

Mobile : 94231-73435 / 92265-88604 ■ email : ashvinghamandi@gmail.com / rachanavishwa@gmail.com

## C E R T I F I C A T E

This is to certify that the based on the site visit examination, actual inspection, information, given non attested documents and particulars provided given from The Chief Manager, Andhra Bank, Main Branch, Nashik and the said client. And on the perusal of document produced before me on detail assessment of the assets i.e. vacant NA residential plot without any executed / proposed construction works for **M/s Deal's Estate C/o Mr. Rajesh Eknath Aher** i.e. situated on **Vacant Plot No. 42 & 43**, ( total 2 nos of plot ) ( Talegaon Dhabhade plot ) , S No 76/1, Current Project Name as **Vastu Yog** , Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik with subject to the existing condition, current status, market scenario, documented area of the said property and other various surrounding allied factors, today's estimated cost of the property, as per my opinion

**Fair Market Value of property = ₹ 68,68,800/-**

*(In word ₹ Sixty Eight Lakh Sixty Eight Thousand Eight Hundred Rupees Only)*

*Cost is include only vacant plot cost excluding executed / proposed construction of building on this plot )*

**Feasible / realizable value of property = ₹ 61,80,000/-**

*(In word ₹ Sixty One Lakh Eighty Thousand Rupees Only)*

*Cost is include only vacant plot cost excluding executed / proposed construction of building on this plot )*

**Distress / Forced sale value of property = ₹ 51,50,000/-**

*(In word ₹ Fifty One Lakh Fifty Thousand Rupees Only)*

*Cost is include only vacant plot cost excluding executed / proposed construction of building on this plot )*

The detail regarding the above said property is as per report attached. The valuation is prepared considering the property is free from encumbrance, title is clear and no illegal construction is there. All original documents i.e. agreement, sanction building plan, , NA Taxes , other related to property, must be check before loan disbursement. This report is for bank loan purpose however if used otherwise for any other purpose partially or fully, it could be misleading.

for **Mutha Ghamandi Associates,**

*(Signature)*  
**Shriniv Ghamandi )**

*(Civil), AMIE, AIIV*

*Chief Executive Officer*

*all consultant & approved panel valuers*



Place – Nashik

Date - March 22, 2017

- cl. 1. Valuation Realities from page no 1 to 16  
2. Site Visit Photograph (7 nos photographs)

3, C Wing, Punyanagari  
Society, Near Ambrapali  
Bibvewadi Area,  
037.

Shriganesh Bunglow,  
Near Rungatha High School,  
Ashok Stambh Area  
Nashik - 422 002.

Khanale Childern Hospital, Near New  
Samarthnagar, Opp. Swatantra Sainik Colony,  
Nageshwarwadi Area  
Aurangabad - 431 001.

"Nalini Shilpa",  
Near Panchwati, Old Agra Road,  
Deopur Area  
Dhule - 424 002

## VALUATION REALITIES

### GENERAL INFORMATION OF PROPERTY

1	Name of the branch	Main Branch
2	Zone	Pune Zone
3	Name of Manager / Officer who accompanied the engineer	The Chief Manager
4	Purpose of valuation	To assess and verify the fair market valuation of property i.e. residential flat for collateral security loan purpose for Andra Bank, Main Branch, Nashik .
5	In Case of revaluation – Date of previous Valuation Amount of previous value	Not Applicable
6	Name Of Approved valuer	Mr Ashvin Ghamandi
7	Office Address	Shriganesh Bungalow, Near Rungatha High School, Ashok Stambh, Nashik
8	Date Of Visit to the property	March 14, 2017
9	Name of the borrower/ owners of property and telephone no	<b>M/s Deal's Estate</b> <b>C/o Mr. Rajesh Eknath Aher</b> (Mobile No – 9922444917)
10	Nature Of Business Of Client	Not Known
11	Address of the borrowers/ owners y	Vacant Plot No. 42 & 43, ( total 2 nos of plot ) ( Talegaon Dhabhade plot ) , S No 76/1, Current Project Name as Vastu Yog , Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik
12	Detail of property offered as security	vacant NA residential plot without any executed / proposed construction works
13	Type of property offered	vacant NA residential plot without any executed / proposed construction works
14	Type Of The Area	Urban Area
15	Ownership of the property	Company Ownership Basis
16	For valuation purpose following non attested documents paper is observed or given from client / borrower or bank	a. Xerox copy plot layout b. Xerox copy of sale deed for the plot No 43 vide No 8332 on dated 21.11.2015 c. Xerox copy of 7/12 extract on dated 9.3.2017 d. Xerox copy of NA letter on date 18.12.1999 vide No 150/99 e. Scan copy of GPA with Mr Tank on dated 21.11.2015 vide no 83331/2015
17	Address of the property offered as security	Vacant Plot No. 42 & 43, ( total 2 nos of plot ) ( Talegaon Dhabhade plot ) , S No 76/1, Current Project Name as Vastu Yog , Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik
18	Postal Address of the property with nearest land mark	Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik

19	Latitude Longitude	Not Applicable
20	In case of joint ownership, whether share is undivided/ divided. If undivided share of each owner	The share of ownership is on the name of the firm M/s Deals Estate The details of the partnership is not known .
21	If lease hold	
	Name of lesser/ lessee	Not Applicable
	Nature of lease	Not Applicable
	Date of commencement	Not Applicable
	Term of renewal	Not Applicable
	Rent per annum	Not Applicable
	Unexpired period of lease	Not Applicable
	Documents produced	Not Applicable
22	Date of purchased / year of acquisition	For Plot no 43- amt of Rs 20,00,000/- For Plot no 43- ist development basis plot
23	Value of property as per reqd sale deed	For Plot no 43- amt of Rs 20,00,000/- For Plot no 43- ist development basis plot
24	Taxes paid up to	
	Land / building taxes	Documents not given by the client
	Land revenue	For Plot no 43- its amt is Rs 109 on dated 9.3.2017 For Plot no 42- its amt is Rs 109/- on dated 30.11.2015
	Wealth tax	Documents not given by the client
25	Agreement of easement ( encroachments ) if any and if so attach copies	Free hold land
26	Location & description of the property-	situated Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik
	Plot No	Vacant Plot No. 42 & 43, S No 76/1,,,
	Layout No	Not Applicable
	SF/TS No	Not applicable
	Village / Block No	Deolalii
	Taluka	Nashik
	District	Nashik
	Corporation	Nashik Municipal Corporation
	Distance from the village, town municipal limit	all civic amenities is available @ 25 min by vehicle
27	Boundaries of site/ actual as per documents	<b>For plot no 43</b>
	North	By 6.00 m wide road
	South	By Plot No 27
	East	By Plot No 44
	West	By Plot No 42
		<b>For Plot No 42</b>
	North	By 6.00 m wide road
	South	By Plot No 28
	East	By Plot No 43
	West	By Plot No 41

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NASHIK | PUNE | AURANGABAD | AHMADNAGAR | DHULE | JALGAON | NANADURBAR

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28	Dimension Of The Property	Not Applicable
29	Extent Of Site	Documented Vacant plot area of Plot No 43-172.80 Sqm and Documented Vacant plot area of Plot No 42-172.80 Sqm
30	Extent of site considered for valuation purpose	Documented Vacant plot area of Plot No 43-172.80 Sqm and Documented Vacant Plot No 42-172.80 Sqm

Mutha  
**Ghamandi****ASSOCIATES****Architects, Engineers & Approved Valuers****ANNEXURE : VALUATION OF Vacant Plot**

1	Description Of Locality	Medium Class area
2	Availability Of Civic Amenities like School, Hospital, Bus Stop, Market Ect	The property is situated on Jaibhavani Road Area , Nashik & all civic amenities is available in @ 3-4 KM vicinity
3	Level Of land with topographical condition	It's a level land
4	Value Of Land	As per the sale deed its
5	Use to which it can be pute	Residential Purpose
6	Any Usage Restriction	Residential Purpose
7	Tenure of the land – Own or leased	Own land
8	Is the plot in town planning approved layout a. Competent authority for granting approval as pe the local laws b. Whether approval is accorded by the competent authority and applicable charges are paid	The layout of this plot its approved from NMC , Town Planning department
9	Corner or Intermittent plot	Intermittent plot
10	Ratio between avg depth and width	Not applicable
11	Road Facilities	Jaibhavani Road
12	Is it alan locked land	Not Applicable
13	Water Potentiality	Not Known
14	Under ground Sewerage system	Available from NMC
15	Power supply is available in the site	Available from MSEB
16	Advantage of the site	Advantage
17	Disadvantage of the site	Not Applicable
18	Sketch of the plot duly certificate by surveyor / MRO	Not Applicable
19	General Remarks if any like threat of acquisition of the land for public service purpose road widening or applicability of any others provisions	Currently as per the site inspection is not seen
20	Frequent flooding during rainy season	Not Applicable
21	<b>Valuation</b>	
a	Guide line rate – Method adopted to estimate the value	On enquiry base the rate is @ 19000-20500/- per Sqm
b	Prevailing market rate – market rate prevailing in the locality for a similar land with similar characters	On investigation nearby the base plot rate is @ 19000-20500/- per Sqm
c	Adopted unit rate of the subject land after giving due weight age to the individual merits and demerits of the case characterizes of the plot	Its Come @ ₹ 19875.00 per sqm

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Mutha  
**Ghamandi** **A S S O C I A T E S** **Architects, Engineers & Approved Valuers**

d	Relisable market value of the property as on date	₹ 61,80,000/-- (In word ₹ Sixty One Lakh Eighty Thousand Rupees Only)
e	Guideline rate obtained from the resister's office	₹ 42,50,000/- (In word ₹ Forty Two Lakh Fifty Thousand Rupees Only)
f	The distress value of the property	₹ 51,50,000/- (In word ₹ Fifty One Lakh Fifty Thousand Rupees Only)
g	Any remarks	Not applicable

**VALUATION APPROACH**

Pursuant to the request from The Chief Manager, Andhra Bank, Main Branch, Nashik the undersigned visited the property with owner's representative as on March 14, 2017 to assess the fair market value of property i.e. residential plot for collateral security loan purpose only.

**DESCRIPTION OF PROPERTY (VACANT NA RESIDENTIAL PLOT)**

M/s Deal's Estate C/o Mr. Rajesh Eknath Aher had purchased the plot i.e. situated on Plot No.43 S No 76/1, Current Project Name as Vastu Yog , Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik from Mrs Poonam Popal Jachak and Mr Ajit Aher . per registered agreement of property done in registered office on dated 2.11.2005, registered No -8332/2015 for Rs.20,00,000/- as per reference through the xerox copy of agreement given from bank's document

In this registration agreement, is written the said plot no 43, admeasuring of documented plot is **172.80 Sqm**

**Documented Plot area Plot No 43 -172.80 Sqm**

M/s Deal's Estate C/o Mr. Rajesh Eknath Aher had done a development agreement and general power of authority ( GPA) of the plot i.e. situated on Plot No.42 S No 76/1, Current Project Name as Vastu Yog , Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik from Mr. Arun Digamber Tank per registered agreement of property done in registered office on dated 2.11.2005, registered No -8331/2015 as per reference through the xerox copy of agreement given from bank's document

**Documented Plot area Plot No 42 -172.80 Sqm**

Plot No	As per 7/12 extract Plot Area	Area as per lay out plan
Plot No 42	172.80 Sqm	172.80 Sqm
Plot No 42	172.80 Sqm	172.80 Sqm
<b>Total</b>	<b>345.60 Sq.mtr</b>	<b>346.60 Sq.m</b>

**Documented Total plot area - 346.60 Sqm**

**Special Note-** As per the site inspection, on this 2 nos of the plot i.e plot no 42 and 43 . the owner is construct the flat scheme project on the name of Vastu Yog and its works is in progress The RCC frame of the building is nearly completed The sanction plan of the building is not proved from the client The others details is not known

Also as per the given 7/12 and discussion with the owner this plot is come under Talegaon Dhabhade plot scheme

So that only the cost of the vacant plot is considered for the valuation report without any executed / proposed work on this plot The details of the building view and plan is attached in this report for the reference

### **SITE VISIT SCRUTINY NOTE :-**

At the time of visit with owner's reprehensive (Mobile No – 9922444917 ) was present. As per the discussion & actual site condition, on this plot a flat scheme project on the name of Vasty Yog 's RCC work of the building is nearly completed and work is in progress

### **VALUATION FACTS**

The property is self occupied and also rental income from this property is applicable Therefore this valuation is based market value of vacant residential plot ownership rate method

### **RESIDENTIAL NA PLOT –**

As per document given from owner (As per 7/12 Extract)

**Documented Total plot area - 345.60 Sqm**

Considering the location of land i.e. approach road from Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik, and around this land area of upcoming residential project is there and some project is started

Considering present condition of plot i.e. location, boundary, condition shape, frontage / depth of the said plot, leveling of land i.e. at one level, main approach from Nashik Pune Road, and its distance, size and availability of plot in this locality etc. Also consider the current Government policy, currency demonetization & its effect on real estate sector. Also having enquiry through the nearby builders or its sale teams, adjacent plot owners and real estate brokers, online property sealing web portal i.e. magic bricks, 99 acres, OLX etc. & inspection it is found that the prevailing market rates of the residential plot as per documented plot area calculation, the rate is @ ₹ 19,875/- Sqm is quite reasonable or appropriate



Therefore,  
For residential plot  
(documented total plot area of Plot No 42 & 43 = 345.60 Sqm)

Cost Of Plot = 345.60 Sqm x 19,875/--Sqm  
= 68,68,800.00  
= Say ₹ 68,68,800/-  
= (In word ₹ Sixty Eight Lakh Sixty Eight Thousand Eight Hundred Rupees Only)

#### Fair Market Value of property

The term " Fair Market Value" as used herein, is defined as being the amount, in terms of money, at which the property would exchange in the current real estate market, allowing a reasonable time to find a purchaser, as between a willing buyer and a willing seller, both having reasonable knowledge of all relevant facts, and with equity to both.

This definition assumes that any transaction that may occur will be for cash or its equivalent consideration. The terms of sale, whether favorable or unfavorable, would undoubtedly influence the price of the property if it were offered for sale in the open market. It is further assumed that title to the property is good and marketable, and that it would be transferable without unreasonable restrictions. Thus, the characteristics of the 'Market Value's are

- ✓ It is a free will sale.
- ✓ It is an estimated amount and not a predetermined or an actual sale price.
- ✓ It is time-specific as on the given date.
- ✓ It depends on 'purpose of valuation.
- ✓ Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- ✓ Asset would be exposed to the market in the most appropriate manner to effect its disposal at the best price possible.

**Fair market value** of the property i.e. vacant NA residential plot without any executed / proposed construction works for **M/s Deal's Estate C/o Mr. Rajesh Eknath Aher** i.e. situated on **Vacant Plot No. 42 & 43**, ( total 2 nos of plot ) ( Talegaon Dhabhade plot ) , S No 76/1, Current Project Name as **Vastu Yog** , Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik is ₹ 68,68,800/-(In word ₹ Sixty Eight Lakh Sixty Eight Thousand Eight Hundred Rupees Only)

**Feasible / realizable value**, its a value less than the fair market value, it depends on various factors i.e. mode of payment, marketing strategy of the land for sale, transfer fee of society, cost involved in the process of the sale and current real estate market condition, location, age of the property etc. Due to this reference, we are adopting a discounting factor of 10% with reset to the fair market value of the property its around ₹ 61,80,000/-( In word ₹ Sixty One Lakh Eighty Thousand Rupees Only)

**Distress / Forced sale value**, its value may reasonably be expected to be obtained from the sale of the property in which one or many factors of the definition of the current market value are not satisfied. At that time the seller may be unwilling seller the property and the buyer may be motivated by the knowledge of the disadvantage of the seller suffers from. Due to this reference we are adopting a discounting factor of 25% with reset to the fair market value of the property. So that, as per my Considered opinion that; in case the value of the property its around ₹ 51,50,000/- (In word `₹ Fifty One Lakh Fifty Thousand Rupees Only)

### DETAILS SENTENCE

**Details Of Property area** = vacant NA residential plot - Plot No 42 & 43 ,  
= Documented Net area of land is 345.60 Sqm

**Fair Market Value of property** = ₹ 68,68,800/-  
(In word ₹ Sixty Eight Lakh Sixty Eight Thousand Eight Hundred Rupees Only)

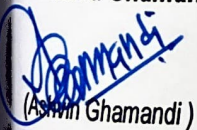
**Feasible / realizable Value of Property** = ₹ 61,80,000/-  
( In word ₹ Sixty One Lakh Eighty Thousand Rupees Only)

**Distress / Forced sale value of property** = ₹ 51,50,000/-  
(In word `₹ Fifty One Lakh Fifty Thousand Rupees Only)

### SELF DECLARATION

- The inspection and process of the valuation of the property has been carried out by me or our trained & qualified persons of our team
- I have no direct and indirect interest in the property.
- This valuation report is valid only for the purpose and intended user mentioned above
- This valuation report is based on the which document given in above mentioned list from the client / borrower or Bank
- Past Performance of Real Estate Market need not necessarily indicate the future trends.
- The valuation is subject to clear and marketable title and adequacy of Engineering / Structural design, Agreement of declaration for common built up areas etc
- The valuation is based on that the building / bungalow plan is already sanctioned from competent authority
- The original copy of this report is to be treated as valid for further process
- The information furnished is true and correct to the best of my knowledge and belief.

For Mutha Ghamandi Associates,

  
(Ashwin Ghamandi)

B.E (Civil), AMIE, AIV  
Chief Executive Officer  
civil consultant & approved panel valuers



Place – Nashik  
Date - March 22, 2017

**The Manger / Officer Comments**

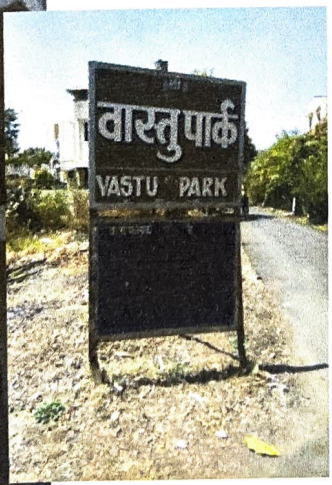
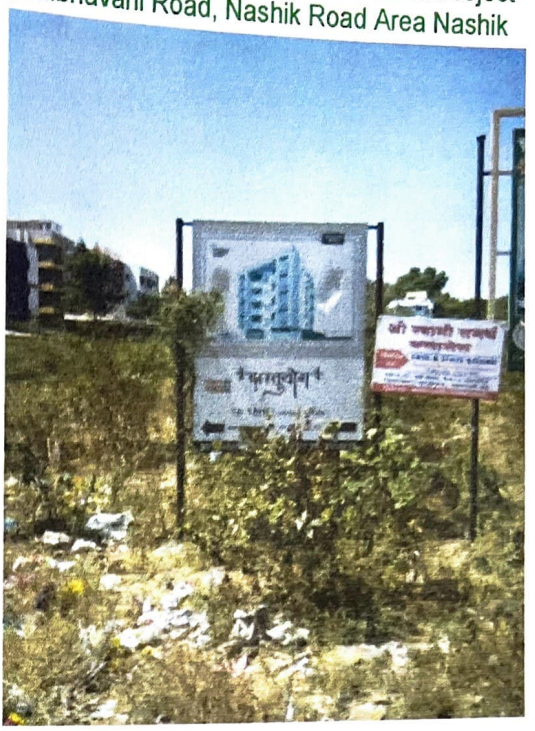
Place-  
Date

It is certificated that the present market value of the above property is in my opinion is ₹ 68,68,800/- (In word ₹ Sixty Eight Lakh Sixty Eight Thousand Eight Hundred Rupees Only)

Signature  
Name of The Chief Manager / Officer

**SITE INSPECTION PHOTOGRAPH**  
(view of property)

vacant NA residential plot without any executed / proposed construction works for  
**M/s Deal's Estate C/o Mr. Rajesh Eknath Aher**  
Vacant Plot No. 42 & 43, ( total 2 nos of plot ) ( Talegaon Dhabhade plot ) , S No 76/1, Current Project  
Name as Vastu Yog , Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik

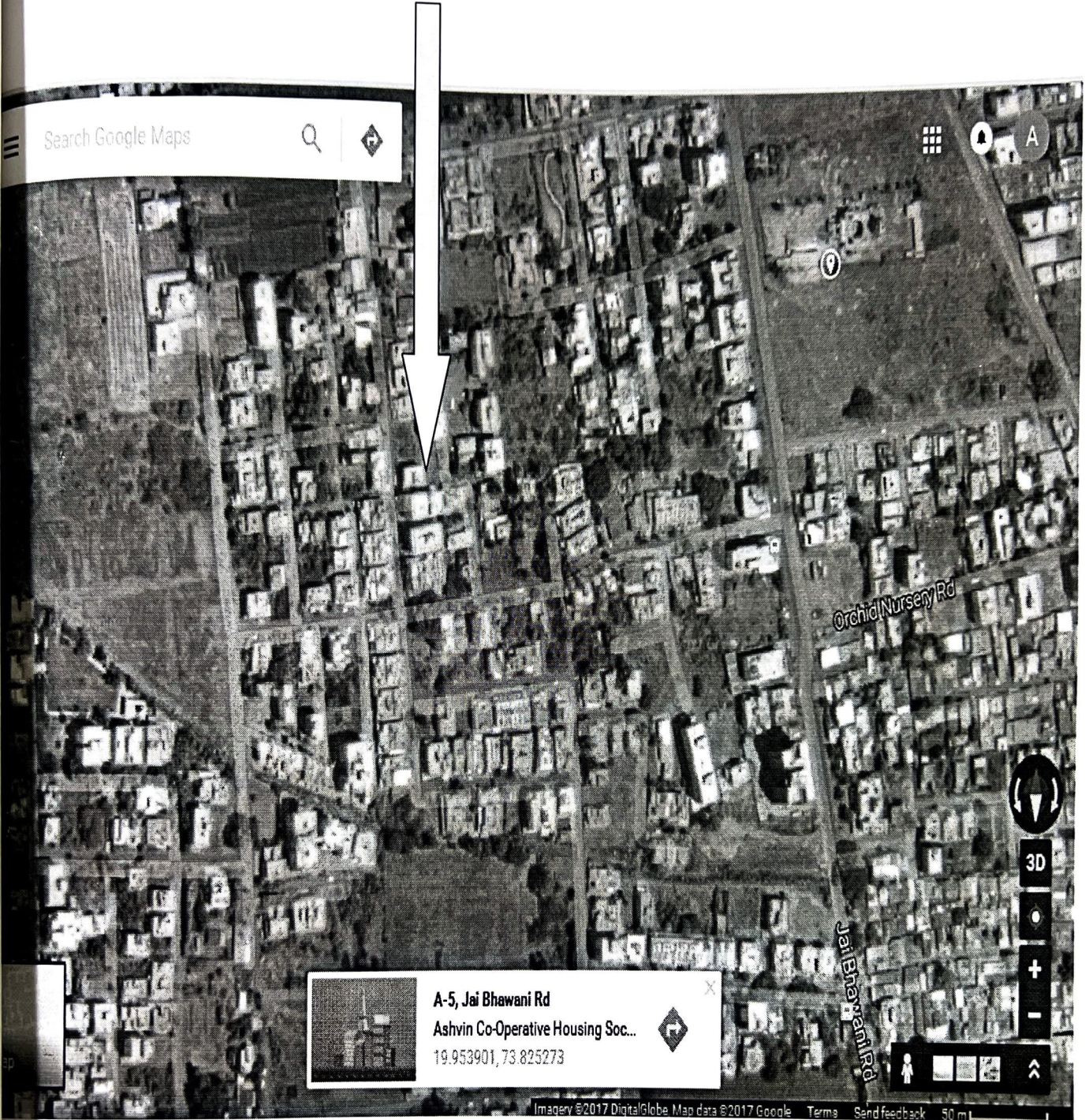


@ LOCATION MAP - Approximately

vacant NA residential plot without any executed / proposed construction works for

**M/s Deal's Estate C/o Mr. Rajesh Eknath Aher**

Vacant Plot No. 42 & 43, ( total 2 nos of plot ) ( Talegaon Dhabhade plot ) , S No 76/1, Current Project Name as Vastu Yog , Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik



# Mutha Ghamandi

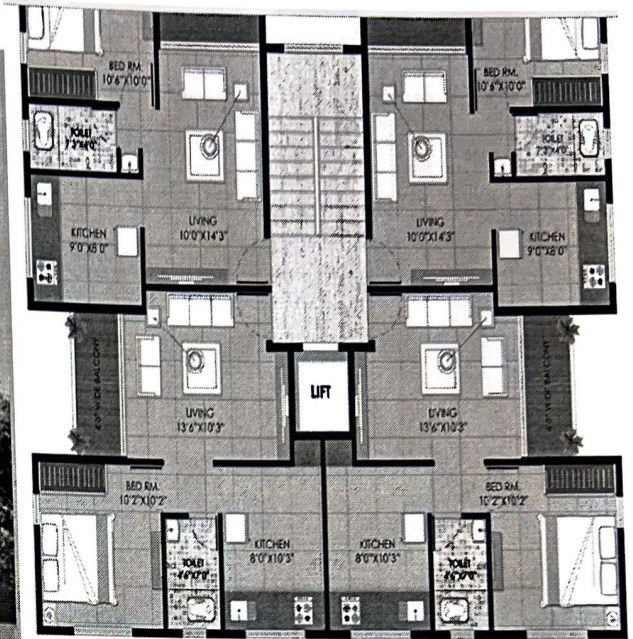
ASSOCIATES

Architects, Engineers & Approved Valuers

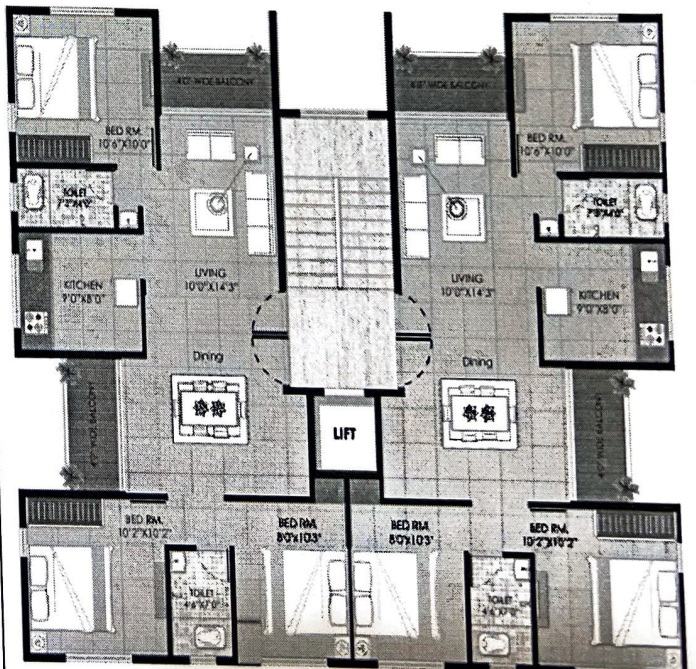
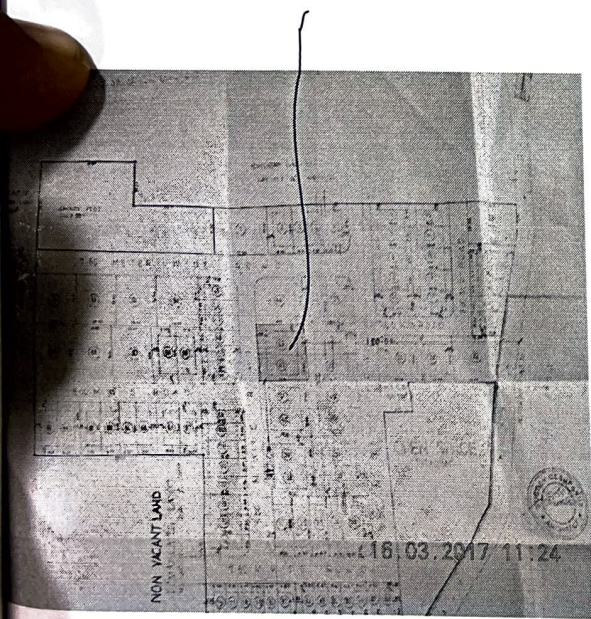
@ Proposed Building view and floor plan from the website of the company

vacant NA residential plot without any executed / proposed construction works for  
**M/s Deal's Estate C/o Mr. Rajesh Eknath Aher**

Name as Vastu Yog , Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik



Said Plot Layout and Plot No 42 +43



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@ 7/12 extract of Plot No 43

vacant NA residential plot without any executed / proposed construction works for  
**M/s Deal's Estate C/o Mr. Rajesh Eknath Aher**  
 Vacant Plot No. 42 & 43, ( total 2 nos of plot ) ( Talegaon Dhabhade plot ), S No 76/1, Current Project  
 Name as Vastu Yog , Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik

गाव नमुना बारा (पिकांची नोंदवही) नियम १९७१ व २९

नाशिक

भूमापन क्रमांक <b>७६१९</b>	भूमापन क्रमांकाना उपविभाग <b>२१-७९</b>	भूधारणा पत्रवही <b>२६०५</b>	भागवतदाराचे नाव <b>शत्रु रामसिंगारे आर्य</b>	खाते क्रमांक <b>४६३५</b>
जमिनी स्थानिक नाव <b>प्लॉट ४३</b>	लागवडी योग्य क्षेत्र	हेक्टर <b>१७२-६०</b>	पुनर्जात क्षेत्र <b>४५६</b>	कुळाचे नाव <b>६६६६६</b>
एकूण	१७२-६०	१७२-६०	पुनर्जात क्षेत्र <b>५२४९</b>	अतिरिक्त जमीन क्षेत्राचा वास्तु नियम योजना <b>६६५४</b>
पोटखराब लागवडी योग्य नसलेले -	वर्ग (अ)			इतर अधिकार
	वर्ग (ब)			ना.ज.क.म. कायदा कलम २० तलेगाव दाभाडे योजना नं. २४६२३
आकारणी	एकूण	१७२-६०		सामा आणि भूमापन चिन्हे
बुटी किंवा विशेष आकारणी	रूपवे	०-५		
	पैसे	३०६-४६		

गाव नमुना बारा (पिकांची नोंदवही) नियम १९७१ व २९

वर्ष	हंगाम	पिकांखालील क्षेत्रांचा तपशील										जल सिंचनाचे साधन	जमिनी करणाऱ्याचे नाव	वेग		
		मिश्र पिकांखालील क्षेत्र					निर्मळ पिकांखालील क्षेत्र								लागवडीसाठी उपलब्ध नसलेली जमीन	
		मिश्र पिकांचा क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित					
		३.आ.	३.आ.		३.आ.	३.आ.										

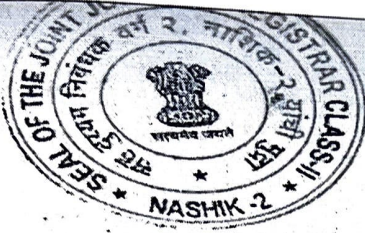
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GPA of Plot No 42

vacant NA residential plot without any executed / proposed construction works for

**M/s Deal's Estate C/o Mr. Rajesh Eknath Aher**

Vacant Plot No. 42 & 43, ( total 2 nos of plot ) ( Talegaon Dhabhade plot ) , S No 76/1, Current Project Name as Vastu Yog , Vastu park area, Near Durga Temple, Jaibhavani Road, Nashik Road Area Nashik



नसन - २
दस्त क्र. ( 339 ) 2094
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डेल्स इस्टेट

PAN - AAefd6399M

तर्फे भागीदार

श्री. राजेश एकनाथ आहेर

उ. वय. 40 वर्ष, धंदा - व्यापार

राहणार - ऑफीस नं. 31, न्यु राजन कॉम्प्लेक्स,

दत्त मंदीर चौक, नाशिकरोड

- यांसी -

लिहून घेणार

श्री. अरुण दिगंबर टांक

उ. वय. 64 वर्ष, धंदा - सेवानिवृत्त

PAN - ADAPT6184B

राहणार - 6, केसरबन को-ऑप. हौसिंग सोसायटी,

डॉ. तिवारी हॉस्पिटलमागे, नाशिकरोड - 422101

लिहून देणार

कारणे जनरल मुखत्यार पत्र लिहून व सह दुय्यम निबंधक वर्ग 2 नाशिक यांचे कार्यालयात नोंदवून देतात ऐसा जे की :-

(1) मिळकतीचे वर्णन :-

तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील, मौजे देवळाली या गांवचे शिवारातील बिनशेती मिळकतीपैकी तळेगांव दाभाडे योजनेनुसार मंजुर झालेल्या मिळकती यांसी सर्व्हे नंबर 76/1 यातील मंजुर झालेल्या ले-आऊट प्लॅनपैकी प्लॉट नंबर 42 यांसी क्षेत्र 172.80 चौरस मीटर यांसी चतुःसिमा खालीलप्रमाणे :-

पुर्वेस	:	प्लॉट नंबर 43
पश्चिमेस	::	प्लॉट नंबर 41
दक्षिणेस	:	प्लॉट नंबर 28
उत्तरेस	:	6 मीटर रोड