



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Saj Hotels Pvt. Ltd.**

Commercial Land & Building of Saj Hotel situated on plot bearing Gat No. 171/2(P), 173/1A, 173/1B, 173/2A Near MTDC Resort, Ahmednagar Kalyan Road, Village – Karanjale, Taluka – Junner, District – Pune, Pin Code – 412 409, Maharashtra, India.

Longitude Latitude: 19°19'40.1"N 73°48'45.2"E

Intended User:

Union Bank of India

MID Corporate Branch

Shree Rasraj Heights, Rokadia Lane, Borivali West, Mumbai -400092, Maharashtra, India



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S), INDIA
Email : thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai** :-400072, (M.S), India

📞 **+91 2247495819**

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: UBI / Mid Corporate Branch / M/s. Saj Hotels Pvt. Ltd. Page 2 of 27

Vastu/Thane/03/2025/14109/ 2311067

18/8-264-SSPBSU

Date: 18.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Land & Building of Saj Hotel situated on plot bearing Gat No. 171/2(P), 173/1A, 173/1B, 173/2A Near MTDC Resort, Ahmednagar Kalyan Road, Village – Karanjale, Taluka – Junner, District – Pune, Pin Code – 412 409, Maharashtra, India. belongs to **M/s. Saj Hotels Pvt. Ltd.**

Boundaries of the property as per Site.

North	:	Road
South	:	Open Plot
East	:	Open Plot
West	:	Ahilyanagar – Kalyan Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood for Land & building and commercial Development for Land & Building method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value in (₹)
Land and Building	30,85,70,562.00	27,77,13,506.00	24,68,56,450.00	3,61,87,800.00

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer &

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmb@vastukala.org, c=IN
Date: 2025.03.18 18:30:33 +05'30'

Aufh. Sign.



Thane : 101, 1st Floor, Beth Shalam, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

Nanded Tihane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Rajpur
Aurangabad Pune Indore Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Form Road, Powai, Andheri East, **Mumbai** :- 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

The Branch Manager,**MID Corporate Branch**Shree Rasraj Heights, Rokadia Lane, Borivali West,
Mumbai -400092, Maharashtra, India.**VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)**

I		General
1.	Purpose for which the valuation is made	: As per the request from Union Bank of India, Mid Corporate Branch to assess Market value of the property for Loan Purpose
2.	a) Date of inspection	: 06.02.2025
	b) Date on which the valuation is made	: 18.03.2025
3	List of documents produced for perusal:	: <ol style="list-style-type: none"> 1. Copy of Conveyance Deed between Shri Pradip Arjun Shinde & Other Partners and Saj Hotels Pvt Ltd. Through Reg. Doc. No. JNR/71/2016 dated 07.01.2016. 2. Copy of Sale deed between Shri. Pradip Arjun Shinde & Other Partners and Shri. Tejpal Sumatilal Shah & other partners through Reg. Doc. No. JNR/541/2009, dated 16.03.2009. 3. Copy of Title Report dated 30.01.2025 issued by Advocate Komal N. Jain. 4. Copy of Commencement Certificate No SJD/VS/SR/492/2011 dated 18.01.2012 issued by Town Planning Department Junner. 5. Copy of Certificate of Incorporation No 23814 of 1981. 6. Copy of Approved Plan No. SJD/NASA/492/2011 dated 18.01.2012 issued by Town Planning & Valuation Department, Pune. 7. Copy of NA order
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Saj Hotels Pvt. Ltd. Address: Commercial Land & Building of Saj Hotel situated on plot bearing Gat No. 171/2(P), 173/1A, 173/1B, 173/2A Near MTDC Resort, Ahmednagar Kalyan Road, Village – Karanjale, Taluka – Junner, District – Pune, Pin Code – 412 409, Maharashtra, India. Contact Person: Mr. Karna Timbadia (Owner) Mob. No. 92651 94068 Mr. Radhe Tomer (Manager) Mob.: +91 – 92651 94068 Mr. Sahebrao (Assistant) Mob.: 92848 99337 Private Limited Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.):	The property under consideration is Free Hold Commercial land and building connected with road. The property is at 3.7 Km. from Pargav Bus Stop.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Land Details:

As per Approved Plan Total land area is 18,390 Sq. M.

As per Approved Plan Net Land Area is 16,636.77 Sq. M.

Net Land Area as per Approved Plan is 16,636.77 Sq. M. and same is considered for valuation.

Structure Description as per Site Inspection are as following:

Structure	Type of Structure	Specification of Structure
Tourist Complex	RCC Framed Structure	Consist of Restaurant Building + Rooms + Open Space + Reception Area + Washroom
Hotel Building Existing		Consist of Kitchen + Washroom + Laundry Area + Store Room. they have constructed additional area which is not in approved plan. Hence not consider for the purpose of valuation.
Double & Single Room		Rooms + Washroom. As per approved plan it ground floor structure with slopping roof but at site it is Ground + 1 upper floor as approval for first floor is not provided, we have not considered the same for purpose of valuation.
Room of Series 4	M.S. Structure with Slopping Roof	Rooms + Washroom + Open Balcony as approval for same is not provided we have not considered the same for purpose of valuation.
Open Area Development	M.S. Structure with Slopping Roof	Swimming pool, Restaurant, Lake View Café,

Structure area as Approved Plan and same is considered for valuation are as under:

Particulars	Built Up Area in Sq. M.	Year of Const.
Tourist Complex	1,071.13	2011
Hotel Building Existing	264.24	2011
Double & Single Room	309.53	2011
Total	1,644.90	

As per site visit the construction is more than the approved area hence, we have provided valuation on the least area i.e. as per approved plan only.

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Gat No. 171/2(P), 173/1A, 173/1B, 173/2A, Village – Karanjale
	b) Door No.	:	-
	c) T.S. No. / Village	:	Village – Karanjale
	d) Ward / Taluka	:	Taluka – Junner
	e) Mandal / District	:	District – Pune
7.	Postal address of the property	:	Commercial Land & Building of Saj Hotel situated on plot bearing Gat No. 171/2(P), 173/1A, 173/1B, 173/2A Near MTDC Resort, Ahmednagar Kalyan Road, Village – Karanjale, Taluka – Junner, District – Pune, Pin Code – 412 409, Maharashtra, India.

8.	City / Town	:	Junner, Pune										
	Residential area	:	No										
	Commercial area	:	Yes										
	Industrial area	:	No										
9.	Classification of the area	:											
	i) High / Middle / Poor	:	Middle Class										
	ii) Urban / Semi Urban / Rural	:	Rural										
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Gram Panchayat										
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.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.										
13.	Boundaries of the property		As per the Document As per Site										
	North	:	Gat No 165 Road										
	South	:	Gat No 173/174 Open Plot										
	East	:	Gat No 170/172 Open Plot										
	West	:	Gat No 161/162/163 Ahilyanagar – Kalyan Road										
14.1	Dimensions of the site												
			A (As per the Deed) B (Actuals)										
	North	:	N.A, as the property is irregular in Shape.										
	South	:											
	East	:											
	West	:											
14.2	Latitude, Longitude & Co-ordinates of Property	:	19°19'40.1"N 73°48'45.2"E										
15.	Extent of the site	:	Total Land Area = 18,390 Sq. M. Net Land Area = 16,636.77 Sq. M. (As per Approved Plan) Structure Area –										
			<table border="1"> <thead> <tr> <th>Particulars</th> <th>Built Up Area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>Tourist Complex</td> <td>1,071.13</td> </tr> <tr> <td>Hotel Building Existing</td> <td>264.24</td> </tr> <tr> <td>Double & Single Room</td> <td>309.53</td> </tr> <tr> <td>Total</td> <td>1,644.90</td> </tr> </tbody> </table>	Particulars	Built Up Area (Sq. M.)	Tourist Complex	1,071.13	Hotel Building Existing	264.24	Double & Single Room	309.53	Total	1,644.90
Particulars	Built Up Area (Sq. M.)												
Tourist Complex	1,071.13												
Hotel Building Existing	264.24												
Double & Single Room	309.53												
Total	1,644.90												
			(Area as per Approved Plan)										
16.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Land Area = 18,390 Sq. M. Net Land Area = 16,636.77 Sq. M. (As per Approved Plan) Structure Area –										
			<table border="1"> <thead> <tr> <th>Particulars</th> <th>Built Up Area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>Tourist Complex</td> <td>1,071.13</td> </tr> <tr> <td>Hotel Building Existing</td> <td>264.24</td> </tr> <tr> <td>Double & Single Room</td> <td>309.53</td> </tr> <tr> <td>Total</td> <td>1,644.90</td> </tr> </tbody> </table>	Particulars	Built Up Area (Sq. M.)	Tourist Complex	1,071.13	Hotel Building Existing	264.24	Double & Single Room	309.53	Total	1,644.90
Particulars	Built Up Area (Sq. M.)												
Tourist Complex	1,071.13												
Hotel Building Existing	264.24												
Double & Single Room	309.53												
Total	1,644.90												
			(Area as per Approved Plan)										
17.	Whether occupied by the owner / tenant? If	:	Owner Occupied										

	occupied by tenant since how long? Rent received per month.											
II	CHARACTERSTICS OF THE SITE											
1.	Classification of locality	: Located in Middle class locality										
2.	Development of surrounding areas	: Developing										
3.	Possibility of frequent flooding/ sub-merging	: NA										
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: Available within a distance of 3 to 5 Km										
5.	Level of land with topographical conditions	: Plain										
6.	Shape of land	: Irregular										
7.	Type of use to which it can be put	: For Commercial purpose										
8.	Any usage restriction	: Commercial										
9.	Is plot in town planning approved layout?	: Yes										
10.	Corner plot or intermittent plot?	: Intermittent										
11.	Road facilities	: Yes										
12.	Type of road available at present	: B.T. Road										
13.	Width of road – is it below 20 ft. or more than 20 ft.	: More than 20 ft.										
14.	Is it a Land – Locked land?	: No										
15.	Water potentiality	: Available										
16.	Underground sewerage system	: Not available										
17.	Is Power supply being available in the site	: Available										
18.	Advantages of the site	: -										
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	: No										
Part – A (Valuation of land)												
1	Size of plot	: Total Land Area = 18,390 Sq. M. Net Land Area = 16,636.77 Sq. M. (As per Approved Plan) Structure Area – <table border="1"> <thead> <tr> <th>Particulars</th> <th>Built Up Area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>Tourist Complex</td> <td>1,071.13</td> </tr> <tr> <td>Hotel Building Existing</td> <td>264.24</td> </tr> <tr> <td>Double & Single Room</td> <td>309.53</td> </tr> <tr> <td>Total</td> <td>1,644.90</td> </tr> </tbody> </table> (Area as per Approved Plan)	Particulars	Built Up Area (Sq. M.)	Tourist Complex	1,071.13	Hotel Building Existing	264.24	Double & Single Room	309.53	Total	1,644.90
Particulars	Built Up Area (Sq. M.)											
Tourist Complex	1,071.13											
Hotel Building Existing	264.24											
Double & Single Room	309.53											
Total	1,644.90											
	North & South	: -										
	East & West	: -										
2	Total extent of the plot	: Total Land Area = 18,390 Sq. M. Net Land Area = 16,636.77 Sq. M. (As per Approved Plan) Structure Area – <table border="1"> <thead> <tr> <th>Particulars</th> <th>Built Up Area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>Tourist Complex</td> <td>1,071.13</td> </tr> <tr> <td>Hotel Building Existing</td> <td>264.24</td> </tr> <tr> <td>Double & Single Room</td> <td>309.53</td> </tr> <tr> <td>Total</td> <td>1,644.90</td> </tr> </tbody> </table> (Area as per Approved Plan)	Particulars	Built Up Area (Sq. M.)	Tourist Complex	1,071.13	Hotel Building Existing	264.24	Double & Single Room	309.53	Total	1,644.90
Particulars	Built Up Area (Sq. M.)											
Tourist Complex	1,071.13											
Hotel Building Existing	264.24											
Double & Single Room	309.53											
Total	1,644.90											

3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 12,000.00 to ₹ 14,000.00 per Sq. M. for Industrial Land
4	Ready Reckoner Government rate obtained from the Register's Office	:	₹.830.00 per Sq. M.
5	Assessed / adopted rate of valuation	:	₹ 13,500.00 per Sq. M.
6	Estimated value of land	:	₹ 22,45,96,395.00
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	RCC framed structure
	c) Year of construction	:	2011 (As per Commencement Certificate)
	d) Number of floors and height of each floor including basement if any	:	As per brief description
	e) Plinth area floor-wise	:	As per area statement
	f) Condition of the building	:	
	i. Exterior – Excellent, Good, Normal, Poor	:	Good condition
	ii. Interior – Excellent, Good, Normal, Poor	:	Good condition
	g) Date of issue and validity of layout of approved map	:	
	h) Approved map / plan issuing authority	:	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	-

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	RCC
2.	Basement	:	N.A.
3.	Superstructure	:	B. B. Masonry
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Wooden Glass Door & Aluminum Glass Window
5.	RCC Works	:	As per brief description
6.	Plastering	:	Cement plastering to few structures and many structures are unflustered.
7.	Flooring, Skirting, dado	:	Cemented
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Nil
9.	Roofing including weatherproof course	:	RCC Slab
10.	Drainage	:	Connected to public sewer
2.	Compound Wall	:	Yes
	Height	:	5 Feet High
	Length	:	-
	Type of construction	:	-
3.	Electrical installation	:	Provided as per requirement

	Type of wiring	:								
	Class of fittings (superior / ordinary / poor)	:								
	Number of light points	:		Provided as per requirement						
	Fan points	:								
	Spare plug points	:								
	Any other item	:								
4.	Plumbing installation				Provided as per requirement					
	a) No. of water closets and their type	:		Provided as per requirement						
	b) No. of wash basins	:								
	c) No. of urinals	:								
	d) No. of bathtubs	:								
	e) Water meters, taps etc.	:								
	f) Any other fixtures	:								
Part – C (Extra Items)				Amount in ₹						
1.	Portico	:		Including in cost of construction						
2.	Ornamental front door	:								
3.	Sit out / Verandah with steel grills	:								
4.	Overhead water tank	:								
5.	Extra steel / collapsible gates	:								
	Total									
Part – D (Amenities)				Amount in ₹						
1.	Wardrobes	:		<table border="1"> <tbody> <tr> <td>Built up area in Sq.M</td> <td>1,644.90</td> </tr> <tr> <td>Rate</td> <td>20,000.00</td> </tr> <tr> <td>Value</td> <td>3,28,98,000.00</td> </tr> </tbody> </table>	Built up area in Sq.M	1,644.90	Rate	20,000.00	Value	3,28,98,000.00
Built up area in Sq.M	1,644.90									
Rate	20,000.00									
Value	3,28,98,000.00									
2.	Glazed tiles	:								
3.	Extra sinks and bathtub	:								
4.	Marble / ceramic tiles flooring	:								
5.	Interior decorations	:								
6.	Architectural elevation works	:								
7.	Paneling works	:								
8.	Aluminum works	:								
9.	Aluminum handrails	:								
10.	False ceiling	:								
	Total									
Part – E (Miscellaneous)				Amount in ₹						
1.	Separate toilet room	:		Including in cost of construction						
2.	Separate lumber room	:								
3.	Separate water tank / sump	:								
4.	Trees, gardening	:								
	Total									
Part – F (Services)				Amount in ₹						
1.	Water supply arrangements	:		<table border="1"> <tbody> <tr> <td>land area in Sq.M</td> <td>14,991.87</td> </tr> <tr> <td>Rate</td> <td>1,500.00</td> </tr> <tr> <td>Value</td> <td>2,24,87,805.00</td> </tr> </tbody> </table>	land area in Sq.M	14,991.87	Rate	1,500.00	Value	2,24,87,805.00
land area in Sq.M	14,991.87									
Rate	1,500.00									
Value	2,24,87,805.00									
2.	Drainage arrangements	:								
3.	Tar Fencing with RCC Footing	:								
4.	Land Leveling, Murum Filling, & Compaction, WBM Road & Site Development	:								
5.	Pavement	:								
	Total									

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	16,636.77	830.00	1,38,08,519.00
Structure	As per valuation table		2,85,88,362.00
Total			4,23,96,881.00

Structure Value: -

Particulars	Built Up Area	Year of Const.	Estimated Replacement Rate	Final Depreciated Rate to be considered	Final Depreciated Value to be considered	Estimated Replacement Cost / Insurable Value
	(Sq. M.)		(₹)	(₹)	(₹)	(₹)
Tourist Complex	1,071.13	2011	22,000.00	17,380.00	1,86,16,239.40	2,35,64,860.00
Hotel Building Existing	264.24	2011	22,000.00	17,380.00	45,92,491.20	58,13,280.00
Double & Single Room	309.53	2011	22,000.00	17,380.00	53,79,631.40	68,09,660.00
Total	1,644.90				2,85,88,362.00	3,61,87,800.00

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land	₹ 22,45,96,395/-
Part - B	Buildings	₹ 2,85,88,362/-
Part - C	Compound Wall	-
Part - D	Interior & Other Development	₹ 3,28,98,000/-
Part - E	Pavement	-
Part - F	Land Development	₹ 2,24,87,805/-
	Fair Market Value In (₹)	₹ 30,85,70,562/-
	Realizable Value In (₹)	₹ 27,77,13,506/-
	Distress Sale Value In (₹)	₹ 24,68,56,450/-
	Insurable Value In (₹)	₹ 3,61,87,800/-
Remarks	<ul style="list-style-type: none"> As per Approved Plan Total land area is 18,390 Sq. M. and less Dam Acquisition area is 778.80 Sq.M and less Area under road widening and proposed road and internal road area is 974.43 Sq.M. We have as per Approved Plan Net Land Area is 16,636.77 Sq. M. which is considered for the purpose of Valuation. Double cottage and single cottage are construction of ground + 1 upper floor and M.S. cottage of ground floor are constructed on site but approval for the same was not provided for verification. It is advisable to obtain revised approved plan for construction on site. 	

- The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.
- This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

- Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.
- There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Industrial Building and properties mentioned above.
- As the property is an Commercial land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 12,000/- to ₹ 14,000/- per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for industrial building / Plot, all round development of commercial and industrial application in the locality etc.
- We estimate ₹ 13,500/- per Sq. M. for Land with appropriate cost of construction for valuation.



ACTUAL SITE PHOTOGRAPHS



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

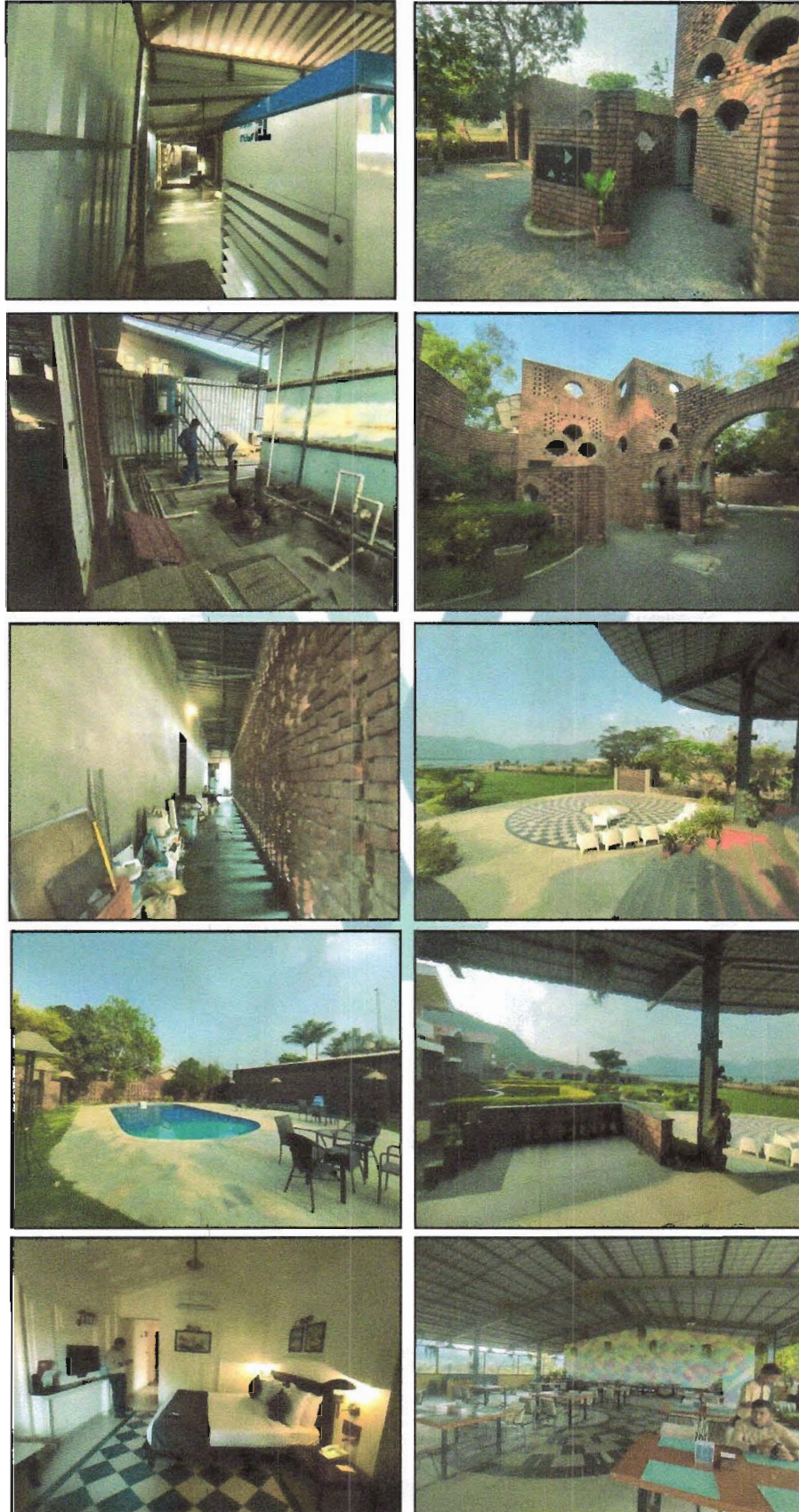
An ISO 9001 : 2015 Certified Company



ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



ACTUAL SITE PHOTOGRAPHS



Since 1989

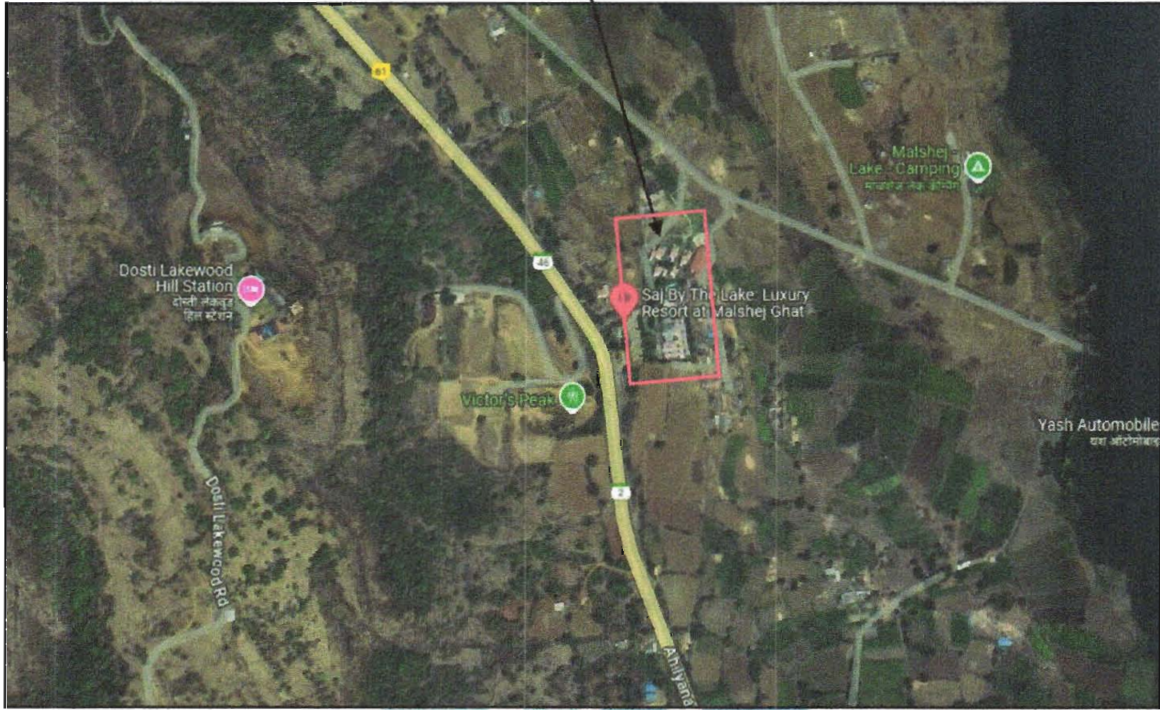
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



ROUTE MAP OF THE PROPERTY

Site u/r



Longitude Latitude: 19°19'40.1"N 73°48'45.2"E

Note: The Blue line shows the route to site from nearest Bus Stop (Pargav – 3.7 Km.)




Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company




READY RECKONER



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

Year 2024-2025 **Language** English

Selected District Pune

Select Taluka Junnar


Select Village Karanjale

Vibhag Number 1

Assesment Type	Assesment Range	Rate Rs/-	Unit
ऊस शेती	7.51-च्या पुढे	1556500	हेक्टर
गावठापातील मिळकती	0-0.00	910	चौरस मीटर
हायवेवरील जमिनी	0-0	830	चौरस मीटर
विनशेती जमीनी/भूखंड	0-0	830	चौरस मीटर
औद्योगिक विनशेती जमिनी	0-0.00	830	चौरस मीटर
12			

PRICE INDICATOR

Property	Commercial Land			
Source	https://www.nanubhaiproperty.com			
Particulars	Area in Acres	Area in Sq. M.	Value in ₹	Rate per Sq. M.
Residential Plot	2.00	8,094.00	19,00,00,000.00	23,474.00



[HOME](#) [POST AD FREE](#) [MY ACCOUNT](#) [MY LINKS](#) [SEARCH](#) [CONTACT](#)

[Home](#) / [Pune](#) / [Properties in Pune](#) / [Commercial Properties in Pune](#) / [Commercial Lands in Pune](#) / [Commercial Lands in Malshej Ghat](#) / [Commercial Land For Sale in Malshej Ghat, Pune](#)

Get **Instant Leads & Activate SMS Alerts - Apply for Loan**

Get Rs.100/- FREE CASH, Just add Rs.1,500/-, [Click Here to add](#), Use the amount for in-app purchases.

COMMERCIAL LAND FOR SALE IN MALSHEJ GHAT, PUNE

19 Crore(s) (Negotiable) 2181/- / Sq-ft




CONTACT NOW

VIEW CONTACT DETAILS

REPORT PROBLEM

ADD TO COMPARE

BOOKMARK

Plot Area: 2 Acre

Transaction Type: Resale

Ownership: Freehold

JUSTIFICATION FOR PRICE /RATE

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II / Property Documents is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II / Property Documents because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We Hope this will satisfy your requirements.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Valuation Report Prepared For: UBI / Mid Corporate Branch / M/s. Saj Hotels Pvt. Ltd. (14109/ 2311067) Page 19 of 27
 As a result of my appraisal and analysis, it is my considered opinion that the **Value** for this particulars above property in the prevailing condition with aforesaid specification is

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value in (₹)
Land and Building	30,85,70,562.00	27,77,13,506.00	24,68,56,450.00	3,61,87,800.00

Date: 18.03.2025
 Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
 B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar,
 o=Vastukala Consultants (I) Pvt. Ltd.,
 ou=CMD, email=cmd@vastukala.org, c=IN
 Date: 2025.03.18 19:30:47 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer &
 Chartered Engineer (India)
 Reg. No. (N) CCIT/1-14/52/2008-0

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
 ₹ _____ (Rupees _____
 _____ only).

Date

Signature
 (Name & Designation of the Inspecting Official/s)

Countersigned
 (BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- II)	Attached
Model code of conduct for valuer - (Annexure - III)	Attached



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 18.03.2025 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/ my authorized representative has personally inspected the property on 06.02.2025. 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. The valuation report is submitted in the prescribed format of the bank.
- 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 Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sr. No	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by M/s. Saj Hotels Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, UBI-Mid Corporate Branch Market value of the property for Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Umang A. Patel – Regd. Valuer Saiprasad Patil – Valuation Engineer Binumon Moozhickal – Technical Manager
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 05.02.2025 Valuation Date – 18.03.2025 Date of Report – 18.03.2025
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 06.02.2025
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Land and Building Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial shop size, location, upswing in real estate prices, sustained demand for Commercial shop, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th March 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and industrial land parcel admeasuring **16,636.77 Sq. M. and structures thereof**. The property is owned by **M/s. Saj Hotels Pvt. Ltd.** At present, the property is Owner Occupied.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the banker we understand that the property is owned by **M/s. Saj Hotels Pvt. Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is contiguous and industrial land parcel admeasuring **16,636.77 Sq. M. and structures thereof.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently vacant and under Bank Possession, contiguous and industrial land parcel admeasuring **16,636.77 Sq.**

M. and structures thereof.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th March 2025**

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value in (₹)
Land and Building	30,85,70,562.00	27,77,13,506.00	24,68,56,450.00	3,61,87,800.00

Date: 18.03.2025

Place: Mumbai

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmdj@vastukala.org, c=IN
Date: 2025.03.18 19:31:01 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer &

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-0



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company





ADVOCATE

KOMAL N. JAIN{BLS. LLB}

Office add.: Office No 402, 4th floor, Vaishali Shopping Centre,
Beside Natraj Market, S.V. Road, Malad West, Mumbai 400064
Res. add.: Flat no. 201 Heaven Star beside Jhanvi Nursing Home,
Private Limited, Turel Pakhadi Road, Malad West, Mumbai - 400 064.
Email : komalkothari5@gmail.com | advtkomaljain@rediffmail.com
advocatekomalnjin@gmail.com
Contact No.: 9619608877 / 7977158390 • Tel. No.: 022 28905021

REF No. 74/K/2025

30th January, 2025

To,
The Manager,
Union Bank of India,
Rokadia Lane Branch
Borivali(West)
Mumbai

Dear Sir/Madam,

TITLE SEARCH REPORT (TSR)

1.	Date of receipt of original title deeds/documents from the Branch.	Name & designation of the official who delivered the original title deeds/documents	Date of delivery of original title deeds/documents along with Title Search report.	Name & designation of the official to whom the original title deeds/documents along with Title Search report is delivered.
	Copy of title Deeds on	Mr. M.P. Bhokta (Chief Manager)	30/01/2025	Mr. M.P. Bhokta (Chief Manager)
2.	Name of the Account and details of the Borrower: M/s. Saj Hotels Pvt. Ltd. as owners			
	Full Description of the Property			
3.1	Nature of Immovable Property: All that pieces or parcels of land bearing Gut No. 171/2, adm. 1-19-9 HRP (with Pot Kharaba), Gut No. 173/1A, adm. 0-18-6 (with pot kharaba), Gut No. 173/1B, adm. 0-18-6 HRP, & Gut No. 173/2A, adm. 0-26-8 HRP thereabouts total adm. 2-92-8 HRP i.e. 18390 sq. mtrs. thereabouts (Dam Acquisition 500 sq. mtrs.) and (Road Acquisition 278.80 sq. mtrs) net land area 17611.20 sq. mtrs. thereabouts situate lying and being situate at Village Karanjale, Taluka Junnar, District Pune, Sub-Registration District and Taluka Junnar and within the limits of Grampanchayat Khubi. Boundaries of Immovable Property: - TOWARDS EAST: Gut No. 170/172 TOWARDS WEST: Gut No. 161/162/163			



	TOWARDS NORTH: Gut No 165 TOWARDS SOUTH: Gut No. 173/174
3.2	(i) Survey No: N.A. (ii) Hissa No: N.A. (iii) Gut No: Gut No. 171/2, Gut No. 173/1A, Gut No. 173/1B, & Gut No. 173/2A of Village Karanjale Taluka Junnar, District Pune (iv) Town Survey No: N.A. (v) Khasra No. N.A. (vi) Patta No. N.A. (vii) Khatha No. N.A. (viii) Plot No. N.A. (ix) CTS No. N.A (x) Sector No. : N.A
3.3	Number/Identification details as per building map/plan All that pieces or parcels of land bearing Gut No. 171/2, adm. 1-19-9 HRP (with Pot Kharaba), Gut No. 173/1A, adm. 0-18-6 (with pot kharaba), Gut No. 173/1B, adm. 0-18-6 HRP, & Gut No. 173/2A, adm. 0-26-8 HRP thereabouts total adm. 2-92-8 HRP i.e. 18390 sq. mtrs. thereabouts (Dam Acquisition 500 sq. mtrs.) and (Road Acquisition 278.80 sq. mtrs) net land area 17611.20 sq. mtrs. thereabouts.
3.4	Extent of Property: All that pieces or parcels of land bearing Gut No. 171/2, adm. 1-19-9 HRP (with Pot Kharaba), Gut No. 173/1A, adm. 0-18-6 (with pot kharaba), Gut No. 173/1B, adm. 0-18-6 HRP, & Gut No. 173/2A, adm. 0-26-8 HRP thereabouts total adm. 2-92-8 HRP i.e. 18390 sq. mtrs. thereabouts (Dam Acquisition 500 sq. mtrs.) and (Road Acquisition 278.80 sq. mtrs) net land area 17611.20 sq. mtrs. thereabouts.
3.5	Name/s of the Owner/s M/s. Saj Hotels Pvt. Ltd.
3.6	Nature of Ownership <input type="checkbox"/> Freehold <input checked="" type="checkbox"/> <input type="checkbox"/> Lease hold (mention the residual lease term clearly) <input type="checkbox"/> License <input type="checkbox"/> Undivided Interest (mention the shares) <input type="checkbox"/> Trust Property (mention whether the borrower is a Trustee or beneficiary) <input type="checkbox"/> Assignee/Grantee of Govt. <input type="checkbox"/> Cultivating tenant <input type="checkbox"/> Title only by possession (mention whether adverse possession/or others) <input type="checkbox"/> As a member/share holder of society <input type="checkbox"/> As a mortgagee <input type="checkbox"/> As a servient owner of easement right <input type="checkbox"/> Any other (Please mention the nature of ownership here)
4.	Tracing of Title 1. Whereas Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah were the owners of the land bearing Gut No. 171/2, adm. 1-19-9 HRP (with Pot Kharaba), Gut No. 173/1A, adm. 0-18-6 (with pot kharaba), Gut No. 173/1B, adm. 0-18-6 HRP, & Gut No. 173/2A, adm. 0-26-8 HRP thereabouts total adm. 2-92-8 HRP i.e. 18390 sq. mtrs. thereabouts (Dam Acquisition 500 sq.



mtrs.) and (Road Acquisition 278.80 sq. mtrs) net land area 17611.20 sq. mtrs. thereabouts situate lying and being situate at Village Karanjale, Taluka Junnar, District Pune. Sub-Registration District and Taluka Junnar and within the limits of Grampanchayat Khubi. (hereinafter referred to as the said Land).

2. Whereas Divisional Officer Junnar Sub-Division Khed (Pune) has issued N.A. Permission and Development permission bearing its Order No. SR-112/2001 dated 04/04/2001 for the said land bearing Gut No. 171/2, Gut No. 173/1A, Gut No. 173/1B, & Gut No. 173/2A of Village Karanjale.
3. Whereas the said Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah executed registered Power of Attorney dated 06/09/2004 registered under serial No. 1767/2004 dated 06/09/2004 in favour of Shri Tejpal Sumatilal Shah for the sale of the said land.
4. Whereas by a Sale Deed dated 16/03/2009 made between Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah through its POA holder Shri Tejpal Sumatilal Shah as the vendor of the one part and Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah as the purchaser of the other part, vendors conveyed the land bearing Gut No. 171/2, adm. 1-19-9 HRP (with Pot Kharaba), Gut No. 173/1A, adm. 0-18-6 (with pot kharaba), Gut No. 173/1B, adm. 0-18-6 HRP, & Gut No. 173/2A, adm. 0-26-8 HRP thereabouts total adm. 2-92-8 HRP i.e. 18390 sq. mtrs. thereabouts (Dam Acquisition 500 sq. mtrs.) and (Road Acquisition 278.80 sq. mtrs) net land area 17611.20 sq. mtrs. thereabouts situate lying and being situate at Village Karanjale, Taluka Junnar, District Pune, Sub-Registration District and Taluka Junnar and within the limits of Grampanchayat Khubi to the purchasers, on the terms and conditions mentioned therein.
5. Whereas the said Sale Deed dated 16/03/2009 was registered under registration No. JNR-541-2009 dated 16/03/2009.
6. Whereas Divisional Officer Junnar Sub-Division Khed (Pune) has issued Revised N.A. Permission and Development permission for Tourist Resort bearing its Order No. SR-492/2011 dated 18/01/2012 for the said land bearing Gut No. 171/2, Gut No. 173/1A, Gut No. 173/1B, & Gut No. 173/2A of Village Karanjale in the name of Pradip Arjun Shinde & Others.
7. Whereas Town Planning and Valuation Department (Pune Branch) has issued Approved Layout plan bearing No. 492/2012 dated 18/01/2012 for tourist resort on the said land.



8. Whereas the said **M/s. Hotel Sushant Holiday Resort** availed credit facility against the said property by executing 1) Deed of Mortgage dated 30/04/2012 registered under Serial No. Junanr/883/2012 at the office of Sub – Registrar Junnar AND 2) Deed of Mortgage dated 30/04/2013 registered under Serial No. Junanr/1030/2013 at the office of Sub – Registrar Junnar with **Bank of Maharashtra** and thereafter both parties executed Deed of Re Conveyance Mortgage dated 26/04/2016 registered under Serial No. Junanr/1127/2016 at the office of Sub – Registrar Junnar, regarding the above said (Deed No. 1030/2013 & 883/2012) and released the said property.
9. Whereas the said **M/s. Saj Hotels Pvt. Ltd.** has applied for getting stamp duty exemption for purchase of land (Admeasuring 17,611.20 Sq.Mtrs.) for Resort tourism project at. Gat No.171/2, 173/1A, 173/18, 173/2A, Village-Karanjale, and thereafter Maharashtra Tourism Development Corporation Ltd. has issued NOC for Stamp Duty Exemption bearing its order No. MTDC/INCENTIVE/Certificate-86/2015 Exemption of Stamp Duty/ TP-2006 dated 10/07/2015.
10. Whereas by a Conveyance Deed dated 07/01/2016 made between **Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah** as the vendor of the one part and **M/s. Saj Hotels Pvt. Ltd.** as the purchaser of the other part, vendors conveyed the land bearing Gut No. 171/2, adm. 1-19-9 HRP (with Pot Kharaba), Gut No. 173/1A, adm. 0-18-6 (with pot kharaba), Gut No. 173/1B, adm. 0-18-6 HRP, & Gut No. 173/2A, adm. 0-26-8 HRP thereabouts total adm. 2-92-8 HRP i.e. 18390 sq. mtrs. thereabouts (Dam Acquisition 500 sq. mtrs.) and (Road Acquisition 278.80 sq. mtrs) net land area 17611.20 sq. mtrs. thereabouts situate lying and being situate at Village Karanjale, Taluka Junnar, District Pune, Sub-Registration District and Taluka Junnar and within the limits of Grampanchayat Khubi to the purchasers, on the terms and conditions mentioned therein.
11. Whereas the said Conveyance Deed dated 07/01/2016 was registered under registration No. JNR-71-2016 dated 07/01/2016.
12. Whereas on the said Conveyance Deed dated 07/01/2016 Stamp Duty Rs. 100/- has been paid.
13. Whereas **M/s. Latim Lifestyle and Resorts Limited** has availed credit facility against the said property i.e. Gut No. 171/2, 173/1A, Gut No. 173/1B, Gut No. 173/2A, of Village Karanjale & other properties with **UNITY Small finance Bank** and thereafter said Bank has issued No Dues Letter dated 09/02/2024 for the same.
14. Whereas as per Sanction Letter dated 16/12/2023, **M/s. Latim**



Lifestyle and Resorts Limited has availed credit facility and for the same the said property i.e. Gut No. 171/2, 173/1A, Gut No. 173/1B, Gut No. 173/2A, of Village Karanjale & other properties was mortgaged by **M/s. Saj Hotels Pvt. Ltd.** with **Aditya Birla Finance Limited** (Bank is advised to obtain No Dues Letter from **Aditya Birla Finance Limited**)

15. Whereas it is observed that the said property is under jurisdiction of Grampanchayat and Grampanchayat does not issue occupancy certificate, however Grampanchayat is collecting the property tax, in the case bank can rely on property tax bill and can create a valid mortgage.

16. Since the Borrower is Company i.e. **M/s. Saj Hotels Pvt. Ltd.**, I recommend the Bank to also do the verification of the Company records at the Registrar of Companies and obtain True Copy of the Resolution from the Company with regards to the mortgage of the said property and also the person to sign all the mortgage documents.

17. Whereas from N.A. Permission bearing Order No. NA/SR-15/81 dated 10/06/1981 issued by Collector of Mahabaleshwar observed that the said property under jurisdiction of Grampanchayat. Since the property is old Occupancy Certificate/Building Completion Certificate is not available for the said property. However bank can rely on property tax bill can create a valid mortgage.

18. Bank can create valid Simple/Registered mortgage for the said Property of **M/s. Saj Hotels Pvt. Ltd.** (subject to mortgage charge of **Aditya Birla Finance Limited**)

5.	Title deeds/document details under which ownership is acquired	
	Name/Nature of Deed	Details like office of the Regn., Regn. No & Date
	Original Power of Attorney dated 06/09/2004 executed by Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah in favour of Shri Tejpal Sumatilal Shah, duly stamped and registered	(registered under serial No. 1767/2004 dated 06/09/2004).
-	Original Sale Deed dated 16/03/2009 made between Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah through its POA holder Shri Tejpal Sumatilal Shah as the vendor of the one part and Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah as the	(Registration No. JNR-541-2009 dated 16/03/2009).



		purchaser of the other part, duly stamped and registered (Registration No. JNR-541-2009 dated 16/03/2009).	
-		Original Conveyance Deed dated 07/01/2016 made between Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah as the vendor of the one part and M/s. Saj Hotels Pvt. Ltd. as the purchaser of the other part, duly stamped and registered (Registration No: JNR-71-2016 dated 07/01/2016).	(Registration No. JNR-71-2016 dated 07/01/2016).
		Copy of N.A. Permission and Development permission bearing its Order No. SR-112/2001 dated 04/04/2001 issued by Divisional Officer Junnar Sub-Division Khed (Pune).	
		Copy of Revised N.A. Permission and Development permission for Tourist Resort bearing its Order No. SR-492/2011 dated 18/01/2012 issued by Divisional Officer Junr Sub-Division Khed (Pune).	-
		Copy of Approved Layout plan bearing No. 492/2012 dated 18/01/2012 for tourist resort on the said land issued by Town Planning and Valuation Department (Pune Branch).	-
		Copy of NOC for Stamp Duty Exemption bearing its order No. MTDC/INCENTIVE/Certificate-86/2015 Exemption of Stamp Duty/ TP-2006 dated 10/07/2015 issued by Maharashtra Tourism Development Corporation Ltd. in favour of M/s. Saj Hotels Pvt. Ltd..	
		7/12 Extract	
		Latest property Tax Receipt	
6.	<p><i>List of encumbrances</i></p> <p>1) Nature of encumbrance: the said property is mortgaged with Aditya Birla Finance Limited.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Charge under contract <input type="checkbox"/> <u>Mortgage</u>: there is mortgage charge of Aditya Birla Finance Limited on the said property. <input type="checkbox"/> Negative Lien <input type="checkbox"/> Lease/tenancy <input type="checkbox"/> Right of Maintenance /reversion <input type="checkbox"/> Charge by operation of Law <input type="checkbox"/> Preemption rights <input type="checkbox"/> Right to specific performance under an agreement to sell 		



	<ul style="list-style-type: none"> <input type="checkbox"/> Liens/First Charge under laws <input type="checkbox"/> Right of reversion to Government <input type="checkbox"/> Lis pendency <p>2) Name of the person in whose favor encumbrance is subsisting: M/s. Latim Lifestyle and Resorts Limited</p> <p>3) Date on which encumbrance has come into existence: As per Sanction Letter dated 16/12/2023 of Aditya Birla Finance Limited</p>
7.	<p>View on encumbrance</p> <p>I have caused to take the search for 30 years of the available records in the concerned office/s of sub Registrar of assurances through searcher, and there a is mortgage charge of Aditya Birla Finance Limited which may come into the category of encumbrances, Search report dated 30/01/2025.</p>
8.	<p>Regulatory Issues:</p> <p>Clearly provide the following details: -</p> <ul style="list-style-type: none"> <input type="checkbox"/> Whether the property is affected by Land Ceiling Law: No. <input type="checkbox"/> Whether the property is affected by Land fragmentation Law: No <input type="checkbox"/> Whether the property is affected by Forest law: No <input type="checkbox"/> Whether the property is affected by Planning Law: No <input type="checkbox"/> Whether the property is affected by Urban Land Ceiling Law: No <input type="checkbox"/> Whether the property is affected by rent restriction/control Law: No <input type="checkbox"/> Whether the property is affected by Environment Law: No <input type="checkbox"/> Whether the property is affected by user restrictions under Municipal/revenue Law: No <input type="checkbox"/> Any other regulatory issue relating to property such as requirement of permission from Development Authority under Law relating to industrial parks: No.
9.	<p>Views on regulatory hurdles: N.A</p>
10.	<p>List of documents/deeds provided to the Advocate and perused by her</p> <ol style="list-style-type: none"> 1) Copy of Power of Attorney dated 06/09/2004 executed by Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah in favour of Shri Tejpal Sumatilal Shah, duly stamped and registered (registered under serial No. 1767/2004 dated 06/09/2004). 2) Copy of Sale Deed dated 16/03/2009 made between Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah through its POA holder Shri Tejpal Sumatilal Shah as the vendor of the one part and Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah as the purchaser of the other part, duly stamped and registered (Registration No. JNR-541-2009 dated 16/03/2009). 3) Copy of Conveyance Deed dated 07/01/2016 made between Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah as the vendor of the one part and M/s. Saj Hotels Pvt. Ltd. as the purchaser of the other part, duly stamped and registered (Registration No. JNR-71-2016 dated 07/01/2016).



	<p>4) Copy of N.A. Permission and Development permission bearing its Order No. SR-112/2001 dated 04/04/2001 issued by Divisional Officer Junnar Sub-Division Khed (Pune).</p> <p>5) Copy of Revised N.A. Permission and Development permission for Tourist Resort bearing its Order No. SR-492/2011 dated 18/01/2012 issued by Divisional Officer Junr Sub-Division Khed (Pune).</p> <p>6) Copy of Approved Layout plan bearing No. 492/2012 dated 18/01/2012 for tourist resort on the said land issued by Town Planning and Valuation Department (Pune Branch).</p> <p>7) Copy of NOC for Stamp Duty Exemption bearing its order No. MTDC/INCENTIVE/Certificate-86/2015 Exemption of Stamp Duty/ TP-2006 dated 10/07/2015 issued by Maharashtra Tourism Development Corporation Ltd. in favour of M/s. Saj Hotels Pvt. Ltd..</p> <p>8) 7/12 Extract.</p> <p>9) Copy of Sanction Letter dated 16/12/2023 of Aditya Birla Finance Limited.</p> <p>10) Copy of No Dues Letter dated 09/02/2024 of UNITY Small finance Bank.</p> <p>11) Copy of Latest property Tax Receipt.</p>
11.	List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined: None
12.	List of further documents called for, examined, and perused: The documents provided to me as per Point No. 10 were enough to carry out title search report and further documents are not necessary.
13.	Whether the documents examined are duly stamped as per the Stamp Act Yes
14.	Whether the Registration endorsements are in order Yes
15.	Certificate of examination "This is to certify that I have examined each and every page of the documents required for giving the title clearance certificate and do not find that transactions under the documents sham and fictitious"
16.	Certificate of title I hereby certify that the title M/s. Saj Hotels Pvt. Ltd. as the Owner over the above said property is clear and marketable and unencumbered. (subject to mortgage charge of Aditya Birla Finance Limited) I further certify that there are no claims from minor/s and his/their interest in the said property and bank will be able to enforce SARFAESI Act, if required against the property offered as security. I further certify that, the title deeds, as stated hereinabove, are genuine and a valid Simple/registered mortgage can be created as recited hereinabove



17.

List of documents to be deposited for creating the Simple/Registered mortgage

- 1) Original Power of Attorney dated 06/09/2004 executed by Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah in favour of Shri Tejpal Sumatilal Shah, duly stamped and registered (registered under serial No. 1767/2004 dated 06/09/2004).
- 2) Original Sale Deed dated 16/03/2009 made between Shri Bhupendra Dilip Shah, Smt. Sarita Bhupendra Shah, Shri Pradip Dilip Shah, Sarika Dilip Shah, Rutuja Dilip Shah, Smt. Sureskha Dilip Shah through its POA holder Shri Tejpal Sumatilal Shah as the vendor of the one part and Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah as the purchaser of the other part, duly stamped and registered (Registration No. JNR-541-2009 dated 16/03/2009).
- 3) Original Conveyance Deed dated 07/01/2016 made between Shri Pradip Arjun Shinde, Smt. Trupti Sandip Shinde & Shri Lalit Tejpal Shah as the vendor of the one part and M/s. Saj Hotels Pvt. Ltd. as the purchaser of the other part, duly stamped and registered (Registration No. JNR-71-2016 dated 07/01/2016).
- 4) No Dues Letter dated 09/02/2024 of UNITY Small finance Bank.
- 5) LOD from Aditya Birla Finance Limited.
- 6) No Dues Letter from Aditya Birla Finance Limited.
- 7) Copy of N.A. Permission and Development permission bearing its Order No. SR-112/2001 dated 04/04/2001 issued by Divisional Officer Junnar Sub-Division Khed (Pune).
- 8) Copy of Revised N.A. Permission and Development permission for Tourist Resort bearing its Order No. SR-492/2011 dated 18/01/2012 issued by Divisional Officer Junr Sub-Division Khed (Pune).
- 9) Copy of Approved Layout plan bearing No. 492/2012 dated 18/01/2012 for tourist resort on the said land issued by Town Planning and Valuation Department (Pune Branch).
- 10) Copy of NOC for Stamp Duty Exemption bearing its order No. MTDC/INCENTIVE/Certificate-86/2015 Exemption of Stamp Duty/ TP-2006 dated 10/07/2015 issued by Maharashtra Tourism Development Corporation Ltd. in favour of M/s. Saj Hotels Pvt. Ltd..
- 11) Copy of 7/12 Extract
- 12) Latest property Tax Receipt

This is to certify that the above documents if taken would create valid **Simple/Registered Mortgage** by deposit of title deed.



18.	<p>Any other suggestion or Advise to protect the security interest of the Bank</p> <p>After loan is sanctioned, Bank's Charge/lien is to be registered with the said 7/12 Extract and confirmation to this effect to be obtained and held on record.</p> <p>Before as well as after the disbursement of credit facility to the Borrower/s/Mortgagor, the Bank is advised to cause the Personal Visit, of the mortgaged property and, obtain and bring on records, The Personal Visit Report and the Inspection Report of the Authorized Officer of The Bank</p> <p>To protect bank interest, branch is advised to obtain genuineness certificate from empanelled advocate comparing the certified copy of agreement for sale duly obtained from sub registrar office compared with the original document to be deposited before Disbursement of Loan amount /creation of equitable mortgage.</p> <p>Further CERSAI charge to be created and confirmation be held on record.</p> <p>Bank is advised to obtain interim search report before disbursement of loan amount and creation of mortgage.</p> <p>Bank is advised to obtain vetting report of mortgage after creation of mortgage to ensure the mortgage has been created in order.</p>
-----	---

Place: Mumbai

Date: 30/01/2025.

Yours faithfully
Komal N. Jain


Advocate





CHALLAN
MTR Form Number-6



GRN	MH013470167202425U	BARCODE	[Barcode]				Date	31/12/2024-12:17:39	Form ID	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name	JUN_JUNNAR SUB REGISTRAR				Full Name	A K JHA				
Location	PUNE				Flat/Block No.					
Year	2024-2025 One Time				Premises/Building					
Account Head Details			Amount In Rs.		Road/Street					
0030072201 SEARCH FEE			750.00		Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)	Karanjale 30 Year				
					Amount In	Seven Hundred Fifty Rupees Only				
Total			750.00		Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN	Ref. No.	00040572024123161149	CPAEQFNZX1		
Cheque/DD No.					Bank Date	RBI Date	31/12/2024-12:24:18	Not Verified with RBI		
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 9768419806

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

संदर्भ चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणसाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी व करावयाच्या दस्तऐवजाची लागू नाही.



CHALLAN
MTR Form Number-6



GRN	MH015284443202425U	BARCODE	01 1100 0 11 1000000 00 0000 0000 0000 0000 0000 0000 0000				Date	30/01/2025-12:45:33	Form ID	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name	JUN_JUNNAR SUB REGISTRAR				Full Name	A K Jha				
Location	PUNE									
Year	2024-2025 One Time				Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201	SEARCH FEE			25.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)	Village Karanjale 01 Year				
					Amount In	Twenty Five Rupees Only				
Total				25.00	Words					
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	00040572025013055488	CPAETGQYU1			
Cheque/DD No.				Bank Date	RBI Date	30/01/2025-12:24:46	Not Verified with RBI			
Name of Bank				Bank-Branch	STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 9768419806

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालान "वॉल्प ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

To,
The Manger,
Union Bank of India,
Rokadia Lane Branch,
Borivali.

30/01/2025

Dear Sir,

RE: Investigation of All that pieces or parcels of land bearing Gut No. 171/2, adm. 1-19-9 HRP (with Pot Kharaba), Gut No. 173/1A, adm. 0-18-6 (with pot kharaba), Gut No. 173/1B, adm. 0-18-6 HRP, & Gut No. 173/2A, adm. 0-26-8 HRP thereabouts total adm. 2-92-8 HRP i.e. 18390 sq. mtrs. thereabouts (Dam Acquisition 500 sq. mtrs.) and (Road Acquisition 278.80 sq. mtrs) net land area 17611.20 sq. mtrs. thereabouts situate lying and being situate at Village Karanjale, Taluka Junnar, District Pune, Sub-Registration District and Taluka Junnar and within the limits of Grampanchayat Khubi.

Name of Owner: - M/s. Saj Hotels Pvt. Ltd.

As per your instruction I have taken search of above mentioned property from 1996 TO 2025. Following documents registered therein during the course of searches (30 years).

SEARCH

Year	Entry
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	Nil
2007	NIL
2008	NIL
2009	Deed of Transfer dated 16/03/2009 registered under Serial No. Junnar/541/2009 at the office of Sub -- Registrar Junnar, regarding the above said S.No. 171/2 Area 01 is 91.1 R Size 01 Rs 10 paise Out of which 32g permission area excluding area not requiring permission Area 00 is 37 R, S.No. 173/138 Area 00 is 18.6 R Size 00 Rs 37 paise Out of which Area 00 is 10.01 R, S.No. 173/2A Area 00 is 26.8 R Size 00 Rs 94 paise Out of which Area 00 is 20.09 R, S.No. 173/1b Area 00 He 18.6 R Size 00 Rs 38 Paise Out of which Area 00 He 10.01 R, Total 00 He 78 R Hotel Pad Non-Agricultural Land Jhadjadora Accordingly, the hotel buildings in the said non-agricultural land are as follows: 1) Gram Panchayat No. 183 New No. 166 Stone, Cement Construction, Load Bearing 14 x 14 = 196 sq.ft, 14 x 14 = 196 sq.ft, Total 588 sq.ft (54.64 sq.m.), 2) Gram Panchayat No. 184 New No. 165 stones, construction in cement, load bearing 70 x 30 = 2100 sq.ft.,



	(195.16 sq.m.), 3) Gram Panchayat No. 185 New No. 167 stones, construction in cement, load bearing 26 x 14 = 364 sq.ft., 26 x 14 = 364 sq.ft., total 728 sq.ft. (67.66 sq.m.), 4) Gram Panchayat No. 186 New No. 168 stones, construction in cement, load bearing 30 x 17 = 510 sq.ft., 30 x 17 = 517 sq.ft., 40 x 15 = 600 sq.ft., total 1620 sq.ft (150.55 sq.m.), total construction 468 sq.m. and remaining space 7342 sq.m. Income., lying, being and situated within the Village limits of Karanjale, by and between Tejpal Sumtilal Shah & others referred to as the party of the first part and Pradeep Arjun Shinde referred to as the party of the second part.
2010	NIL
2011	NIL
2012	Deed of Mortgage dated 30/04/2012 registered under Serial No. Junanr/883/2012 at the office of Sub – Registrar Junnar, regarding the above said S.No. 171/2 Area 01 is 14.9 R Size 01 Rs 10 paise. S.No. 173/1A Area 00 is 18.6 R Size 00 Rs 37 paise. S.No. 173/1B Area 00 is 18.6 R Size 00 Rs 38 paise. S.No. 173/2A Area 00 is 26.8 R Size 00 Rs 94 paise. Non-agricultural land area 17611.20 sq.m. There are existing buildings and buildings under construction. Property in village Mouje Khubi Gram Panchayat No. 183 Area 2100 sq.ft Gram Panchayat No. 184 Area 588 sq.ft Gram Panchayat No. 185 Area 728 Sq.Ft Gr.Pt.Mn.No. 186 Area 1620 sq.ft, lying, being and situated within the Village limits of Karanjale, by and between M/s. Hotel Sushant Holiday Resort_ referred to as the party of the first part and M/s. Bank of Maharashtra referred to as the party of the second part.
2013	Deed of Mortgage dated 30/04/2013 registered under Serial No. Junanr/1030/2013 at the office of Sub – Registrar Junnar, regarding the above said S.No. 171/2 Area 01 is 14.9 R Size 01 Rs 10 paise. S.No. 173/1A Area 00 is 18.6 R Size 00 Rs 37 paise. S.No. 173/1B Area 00 is 18.6 R Size 00 Rs 38 paise. S.No. 173/2A Area 00 is 26.8 R Size 00 Rs 94 paise. Non-agricultural land area 17611.20 sq.m. There are existing buildings and buildings under construction. Property in village Mouje Khubi Gram Panchayat No. 183 Area 2100 sq.ft Gram Panchayat No. 184 Area 588 sq.ft Gram Panchayat No. 185 Area 728 Sq.Ft Gr.Pt.Mn.No. 186 Area 1620 sq.ft, lying, being and situated within the Village limits of Karanjale, by and between M/s. Hotel Sushant Holiday Resort_ referred to as the party of the first part and M/s. Bank of Maharashtra referred to as the party of the second part.
2014	NIL
2015	NIL
2016	Deed of Conveyance dated 07/01/2016 registered under Serial No. Junanr/71/2016 at the office of Sub – Registrar Junnar, regarding the above said Gat No. 171/2 Area 0 ha. 78.9 R + Po.Kh. 0 ha. 41 R Size 1 Rs. 10 paise. Gat No. 173/1A Area 0 ha. 13.1 R + Po.Kh. 0 ha. 05.5 R Size 0 Rs. 37 paise. Gat No. 173/1B Area 0 ha. 13.1 R + Po.Kh. 0 ha. 05.5 R Size 0 Rs. 38 paise. Gat No. 173/2A Area 0 ha. 23.2 R + Po.Kh. 0 ha. 03.2 R Size 0 Rs. 94 paise. The total area of all these Gats is 2 ha 92.8 R i.e. 18390 sq. m. Out of this, the area acquired for the dam is 500 sq. m. and the area acquired for the road is 278.80 sq. m. The remaining area is 17611.20 sq. m. Out of this, Gram Panchayat No. 183 (Old No. 165) area is 2100 sq. ft. Gram Panchayat No. 184 (Old No. 166) area is 588 sq. ft. (three rooms) Gram Panchayat No. 185 (Old No. 167) area is 728 sq. ft. (two rooms) All the above R. C. C. constructions. Gram Panchayat No. 186 (Old No. 168) area is 1110 sq. ft., lying, being and situated within the Village limits of Karanjale, by and between Pradeep Arjun Shinde & othes referred to as

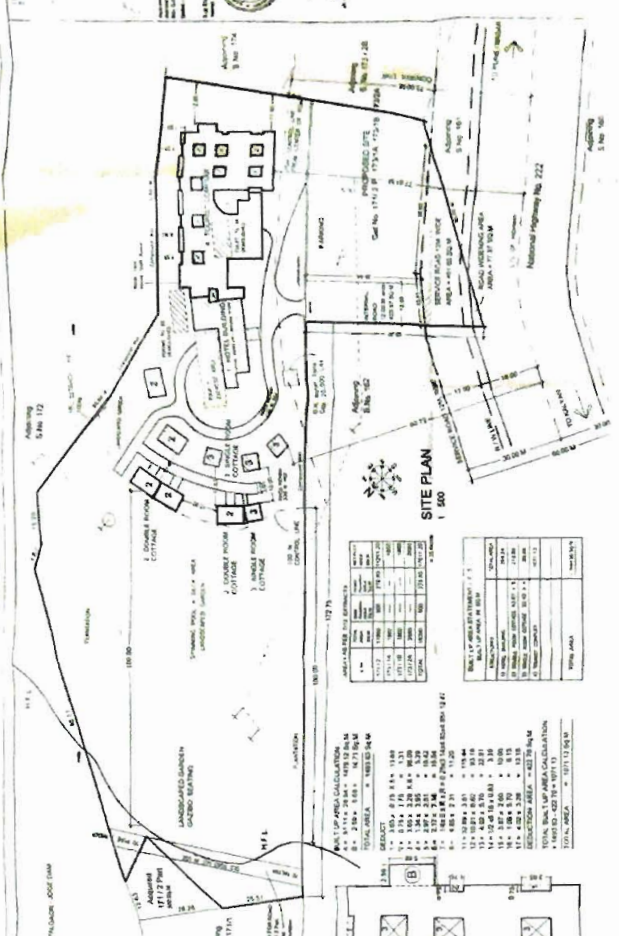


	<p>the party of the first part and M/s. Saj Hotel Pvt. Ltd. referred to as the party of the second part.</p> <p>Deed of Re Conveyance Mortgage dated 26/04/2016 registered under Serial No. Junanr/1127/2016 at the office of Sub – Registrar Junnar, regarding the above said (Deed No. 1030/2013 & 883/2012) S.No. 171/2 Area 01 is 14.9 R Size 01 Rs 10 paise. S.No. 173/1A Area 00 is 18.6 R Size 00 Rs 37 paise. S.No. 173/1B Area 00 is 18.6 R Size 00 Rs 38 paise. S.No. 173/2A Area 00 is 26.8 R Size 00 Rs 94 paise. Non-agricultural land area 17611.20 sq.m. There are existing buildings and buildings under construction. Property in village Mouje Khubi Gram Panchayat No. 183 Area 2100 sq.ft Gram Panchayat No. 184 Area 588 sq.ft Gram Panchayat No. 185 Area 728 Sq.Ft Gr.Pt.Mn.No. 186 Area 1620 sq.ft. lying, being and situated within the Village limits of Karanjale, in the name of M/s. Bank of Maharashtra.</p>
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL
2024	NIL
2025	NIL

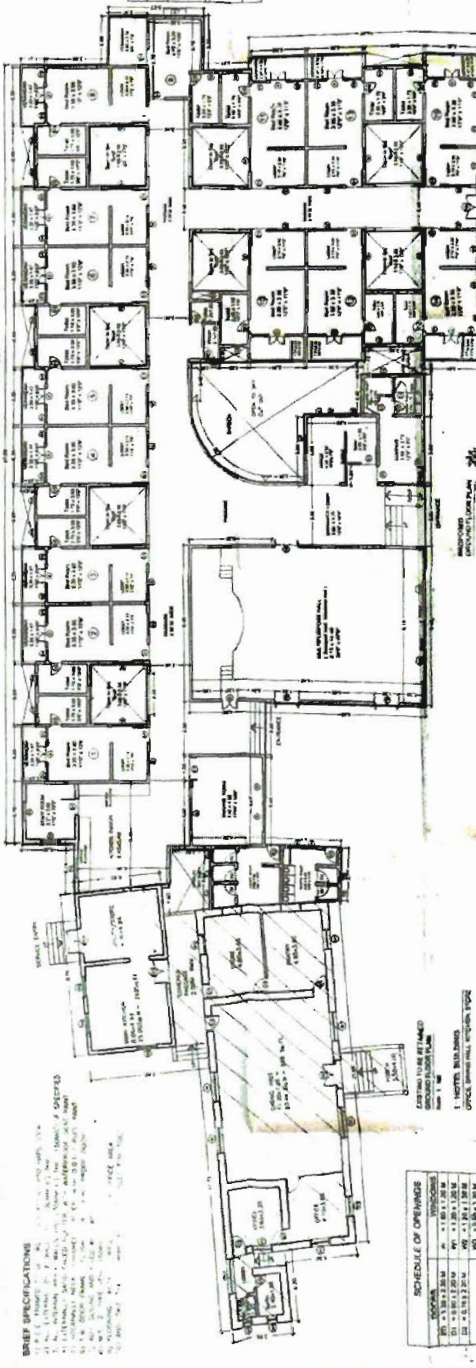
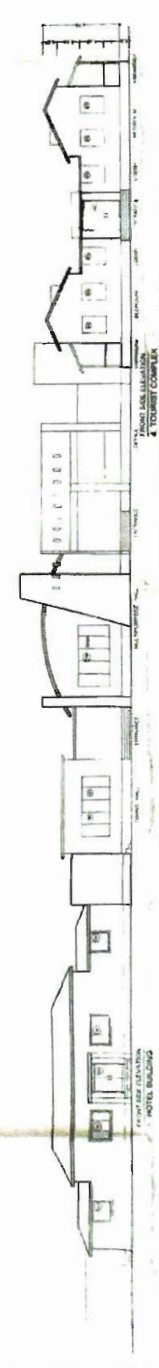
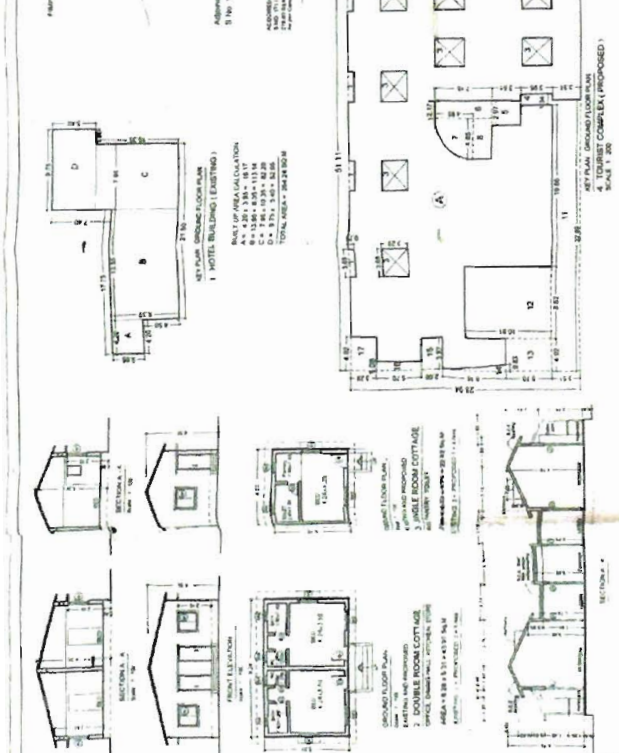
Komal N. Jain

 Advocate





NO.	DESCRIPTION	AREA (SQ. M)	VOLUME (CU. M)
1	1. HOTEL BUILDING	10,000	10,000
2	2. DOUBLE ROOM COTTAGE	1,000	1,000
3	3. SINGLE ROOM COTTAGE	1,000	1,000
4	4. TOURIST COMPLEX (PROPOSED)	1,000	1,000
TOTAL		13,000	13,000



SCHEDULE OF OPENINGS

NO.	DESCRIPTION	AREA (SQ. M)	VOLUME (CU. M)
1	1. HOTEL BUILDING	10,000	10,000
2	2. DOUBLE ROOM COTTAGE	1,000	1,000
3	3. SINGLE ROOM COTTAGE	1,000	1,000
4	4. TOURIST COMPLEX (PROPOSED)	1,000	1,000
TOTAL		13,000	13,000

ARCHITECTS / PLANNERS
M. R. JAYAKUMAR
S. S. SIVAKUMAR
S. S. SIVAKUMAR

ENGINEERS
S. S. SIVAKUMAR
S. S. SIVAKUMAR

PROPOSAL FOR THE CONSTRUCTION OF A HOTEL AND TOURIST COMPLEX AT THE JERAMBA DAM POND

1. HOTEL BUILDING
2. DOUBLE ROOM COTTAGE
3. SINGLE ROOM COTTAGE
4. TOURIST COMPLEX (PROPOSED)

DATE: 15/12/2010
SCALE: 1:500

MANAGEMENT PLANS
AREA CALCULATIONS
STAMP OF APPROVAL OF PLAN

Recommended by approved
M.A. S. P. P. P. P. P.
Date: 17/12/2011
7/1/2011

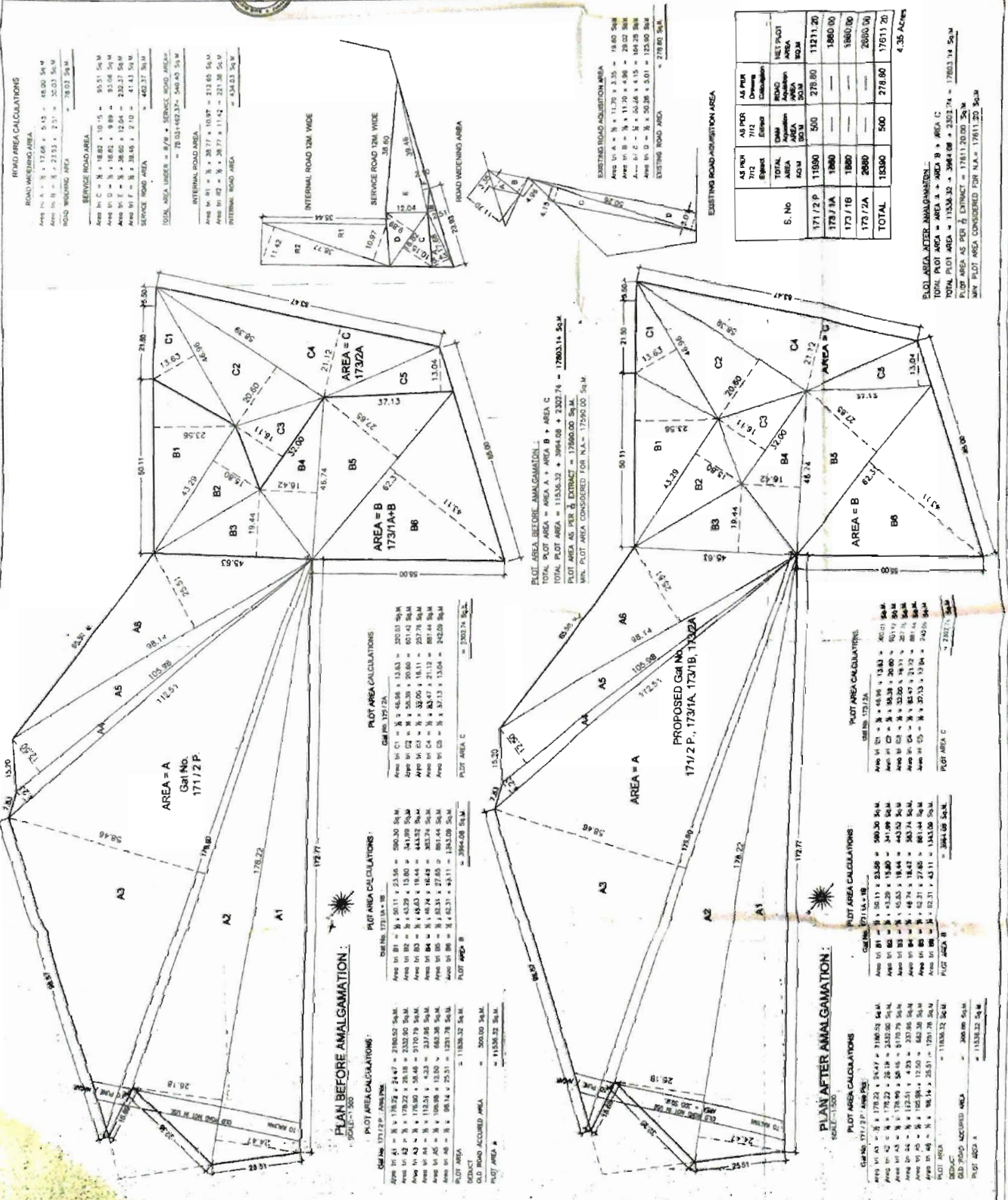


APPROVED BY
M. S. D. S. S. S.
18/12/2011
M. S. D. S. S. S.
M. S. D. S. S. S.

ROAD AREA CALCULATIONS	
ROAD ACQUISITION AREA	18,60 Sq.M
SERVICE ROAD AREA	18,60 Sq.M
INTERNAL ROAD AREA	18,60 Sq.M
TOTAL ROAD AREA	55,80 Sq.M

PLOT AREA CALCULATIONS	
Plot No. 171/2 P	17,120 Sq.M
Plot No. 173/1A	17,310 Sq.M
Plot No. 173/1B	17,310 Sq.M
Plot No. 173/1C	17,310 Sq.M
Plot No. 173/1D	17,310 Sq.M
Plot No. 173/1E	17,310 Sq.M
Plot No. 173/1F	17,310 Sq.M
Plot No. 173/1G	17,310 Sq.M
Plot No. 173/1H	17,310 Sq.M
Plot No. 173/1I	17,310 Sq.M
Plot No. 173/1J	17,310 Sq.M
Plot No. 173/1K	17,310 Sq.M
Plot No. 173/1L	17,310 Sq.M
Plot No. 173/1M	17,310 Sq.M
Plot No. 173/1N	17,310 Sq.M
Plot No. 173/1O	17,310 Sq.M
Plot No. 173/1P	17,310 Sq.M
Plot No. 173/1Q	17,310 Sq.M
Plot No. 173/1R	17,310 Sq.M
Plot No. 173/1S	17,310 Sq.M
Plot No. 173/1T	17,310 Sq.M
Plot No. 173/1U	17,310 Sq.M
Plot No. 173/1V	17,310 Sq.M
Plot No. 173/1W	17,310 Sq.M
Plot No. 173/1X	17,310 Sq.M
Plot No. 173/1Y	17,310 Sq.M
Plot No. 173/1Z	17,310 Sq.M

PROJECTED TOURIST RESORT AT GATE NO 171/2 P, 173/1A, 173/1B, 173/1C, 173/1D, 173/1E, 173/1F, 173/1G, 173/1H, 173/1I, 173/1J, 173/1K, 173/1L, 173/1M, 173/1N, 173/1O, 173/1P, 173/1Q, 173/1R, 173/1S, 173/1T, 173/1U, 173/1V, 173/1W, 173/1X, 173/1Y, 173/1Z.



ROAD ACQUISITION AREA
18,60 Sq.M

SERVICE ROAD AREA
18,60 Sq.M

INTERNAL ROAD AREA
18,60 Sq.M

TOTAL ROAD AREA
55,80 Sq.M

EXISTING ROAD ACQUISITION AREA	
AS PER 712	1860
AS PER 717	1860
TOTAL	3720

EXISTING ROAD ACQUISITION AREA	
AS PER 712	1860
AS PER 717	1860
TOTAL	3720

INTERNAL ROAD TOM WIDE
38.60

SERVICE ROAD TOM WIDE
38.60

ROAD ACQUISITION AREA
18,60 Sq.M

ROAD ACQUISITION AREA	
AS PER 712	1860
AS PER 717	1860
TOTAL	3720

ROAD ACQUISITION AREA	
AS PER 712	1860
AS PER 717	1860
TOTAL	3720

INTERNAL ROAD TOM WIDE
38.60

SERVICE ROAD TOM WIDE
38.60

ROAD ACQUISITION AREA
18,60 Sq.M

ROAD ACQUISITION AREA	
AS PER 712	1860
AS PER 717	1860
TOTAL	3720

ROAD ACQUISITION AREA	
AS PER 712	1860
AS PER 717	1860
TOTAL	3720

OLD ROAD ACQUIRED AREA = 300.00 Sq.M
PLOT AREA A = 1133.32 Sq.M

OLD ROAD ACQUIRED AREA = 300.00 Sq.M
PLOT AREA A = 1133.32 Sq.M

- बाधा:- १) श्री. प्रविप अर्जुन शिंदे व इतर. १ तर्फे कुलमुखत्यार श्री. ललित तेजपाल शहा व श्री. भूपेंद्र दिलीप शहा व इतर ४ तर्फे कुलमुखत्यार श्री. तेजपाल सुमतीलाल शहा व श्री. करंजाळे ता. जुन्नर, जि. पुणे. यांचा दि. १७/८/२०११ रोजीचा अर्ज
- २) मा. सहाय्यक संचालक, नगर रचना पुणे यांचेकडील जा.क्र.एनएबीपी/मी.करंजाळे/ता.जुन्नर/स.नं.१७१ व १७३/संसपु/७८७९, दिनांक २२/१२/२०११
- ३) या कार्यालयाकडील आदेश क्र.विशो/एसआर/११२/६/२०००, दिनांक.४/४/२००९.
- ४) महाराष्ट्र जमिन महसूल अधिनियम १९६६, कलम ४४

उपविभागीय अधिकारी जुन्नर
उपविभाग खेड, यांचे कार्यालय
क्र.सजव/विशो/एसआर/४९२/२०११
राजगडनगर, दि.१८/१२/२०१२.

विषय:- मीजे करंजाळे, ता जुन्नर येथील सं. नं. १७१/२ पै., १७३/१अ, १७३/१ब व १७३/२अ मधील १७६११.२० चौ मी क्षेत्रास पर्यटन विकासाचे (टुरिस्ट रिसॉर्ट) वापरासाठी सुधारित अकृषिक / बांधकाम वापरासाठी सुधारित अकृषिक परवानगी वायत

श्री. प्रविप अर्जुन शिंदे व इतर. १ तर्फे कुलमुखत्यार व स्वतः करिता श्री. ललित तेजपाल शहा व श्री. भूपेंद्र दिलीप शहा व इतर ४ तर्फे कुलमुखत्यार श्री. तेजपाल सुमतीलाल शहा यांचा अर्ज

आदेश

श्री. प्रविप अर्जुन शिंदे व सौ. सुषी प्रवीप शिंदे तर्फे कुलमुखत्यार व स्वतः करिता श्री. ललित तेजपाल शहा व श्री. भूपेंद्र दिलीप शहा, श्री. प्रवीप दिलीप शहा, कु. सारिका दिलीप शहा, कु. रुतुजा दिलीप शहा व सुरेखा दिलीप शहा यांचेतर्फे कुलमुखत्यार श्री. तेजपाल सुमतीलाल शहा, रा. करंजाळे, ता. जुन्नर, जि. पुणे. यांनी या कार्यालयास अर्ज कठन मीजे करंजाळे, ता जुन्नर येथील सं. नं. १७१/२ पै., १७३/१अ, १७३/१ब व १७३/२अ मधील १७६११.२० चौ मी क्षेत्रास पर्यटन विकासाचे (टुरिस्ट रिसॉर्ट) वापरासाठी सुधारित अकृषिक / बांधकाम अकृषिक परवानगी मिळावी अशी विनंती केली आहे.

मा. सहाय्यक संचालक नगर रचना पुणे यांनी याचेकडील जा.क्र.एनएबीपी/मी.करंजाळे/ता.जुन्नर /स.नं.१७१ व १७३/संसपु/७८७९, दि. २२/१२/२०११ अन्वये प्रकरणी मंजूरीची शिफारस केलेली आहे.

उपरोक्त विवेचनास अनुसरून मी, उपविभागीय अधिकारी, जुन्नर उपविभाग खेड (पुणे) मला असलेल्या अधिकाराचा वापर करून महाराष्ट्र जमीन महसूल अधिनियम १९६६, कलम ४४. व महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल) अकृषिक आकारणी १९६९ चे नियम ४ अन्वये मीजे करंजाळे, ता जुन्नर येथील सं. नं. १७१/२ पै., १७३/१अ, १७३/१ब व १७३/२अ मधील १७६११.२० चौ मी क्षेत्रास खालील अटीवर पर्यटन विकासाचे (टुरिस्ट रिसॉर्ट) वापरासाठी सुधारित अकृषिक बांधकाम देत आहे.

१. अर्जदार यांनी उपविभागीय अधिकारी, जुन्नर उपविभाग खेड (पुणे) यांनी मंजूर केलेले रेखांकना प्रमाणे सदर जागेतच अकृषिक वापर केला पाहिजे.
२. या कार्यालयाकडील आदेश क्र. विशो/एसआर/११२/६/२०००, दिनांक.४/४/२००९ अन्वये दिलेली अकृषिक बांधकाम परवानगी रद्द समजणेत यावी. तथापि त्यामधील अटी व शर्ती कायम राहतील.
३. अकृषिक कारणाकरीता जागेचा वापर सुट केले पासून एक महिन्यापर्यंत ताबडिलबारा आंबेगांव यांना लेखी कळविले पाहिजे. यात कसूर केलेस नियम ७ प्रमाणे अर्जदार हे तिसऱ्या क्रमांकास पात्र होतील.
४. अर्जदार यांनी उक्त आदेशाचे ताबडिलबारासून एक वर्षाचे आत अकृषिक वापर सुट केला पाहिजे. तसे न केल्यास उक्त मुबत ही वेळोवेळी वाढवून घेतली पाहिजे. उक्त मुबतीत अर्जदार/जमिन मालक यांनी विषयांकीत जागेचा अकृषिक सारा आणि त्यावरील उपकर सरकारी तिजोरीत जमा केला असताना, तर दिलेली परवानगी ख्यपगत झाल्याचे मानण्यात येईल.
५. कलम ११० क्विया यथास्थिती कलम ११४ अन्वये केलेल्या वापरात अनुसूचित ठरविणेत येईल अशी बदललेली आकारणी देण्यास अर्जदार/जमिन मालक सत्यत्वी जबाबदार असेल.

६. सैबर जागेचे भगतच्या रस्त्याच्या गंध्या पासून मा सहायक संचालक नगर रचना यांनी बांधकाम नकाशामध्ये नमुद केले प्रमाणे अंतर सोडून बांधकाम केले पाहिजे.
७. अकृषिक वापर सुरू केलेचे तारखेपासून प्रतिवर्षी अकृषिक सारा ०.१० प्रती चौ. मी. दराने भरला पाहिजे. त्यानंतर सदरील आकारणी फेरआकारणीस पात्र राहिल.
८. अर्जदाराने गांध्या अधिकार अभिलेखात जरूर त्या दुरुस्त्या करणेसाठी मोजणी फी ही मागणी केलेल्या तारखेपासून आठ दिवसात भरली पाहिजे.
९. अर्जदाराची जमिन जर नियोजन अधिकारीतेच्या हद्दीबाहेरील असेल तर अनुसूची चार मधील नमुन्यात व जमिन नियोजन प्राधिकरणाच्या अधिकारीतेस असेल तर अनुसूची पाच मधील सनद नमुन्यात भरून दिली पाहिजे.
१०. आरोग्य दृष्ट्या जागा स्वच्छ असली पाहिजे.
११. अकृषिक परवाना/अकृषिक कारणाकरीता उपयोग संबंधीचा कुळवड्याट व शेतजमिन अधिनियम १९४८ व मुंबईचा पट्टीयजा अर्द रस्त्याचे वाढीला प्रतिबंध करणेबाबत कायदा १९४८ मधील उपबंधाच्या अधिन असे.
१२. उपविभागीय अधिकारी, जुन्नर उपविभाग खेड (पुणे) किंवा जिल्हाधिकारी पुणे यांचे पूर्व परवानगीशिवाय अकृषिक वापरात व बांधकामात बदल करता कामा नये.
१३. मोजणी नंतर प्रत्यक्षात अकृषिक वापरासाठी भरलेल्या क्षेत्रावर अकृषिक सारा भरला पाहिजे.
१४. अर्जदाराने पूर्वगामी शर्तीची कोणाच्याही शर्तीचे उल्लंघन केलेस उक्त महाराष्ट्र जमिन महसूल अधिनियमाच्या उपबंधान्वये अर्जदार शिक्केस पात्र होईल; अशा इतर कोणत्या शिक्केस बाधा न आणता उपविभागीय अधिकारी हे ते निर्दिष्ट करतील असा बंध आणि अकृषिक आकारणीची रक्कम भरले नंतर उक्त भूखंड अर्जदाराचे ताब्यात ठेवण्यात घालू करता येईल. उपखंड शर्त क्र. १५ मध्ये काहीही अंतर्भूत असले तरी या अधिकार पत्राच्या उपबंधा विरुद्ध अकृषिक वापरात आलेली जागा त्या बाबतीत मा. जिल्हाधिकारी, पुणे किंवा उपविभागीय अधिकारी, जुन्नर उपविभाग खेड (पुणे) यांनी विनिर्दिष्ट केलेल्या मुदतीत काढून टाकण्याबाबत किंवा त्यामध्ये फेरबदल करणे बाबत निर्देश देणे बंध प्रसंग तर आणि विनिर्दिष्ट मुदतीत अशा प्रकारे (अकृषिक वापर) काढून टाकणेबाबत कार्यवाही करणेत आली नाही किंवा त्यामध्ये बदल करणेत आला नाही तर त्याला ते काढून टाकणेची किंवा बदल करणेची व्यवस्था करता येईल. शासकीय खर्चाने उक्त बांधकाम दूर केलेस त्यापेटी होणारा खर्च अर्जदार/जमिन मालक यांचेकडून महाराष्ट्र जमिन महसूलाची यत्नाची असलेप्रमाणे होणारा खर्च अर्जदार/जमिन मालक यांचेकडून महाराष्ट्र जमिन महसूलाची यत्नाची असलेप्रमाणे सक्तीच्या मागने वसूल करणेत येईल.
१५. वरील जागेचा व नियोजित इमारतीचा वापर फक्त ट्रिस्ट रिसॉर्ट घापरासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.
१६. स्थलवर्षक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्षात जागेवर कायम ठेवणे आवश्यक असून सवर जागा कायम खुली ठेवावी.
१७. नियोजित बांधकामाचे, भूखंडातील अस्तित्वातील अन्य बांधकाम धरून एकूण क्षेत्र नकाशावर दर्शविले इतके प्रत्यक्ष जागेवर कमाल राहिले पाहिजे.
१८. नियोजित बांधकामातील मजल्यांची संख्या नकाशावर दर्शविल्याप्रमाणे फक्त तळ मजला व उंची ५ मी. यापेक्षा जास्त असू नये तसेच बांधकाम लागतचे परिसराशी मिळते जुळते असावे व उतरत्या छपराचे असावे.
१९. नियोजित इमारतीसाठी आवश्यक असणा-या पाण्याची सोय व सांडपाण्याची व मैला निर्मुलनाची व्यवस्था नसल्यास प्रत्यक्ष वापरापूर्वी अर्जदाराने केली पाहिजे.
२०. नियोजित बांधकामात मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पूर्व परवानगी घेणे आवश्यक आहे.
२१. जमिनीची मालकी, हद्दी वड्याट पांढोच मार्ग इत्यादीबाबत काही वाद उत्पन्न झाल्यास त्यास अर्जदार जबाबदार राहतील.
२२. प्रकारात वा वायुयोजन यासाठी ठेवलेल्या खिडक्यांचे क्षेत्र हे त्या संधित खोलीच्या क्षेत्राच्या १/८ पेक्षा कमी असू नये.
२३. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही व गीवाटीचे हक्काच्या भंग होणार नाही याची जबाबदारी अर्जदार / मालकाने घेतली पाहिजे.
२४. विपरीत बांधकाम नकाशाची छाननी, अनुज्ञेय घटई क्षेत्र, भूव्याप्त क्षेत्र याबाबतीत केलेली आहे. बांधकाम नकाशातील गणितीय चुका वा जागेवर बांधकाम नकाशावर नमुद केल्या व्यतिरिक्त जादा बांधकाम असल्यास त्यास संबंधित यास्तुशिलपी व अर्जदार जबाबदार राहतील.
२५. उक्त पर्यटन विकासार्तगत उत्सर्जित जल, मलमूत्र कचरा वापर प्रदुषण मंडळाचे मंजूरीने योग्य प्रक्रीया व निस्कारण व्यवस्था करणे आवश्यक आहे प्रक्रीया केलेले वा न केलेले कोणाच्याही प्रकारचे उत्सर्जित पाणी वा पदार्थ लागतचे नैसर्गिक पाण्याचे प्रवाहात मिसळता कामा नये.
२६. उक्त जमीन जलाशयापासून ५०० मी. अंतरा आत असल्याने या प्रकल्पास पर्यटन विभागाने दि. १५/५/२०११ चे पत्राने शिफारस पत्र दिले आहे त्यास अधीन राहून १०% यादपर्यंत घटई क्षेत्राची शिफारस केली आहे.



२७. पर्यटन विकासांतर्गत क्षेत्रातून जाणारे पाण्याचे नैसर्गिक प्रवाह, आडोळ, नाले यामध्ये कोणताही अडथळा/ फेरबदल न करता पाण्याची निर्गती नैसर्गिकरित्या होणे जरूर आहे.

२८. उक्त पर्यटनाचे विकासवेळी आवश्यक बाबींचे मर्यादितपेक्षा कोणतेही उत्खनन किंवा भूपृष्ठ रचनेत बदल करू नये.

२९. वरील जागेचा व नियोजित इमारतीचा वापर फक्त पर्यटन वापरासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.

३०. अंतर्गत रस्ते सर्व लगतच्या जमिनीमालकांसाठी वापरणेस खुले ठेवणे बंधनकारक राहिल.

३१. उक्त प्रस्तावामध्ये समाविष्ट स.नं. १७१/२ क्षेत्र ११,२११.२० चौ.मी., स.नं. १७३/१अ क्षेत्र १८६० चौ.मी., स.नं. १७३/१य क्षेत्र १८६० चौ.मी. व स.नं. १७३/२अ क्षेत्र २६८० असे एकूण क्षेत्र १७६११.२० चौ.मी. या एकत्रित क्षेत्राचा प्रकरण सादर आहे. सादरचे एकत्रीकरण हे नियोजनाचे दृष्टीने दर्शविलेले आहे. याच उक्त स.नं. मधील क्षेत्रांमध्ये एकत्रीकरण यावतची सक्षम अधिका-याची मान्यता घेऊन त्यानुसार आवश्यक ती नोंद महसूल दफ्तरी हाऊन तसा नोंदीवायतचा ७/१२ उतारा / मोजणी नकाशा सादर करणे अर्जदार यांच्यावर बंधनकारक आहे.

३२. प्रस्तुत प्रकरणातील जमिनीवर कोणतेही बांधकाम सुरु केले नंतर जोते तपासणी प्रमाणपत्र घेतल्याशिवाय पुढील बांधकाम करता येणार नाही व सादरचे बांधकाम पूर्ण झालेनंतर वापर सुरु करणेपूर्वी भोगवटा प्रमाणपत्र घेणे अर्जदार यांचेवर बंधनकारक राहिल. अन्यथा नियमानुसार कारवाईस पात्र राहिल.

३३. उक्त विनशेतीसाठी प्रस्तावित जागेचे अथवा गट नंबर मधील उर्वरीत जागेचे तुकडे पाडून अथवा गुंटेवारी प्रमाणे भूखंड पाडला येणार नाहीत. किंवा विक्री करता येणार नाही. अशाप्रकारे अनधिकृतरीत्या तुकडे पाडल्यास किंवा विक्री केल्यास ही परवानगी रद्द समजण्यात यावी.

३४. प्रस्तावित इमारतीपैकी च्या इमारतीचे भागशः बांधकाम विना परवानगी झालेले बांधकामाचे तडजोड शुल्क व बाबीव क्षेत्राचा अगाऊ अकृषिक सारा तहसिलदार जुन्नर यांचेकडे दिनांक १८/१/२०१२ रोजी चलनाने सरकार जमा केला आहे.

३५. अर्जदाराने सादर केलेली माहिती खोटी अथवा दिशाभूल करणारी आढळल्यास अथवा वरील पैकी कोणत्याही एका अटिचा भंग केल्यास सादरचा आदेश रद्द समजण्यात येईल. यामध्ये उपबध्दित केले प्रमाणे हा आदेश उक्त महसूल अधिनियमाच्या आणि त्याखालील नियमाच्या उपबंधास व इतर प्रचलित नियमास अधिन असेल सादर जमिन ही भूसंपादनाखाली नाही असे समजून अकृषिक वापरात परवानगी देण्यात येत आहे.



उपविभागीय अधिकारी
जुन्नर उपविभाग खेड (पुणे)

प्रति.

श्री. प्रदिप अर्जुन शिंदे व इतर १ तर्फे कुलमुखत्यार

श्री. ललित तेजपाल शहा व श्री. भूपेंद्र दिलीप शहा व इतर ४ तर्फे कुलमुखत्यार

श्री. तेजपाल सुमतीलाल शहा

रा. करंजाळे, ता. जुन्नर, जि. पुणे

प्रत :- १) तहसिलदार :- जुन्नर

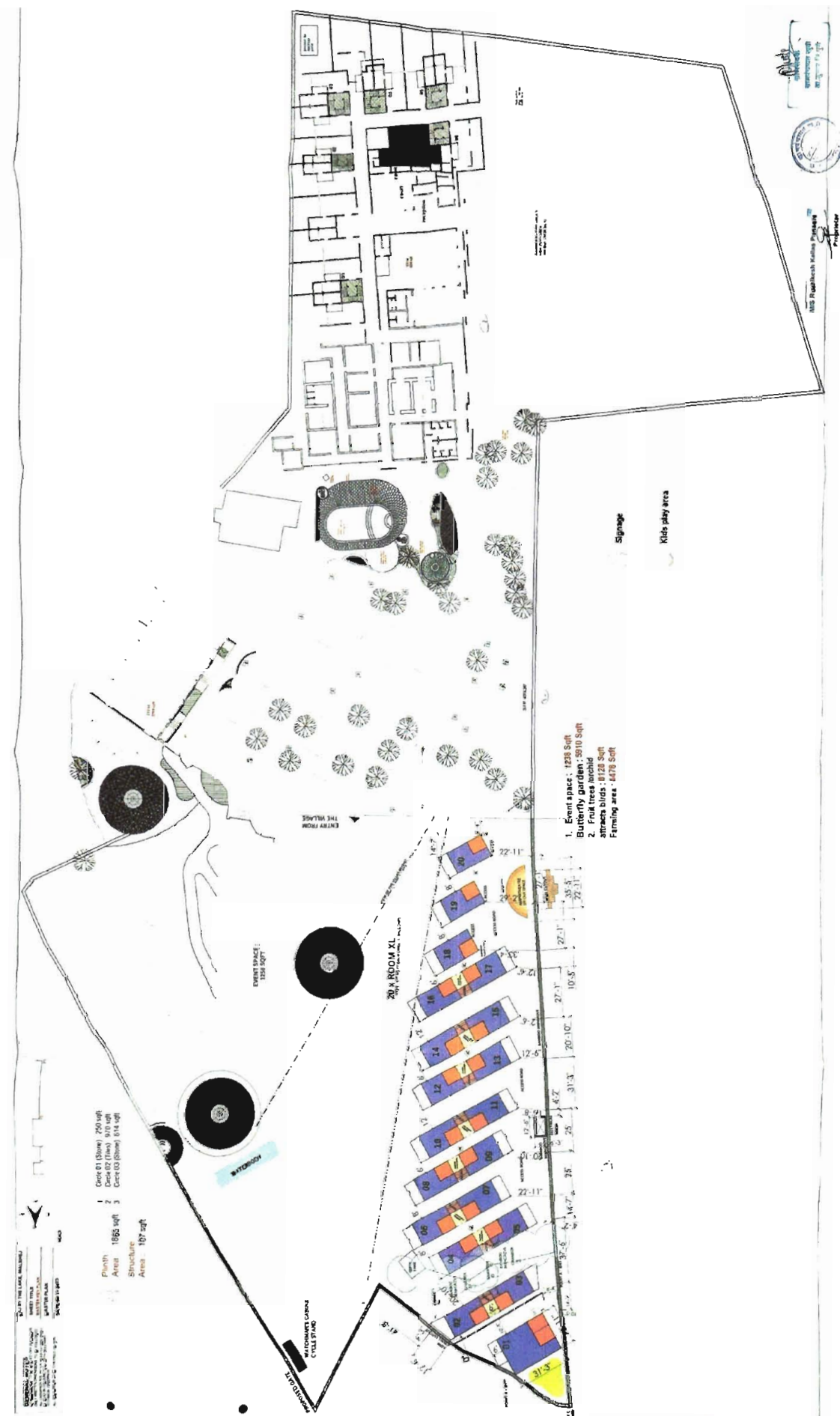
प्रत :- २) कामगार तलाठी :- करंजाळे, ता. जुन्नर

२/- वरील आदेशाची अकृषिक नोंद घेवून मसूदा (ड्राफ्ट) रनव मंजूरी करीता इकडे सादर करावी.

प्रत :- ३) मा. सहस्यक संचालक, नगररचना आणि मुल्पनिर्धारण वि.भाग, २८३ नारायण पेठ, पुणे ४११०३० यांजकडे माहितीसाठी सन्नेड रवाना.

प्रत :- ४) उप अधिकक भूमि अभिखेळ जुन्नर, ता. जुन्नर, जि. पुणे

उपविभागीय अधिकारी
जुन्नर उपविभाग खेड (पुणे)



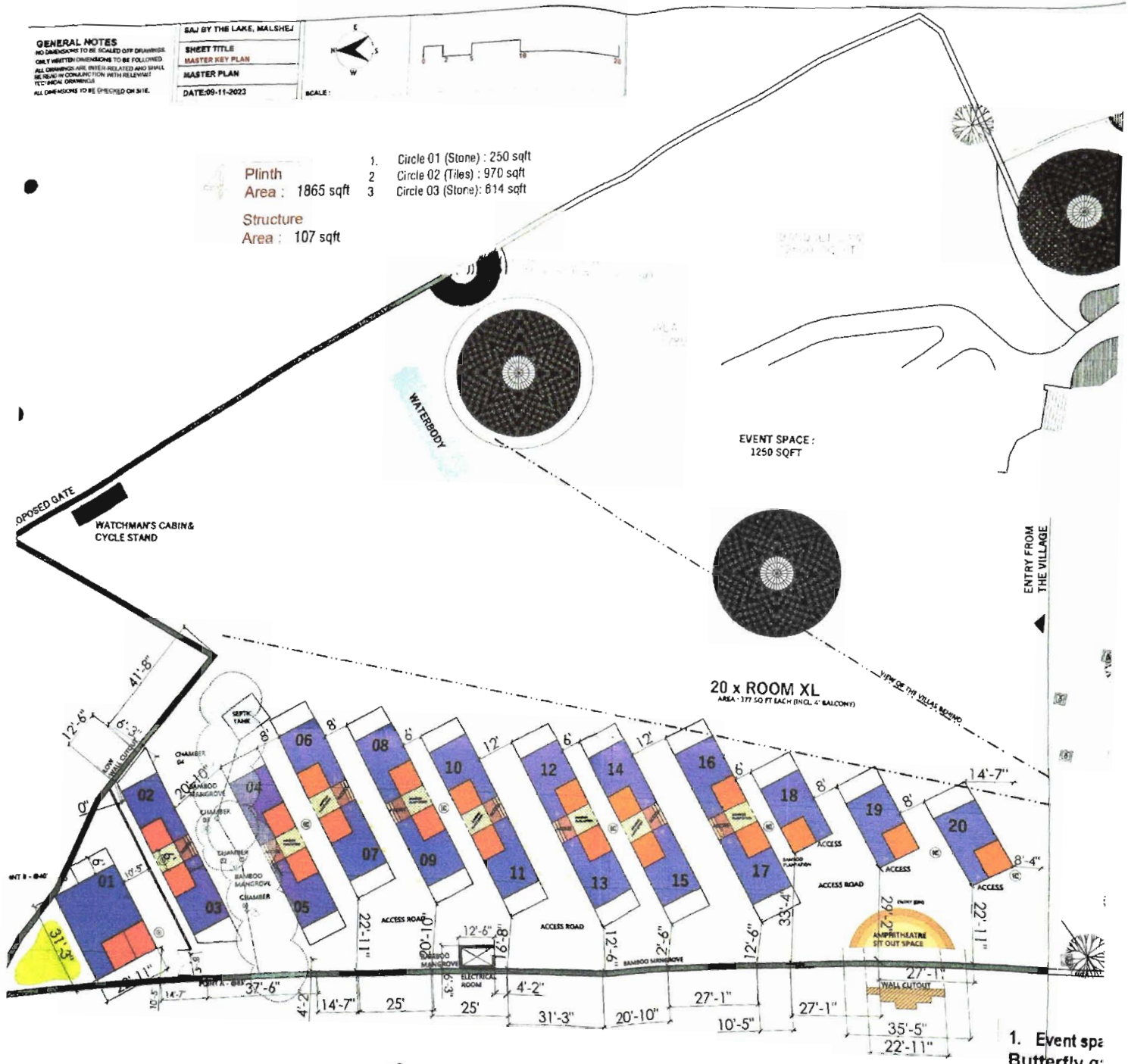
S. S. Srinivasan
 REGISTERED ARCHITECT
 No. 100, Rajahmundry, Andhra Pradesh
 India

GENERAL NOTES
 NO DIMENSIONS TO BE SCALED OFF DRAWINGS.
 ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
 ALL DIMENSIONS ARE INTER-RELATED AND SHALL
 BE SHOWN IN CONJUNCTION WITH RELEVANT
 IT'S/SCALE DRAWINGS.
 ALL DIMENSIONS TO BE SPECIFIED ON SITE.

SAU BY THE LAKE, MALSHÉJ
 SHEET TITLE
 MASTER KEY PLAN
 MASTER PLAN
 DATE: 09-11-2023
 SCALE:



- 1. Circle 01 (Stone) : 250 sqft
 - 2. Circle 02 (Tiles) : 970 sqft
 - 3. Circle 03 (Stone) : 614 sqft
- Plinth**
 Area : 1865 sqft
- Structure**
 Area : 107 sqft



1. Event space
- Butterfly garden
2. Fruit trees
- attracts birds
- Farming area