

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

GENERAL:

1. Purpose for which valuation is made: To Assess 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
7. Survey / plot no. of land. Sy. No. 786/1B/14, Plot No. 14
8. Is the property situated in residential /commercial/mixed area/industrial area Residential area
9. Classification of locality high class/ middle class/poor class. Middle Class
10. Proximity to civil amenities, like schools, hospitals, offices, markets, cinemas, etc On walkable Distance
11. Means and proximity to surface communication by which the locality By road



- ❖ Govt. Regd. Valuer under wealth Tax Act : (N)CCIT/1-68/56 dtd. 10/08/2004
- ❖ Chartered Engineer : M-112000/4 dtd. 16/09/1996
- ❖ Fellow Indian Institute 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. 15/10/2009

MUDKANNA J. C.

B.E. (Civil), M.J.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.: 9822379466,
Email id : jcanashik@gmail.com

SUMMARY VALUATION REPORT ALONG WITH DETAILED REPORT

Sr. No.	Particulars	Details/ Information
1.	Name of the Branch	Bank of Baroda, SMS Branch, Nashik
2.	Name of the Borrower	Joint Purchasers : Mr. Badri Ranganath Shinde & Mrs. Anita Badri Shinde
3.	Name of the Valuer	J.C. Mudkanna
4.	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/ hectars/Sq.m./Sq.ft.)	Built up area of Flat No. 06 : 930 Sq.ft. (86.43 Sq.m.)
c)	Survey No./Gat No. /CTS No./House No.	Sy. No. 786/1B/14, Plot No. 14,
d)	Type of Land	Free Hold Plot
f)	Nature of the Property	Residential Flat
g)	Location	In Muralidhar Vazare Nagar, Govind Nagar, Behind Lotus Residency, Near Kidney Care Hospital, Nashik.
h)	Market Value of the Property	Rs. 29,76,000/-
i)	Realizable Value of the Property	Rs. 26,75,000/-
j)	Distress Value of the Property	Rs. 25,00,000/-
k)	Insurable Value of the Property	Rs. 13,02,000/-
l)	Value of the Property as per Govt. Ready Reckoner	Rs. 33,000/- Sq.m. (Govt. Built up Rate for New Flat) As per Agreement 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 :-

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 building, Municipal House No. 402/0786/14-MURLIDHAR /F0-6 situated at 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



नाशिक महानगर पालिका

मिळकतकर वसुली

2017-2018

(महाराष्ट्र महानगरपालिका अधिनियम, कलम १२८ व अनुसूची)

विभागीय कार्यालय : NEW NASIK

दस्तावेज क्रमांक : 0003616 दिवस 05/05/2017

नाशिक 402/A

दस्तावेज क्रमांक 854

मिळकतधारकाचे नाव KAKAD JYOSTNA MARUTI

402/0786/14-MURLIDHAR APP, MURLIDHAR WAZARE NAGAR, NEW

मिळकतधारक / मालकी

घरता : 786/1B, 14, FLAT NO 05 & 6 MURLIDHAR APP, MURLIDHAR WAZARE NAGAR, NEW

NASHIK

चापराचा प्रकार	निवासी	नसुन-३	मालकी	दस्तावेज	मालकी ठिकाण
चापराचा करपाय मुल्य रूपध	6037	0037	0037	0037	24/01/2012

ऑनलाईन बिल पेमेंट सुविधा
nmctax.in व nashikcorporation.in
या संकेत स्थळावर
उपलब्ध आहे.

विविध कर रूपाने जमा
होणारा निधी करतो नागरी
सेवा सुविधांमध्ये वृद्धी

भाडेकरू वापर करीत असल्याने
मनपास लेखी कळविणे आवश्यक
आहे. अन्यथा दंडात्मक कारवाई
महणून प्रचलित दराच्या तीन पट दर
विचारात घेऊन कर अकारणी
करण्यात येईल.

अनाधिकृत बांधकामास कर
आकारणी केल्याने / शास्ती
बजावल्याने अथवा त्याचा कर
शास्ती भरल्याने बांधकाम अधिकृत
होत नाही. तसेच कर आकारणीने
अथवा कर भरल्याने कोर्टातील
कामकाजारास व निकालावर कार्यवाही
करण्यास बाधा येणार नाही याची नोंद
घ्यावी.

महाराष्ट्र महानगरपालिका
ओ. नं. प्रकरण ८ नियम ३०
अन्वये मालमत्ता कर हा प्रत्येक वर्षी १
एप्रिल व १ ऑक्टोबर या प्रमाणे दर
सहामाही हप्त्याने आगाऊ देय आहे.

मिळकत करांचा भरणा
महानगरपालिकेच्या कोणत्याही
विभागीय कार्या./उपकार्यालय तसेच
नागरी सुविधा केंद्र (CFC) सोम. ते
शनि. सकाळी १० ते दुपारी ५ पर्यंत
(दुसरा व चौथा शनिवार व शासकीय
सुट्ट्या सोडून) कार्यालय वेळेत
स्वीकारण्यात येईल.

पोस्टल बिल करीता व
संपर्क करीता आपत्कालीन
व्यवस्थेकरीता तसेच मनपास
आवश्यक त्या सुविधा उपलब्ध करून
देणे कामी, मिळकतीचा पूर्ण प्रस्ता, व
मोबाईल क्रमांक, फोन क्र. तसेच ई
मेल आयडी संबंधित कर्मचारी अथवा
विभागीय कार्यालय देणे अनिवार्य
आहे.

ई पेमेंटद्वारे (ऑनलाईन)
कराचा भरणा केल्यास मनपा करांवर
चालू मागणी रकमेवर अतिरिक्त १%
मुद देण्यात येत आहे. (जास्तीत
जास्त र.रु. ५००/- पर्यंत)

शास्ती आकारणी बाबतचा
प्रस्तादखल नमुन तक्त नागील
दरविता आहे.

म	करांचे नांव	ए	ब	ग	द	ए	दुसरी मताभावी अंशजमा न ३९ पर्यंत	एकूण रक्कम
म	सय संधारण कर (Janitor Tax)	A	61	60	60	121	754	1509
	आग निवारण कर (Fire Tax)	2	61	60	60	121		
	वृक्ष संवर्धन कर (Tree Tax)	1	30	30	30	60		
न	जल लाभ कर (Water Benefit Tax)	2	61	60	60	121		
म	म. स्वच्छता कर (Gen. Conservancy Tax)	3	91	90	90	181		
पा	मलनिःसर्ग लाभ कर (Sewerage Benefit Tax)	5	151	151	151	302		
	पथ कर (Street Tax)	3	91	90	90	181		
क	मनपा शिक्षण कर (NMC Education Tax)	2	61	60	60	121		
	सर्व्हिस चार्जिस (Service Charge)	0	0	0	0	0		
र								
स	सरकारी शिक्षण कर (Govt. Education Tax)	C	181	181	181	362		
र								
का	रोजगार हमी कर (Employee G. Cass)	D	0	0	0	0		
री								
क	निवासी कर (Tax On Larges Premises)	10	0	0	0	0		
र			1482	1476	1476	2958		

विवरण	रक्कम
निव्वळ मागणी रक्कम	0
विल मिळो अथवा ना मिळो कर द्याव्याकरीता खालीलप्रमाणे मनपा करांवर सवलतीचा तपशिल	130
माहे एप्रिल - ५ % सवलतीची रक्कम	78
माहे मे - ३ % सवलतीची रक्कम	52
माहे जून - २ % सवलतीची रक्कम	0.0
सौर उर्जा वापर असलेल्या निवासी चापततील मिळकतींना मनपा करांमध्ये ५% सवलतीची रक्कम	
नियम ४१ (१) अन्वये बिल विहीत मुदतीत न भरल्यास मनपा करांवर शास्ती दरमहा २ % देय आहे.	
भारतवाची र.	2958

विभागीय अधिकारी
नाशिक महानगरपालिका अधिकारी

मालमत्ता कर नियमित भरा दंड, व्याज, जप्त अशी कडु कारवाई टाळा

सुचना मागील पानावर

नमन-3
 4003
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East : Lift, Staircase & Flat No.5
 South : Marginal Space

West : Marginal Space
 North : Marginal space

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND
 SUBSCRIBED THEIR RESPECTIVE HANDS HEREUNTO AT NASHIK ON THE
 DAY AND YEAR FIRST WRITTEN HEREINABOVE

SIGNED SEALED DELIVERED
 By the within named Vendors
 on the First Part.
 Shri. Maruti Mahadev Kakad



Sau. Jotsna Maruti Kakad

(VENDORS)



SIGNED SEALED DELIVERED
 By the within named Purchasers
 on the Second part,
 1) Shri. Badri Ranganath Shinde



2) Sau. Anita Badri Shinde

(PURCHASERS)



Witnesses: 1.

2.

नमन-3
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मी/आम्ही खा
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 दस्तावेजातील मि
 आम्ही अभिलेख
 असून आम्ही स्वा
 सदर नोंदणी
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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, administrators, and assigns, etc.) of the **SECOND PART**;

Agreement for Sale of Flat No. 6 on the 3rd Floor admeasuring 86.43 sq. mts. built up in "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 Sr.No.2205/2005. 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.
3. 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.

B E T W E E N

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**,

A N D

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 Vridavan"

Behind Devkinandan Shopping Complex,

Near Sharma Mangal Karalaya, Depali Nagar,

Indira Nagar, Nashik-9.