



**VASTUKALA**  
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MSME Reg No: UDYAM-MH-18-008391

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Shri.Ankush Bhanudas Kanwade & Sau.Sarika Ankush Kanwade**

Residential Flat No. 4, 1<sup>st</sup> Floor, "**Kulswamini Apartment**", Behind UBI Bank ATM , Plot No. 33,34 & 35, Saputara Nashik Road, Village - Dindori, Taluka - Dindori, District - Nashik, 422202, State - Maharashtra, India.

Latitude Longitude : 20°12'29.6"N 73°49'58.1"E

### Intended User:

**Bank Of Baroda**  
**RO Nashik**

BSNL Building, Data Mandir Road, Nashik Road, Nashik 422101

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
Email: [nashik@vastukala.co.in](mailto:nashik@vastukala.co.in) Tel : +91 253 4068262/98903 80564

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#### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :400072, (M.S), India

☎️ +91 22 47495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4, 1<sup>st</sup> Floor, "Kulswamini Apartment", Behind UBI Bank ATM , Plot No. 33,34 & 35, Saputara Nashik Road, Village - Dindori, Taluka - Dindori, District - Nashik, 422202, State - Maharashtra, India belongs to **Shri.Ankush Bhanudas Kanwade & Sau.Sarika Ankush Kanwade.**

Boundaries	:	Building	Flat
North	:	Building	Flat No.5
South	:	Road	9.00 Meter Colony Road
East	:	Road	Comman Passage
West	:	Building	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 20,19,030.00 (Rupees Twenty Lakh Nineteen Thousand Thirty Only).**

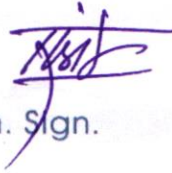
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.20 13:08:59 +05'30'



Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Encl.: Valuation report



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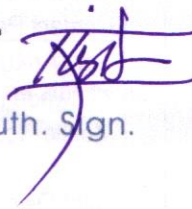
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**Manoj Chalikwar**

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DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.20 13:08:59 +05'30'



Director

Auth. Sign.



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Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Encl.: Valuation report



**Vastukala Consultants India Pvt. Ltd.**

4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link Road, Adgaon, Nashik - 422003

To,  
**The Branch Manager,**  
**Bank Of Baroda**

**RO Nashik**

BSNL Building, Data Mandir Road, Nashik Road, Nashik  
 422101

**VALUATION REPORT (IN RESPECT OF FLAT)**

General	
1	Purpose for which the valuation is made : To assess Fair Market Rent of the property for Bank Loan Purpose.
2	a) Date of inspection : 19.09.2024
	b) Date of which the valuation is made : 20.09.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale No.1443/2018 Dated 14.05.2018 between Shri.Ankush Bhanudas Kanwade & Sau.Sarika Ankush Kanwade(The Owner) And M/s.D.G.Constructions(The Seller). II) Copy of Commencement Certificate No.395/2014 Dated 22.12.2014 issued by Grampalika Dindori. III) Copy of Building Plan Document No.75/3(6) Dated 26.11.2014 issued by Grampalika Dindori.
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) : <b>Shri.Ankush Bhanudas Kanwade &amp; Sau.Sarika Ankush Kanwade</b>  Residential Flat No. 4, 1 <sup>st</sup> Floor, "Kulswamini Apartment", Behind UBI Bank ATM , Plot No. 33,34 & 35, Saputara Nashik Road, Village - Dindori, Taluka - Dindori, District - Nashik, 422202, State - Maharashtra, India.  <u>Contact Person :</u> Shri.Ankush Bhanudas Kanwade & Sau.Sarika Ankush Kanwade (Owner) Mobile No. 7972379477  Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 1 <sup>st</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom + Balcony + 2 Passage. (1 BHK) The property is at 1.5 distance from Dindori Bus Stand Bus Station.
5a.	Total Lease Period & remaining period (if leasehold) :
6	Location of property



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a)	Plot No. / Survey No.	:	Plot No - 33,34 & 35 New Survey No - 1039/2	
b)	Door No.	:	Residential Flat No. 4	
c)	C.T.S. No. / Village	:	Village - Dindori	
d)	Ward / Taluka	:	Taluka - Dindori	
e)	Mandal / District	:	District - Nashik	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Building Plan Document No.75/3(6) Dated 26.11.2014 issued by Grampalika Dindori I	
g)	Approved map / plan issuing authority	:		
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	:	Residential Flat No. 4, 1 <sup>st</sup> Floor, "Kulswamini Apartment", Behind UBI Bank ATM , Plot No. 33,34 & 35, Saputara Nashik Road, Village - Dindori, Taluka - Dindori, District - Nashik, 422202, State - Maharashtra, India.	
8	City / Town	:		
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Dindori Grampalika Dindori	
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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Building	Not Mention in Agreement
	South	:	Road	Not Mention in Agreement
	East	:	Road	Not Mention in Agreement
	West	:	Building	Not Mention in Agreement
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals

	North	:	Flat No.5	Flat No.5
	South	:	9.00 Meter Colony Road	9.00 Meter Colony Road
	East	:	Comman Passage	Comman Passage
	West	:	Marginal Space	Marginal Space
13.2	Latitude, Longitude & Co-ordinates of Flat	:	20°12'29.6"N 73°49'58.1"E	
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 501.54 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 501.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 601.20 (Carpet Area + 20%)</p>	
15	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 501.00 ( Area As Per Agreement for sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Dindori, Grampalika Dindori	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 4, 1 <sup>st</sup> Floor, " <b>Kulswamini Apartment</b> ", Behind UBI Bank ATM , Plot No. 33,34 & 35, Saputara Nashik Road, Village - Dindori, Taluka - Dindori, District - Nashik, 422202, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential cum Commercial	
4.	Year of Construction	:	2015 (As per site information)	
5.	Number of Floors	:	Ground + 3 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	1 <sup>st</sup> Floor is having 6 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	

10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Yes
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	1 <sup>st</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 4
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood / Glass Door
	Windows	:	Wooden frame openable widow with M. S. Grill
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	NA
	Tax paid in the name of	:	NA
	Tax amount	:	NA
5.	Electricity Service connection No.	:	NA
	Meter Card is in the name of	:	NA
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Shri.Ankush Bhanudas Kanwade &amp; Sau.Sarika Ankush Kanwade</b>
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 601.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	as per Grampalika Norms

11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 501.54</b> <b>(Area As per actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 501.00</b> <b>(As Per Area Agreement for sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Proposed Residential cum Commercial Purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 4,200/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Average
2.	What are the factors favoring for an extra Potential Value?	:	NA
3.	Any negative factors are observed which affect the market value in general?	:	NA
<b>V</b>	<b>Rate</b>		
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)	:	₹ 3548/- to ₹ 4236/- per Sq. Ft. on Carpet Area ₹ 2957/- to ₹ 3530/- per Sq. Ft. on Built Up Area
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).	:	₹ 4,300/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000/- per Sq. Ft.
	II. Land + others	:	₹ 2,300/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 22,260/- per Sq. M. i.e. ₹ 2,068/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 20,610/- per Sq. M. i.e. ₹ 1,915/- per Sq. Ft.
5.	Registered Value(if available)	:	N.A.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,000/- per Sq. Ft.



	Age of the building	:	9 years
	Life of the building estimated	:	51 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	13.50%
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,730/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,300/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 4,030/- per Sq. Ft.</b>
	Remarks	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	501.00 Sq. Ft.	4,030.00	20,19,030.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
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 / Car Parking			
	<b>Total value of the property</b>			<b>20,19,030.00</b>
	<b>Realizable value of the property</b>			<b>19,18,079.00</b>
	<b>Distress value of the property</b>			<b>16,15,224.00</b>
	<b>Insurable value of the property (601.20 X 2,000.00)</b>			<b>12,02,400.00</b>
	<b>Guideline value of the property (601.20 X 1,915.00)</b>			<b>11,51,298.00</b>

**Justification for Price / Rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market



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values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### **Method of Valuation / Approach**

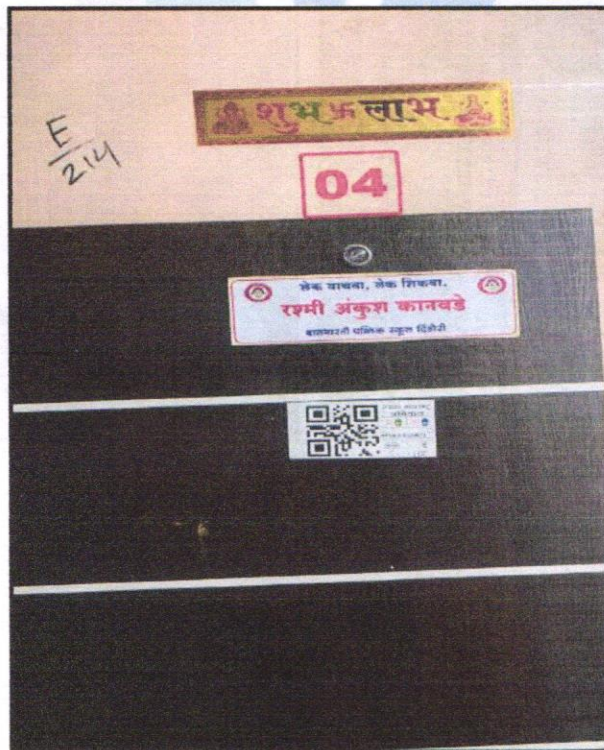
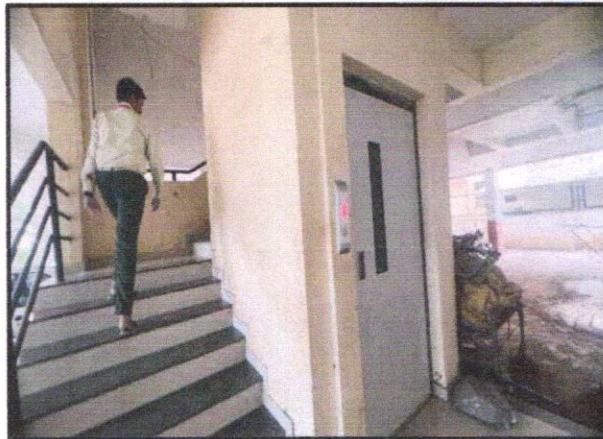
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 3548.00 to ₹ 4236.00 per Sq. Ft. on Carpet Area / ₹ 2957.00 to ₹ 3530.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Flat size, location, upswing in real estate prices , sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹4,030.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Average
Likely rental values in future	₹ 4,200/- (Expected rental income per month)
Any likely income it may generate	Rental Income

## Actual Site Photographs



## Actual Site Photographs





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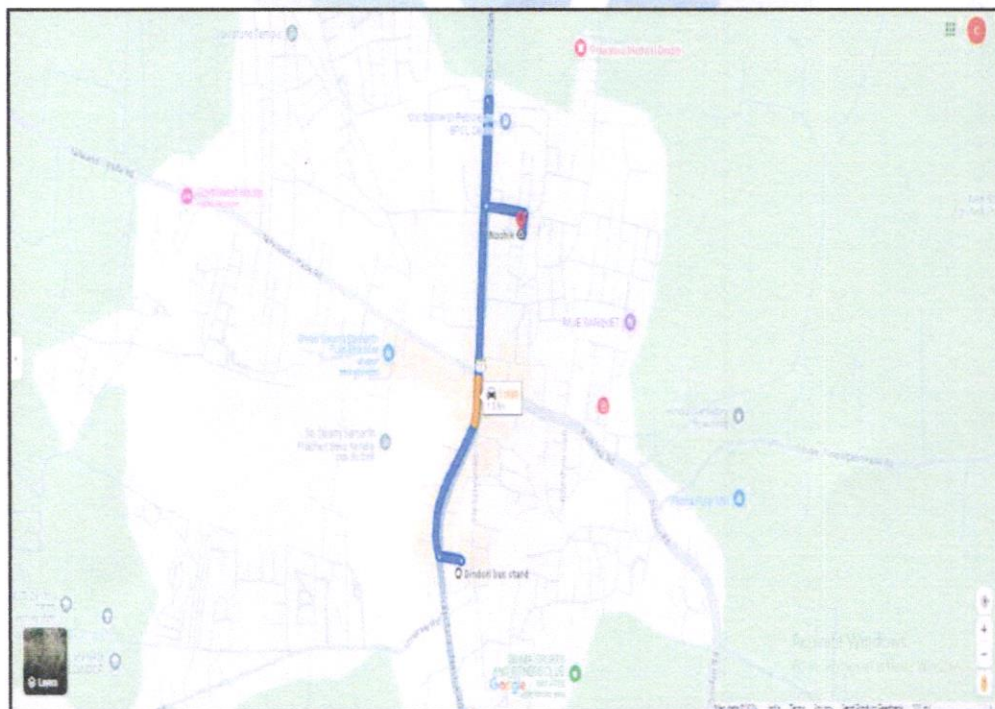
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## Route Map of the property




**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 20°12'29.6"N 73°49'58.1"E**


**Note:** The Blue line shows the route to site distance from nearest Bus Station (Dindori Bus Stand - 1.5).

## Ready Reckoner Rate



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: 2024-2025 Language: English

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Enter Survey No:  Search

उपविभाग	खुली जमीन	निवासी सरनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
4.1.1-उर्बरीत रूढिवास व उत्कम विभागातील विकसीत मिळकती	3930	22260	25600	29400	0	चौ मीटर	गट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	22260			
Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>22,260.00</b>	<b>Sq. Mtr.</b>	<b>2,068.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	3930			
The difference between land rate and building rate(A-B=C)	18,330.00			
Percentage after Depreciation as per table(D)	9%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>20,610.00</b>	<b>Sq. Mtr.</b>	<b>1,915.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors



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e)	31 Floors and above	Increase by 20% on units located on 31 and above floors
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**Depreciation Percentage Table**

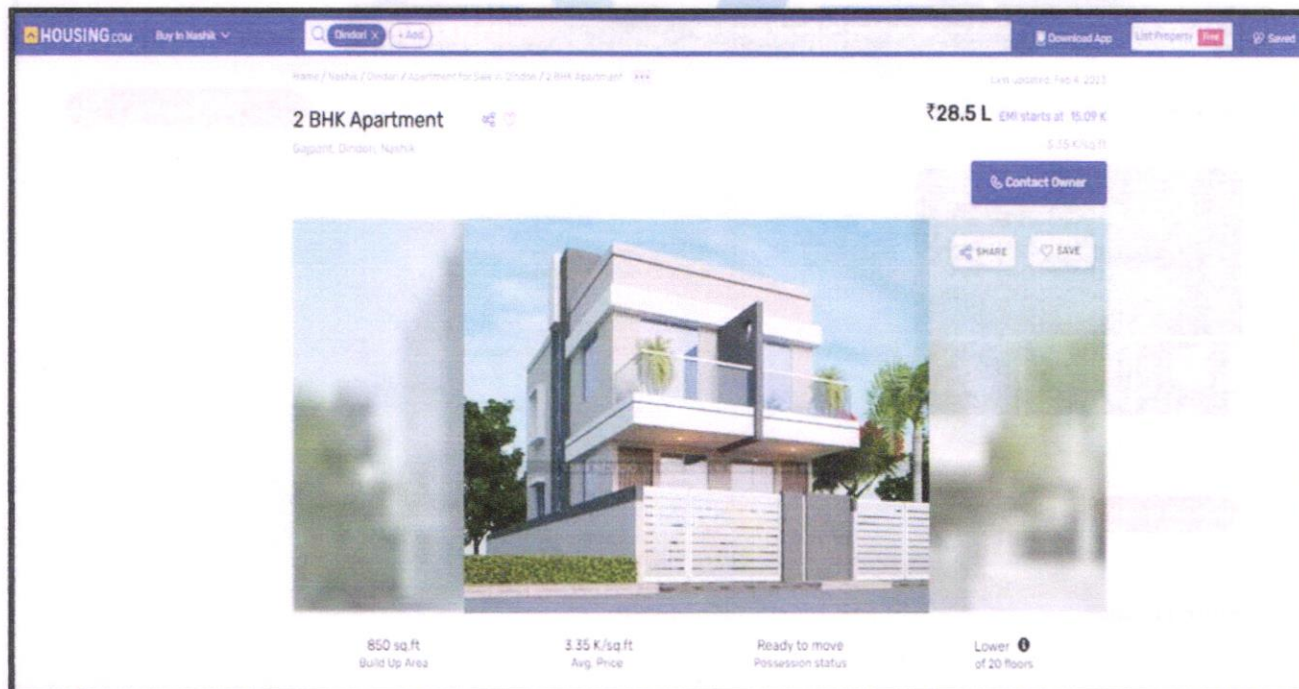
Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate





## Price Indicators

Property	Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	708.33	850.00	1,020.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹4,024.00	₹3,353.00	₹2,794.00



## Price Indicators

Property	Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	761.00	913.20	1,095.84
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹3,548.00	₹2,957.00	₹2,464.00

**magicbricks**
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₹ 27.0 Lac EMI: ₹ 1.2k | [Get Loan offers from 14+ banks](#)

2 BHK Owner Residential House For Sale [Dindori Taluka, Nashik](#)

2 Beds • 2 Baths • 1 Balcony • Unfurnished

Carpet Area: 761 sqft • ₹15-850ft

Floor: 1 (Out of 2 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: East

Furnished Status: Unfurnished

Type Of Ownership: Freehold

[+15 Photos](#)

East Facing Property • Opp to Janakyan Hospital

Contact Owner
Get Phone No.

Last contact made 31 days ago

**Contact Owner**

Niraj Jagtap -91-9000000000

Get Phone No.

---

**More Details**

Price Breakup: ₹ 27 Lac

Booking Amount: ₹ 50000

Address: Shree Swami Samarth Row houses, Opposite Government ITI, Vindhyavaasini Nagar, Umrale Road, Dindori, Dist. Nashik, Maharashtra, Dindori Taluka, Nashik, Maharashtra



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## Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	425.00	510.00	612.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹4,235.00	₹3,529.00	₹2,941.00

99acres

Buy

Post property

Home > Property in Nashik > Flats in Nashik > Flats in Dindori > 2 BHK Flats in Dindori

Posted on Aug 11, 2024

₹18 Lac

@ 4,235 per sq.ft.

Estimated EMI ₹ 14,377

2BHK 1Bath

Flat/Apartment for Sale

Panchavati Tower, Dindori, Nashik, Maharashtra

Contact

RERA STATUS
NOT AVAILABLE
Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Locality Reviews
Recommendations
Articles

#Property (9)

Photos (1/9)

Area  
 Built Up area: 500 sq.ft. (150.74 sq.m.)  
 Carpet area: 425 sq.ft. (138.48 sq.m.)

Price  
 ₹ 18 Lac  
 @ 4,235 per sq.ft. (Negotiable) [View Price Details](#)

Floor Number  
 2 of 3 Floors

Overlooking  
 Others

Configuration  
 2 Bedrooms, 1 Bathroom, 2 Balconies  
 Pooja Room

Address  
 Panchavati Tower  
 Dindori, Nashik

Facing  
 East

Property Age  
 10+ Year Old

Why should you consider this property?

East Facing
Private Garden
24\*7 Water
Visitor Parking Available
Close to Market
Gated Society
Natural Light
Airy Rooms

Spacious Interiors
Low density Society

Transaction Type: <b>Resale</b>	Property Ownership: <b>Freehold</b>	Flooring: <b>Vitrified</b>	Furnishing: <b>Unfurnished</b>
Width of facing road: <b>1.0 Feet</b>	Gated Community: <b>Yes</b>	Parking: <b>1 Open</b>	Water Source: <b>Municipal corp</b>
Power Backup: <b>None</b>	Property Code: <b>K76820691</b>	<a href="https://www.99acres.com/K76820691">www.99acres.com/K76820691</a>	

About Property

Address: Dindori, Nashik, Maharashtra

It is located on riverside of godavari near ramwadi panchavati. 5 min distance for ashok stambh. This area has temple of kalawati devi. All types of transportation is a day to day needs are available. This area is very calm. Society members are good and co-Operative. Only 11 members in...

[More >>](#)

Features

VASTUKALA

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As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹20,19,030.00 (Rupees Twenty Lakh Nineteen Thousand Thirty Only)**. The **Realizable Value** of the above property is **₹19,18,079.00 (Rupees Nineteen Lakh Eighteen Thousand Seventy Nine Only)**. The **Distress Value** is **₹16,15,224.00 (Rupees Sixteen Lakh Fifteen Thousand Two Hundred Twenty Four Only)**.

Place : Nashik

Date : 20.09.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.20 13:09:16 +05'30'

Auth. Sign.

Director

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date \_\_\_\_\_

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-IV)

**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar 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 20.09.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Swapnnil Wagh has personally inspected the property on 19.09.2024. The work is not sub - contracted 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 removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. 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 Income-tax (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
- n. 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
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



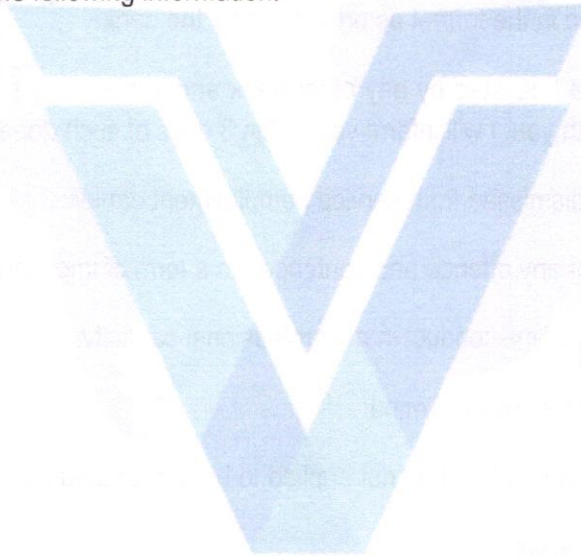
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- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. 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. The valuation report is submitted in the prescribed format of the bank.
- t. 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)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by from vide dated .
2	purpose of valuation and appointing authority	As per the request from Bank Of Baroda, RO Nashik to assess Fair Market Rent value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Swapnnil Wagh - Valuation Engineer Binumon Moozhickal - Technical Manager Chintamani Chaudhari - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 19.09.2024 Valuation Date - 20.09.2024 Date of Report - 20.09.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 19.09.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
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.	Attached

## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th September 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Nashik Branch (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **501.00 Sq. Ft. Carpet Area** in the name of **Shri.Ankush Bhanudas Kanwade & Sau.Sarika Ankush Kanwade**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri.Ankush**



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**Bhanudas Kanwade & Sau.Sarika Ankush Kanwade.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

## Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **501.00 Sq. Ft. Carpet Area.**

## Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

## Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.



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## Not a Structural Survey

We state that this is a valuation report and not a structural survey.

## Other

All measurements, areas and ages quoted in our report are approximate.

## Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

## Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **501.00 Sq. Ft. Carpet Area**.

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances
4. 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 for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure-V)

## 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.



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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. 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 otherthan 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.

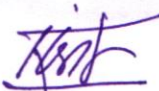
**Miscellaneous**

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.09.20 13:09:28 +05'30'

  
Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941



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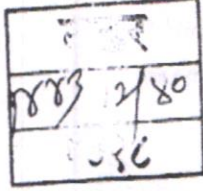
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# Agreement for Sale

गावाचे नांव	: दिंडोरी
विभाग क्रमांक	: 4.1.1
मिळकतीचे क्षेत्र	: 46.54 चौ.मी.
बाजारभाव किंमत रु.	: 14,50,000/-
आपसारील किंमत रु.	: 15,00,000/-
स्टॅम्प रुपये	: 90,000/-
नोंदणी फी रुपये	: 15,000/-



## साठेखत करारनामा

साठेखत करारनामा आज तारीख 14 माहे मे सन 2018 इसवी रोज सोमवार ते दिवशी दिंडोरी मुळकानी ....

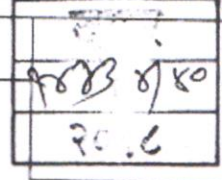
- |                                     |   |       |
|-------------------------------------|---|-------|
| 1. श्री. अंकुश भानुदास कानवडे       | ) | लिहून |
| वय- 38, घंदा- नोफरी                 | ) |       |
| पॅन नं. CAZPK2445Q                  | ) |       |
| 2. सौ. सारीका अंकुश कानवडे          | ) |       |
| वय- 34, व्यवसाय- गृहीणी             | ) |       |
| पॅन नं. FHHPK2129C                  | ) |       |
| रा. दिंडोरी, ता. दिंडोरी, जि. नाशिक | ) | देणार |

यांसी...

- |                                 |   |       |
|---------------------------------|---|-------|
| डी.जी.कन्स्ट्रक्शन टर्क भानीदार | ) | लिहून |
| पॅन नं. AAIFD3733H              | ) |       |
| 1. श्री. राजेंद्र सुभाष धोंगडे  | ) |       |
| वय-42, घंदा- शेती व व्यापार     | ) |       |
| 2. श्री. सुमित सुभाष धोंगडे     | ) |       |
| वय-39, घंदा- शेती व व्यापार     | ) |       |
| 3. श्री. सुयोग सुभाष धोंगडे     | ) |       |
| वय-37, घंदा- शेती व व्यापार     | ) |       |
| 4. श्री. सचिन सुरेश धोंगडे      | ) |       |
| वय-40, घंदा- शेती व व्यापार     | ) |       |



3.



## परिशिष्ट-2

या साठेखताचा विषय असलेली बांधीव फ्लॉट मिळकत

परिशिष्ट-1 यात वर्णन केलेल्या एकूण मिळकतीवर मंजूर इमास्त नकासान्वये बांधण्यात येत असलेल्या "कुलस्वामीनी अपार्टमेंट" या इमारतीतील पहिल्या मळक्यावरील फ्लॉट क्रमांक-"4"(चार) यांसी घटई क्षेत्र 46.54 चौ.मी. मध्ये 1-हॉल, 1-बेडरूम, किचन, सॅन्डास, बाथरूम, बालकनी अशी बांधीव मिळकत यांसी चतुःसिमा खालील प्रमाणे....

पूर्वेस	-	सामाईक वापराचा पॅसेज
दक्षिणेस	-	9.00 मीटर कॉलनी रोड
पश्चिमेस	-	माजीनल स्पेस व ओपनस्पेस व सार्वजनिक वाचनालय
उत्तरेस	-	फ्लॉट नं. 5

येणे प्रमाणे चतुःसिमा पूर्वक फ्लॉट मिळकतीमध्ये जाणे-येण्याचे वागवही वाटीचे हक्कासह, जिने पॅसेज वापरणेचे हक्कासह तसेच कॉलनीरोड, ओपनस्पेस, झोनेफिटींग, फ्लोअर्ससह सर्व दरोबस्त मिळकत.

3.मिळकतीचा पुर्व इतिहास :- येणेप्रमाणे परिशिष्ट-1 यात वर्णन केलेली फ्लॉट मिळकत लिहून देणार यांचे स्वसंपादीत खरेदी मालकीची असून सदर मिळकत त्यांनी यापूर्वी सौ. मधुबाला अशोक बागमार यांचेकडून दिनांक 20/09/2013 रोजी खरेदीखत दस्तऐवज क्रमांक-3356 व दिनांक 19/05/2014 रोजी खरेदीखत दस्तऐवज क्रमांक-1812 अन्वये कायम खरेदी घेतलेली असून सदरचा दस्त हा मे. दुय्यम निबंधक साहेब दिंडोरी यांचे कार्यालयात नोंदविलेला असून त्या मालकी हक्काने सदर मिळकतीचे 7/12 रेकॉर्डला फेरफार होऊन लिहून देणार यांचे नांवाची नोंद झालेली आहे. सदर हक्कास अनुसरून परिशिष्ट-1 यात वर्णन केलेली फ्लॉट मिळकत लिहून देणार यांनी




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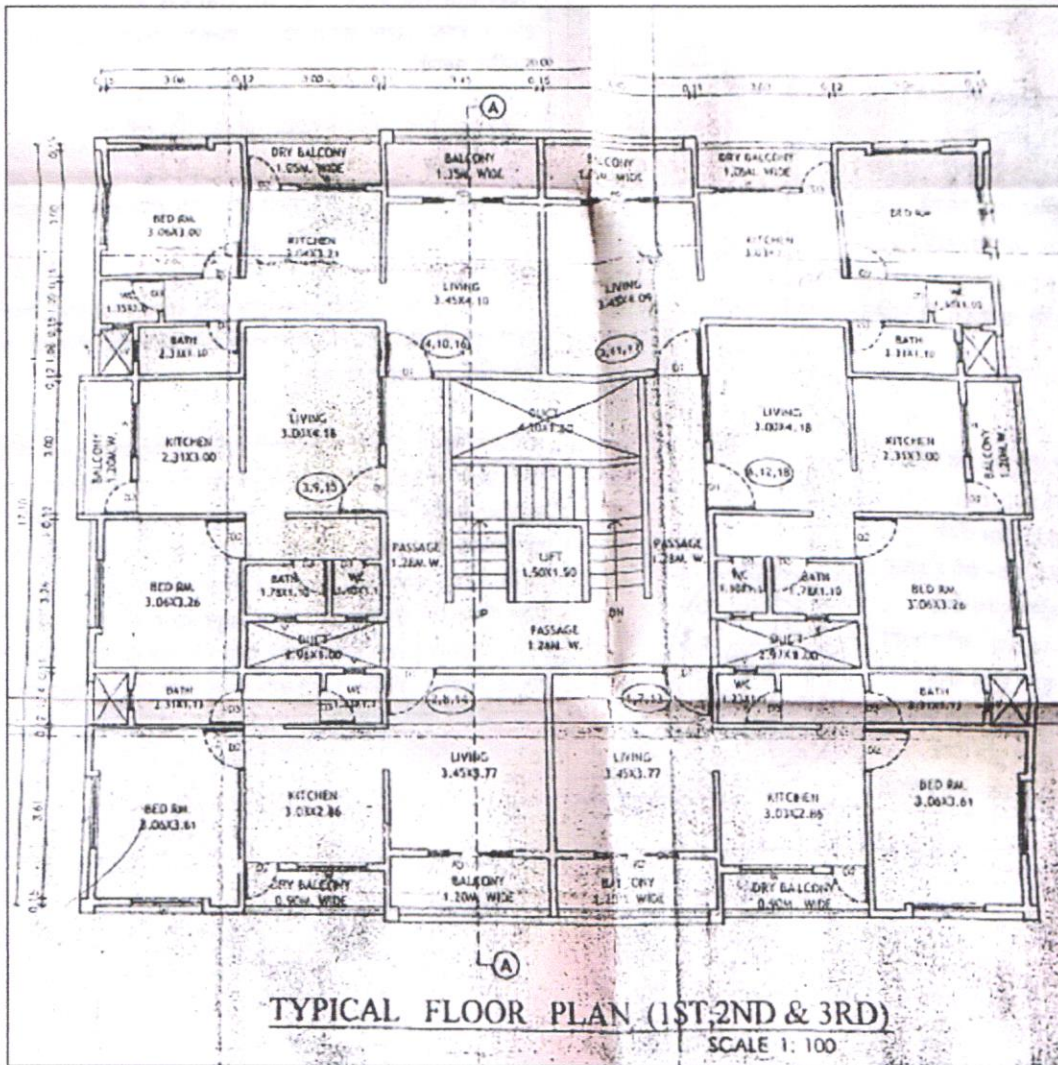
# Approved Building Plan



श.स. दिडहोरी दि 08/ 97/2018 मे  
मागीक संपेवतिस तराव कणक  
1991/2018) ने प्लॅनता मंजुरी दिती आहे.

स.प. सुमेल्या ह.व.वी.स.प.  
सरपंच  
ग्रामपालिका दिडहोरी  
ता.दिडहोरी जि.नाशिक

ग्रामपालिका दिडहोरी  
ता.दिडहोरी, जि.नाशिक



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# Commencement Certificate

**ग्रामपालिका दिंडोरी, ता. दिंडोरी, जि. नाशिक**  
फोन नं. : 02548-222044

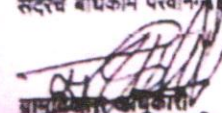
श्री. दि. नि. उल्हासराव रवि इरागिदार (अर्जदार) मुळाव हाऊस जा.क्र. 323/2018  
ता. दिंडोरी, जि. नाशिक (मुळाव हाऊस) दि. 22/02/2018

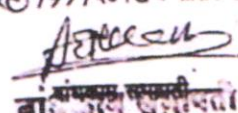
विषय :- नविन इमारत बांधकाम/पुनस्त करणेचे परवानगी बाबत.....

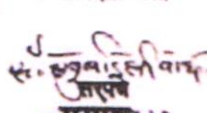
अर्जदार यांनी संपन्नपण दिंडोरी याजकहून आपला दि. 22/02/2018 चे अर्ज प्रमाणे दिंडोरी येथील घर नं. 838 गट क्र. 323/2018 मधील प्लॉट नं. 33, 34, 35 क्षेत्र 862.80/मि.टी सधे नं. 33, 34, 35 मध्ये नविन घर बांधकाम करण्याची/पुन-परवानगी करण्याची परवानगी घातील शर्तीस बंधन देवून ग्रामपालिका कायदा कलम 42 अन्वये बांधकाम करण्याची परवानगी देण्यात येत आहे.

- सदरचे इच्छित/नविन बांधकाम हे आपल्या मालकीचे जागेचे घडोबाजुने कमीत वमी पाच (4) फुट जागा सोडून करावे.
- बांधकामाचे पट्टेरिगल व साहित्य हे सार्वजनिक रस्तांसाठी रस्त्यावर/गटारीवर ठेवता येणार नाही.
- तळाळा व हवाई अतिक्रमण करता येणार नाही.
- पंचायतीने दिलेल्या परवानगीचे क्षेत्रात यदाकाधाचि सिटी सर्वेप्रमाणे अतिक्रमणाची जागा निघाली तर त्यास ग्रामपंचायत जबाबदार राहणार नाही. त्याची सर्व जबाबदारी तुमची राहिल.
- सदर गट नंबर ज्या शर्तीवर बिनशेती करण्यात आला त्या शर्तीचे उल्लंघन करता येणार नाही. केल्यास त्यास ग्रामपालिका जबाबदार राहणार नाही. सर्व जबाबदारी तुमची राहिल.
- घरात नेहमी हवा, प्रकाश राहिल अशा पद्धतीने दारे खिडक्या बसवाव्यात.
- दळघणीचे पाणी व सांडपाणी दुसऱ्याचे जागेत सार्वजनिक जागेत अथवा रस्त्यावर अस्तायदस्ता जाईल असे न करता सार्वजनिक गटारीत सोडावे गटारीची सोय नसल्याने तुमचेच जागेत दुसऱ्या अथवा रस्तासाठी घात होणार नाही. अशा पद्धतीने शोष खड्डा तयार करून सदरचे पाणी सोडावे.
- बांधकाम दुसऱ्याचे हद्दीत करून अतिक्रमण करू नये केल्यास सर्व जबाबदारी तुमची राहिल.
- सार्वजनिक रोडचे गटार पासून पाच (4) फुट जागा सोडून बांधकाम करण्याचे करावे.
- सदर कामाची मुदत दिनांक 22/02/2018 ते दि. 29/02/2019 पर्यंत देण्यात आली आहे. तसेच परवानगीची मुदत संपल्यानंतर कार्यालयाकडून मुदतवाढ परवानगी प्राप्त करून घेण्याचे करावे.
- काम पुर्ण होताच उपअभियंता सौ. जि. प. नाशिक उपविभाग दिंडोरी यांचा पुर्णत्व दाखला व मुल्यांकन दाखला जोडून लेखी अर्ज ग्रामपालिकेकडे नोंदणीसाठी सात (7) दिवसांचे आत करावे.
- मुदतीत अर्ज न आल्यास पालीका जी स्कॅअर फुटाप्रमाणे आकारणी करेल ती तुम्हास मान्य करावी लागेल.
- नविन घराचे अगर दुरुस्तीचे काय काम केले त्याचा सविस्तर खुलासा ग्रामपालिकेकडे सात (7) दिवसात करावा.
- सदरचे बांधकाम टाऊन प्लॅनिंगचे मंजूर प्लॉन प्रमाणेच करावे.
- श्री. पी. एम. 2690/2664/प्र. क्र. 3434/22 ग्रामविकास विभाग मंत्रालय, मुंबई दि. 90 जुलै 1992 अन्वये अर्जदाराने इमारतीमध्ये वैयक्तिक शौचालय बांधण्याचे करावे. त्याशिवाय इमारतीचे नोंद केली जाणार नाही.
- नविन/जुना कळवण मार्गाची/उमराळे रोड/निळबंठी रोड/पालखेड रोड/कादवानगर/सुबेनी नगर/शिवाजी नगर/दकतुंड नगर/भवानी नगर/धीन सिटी/धितानणी नगर रस्त्याची/बांधकामाचे गटारीत ओपन स्पेसची/लॉन एरीया/पार्किंग एरीयाची नियमानुसार हद्द सोडूनच बांधकाम करण्याचे करावे.
- आपले बांधकामाचे जागेबाबत काही वाद विवाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी आपणावर राहिल.
- मा. जिल्हाधिकारी सौ. नाशिक यांनी दिलेल्या बिनशेती आदेशाचे अटी व शर्तीस अधिन राहून तसेच म. सहाय्यक संचालक सौ. नगर रचना कार्यालयाचे मंजूर ले आऊट प्रमाणे अधिन राहून बांधकाम करण्याचे करावे. अर्जासोबत दिलेल्या हमीपत्रास अधिन राहून बांधकाम परवानगी देण्यात येत आहे तसेच वृक्ष लागवड करून जोपासणा करणे बंधनकारक आहे.
- बरील पैकी कोणत्याही शर्तीचा भंग केल्यास दिलेली परवानगी रद्द करून देवून ग्रामपालिका कायदा कलम 42 प्रमाणे आपणावर कायदेशीर कारवाई करणेत येईल.

बरील सर्व बाबतीची पुर्तता केल्याशिवाय व इमारतीचा पुर्णत्वाचा दाखला मिळाल्यानंतरच इमारतीची नोंद केली जाईल यांची नोंद घ्यावी. सदरचे बांधकाम परवानगी दि. 26/02/199/2018 चे मासिक सभेबरील ठराव क्र. 313(E) अन्वये दिली असे.

  
 ग्रामपालिका अधिकारी  
 दिंडोरी

  
 बांधकाम सहाय्यक  
 ग्रामपालिका दिंडोरी

  
 स. उल्हासराव रवि  
 ग्रामपालिका दिंडोरी