

D. R. Harkal & Associates



Prop. Er. D. R. Harkal B.E. Civil, (M.I.E., F.I.V.)
M.: 98504 99659 / 94034 09968
Govt. Reg. Valuer : N-C.C.I.T./CAT-1/67/56

Associate Valuer Er. Tushar J. Patil
M.Tech. (Geotech.), M.Sc. (Val.), (A.M.I.E.) M.: 97621 02048
IBBI Reg. Valuer : IBBI/RV/07/2019/10901

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

VALUATION REPORT : VAL / DRH / 01- 2021

To be Read with Latest Title Search Report

Introduction:

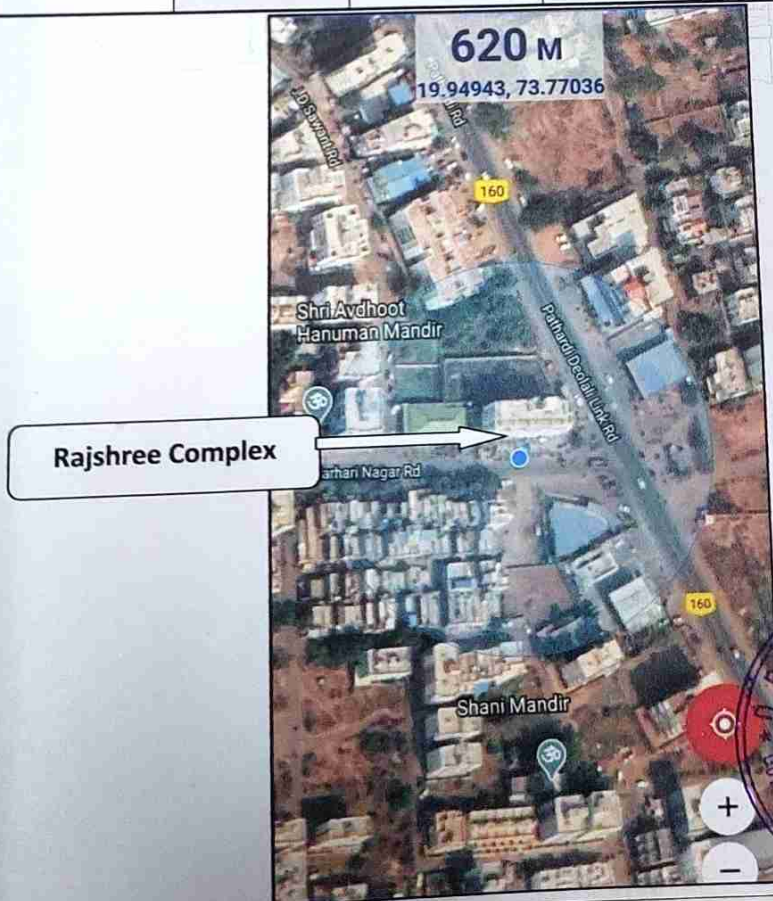
Bank & Branch	Bank of Baroda; Mumbai Naka Branch, Nashik
Name of the Customer/s	Sh. Omkar Suresh Yadav
Purpose of the Valuation	To assess Market Value, Realizable Value & Distress Sale Value of the Property (Said Asset)

Property Inspection / Identification Details:

Assignment Reference	Bank of Baroda, Mumbai Naka Branch, Nashik
Property Identified by	Customer's Representative: Sh. Sunil Patil
Date of Visit / Inspection	09-12-2020
Date of Valuation Report	12-01-2021

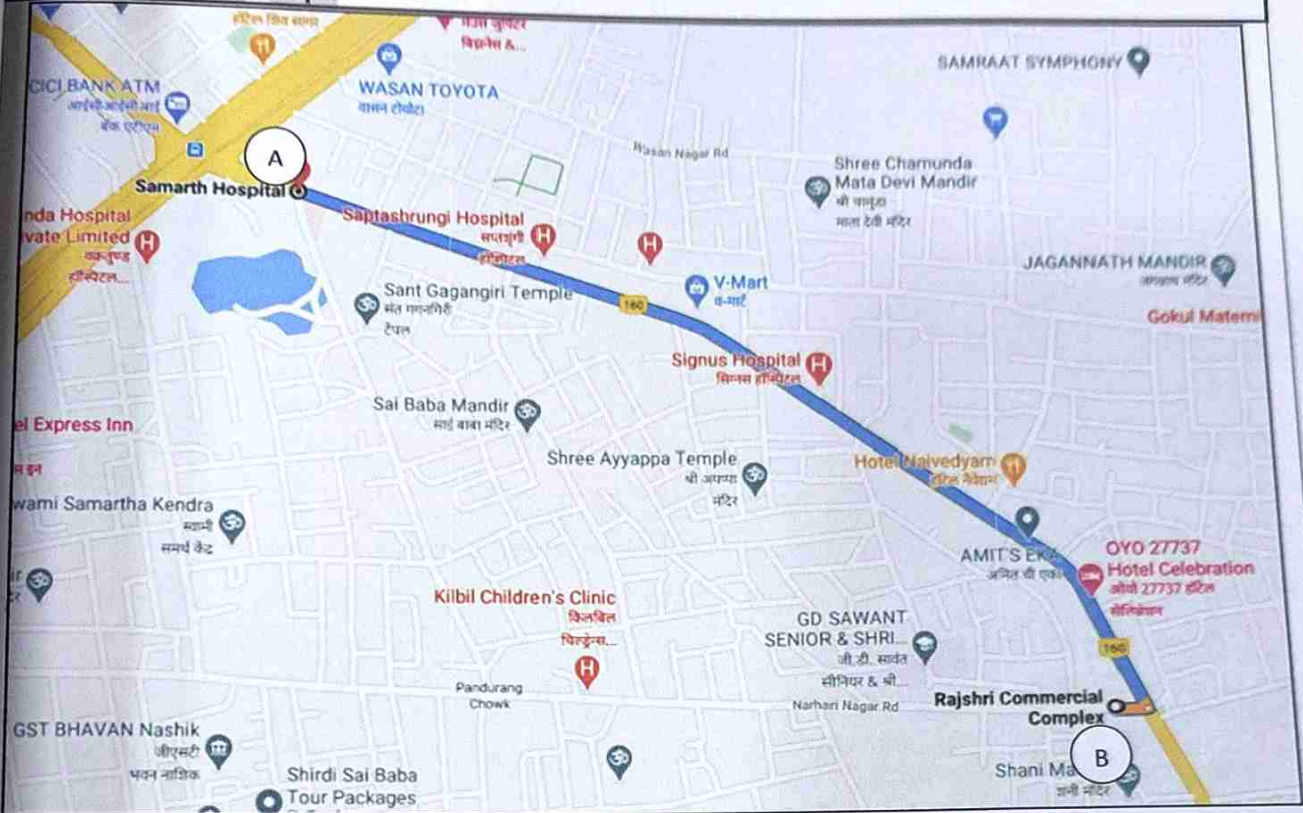
Property Details:

Address of the Property (Said Asset) Valued	Office No. 02, Located on 3rd Floor of Bldg. Named as "RAJSHREE COMMERCIAL COMPLEX" Above Ambika Hardware, Off Deolali – Pathardi Link Road, Pathardi, Nashik	Remarks: Nil			
P. No./S. No./ G. No./Shiwar	Plot No. 13, S. No. 326/ 1/ 1/ 2Pt., Pathardi Shiwar, Nashik				
Nearby Landmark	Above : Ambika Hardware				
	Latitude	19.94943 N	Longitude	73.77036 E	



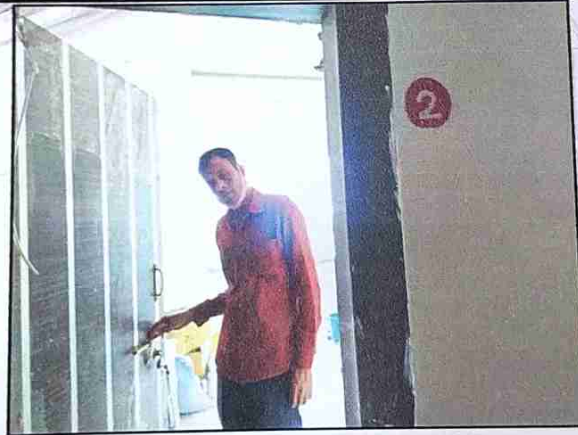


5 | GPS Route Map :

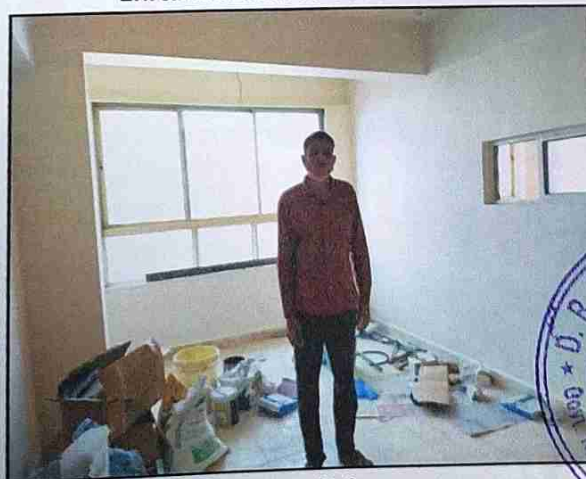


From A- Pathardi Phata to B- Rajshree Commercial Complex

6 | Photographs of the Property:



Entrance Door of Office No. 02



Internal View



Handwritten signature

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Prop. Er. D. R. Harkal

Associate Valuer: Er. Tushar Patil

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97621 02048

7 VALUATION : FMV / RV / DSV:

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

Fair Market Value (FMV)	Rs. 10, 15, 000/-
Realizable Value (RV)	Rs. 09, 13, 000/-
Distress Sale Value (DSV)	Rs. 08, 12, 000/-
Guide line Value (2020-2021)	Rs. 07, 15, 000/-

8 Declaration by Valuer:

- a Property is Inspected by Undersigned with Asst. Civil Engineer Bhavesh Wajge
- b The information furnished in my valuation report is true and correct to the best of my knowledge & belief.
- c The undersigned does not have any direct or indirect interest in the property valued.
- d The under signed have personally inspected the property on the date mentioned above.
- e I have not been found guilty of misconduct in my professional capacity.

9 Notes:

- a This Valuation Report is valid only for the Purpose & Intended user mentioned.
- b Valuation amount mentioned above is exclusive of various Govt. taxes, Stamp duty registration charges whichever are applicable.
- c Only Original copy of this report is to be treated as valid for further process.
- d Original documents (Deed / Agreement / Plans etc.) related with the Said Asset may please be obtained & verified.
- e Documents perused are returned along with this valuation report.
- f This Valuation Report is not to be construed as confirmation of Ownership of the Said Asset. Report does not contain any Legal aspect. Please obtain Title Search report of the Property from Panel Advocate
- g Valuer shall not be responsible for the value expressed by him for tenant occupied assets which may affect the value of the said asset.
- h If there is any query, correction etc. found in Valuation Report, Kindly inform to valuer within 30 days from the Dt. of Valuation Report

10 Assumptions:

- a If Govt. policies changes in respect of taxes, import & export etc. as well as Technological changes may hamper the business. If Govt. policies changes in respect of real estate (e.g. TDR, FSI, Town Planning rules etc.) may affect the value of real estate.
- b Past performance of Real Estate Market need not necessarily indicate the future trends.
- c Valuation changes with Time & Purpose. Valuation is subject to variable opinions.
- d Anticipated residual life of the structure left is assumed without conducting any stability test but based on only physical observations of the said asset. Physical inspection is done with naked eyes only.
- e It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions & / or from engineering point of view that might be required to discover such factors.
- f It is assumed that the Plans (Layout / Building) are sanctioned by Competent Authority (Town Planning / Corporation / MIDC / CIDCO etc.) for various purposes like residential / commercial / industrial etc., it is assumed that the Land / Property is free from any reservations & sanctions given by them are authentic .
- g It is assumed that the sanctions for change of the status of the land are given by competent authority (Local Body/Collector/ Tahashildar/State or Central Govt. etc.), It is assumed that present (at the time of valuation) status of land is authentic
- h It is assumed that the true copies of the plans & other documents furnished & signed by registered architect are as per original plans sanctioned by Competent authority without violating the details mentioned in it.
- i It is assumed that the Property is under responsible ownership
- j It is assumed that the property is free of encumbrances like liens, loan, Govt. dues, duties etc.



Signature of Val

Er. D.R. Harkal - Panel Val

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Prop. Er. D. R. Harkal

Associate Valuer: Er. Tushar Patil

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11 Photocopies of Documents Perused :

Deed of Apt.	Sanctioned Bldg. Plan	Bldg. Completion Certificate
Correction Deed		

12 Legal Documents:

i	Type of Agreement / Deed / Documents Furnished	Deed of Apt.	Remarks: Correction deed is executed regarding Boundaries vide Regn. Sr. No. NSN05/ 269/ 2021 Dt. 06-01-2021
	Agreement / Deed / Document Furnished in the Name of	Sh. Omkar Suresh Yadav	
	Registration No. & Date of Agreement / Deed / Documents	NSN- 05/ 8194/ 2020 Dt. 20-10-2020	

13 Technical Documents Details:

i	Bldg. Plan Sanctioned By	Town Planning Dept., NMC, Nashik
	Bldg. Plan Sanction No.	LND/ BP/ CD/ 553 Dt. 12-08-2011
ii	B.C.C. / O.C. Issued By	Town Planning Dept., NMC, Nashik
	B.C.C. / O.C. Letter No.	Gr. Floor: CIDCO/ 2140 Dt. 16-01-2009 1 st Floor: Town Planning/ 23154/ 2019 Dt. 11-07-2019 2 nd & 3 rd Floor: CIDCO/ 9723/ 3436 Dt. 14-10-2011
	B.C.C. Obtained by Part / Full	Full
	No. of floors as per BCC	Basement + Ground floor + Upper 03 Floor
iii	No. of floors physically constructed	Basement + Ground floor + Upper 03 Floors

14 14-A: Adjoining Boundaries of the Said Asset as per deed furnished**14-B: Actual Boundaries of the Said Asset as per Bldg. Plan furnished & Corrected with magnetic North if required**

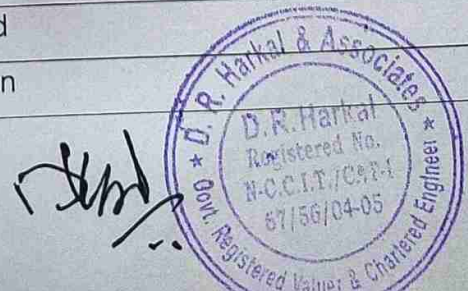
N	Marginal Space	N	Marginal Space
S	Passage	S	Passage
E	Office No. 01	E	Office No. 01
W	Office No. 03	W	Office No. 03

Matching Boundaries? Yes**15 Locality Details:**

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

16 Infra Structure Availability:

Water Supply By: Local Body / Other if any	Local body
Supply of Electricity: By MSEDCL / Private	MSEDCL
Nearest Major Road	Pathardi - Deolali Link Road
Nearest Railway Station	Nashik Road Railway Station



	D. R. Harkal & Associates Prop.: Er. D. R. Harkal -B.E. CIVIL. (M.I.E., F.I.V.)	Prop. Er. D. R. Harkal Associate Valuer: Er. Tushar Patil	98504 99659 97621 02048
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17 Area Details:

i	Area Details of the Said Asset:- as per given in deed / Agreement	
	Carpet Area	-----
	Share in land area	-----
	B/up Area	18.86 mt² = 203.00 ft²
	Attached Terrace	-----
ii	Other Areas:- as per given in deed / Agreement	
	Parking Area	-----
	Roof Terrace	-----
	Garden area for Gr. Floor Asset	-----

Note: Nil

18 Accommodation Details:

i	Space Allocation & Storage Spaces:-	
	Single Hall	
	Whether the Said Asset is Constructed as per Sanctioned Bldg. Plan or Not?	Genrelly Yes

19 Occupancy & Activity Details: (As on Date & Time of Inspection)

Said Asset is in Possession of?	Customer
Type of Activities are going on in the Said Asset	Vacant
If Occupied by the Tenant; Furnish Following Details-	
Portion Occupied by Tenant	N.A.
Details of Rent Agreement: Rent & Validity etc.	N.A.

20 Construction Details:

Type of Structure	RCC framed structure
Type of Roof Provided	RCC slab
External Plaster / Color	Provided
Internal Plaster / Color	Provided

21 Facilities Provided in the Building:

	Comp. Wall / Gate	Provided
	Pavement	Provided
	Parking	Provided
Lift	Lift: Provided or Not?	Provided
	Is it in use or not?	Yes
	Fire fighting System	No
	Common Amenities Provided	No

22 Specifications Provided In the Said Asset:

	Height of the Asset	About 9'6"
Finishing	Internal Plaster / Color	Provided
	Type of Flooring	Spartek Tiles
	False ceiling if Provided	Provided





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Opening	Door Shutters	Laminated Flush Shutters
	Type of Windows	Al. Glazed windows
	Safety Grills	Provided
Pantry	Pantry Platform	No
	Trolleys	No
	Other if any	No
Fittings	Type of Electrical Fittings	Concealed
	Class of fittings & fixtures: Rich / I-Class / Good / Medium / Ordinary	
	Good	Good
Quality of Specifications: Excellent / I-Class / Good / Medium / Ordinary		Good
23	Life & Age of the Building:	
Total Life Assumed	60 years	Total life assumed is based on Type & Condition of the structure
Age of the Structure	12 years	Age of the structure is considered from the Year of Gr. floor Completion
Residual Life of Bldg.	48 years	Residual Life is based on Periodic maintenance & Up keep.

24 Note:
Reasonable Loading % is added (*IF NEEDED*) for Market Valuation Calculation Purposes in Carpet or B/up area (*If Salable or Super B/up area of the Said Asset is not given in Deed / Agreement*) to obtain Salable or Super B/up Area on account of Wall Thickness, Height, etc. whichever is applicable & also Common Areas like Staircases, Lifts, Lobbies, Passages, Parking Area, Common Toilets, Marginal Spaces, & also on account of Special Amenities like Garden, Play area, Club House, Community Hall, Gymnasium, Swimming Pool, Security Provisions, etc. whichever is applicable and also Comp. Wall, Gate, Pavement, Infra-structure etc. For Commercial Assets in addition to above (whichever is applicable) Height, Mezzanine floor, Inbuilt Pantry & Toilet etc.
For Residential Properties (Flats / Row Houses) It may vary from 30% to 35% &
For Commercial Properties (Shops / Offices) it may range from 40% to 50%

25 GUIDE LINE VALUATION:2020-2021



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 20202021 Language: English

Annual Statement of Rates

Selected District: नाशिक
 Select Taluka: नाशिक
 Select Village: नौजे पाखडी

Search By: Survey No Location

Enter Survey No: 326 Search

उपविभाग	शुनी वमीन	निवासी सदनिहा	खेतीय दुकाने	औद्योगिक	एकक (Rs.)	Attribute
19.2 - 30 मीटर रेंद रस्ता पाखडी फाटा ते 30 मीटर रेंद रस्ता इंदीरा नगरकडून पाखडी गावाकडे येणारा रस्त्यापर्यंत च्या रस्त्यावरील रहिवास विभागातील निळकती प्र.चौ.मी	15400	34400	37900	45500	0	चौ. मीटर सव्हे नंबर



Guideline Value Rs. 07, 15, 000/-

Guide line value is to be finalized by Registrar of Stamp Duty. Valuer is not supposed to finalize / fix the Guide line valuation as a competent authority. However, Valuer has taken utmost care to finalize the Guide line Value of the Property, based on Ready Reckoner Rates of the current Year. Difference may be made by Valuer & that by Stamp duty Registrar.


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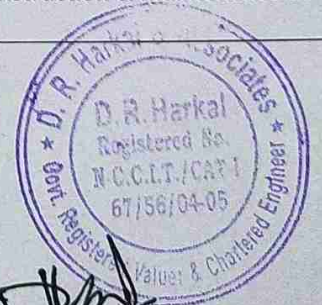
26	General Reasons of Variation in Guideline Value & Market Value:
a	Ready Reckoner Rates of Govt. are based on general & overall survey made by authority for the purposes of charging stamp duty & earning revenue. These rates do not reflect prevailing market rates, which valuer have to ascertain based on various valuation norms & attributes of the property. Hence these two are at variants
b	For calculating depreciated rate, Govt. applies depreciation for composite rate i. e. for Land + Construction. Practical procedure is to apply depreciation factor to construction only. Also it is common fact that Land always appreciates & Construction depreciates. Hence it also results in to difference in Govt. & Market Valuation.
c	Govt. applies depreciation @ Lump Sum % to composite (Land + Construction) rate, i.e. age for more than 5 years to 10 years 10%; age for more than 10 years to 20 years 20% & so on; which also results in to considerable difference in valuation arrived by Govt. & that by Valuer.
d	Govt. adds 10% to 20% in carpet area against common spaces & amenities, which is not realistic & practical. It is general trend to add 25% to 35% for residential assets & 35% to 50% for commercial assets in carpet area, which results in to difference in bet. Govt. & Market value.
e	In case of Bungalow / Row Houses / Buildings / Factories, Items like Development of land, Compound wall, Gate, Pavement etc. as well as FSI free construction is not considered in Govt. Valuation. Due to which difference bet. Govt. value & Market value appears.

27 Liabilities:

a	This valuation report is prepared by me on my professional capacity & as requested by Customer & / or by Bank Official
b	Valuer's liability is limited to the intended user and purpose mentioned in Valuation Report without considering legal aspects about the property
c	Though every care has been taken during inspection & preparation of valuation report, any liability arising out of use of this report shall be limited to 50% of the professional fees actually received by us
d	If need arises, appearance in the court of law/statutory authority/any other authority or committee, shall be duly compensated by the Client / Borrower/Bank for the actual expenses incurred & professional time spent

28 Basis of the Rate Adopted for Market Valuation:

a	Valuation has been done on Current Replacement Value with Depreciation to Construction & Services applied if necessary.
B	On the Basis of Photocopies of Documents furnished by Owner / Customer or Representative.
C	On The Basis Physical Inspection & Information Provided by Owner / Customer or Representative.
D	Prevailing Market Rates of the Property; Based on Local Survey / Information obtained from Estate Agents.
e	Type of Structure, Quality of Construction, Specifications & Amenities Provided, Present Condition & Maintenance of the Structure, Age of the Structure etc.
f	Location Features of The Property & Availability of Infrastructure Facilities.
g	Valuation is an art of Estimating Value depending on the circumstances of the case and purpose for which Valuation is needed, at a given time, place & under specific Market Condition and our report is an opinion expresses keeping in mind the purpose. Buying and Selling Assets is a Totally Different Activity & is out of scope of the Valuation Assignment.
H	It is to be understood that the Amount which is mentioned in the Agreement is again decided by Seller and Buyer on terms mutually Agreed by them. This amount is Cost Price of the property to the purchaser & Not a Real Value because it is the payment made by purchaser by way of Cheque/ D.D./ Transfer to the seller. Almost all times, there is a Cash Element also, which is not reflected in the Agreement.
I	Construction & Services are Estimated to have a Salvage Value of 10% but an equal amount is required to retrieve the salvage, therefore for the Purpose of Valuation, Net Salvage Value of Construction & Services is nil.
j	In My Opinion & Based on Experience, Depreciation of Construction & Services starts after 02 to 05 years of its Completion. Hence 1 st 02 to 05 years are Discounted from Age (Depends upon quality of construction & Maintenance of the Structure) of the Structure for Depreciation Calculations.




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 Any other Aspect about
Marketability of the Said Asset

 Said Asset is located in fully Developed Residential & Commercial Locality.
Said Asset is just inside of Pathardi Phata to Deolali Link Road
All civic amenities are Very near

29 Market Rate Arrived For Valuation :

Method adopted for Valuation

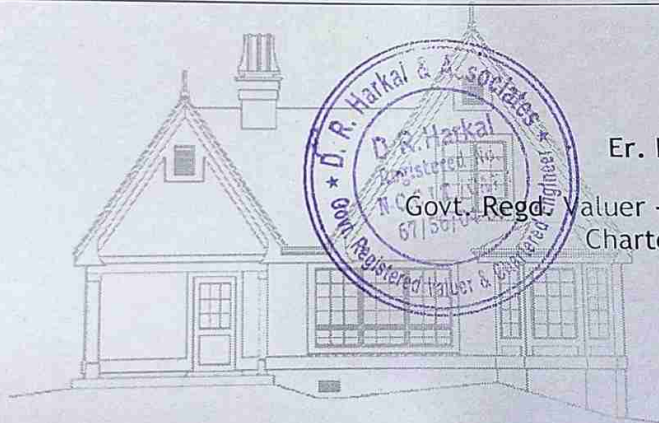
i	Replacement Rate for New Construction adopted	Composite Rate Method
ii	Depreciation % of Construction arrived on the Basis of Age of the Structure	Rs. 1500/- per ft ²
iii	Depreciation Arrived for Construction	6.67%
iv	Prevailing Composite Market Rate adopted	Rs. 100/- per ft ²
vi	Depreciated Composite Rate Arrived for Valuation Purposes for Civil works	Rs. 5100/- per ft ²
vii	Land Rate Adopted for Garden Area	Rs. 5100 – Rs. 100 = Rs. 5000/- per ft ²

30 Calculations for Market Valuation:

Particulars	Area	Loading % added	Area Under Valuation	Unit	Rate Arrived Rs./ Unit	Valuation Rs.	Say Rs.
	a		b		c	b*c	
Said Asset	----	-----	203.00	ft ²	5000	1015000	1015000
						Total Rs.	10, 15, 000/-

Signature of Valuer

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

 Govt. Regd. Valuer - N-C.C.I.T.-CAT-I / 67 / 56
Chartered Engineer - M-127388-9



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विभाग क्र. १९२
 शासकीय मूल्यांकन क्र. ७, १५, ०००/२३
 मुद्रांक शुल्क ₹ २१,५००/-
 मूल्यांकन दर ₹ ३७,५००/- प्रति चौ.मी.
 मोबदला ₹ ७,१५,०००/-
 नोंदणी फी ₹ ७,१५०/-

राजश्री कमर्शियल कॉम्प्लेक्स या इमारतीचे घोषणापत्र डे वि. ०६/०४/२०१७ रोजी लिहून या मह
 दुय्यम विभागक साठेव, कार्ड २, नाशिक-१ यांचे कार्यालयात अ.क्र. नं. १४१९-२०१७ अन्वये वि.
 ०७/०४/२०१७ रोजी नोंदणीकृत करण्यात आलेले आहे.

डीड ऑफ अपार्टमेंट

(कायम फरोक्त खरेदीखत)

डीड ऑफ अपार्टमेंट (कायम फरोक्त खरेदीखत) आज तारीख १९ मार्च ऑक्टोबर
 इसवी सन २०२० रोज सोमवार ते दिवशी नाशिक मुक्कामी...

श्री. ओमकार सुरेश यादव,

उ.व.: ३३, घंटा: व्यापार,

PAN: ABTPY7425K

रा. सदनिका क्र. ३०३, विजयलक्ष्मी अपार्टमेंट,

जी. श्री. सावत कॉलेज रोड, पाथडी शिवार,

नाशिक-४२२०१०

यांसी

श्री. शिवराम नारायण केळकर,

उ.व.: ७३, घंटा: व्यापार,

PAN: ABCPK1719R

रा. सदनिका क्र. ३०१, अमृत प्लाझा,

मंदर बाजार, सातारा-४१५००१

कारणे डीड ऑफ अपार्टमेंट (कायम फरोक्त खरेदीखत) लिहून देतात ऐसे जे की

(१) मिळकतीचे वर्णन:

अ. तुकडी जिल्हा नाशिक, पोस्ट तुकडी तालुका नाशिक पेकी, नाशिक महानगरपालिका,
 नाशिक हद्दीतील मोजे पाथडी या गावचे शिवारातील स्थावर बिनशेती मिळकत यांसी
 भूमापन क्र. ३२६/१/१/२पेकी यातील भूखंड क्र. १३ यांसी क्षेत्र ७२.०५० चौ मीटर

यांसी चतुःसीमा खालील प्रमाणे -

पूर्वस : ३०.०० मीटर कॉलनी रोड

पश्चिमेस : भूखंड क्र. १२

दक्षिणेस : १८.०० मीटर कॉलनी रोड

उत्तरेस : भूखंड क्र. १४

येणेप्रमाणे चतुःसीमेतील स्थावर बिनशेती मिळकत, जल, तरु, काष्ठ, पाषाण, निष्पी,
 निक्षेप, तदंगभूत वस्तुसह, तसेच कॉलनी रोड, मोकळ्या जागा, सामाईकत वापरण्याचे
 हक्कासह दरोबस्त स्थावर मिळकती, जिचा यापुढे साक्षिमततेकरिता उल्लेख सदर
 स्थावर मिळकत असा केलेला आहे.

प्रस्तुत दस्ताचा विषय असलेल्या बांधीव मिळकतीचे वर्णन:-

वर कलम १ब यात वर्णन केलेल्या सदर स्थावर मिळकतीवर नाशिक महानगरपालिका,
 नाशिक याचेकडील मंजूर बांधकाम आराखड्याप्रमाणे बांधण्यात आलेल्या राजश्री
 कमर्शियल कॉम्प्लेक्स या नांवाने ओळखल्या जाणाऱ्या इमारतीतील तिसऱ्या
 मजल्यावरील ऑफिस क्र. ०२ (दोन) यांसी बांधीव क्षेत्र २०३.०० चौ. फूट म्हणजेच
 १८.८६ चौ.मीटर यांसी चतुःसीमा खालील प्रमाणे -

पूर्वस : ऑफिस क्र. ०३

पश्चिमेस : ऑफिस क्र. ०१

दक्षिणेस : पसेज

मुद्रांक शुल्क ₹१००/-

नोंवेणी फी ₹ १००/-

चूक दुरुस्ती लेख

चूक दुरुस्ती लेख आज तारीख ०५ माहे जानेवारी इसवी सन २०२१ रोज मंगळवार ते दिवशी नाशिक मुक्कामी...

श्री. ओमकार सुरेश यादव,

उ.व.: ३३, धंदा: व्यापार,

PAN: ABTPY7425K

रा. सदनिका क्र. ३०३, विजयलक्ष्मी अपार्टमेंट,

जी. डी. सावंत कॉलेज रोड, पाथर्डी शिवार,

नाशिक-४२२०१०

यांसी

श्री. शिवराम नारायण केळकर,

उ.व.: ७३, धंदा: व्यापार,

PAN: ABCPK1719R

रा. सदनिका क्र. ३०१, अमृत प्लाझा,

सदर बाजार, सातार-४१५००१

कारणे चूक दुरुस्ती लेख लिहून देतात ऐसे जे की,

(१) मिळकतीचे वर्णन:-

अ. तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी, नाशिक महानगरपालिका, नाशिक हद्दीतील मौजे पाथर्डी या गांवचे शिवारातील स्थावर बिनशेती मिळकत यांसी भूमापन क्र. ३२६/१/१/२ पैकी यातील भूखंड क्र. १३ यांसी क्षेत्र ७६०.५० चौ.मीटर यांसी चतुःसीमा खालील प्रमाणे -

पूर्वेस : ३०.०० मीटर कॉलनी रोड

पश्चिमेस : भूखंड क्र. १२

दक्षिणेस : १८.०० मीटर कॉलनी रोड

उत्तरेस : भूखंड क्र. १४

येणेप्रमाणे चतुःसीमेतील स्थावर बिनशेती मिळकत, तसेच, काष्ठ, पाषाण, निधी-निक्षेप, तसेच चतुःसह, तसेच कॉलनी रोड, मोकळ्या जागा, सामाईकत वापरण्याचे हक्कांसह दरोबस्त स्थावर मिळकती, जिचा यापुढे संक्षिप्ततेकरिता उल्लेख सदर स्थावर मिळकत असा केलेला आहे.

प्रस्तुत दस्ताचा विषय असलेल्या बांधीव मिळकतीचे वर्णन:-

वर कलम १ब यात वर्णन केलेल्या सदर स्थावर मिळकतीवर नाशिक महानगरपालिका, नाशिक यांचेकडील मंजूर बांधकाम आराखड्याप्रमाणे बांधण्यात आलेल्या राजश्री कमर्शियल कॉम्प्लेक्स या नांवने ओळखल्या जाणाऱ्या इमारतीतील तिसऱ्या मजल्यावरील ऑफिस क्र. ०२ (दोन) यांसी बांधीव क्षेत्र २०३.०० चौ.फूट म्हणजेच १८.८६ चौ.मीटर यांसी चतुःसीमा खालील प्रमाणे -

पूर्वेस	: ऑफिस क्र. ०१
पश्चिमेस	: ऑफिस क्र. ०३
दक्षिणेस	: पॅसेज
उत्तरेस	: सामासिक अंतर

येणेप्रमाणे चतुःसिमांकित वर्णनाची ऑफिस मिळकत पुरविण्यात आलेल्या सर्व सोयी-सुविधांसह, तसेच स्थावर मिळकतीत जाण्या-येण्याचे मार्ग, कॉलनी रस्ते, खुल्या जागा व सामाईक वापराच्या सोयी-सुविधा सामाईकत वापरण्याचे तसेच मतदानाचे हक्कांसह, तसेच सदर इमारतीचे अनुषंगाने स्थापन करण्यात आलेल्या असोसिएशन ऑफ अपार्टमेंट ओनर्सचे सभासद ना त्याने प्राप्त होणाऱ्या हक्क व अधिकारांसह, तसेच तळ जागेतील अविभक्त मालकी हक्क व मतदानाचे हक्कांसह दरोबस्त मिळकत, जिचा यापुढे संक्षिप्ततेसाठी उल्लेख सदर बांधीव मिळकत असा केलेला आहे.

(२) वर कलम १ब यात वर्णन केलेली सदर बांधीव मिळकत ही लिहून देणार यांनी लिहून देणार यांना विक्री केलेली आहे. तसा डीड ऑफ अपार्टमेंटचा (कायम फरोक्त खेदीखत) दस्त दि. १९/१०/२०२० रोजी लिहून मा. सह दुय्यम निबंधक साहेब, वर्ग २, नाशिक-५ याचे कार्यालयात अ.क्र. नसन५-८१९४-२०२० अन्वये दि. २०/१०/२०२० रोजी नोंदविण्यात आलेला आहे.

(३) उपरोक्त नमूद दि. १९/१०/२०२० रोजीचे डीड ऑफ अपार्टमेंटचे (कायम फरोक्त

Correction Deed



D. R. Harkal & Associates

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

Prop. Er. D. R. Harkal

98504 99659

Associate Valuer: Er. Tushar Patil

97621 02048

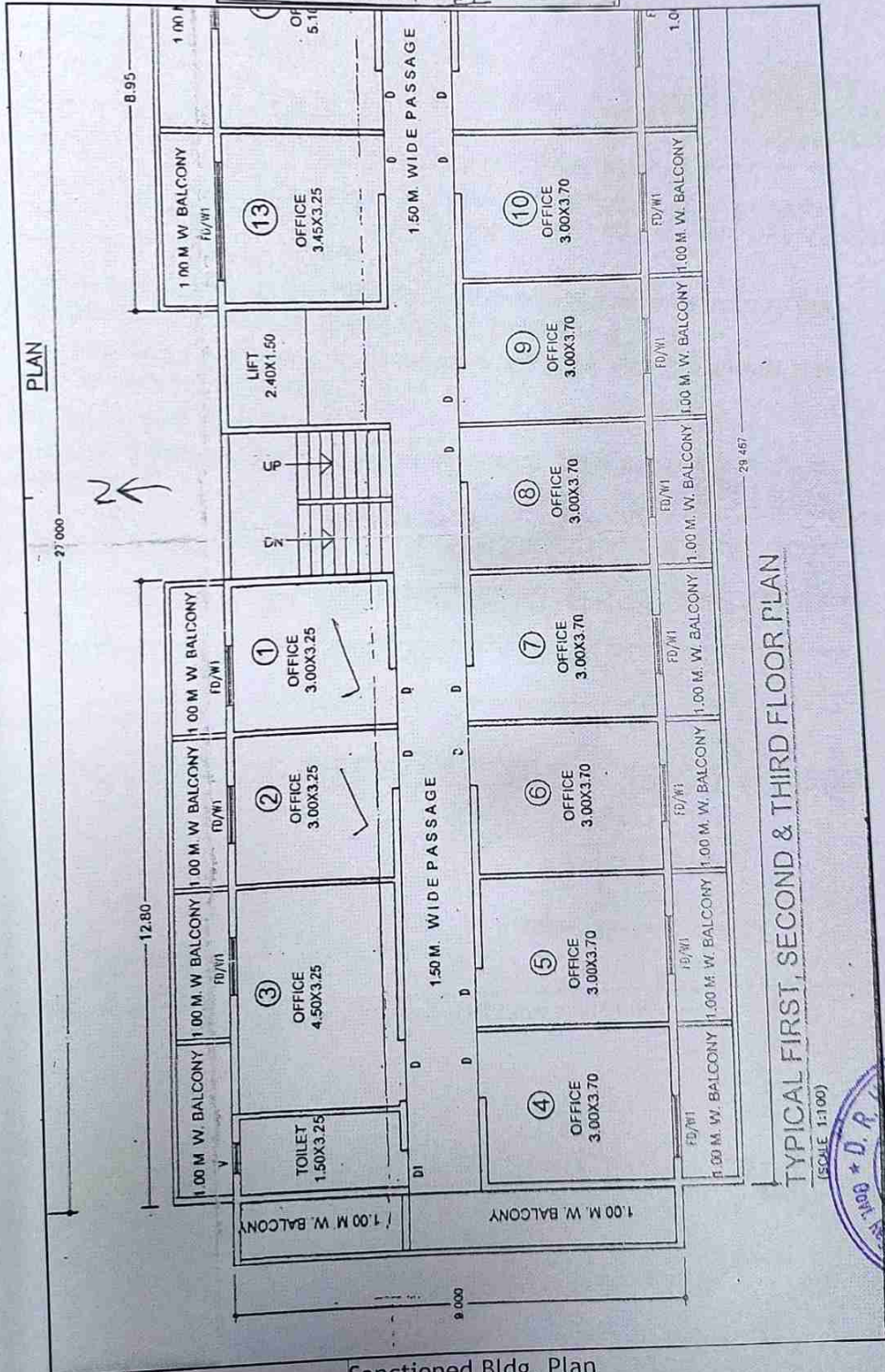
STAMP OF APPROVAL

APPROVED

The Plans amended in
As per the conditions Mentioned in
the accompanying commencement

Certificate No. CD/553 dated 26/2/09

[Signature]
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik



Sanctioned Bldg. Plan

TYPICAL FIRST, SECOND & THIRD FLOOR PLAN
(SCALE 1:100)

