



CHALLAN
MTR Form Number-6



GRN	MH001152753202021E	BARCODE			Date	11/06/2020-16:55:37	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee			TAX ID / TAN (if Any)				
	Other Items			PAN No.(If Applicable)				
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1			Full Name	Adv A F Pipada			
Location	NASHIK							
Year	2020-2021 From 05/08/2018 To 11/06/2020			Flat/Block No.	317/1			
Account Head Details		Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE		75.00	Road/Street		District Court			
			Area/Locality		Nashik			
			Town/City/District					
			PIN			4	2	2 0 0 2
			Remarks (if Any)					
			Flat No.11 in A wing in Omkar Plaza Co-op Hsg Soc Plot No.88 Sr No					
			30/1A-2-5-30/3-1-2 Agartakali					
			Amount In	Seventy Five Rupees Only				
Total		75.00	Words					
Payment Details			FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572020061197127	IK0AOHKMS7		
Cheque-DD Details			Bank Date	RBI Date	11/06/2020-16:24:56	Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9422750803

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



Chamber No. 317, Building No. 1, District Court, Nashik - 422 002.

☎ : 0253 - 2573445 E-mail : anand344@yahoo.com

To,

The Chief Manager,

SBI, RACPC

Nashik.

Subject :- Title Certificate with respect of All that piece and parcel of Plot No.88 having area admeasuring 1987.00 sq.mtrs. of Survey No. 30/1A+2+5+30/3+1pai+2pai situated at village Agartakali, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik bounded together as follows:-

East	-	Survey No.30/6
West	-	Plot No.87
South	-	Road
North	-	Upanagar Colony Road

Ref:- The property bearing Flat No.11 having built-up area admeasuring 55.76 sq.mtrs on first floor in A wing in building known as Omkar Plaza Co-op Hsg Soc Ltd constructed on Plot No.88 having area admeasuring 1987.00 sq.mtrs. of Survey No. 30/1A+2+5+30/3+1pai+2pai situated at village Agartakali, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik bounded as follows:-

East	-	Marginal Space
West	-	Marginal Space
South	-	Marginal Space
North	-	Flat No.12 & 13

Respected Sir,

The Home Equity Loan proposal file of Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat is entrusted to me, who is availing loan from State Bank of India in respect of subject property and called upon me to issue title search report. After scrutiny of the documents contained in the said file, I am submitting My Title Certificate as under:-



In respect of Subject property I already issued **Title Investigation Report** dated 04/08/2018. In the said report I have given the description of the documents of the property and also the permissions which are obtained i.e. NA order, details of mutation entries etc. for getting the title chain of acquisition of the property by the land owner. The copy of the said title report is attached with this title search report as the part and parcel. No new adverse mutation entries are found on latest 7/12 extract.

In My the Title Investigation Report all details are provided hence this supplementary title search report is given.

1. Building plan is approved by Nashik Municipal Corporation under Sanction of Building Permit & Commencement Certificate No. LND/ BP/ Nashik/ 230/ 592 dated 19/07/2002 & Completion Certificate is issued by Nashik Municipal Corporation vide order no. Ja. No./ Naravi/ Nashik/ 3949 dated 23/09/2003.
2. Agreement for Sale executed by Omkar Plaza Co-op Hsg Soc Ltd through its chairman Maganbhai Khimjibhai Patel in favour of **Mr. Nilesh Prakash Kortikar** in respect of Flat No.11 having built-up area admeasuring 55.76 sq.mtrs on first floor in A wing in building known as Omkar Plaza Co-op Hsg Soc Ltd constructed on Plot No.88 having area admeasuring 1987.00 sq.mtrs. of Survey No. 30/1A+2+5+30/3+1pai+2pai situated at village Agartakali, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik. Said Agreement for Sale is registered in the office of Sub Registrar Nashik-2 at Sr. No.4808 on 03/10/2003.
3. Sale Deed executed by Omkar Plaza Co-op Hsg Soc Ltd through its chairman Maganbhai Khimjibhai Patel in favour of **Mr. Nilesh Prakash Kortikar** in respect of Flat No.11 having built-up area admeasuring 55.76 sq.mtrs on first floor in A wing in building known as Omkar Plaza Co-op Hsg Soc Ltd constructed on Plot No.88 having area admeasuring 1987.00 sq.mtrs. of Survey No. 30/1A+2+5+30/3+1pai+2pai situated at village Agartakali, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik. Said Sale



Deed is registered in the office of Sub Registrar Nashik-2 at Sr. No.360 on 20/01/2017.

4. Agreement for Sale executed by **Mr. Nilesh Prakash Kortikar** in favour of **Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat** in respect of Flat No.11 having built-up area admeasuring 55.76 sq.mtrs on first floor in A wing in building known as Omkar Plaza Co-op Hsg Soc Ltd constructed on Plot No.88 having area admeasuring 1987.00 sq.mtrs. of Survey No. 30/1A+2+5+30/3+1pai+2pai situated at village Agartakali, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik. Said Agreement for Sale is registered in the office of Sub Registrar Nashik-4 at Sr. No.2273 on 05/04/2017.
5. Transfer Deed executed by **Mr. Nilesh Prakash Kortikar** in favour of **Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat** in respect of Flat No.11 having built-up area admeasuring 55.76 sq.mtrs on first floor in A wing in building known as Omkar Plaza Co-op Hsg Soc Ltd constructed on Plot No.88 having area admeasuring 1987.00 sq.mtrs. of Survey No. 30/1A+2+5+30/3+1pai+2pai situated at village Agartakali, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik. Said Transfer Deed is registered in the office of Sub Registrar Nashik-4 at Sr. No.2973 on 04/05/2017.
6. **Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat took loan from State Bank of India, on subject flat.**
7. Considering the My Title Investigation Report & Transfer Deed & Agreement for sale and above reference documents, I am of the opinion that the subject property of **Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat** is clear, marketable **subject to Charge of State Bank of India, Nashik.**
8. I have taken search for the period 05/08/2018 to 11/06/2020. Also Index-II search is taken on the basis of available data. No adverse entries are found & there is no charge on subject property except the charge of State Bank of India.



Please do the Additional Equitable Mortgage of above mentioned property in respect of additional loan amount & collect the following documents from Borrower if not collected previously:-

Document Collected Before Disbursement:-

1. Original Transfer Deed with registration receipt in favour of Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat which is registered in the office of Sub Registrar Nashik-4 at Sr. No.2973 on 04/05/2017.
2. Original Agreement for Sale with registration receipt in favour of Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil-Kumavat which is registered in the office of Sub Registrar Nashik-4 at Sr. No.2273 on 05/04/2017.
3. Original Sale Deed with registration receipt in favour of Mr. Nilesh Prakash Kortikar which is registered in the office of Sub Registrar Nashik-2 at Sr. No.360 on 20/01/2017.
4. Original Agreement for Sale with registration receipt in favour of Mr. Nilesh Prakash Kortikar which is registered in the office of Sub Registrar Nashik-2 at Sr. No.4808 on 03/10/2003.
5. Original Share Certificate.
6. Copy of Registration Certificate of Society.
7. Latest 7/12 extract with N.A. Tax receipt.
8. Latest Property Tax receipt.

Place:- Nashik

Date:- 11/06/2020



A. F. Pipada





CHALLAN
MTR Form Number-6



GRN	MH004756027201819E	BARCODE		Date	04/08/2018-12:49:03	Form ID	
Department			Payer Details				
Inspector General Of Registration							
Search Fee			TAX ID (If Any)				
Type of Payment Other Items			PAN No.(If Applicable)				
Office Name			Full Name		Adv A F Pipada		
NSK1_HQR SUB REGISTRAR NASHIK 1							
Location			Flat/Block No.		317/1		
NASHIK							
Year			Premises/Building				
2018-2019 From 03/08/2008 To 04/08/2018							
Account Head Details		Amount In Rs.		Road/Street			
0030072201 SEARCH FEE		325.00		District court			
				Area/Locality		Nashik	
				Town/City/District			
				PIN		4 2 2 0 0 2	
				Remarks (if Any)			
				Flat No.11 in A wing in Omkar Plaza Co-op Hsg Soc Ltd Plot No.88 Sr			
				No30/1A-2-5-3/3-1-2 Agartakali			
				Amount In		Three Hundred Twenty Five Rupees Only	
Total		325.00		Words			
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN		Ref. No.		00040572018080411612
					IK00SBHMH3		
Cheque-DD Details			Bank Date		RBI Date		04/08/2018-12:49:39
					Not Verified with RBI		
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA		
Name of Bank			Scroll No. . Date		Not Verified with Scroll		

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 Mobile No. : 9422750803
 सार्वजनिक दफ्तरी कामासाठी वैध आहे. इतर कारणे किंवा अनधिकृत कागदपत्रे यासाठी वैध नाही.



Chamber No. 317, Building No. 1, District Court, Nashik - 422 002.
 ☎ : 0253 - 2573445 E-mail : anand344@yahoo.com

Annexure – B: Report of Investigation of Title in respect of immovable Property

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	RACPC, NASHIK.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil.
	c) Name of the Borrower.	Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat.
2.	a) Name of the unit/ concern/ company/ person offering the property/ (ies) as security.	Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat.
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Persons.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Joint Applicants.
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	
	(a) Survey No.	Plot No.88 of Survey No. 30/1A+2+5+30/3+1pai+2pai
	(b) Door/House no. (in case of house property)	Flat No.11 on first floor in A wing in building known as Omkar Plaza Co-op Hsg Soc Ltd
	(c) Extent/ area including plinth/ built up area in case of house property	Built-up area admeasuring 55.76 sq.mtrs.
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Village Agartakali, Tal. & District Nashik.

		Nashik-2 at Sr. No.4808		
5.	a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)		Certified copy of Transfer Deed is obtained. Original documents are not verified as those are in the custody of Aspire Home Finance Ltd.	
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?	-		
	ii) Whether the certified copies of title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously)	-		
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?		Yes, record of registrar office is available on Online Portal from year 2002 but the system was not supported and online revenue records are not available as such records are not updated.	
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.		Yes.	

	clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	minor interest.
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leaschold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Ownership Right.
10.	If leasehold, whether;	No.
	a) lease Deed is duly stamped and registered	-
	b) lessee is permitted to mortgage the Leaschold right,	-
	c) duration of the Lease/unexpired period of lease,	-
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	-
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	-
	f) Right to get renewal of the leasehold rights and nature thereof.	-
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	No.
	a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	-

	mortgage;	
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	-
15.	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage. (b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. (c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. (d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/ complied with. (e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	No.
16.	Whether the title documents include any testamentary documents /wills? (a) In case of wills, whether the will is registered will or unregistered will?	No.
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	-
	(c) Whether the property is mutated on the basis of will?	-
	(d) Whether the original will is available?	-

	specifically authorizes the mortgage of the property?	
	(c) If so additional precautions / permissions to be obtained for creation of valid mortgage?	-
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	-
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	No.
	(b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No.
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.	Yes.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	No.
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No.

	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	
	iii) Whether the above search of charges reveals any prior charges / encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes / No.	
	iv) If the search reveals encumbrances / charges whether such charges / encumbrances have been satisfied ? Yes / No.	
26.	In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No.
27.	(a) Whether any POA is involved in the chain of title?	No.
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	No.

	(h) The unequivocal opinion on the enforceability and validity of the POA?	No.
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No.
29.	If the property is a Flat / apartment or residential / commercial complex, check and comment on the following:	
	(a) Promoter's/Land owner's title to the land/ building;	Omkar Plaza Co-op Hsg. Soc. Ltd is the owner of subject plot.
	(b) Development Agreement/Power of Attorney;	No.
	(c) Extent of authority of the Developer/builder;	No.
	(d) Independent title verification of the Land and/or building in question;	No.
	(e) Transfer Deed & Agreement for Sale (duly registered);	Yes.
	(f) Payment of proper stamp duty;	Yes.
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Not required.
	(h) Approval of building plan, permission of appropriate/local authority, etc.;	Building plan is approved by Nashik Municipal Corporation under Sanction of Building Permit & Commencement Certificate No. LND/ BP/ nashik/ 230/ 592 dated 19/07/2002 & Completion Certificate is issued by Nashik Municipal Corporation vide order no. Ja. No./ Naravi/ Nashik/ 3949 dated 23/09/2003.

32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes.
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not required.
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	

1. Mutation Entry No.3245 dated 29/09/2001 shows that Laxmikant Vasudeoprasad Tiwari sold Plot No.88 having area admeasuring 1987.00 sq.mtrs. of Survey No. 30/1A+2+5+30/3+1pai+2pai situated at village Agartakali, to Omkar Plaza Co-op Hsg Soc Ltd through its chairman Maganbhai Khimjibhai Patel. Said Sale Deed is registered in the office of Sub Registrar Nashik-2 at Sr. No.8954 on 28/09/2001.

2. Building plan is approved by Nashik Municipal Corporation under Sanction of Building Permit & Commencement Certificate No. LND/ BP/ nashik/ 230/ 592 dated 19/07/2002 & Completion Certificate is issued by Nashik Municipal Corporation vide order no. Ja. No./ Naravi/ Nashik/ 3949 dated 23/09/2003.

3. Agreement for Sale executed by Omkar Plaza Co-op Hsg Soc Ltd through its chairman Maganbhai Khimjibhai Patel in favour of **Mr. Nilesh Prakash Kortikar** in respect of Flat No.11 having built-up area admeasuring 55.76 sq.mtrs on first floor in A wing in building known as Omkar Plaza Co-op Hsg Soc Ltd constructed on Plot No.88 having area admeasuring 1987.00 sq.mtrs. of Survey No. 30/1A+2+5+30/3+1pai+2pai situated at village Agartakali, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik. Said Agreement for Sale is registered in the office of Sub Registrar Nashik-2 at Sr. No.4808 on 03/10/2003.


4. Sale Deed executed by Omkar Plaza Co-op Hsg Soc Ltd through its chairman Maganbhai Khimjibhai Patel in favour of **Mr. Nilesh Prakash Kortikar** in

36.	<p>(a) Whether the property offered as security is clearly demarcated?</p> <p>(b) Whether the demarcation/ partition of the property is legally valid?</p> <p>(c) Whether the property has clear access as per documents?</p>	Yes.
37.	<p>Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?</p> <p>(a) Document in relation to electricity connection;</p> <p>(b) Document in relation to water connection;</p> <p>(c) Document in relation to Sales Tax Registration, if any applicable;</p> <p>(d) Other utility bills, if any.</p>	Yes.
38.	<p>In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same.</p>	No.
39.	<p>If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)</p>	<p>Valuation report not & Copy of Sanctioned Plan not produced. Please take Boundaries of subject flat from Valuer.</p>

be furnished.	
Whether the registered agreement for sale as prescribed in the above Act / Rules there under is executed?	-
Whether the details of the apartment / plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of The Real Estate Regulatory Authority ?	-

Date:- 04/08/2018

Place:- Nahsik


A. F. Pipada
Advocate

6. In case of Stilt Third/ subsequent charge in favour of the Bank, there is mortgages/ charges of **Aspire Home Finance Ltd** other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).

7. Minor/(s) and his/their interest in the property/(ies) is to be extend of (specify the share of the Minor with Name). (Strike out if Not Applicable).:-

Not Applicable.

8. The Mortgage if created, will be available to the Bank for the liability of the intending Borrower, **Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat.**

9. I Certify that **Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat** as a **Member of Omkar Plaza Co-op Hsg Soc Ltd** has/have an absolute, clear and marketable title subject to charge of **Aspire Home Finance Ltd** over the Schedule II property/(ies.) I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage.

Document Collected Before Disbursement:-

✓ 1. Certified Copy of Transfer Deed with registration receipt in favour of **Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat** which is registered in the office of Sub Registrar Nashik-4 at Sr. No.2973 on 04/05/2017.

✓ 2. Photo Copy of Agreement for Sale with registration receipt in favour of **Mr. Sunil Mohan Kumavat & Mrs. Varsha Sunil Kumavat** which is registered in the office of Sub Registrar Nashik-4 at Sr. No.2273 on 05/04/2017.

✓ 3. Photo Copy of Sale Deed with registration receipt in favour of **Mr. Nilesh Prakash Kortikar** which is registered in the office of Sub Registrar Nashik-2 at Sr. No.360 on 20/01/2017.

✓ 7. All other documents in custody of Aspire Home Finance Ltd in respect of subject Flat.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

12. It is certified that property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY/IES.

Schedule:-I of The Property Referred to Above

All that piece and parcel of non agricultural land of Plot No.88 having area admeasuring 1987.00 sq.mtrs. of Survey No. 30/1A+2+5+30/3+1pai+2pai situated at village Agartakali, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik bounded together as follows:-

East	-	Survey No.30/6
West	-	Plot No.87
South	-	Road
North	-	Upanagar Colony Road

Schedule:-II of The Flat Referred to Above

Flat No.11 having built-up area admeasuring 55.76 sq.mtrs on first floor in A wing in building known as Omkar Plaza Co-op Hsg Soc Ltd constructed on Plot No.88 having area admeasuring 1987.00 sq.mtrs. of Survey No. 30/1A+2+5+30/3+1pai+2pai situated at village Agartakali, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik bounded as follows:-

East	-	Marginal Space
West	-	Marginal Space
South	-	Marginal Space
North	-	Flat No.12 & 13

Place:- Nashik

Date:- 04/08/2018



A. F. Pipada
Advocate

Valuation Report

Address of Property :

Flat No.-11, on 1st floor, in Omkar Plaza CHS Ltd- A wing, located in Indraprastha Colony, Upnagar, above Axis Bank ATM, Icchamani Road, Plot No. 88, Survey No. 30/1A/2+5+30+1pt.+2pt., Agartakali Shiwar, Nashik.

Name of Owner/
Purchaser :

Mr. Sunil Mohan Kumawat & Mrs. Varsha Sunil Kumawat



DATE OF VALUATION : 19/06/2020
Nashik

Atul Wadkar



Er. ATUL WADKAR.
APPROVED VALUER

- Chartered Engineer
- Consulting Engineer
- Govt. Approved Valuer

ATUL B. WADKAR

B.E. (Civil), A.M.I.E., A.I.V., C.E.,
Office : 404, Ishwar Pratik Apartment,
 Near Spring Valley, Tapovan Road,
 Nashik-422011 **Mob.:** 9422604011
Email id : atulwadkar1@rediffmail.com

Ref: SBI/20-21/53

Date: - 15/06/2020

To,
 State Bank of India,
 RACPC Branch, Nashik.

VALUATION REPORT OF IMMOVABLE PROPERTY

1 General		
1	Purpose for which the valuation is made	To Assess the Fair Market Value, Realizable Value & Distress Value of Property
2	Date of Property Inspection	15/06/2020
	Date of Valuation Report	15/06/2020
3 List of documents produced for perusal		
	Layout Plan.	----
	Building Plan & Commencement Certificate	LND/BP/230/592, Dtd. 19/07/2002.
	Building Completion Certificate	Town Planning/003949 Dtd. 23/09/2003
	Legal Documents -	Copy of Transfer Deed vide Registration No.- NSN4-2973-2017, Dtd. 28/04/2017.
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)	Mr. Sunil Mohan Kumawat & Mrs. Varsha Sunil Kumawat
	Address of Property.	Flat No.-11, on 1 st floor, in Omkar Plaza CHS Ltd- A wing, located in Indraprastha Colony, Upnagar, above Axis Bank ATM, Icchamani Road, Plot No. 88, Survey No. 30/1A/2+5+30+1pt.+2pt., Agartakali Shiwar, Nashik.
5	Brief description of the property	Flat on 1 st Floor with Hall+Kitchen+01 Bedroom+ Toilet.
6 Location of property		
a	Plot No. / Survey No.	Plot No. 88, S. No. 30/1A/2+5+30+1-pt.+2-pt., Agartakali Shiwar, Nashik.
b	Door No.	--
c	T. S. No. / Village	Agartakali.
d	Ward / Taluka	Nashik.
e	Mandal / District	Nashik.
f	Date of issue and validity of layout of approved map / plan	--
g	Approved map / plan issuing authority.	Ex. Engineer, NMC. Nashik.
h	Whether genuineness or authenticity of approved map / plan is verified	YES.
i	Any other comments by our empanelled valuers on authentic of approved plan	No.
7	Postal address of the property	Flat No.-11, on 1 st floor, in Omkar Plaza CHS Ltd- A wing, located in Indraprastha Colony, Upnagar, above Axis Bank ATM, Icchamani Road, Plot No. 88, Survey No. 30/1A/2+5+30+1pt.+2pt., Agartakali Shiwar, Nashik.
8	City / Town	Nashik.
	Residential Area	Yes
	Commercial Area	----
	Industrial Area	----
9	Classification of the area	
	i High / Middle / Poor	Middle Class


 ATUL B. WADKAR
 Page 2 of 15

	ii Urban / Semi Urban / Rural	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	Nashik Municipal Corporation, Nashik.
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area/ cantonment area	----
12	Boundaries of the property	
	East	Side Margin
	West	Side Margin
	South.	Side Margin
	North	Flat No. 12 & 13
13	Dimensions of the site As per Sale Deed.	A
	----	B
		As per the Deed
		Actuals
14	Extent of the site	----
14.1	Latitude, Longitude & Co-ordinates of flat	Longitude- 19.970047, Latitude-73.821889
15	Extent of the site considered for valuation (least of 13 A & 13 B)	----
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	N.A.

II.	APARTMENT BUILDING	
1.	Nature of the Apartment	Residential
2.	Location	located in Unnagar, Icchamani Road, Nashik
	T. S. No.	N.A.
	Block No.	N.A.
	Ward No.	N.A.
	Village/ Municipality / Corporation	Nashik Municipal Corporation, Nashik.
	Door No., Street or Road (Pin Code)	
3.	Description of the locality Residential / Commercial / Mixed	Residential
4.	Year of Construction	2002-03
5.	Number of Floors	Ground + Upper 03 Floors.
6.	Type of Structure	RCC Framed Structure.
7.	Number of Dwelling units in the building	As per Plan
8.	Quality of Construction	Good
9.	Appearance of the Building	Good
10.	Maintenance of the Building	Good.
11.	Facilities Available	
	Lift	Yes, Provided
	Protected Water Supply	No
	Underground Sewerage	Yes, Provided
	Car Parking - Open/ Covered	Covered Parking.
	Is Compound wall existing?	No.
	Is pavement laid around the Building	No.

III	FLAT	
1	The floor on which the flat is situated	1 st Floor
2	Door No. of the flat	No.
3	Specifications of the flat	
	Roof	RCC
	Flooring	Spartec Tiles
	Doors	Laminated Flush Doors/ Collapsible
	Windows	Al Glazed Windows.
	Fittings	Casing Capping

	House Tax	----
	Assessment No.	----
4	Tax paid in the name of	----
	Tax amount	----
	Electricity Service Connection no.	----
5	Meter Card is in the name of	----
6	How is the maintenance of the flat?	----
7	Sale Deed executed in the name of	Mr. Sunil Mohan Kumawat & Mrs. Varsha Sunil Kumawat
8	What is the undivided area of land as per Sale Deed?	Not mentioned in the Copy of Agreement to Sale Provided.
9	What is the plinth area of the flat?	----
10	What is the floor space index (app.)	1.0
11	What is the Carpet Area of the flat?	----
	Balcony Area	
	Built-up Area	55.76 Sq.Mt.
	Total Built-up Area Adopted for Valuation	55.76 Sq.Mt. = 600.00 Sq.Ft.
12	Is it Posh/ 1 class / Medium / Ordinary?	Medium Class
13	Is it being used for Residential or Commercial purpose?	Residential
14	Is it Owner-occupied or let out?	NA
15	If rented, what is the monthly rent?	NA
IV	MARKETABILITY	
1	How is the marketability?	In Demand.
2	What are the Potential Value? Factors favouring For an extra	Building is located in fully developed locality, Located in Upnagar. ivic amenities are available on walking distance.
3	Any negative factors are observed which affect the market value in general?	No.
V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	Rs.3,500/- to 4,000/- per Sq.Ft.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	Rs.3,800/- per Sq.Ft.
	Break - up for the rate	
3	i) Building + Services	Rs. 1500/- Per Sq.Ft.
	ii) Land + Others	Rs. 2300/- per Sq.Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) As per Sheet attached.	Rs. 29,500/- per Sq.Mt.
	Government Value (55.76*29,500/-*80% =13,15,936/-)	Rs.13,16,000/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	
	Replacement cost of flat with Services {V(3)i}	Rs.1500/- per Sq.Ft.
	Age of the building	17 Years
	Life of the building estimated	60 years
	Depreciation percentage assuming the salvage value as 10%	42.5%
	Depreciated Ratio of the building	Rs. 1500/- per Sq.Ft.
b.	Total composite rate arrived for valuation	3800/-
	Depreciated building rate VI (a)	863/-
	Rate for Land & other V (3)ii	2300/-
	Total Composite Rate	3163/-



Details of Valuation:				
No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat (incl. car parking, if provided)	600.00 Sq.Ft.	3163.00	18,97,800.00
2	Wardrobes	---	---	---
3	Showcases	---	---	---
4	Kitchen Arrangements (Kitchen Trollies)	---	---	---
5	Superfine Finish	---	---	---
6	Interior Decorations	---	---	---
7	Electricity deposits / electrical fittings, etc.,	---	---	---
8	Extra collapsible gates / grill works etc.,	---	---	---
9	Potential value, if any	---	---	---
10	Others	---	---	---
Total				18,97,800.00
Say				18,98,000.00
Realizable Value				17,08,000.00
Distress Value				15,18,000.00

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is **Rs. 17,08,000/- (Rupees Seventeen Lakh Eight Thousand only).**

Place : Nashik.

Date : 15/06/2020.

Name & Address of Valuer.

Er. ATUL B. WADKAR.
404, Ishwar Pratik Apartment, Nr. Spring Valley,
Tapovan Road, Nashik – 422 011.
Wealth Tax Regi.No.-
NSK/CCIT/34AB/253/28/Cat-

Signature

The undersigned has inspected the property detailed in the Valuation Report dated 15/06/2020 on _____. We are satisfied that the fair and reasonable market value of the property is **Rs. 17,08,000/- (Rupees Seventeen Lakh Eight Thousand only).**

Date:

Signature

(Name of the Branch Manager with office Seal)

PHOTOGRAPHS OF PROPERTY VISITED.





GOVT. READY RECKNOR RATES



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
सब स्थितीत पुढील आदेशापर्यंत सन २०१९-२० साठीचे दर कायम ठेवण्यात आलेले आहेत.
बाजारमूल्य दर पत्रक

Home Valuation Rates User Manual Close Feedback

Year	Annual Statement of Rates							Language
20192020								English
Selected District	नासिक							
Select Taluka	नासिक							
Select Village	मीठ आगरटाफकी							
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location							
Enter Survey No	30	Search						
उपविधान	सुची नवीन	निवासी सदनिष्ठा	खंडीय	दुकाने	औद्योगिक	एकक (Pb./)	Attributes	
3.1-पुणे रम्यापामून पुर्वेकडे जाणारा 24 मी. रुंद रस्ता, पुणे रम्यावरील व पुर्वेकडील व सगळ्या सर्व निष्ठावती (भाषणशा रस्ता ये देवडावनीच्या उत्तर हद्दीमधील)समेत उंच खोचनी संरक्षकपिठी पामून पुर्वेकडे जाणा-या 18 मी. रुंद रम्यावरील निष्ठावती व पुर्व हद्दीवरील 30 मी रुंद दक्षिणेवर रस्ता.	10010	29500	32500	39000	0	चौ. मीटर	सर्वे कर	

(Signature)
APPROVED

- Chartered Engineer
- Consulting Engineer
- Govt. Approved Valuer

ATUL B. WADKAR

B.E. (Civil), A.M.I.E., A.I.V., C.E.,
Office : 404, Ishwar Pratik Apartment,,
 Near Spring Valley, Tapovan Road,
 Nashik-422011 Mob.: 9422604011
Email id : atulwadkar1@rediffmail.com

(Annexure-I)

DECLARATION- CUM- UNDERTAKING

I, Atul Basappa Wadkar, son of Basappa Kashinath Wadkar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 15-06-2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property on 14-06-2020 The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been convicted of any offence and sentenced to a term of imprisonment.
- h. I have not been found guilty of misconduct in professional capacity.
- i. I have not been declared to be unsound mind.
- j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undischarged insolvent.
- l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Incometax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- n. My PAN Card number/Service Tax number as applicable is AAXPW2851N.
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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.
- r. 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.
- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration).
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	From the Documents provided, Enquiry about the property with Owner/Purchaser.
2	Purpose of valuation and Appointing authority	To obtain the Realizable Value of the Property. State Bank of India.
3	Identity of the valuer and any other experts involved in the valuation;	Er. Atul B. Wadkar.
4	Disclosure of valuer interest or conflict, if any;	No.
5	Date of appointment, valuation date and date of report;	15/06/2020
6	Inspections and/or investigations undertaken;	14/06/2020
7	Nature and sources of the information used or relied upon;	Local Survey from the agents & ongoing sites in nearby vicinity.
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Market Valuation.
9	Restrictions on use of the report, if any;	For State Bank of India – Home Loan
10	major factors that were taken into account during the valuation;	Locality, Location, Surrounding area etc.
11	Major factors that were not taken into account during the valuation;	NA
12	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.	No.

Date: 15/06/2020.

Place: Nashik.

Signature

Name of the Approved Valuer.

Er. ATUL B. WADKAR.

404, Ishwar Pratik Apartment, Nr. Spring Valley,
Tapovan Road, Nashik – 422 011.

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and 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 and 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 and 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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time

Signature of the valuer

Name & Address of the Approved Valuer

Er. ATUL B. WADKAR.

404, Ishwar Pratik Apartment, Nr. Spring Valley,
Tapovan Road, Nashik - 422 011.



Date: 15/06/2020

Place: Nashik.



नसम

दस्तावेज क्र. 13

90

10/10/2002 40 रुके



N: 003949

महानगरपालिका, नाशिक
दस्तावेज क्र./संगतचना/नाशिक/003949
दिनांक 23/5/2002

इमारत बांधकामाचा वापर करणे बाबतचा दाखला (अर्ज/भागतः)

चेमरभत, भोकारपणसा कोमो ही जो ही.

नाशिक

दिनांक : 15/5/2002 चा अर्ज क्रमांक : अ-13/9480

नामः

दाखला देण्यात येतो की, अगस्टाक

शिवागटोल लि. स. नं.

अर्ज नं. 30/9मे + 245130/3+3

मधील इमारतीच्या लढ+परपिता + दुसरा

बांधकामाचे इन्क्रील बांधकाम परवानगी नं. 2301492

दिनांक 95/10/2002 अन्वये

दि. याप्रमाणे सर्वेक्षक (आर्किटेक्ट) श्री.

डी. आर. गात्रे.

निविदाद्वारे पूर्ण झाले असून निविदा निवासेत अर्जात नोंदविलेल्या शर्तीस अधिन राहून

तोच वापर करणेच परवानगी देण्यात येत आहे. त्याचे एकूण बांधकाम क्षेत्र 7782 = 63

चौ. वि. व पटई क्षेत्र (कारपेट एरिया) 669 = 624 चौ. वि.

सदर इमारतीचा बांध निवासी निवासेत/अर्जात नोंदविलेल्या शर्तीस अधिन राहून बदल करता

येणार नाही. बांधकाम बदल करायच्या बाबतीत इन्क्रील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

या बाबतीत अलाहिदा प्रत या. कार. अधीक्षक पदापट्टी विभाग धांपेकडे पाठविण्यात आली आहे ती विहित विभागाकडे संपर्क साधावा.

सिमेंट फेज विण घुववठा बाबतचे हरकत नाही.

या बाबतीत पूर्ण केलेल्या इमारतीत म. न. पा. च्या पूर्व परवानगी शिवाय बांधकामाचे व बांधकामाचे बदल करू

नये. त्याबाबतचे अर्ज देणे पोलीस ठाणे/अर्जात नोंद घ्यावी.

गोम मरसे ही गोम.

गोम मरसे ही गोम 30000-रुपये घात. 30000/15 दि. मरसे ही गोम मरसे ही गोम.

नस
दस्तावेज क्र. 12
91 -

Handwritten signature and stamp.



3765/2001 दिनांक 07/09/2001 अन्वये नोंदणी झालेली आहे.

- 3) वर कलम 1ब यात वर्णन केलेली फ्लॅट मिळकत ही लिहून देणार सोसायटीची खरेदी मालकीची मिळकत असून तशी विल्हेवाट लावण्याचा पुर्ण हक्क व अधिकार आहे. त्या प्राप्त असलेल्या हक्क व अधिकारात. सदरची मिळकत ही त्यांना गैरसोयीची अशी असल्याने त्यांनी ती विक्रीस काढली व सदरची मिळकत ही लिहून देणार यांना पसंत असल्याने त्यांनी ती विकत घेण्याची तयारी दर्शविली त्यानुसार उभयतांमध्ये सदर मिळकतीचे खरेदी-विक्री कामी बोलणी बैठका होवून व्यवहार निश्चित करण्यात आला व त्यानुसार लिहून देणार यांनी लिहून घेणार यांचे लाभांत अॅग्रीमेंट टू सेलचा दस्त लिहून व मे. दुय्यम निबंधक सा. नाशिक यांचेकडे दस्त नं. 2273/2017 अन्वये दिनांक 05/04/2017 रोजी नोंदयुन दिलेला आहे. सदरील करारनाम्यास अनुसरून लिहून देणार हे लिहून घेणार यांचे लाभांत आजरोजी ट्रान्स्फर डिड दस्त लिहून व नोंदवून देत आहे.
- 4) उपरोक्त कलम 1अ मध्ये वर्णन केलेल्या मिळकतीचा बिनशेती उपयोग करणेकामी मे. अप्पर जिल्हाधिकारी सा. नाशिक यांनी आदेशानुसार कायमची बिनशेती केलेली आहे.
- 5) वर कलम 1अ यात वर्णन केलेल्या मिळकतीचा ले-आऊट प्लॅन मे. असि. डायरेक्टर ऑफ टाऊन प्लॅनिंगनुसार मंजूर केलेला आहे.
- 6) उपरोक्त मिळकतीवर बांधकाम करण्यापूर्वी नाशिक महानगरपालिका, नाशिक यांनी बांधकाम करण्यासाठी परवानगी पत्र क. एलएनडी/बीपी/नाशिक/230/592 दिनांक 19/07/2002 रोजी दिलेली आहे. सदरच्या मंजूर इमारत नकाशाप्रमाणे इमारतीचे बांधकाम पुर्ण केलेले असून तसे बांधकाम केलेल्या इमारतीचे बांधकाम पुर्णत्वाचा दाखला मे. कार्यकारी अभियंता, नगररचना विभाग, नाशिक महानगरपालिका, नाशिक यांचेकडील जावक नं./नरवि/नाशिक /3949 दि. 23/09/2003 रोजी दिलेला आहे.
- 7) कलम 1ब यात वर्णन केलेली फ्लॅट नं. 11 मिळकत तसेच त्यात असलेले सर्व फिटींग फिक्चर्स इले. मीटर कनेक्शन यासह लिहून घेणार व लिहून देणार यांचे दरम्यान उक्ती किंमत रक्कम रु.



नसिन-४	2
क्र.सं/०२७३/२०१३	
७ — १७	

कारणे ट्रान्सफर डिड लिहून देतो ऐसा जे की :-

- 1) अ) मिळकतीचे वर्णन -
तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी, नाशिक महानगरपालिका हद्दीतील मौजे आगरटाकळी या शिपारांतील बिनशेती प्लॉटची मिळकत यांसी सर्व्हे नं. 30/1अ/+2 +5+30/3+1 (पै)+ 2 (पै) यातील प्लॉट नं. 88 यांसी क्षेत्र 1987.00 चौ. मी. यांसी एकत्रीत चतुःसिमा पुढील प्रमाणे :-
- | | |
|----------|-------------------------|
| पुर्वेस | : लागू सर्व्हे नं. 30/6 |
| पश्चिमेस | : प्लॉट नं. 87 |
| दक्षिणेस | : रोड |
| उत्तरेस | : उपनगर कॉलनी रोड |

ब) खरेदी दयावयाच्या मिळकतीचे वर्णन -
वर कलम 1-अ यात वर्णन केलेली बिनशेती प्लॉट मिळकतीवर मंजुर बिल्डींग प्लॅन प्रमाणे बांधण्यात आलेल्या ऑंकार प्लाझा को-ऑप हौसिंग सोसायटी लि., या नावाने ओळखल्या जाणा-या ए-विंग इमारती मधील पहिल्या मजल्यावरील फ्लॅट नं. 11 यांसी बांधीव क्षेत्र 55.76 चौ.मी. अशी मिळकत यांसी चतुःसिमा पुढील प्रमाणे :-

पुर्वेस	: मार्जिनल स्पेस
पश्चिमेस	: मार्जिनल स्पेस
दक्षिणेस	: मार्जिनल स्पेस
उत्तरेस	: फ्लॅट नं. 12 व 13

येणेप्रमाणे चतुःसिमांकित बांधीव मिळकत व त्यातील स्वतंत्र संडास-बाथरूम, स्वतंत्र इले. मिटर कनेक्शन व नळ कनेक्शनच्या सुखसोयीसह तसेच मिळकतात जाणे येण्याचे वागवहिवाटीचे तसेच सामाईक मोकळ्या जागेच्या व कॉलनी रस्त्याच्या वापरण्याचे संपुर्ण हक्क व अधिकारांसह मिळकत दरोबस्त.

- 2) वर कलम 1अ यात वर्णन केलेली मिळकत ही ऑंकार प्लाझा को-ऑप हौसिंग सोसायटी लि, याचे मालकीची असून सदर संस्था मे. उपनिबंधक, सहकारी संस्था, नाशिक यांचेकडील रजिस्ट्रेशन नं. एनएसके /एन.एस.के /एच.एस.जी/ टीसी/



नस्रन-४
तावक्र. (२९७३ /२०१७)
२ — १७

बाजार मुल्यांकन : 13,16,000 /-
खरेदी किंमत : 18,00,000 /-
स्टॅम्प रक्कम रूपये: 100 /-
नोंदणी फी रक्कम 100 /-

करारनामा हा दस्त दिनांक 05/04/2017 रोजी दस्त नं. 2273/2017 या दस्तावर स्टॅम्प रक्कम रूपये 1,08,000 /- व नोंदणी फी रक्कम रूपये 18,000 /- लावलेला आहे.

ट्रान्सफर डिड

आज दिनांक 28 माहे एप्रिल इसवी सन 2017
ते दिवशी नाशिक मुक्कामी....

1) श्री. सुनिल मोहन कुमावत
उ.व. 40 वर्ष, धंदा : व्यापार
पॅन नं. BDZPK0341M
2) सौ. वर्षा सुनिल कुमावत
उ.व. 30 वर्ष, धंदा : गृहिणी
पॅन नं. CHBPK6072J
दोधेही रा. फ्लॅट नं. 18, श्री गणेशा अपार्टमेंट
शांती पार्क, उपनगर,
नाशिक.

लिहून घेणार

यांसी



श्री. निलेश प्रकाश कोटीकर
उ.व. 40 वर्ष, धंदा- नोकरी
पॅन नं. ASTPK9009Q
रा. 11, ऑंकार प्लाझा अे हौसिंग सोसायटी
इच्छामणी मंदिर रोड,
उपनगर, नाशिक.

लिहून देणार