

# VALUATION REPORT FOR

**PROPERTY DETAILS :-** "SHRI-KALIKA PLAZA" PLOT NO-82, SURVEY NO.  
547B+2B+3/1+2+3, C.T.S. NO. 7063/1A+7063/1B+7063/1C,  
TPS- II, OFFICE NO. 205 & 207 ON SECOND FLOOR,  
OFFICE NO. 306,307,308,309,310,311,312,313, 316,317,320,  
ON THIRD FLOOR & OFFICE NO. 402,404,405,406,407,408,  
409,410, 411,412,413,415 ON FOURTH FLOOR, OPP  
KALIKA MANDIR, OLD MUMBAI - AGRA ROAD, NASHIK  
SHIWAR, TAL & DIST- NASHIK.

Belonging To Customer: :- "M/S DEEPAK BUILDERS AND DEVELOPERS"

PROPRIETOR MR. DEEPAK KALYANJI CHANDE.

REPORTED BY



**Harshal C. Dhande**

B E Civil, M Tech Valuation, MIE, AIV, Chartered Engineer  
Govt. Registered Valuer, Consulting Engineer

**Head Office :** 5, 2nd Floor, Siddhi Pooja Business Centre, Lane No. 5, New Pandit Colony,  
Nashik-422 002. E-mail : harshaldhande9@gmail.com, Mob: +91 9923136183

**Mumbai Office :** Office No: 508, 5th Floor, Bldg. No. 3, Navjivan Commercial Premises,  
Dr. D. B. Marg, Mumbai Central, Mumbai-400 008.



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TO,  
THE CHIEF MANAGER,  
BANK OF MAHARASHTRA,  
DWARKA BRANCH, NASHIK.

Date- 18/12/2023

### VALUATION REPORT.

Valuation Of The Property Belonging To	"M/S DEEPAK BUILDERS AND DEVELOPERS" PROPRIETOR MR. DEEPAK KALYANJI CHANDE.
Purpose	FOR OBTAINING FAIR MARKET VALUE OF PROPERTY.
Address Of Property	"SHIRI-KALIKA PLAZA" PLOT NO-82, SURVEY NO. 547B+2B+3/1+2+3, C.T.S. NO. 7063/1A+7063/1B+7063/1C, TPS- II, OFFICE NO. 205 & 207 ON SECOND FLOOR, OFFICE NO. 306,307,308,309,310,311,312,313, 316,317,320, ON THIRD FLOOR & OFFICE NO. 402,404,405,406,407,408, 409,410, 411,412,413,415 ON FOURTH FLOOR, OPP KALIKA MANDIR, OLD MUMBAI - AGRA ROAD, NASHIK SHIWAR, TAL & DIST- NASHIK.
Fair Market Value	Rs. 27,35,96,000/- (Rs. Twenty Seven Crores Thirty Five Lakhs Ninety Six Thousand Only.)
Realizable Value	Rs. 24,62,37,000/- (Rs. Twenty Four Crores Sixty Two Lakhs Thirty Seven Thousand Only.)
Distress Value	Rs. 21,88,77,000/- (Rs. Twenty One Crores Eighty Eight Lakhs Seventy Seven Thousand Only.)
Government Value	Rs. 19,92,27,000/- (Rs. Nineteen Crores Ninety Two Lakhs Twenty Seven Thousand Only.)

FOR

*Dhande*



Er. HARSHAL C DHANDE  
GOVT. REGD. VALUER

34 AB REGN. NO. CCIT/1/280/33(I.P.)/17-18  
IBBI REGN. NO - IBBi/RV/07/2018/10503



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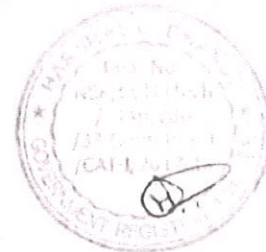
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TO,  
THE CHIEF MANAGER,  
BANK OF MAHARASHTRA,  
DWARKA BRANCH, NASHIK.

Date- 18/12/2023

### VALUATION REPORT OF COMMERCIAL OFFICE.

I		GENERAL	
1.	Purpose for which the valuation is made	For Obtaining Fair Market Value Of Property.	
2.	a)	Date of inspection	14/12/2023
	b)	Date on which the valuation is made	18/12/2023
3.	List of documents produced for perusal		
a)	Commencement Certificate	Nashik Municipal Corporation Nashik.	LND/BP/A4/42. Dated- 30/06/2022.
b)	Part Occupancy Certificate	Nashik Municipal Corporation Nashik.	Nagar Rachana/NRV/A1/31677. Dated - 19/10/2023.
c)	Commercial N.A. Order	Collector of Nashik	Masha/3/2/RKA/SR/316/2019. Dated- 02/11/2019.
e)	RERA Certificate	MAHA RERA	P51600023610
f)	7/12 Extract		
4.	Name of the owners and their Address with phone no.	"M/S DEEPAK BUILDERS AND DEVELOPERS" PROPRIETOR MR. DEEPAK KALYANJI CHANDE.	
5.	Brief description of the property	"SHRI-KALIKA PLAZA" PLOT NO - 82, SURVEY NO. 547B+2B+3/1+2+3, C.T.S. NO. 7063/1A+7063/1B+7063/1C, TPS- II, OFFICE NO. 205 & 207 ON SECOND FLOOR, OFFICE NO. 306,307,308,309,310,311,312,313,316,317, 320 ON THIRD FLOOR & OFFICE NO. 402, 404,405,406,407,408,409,410,411,412,413,415 ON FOURTH FLOOR, OPP KALIKA MANDIR, OLD MUMBAI - AGRA ROAD, NASHIK SHIWAR, TAL & DIST- NASHIK.	
6.	Location of property		
	a)	Plot No./S.No./G.No.	F.P.NO - 82, SURVEY NO. 547B+2B +3/1+2+3, C.T.S. NO. 7063/1A+7063/1B+7063 /1C,
	b)	Door No	OFFICE NO. 205 & 207 ON SECOND FLOOR, OFFICE NO. 306,307,308,309,310,311,312, 313,316, 317, 320 ON THIRD FLOOR &



			OFFICE NO. 402, 404,405,406,407,408,409,410, 411,412, 413,415 ON FOURTH FLOOR,		
	c)	Location	Opp Kalika Mandir, Old Mumbai - Agra Road, Nashik Shiwar, Tal & Dist- Nashik.		
	d)	Taluka	Nashik.		
	e)	District	Nashik.		
7.	Postal address of the property		"Shri-Kalika Plaza" Plot No - 82, Survey No. 547b+2b+3/1+2+3, C.T.S. No. 7063/1a+7063/1b +7063/1c, TPS- II, Opp Kalika Mandir, Old Mumbai - Agra Road, Nashik Shiwar, Tal & Dist- Nashik.		
8	City/Town		At Nashik Shiwar, Tal & Dist- Nashik.		
	Residential Area		Commercial Area		
	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				
	Office No.	East	West	North	South
	205	Terrace Area	Office No 204	Marginal Space	Passage & Office no 225
	207	Staircase & Lift	Office No 206	Marginal Space	Passage & Office No 221
	306	Office No 307	Terrace Area	Marginal Space	Passage & Office No 322
	307	Staircase & Lift	Office No 306	Marginal Space	Passage & Office No 321
	308	Office No 309	Staircase & Lift	Marginal Space	Passage & Office No 320
	309	Terrace Area	Office No 308	Marginal Space	Passage & Office No 319
	310	Office No 311	Terrace Area	Marginal Space	Passage & Office No 316
	311	Staircase & Lift	Office No 310	Marginal Space	Passage & Office No 315
	312	Marginal Space	Office No 313	Toilet Block & Marginal Space	Marginal Space
	313	Office No 312	Office No 314	Passage & Lift	Marginal Space
	316	Office No 317	Office No 315	Passage & Office No 310	Marginal Space



	317	Office No 318	Office No 316	Passage	Marginal Space
	320	Terrace Area	Office No 319	Passage & Office No 308	Marginal Space
	402	Passage	Marginal Space	Office No 401	Office No 402
	404	Office No 405	Passage & Office No 401 & 402	Marginal space	Passage & Office no 426
	405	Terrace Area	Office No 404	Marginal Space	Passage & Office no 425
	406	Office No 407	Terrace Area	Marginal Space	Passage & Office no 422
	407	Staircase & Lift	Office No 406	Marginal Space	Passage & Office no 421
	408	Office No 409	Staircase & Lift	Marginal Space	Passage & Office no 420
	409	Terrace Area	Office No 408	Marginal Space	Passage & Office no 419
	410	Office No 411	Terrace Area	Marginal Space	Passage & Office no 416
	411	Staircase & Lift	Office No 410	Marginal Space	Passage & Office no 415
	412	Marginal Space	Office No 413	Toilet Block & Marginal Space	Marginal Space
	413	Office No 412	Office No 414	Passage & Lift	Marginal Space
	415	Office No 414	Office No 416	Passage & Office No 411	Marginal Space
12				<b>Office No.</b>	<b>Built up area</b>
				205	69.02 Sq Mtr
				207	69.02 Sq Mtr
				<b>Total built up area</b>	<b>138.02 Sq Mtr</b>
				306	69.02 Sq Mtr
				307	69.02 Sq Mtr
				308	69.02 Sq Mtr
				309	69.02 Sq Mtr
				310	69.02 Sq Mtr
				311	69.02 Sq Mtr
				312	229.00 Sq Mtr
				313	153.19 Sq Mtr
				316	59.82 Sq Mtr
				317	59.82 Sq Mtr
				320	73.02 Sq Mtr
				402	267.65 Sq Mtr
				404	69.02 Sq Mtr
				405	69.02 Sq Mtr



		406	69.02 Sq Mtr
		407	69.02 Sq Mtr
		408	69.02 Sq Mtr
		409	69.02 Sq Mtr
		410	69.02 Sq Mtr
		411	69.02 Sq Mtr
		412	229.00 Sq Mtr
		413	153.19 Sq Mtr
		415	59.82 Sq Mtr
		<b>Total built up area</b>	<b>2250.79 Sq Mtr</b>
13	Extent of the site considered for Valuation (least of 14a & 14b)	<b>Total B/Up Area of Offices on Second Floor = 138.04 Sq Mtr</b> <b>Total B/Up Area of Offices on Third &amp; Fourth Floor = 2250.79 Sqm</b>	
14	Whether occupied by the owner/ Tenant? If occupied by tenant, since how long? Rent received per month.	Owner Occupied	
II	<b>CHARACTERSTICS OF THE SITE</b>		
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	Commercial	
8	Any usage restriction	No	
9	Is plot in town planning approved layout?	Town planning Nashik.	
10	Corner plot or intermittent plot?	Intermittent plot	
11	Road facilities	Available.	
12	Type of road available at present.	Asphalt Finish Road.	
13	Width of road –is it below 20 ft. or more than 20 ft.	30.00 mt. Wide Road	
14	Is it a Land – Locked Land?	No	
15	Water potentiality	Borewell.	
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.	
<b>Part – A (Valuation of land )</b>			



1	Size of plot	
	North & South	
	East & West	
2	Total extent of the plot	
3	Prevailing market rate	
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	For Area of office No.- = 2388.81 Sqm. X Rs.83,400/Sqm = Rs.= 19,92,26,754/- Total Govt. Valuation = Rs.= 19,92,27,000/-
5	Assessed/ adopted rate of valuation	-----
6	Estimated value of land	---
<b>Part – B( valuation of Building)</b>		
1	Technical details of the building	
a)	Type of Building (Residential/ commercial/ Industrial )	Commercial Building
b)	Type of construction (Load bearing/ R.C.C./ Steel Framed )	RCC Framed Structure
c)	Year of construction	2022
d)	Number of floors and height of each floor including basement, if any	Basement + Ground + 1 <sup>st</sup> to Five Floor Constructed till date
e)	Plinth area floor- wise	<b>Total B/Up Area of Offices = 2388.81 Sqm</b>
f)	Condition of the building	

Specification of construction (floor- wise in respect of)

Sr. No.	Description	Ground Floor
1	Foundation	RCC Framed Structure
2	Basement	-----
3	Superstructure	RCC Beam, Column, Slab, With Brick Work.
4	Joinery / doors & windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Aluminum Sliding Windows and Rolling Shutters.
5	R.C.C. work	RCC Beam, Column, Slab With
6	Plastering	Slad Face Plastering For Outside & Neeru Finish Plaster For Inside.
7	Flooring, Skirting, dadoing	Vitrified Tiles Flooring
8	Special finish as marble, granite, woodenpaneling, grills etc.	-----
9	Roofing including weather proof course	Weatherproof Course
10	Drainage	Available
3	<b>Electrical Installation</b>	
	Type of wiring	Concealed Electrification



	Class if fitting (superior / ordinary / poor)	Ordinary
	Number of light points	05 Nos.
	Fan Points	02 Nos
<b>4</b>	<b>Plumbing installation</b>	
	a) No. of water closet and their type	---
	b) No. of wash Basin	----
	c) No. of Urinals	---

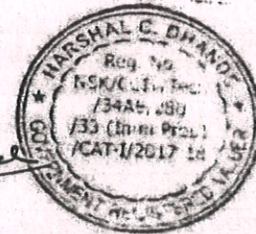
**DETAILS OF VALUATION**

Sr. No	Particulars of item	Built-up Area	Height of Bldg	Age of Building	Estimated replacement rate of construction	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
01	Offices on Second Floor	138.04 Sqm	3.50 M	New	1,39,900/- Sqm	1,92,56,580/-	----	1,92,56,580/-
02	Offices on Third & Fourth Floor	2250.79 Sqm	3.50 M	New	1,13,000/- Sqm	25,43,39,270/-	----	25,43,39,270/-
<b>Say Total Amount Rs.</b>								<b>27,35,95,850/- 27,35,96,000/-</b>

**TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

Part -A	Land	
Part -B	Building	<b>Rs. 27,35,96,000/-</b>
Part -C	Extra Items-Interior work and furniture work	
Part -D	Amenities	
Part -E	Compound Wall	
Part -F	Services	
	<b>Total Valuation Of Property</b>	<b>Rs. 27,35,96,000/-</b>
	<b>Say</b>	<b>Rs. 27,35,96,000/-</b>

For *Dhase*





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	Rs. 27,35,96,000/- (Rs. Twenty Seven Crores Thirty Five Lakhs Ninety Six Thousand Only.)
The Realizable Value	Rs. 24,62,37,000/- (Rs. Twenty Four Crores Sixty Two Lakhs Thirty Seven Thousand Only.)
The Distressed Sale Value	Rs. 21,88,77,000/- (Rs. Twenty One Crores Eighty Eight Lakhs Seventy Seven Thousand Only.)

Place: Nashik  
Date: 18/12/2023

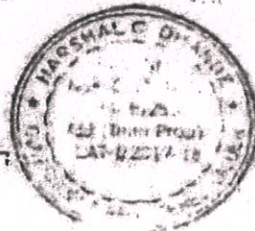
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GOVT. REGD. VALUER  
34 AB REGN. NO. CCIT/1/280/33(I.P.)/17-18  
IBBI REGN. NO - IBBI/RV/07/2018/10503

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 Rs. 27,35,96,000/- (Rs. Twenty Seven Crores Thirty Five Lakhs Ninety Six Thousand Only.)

(Name of the Branch Manager with Official seal)

For Dhanu

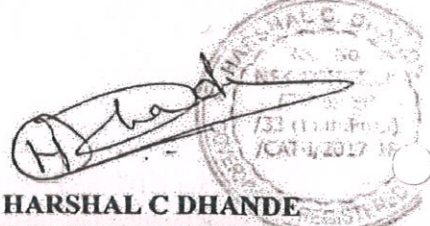


**Annexure-II**  
**Format - E**  
**DECLARATION FROM VALUERS**

I hereby declare that-

- a. The information furnished in my valuation report dated 18/12/2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 14/12/2023. The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.

**Place: NASHIK**  
**Date: 18/12/2023**

  
**Er. HARSHAL C DHANDE**  
**GOVT. REGD. VALUER**  
34 AB REGN. NO. CCIT/1/280/33(I.P.)/17-18  
IBBI REGN. NO - IBBI/RV/07/2018/10503

**LOCATION OF PROPERTY**



**Annual Statement of Rates Ver. 2.0**  
( वाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Year: 2023-2024 Language: English

Selected District:

Select Taluka:

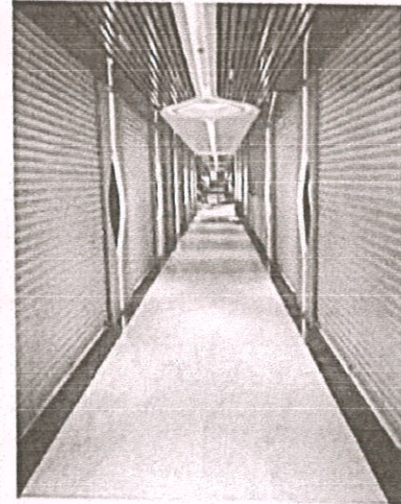
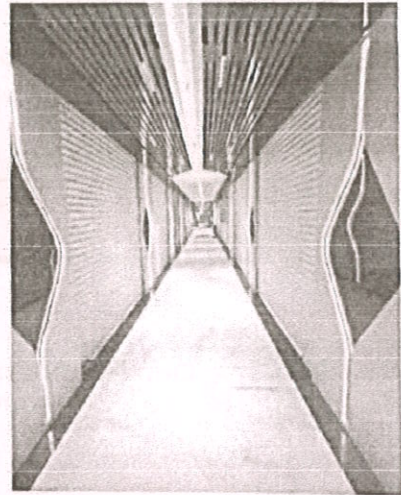
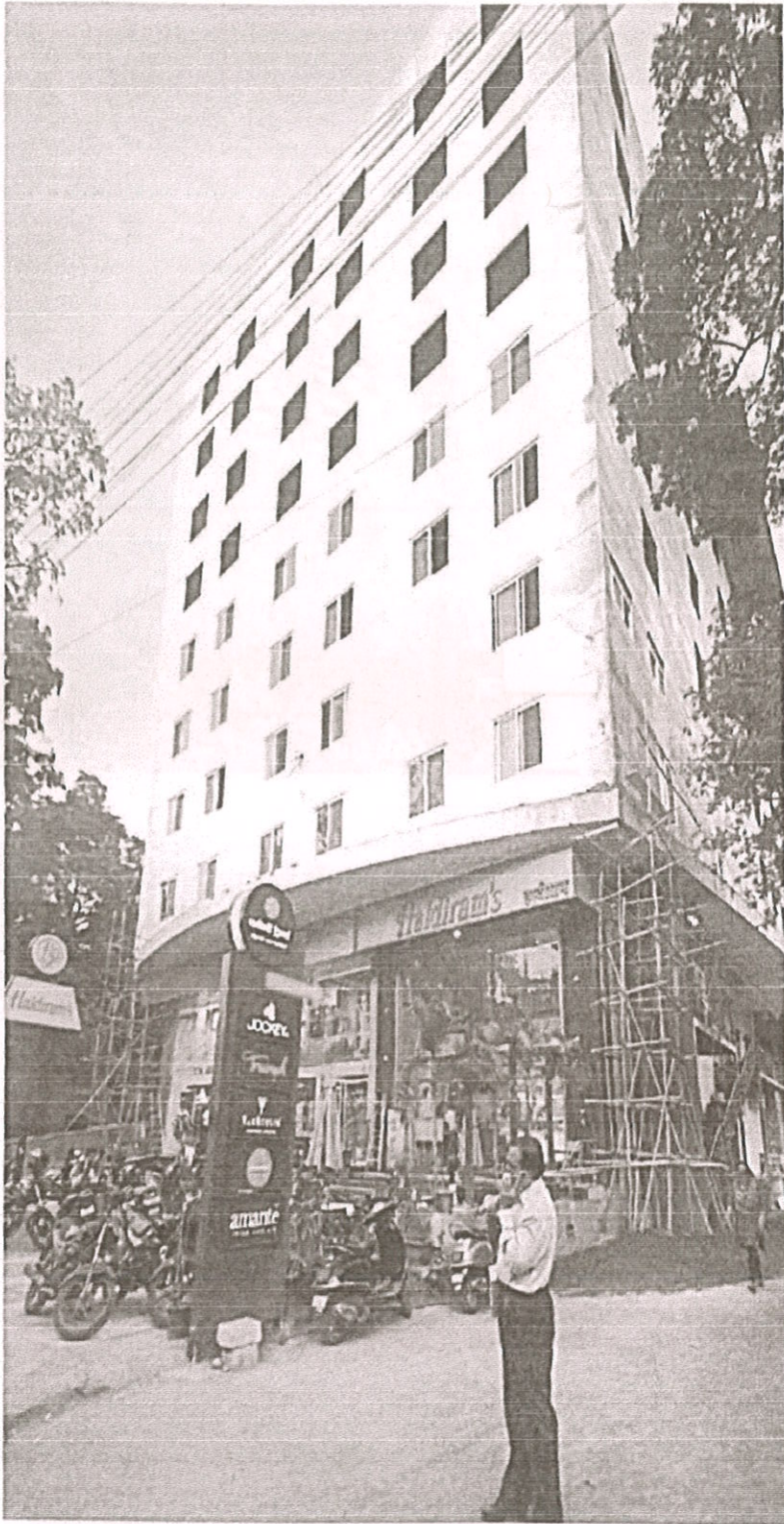
Select Village:

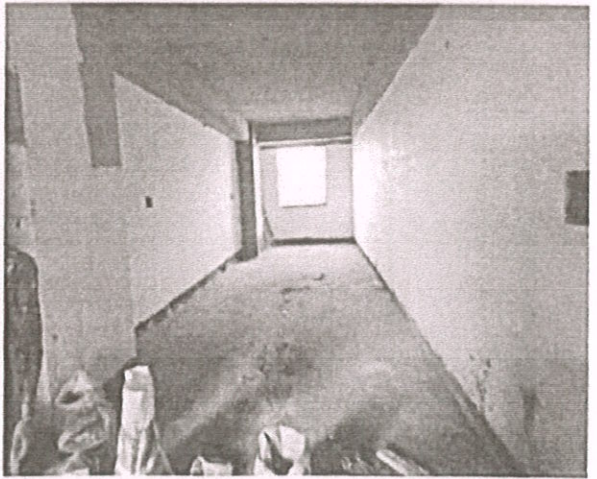
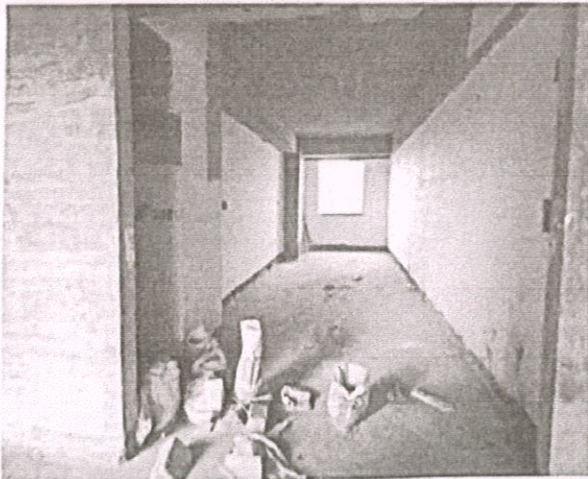
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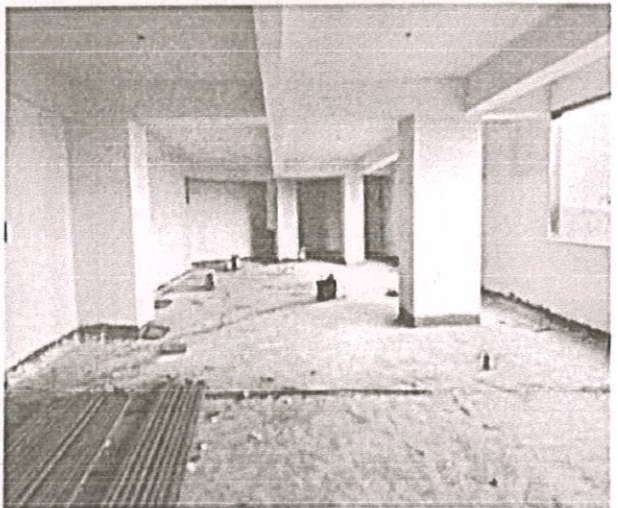
Enter Survey No:  **Search**

उपविभाग	खुली जमीन निवासी सदनिका ऑफीस दुकाने औद्योगिक एकक (Rs.)	Attribute
1213-जुना मुंबई आग्रामार्ग (मुंबई नाका ते गडकरी चौक)	54100 71900 83400 97900 0	चौ मीटर अतीम प्लॉट नंबर

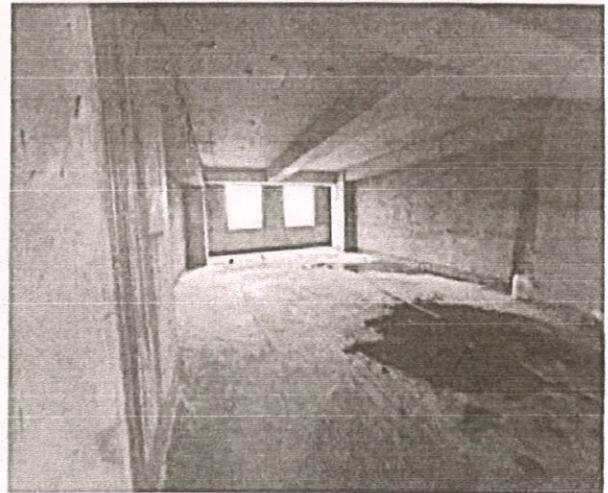
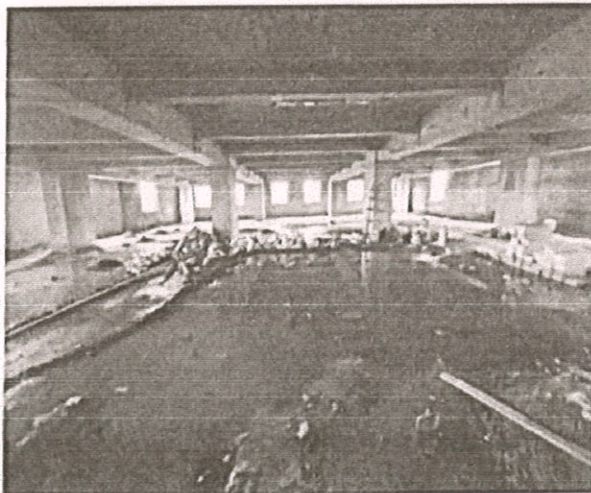
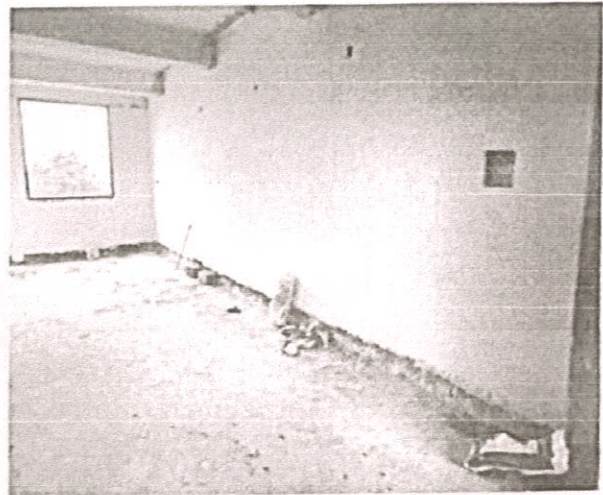




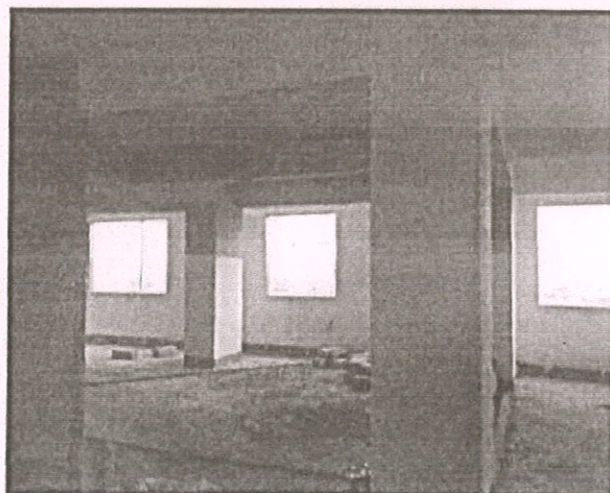
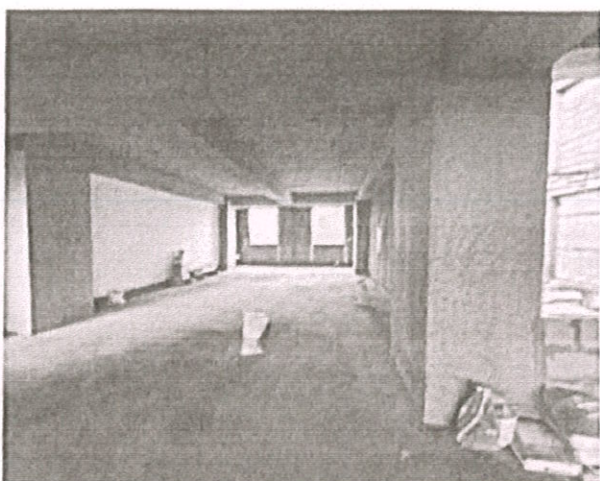
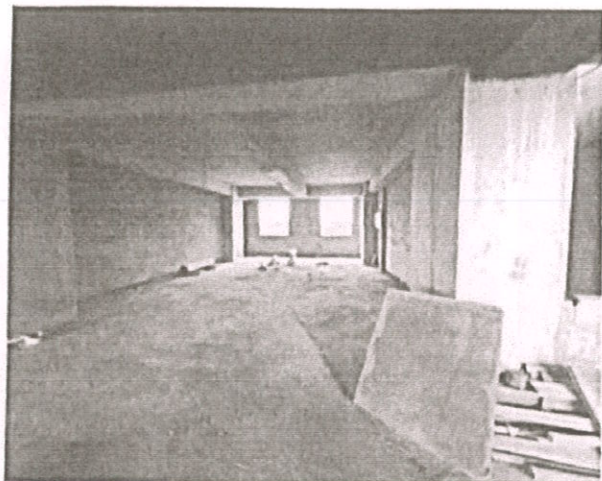


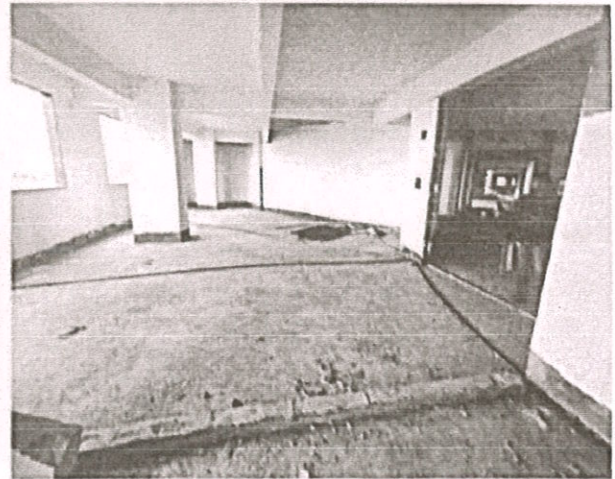
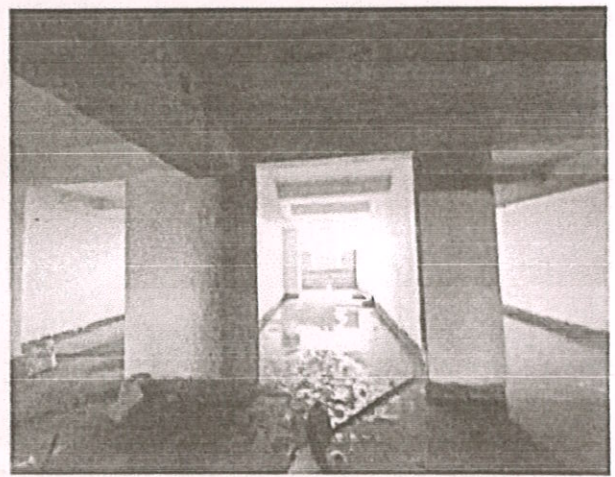
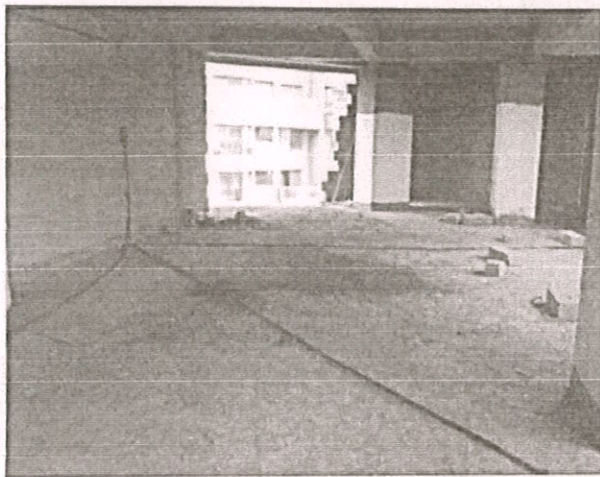
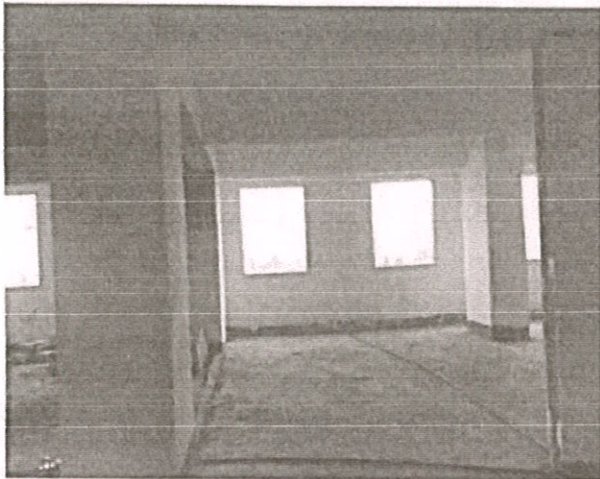
















## NASHIK MUNICIPAL CORPORATION

NO LND/BP/A1/42  
DATE :- 3/06/2022

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Deepak Builders & Developers Through Prop. Mr. Deepak Kalyanji Chande.

C/o. Architect Dhiraj Walunj & Stru. Engg. Sanjeev Patel Of Nashik.

**Sub** :- Sanction of Building Permission & Commencement Certificate on Plot No. 82 of S.No./G. No. 547/B/2B/3/1/2/3 of Nashik Shiwar Nashik.

**Ref** :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan/ Dated:- 27/12/2021 Inward No. A1/BP/414.  
2) Previously Approved Building permission No. LND/BP/A1/255/2022, Dt. 17/01/2022.

Sanction of building permission & commencement certificate is hereby 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 Commercial Purpose as per plan duly amended in .... subject to the following conditions.

#### CONDITIONS (1 to 62)

- 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 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) The balconies, ottas & verandas 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 & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on-the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.



- वाचले:-
- १) महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४२ व ४४ अन्वये.
  - २) सहाय्यक संचालक, नगर रचना विभाग नाशिक महानगर पालिका नाशिक वायव्यकडोडल पर क्र. एन्एनडी/बीपी/नाशिक/रोगीआर/०१६३/२०१९ दि.६/०२/२०१९
  - ३) अर्जदार शब्बीर अब्बासभाई मर्चंट व इतर तर्फे रजिस्टर ज.मु. व विकसन कर्ते धारक दिपक विल्डर्स अॅण्ड डेव्हलपर्स प्रो.श्री दिपक कल्याणजी चंदे रा. १०२, आनंद प्लाझा, दत्तमंदिर सिग्नल, नाशिक, ता.जि.नाशिक यांचा दि.१६/१०/२०१९ रोजीचा अर्ज.
  - ४) अर्जदार यांचे दि. ९/९/२०१९ दि. २४/११/२०१९ रोजीचे प्रतिज्ञापत्र/ करारनामा/ घेणत्र व मंतीपत्र.



जिल्हाधिकारी कार्यालय नाशिक  
 क्र.पशा/कक्ष/३/२/र.क.आ./एस आर/३१६/२०१९  
 नाशिक दि. २ /११/२०१९  
 १२

अर्जदार शब्बीर अब्बासभाई मर्चंट व इतर तर्फे रजिस्टर ज.मु. व विकसन कर्ते धारक दिपक विल्डर्स अॅण्ड डेव्हलपर्स प्रो.श्री दिपक कल्याणजी चंदे रा. १०२, आनंद प्लाझा, दत्तमंदिर सिग्नल, नाशिक, ता.जि.नाशिक यांनी मोजे नाशिक ता.जि.नाशिक येथील स.न/ग.नं.५४७/व/२व/३/१ यांसी ७/१२ नुसार क्षेत्र १८९९.६५ चौ.मी., स.न/ग.नं.५४७/व/२व/३/२ यांसी ७/१२ नुसार क्षेत्र ११५९.०७ चौ.मी. व स.न/ग.नं.५४७/व/२व/३/३ यांसी ७/१२ नुसार क्षेत्र ३२८८.३५ चौ.मी. असे एकूण क्षेत्र ६३४७.०७ चौ.मी. पेकी क्षेत्र ५७०१.१५ चौ.मी. यांस वाणिज्य प्रयोजनाय वापरात बदल करण्याबाबत विनंती केली आहे.

अर्जदार यांनी अजांतोवत सादर केलेल्या कागदपत्राच्या अनुषंगाने या कार्यालयाचे दि.२५/११/२०१९ अन्वये वाणिज्य प्रयोजनासाठी अकृषिक सारा व रुपांतरित कर भरणा करणेबाबत कळविले असता, त्यांनी अकृषिक सारा र.रु. ३५,४०४/- रुपांतरित कर रु. १,७७,०२०/- अशी एकूण रक्कम रु. २,१२,४२४/- दि.२७/११/२०१९ रोजी ००२९१७३७०१ या लेखाशिर्षाखाली भरणा करून डिफेंस चलनाची प्रत सादर केली आहे.

उपोद्धातातील वाचले क्र. २ अन्वये सहाय्यक संचालक, नगर नियोजन विभाग नाशिक महानगरपालिका नाशिक यांनी वाणिज्य प्रयोजनाय वायव्यकडोडल नकाशा मंजूर केलेला आहे. महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४२ व अन्वये मोजे नाशिक ता.जि.नाशिक येथील स.न/ग.नं.५४७/व/२व/३/१ यांसी ७/१२ नुसार क्षेत्र १८९९.६५ चौ.मी., स.न/ग.नं.५४७/व/२व/३/२ यांसी ७/१२ नुसार क्षेत्र ११५९.०७ चौ.मी. व स.न/ग.नं.५४७/व/२व/३/३ यांसी ७/१२ नुसार क्षेत्र ३२८८.३५ चौ.मी. असे एकूण क्षेत्र ६३४७.०७ चौ.मी. पेकी क्षेत्र ५७०१.१५ चौ.मी. (अक्षरी पाच हजार सातशे एक पुर्णाक पंधरा चौ.मी.) यांस वाणिज्य प्रयोजनाय खालील अटी व शर्तीवर मानोव अकृषिक रुपांतरणाची परवानगी देण्यात येत आहे.

- १) अर्जदार यांनी नियोजन प्राधिकरणाच्या नियमानुसार आवश्यक त्या परवानग्या घेणे बंधनकारक राहिल. तसेच सहाय्यक संचालक / कार्यकारी अभियंता नगर रचना यांनी मंजूर केलेल्या अभिन्यांसातील खुली जागा (Open Space) तसेच रस्ते स्थानिक प्राधिकरणाकडे वर्ग करणे आवश्यक राहिल.
- २) सदर मिळकतीबाबत कोणताही वाद अथवा प्रलंबित असल्यास, तसेच मिळकतीबाबत भविष्यात वाद उपस्थित झाल्यास, त्यास भोगवटदार (मालक) सर्वस्व जबाबदार राहिल. त्यास हे कार्यालय जबाबदार राहणार नाही. व सदर अकृषिक रुपांतरण चलन मंजूरीचा आदेश रद्द होणेस पात्र राहिल.
- ३) सदर जमिन भविष्यात भोगवटदार वर्ग २/ न.अ.श., न. श., ना.ज.क.म., देवस्थान इनाम, व इतर कोणत्याही नियंत्रित सत्ता प्रकाराची असल्यास तसेच शासनास अधिभार देव असल्यास सक्षम प्राधिकार-याची परवानगी घेणे तसेच त्या घेऊन शासनाच्या प्रचलित नियमानुसार शासनास देव होणारा नत्राणा / इतर रकमां भरणेची जबाबदारी भोगवटदार (मालक) यांची राहिल.
- ४) सदरचा आदेश अर्जदार यांचा चालु ७/१२ व त्या अनुषंगिक कागदपत्रे तसेच करारनामा/ प्रतिज्ञापत्राच्या अधिन राहून दिलेला आहे.
- ५) प्रस्तावित मिळकतीच्या इतर हक्कांत कोणतेही वित्तीय घोजे असल्यास त्यास अधिन राहून सदरचे चलन मंजूर केले आहे.
- ६) सदरचे आदेश हे अर्ज मिळकतीच्या फक्त अकृषिक सारा व रुपांतरित कर आकारणीबाबत लागू आहेत. सदरचे आदेशाने अर्ज मिळकतीमध्ये कोणत्याही प्रकारचा हस्तांतरण अथवा



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Office Space for Sale in Mumbai Naka Nashik

₹3.60 Cr  
₹12,000 per sqft

SUITE AREA 3000 sqft	STATUS Ready to Move	WASH-ROOM 10
FLOOR Ground out of 2	FURNISHING STATUS Bareshell	PROPERTY AGE 5 to 10 years old

Owner: Dr Gunjal

Suitable for Lodging Hospital Insurance companies office Coaching classes Polyclinic etc

Contact Owner

Get Phone No.

This office space is for sale in Mumbai Naka. It is positioned across a sizable portion of 3000 square feet, and is listed at a competitive price of Rs 3.60 Cr. A decent number of 10 washrooms are available in this workplace space. [Read less](#)

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Office Space for Sale in Mumbai Naka Nashik

₹56.3 Lac  
₹15,000 per sqft

Office Complex, Business Plus

CARPET AREA 250 sqft	STATUS Ready to Move	WASH-ROOM 1
FURNISHING STATUS Bareshell		

Builder: Mango Estate

Business cum office space is available for sale on a good deal in Mumbai Naka with different 375 square feet options and at a competitive Rs 56.3 Lac. A well positioned office space in a popular commercial complex Business Plus. One can book this space by paying a minimum Rs 1500000. With the right fit, the positioning of the 6 floors of the building suits your business needs. Ample of 1 washrooms are available in this office space. [Read less](#)

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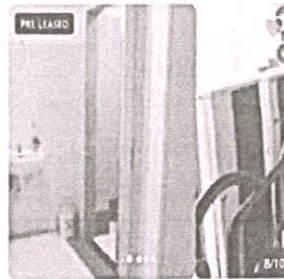
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Price/SQ.FT	Carpet Area	Floors	Seats
₹20.0K Sq.Ft	600 Sq.Ft	1st 1 Floors	5 - 8

Furnishing

Available for sale is a commercial space situated at Renuka Nagar, a well-known neighbourhood in Nashik. The property's age is 10 years. It is a well-maintained property having a carpet area of 600.0 square feet and a built-up area of 650.0 square feet. Facilities provided within the property include 3 public parking. There is provision for 10 staircases. It is available for a price of 1.2 Cr. Collapse...

**Rushikesh rajendra ahire**  
Owner • posted on: 19 June 2023

View Phone Number
Contact Owner



