

5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 4 th Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + Dining + 3 Toilet + 4 Balcony + 2 Passage. (3 BHK) The property is at 14.3 distance from Nashik Road Railway Station.
5a.	Total Lease Period & remaining period (if leasehold)	:	
6	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No - 17+18+19+20+21 New Survey No - 100/ 1/ 2/ C + 100/ 1/ 2/ D
b)	Door No.	:	Residential Flat No. C-401
c)	C.T.S. No. / Village	:	Village - Satpur
d)	Ward / Taluka	:	Taluka - Nashik
e)	Mandal / District	:	District - Nashik
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Accompanying Commencement Certificate No. B1/ BP/ 490/ 2022 dated.01.02.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik
g)	Approved map / plan issuing authority	:	Planning Nashik Municipal Corporation, Nashik
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. C-401, 4 th Floor, Wing - C, " Palm Town Apartment ", Near Durga Mandir, Kamgar Nagar, Plot No. 17+18+19+20+21, Suyojit Garden Road, Village - Satpur, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 007, State - Maharashtra, Country - India.
8	City / Town	:	City - Nashik
	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 - Satpur Nashik Municipal Corporation
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	Boundaries of the property	:	As per site	As per Document
	North	:	By S. No. 99	By S. No. 99
	South	:	By 9.00 Mtr. Road	By 9.00 Mtr. Road
	East	:	By Adjoining S. No. 100/ 3	By Adjoining S. No. 100/ 3
	West	:	By Plot No. 12 to 16 in S.No. 100/ 1 +2K	By Plot No. 12 to 16 in S.No. 100/ 1 +2K
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	:	By Flat No. C- 404	By Flat No. C- 404
	South	:	By Flat No. B- 402	By Flat No. B- 402
	East	:	By Side Margin	By Side Margin
	West	:	By Flat No. C- 402	By Flat No. C- 402
13.2	Latitude, Longitude & Co-ordinates of Flat	:	20°0'5.8"N 73°44'43.5"E	
14	Extent of the site	:	Carpet Area in Sq. Ft. = 1118.46 (Area as per Site measurement) Carpet Area in Sq. Ft. = 1043.00 (Area As Per Notarized Agreement for Sale) Built Up Area in Sq. Ft. = 1147.30 (Carpet Area + 10%)	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 1043.00 (Area As Per Notarized Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Satpur, Nashik Municipal Corporation	