

# Valuation Report For Plot

**'Brijwasi Marbles' On Plot Bearing Sy. No. 522/1/1 & Sy. No. 522/2,  
On Mumbai-Agra Service Road, Near Dwarka Circle, Nashik.**

**Owner – Mr. Sandeep Gulabchand Gupta**



DATE OF ISSUE : 21/03/2024

NASHIK



**Mudkanna J. C.**  
CHARTERED ENGINEER /  
PANEL VALUER

- ❖ Chartered Engineer : M-112000/4 Dtd-16/09/1996  
❖ Member Institution Of Engineers, India : M-112000/4 Dtd-16/09/1996  
❖ Fellow Indian Institute Of Valuers, Delhi : 012404 Dtd-12/05/2003  
❖ Govt. Regd. Valuer under wealth Tax Act : (N)CCIT/1-68/56 Dtd-10/08/2004  
❖ Member Practicing Valuers Asso. of India : PVA(I) LM- 1341 Dtd-02/04/2008  
❖ Member Indian Council of Arbitration : ICA/781/Admn/2009 Dtd-15/10/2009

## Mudkanna J.C.

**B.E. (Civil), M.I.E., F.I.V.,  
C.E., P.V.A. (I), M.I.C.A.**

**Office :** 02, Indus Appt., Near Ved Mandir,  
MICO Circle, On Trimbak Road, Nashik.

**Tel No :** 0253-2311756 **Mob :** 9822379466  
**Email :** jcanashik@gmail.com

## VALUATION REPORT

**Valuation of Property Belonging to** : Owner – Mr. Sandeep Gulabchand Gupta

**Date of Visit** : 20/03/2024

**Address of the property** : ‘Brijwasi Marbles’ On Plot Bearing Sy. No.  
522/1/1 & Sy. No. 522/2, Final Plot No. 35 B  
On Mumbai-Agra Service Road,  
Near Dwarka Circle, Nashik.

**Area of Sy. No. 522/1/1** : 700.00 Sq.m.

**Area of Sy. No. 522/2** : 400.00 Sq.m.

**Total Plot area** : 1100.00 Sq.m.

**Fair Market Value** : **Rs. 5,99,50,000/-**  
In words (Rs. Five Crore Ninety  
Nine Lakh Fifty Thousand Only)

**Realizable Value** : **Rs. 5,50,00,000/-**  
In words (Rs. Five Crore Fifty  
Lakh Only)

**Distress/ Forced Sale Value** : **Rs. 5,00,00,000/-**  
In words (Rs. Five Crore  
Only)

Place : Nashik

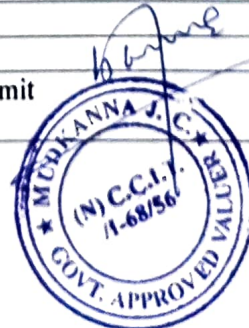
Date of Issue : 21/03/2024



TO,  
THE CHIEF MANAGER,  
BANK OF BARODA  
SME DEPT. REGIONAL OFFICE  
NASHIK.

VALUATION REPORT (IN RESPECT OF VACANT PLOT)

I. GENERAL	
1.	Purpose for which the valuation is made : To Assess fair Market Value of Plot, On the instruction from BOB, SME Dept, Regional Office, Nashik
2.	a) Date of inspection : 20/03/2024
	b) Date on which the valuation is made : 21/03/2024
3.	List of documents produced for perusal 1] Mortgaged Deed dtd. 26/10/2004 (Reg. on Sr. No. NSN-1-9665-2004) 2] 7/12 Extract dtd. 28/12/2022 in favor of Mr. Sandeep Gulabchand Gupta 3] PT Survey Map Enclosed
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Owner - Mr. Sandeep Gulabchand Gupta
5.	Brief description of the property (including leasehold / freehold etc) : It's a Freehold Plot & As per 7/12 Extract Plot Area of Sy. N. 522/1/1 is 700 Sq.m. & Plot Area of Sy. No. 522/2 is 400 Sq.m. . i.e. Total Plot Area is 1100 Sq.m. The said Plot is located on Service Road near Dwaraka Circle. On the said Plot Temporary Structures are constructed for the Storage of Marble stone & Office with good interiors is Provided. As the structures are not approved by the competent authority hence not considered for the valuation Purpose. Please note that Plot No. 522/2 is abutting to Mumbai - Agra Service Road & on rear side Plot No. 522/1/1. It is observed that the said layout is having vertical Strip, considering its shape & Location Plot rate is adopted.
6.	Location of property
	a) Plot No. / Survey No. : Sy. No. 522/1/1 & Sy. No. 522/2, final Plot No. 35 B
	b) Door No. : ----
	c) T.S. No. / Village : Nashik
	d) Ward / Taluka : Nashik
	e) Mandal / District : Nashik
7.	Postal address of the property : 'Brijwasi Marbles' On Plot Bearing Sy. No.522/1/1 & Sy. No. 522/2, On Mumbai-Agra Service Road, Near Dwarka Circle, Nashik.
8.	City / Town : Nashik
	Residential area : Residential cum Commercial Area
	Commercial area : Yes. Near by Commercial Area
	Industrial area : NA
9.	Classification of the area
	i) High / Middle / Poor : Middle Class
	ii) Urban / Semi Urban / Rural : Urban area
10.	Coming under Corporation limit / Village Panchayat / Municipality : Falls in NMC Limit



11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area.	:	No
12	In case it is an agricultural land, any conversion to house site Plots is contemplated	:	NA, it is Non Agricultural land
13.1	Boundaries of the property	:	As per Mortgaged Deed
			Sy. No. 522/1/1
			Sy. No. 522/2
	North:		Mumbai -Agra Road
	South		Sy. No. 511 (Part)
	East		Sy. No. 522/1/1 (Part)
	West		State Bank Colony
			MICO Company's Property
			T.C.I. Company's Compound
			T.C.I. Company's Compound
13.1	Dimensions of the property	:	PT Survey Map Enclosed
13.2	LAT/LONG & Coordinates of the site	:	Latitude : 19.991065 ; Longitude : 73.792397
14	Extent of the site	:	Area of Sy. No. 522/1/1 : 700.00 Sq.m. Area of Sy. No. 522/2 : 400.00 Sq.m.
15	Extent of the site considered for Valuation (least of 13A & 13B)	:	Area of Sy. No. 522/1/1 : 700.00 Sq.m. Area of Sy. No. 522/2 : 400.00 Sq.m. Total Plot area : 1100.00 Sq.m.
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II CHARACTERISTICS OF THE SITE</b>			
1	Classification of locality		Middle class
2	Development of surrounding areas		Nearby area is developed with Commercial properties
3	Possibility of frequent flooding / submerging		Not Applicable
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.		Walkable distance from the property
5	Level of land with topographical conditions		Leveled Plot
6	Shape of land		Vertical strip
7	Type of use to which it can be put		for Commercial Purpose
8	Any usage restriction		for Commercial Purpose
9	Is plot in town planning approved layout?		Details not available
10	Corner plot or intermittent plot?		It's an Intermediate plot
11	Road facilities		Yes, road is available on North side of the property
12	Type of road available at present		Tar Road
13	Width of road – is it below 20 ft. or more than 20 ft.		More than 20 ft Colony Road
14	Is it a land – locked land?		No
15	Water potentiality		Available
16	Underground sewerage system		Yes
17	Is power supply available at the site?		Available
18	Advantages of the site		Property is Located On Mumbai-Agra Service Road

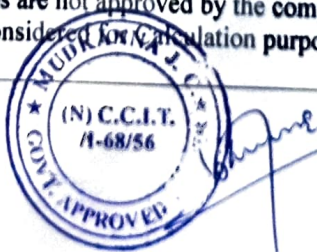
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19	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast/ tidal level must be incorporated)	NA
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Part - A (Valuation of land)		
1	Size of plot	: Area of Sy. No. 522/1/1 : 700.00 Sq.m. Area of Sy. No. 522/2 : 400.00 Sq.m. Total Plot area : 1100.00 Sq.m.
	North and South	: PT Survey Map Enclosed
	East & West	: PT Survey Map Enclosed
2	Total Extent of the Plot	: Total Plot area : 1100.00 Sq.m.
3	Prevailing market rate (along with details/ reference of at least two latest deals/ transactions with respect to adjacent Properties in the areas)	: Rs. 50,000/- to Rs. 60,000/- Sq.m Plot Rate on Local Survey/ inquiries
4	Guideline rate obtained from the registrar's Office (an evidence thereof to be enclosed):	Rs. 26,000/- Sq.m. (Govt. Plot Rate)
	Total Plot area : 1100.00 Sq.m.. X Rs. 26,000/- Sq.m.	= Rs. 2,86,00,000/-
	Government Value	= Rs. 2,86,00,000/-
5	Assessed/ adopted rate of valuation	: Rs. 54,500/- Sq.m Plot Rate Adopted  In view of the Location, & prevailing Market rates, We have adopted the above said Rate for the valued Property.
6	Estimated value of land	: 1100 Sq.m. X Rs. 54,500/- Sq.m. = Rs. 5,99,50,000/-

Part - B (Valuation of Building)		
I	Technical details of the Building	:
a)	Type of Building (Residential/ Commercial/ Industrial)	: Temporary Shed
b)	Type of construction (Load bearing/ RCC/ Steel framed)	: Steel Framed
c)	Year of construction	: Detail not available
d)	Number of floors and height of each floor including basement, if any	: Ground Floor
e)	Plinth area floor wise	: Detail not available
f)	Condition of the building	:
	i) Exterior - Excellent, Good, Normal, Poor	: NA
	ii) Interior - Excellent, Good, Normal, Poor	: NA
g)	Date of issue and validity of layout of approved map/ plan	Detail not available , Area is considered as per 7/12 Extract
h)	Approved map/ Plan issuing authority	Detail not available
i)	Whether genuineness or authenticity of approved map/plan is verified	Detail not available, PT Survey Map Enclosed
j)	Any other comments by our empanelled valuers on authentic of approved plan.	the structures are not approved by the competent authority hence not considered for calculation purpose.



Sr. No.	Description	Ground Floor
1.	Foundation	NA
2.	Basement	
3.	Super structure	
4.	Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	
5.	RCC works	
6.	Plastering	
7.	Flooring, Skirting	
8.	Special finish as marble, granite, wooden paneling, grills etc.,	
9.	Roofing including weather proof course	
10.	Drainage	

Sr. No.	Description	Ground Floor
1	Compound Wall	NA
	Height :	
	Length :	
	Type of construction :	
2	Electrical Installation :	
	Type of wiring	
	Class of fittings (Superior/Ordinary/Poor)	
	Number of light points	
	Any other item	
3	Plumbing Installation :	
	a) No. of Water closet and their type :	
	b) No. of wash basins :	
	c) No. of urinals :	
	d) No. of bath tubs :	
	e) Water meters, taps etc. :	
	f) Any other fixtures :	



**DETAILS OF VALUATION ; NA, Temporary Structures**

Sr. No.	Particulars of Item	Built up area Sq.ft./ Sq.m.	Roof height m	Age of Building Year	Estimated replacement rate of construction Rs./- Sq.m.	Replacement cost Rs.	Depreciation Rs.	Net Value after Depreciation Rs.
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**Part - C (Extra Items)**

1	Portico	:	
2	Ornamental front door	:	
3	Sit out / Verandah with steel grills	:	
4	Overhead water tank	:	
5	Compound Wall Gate	:	
	Total	:	

**Part - D (Amenities)**

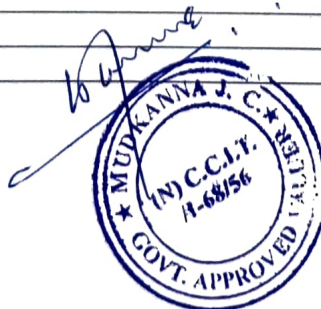
1	Wardrobes	:	
2	Glazed tiles	:	
3	Extra sinks and bath tub	:	
4	Marble / ceramics tiles flooring	:	
5	Interior decorations	:	
6	Architectural elevation works	:	
7	Panelling works	:	
8	Aluminum works	:	
9	Aluminum hand rails	:	
10	False ceiling	:	
	Total	:	

**Part - E (Miscellaneous)**

1	Separate toilet room	:	
2	Separate lumber room	:	
3	Separate water tank/ sump	:	
4	Tress, gardening	:	
	Total	:	-----

**Part - F (Services)**

1	Water supply arrangements	:	
2	Drainage arrangements	:	
3	Compound wall	:	
4	C.B. deposits, fittings etc.	:	
5	Pavement	:	
	Total	:	----



Total abstract of the entire property

Part -A	Plot	
Part -B	Building	Rs. 5,99,50,000/-
Part -C	Extra items	---
Part -D	Amenities	---
Part -E	Miscellaneous	---
Part -F	Services	---
		---
	<b>Say Fair Market Value</b>	Rs. 5,99,50,000/-
	<b>Realizable Value</b>	Rs. 5,50,00,000/-
	<b>Distress Value</b>	Rs. 5,00,00,000/-
	<b>Government Value</b>	Rs. 2,86,00,000/-

As a result of my appraisal and analysis, it is my considered opinion that the Realizable value of the above property i.e. Plot No. 27 in the prevailing condition with aforesaid specifications is Rs. 5,50,00,000/- in words (Rs. Five Crore Fifty Lakh Only)

Place : Nashik  
Date : 21/03/2024


  
 Signature  
 MUDKANNA J.C.

The undersigned has inspected the property detailed in the valuation report dtd. \_\_\_\_\_ on \_\_\_\_\_ words (Rs. \_\_\_\_\_). We are satisfied that the fair and reasonable market value of the property is Rs. \_\_\_\_\_/- in \_\_\_\_\_ words (Rs. \_\_\_\_\_ Only) (After Completion in all respect). & As on date \_\_\_\_\_ is per the Construction Stage is Rs. \_\_\_\_\_/- in Words (Rs. \_\_\_\_\_ Only).

Date : 21/03/2024

Signature  
(Name of the Branch Manager with Official seal)



**DECLARATION- CUM- UNDERTAKING**

1. **Jaiprakash Chandrakant Mudkanna**, Son Of **Chandrakant Shivalingappa Mudkanna**, do hereby solemnly affirm and state that

- a. The information furnished in my Valuation Report dated 21/03/2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 20/03/2024. The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this Valuation Report.
- k. Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Brijwasi marble is located On Mumbai-Agra Service Road, Near Dwarka Circle, Nashik.
2	purpose of valuation and appointing authority	To Assess fair Market Value of the Property on the Instruction Of BOB, SME Dept, RO, Nashik
3	Identity of the valuer and any other experts involved in the valuation:	J.C. Mudkanna 02, Indus Apartment, Mico Circle, Nashik
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Date of Appointment : 19/03/2024 Date of Visit : 20/03/2024 Date of Valuation : 21/03/2024
6	inspections and/or investigations undertaken;	20/03/2024
7	Nature and sources of the information used or relied upon;	Local market survey & rate enquiry
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per IBA
9	restrictions on use of the report, if any;	Take over from financial institute
10	major factors that were taken into account during the valuation;	Location, Shape & Size of Plot.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Legal Aspects are not in our scope. Please take legal Opinion from Panel Advocate.

Date: 21/03/2024

Place: Nashik



SIGNATURE OF THE VALUER

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity & Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence & Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.





### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge : without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### **Gifts & Hospitality**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself /itself.

### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### **Occupation, employability and restrictions**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Date:** 21/03/2024

**Place:** Nashik



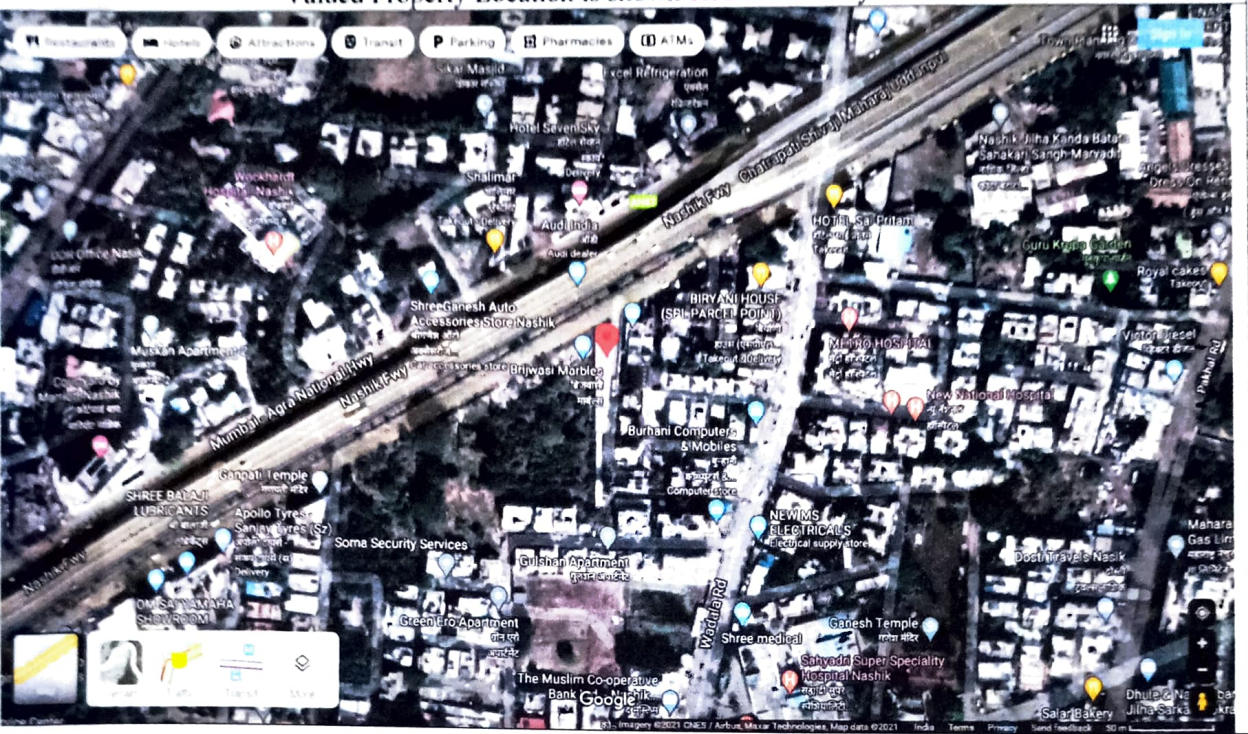
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Signature of the valuer  
MUDKANNA J.C.

# GOOGLE MAP OF THE PROPERTY LOCATION

Latitude : 19.991065

Longitude : 73.792397

Valued Property Location is shown **Red marked** symbol



*Signature*



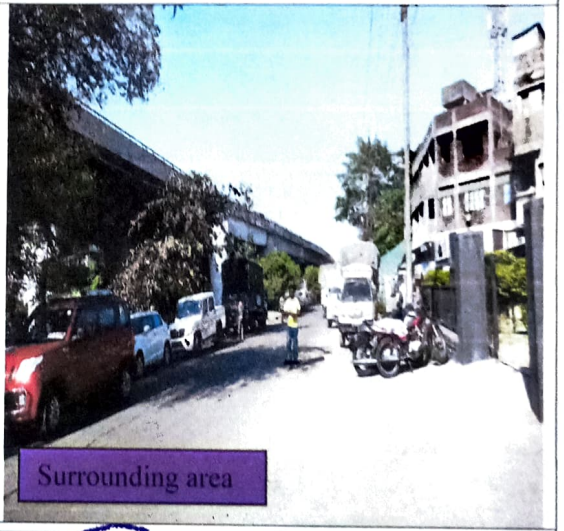
Photographs of the Valued Property



*Signature*



Photographs of the Valued Property



Surrounding area

*Signature*



PHOTOGRAPH OF THE DOCUMENT VERIFIED

वि. नमुना क्र. १) (वि. न. वि. न.) ३००७ ०-७१३९ ११६०१३  
 मूल्य २१६०१  
 Gen 113 me  
 २५१९०१०१  
 [असंक्रान्तनीय]  
 ORIGINAL COPY [NON TRANSFERABLE]

समाप्त केल्या प्रसंगी भवती  
 RECEIPT FOR PAYMENT TO GOVERNMENT

नाशिक. दिनांक/Date: 25 OCT 2004  
 मालक/Owner: राजेश सुभाकर मंगेश पाचरावकर

पत्ता/Address: २२५००१, पाचरावकर मिल्स  
 मालकी/Property: मंगेश पाचरावकर मंगेश पाचरावकर

श्री. राजेश पाचरावकर  
 मुद्रांक निदेशाधिकारी कार्यालय, (मकी/Signature)  
 नाशिक. (पदनाम/Designation)

नसन - १.  
 दस्त क्र. (२६६५२००६)  
 १ - २४

दस्त घणान्याचे नाव:- राजेश सुभाकर मंगेश पाचरावकर  
 पत्ता: विजापूरानी मार्ग, गा. नं. ३०१, २२५०१०१, नाशिक  
 हस्ता: \_\_\_\_\_  
 रक्कम रु.:- २५१९०१/-  
 मालकी क्रमांक:- ००२२२०३  
 रुपयः २५५००१/-

PROPER OFFICER  
 Collector of Stamps  
 Nashik



JOINT DISTRICT  
 REGISTRAR  
 CLASS - I  
 NASHIK  
 MAH. CR. 1/095

DEED OF SIMPLE MORTGAGE

THIS DEED OF SIMPLE MORTGAGE

this 26<sup>th</sup> of October 2004.



भारत ३.४६७  
 १५३३  
 १० OCT  
 R-0022500  
 INDIA  
 STAMP DUTY MAHAR

नसम - ?.
सं. ३. (२५६) २००६
२ - २४

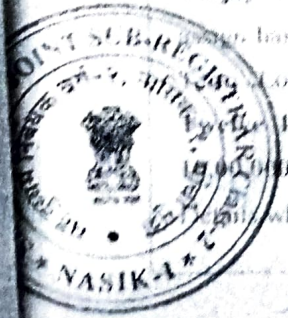
BETWEEN

1. Mrs. Laxmi Gulabchand Gupta, Age: 58 yrs. Occ. Housewife, 2. Gulabchand Kundanlal Gupta, Age: 66 years, Occ. Agriculture & Business, 3. Sanjay Gulabchand Gupta, Age: 34 Occ. Agriculture & Business. All Res: Dwarka circle, Wadalanaka, Near Govindobai's Margal Karvatiya, Mumbai Agra Road Nashik 422001. Hereinafter called "THE MORTGAGEE" (which expression shall include their heirs, executors, administrators and assigns) of the FIRST PART

AND

BANK OF BARODA a body corporate constituted under the Banking Companies (Acquisition & Transfer of Undertakings) Act 1970, having its Head Office at Mumbai, Baroda and a Branch office known as CITY BRANCH, Nashik, hereinafter called "The Mortgagee" (which expression shall unless it be repugnant to the subject or context thereof mean and include its successors and assigns) of the SECOND PART

WHEREAS the Mortgagee at the request of Mortgagees Brijwasi Marble through its partners 1. Mrs. Laxmi Gulabchand Gupta, 2. Gulabchand Kundanlal Gupta and Sanjay Gulabchand Gupta as Guarantor their successors and assigns has agreed to grant and granted to M/s. Brijwasi Marble Loan for Development of Rs. 12,50,000/- (Rupees Twelve Lacs fifty Thousand Only) & cash credit of Rs. 10,00,000/- (Rupees Ten Lacs Only) for working capital of Rs. 10,00,000/- whereof are more





नमन - १.  
 का.क्र. (२६६५/२००६)  
 २४ - २४

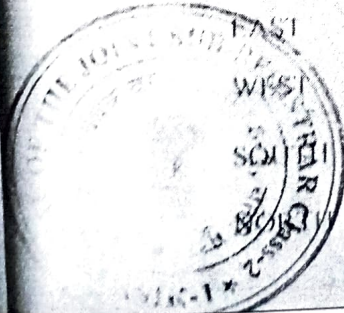
(Particulars of the Cash Credit and Rate of Interest /  
 Commission etc)

Sl. No.	Nature of Facility	Limit Rs.	Margin	Rate of Interest / Commission etc	Period	Provisions
2	Cash Credit Facility	10,00,000	25 %	0.25 % over banks Bench mark prime lending rate (BPLR) i.e. 10.75 % p.a. Floating with monthly rest.	12 months	PROVISION Non payment of Interest and or non compliance of any term & conditions of sanction would attract penal interest @ 2% p.a.

THE SECOND SCHEDULE ABOVE REFERRED TO  
 (Description of the Mortgaged Properties)

In the state of Maharashtra, Registration District Nashik and Sub Registration Tahesil Nashik within the limits of Nashik Municipal Corporation.

Property A Survey No. 522/1/1, area adms 700.00 Sq mtr, final plot No. 35 B, Constructed office thereon.



State Bank Colony

T.C.I. Company Compound

Land of Survey No. Survey No. 511

Survey No. 522/2

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नसन - १.  
मत क्र. (०६६५/२००४)  
५३ - २४

Property R...  
Revenue Survey No. 522/2 admeasuring 400 Sq. Mtrs  
Plot No. 35 B, Constructed office thereon

EAST	Property of MICO Company
WEST	I.C.I. Company Compound.
SOUTH	Survey No. 522/1/1
NORTH	Mumbai Agra Road

together with all the liberties privileges, easements common  
amenities advantages and appurtenances hereditaments or  
Premises or any part thereof.

IN WITNESS WHEREOF THE MORTGAGORS has set  
their hands to these presents on this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2004  
above written in presence of each of the attesting witness  
mention below and each of the attesting witnesses have put in  
their signature in presence of Borrowers.

Nashik  
Date 2004.

*लक्ष्मी गुप्ता*

Mrs. Laxmi Gulabchand Gupta  
MORTGAGOR I partner of Brijwasi Marble

*Gulabchand*

Gulabchand Kundanlal Gupta  
MORTGAGOR I partner of Brijwasi Marble



PHOTOGRAPH OF THE DOCUMENT VERIFIED



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अधिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नॉटबहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

कार - नासिक नगर - ४ ( १४४२२६ )

तालुका - नासिक

जिल्हा - नासिक



37648912117

मुमापन क्रमांक व उपविभाग ५२२/१/१

37648912117

भोगवटादार बर्ग - १

रोताचे स्वाभीक नाव :

शेत, पुरावक व फेरफारची	खाले क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.स.	फेरफार क्र	कृक, खंड व इतर अधिकार
शेत	५००४०७	गुलाबचंद कुंदनलाल गुप्ता	११.००.००	२.३३		(४०५९०१)	कृकाचे नाव व खंड
अधिकृत क्षेत्र	५०३६०२	संदिप गुलाबचंद गुप्ता	७.००.००			(४०५९०१)	इतर अधिकार
विन शेती	७.००.००						इतर
विन शेती	०.३३						बँक ऑफ बडोदा तारख १ क २२५००००/- (५२७६७)
आकाराची							प्रलंबित फेरफार : नाही.
							रोटाचा फेरफार क्रमांक : ४०५९०१ व दिनांक : २२/०४/२०२२
मुमु फेरफार क्र :	७२९१ (८०२७) (१२३७८) (१२६७८) (१३९१५) (१४९९०) (२०६९४) (४३५७७) (५१३९३) (५२७६७) (८३४९५) (१०३३१५) (४०००२८) (४००३०८) (४००६५८) (४००९९८) (४०२२३०)						सीमा आणि मुमापन चिन्हे



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महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदपट्टा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव - नाशिक शहर - ४ ( १४४२२६ )

तालुका :- नाशिक

जिल्हा :- नाशिक



U.P.N. 24078047698

भूमापन क्रमांक व उपविभाग ५२२/२

24078047698

भोगवटादार वर्ग - १

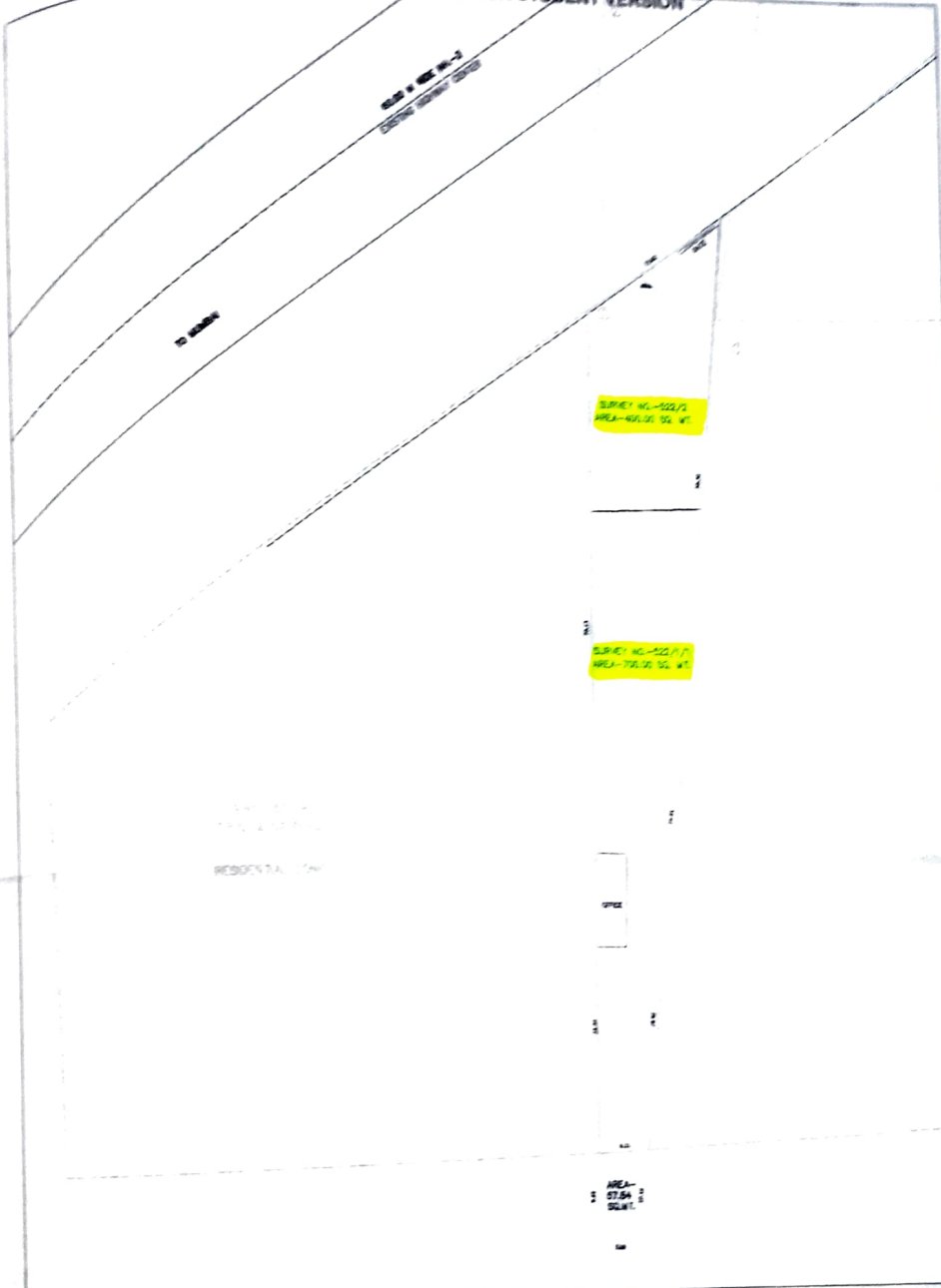
शेताचे स्थानीक नाव :

शेताचे प्रकार व आकारमी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो. ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
शेताचे प्रकार व आकारमी	४१०१	गुलाबमंद कुंदनमंद गुप्ता	४.००.००			(४०५९०१)	कुळाचे नाव व खंड
अर्थव्यय क्षेत्र	५०३६०१	सदिप गुलाबचंद गुप्ता	४.००.००			(४३५७५)	इतर अधिकार
मिळ क्षेत्र	४.००.००						बोजा - राष्ट्रीयकृत बँक गहाण
मिळ क्षेत्र	४२९९.००						बँक ऑफ बडोदा तारण र रु २२५००००/- ( ५२७६७ )
आकारमी							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ४०५९०१ व दिनांक : २२/०४/२०२२
							सीमा आणि भूमापन चिन्हे

ई महा शासन

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**AREA STATEMENT :-**

- AREA AS PER TODAY'S POSSESSION = 1,157.89 SQ. MT. (YELLOW & ORANGE BOUNDARY)
- AREA OF POSSESSION GIVEN TO KOKANI FAMILY = 57.84 SQ. MT. (YELLOW BOUNDARY & YELLOW HIGHLIGHTED AREA)
- TOTAL AREA REMAINING AFTER POSSESSION GIVEN TO KOKANI FAMILY = 1,100.05 SQ. MT. (ORANGE BOUNDARY)
- AREA AS PER 7/12 OF SURVEY NO 522/2 AND 522/1/1 = 1,100.00 SQ. MT.

S. P. MAHAJAN  
CIVIL ENGG NASHIK

## S.P.MAHAJAN & ASSOCIATES, NASHIK

**NAME OF WORK :- P.T. SURVEY AT S. NO.- 522/2,522/1/1**

**9881184990 AT NASIK TAL- & DIST:- NASIK**

OFFICE-BLOCK NO.-EJASAI NAGAR AMRUTDHAM PANCHAYATI NASIK  
Nashik - Mumbai Road, Nashik-422 005 Mob.No.-9881184990  
EMAIL-[sahaj@spmahajan.com](mailto:sahaj@spmahajan.com)

AS PER SITE CONDITION DWG. ALL POINTS SHOWN BY OWNER		DATE OF DRAWING	SCALE	JOB NO.	NORTH
LAYOUT	SITE	05/06/2023	1:1000		
MHAJAN&P.	CAD FILE			SHEET No.	

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PHOTOGRAPHS OF READY RECKONER RATES FOR CURRENT YEAR



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home

Valuation Guidelines | User Manual

Year: 2023-2024

Language: English

Selected District: Nashik

Select Taluka: Nashik

Select Village: Mauje Nashik - Nagararachna Yojna N

Search By:  Survey No.  Location

Enter Survey No: 35 Search

हली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक (Rs.)	एकक (Rs.)	Attribute
26000	47500	5462067400	0	चौ मीटर	श्रीमंत ज्योति नेकर

1.2.12-अधिक मुंबई श्रम मार्ग ( मुंबई नाका के द्वारका कडे जाणारा रस्ता  
व र.पो. रु.2 हदसीपर्यंत रस्ता.)