FORM 0-1 (SEE RULE 8D) REPORT OF VALUATION OF IMMOVABLE PROPERTY. PART - 1: QUESTIONAIRE.

GENERAL:

Purpose for which valuation is made:

To Asses fair market value of Flat No. 06 For Bank of Baroda, SMS Branch, Nashik.

For Purchase of Resale Flat

2. Date as on which valuation is made:

29/08/2019

3. Name of the Owner/Owners:

Joint Purchasers : Mr. Badri Ranganath Shinde & Mrs. Anita Badri Shinde

Joint Owners: Mr. Maruti Mahadev Kakad & Mrs. Jyoti Maruti Kakad

4. If the property is under joint Ownership / Co - Ownership, share of each such Owners are the shares undivids

Ownership

5 Brief description of the property:

On the Instructions of Chief Manager, Bank of Baroda, SMS Branch, Nashik; I/We have visited Flat No. 06, On 3rd Floor, In Muralidhar Apartment, located In Muralidhar Vazare Nagar, Govind Nagar, Behind Lotus Residency, Near Kidney Care Hospital, Nashik. Sy. No. 786/1B/14, Plot No. 14. for valuation Purpose on dtd. 29/08/2019.

Muralidhar Apartment is a Residential Building and having Parking + 04 Floors & Constructed in RCC Structure with RCC Slab roofing. The walls are constructed in B.B. Masonry, Plastered & Painted, Lift is Provided to the Building.

As per Agreement to Sale, Built up area is of the Flat No. 06 is 930 Sq.ft. (86.43 Sq.m.). The said Flat consists of Two Bed Rooms + Living + Kitchen + Balcony & 2WC/Bath. The premises is having Vitrified tiles flooring, Concealed wiring, Laminated Flush doors & Alu. Sliding windows with glass panels are Provided.

The Property is located in developed Residential area. Infrastructure facilities such as Road, Water & Electricity is available. Civic amenities are available on walkable distance from the property.

Verified Photocopies of following documents:

- 1] Building Plan Approval vide Letter No. LND/BP/CD/B-3/432/2973 dtd. 15/10/2010
- 2] Building Completion Certificate vide Letter No. TP/CIDCO/11659/1183 dtd. 02/06/2012
- 3] Agreement to Sale of Flat No. 06 dtd. 19/08/2019 (Regd. at Sr. No. NSN3-5483-2019)
- 6. Location, street, ward no

In Muralidhar Vazare Nagar, Govind Nagar, Behind Lotus Residency,

Near Kidney Care Hospital, Nashik

Sy. No. 786/1B/14, Plot No. 14

Residential area

7. Survey / plot no. of land.

Is the property situated in residential /commercial/mixed area/industrial area

Classification of locality high class/ middle class/poor class.

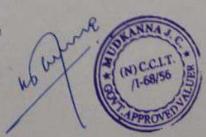
10. Proximity to civil amenities, like schools, hospitals, offices, markets, cinemas, etc

11. Means and proximity to surface communication by which the locality Middle Class

On walkable Distance

By road

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Govt Regd, Valuer under wealth Tax Act (N)CCIT/I-68/56 dtd. 10/08/2004 ♦ Chartered Engineer : M-112000/4 dtd. 16/09/1996

♦ Charles of Valuers Delhi 012404 dtd. 12/05/2003 Member Institution Of Engineers, India : M-112000/4 dtd. 16/09/1996

Member Practicing Valuers Asso, of India : PVA(I) LM-1341 dtd. 02/04/2008

♦ Member Indian Council of Arbitration ICA/781/Admn/2009 dtd. 15/16/2009

MUDKANNA J. C.

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

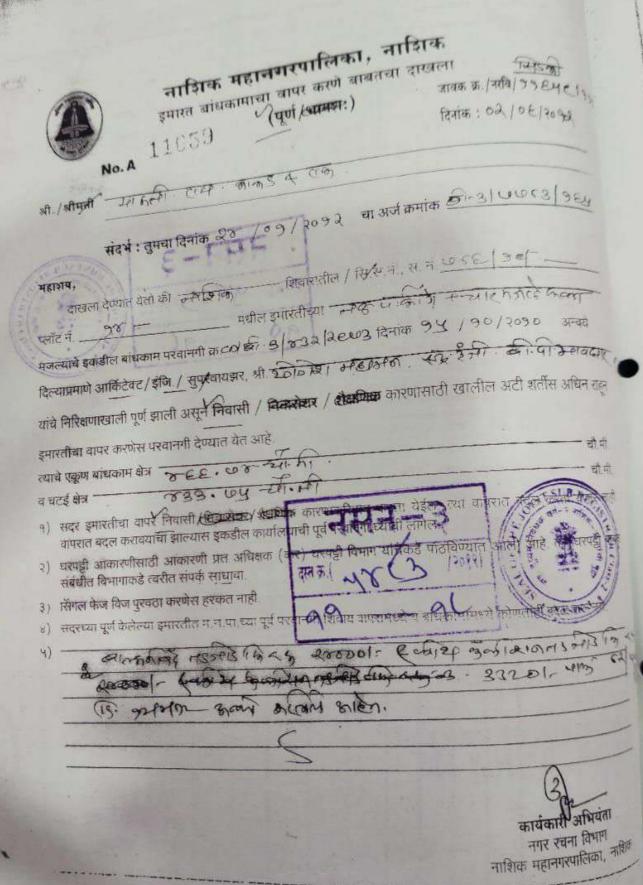
Office 02, Indus Appt., Near Ved Mandir, MICO Circle, On Trimbak Road, Nashik. Tel No : +91 253 2311756 Mob.: 9822379468, Email id : jcansshik@gmail.com

SUMMARY VALUATION REPORT ALONGWITH DETAILED REPORT

r.	Particulars		Details/ Information
	Name of the Branch		Bank of Baroda, SMS Branch, Nashik
10	Name of the Borrower		Joint Purchasers : Mr. Badri Ranganath Shinde & Mrs. Anita Badri Shinde
	Name of the Valuer		J.C. Mudkanna
	Date of visit by Valuer		29/08/2019
5.	Name of the Bank Official/ accompanied/ visited with Valuer		On the instruction of Bank of Baroda, SMS Branch, Nashik visited the property.
6	Description of the Property		Flat No. 06, On 3 rd Floor, In Muralidhar Apartment
a)	Name of the Owner/Mortgager		Joint Purchasers: Mr. Badri Ranganath Shinde & Mrs. Anita Badri Shinde Joint Owners: Mr. Maruti Mahadev Kakad & Mrs. Jyoti Maruti Kakad
b)	Extent of area (in acres/ hectors/Sq.m./Sq.ft.)		Built up area of Flat No. 06 : 930 Sq.ft. (86.43 Sq.m.)
c)	Survey No./Gat No. /C15		Sy. No. 786/1B/14, Plot No. 14,
	No/House No.		Free Hold Plot
d)	Type of Land Nature of the Property		Residential Flat
f) g)	Location Market Value of the Property		In Muralidhar Vazare Nagar, Govind Nagar, Behind Lotus Residency, Near Kidney Care Hospital, Nashik.
1.1			Rs. 29,76,000/-
h)	Realizable Value of the Property		Rs. 26,75,000/-
i)	The state of the s		Rs. 25,00,000/-
j)	Distress Value of the Property		Rs 13,02,000/-
k)	Insurable Value of the Property		2 Chain Rate for New Flat)
I)	Value of the Property as per Govt. Ready Reckoner Rs. 33,000/- Sq.m As per Agreemen		nent to Sale dtd. 19/08/2019, Govt. Value is Rs. 27,09,600/-

Place: Nashik

Date of Issue: 30/08/2019



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execution of this agreement for Sale the Purchasers shall pay the municipal taxes, electric bills, and maintenance charges in their names.

- 12. That the expenses for the execution of this agreement for Sale like stamp duty, Registration charges, Advocate fee, typing charges, Xerox, etc. has been incurred by the purchasers only.
- 13. That the Vendors have absolute and marketable title in the Flat premises so as to enable them to convey to the purchasers such absolute clear and marketable title. That this agreement for sale is being executed in pursuance of the provisions of Maharashtra Apartment Ownership Act 1970, as mentioned in the said Act herein above referred.

SCHEDULE - I (Plot)

All that piece and parcel of plot No. 14 admeasuring 334.13 sq.mts. out of S.No.786/1B/14 situated in Govind Nagar, Nashik, Tal. & Dist. Nashik and within the limits of N.M.C. Nashik. The boundaries of the plot are as under:-

On or towards :-

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East: 6 mts. wide Colony Road West: S.No.777 (part)

South: Plot No. 13 North: Plot No. 15

SCHEDULE - II (Flat)

All that piece and parcel of Flat No. 6, on the Third Floor admeasuring 86.43 sq.mts. built up consisting of two bed rooms, Hall kitchen, W.C. bath, Balcony in "Murlidhar Apartment", situated in plot No. 14 of S.No. 786/1B along with 8.77 % undivided ownership and voting rights, in land and along with 8.77 % undivided ownership and voting rights, in land and building, Municipal House No. 402/0786/14-MURLIDHAR /F0-6 situated at building, Nashik and within the limits of N.M.C. Nashik. The Govind Nagar, Nashik and within the limits of N.M.C. Nashik. The boundaries of Flat are as under:-

On or towards :-

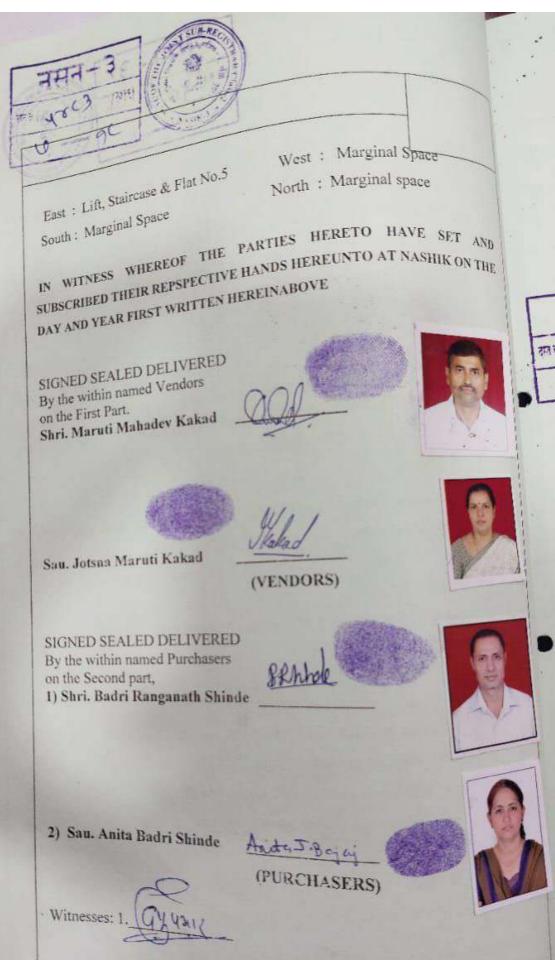
East: Lift, Staircase & Flat No.5 West: Marginal Space

South: Marginal Space

North: Marginal space

शास्ती आकारणी दावतचा श्णादाखल नमुन तक्ता मागील दशंविला आहे

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मी/आम्ही ख ११/२०१३ रोज दस्तऐवजातील वि आम्ही अभिलेख असून आम्ही स्व सदर नींदर मी/आम्ही दस्तात मालकी (Title Holder)/fe आज पावेतो । शासन मालव

शासन बीज EN # 1 46 (3)

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HEREINAFTER referred as "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof deemed to include their legal heirs, executors, repugnant to the context or meaning thereof DPART; administrators, and assigns, etc.) of the SECOND PART;

Agreement for Sale of Flat No. 6 on the 3rd Floor admeasuring 86.43 80.

Murlidhar Apartment' consideration Rs. 27,10,000/.

(Twenty Seven Lakh Ten Thousand only).

- 1. WHEREAS the non-agricultural plot No. 14 admeasuring 334.13 sq.mts., out of S.No.786/1B/14 of Nashik was owned by Vendors. They had purchased said plot from Sau. Kranti Shashikant Bhadane by registered sale deed dated 11-3-2004. It was duly registered in the office of Sub-Registrar Nashik-1 at 11-3-2005/2005. In view of said sale deed their names had been effected on 7/12 extract of plot No. 14 by effecting M.E.No. 55447.
- 2. WHEREAS in order to develop said plot Vendors prepared a building plan for residential premises known as "Murlidhar Apartment". The building plan was sanctioned by the Executive Engineer of Town planning N.M.C. Nashik vide their letter No. LND/BP/CD/B-3/432/2973 dated 15-10-2010. As per the sanctioned building plan they commenced the construction of "Murlidhar Apartment". As per approved building plan they had completed the project thus after completion the Ex. Engineer of Town Planning N.M.C. Nashik issued building completion certificate vide letter No. Town planning/CIDCO/11659/1183 dated 2-6-2012.
- WHEREAS Vendors executed a Deed of Declaration of Apartment on 4-6-2011 under the provisions of Maharashtra Apartment Ownership Act, 1970. The Deed of Declaration is registered in the office of Sub-Registrar Nashik-4 at Sr. No. 05801/2011.
- 4. WHEREAS the Vendors are interested in selling the said Flat at the same time purchasers are very much interested in purchasing the said Flat thus they approached to the vendors and after negotiations between the Vendors and the Purchasers, Vendors agreed to sell the said Flat to the Purchasers for the consideration of Rs. 27,10,000/- and the Purchasers is agreed to Purchase said

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Zone: 1:3:5

Market Rate 33,000/- per sq.mts.

Flat No.6 on 3rd Floor, adm. 86.43 sq.mts.

(33,000 - 5 % Dep) Rs. 31,250 X86.43=Market Value Rs. 27,09,600/-

Agreed Price

Rs. 27,10,000/-

Stamp paid on agreed price

Rs. 1,62,600/-

Registration Fee

Rs. 27,100/-

AGREEMENT FOR SALE

This Agreement for sale is made and executed on this 19th day of August, 2019 at Nashik.

BETWEEN

1) Shri. MARUTI MAHADEV KAKAD

Age: 47 yrs., Occ.- Service,

PAN: AHUPK 7086 M

2) SAU. JYOTSNA MARUTI KAKAD

Age: 46 yrs., Occ.-Business,

Both R/o. Flat No.5 & 6, "Shital Apartment",

Near Vishwas Bank, Govind Nagar, Nashik.

PAN: AIEPK3938R

HEREINAFTER referred as "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof deemed to include their legal heirs, executors, administrators & assigns, etc.) of the FIRST PART,

AND

1) SHRI. BADRI RANGANATH SHINDE

Age: 49 yrs., Occ: Business,

PAN: FQCPS6820 P

2) SAU. ANITA BADRI SHINDE

Age: 45 yrs., Occ: Housewife,

PAN: ACAPB5024H

Both R/o. Flat No.9 "Chetna Vridayan"

Behind Devkinandan Shopping Complex,

Near Sharma Mangal Karalaya, Depali Nagar,

Indira Nagar, Nashik-9.