purpose of this security and this security shall not be considered

as exhausted or discharged or released merely by reason of the said account being brought to credit at any time or from time to time.

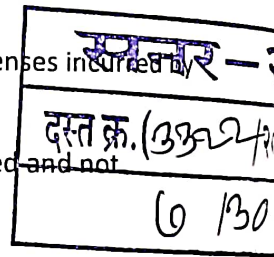
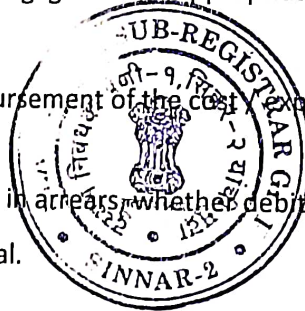
- g. That the Mortgagor during the continuance of this mortgage use the mortgaged property in good and profitable manner and the mortgagee is entitled to have charged over the Plot, machinery furniture & building rise in the mortgaged property.
- h. That the pendency of the security hereby created and until repayment of the mortgage amount, the Mortgagor will get insured and keep insured the said premises with approved Insurance Company with Bank clause and pay all premium on the Insurance Policy as and when it becomes due. And in the event of the Mortgagor failing to do so or pay the premium, the Mortgagee will be entitled to do so but not bound to, by debiting the said premium to Mortgagor's account and however, if it is not done by the mortgagee the Mortgagor shall not raise any dispute.

That in the event of the said premises being destroyed or damaged by fire, earthquake or any accident, the mortgagee will be entitled to receive the Insurance Claim under such policy to exclusion of the Mortgagor and to appropriate the same:

Firstly: towards the reimbursement of the cost expenses incurred by the Bank.

Secondly: towards interest in arrears, whether debited and not

Lastly: towards the principal.



4. THE MORTGAGEE WILL BE ENTITLED TO CAUSE THE SAID PREMISES TO BE SOLD IF :-

- a. The Mortgagor fails to pay interest on the respective due dates.
- b. The Mortgagor fails to pay any two instalments of the principal amount; or
- c. The Mortgagor fails to pay the Mortgage debt or any part thereof when it becomes due and payable.

d. The Mortgagor's performance of the mortgage credit facilities.

5. All costs charges and expenses (including the cost of the mortgage deed and Client) incurred by the Mortgagee shall be paid by the Mortgagor/s/Borrower/s in full and to the satisfaction of the mortgagee.

6. All Payments made by the Mortgagor/s/Borrower/s shall be applied to the mortgage debt and to the discharge of the principal sum.

7. Provided that the Mortgagor/s/Borrower/s shall not be entitled to the Transfer of the mortgage or the assignment of the mortgage contract to the benefit of any third party.

8. All terms and conditions of the mortgage deed dated 26/10/2016 shall be read and construed together with this deed.

9. IN WITNESS WHEREOF, the Mortgagor/s/Borrower/s have signed and explained to me the contents of this deed and the same has been read and explained to them on this day and year.

All that piece of land measuring 10.55 Sq. Mtrs. and 9.90 Sq. Mtrs. situated at 'APARTMENT' const No. 855/1to3/3 th Nashik. The same is

- d. The Mortgagor commits breach or default in the observance and performance of any of the terms and conditions on which the credit facility / advance is granted to them.
5. All costs charges and expenses (including the costs as between Attorneys and Client) incurred by the Mortgagee for realisation and recovery of the mortgage debt and/or interest shall be paid by the Mortgagor/s/Borrower/s and be added to and shall form part of the mortgage debt.
6. All Payments made by the Mortgagor/s/Borrower/s to the Mortgagee will be appropriated towards the interest that may be then due, costs charges and expenses, if any, incurred and the balance towards the principal sum.
7. Provided that the provisions of Sections 61, 65A, and 67A respectively of the Transfer of Property Act 1982, shall not apply to this presents or to Mortgagor or the Bank as Mortgagee, inter se and this shall be deemed contract to the contrary for the purpose of these sections.
8. All terms and conditions as pacified in the Bank's sanction Letter dated 26/10/2016 shall be applicable.
9. IN WITNESS WHEREOF the Mortgagor/s/Borrower/s has/have put his/her/their signature/s to this Deed after it was read over and explained to him/her/their in his/her/their vernacular language on the day and year hereinabove first written.

THE SCHEDULE OF PROPERTY

All that piece and parcel of the property/ies bearing Shop No. 01 area adm. 10.55 Sq. Mtrs., Shop No. 2 area adm. 13.41 Sq. Mtrs., & Shop No. 3 area adm. 9.90 Sq. Mtrs., on First Floor of building known as "LAXMI PLAZA APARTMENT" constructed on Plot No. 4+5 area adm. 432.00 Sq. Mtrs., out of S. No. 855/1to3/3 the property situated at Maunze - 9, Sinnar, Tal. Sinnar & Dist. Nashik. The same is bounded as follows -

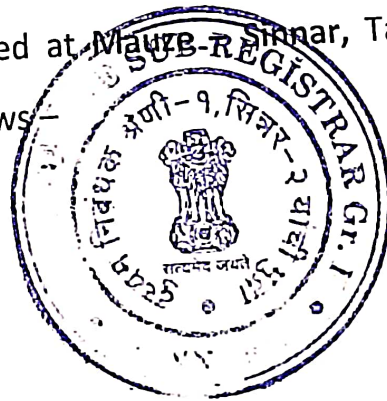


सन्नर - २
दस्त क्र. (३३२२/२०१६)
१३०

6. All Payments made by the Mortgagor/s/Borrower/s to the Mortgagee will be appropriated towards the interest that may be then due, costs charges and expenses, if any, incurred and the balance towards the principal sum.
7. Provided that the provisions of Sections 61, 65A, and 67A respectively of the Transfer of Property Act 1982, shall not apply to this presents or to Mortgagor or the Bank as Mortgagee, inter se and this shall be deemed contract to the contrary for the purpose of these sections.
8. All terms and conditions as pacified in the Bank's sanction Letter dated 26/10/2016 shall be applicable.
9. IN WITNESS WHEREOF the Mortgagor/s/Borrower/s has/have put his/her/their signature/s to this Deed after it was read over and explained to him/her/their in his/her/their vernacular language on the day and year hereinabove first written.

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All that piece and parcel of the property/ies bearing Shop No. 01 area adm. 10.55 Sq. Mtrs., Shop No. 2 area adm. 13.41 Sq. Mtrs., & Shop No. 3 area adm. 9.90 Sq. Mtrs., on First Floor of building known as "LAXMI PLAZA APARTMENT" constructed on Plot No. 4+5 area adm. 432.00 Sq. Mtrs., out of S. No. 855/1to3/3 the property situated at ~~Mauze - 9, Sinnar, Tal. Sinnar & Dist. Nashik.~~ The same is bounded as follows -

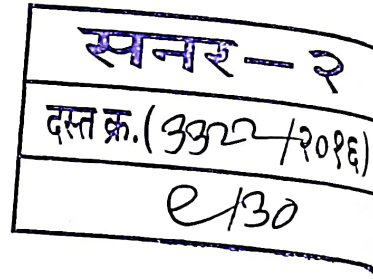
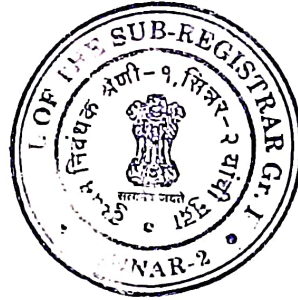


सिनर - ९
दस्त क्र. (3322/20)
1/30

Shop No. 01
East – Flat No. 1 & 2.
West – 9 Mtr., Road.
South – Parking.
North – Shop No. 02.

Shop No. 02
East – Flat No. 1 & 2.
West – 9 Mtr., Road
South – Shop No. 01
North – Shop No. 03.

Shop No. 03
East – Flat No. 1 & 2.
West – 9 Mtr., Road.
South – Shop No. 02.
North – Tejas Sankul..



IN WITNESS WHEREOF THE PARTIES HEREIN SET THEIR HANDS ON THE DATE MENTIONED HEREINABOVE.

SIGNED AND DELIVERED BY THE

WITHIN NAMED Mortgagor/s/Borrower/s

in the presence of

M/s. OM FURNITURE, A Proprietary Firm, through Prop.

MRS. SARIKA VISHAL GOJARE

(BORROWER)

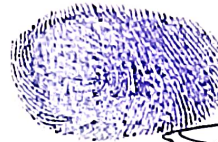


Sarika

(Signature)

MR. SANTOSH GANPAT GOJARE

(MORTGATOR/S / GUARANTOR/S)



S. Gojare

(Signature)



Witness:-

M. L.

M. L.

NSKR/ADV/SANC
To,
M/S Om Furniture
Mrs Sarika Vishal G
SHOP NO. 1,2 & 3,
Saibaba Nagar, Talu
District Nashik -422

Dear Sir,

Re: Sanction Letter

We are please to info
of -12- months sub
attached and conditio

Fund Based
Term Loan (For Construction o of Machines)
Cash Credit (Hypothecation of S Days)
FB – Total
Non Fund Based
LC/
BG
NFB - Total
TOTAL

Please note that the
repayable on demand
the bank and are subj

The Credit facility sa
on operative statemen
conditions detailed in

नाशिकरोड शाखा, तुळसा
Nashikroad Branch
फोन / Phone 91 253 2
वेब / www.bankofbaroda



(Bye-law No.14.1)
Form for occupancy Certificate

From:

Chief Officer
Sinnar Municipal Council

To:

Santosh Ganpat Gojare
Deshmukh Nagar,
Sinnar

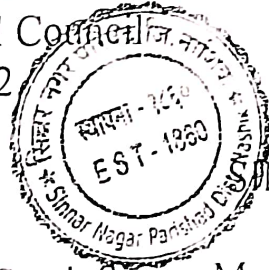
This is to certify that the development work/erection/re-erection or alteration in/or building in S.No.855/1 to 3/3(1144) Plot No.4 & 5, Deshmukh Nagar Sinnar-422103, completed under the Supervision of Archt.Vishwanath P Shelke ,Nashik,licensed Architect/ Engineer /Supervisor is permitted to be occupid/ on the following grounds:-

- 1.Architect building completion certificate
2. Building permission letter.
3. Sanction building plan.

WS/III/2617/2012

Sinnar Municipal Council

Date: 10/12/2012



GL
CHIEF OFFICER
SINNAR MUNICIPAL COUNCIL

Copy to:-Vasuli Cerck,Sinnar Municipal Council



सन्नर - २
दस्त क्र. (332/2012)
०३ १२०१

AXMI PLAZA
J.M.D ART
JE & NEAR
AD, SINNA
422 103.

wad
ES

HK

a Parishad, T
72555, 9405
de.valuer@g

Summary 1 (GoshwaraBhag-1)

550/3322

गुरुवार, 27 ऑक्टोबर 2016 6:08 म.नं.

दस्ता गोपवारा गाग-1

मनर 2

दस्ता क्रमांक: 3322/2016

दस्ता क्रमांक: मनर 2 /3322/2016

वाजार मुल्य: रु. 00/-

मोवदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु. 15,000/-

दु. नि. सह. दु. नि. मनर 2 यांचे कार्यालयात

अ. क्र. 3322 वर दि. 27-10-2016

रोजी 6:05 म.नं. वा. हजर केला.

पावती: 3849

पावती दिनांक: 27/10/2016

मादरकरणाचे नाव: मेसर्स ओम फर्निचर प्रोप्रा. सी. सारिका
विशाल गोजरे - -

नोंदणी फी

रु. 30000.00

दस्ता हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

Sarika

दस्ता हजर करणाऱ्याची नही:

व. अ. दे. प.

दुर्याम निबंधक शेणी-१
सिन्नर-२

व. अ. दे. प.

दुर्याम निबंधक शेणी-१
सिन्नर-२

दस्ताचा प्रकार: मॉरगेज डीड

मुद्रांक शुल्क: व) जेव्हा उपोक्त प्रमाणे कब्जा दिलेला नसेल किंवा देण्याचे कबूल केले नसेल तेव्हा

शिक्का क्र. 1 27 / 10 / 2016 06 : 05 : 02 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 27 / 10 / 2016 06 : 05 : 53 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस
दाखल केलेला आहे. दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत
जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता वैधता, कायदेशीर वारिस्ताठी खालील
दस्ता निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

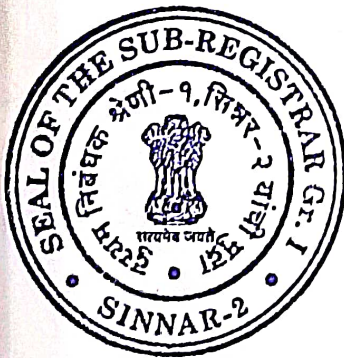
लिहून घेणारे

१) *Sarika*

१) *Sarika*

२)

२)





दस्तावेज संख्या: 27/10/2016 6 10:22 PM

पृष्ठ संख्या: 2 / 3

दस्तावेज संख्या: 27/10/2016 6 10:22 PM

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पृष्ठ संख्या: 2 / 3

शुक्र संख्या: 27/10/2016 6 10:22 PM

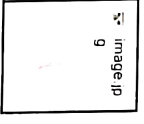
1 नाव: संमती देणार - संतोष राणपत गोवंत

पत्ता: प्लॉट नं. 29, मांडववा नगर सिव्हर ताजुका सिव्हर जिल्हा नाशिक, महाराष्ट्र, पिन कोड: 422103

2 नाव: संमती देणार - संतोष राणपत गोवंत

3 नाव: वेंकट अर्जुन देणार नाशिक जिल्हा नाशिक

शुक्र संख्या: 27/10/2016 6 10:22 PM



दस्तावेज संख्या: 27/10/2016 6 10:22 PM

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2 नाव: श्री. विश्वान राणपत गोवंत

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पृष्ठ संख्या: 2 / 3

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पृष्ठ संख्या: 2 / 3

पृष्ठ संख्या: 2 / 3

PLAZA ARTS, JEAR SAI INNAR

rajshad, Timhak Nek, 555, 9405308666, 08, valuer@gmail.com



बैंक ऑफ बरोडा Bank of Baroda

NO: BOB/NASIKR/2019/914.

Date: - 06-03-2019

To:
The Talathi Bhausaheb,
At -Post- Sinnar
Taluka- Sinnar
Dist- Nashik-422103

Dear Sir,

**RE:- NOTING OF OUR BANKS'S CHARGE OVER THE PROPERTY OF
M/S. OM FURNITURE, PROP: SARIKA VISHAL GOJARE
ACCOUNT NO. 047505/9590 & 047506/15735.**

With reference to the above and wish to inform you that we have financed Term Loan for Purchase of Plant & Machinery for Manufacturing unit for specialized Furniture a limit of Rs. 1500000/- (Rupees: - Fifteen Lacks Only), Cash Credit limit of Rs.3000000/- (Rs. Thirty Lacks Only) by mortgaging the following properties.

DESCRIPTION OF PROPERTY:-

- 1] Shop No.1, area admeasuring 10.55 Sq. Mtrs.}
- 2] Shop No.2, area admeasuring 13.41 Sq. Mtrs.}
- 3] Shop No.3, area admeasuring 09.90 Sq. Mtrs.}

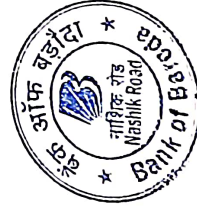
On First Floor, Laxmi Plaza Apartment, Constructed on Plot No.4+5 area admeasuring 432.00Sq.Mtrs. out of Survey No.855/1 to 3/3, Saibaba Nagar, Taiuka - Sinnar, Dist- Nasik, owned by Mr. Santosh Ganpat Gojare.

We therefore request you to please note our Bank's total charge for Rs. 4500000/- and kindly arrange to issue fresh 7/12 extract with noting of our charge over the property.

We submit herewith the required necessary papers for doing the needful.

Thanking you.

Yours faithfully,



Mr. Sanjay Nimje
Chief Manager
Nasik Road branch

Nasik Road Branch, Nashik-42201
Phone 91 253 2465279, 2463482, Fax: 91 253 24552
www.bankofbaroda.com

VALUATION REPORT FOR

M/s. OM FURNITURE.

(Through its Proprietor)

MRS. SARIKA VISHAL GOJARE.

SHOP NO. 01, 02 & 03, GROUND FLOOR, "LAXMI PLAZA APARTMENT", GOJARE MALA, BEHIND G.M.D ARTS, B.W. COMMERCE AND SCIENCE COLLEGE & NEAR SAI BABA TEMPLE, OFF. NAHSIK -PUNE ROAD, SINNAR SHIWAR, TAL. SINNAR, DIST. NASHIK- 422 103.

- REPORTED BY -

Shinde & Gaikwad
ASSOCIATES

NASHIK

10, First Floor, Shivram Complex, Opp. Zilha Parishad, Trimbak Naka, Nashik - 422002.
Ph. : (0253) 2597555, Mo.: 9860572555, 9405308666, 08108618555
E - Mail : s.m.shinde.valuer@gmail.com

REF NO. : S&G/NSK/BOB/2020/JAN-04, 11
VALUATION REPORT
ANNEXURE-1
Date: 02/01/2020.

1	This Valuation is done on Request of	:	BANK OF BARODA.
2	Visit Date	:	01/01/2020
3	Purpose for which Valuation is made	:	For assessment of present market value of the Property for Loan purpose of BANK OF BARODA. (Nashik Road Branch)
4	Date as on which valuation is made	:	02/01/2020
5	Name of the owner / owners.	:	M/s. OM FURNITURE. (Through its proprietor) MRS. SARIKA VISHAL GOJARE.
6	If the property is under joint ownership /ownership share of each such owner are the shares undivided?	:	Proprietor ship
7	Brief description of the property	:	THE SITE PROPERTY IS: SHOP NO. 01, 02 & 03, GROUND FLOOR, "LAXMI PLAZA APARTMENT", GOJARE MALA, BEHIND G.M.D ARTS, B.W. COMMERCE AND SCIENCE COLLEGE & NEAR SAI BABA TEMPLE, OFF. NAHSIK - PUNE ROAD, SINNAR SHIVAR, TAL. SINNAR, DIST. NASHIK- 422 103.
8	Location street, ward no	:	BEHIND G.M.D ARTS, B.W. COMMERCE AND SCIENCE COLLEGE & NEAR SAI BABA TEMPLE.
9	Survey/ Plot No. of land	:	S.NO. 85S/ ITO 3/3(144), PLOT NO. 04 & 05.
10	Is the property situated in residential/ Commercial/Industrial/mixed are	:	Residential + Commercial Area.
11	Classification of locality high class/ middle Class/ poor class	:	Middle Class
12	Proximity to civic amenities like school	:	Walkable Distance.

THE MARKET VALUE
Rs. 33,63,980/-

(In Words: Rupees Thirty Three Lacs Sixty Three Thousand Nine Hundred Eighty Only)

The Realizable Value of the above property is Rs. 30,27,582/-

The Distressed Sale Value of the above property is Rs. 28,59,383/-



13	Means and proximity to surface Communication by which the	:	The Locality is well connected by road Nearest Nashik Road Railway Station Within 22.7 Km.
	[a] Boundaries of the Property	:	Shop No. 01,02 & 03 [Ground Floor]

Directions	Shop No. 01	Shop No. 02.	Shop No. 03.
East	Staircase & Duct	Duct & Flat No. 02	Flat No. 02.
West	Front Marginal Space & Colony Road.	Front Marginal Space & Colony Road.	Front Marginal Space & Colony Road.
North	Building Parking.	Shop No. 01.	Shop No. 02
South	Shop No. 02.	Shop No. 03.	Side Marginal Space

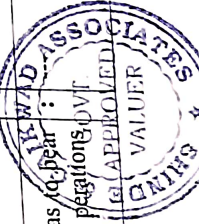
LAND :

14.	Area of land supported by documentary proof shape Dimensions and physical features.	:	N. A
15.	Roads, Streets or lanes on which the land is abutting.	:	It is aborting Colony Road Front Commercial + Residential Building.
16.	Is it freehold or leasehold land?	:	Free Hold
17.	If lease hold the name of lessor/ lessee, nature of Lease, dates of commencement and terminated of lease and terms of renewal of lease.	:	N. A
i)	Initial premium	:	N. A
ii)	Ground Rent payable per annum	:	N. A
iii)	Unearned increase payable to the lessor.	:	N. A
18.	Is there any restrictive covenant in regard to use of land ? If so attach a copy of covenant.	:	N. A.
19.	Are there any agreement of easements? If so attach copies.	:	N. A.
20.	Does the land fall in area in any Town planning plan of Government or any Statutory body If so give particulars.	:	Yes, In the limits of Chief Officer, Sinnar Municipal Council, Sinnar.
21.	Has any contribution been made to wards development or is any demand for such contribution still outstanding.	:	N. A.
22.	Has the whole or part of the land been notified for acquisition by Government or any Statutory body ? Give date of notification.	:	N. A.



Improvements :

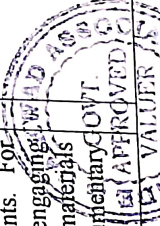
23.	Attach a dimensional site plan	:	Approved Building Plan No. SR/98/328/2011, Dated 09/11/2011
24.	Attach plans and elevations of all structures standing on the land and a layout plan	:	Owner may attach on demand, if required
25.	Furnish technical details of all the Building on a separate annexure	:	As per annexure enclosed
26.	[i] Is the building owner-occupied/tenanted both ? [ii] If partly owner-occupied. Specify portion And extend of area under owner-occupied.	:	Owner Occupied.
27.	What is the floor space index permissible and percentage actually utilized	:	Full
28.	[i] Names of tenants/ lessees/ Licensees etc. [ii] Portions of their occupation [iii] Monthly or annual/ rent/ compensation/license fee, etc paid by each [iv] Gross amount received for the whole property.	:	N.A.
29.	Are any of the occupants related to or close business associates of the owner.	:	N.A.
30.	Is separate amount being received for the use of fixtures like fans, geysers refrigerators, Cooking ranges. Built-in -wardrobes etc. or for service charges. If so give details.	:	N.A.
31.	Give details for water and electricity charges. If any to be borne by owner.	:	N.A.
32.	Has the tenant to bear whole or part of the cost of repairs and maintenance?	:	N.A.
33.	If a lift is installed who is to bear the cost of maintenance and operations owner or tenant.	:	N.A.
34.	If a pump is installed who has to bear the cost of Maintenance and operations owner or tenant ?	:	N.A.



35.	Who has to bear the cost of electricity Charges for lighting of common space like entrance hall Stairs passages compound etc- Owner of Tenant?	: ---
36.	What is the amount of Property tax ? Who is to Bear it ? Give details of documentary proof.	: Details are not produced
37.	Is the building insured ? If so give the policy no. amount for which its is insured and the annual Premium.	: Could not be ascertained during inspection
38.	Is any dispute between landlord and tenant regarding rent pending in a Court of Law ?	: N. A.
39.	Has any standard rent been fixed for the premises under any relating to the controlled of Rent.	: N. A.

Sales :

40.	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address if the property registration no. sale price and area of land sold.	: On oral inquiry and survey done, the present market rates are found to be varying anything around Rs. 7000/- to Rs. 7500/- per Sq. Ft. For Shop Built Up Area and around the locality for similar type of Commercial + Residential Premises mainly due to the proximity to civic amenities.
41.	Land rate adopted in this valuation	: Rate adopted is Rs. 7100/- Per Sq. Ft. for Shop Built up Area.
42.	If sale instances are not available or not related Upon the basis of arriving at the land rate.	: By Local Survey & Inquiry.
43.	N.A Order, Year of commencement of construction and year of completion.	: N.A Order No.: Maha/Kaksh-3/N.A.P No. 584/1994, Dated. 14/03/1995. Commencement Certificate is not provided. Completion Certificate No.: WS/M/2617/2012, Dated. 10/12/2012.
44.	What was the method of construction by Contract/by employing labour directly/both	: By Contract.
45.	For items of work done on contract produce Copies of agreements. For Items of small work done by engaging Labour directly give basic of materials and Labour supported by documentary proof.	: N.A.



PART II- VALUATION

In our opinion, after having considered all the aforesaid factors, real estate market conditions, commercial utility, good locality, proximity to civic amenities, Colony Road Front Commercial Shop, Year of Construction of the Building is 2012. Physical Condition/ life of Building finishing & amenities provided at Ground + 02nd Floor, Area of technical details of the Shop and various other information gathered in this regard, we as certain the present market rate of the aforesaid premises is as follows :

As per present Market Rate :

Sr. No.	Shop No.	Built Up Area	Rate Per Sq. Ft.	Total Value
1.	Shop No. 01	147.63 Sq. Ft. [13.71 Sq. Mt.]	Rs. 7100/-	Rs. 10,48,173/-
2.	Shop No. 02	187.64 Sq. Ft. [17.43 Sq. Mt.]	Rs. 7100/-	Rs. 13,32,244/-
3.	Shop No. 03.	138.53 Sq. Ft. [12.86 Sq. Mt.]	Rs. 7100/-	Rs. 9,83,563/-
Total				Rs. 33,63,980/-

THE MARKET VALUE **Rs. 33,63,980/-**

(In Words: Rupees Thirty Three Lacs Sixty Three Thousand Nine Hundred Eighty Only)

The Realizable Value of the above property is	Rs. 30,27,582/-
The Distressed Sale Value of the above property	Rs. 28,59,383/-

As on date: 02/01/2020.

Documents Verified :

[a] N.A Order [b] Completion Certificate [c] Approved Building Plan [d] Old Valuation Report.

Guideline Value (Government Value) of Property:

The Government Value Rs. 12,15,720/-

Note: 1] The Site Property is Commercial Premises at Site Visit Time Agreement

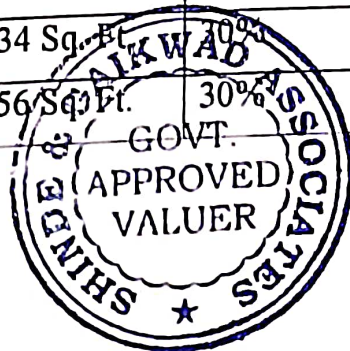
& Commencement Certificate is not Provided.

2] This Valuation Report are submitted as per Completion Certificate, N. A Order,

Approved Building Plan & Old Valuation Report of Er. D.R Harkal. Dated. 25/10/2016.

AREA DETAILS:

Particulars	Carpet Area	% Added	Built Up Area
Shop No. 01	113.56 Sq. Ft.	30%	147.63 Sq. Ft
Shop No. 02	144.34 Sq. Ft.	30%	187.64 Sq. Ft
Shop No. 03.	106.56 Sq. Ft.	30%	138.53 Sq. Ft



PART III – DECLARATION

I hereby declare that,

- [a] The information furnished in the enclosed paper is true and correct to the best of my knowledge and belief.
- [b] I have no direct or indirect interest in the property valued.
- [c] I have not been convicted of any offence & sentenced to a term of imprisonment.
- [d] This report is prepared for specific purpose & specific intended user
- [e] The property was inspected on 01/01/2020, in presence of **Mr. Somnath M. Kardag**

Visited By Mr. Sagar S. Rawale.

Date : 02/01/2020.

Place : Nashik.



A handwritten signature in blue ink, appearing to be "B.E. (Civil)", written over a horizontal line.

SIGNATURE OF VALUER
[SHINDE & GAIKWAD ASSOCIATE]
[B.E. (Civil), MIE, FIV, CE.]

ANNEXURE-2**Technical details :**

1.	No. of floors and height of each floor	:	Ground + 02 nd Floor.
2.	Plinth area floor wise [As per IS: 3861-1966]	:	Total Built Up Area of : Shop No. 01. : 147.63 Sq. Ft. [13.71 Sq. Mt.] Shop No. 02. : 187.64 Sq. Ft. [17.43 Sq. Mt.] Shop No. 03. : 138.53 Sq. Ft. [12.86 Sq. Mt.]
3.	Year of construction	:	Construction Year 2012.
4.	Estimated future life	:	Building Age is 07 Years. Building Estimated Future Life is 53 Years.
5.	Type of construction [Load-bearing walls / R.C.C. frame/ Steel frame structure]	:	R.C.C. Framed Structure.
6.	Type of foundations	:	R.C.C. Foundation.
7.	Walls	:	R.C.C.
	[a] First Floor	:	9" thick burnt brick masonry external walls in cement mortar
8.	Partitions	:	6" thick burnt brick masonry internal walls in cement mortar
9.	Doors & Windows	:	Rolling Shutter.
10.	Flooring [floor wise]	:	Yes.
	[a] Second Floor	:	Diamond Flooring.
11.	Finishing [Floor wise]	:	Cement plastered & Plastic Paint.
12.	Roofing & Terracing	:	R.C.C. Slabs
13.	Special architectural or decorative features if any	:	Plain Elevation.
14.	[i] Internal wiring -surface conduit	:	Simple Fitting.
	[ii] Class of fitting Superior/ Ordinary/Poor	:	Ordinary

ANNEXURE-2

Technical details :

1.	No. of floors and height of each floor	:	Ground + 02 nd Floor.
2.	Plinth area floor wise [As per IS: 3861-1966]	:	Total Built Up Area of : Shop No. 01. : 147.63 Sq. Ft. [13.71 Sq. Mt.] Shop No. 02. : 187.64 Sq. Ft. [17.43 Sq. Mt.] Shop No. 03. : 138.53 Sq. Ft. [12.86 Sq. Mt.]
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9.	Doors & Windows	:	Rolling Shutter.
10.	Flooring [floor wise]	:	Yes.
	[a] Second Floor	:	Diamond Flooring.
11.	Finishing [Floor wise]	:	Cement plastered & Plastic Paint.
12.	Roofing & Terracing	:	R.C.C. Slabs
13.	Special architectural or decorative features if any	:	Plain Elevation.
14.	[i] Internal wiring -surface conduit	:	Simple Fitting.
	[ii] Class of fitting Superior/ Ordinary/ Poor	:	Ordinary



15.	Sanctuary Installation	:	--
[a]	[i] No. of water closets	:	--
	[ii] No. of lavatory basins	:	--
	[iii] No. of urinals	:	No.
	[iv] No. of Common Toilet	:	01
[b]	Class of fitting Superior colored / Superior white/ ordinary Compound wall	:	Ordinary
16.	[a] Height and length	:	--
	[b] Type of construction	:	--
17.	No. of lifts and capacity	:	Yes.
18.	Underground Tank capacity and type of construction	:	Approx. 20,000 Ltr. 1 Tank R.C.C. Type
19.	Overhead tank	:	Yes.
	[i] Where Located	:	On Terrace
	[ii] Capacity	:	Approx. 15000 Ltr. 1 Tank.
	[iii] Type of construction	:	R.C.C. Type
20.	Pumps No. their H.P	:	As per Requirement
21.	Road & paving with in the Compound Approximate area and Type of Paving	:	P.C.C. Flooring
22.	Sewage disposal whether connected to Public Sewers. If septic tank provided no & capacity	:	Septic tank & Soak pit.



1/12/2020

eASR Rates



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

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Select Village मित्र ▼
Search By Survey No • Location

SurveyNo	1.29-पेट्टेमिंग रस्ता व गणेश रस्ता प्र.चौ.मी	7340	21300	23500	35200	0	चौ. मीटर
SurveyNo	1.2-बावी रस्त्यावर प्र.चौ. मी	7340	21300	23500	35200	0	चौ. मीटर
SurveyNo	1.30-1.27 ते 1.29 वरील मिळकती वाळता उर्वरीत सर्व मिळकती	5330	20900	23000	30700	0	चौ. मीटर
SurveyNo	1.31-नाशिक वेस रस्ता	5810	21100	23300	30900	0	चौ. मीटर
SurveyNo	1.32-नाशिक पुणे रस्त्यास प्र.चौ.मी	7340	21300	23500	35200	0	चौ. मीटर

1 2 3 4 5 6 7 8 9 10 ...



Government of Maharashtra

नोंदणी व मुद्रांक विभाग

महाराष्ट्र शासन



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Year
20192020C ▼

Selected District

नाशिक

Select Taluka

सिन्नर

Select Village

सिन्नर

Search By

Survey No Location

Select

उपनिभाग

SurveyNo

1.29-पुडुसिंग रस्ता व गणेश रस्ता प्र.चौ.मी

7340

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चौ.मीटर

SurveyNo

1.2-वावी रस्त्यावर प्र.चौ.मी

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5330

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1.31-नाशिक वेस रस्ता

5810

21100

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चौ.मीटर

SurveyNo

1.32-नाशिक पुणे रस्त्यास प्र.चौ.मी

7340

21300

23500 35800

0

चौ.मीटर

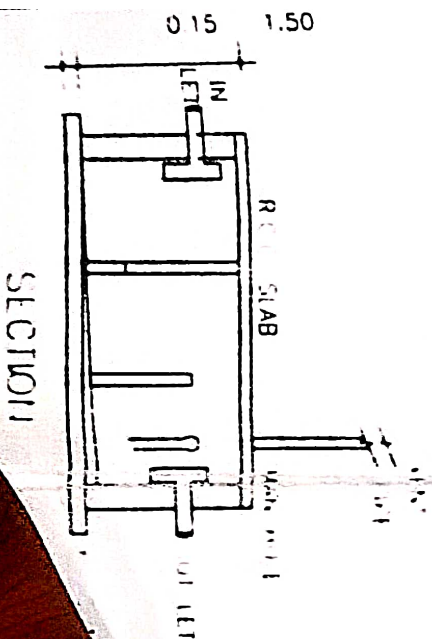
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STAMP OF APPROVAL

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aid given in order No. Bldg. S. R. 1991328/2009
dated 09/11/2011

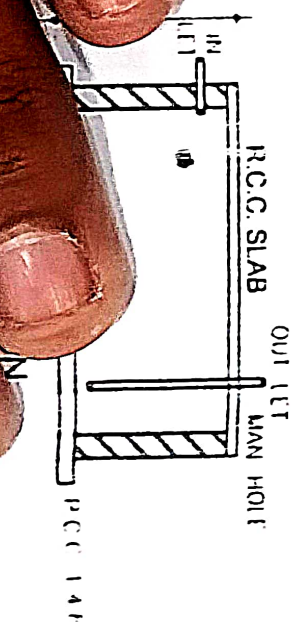
(Signature)
ENGINEER
SINNAR NAGAR PARISHAD
SINNAR, DIST. NASIK
(Signature)
Chief Officer
Sinnar Municipal Council, Sinnar

TYPICAL SEPTIC TANK DETAILS -



TYPICAL WATER TANK DETAILS:-

CAPACITY = 2.54X2.54X2.5
=16.13 CUM.=16130.00 LTRS.

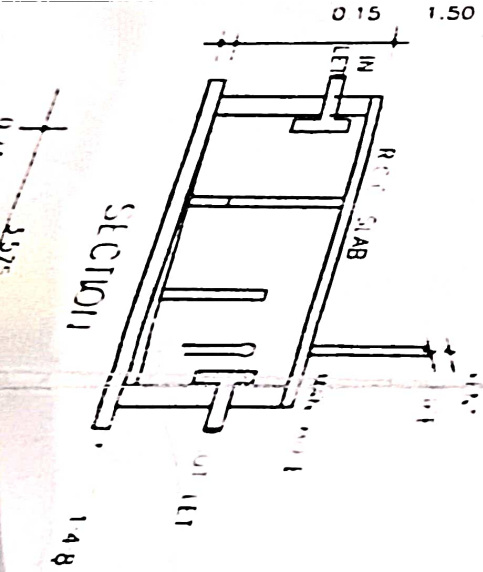


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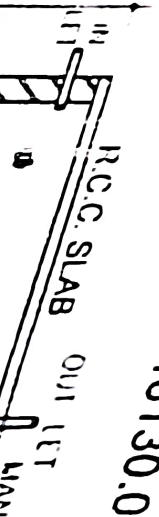
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and set in order No. Bldg. S. R. 1981225/2019
dated 09/11/2019

(Signature)
ENGINEER
SINMAR NAGAR PARISHAD
SINMAR, DIST. NASIK
Chief Officer
Sinmar Municipal Council, Sinmar

TYPICAL SEPTIC TANK DETAILS.

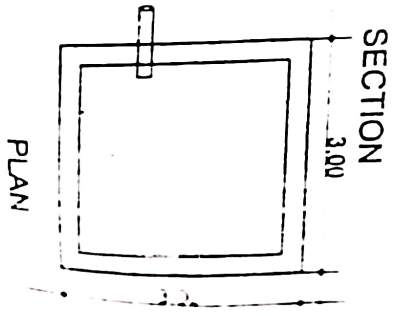
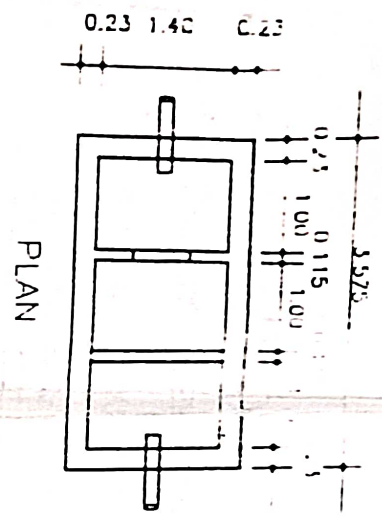
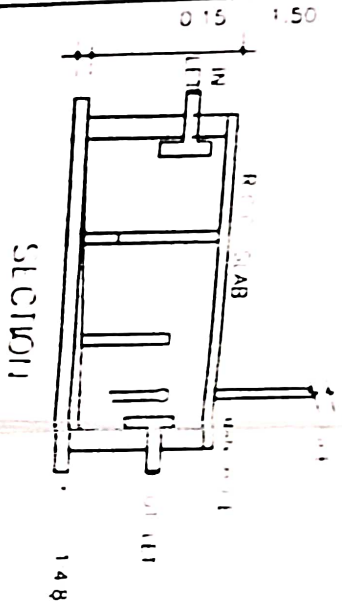
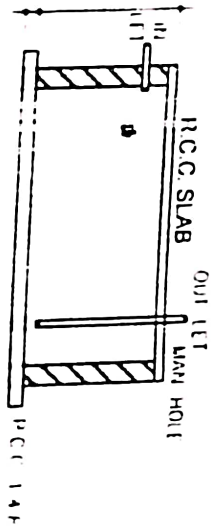


TYPICAL WATER TANK DETAILS:-
CAPACITY = $2.54 \times 2.54 \times 2.5$
= 16.13 CUM. = 16130.00 LTRS.



<u>CARPET AREA OF FLAT</u>		<u>CARPET AREA OF EACH SHOP</u>	
<u>FLAT NOS.</u>	<u>AREA IN SQ.M.</u>	<u>SHOP</u>	<u>AREA IN SQ.M.</u>
FLAT NO. 1	28.36	1	10.55
FLAT NO. 2	28.36	2	13.41
FLAT NO. 3	28.36	3	9.90
FLAT NO. 4	28.36		
FLAT NO. 5	28.36		
FLAT NO. 6	28.36		
FLAT NO. 7	28.36		
FLAT NO. 8	28.36		
FLAT NO. 9	28.36		
FLAT NO. 10	28.36		

TYPICAL WATER TANK DETAILS:
 CAPACITY = 2.54x2.54x2.5
 = 16.13 CUM. = 16130.00 LTRS.



NOTES:-
 PROPOSED WORK SHOWN IN RED
 DRAINAGE LINE SHOWN IN RED DOTTED
 ALL DIMENSIONS IN METRE
 BOUNDRY OF THE PLOT SHOWN IN BLACK

A AREA STATEMENT

	S. Q. M.
1) AREA OF PLOTS	432.00 SQM
2) DEDUCTION FOR RECREATION GROUND AS PER RULE 11-3-1 INTERNAL ROADS	ONE
TOTAL (a+b)	432.00 SQM
3) NET AREA OF PLOT	432.00 SQM
4) ADDITION FOR FSI	ONE
5) TOTAL AREA (3+4)	432.00 SQM

PLOT
 S. Q. M.
 432.00 SQM

NOTES:-
 PROPOSED WORK SHOWN IN RED
 DRAINAGE LINE SHOWN IN RED DOTTED
 ALL DIMENSIONS IN METRE
 BOUNDARY OF THE PLOT SHOWN IN BLACK

A AREA STATEMENT

PLOT

1) AREA OF PLOTS	S. Q. M.
2) DEDUCTION FOR RECREATION GROUND AS PER RULE 11-3-1 INTERNAL ROADS	432.00 SQM

TOTAL (a+b)	432.00 SQM
3) NET AREA OF PLOT	432.00 SQM
4) ADDITION FOR FSI	432.00 SQM
5) TOTAL AREA (3+4)	ONE
6) TOTAL FSI PERMISSIBLE PERMISSIBLE TOTAL FLOOR AREA	432.00 SQM
7) EXISTING FLOOR AREA	106.10 SQM
8) NET GROUND COVERAGE	392.92 SQM
9) PROPOSED AREA	0.90 %
10) TOTAL BUILT UP AREA CONSUMED	

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON PLOT NO.4+5
 S. NO. 855/1 TO3/3 AT- SINNAR SHIWAR, TAL. SINNAR, DIST- NASHIK
 FOR :- SHRI SANTOSH GANPAT GOJARE

OWNERS SIGN

(Signature)

S. G. Gojare

ARCHITECTS SIGN

CA / 001 / 25802

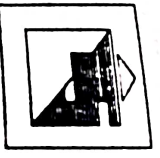
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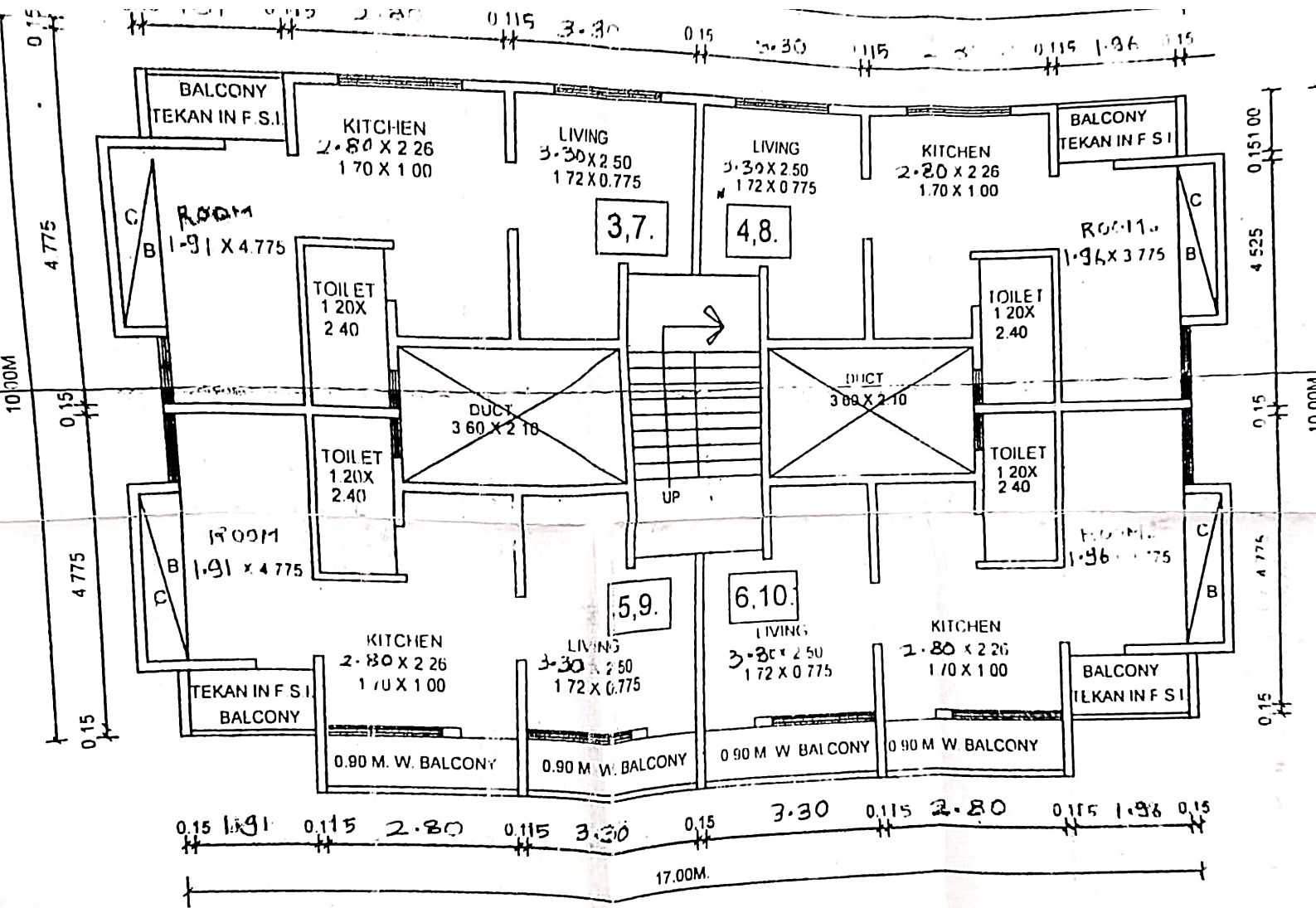
AR VISHWANATH P. SHELKE

AR VISHWANATH P. SHELKE

1, CHAITANYA PLAZZA, OPP MARGARET TOWER
 CANADA CORNER, NASIK

PH- (C) 2583913, (M) 9890673913.
 DEALT BY AR. VISHWANATH P. SHELKE

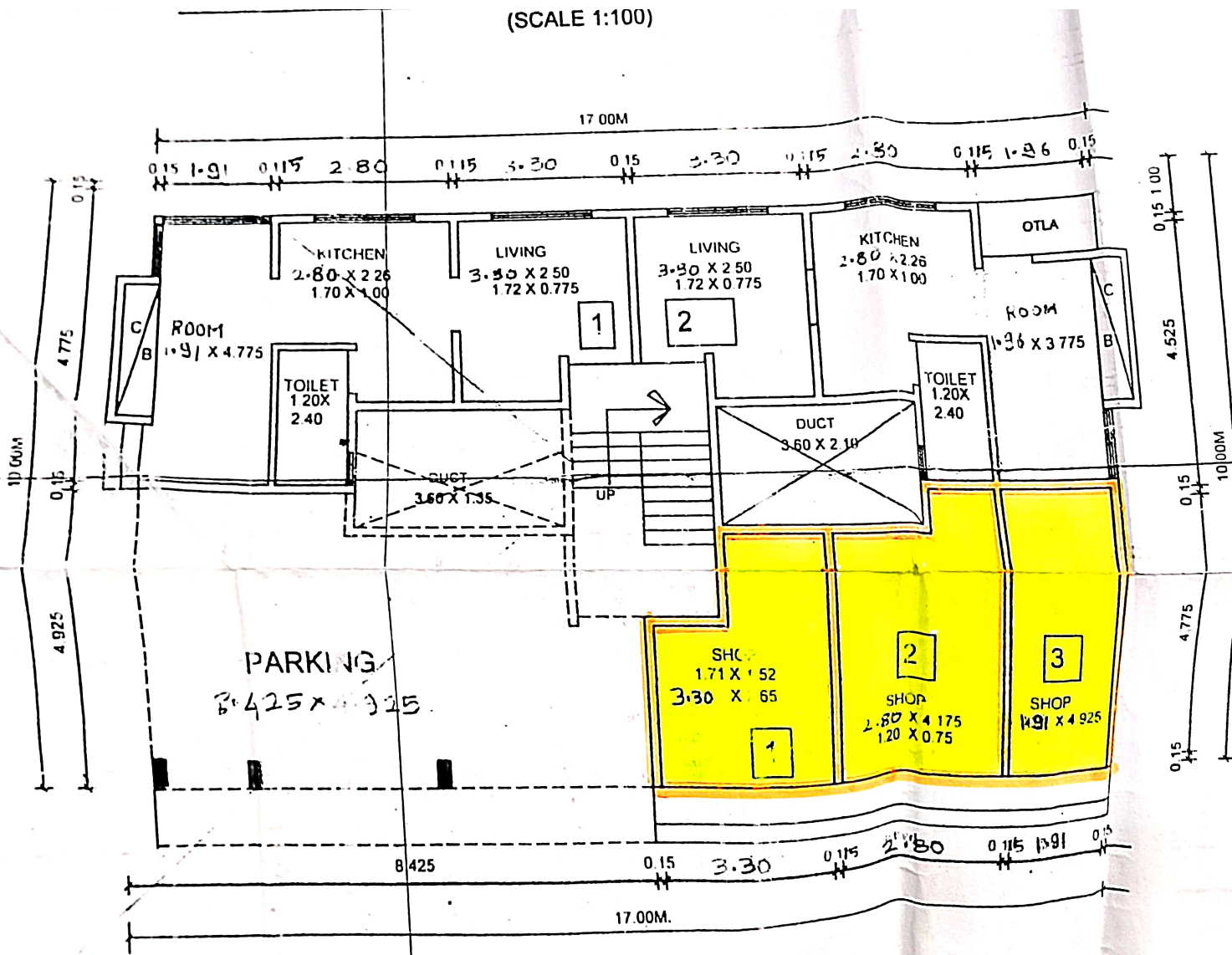




FIRST & SECOND FLOOR PLAN
(SCALE 1:100)



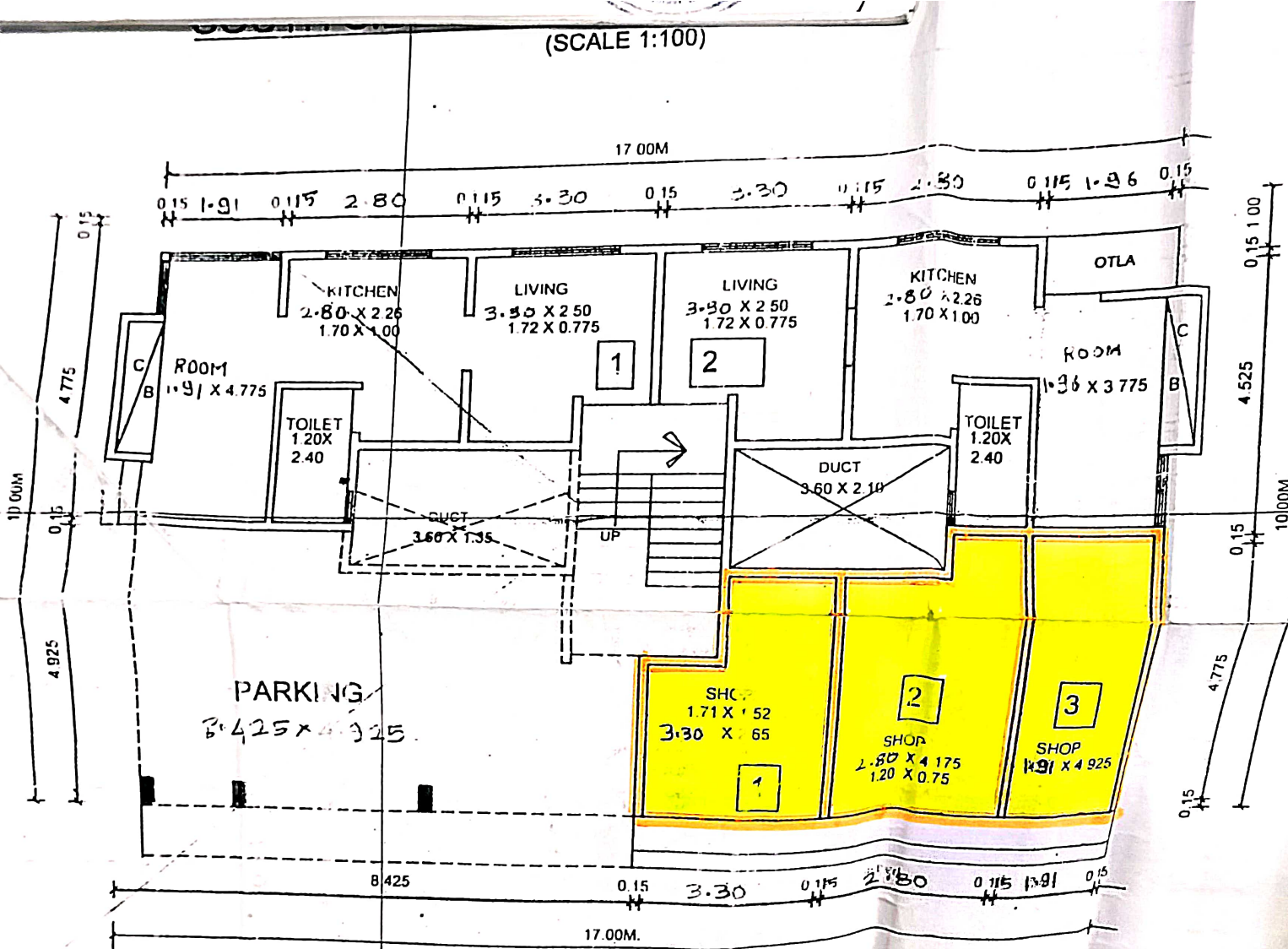
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GROUND FLOOR PLAN
(SCALE 1:100)

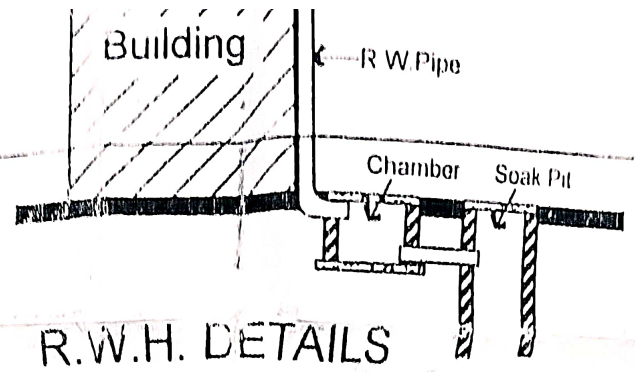
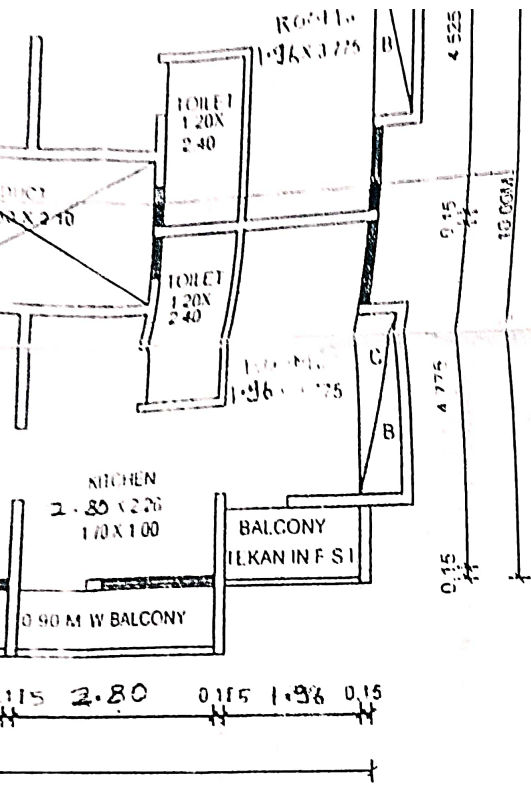


(SCALE 1:100)



GROUND FLOOR PLAN
(SCALE 1:100)





SCHEDULE OF DOORS & WINDOWS

SYMBOL	SIZE	DESCRIPTION
W1	1.50X1.20	M. S. GLAZED WINDOW
D1	0.75X2.10	T. W. PANELLED DOOR
V1	0.60X0.90	M. S. GLAZED VENTILATOR
W2	1.20X1.20	M. S. GLAZED WINDOW
D	0.90X2.10	T. W. PANELLED DOOR
RS	AS SHOWN	M.S. ROLLING SHUTTER

10) TOTAL BUILT UP

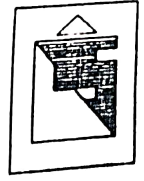
PROPOSED RESIDENTIAL
 S. NO. 855/1 TO 3/3 A-
 FOR :- SHRI SANTOSH

Shelke

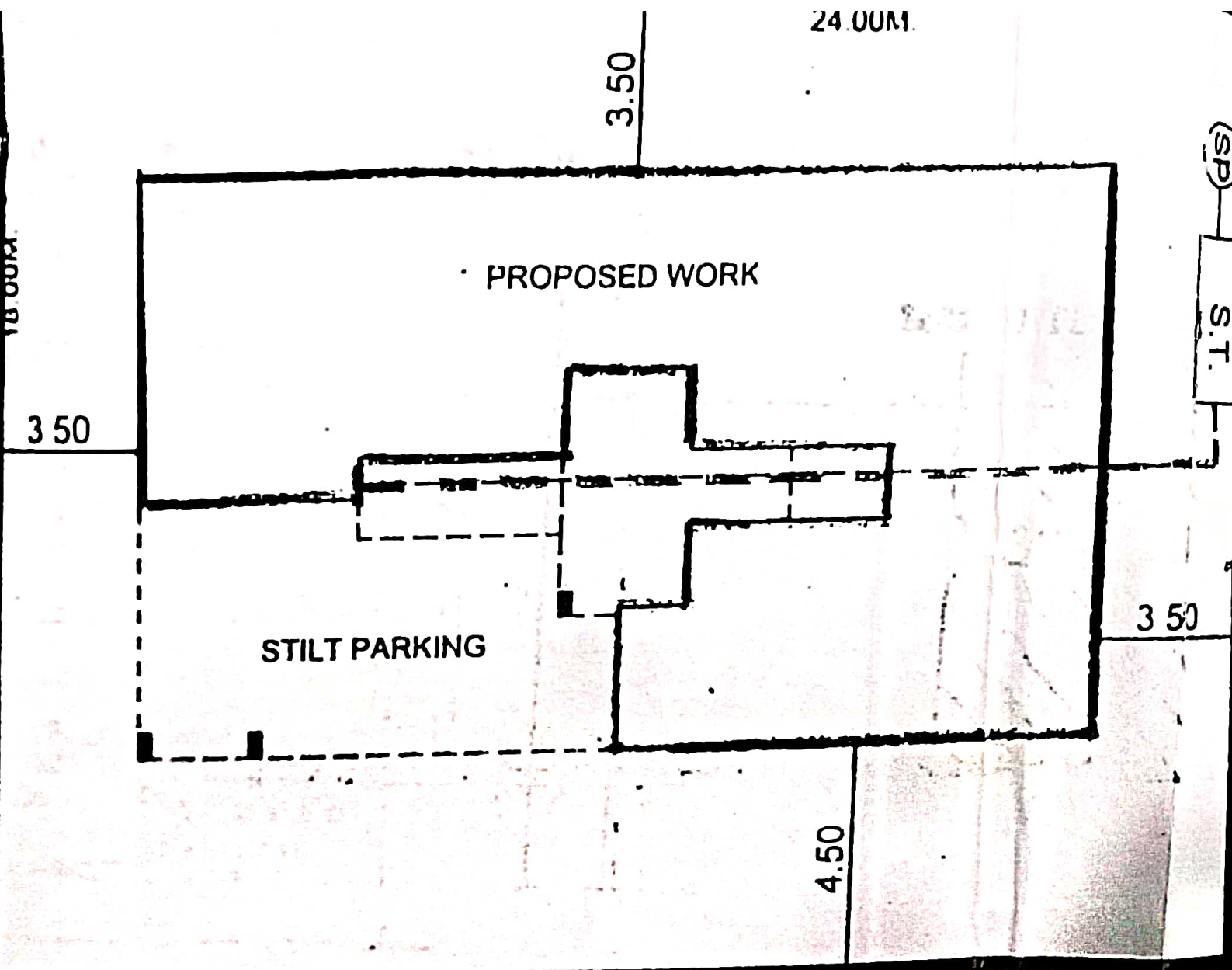
ARCHITECTS SIGN

CA/00/25802

AR VISHWANATH P. SHELKE



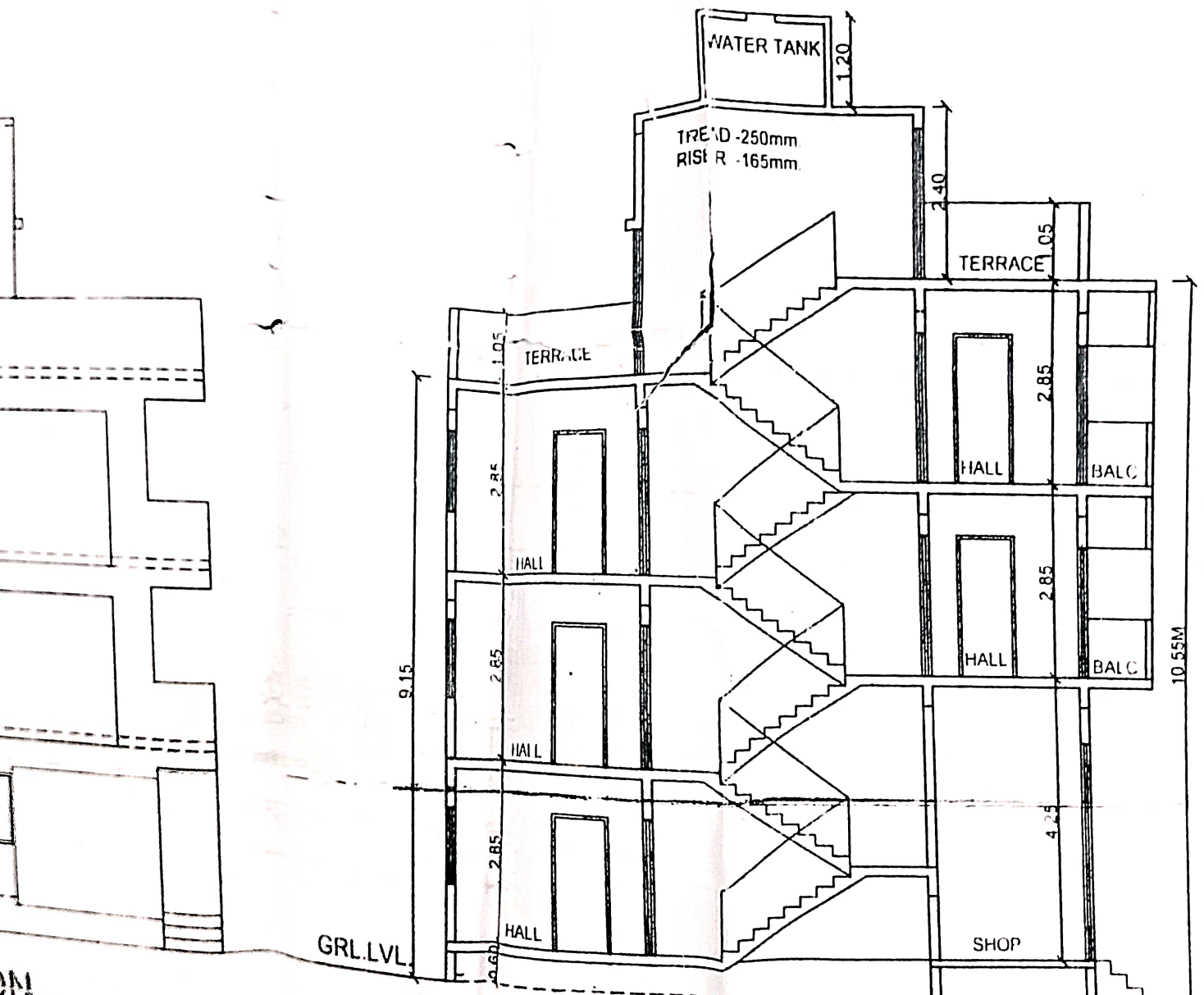
AR VISHV
 1, CHAITAN
 CANADA CO
 PH- (C) 2583
 DEALT BY A



9.00 METER WIDE ROAD

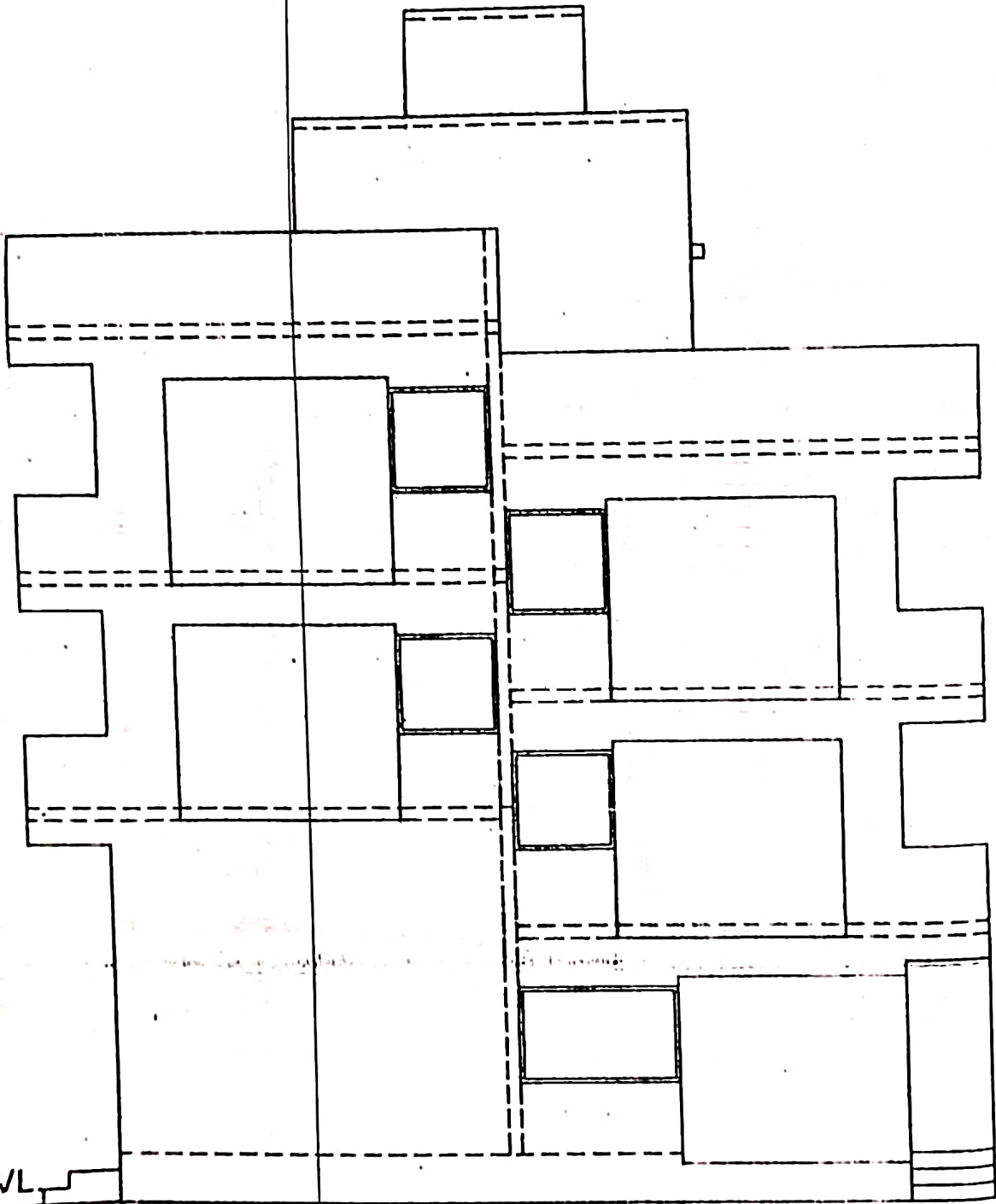
SITE PLAN





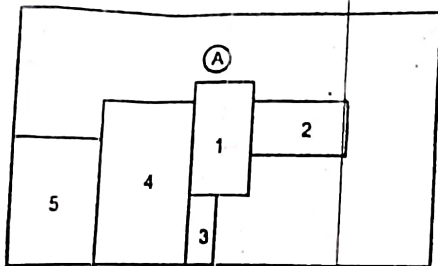
SECOND FLOOR

TOTAL AREA = 392.92 SQM.



SOUTH SIDE ELEVATION

(SCALE 1:100)



GROUND FLOOR
AREA OF BLOCK - A

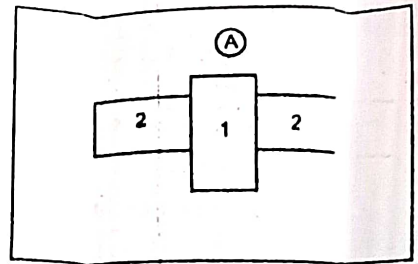
$17.00 \times 10.00 = 170.00 \text{ SQM.}$

DEDUCTION

1. $2.55 \times 4.50 = 11.47$
2. $3.60 \times 2.10 = 07.56$
3. $1.25 \times 2.80 = 03.50$
4. $3.72 \times 6.42 = 23.88$
5. $3.57 \times 4.90 = 17.49$

TOTAL = 83.90 SQM.

B/UP AREA $170.00 - 83.90 = 106.10 \text{ SQM}$



FIRST FLOOR

AREA OF BLOCK - A

$17.00 \times 10.00 = 170.00 \text{ SQM.}$

DEDUCTION

1. $2.55 \times 4.50 = 11.47$
2. $3.60 \times 2.10 = 07.56$

TOTAL

B/UP AREA

BUILT UP AREA

AREA STATEMENT

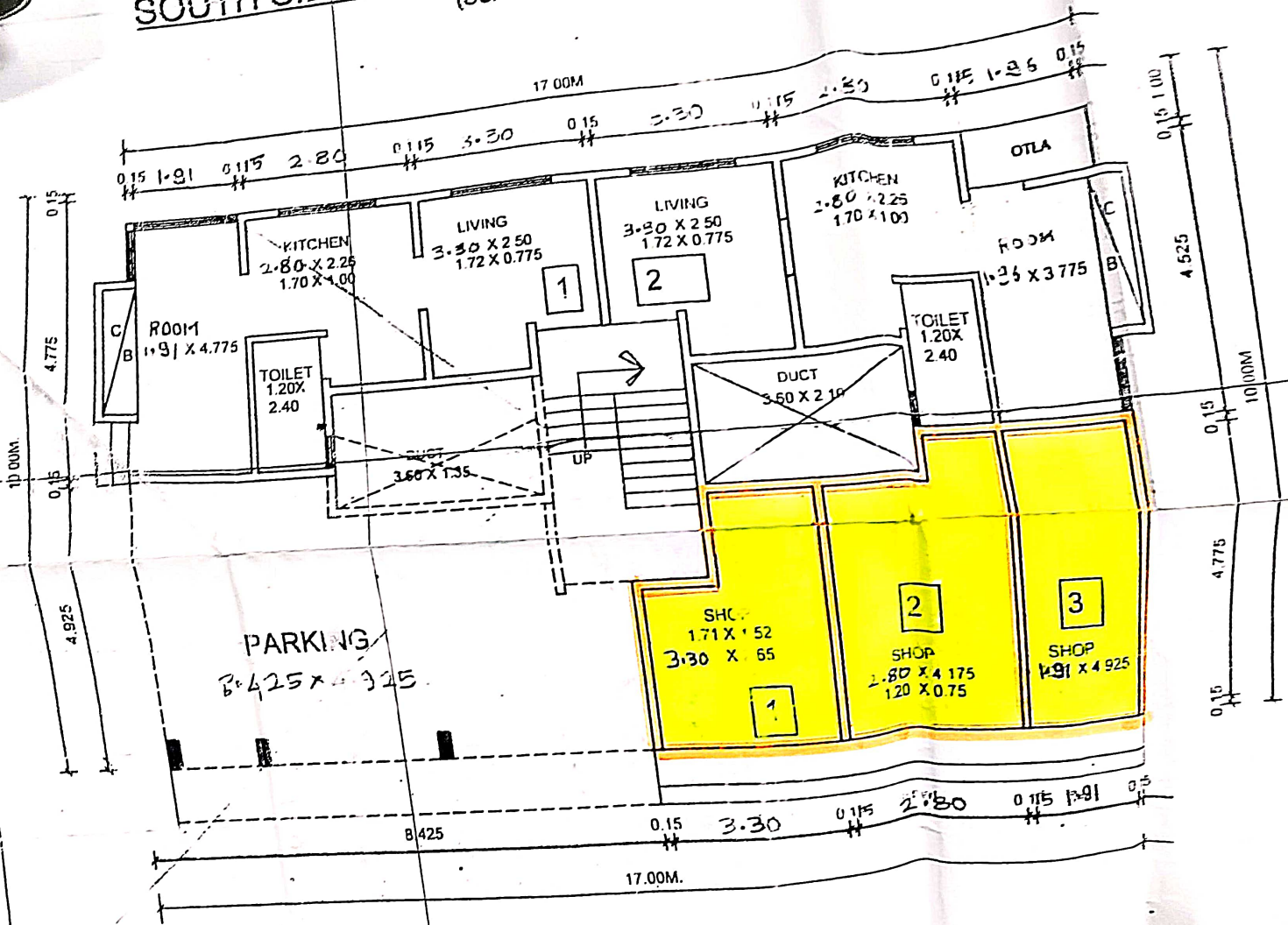
FLOOR	B/UP AREA SQM.
GROUND FLOOR	106.10
FIRST FLOOR	143.41
SECOND FLOOR	143.41

PERMISSIBLE BALCONY AREA 1/3 OF PERIMETRE OF FLOOR.		PROVIDED BAL AREA	EXCESS AREA
FIRST	$143.41 @ 10\% = 14.34$	11.56 SQM.	NILL
SECOND	$143.41 @ 10\% = 14.34$	11.56 SQ M.	NILL
TOTAL			NILL

GRL.LVL

SOUTH SIDE ELEVATION

(SCALE 1:100)



GROUND FLOOR PLAN

(SCALE 1:100)



ACH SHOP
IN SQ M.

STAMP OF APPROVAL

sanctioned Subject to the condition,
and down in order No. Bldg. S. R. 1981328/2019
dated 09/11/2011


ENGINEER
SINNAR NAGAR PARISHAD
SINNAR, DIST. NASIK


Chief Officer
Sinnar Municipal Council, Sinnar

TYPICAL SEPTIC TANK DETAILS -

TYPICAL WATER TANK DETAILS
CAPACITY = 2.54x2.54x2.5

40120 00LTRS