

- Architectural Consultants
- Chartered Engineers
- Govt. Registered Valuers
- IBBI Registered Valuers

SHIVAJI D. PINGALE

B.E.(Civil), M.I.E.,F.I.V.

Flat No. 5, Ramkrishna Aptt., Near Janlaxmi Bank, Opp. Bosco Center, Gangapur Road, Nashik - 422 013.
Tel.: 0253-2317453, Cell : 98902 78671, 94239 83321. E-mail : er.shivajipingale@gmail.com

Date:

Ref. No.:

TO,
THE CHIEF MANAGER,
SMS, BANK OF BARODA,
MUMBAI NAKA, BRANCH, NASHIK

Date- 20/12/2021

Subject: Submission of Valuation Report for

Name of The Borrower	MR. RAVINDRA OMKAR MAHAJAN & SAU. MALATI RAVINDRA MAHAJAN. "OM SHREE SAIRAM ROW HOUSES APARTMENT" ROW HOUSE NO. 2, PLOT NO. 34/2, SURVEY NO. 195/A, CITY SURVEY NO. 2420, AT PIMPALGAON BAHULA SHIWAR, TAL & DIST- NASHIK.
Address of Property	MR. RAVINDRA OMKAR MAHAJAN & SAU. MALATI RAVINDRA MAHAJAN. "OM SHREE SAIRAM ROW HOUSES APARTMENT" ROW HOUSE NO. 2, PLOT NO. 34/2, SURVEY NO. 195/A, CITY SURVEY NO. 2420, AT PIMPALGAON BAHULA SHIWAR, TAL & DIST- NASHIK.

Sir,

Please find herewith Valuation Report as mentioned in the subject line.

We assure you our best services in future also.

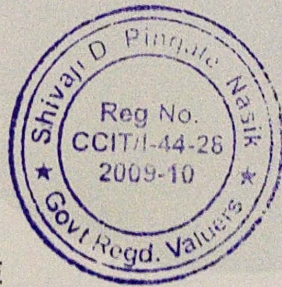
With Regards,

Thanking You,

Yours' Sincerely,

Shivaji D. Pingale

For SHIVAJI D. PINGALE
GOVT. REGD. VALUER
REGN. NO. CCIT/34AB/CAT-I/44-28



at No. 5, Ramkrishna Aptt., Near Janlaxmi Bank, Opp. Bosco Center, Gangapur Road, Nashik - 422 013.
Tel.: 0253-2317453, Cell : 98902 78671, 94239 83321. E-mail : er.shivajipingale@gmail.com

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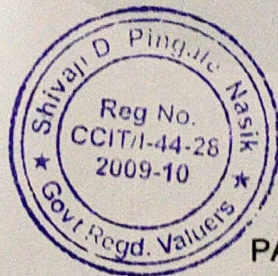
Date:

TO,
THE CHIEF MANAGER,
SMS, BANK OF BARODA,
MUMBAI NAKA, BRANCH NASHIK.

Date- 20/12/2021

VALUATION REPORT OF RESIDENTIAL ROW HOUSE NO. 02.

VALUATION OF THE PROPERTY BELONGING TO	MR. RAVINDRA OMKAR MAHAJAN & SAU. MALATI RAVINDRA MAHAJAN. "OM SHREE SAIRAM ROW HOUSES APARTMENT" ROW HOUSE NO. 2, PLOT NO. 34/2, SURVEY NO. 195/A, CITY SURVEY NO. 2420, AT PIMPALGAON BAHULA SHIWAR, TAL & DIST- NASHIK.
PURPOSE	BANK LOAN PURPOSE. SMS BANK OF BARODA, MUMBAI NAKA BRANCH, NASHIK.
ADDRESS OF PROPERTY	MR. RAVINDRA OMKAR MAHAJAN & SAU. MALATI RAVINDRA MAHAJAN. "OM SHREE SAIRAM ROW HOUSES APARTMENT" ROW HOUSE NO. 2, PLOT NO. 34/2, SURVEY NO. 195/A, CITY SURVEY NO. 2420, AT PIMPALGAON BAHULA SHIWAR, TAL & DIST- NASHIK.
FAIR MARKET VALUE OF ROW HOUSE NO. 02	Rs. 31,79,500.00 (Rs. Thirty One Lakhs Seventy Nine Thousand Five Hundred Only.)
REALIZABLE VALUE OF ROW HOUSE NO. 02	Rs. 28,61,500.00 (Rs. Twenty Eight Lakhs Sixty One Thousand Five Hundred Only.)
DISTRESS VALUE OF ROW HOUSE NO. 02	Rs. 25,75,500.00 (Rs. Twenty Five Lakhs Seventy Five Thousand Five Hundred Only.)
GOVERNMENT VALUE OF ROW HOUSE NO. 02	Rs. 14,36,800.00 (Rupees. Fourteen Lakhs Thirty Six Thousand Eight Hundred Only).



Pingale

SHIVAJI D. PINGALE
GOVT. REGD. VALUER

34 AB REGN. NO. CCIT/I/-44-28/2009-10
IBBI REGN. NO.- IBBI/RV/02/2029/12252

Flat No. 5, Ramkrishna Aptt., Near Janlaxmi Bank, Opp. Bosco Center, Gangapur Road, Nashik - 422 013.
Tel.: 0253-2317453, Cell : 98902 78671, 94239 83321. E-mail : er.shivajipingale@gmail.com

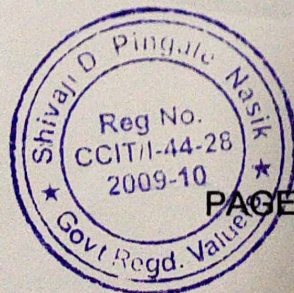
Ref. No.:

Date:

Annexure-I
Summary Valuation Report On Properties Owned
Mr. Ravindra Omkar Mahajan & Sau. Malati Ravindra Mahajan.

Sr.No.	Particulars	Details/Information
1	Name Of The Branch	SMS Bank Of Baroda, Mumbai Naka Branch, Nashik
2	Name Of The Borrower	Mr. Ravindra Omkar Mahajan & Sau. Malati Ravindra Mahajan. "Om Shree Sairam Row Houses Apartment" Row House No. 2, Plot No. 34/2, Survey No. 195/A, City Survey No. 2420, At Pimpalgaon Bahula Shiwar, Tal & Dist- Nashik.
3	Name Of The Valuer	Shivaji D.Pingale , Govt. Regd. Valuer Regn. No. CCIT/34AB/CAT-I/44-28
4	Date Of Visit By Valuer	18/12/2021
5	Description Of Property	
a)	Name Of The Owner/Mortgagor	Mr. Ravindra Omkar Mahajan & Sau. Malati Ravindra Mahajan. "Om Shree Sairam Row Houses Apartment" Row House No. 2, Plot No. 34/2, Survey No. 195/A, City Survey No. 2420, At Pimpalgaon Bahula Shiwar, Tal & Dist- Nashik.
b)	Extent Of Area (In Sqm.)	B/Up Area of Row House No. 02= 65.85Sqm. Area of Plot = 61.60 Sqm.
c)	Area Considered for Valuation Purpose	B/Up Area of Row House No. 02= 65.85Sqm. Area of Plot = 61.60 Sqm.
d)	P. No./Survey No.	Plot No. 34/2, Survey No. 195/A, City Survey No. 2420
e)	Type Of Property	Free hold Property
f)	Nature Of Property	Residential Row house
g)	In Possession Of / Occupancy	Owner Occupied
h)	Boundaries	Identified
i)	Age Of Building	01 years
j)	Future Life Of Building	59 years
k)	Fair Market Value Of Row House No. 02	Rs. 31,79,500.00 (Rs. Thirty One Lakhs Seventy Nine Thousand Five Hundred Only.)
l)	Realizable Value Of Row House No. 02	Rs. 28,61,500.00 (Rs. Twenty Eight Lakhs Sixty One Thousand Five Hundred Only.)
m)	Distress Value Of Row House No. 02	Rs. 25,75,500.00 (Rs. Twenty Five Lakhs Seventy Five Thousand Five Hundred Only.)
n)	Government Value Of Row House No. 02	Rs. 14,36,800.00 (Rupees. Fourteen Lakhs Thirty Six Thousand Eight Hundred Only).

Place: NASHIK
Date: 20/12/2021



Pingale
SHIVAJI D. PINGALE
GOVT. REGD. VALUER
REGN. NO. CCIT/34AB/CAT-I/44-28

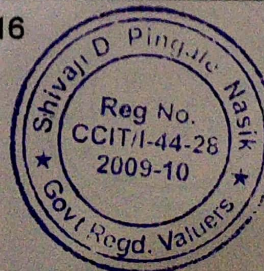
TO,
THE CHIEF MANAGER,
SMS, BANK OF BARODA,
MUMBAI NAKA, BRANCH NASHIK.

Date- 20/12/2021

VALUATION REPORT OF ROW HOUSE

I GENERAL			
1.	Purpose for which the valuation is made	Bank Loan Purpose for SMS Bank Of Baroda, Mumbai Naka Branch, Nashik.	
2.	a)	Date of inspection	18/12/2021
	b)	Date on which the valuation is made	20/12/2021
3.	List of documents produced for perusal		
	a)	7/12 Extract	Yes
	b)	Layout Sanctioned by	Nashik Municipal Corporation Nashik. Vide Letter No. RP/PIMPALGAON (B)/1417. Dated - 30/04/1981
	c)	Commencement Certificate	Nashik Municipal Corporation Nashik. Vide Letter No. LND/BP/RB/BI/195. Dated - 03/12/2020.
	d)	Occupancy Certificate	Nashik Municipal Corporation Nashik. Vide Letter No. Javak No. NASHIK/074/2021. Dated - 18/09/2021.
	e)	N.A. Order No.	Collector Of Nashik. Vide Letter No. DESK-III/LNA/SR/162/1981. Dated - 06/06/1981.
4.	Name of the owners and their Address with phone no.		Mr. Ravindra Omkar Mahajan & Sau. Malati Ravindra Mahajan. "Om Shree Sairam Row Houses Apartment" Row House No. 2, Plot No. 34/2, Survey No. 195/A, City Survey No. 2420, At Pimpalgaon Bahula Shiwar, Tal & Dist- Nashik.
5.	Brief description of the property		The property under valuation is Row House belonging to Mr. Ravindra Omkar Mahajan & Sau. Malati Ravindra Mahajan. "Om Shree Sairam Row Houses Apartment" Row House No. 2, Plot No. 34/2, Survey No. 195/A, City Survey No. 2420, At Pimpalgaon Bahula Shiwar, Tal & Dist- Nashik. The surrounding of property is well developed. Infrastructure facilities such as roads, water supply ,drainage, electricity etc are available in this area.

PAGE 5 | 16

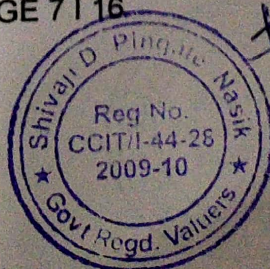


6.	Location of property	
	a) Plot No./S. No. /G. No.	Plot No. 34/2, Survey No. 195/A, City Survey No. 2420
	b) Door No	Row House No. 2
	c) Location	"Om Shree Sairam Row Houses Apartment" Row House No. 2, Plot No. 34/2, Survey No. 195/A, City Survey No. 2420, At Pimpalgaon Bahula Shiwar, Tal & Dist- Nashik.
	d) Taluka	Nashik
	e) District	Nashik.
7.	Postal address of the property	Mr. Ravindra Omkar Mahajan & Sau. Malati Ravindra Mahajan. "Om Shree Sairam Row Houses Apartment" Row House No. 2, Plot No. 34/2, Survey No. 195/A, City Survey No. 2420, At Pimpalgaon Bahula Shiwar, Tal & Dist- Nashik.
8	City/Town	Nashik Municipal Corporation Nashik.
	Residential Area	Residential
	Commercial Area	
	Industrial Area	
9	Classification of the area	
	i) High/Middle/poor	Middle class Area.
	ii) Urban/ Semi Urban/ Rural	Urban
10	Coming under Corporation limit/ Village Panchayat/Municipality	Nashik Municipal Corporation Nashik.
11	Boundaries of the property	
	East	Plot No. 34/3
	West	Plot No. 34/1
	North	Plot No. 33
	South	9.00m Wide Road
12	Extent of the site	Plot Area = 61.60 Sqm.
13	Extent of the site considered for Valuation (least of 14a & 14b)	Plot Area = 61.60 Sqm.
14	Whether occupied by the owner/ Tenant? If occupied by tenant, since how long? Rent received per month.	Owner Occupied
II	CHARACTERSTICS OF THE SITE	
1	Classification of locality	Middle class locality.
2	Development of surrounding area	Well Developed area.
3	Possibility to frequent flooding/ submerging	No.
4	Feasibility to the civic amenities like School, Hospital, Bus Stop, Market etc.	All amenities nearby.



5	Level of land with topographical conditions	Level land
6	Shape of land	Rectangular shape.
7	Type of use to which it can be put	Residential
8	Any usage restriction	No
9	Is plot in town planning approved layout?	-----
10	Corner plot or intermittent plot?	Intermittent plot
11	Road facilities	Available.
12	Type of road available at present.	W.B.M. Road.
13	Width of road - is it below 20 ft. or more than 20 ft.	9.00 mt. Wide Road
14	Is it a Land - Locked Land?	No
02	Water potentiality	Bore well.
16	Underground sewerage system	Yes
17	Is power supply available at the site?	Yes
18	Advantages of the site	1. Market is near to site. 2. School, Hospital, Bus Stop is also near to site.
Part - A (Valuation of land)		
1	Size of plot	-----
	North & South	
	East & West	
2	Total extent of the plot	Plot Area = 61.60 Sqm.
3	Prevailing market rate	Rs.25,000/Sqm
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Area of Plot Area = 61.60 Sqm. X 4510/- per sqm. = 2,77,816.00 Built Up Area For Row House No. 02 = 65.85Sqm X 17600 Per Sqm = 11,58,960.00 Total Government Valuation = 14,36,776.00
5	Assessed/ adopted rate of valuation	Rs.25,000/Sqm
6	Estimated value of land	Area of Plot No. 02- 61.60 sqm X Rs. 25000/Sqm = Rs. 15,40,000.00
Part - B(valuation of Building)		
1	Technical details of the building	
a)	Type of Building (Residential/ commercial/ Industrial)	Residential
b)	Type of construction (Load bearing/ R.C.C./ Steel Framed)	R.C.C. Frame Structures
c)	Year of construction	2020
d)	Number of floors and height of each floor including basement, if any	Ground + 1 st Floor
e)	Plinth area floor- wise	Ground + 1 st Floor = 65.85Sqm
f)	Condition of the building	Good

PAGE 7 | 16



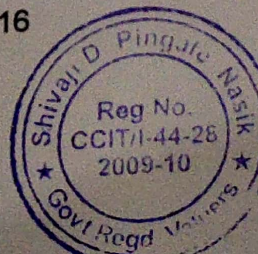
Specification of construction (floor- wise in respect of)

Sr. No.	Description	Ground Floor
1	Foundation	RCC. Frame Structure
2	Basement	
3	Superstructure	Brick Work & Plastering
4	Joinery / doors & windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	1) Teak Wood Frames & T.W. Shutters used for Door Openings 2) Alluminium Sliding Windows For Windows.
5	R.C.C. work	RCC work
6	Plastering	Sand face plastering for outside & neeru plastering for Inside walls
7	Flooring, Skirting, dadoing	Vitrified Tiles flooring
8	Special finish as marble, granite, wooden paneling, grills etc.	
9	Roofing including weather proof course	RCC Slab
10	Drainage	Available
3	Electrical Installation	
	Type of wiring	Casel capping Electrification
	Class if fitting (superior / ordinary / poor)	Ordinary
	Number of light points	15
	Fan Points	03
4	Plumbing installation	
	a) No. of water closet and their type	1
	b) No. of wash Basin	1
	c) No. of Urinals	

DETAILS OF VALUATION

Sr. No	Particulars of item	Built-up Area Sqm.	Height of Bldg	Age of Building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
1)	Ground + 1 ST Floor As Per Sanction Plan	65.85 sqm	6.45 sqm	01 years	25000/-	16,39,500.00		16,39,500.00
Total Amount Rs.								16,39,500.00

PAGE 8 | 16



Pingale



TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part -A	Land	
Part -B	Building	Rs. 15,40,000.00
Part -C	Extra Items- Interior work and furniture work	Rs. 16,39,500.00
Part -D	Amenities	
Part -E	Compound Wall	
Part -F	Services	
	Total Valuation Of Property	Rs. 31,79,500.00
	Say	Rs. 31,79,500.00

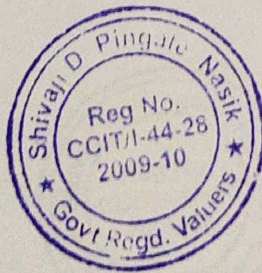
The property under valuation is vacant Plot belonging to **Mr. Ravindra Omkar Mahajan & Sau. Malati Ravindra Mahajan.** "Om Shree Sairam Row Houses Apartment" Row House No. 2, Plot No. 34/2, Survey No. 195/A, City Survey No. 2420, At Pimpalgaon Bahula Shiwar, Tal & Dist- Nashik.

Owner has taken building permission from Nashik Municipal Corporation Nashik. Vide Letter No. LND/BP/RB/BI/195. Dated - 03/12/2020.

I have visited site on 18/12/2021 with Owner **Mr. Ravindra Omkar Mahajan**
As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is

The Market Value Of The Above Property Is	Rs. 31,79,500.00 (Rs. Thirty One Lakhs Seventy Nine Thousand Five Hundred Only.)
The Realizable Value Of The Above Property Is	Rs. 28,61,500.00 (Rs. Twenty Eight Lakhs Sixty One Thousand Five Hundred Only.)
The Distressed Sale Value Of The Above Property Is	Rs. 25,75,500.00 (Rs. Twenty Five Lakhs Seventy Five Thousand Five Hundred Only.)

Place: Nashik
Date: 20/12/2021



Pingale
SHIVAJI D. PINGALE
GOVT. REGD. VALUER
34 AB REGN. NO. CCIT/1/-44-28/2009-10
IBBI REGN. NO.- IBBI/RV/07/2019/12252

OCCUPANCY CERTIFICATE

Full / Part (Risk Based)

Outward No. 074/2021

Date :- 18/09/2021

As stipulated in Appendix 'K' of Unified Development Control & Promotion Regulations

A	Name Of The OWNER / Developer	Sau. Mithila Anand More & Shri. Pravin B. Ghughe.
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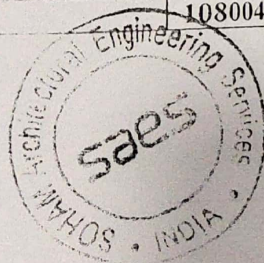
B	LOCATION OF THE PROPOSED SITE					
1	Plot No. -	34/2	3	Shiwar - P. Bahula	Town /City - Nashik	Pin Code - 422213
2	Survey No. -	195/A	Add :	Sapedet Bangalo ,I.T.I. Colony Satpur, Nashik		
	Engineer	Shri. Er.Vijay K. Sanap		Structural. Engineer	Shri. Er.Kuber Bhusal	

C	DETAILS OF BUILDING			
	1- Building Permission No	LND/BP/RB/B1/BP/195	Building Permission Date	03/12/2020

I Vijay K. Sanap hereby certify that the building has been completed as per the sanction plan and it is declared that the building conforms in all respects to the requirement of the building regulations.

This is also to certify that the building has been inspected by Engineer Shri. Vijay K. Sanap and is completed according to the approved drawing and is fit for occupation.

D	BUILDING DATA					
	Building Name		Building Name Ground Floor + First Floor			
	No of Floor		Ground Floor + First Floor		Ground Floor + First Floor	
4	a	As Per Sanctioned Plan	Ground Floor + First Floor		Ground Floor + First Floor	
	b	As Per Completed Building Plan	Ground Floor + First Floor		Ground Floor + First Floor	
	Use of the Building					
5	a	As Per Sanctioned Plan	Residential			
	b	As Per Completed Building Plan	Residential			
	Floor Area (m2)					
6	a	As Per Sanctioned Plan	65.58 M ²			
	b	As pre Completed Building Plan	65.58 M ²			
	Setbacks(M)					
7	a	As Per Sanctioned Plan	Front	Rear	Side-1	Side-2
	b	As Per Completed Building Plan	4.50 M	1.50 M	Common Wall	Common Wall
	Height (M)					
8	a	As Per Sanctioned Plan	6.45 M			
	b	As Per Completed Building Plan	6.45 M			
E	Area Calculations					
	a	As Per Sanctioned Plan Built-up Area	65.58 M ²			
9	b	As Per Completed Plan Built-up Area	65.58 M ²			
	c	As Per Completed Plan Carpet Area	68.64 M ²			
F	Vacant Plot Index No	10800497 / 10601019	Mo. No	9021300381		



Er. VIJAY K. SANAP
Registered Engineer
Regd. No. PR124, NMC, Nashik.



CHALLAN
MTR Form Number-6



IN	MH011397154202122E	BARCODE	Date		09/01/2022-15:33:05	Form ID	251		
Department	Inspector General Of Registration	Payer Details							
Stamp Duty		TAX ID / TAN (If Any)							
Registration Fee		PAN No. (If Applicable)							
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR	Full Name	Ravindra Onkar Mahajan						
Location	NASHIK	Flat/Block No.	Gat No 195/A Plot No 34/2 Plot Area 61.60 Sq						
Year	2021-2022 One Time	Premises/Building	Mtrs Carpet Area 68.64 Sq Mtrs						
Account Head Details		Road/Street	Pimpalgaon Bahula						
330046401 Stamp Duty		Area/Locality	Nashik						
330063301 Registration Fee		Town/City/District							
		PIN	4	2	2	0	1	1	2
		Remarks (If Any)	SecondPartyName=Withhla Amol More--CA=29000000-Marketval=2293000						
Total	200.00	Amount In Words	Two Hundred Rupees Only						
Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK							
Cheque/DD No		Bank CIN	Ref. No.	02003942022011000866				1269327958	
Name of Bank		Bank Date	RBI Date	09/01/2022-15:34:07				Not Verified with RBI	
Name of Branch		Bank-Branch	BANK OF BARODA						
		Scroll No. , Date	Not Verified with Scroll						

Department ID : Mobile No. : 9860745422
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुर्यम निबंधक कार्यालयत नोंदणी करवायाच्या दस्तासदी लागू आहे. नोंदणी न करवायाच्या दस्तासदी सदर चलान लागू नाही.

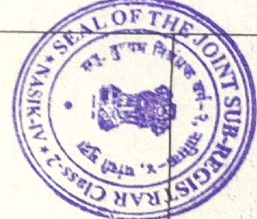
स्टॅम्प रकम रुपये : १००/-

(सदर मिळकतीचा रो-वंगला विक्री करारनाम्याचा दस्त मे . सह दुर्यम निबंधक साहेब ,
नाशिक-४ यांचे कार्यालयात मुद्रांक शुल्क रकम रुपये १,७४,०००/- मात्र भरून दिनांक
०२/१२/२०२१ रोजी अनुक्रमांक ११४६३/२०२१ अन्वये नोंदविलेला आहे .)

रो-वंगला खरेदीखत

रो-वंगला खरेदीखत आज दिनांक १० माहे जानेवारी इसवी सन २०२२
रोज सोमवार ते दिवशी नाशिक मुककामी ...

नरसम-४
रसकाल
२६८ (१०११)
२ — ३०



0३...

१. श्री. रविंद्र ओंकार महाजन

उ.व.: ३६, धंदा : नोकरी

फॅन : BBGPM 0613 K

आधार : 7478 5872 4035

२. सौ. मालती रविंद्र महाजन

उ.व.: ३४, धंदा : गृहीणी

फॅन : BOPPM 8442 Q

आधार : 7023 1273 7512

दोघे रा.: फ्लॅट नंबर 0३, वी-विंग, श्री निवास

अपाटमेंट, गट नंबर १९४/अ, आयटीआय कॉलनी,

श्रमिक नगर, सातपूर, नाशिक-४२२0१२.

यांसी

लिहून देणार

१. सौ. मिथिला अमोल मोरे ऊर्फ

मिथिला नितीन क्षिरसागर

उ.व.: ३२, धंदा : व्यापार

फॅन : HAIPK 4457 E

रा.: मु.पो. गिरणारे, ता.जि. नाशिक-४२२२0३.

२. श्री. प्रविण भास्कर घुगे

उ.व.: ४७, धंदा : नोकरी

फॅन : AHAPG 3641 G

रा.: ओझोन, डी-२0४, टाकळी, उपनगर रोड,

गांधी नगर जवळ, नाशिक-४२२00६.

लिहून देणार

कारणे रो-बंगला खरेदीखत लिहून देतात तो ऐसा जे की,



गणराज्य भारत (संघीय लोकतान्त्रिक गणतन्त्र नेपाल)
 संघीय लोकतान्त्रिक गणतन्त्र नेपाल
 संघीय लोकतान्त्रिक गणतन्त्र नेपाल

संघीय लोकतान्त्रिक गणतन्त्र नेपाल (संघीय लोकतान्त्रिक गणतन्त्र नेपाल)
 संघीय लोकतान्त्रिक गणतन्त्र नेपाल

क्रमांक	विवरण	दस्तावेज नं.	दस्तावेज मूल्य	दस्तावेज मूल्य	दस्तावेज मूल्य
१	संघीय लोकतान्त्रिक गणतन्त्र नेपाल (संघीय लोकतान्त्रिक गणतन्त्र नेपाल)	१५५/२०७३/२०७३	११.००	११.००	११.००
२	संघीय लोकतान्त्रिक गणतन्त्र नेपाल (संघीय लोकतान्त्रिक गणतन्त्र नेपाल)	१५५/२०७३/२०७३	११.००	११.००	११.००

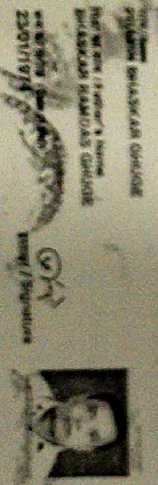
१५५-४
 १५५ - १५५
 १५५ - १५५



संघीय लोकतान्त्रिक गणतन्त्र नेपाल

संघीय लोकतान्त्रिक गणतन्त्र नेपाल (संघीय लोकतान्त्रिक गणतन्त्र नेपाल)	संघीय लोकतान्त्रिक गणतन्त्र नेपाल
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संघीय लोकतान्त्रिक गणतन्त्र नेपाल
GOVT. OF INDIA
SELF ATTESTED
BY ME



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/RISK BASE/ B1/BP/195
OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE :- 03/12/2020

क्रमांक	२६	१००३
२०	—	२०



Sanction of Building Permission
and
Commencement Certificate

TO, **Sau. Mithila Amol More & Shri. Pravin B. Ghuge.**

C/o. Er. & Stru. Enge. Vijay K. Sanap of Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. 34/2 of S. No. 195/A of Pimpalgaon Bahula Shiwar, Nashik.

- Ref :-** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 26/10/2020 Inward No. B1/BP/170.
2) Final Layout/Tentative layout No. 3153 Dt: 19/08/1981.

Sanction of building permission & commencement certificate is hereby as per (Moderate Risk Base) order No. 158 Dt: 23/05/2019 granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. LIX of 1949) to erect building for Residential Purpose as per plan duly amended in ----- subject to the following conditions.

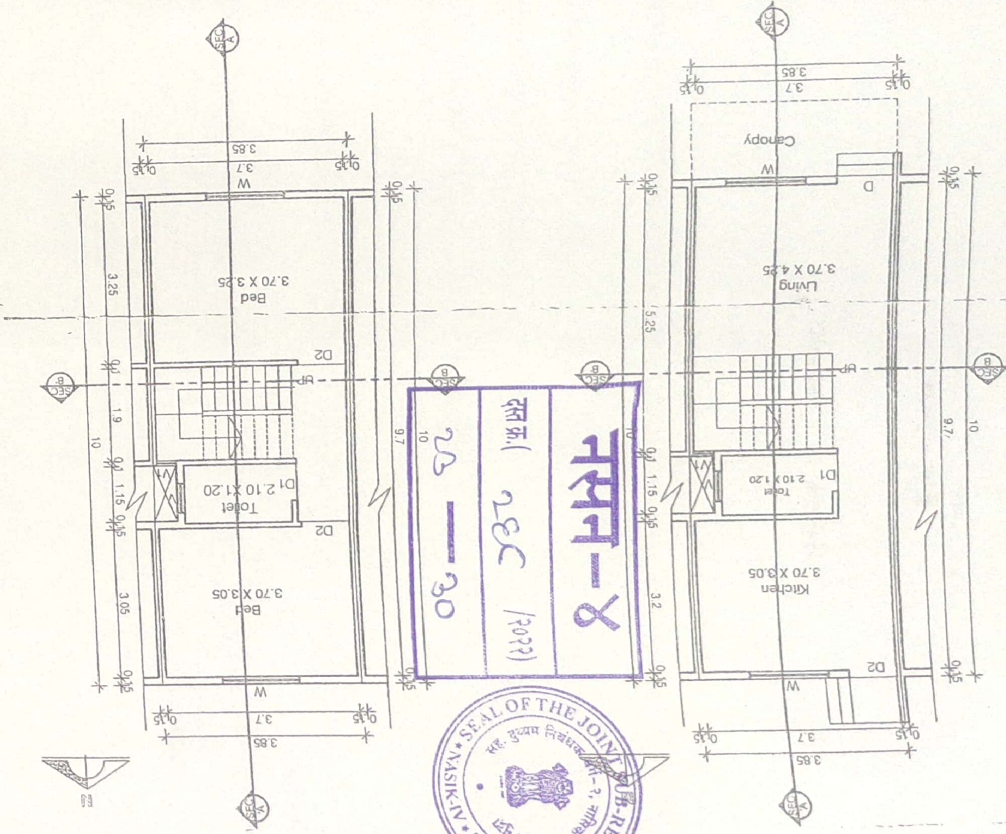
CONDITIONS (1 to 41)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
3. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work (viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.)
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & varandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & varandas are covered or merged into adjoining room or rooms, they should be covered or merged into the building plan.

H SIDE ELEVATION (Scale : 1:100)



SECTION A-A (Scale : 1:100)



GROUND FLOOR PLAN (Scale : 1:100)

FIRST FLOOR PLAN (Scale : 1:100)

--- 9.00 M Wide Existing Road --- >



ADU Plot No.34/1

ADU Plot No.34/3

PROPOSED STRUCTURE

16.0000m

2.850m

13. Total Built-up Area in proposal, (excluding area at Sr.No.15.b)	65.58
a) Existing Built-up Area.	---
b) Proposed Built-up Area.	65.58
c) Excess Balcony area counted in F.S.I.	---
d) Excess Double Height terraces area counted in F.S.I.	---
Total (a + b + c + d)	65.58
14. F.S.I. Consumed (1/3/8) (should not be more than serial no.12 above)	1.06
a) Required (20% of sr.no.9)	---
b) Proposed	---

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 14.01.2019 and dimensions of all sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/ City Survey records.

Er. Vijay Sanap,
Chartered Engineer.

NOTES

- Pier boundary shown in Thick Black
- External Wall - 150 MM Thick
- Proposed work shown in Red
- Internal Wall - 100 MM Thick
- Drainage line shown in Dotted Red
- All dimensions are in meter

Owner's declaration -
I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Register Engineer sign
Chartered Engineer
Er. Vijay Sanap.
Owners Sign
Sau. Mihitha A. More



SOHAM
Architectural
Engineering
Services

CONSULTANCY, DESIGN, ENGINEERING, PROJECT MANAGEMENT
34/35, Surkhan Arcade, behind HDFC Bank, Bhujal Farm Road, New Nashik - 9
e-mail: vijay.sanap@sohameng.com, Phone: 07875 204080, Cell: 08220 20886