



CHALLAN
MTR Form Number-8



GRN	MH015957924202122E	BARCODE	[Barcode]		Date	31/03/2022 14:05:37	Form ID	25-1
Department	Inspector General (I) Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	NSK7_NASHIK 7 JOINT SUB REGISTRAR			PAN No. (If Available)	ACDPT5207A			
Location	NASHIK			Full Name	SUNANDA DEE P TUPE			
Year	2021-2022 One Time			Flat/Block No.	NASHIK 3381			
Account Head Details		Amount in Rs.		Premises/Building				
0030040401	Stamp Duty	3000.00		Road/Street	DRC NO 862 TER AREA 31.02 CG MTRG			
0030053301	Registration Fee	1000.00		Area/Locality	NASHIK			
				Town/City/District				
				Pin	4 7 2 0 0 0			
				Remarks (if Any)	Party Name: SUNANDA POPAT SHRI KE-			
Total		4,000.00		Amount in Words	Four Thousand Rupees Only			
Payment Details			FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	Ref. No.	69103332022033127576	9736190602		
Cheque/DD No.			Bank Date	RBI Date	31/03/2022-14:36:18	Not Verified with RBI		
Name of Bank			Bank Branch		ICBI BANK			
Name of Branch			Script No., Date		Not Verified with Script			

वसने-७
स.स. 3499 (2021)
9 - 95



Department ID: [Blank]
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
संदर्भ चालन केवल दस्तावेज निकाश के कार्यालयों में ही दर्ज किया जा सकता है। अनियमित रूप से दर्ज किए गए दस्तावेजों के लिए यह चालन वैध नहीं है।

वसने

S. D. TUPE.

नसम-७
३४९६/१११
२ - १७

(वडाळा, सर्व्हे नंबर ११/७/क)
 डि.आर.सी क्र. १०४, दिनांक ११/०७/२०२०
 टि.डी.आर. क्षेत्र : ४४४.२१ चौ. मी.
 मोबदला : ३,००,०००/-
 मुद्रांक शुल्क : १,०००/-
 नोंदणी फी : ३,०००/-

॥ श्री ॥

टि.डी.आर. खरेदीखत

टि.डी.आर. खरेदीखत आज दिनांक ३१ माहे मार्च रान २०२२ रोजी गुरुवार ते दिवशी नाशिक मुक्कामी :-

१. सौ. सुनंदा दिलीप तुपे
(पॅन - ACJPT5767A) (आधार - ७२७७ ३०७९ २३७३)
उ. वय - ४७ वर्षे, धंदा - व्यापार
२. श्री. वैभव दिलीप तुपे
(पॅन - AMGPT3194C) (आधार - ४०७६ ३३७८ १७०७)
उ. वय - २९ वर्षे, धंदा - व्यापार
दोघे राहणार - प्लॉट नं. २५, २६, मातोश्री नगर,
तिडके कॉलनी, नाशिक - ४२२००२

-: यांसी :-

१. निर्मला करणसिंग पाटील
(पॅन - AGDPP4991J)
उ. वय - ५२ वर्षे, धंदा - घरकाम
२. उज्वला विक्रान्त पवार
(पॅन - BHQPP9055C)
उ. वय - ३४ वर्षे, धंदा - व्यापार
३. योगद्वसिंग करणसिंग पाटील
(पॅन - BCZPP0506Q)
उ. वय - ३२ वर्षे, धंदा - व्यापार
सर्व राहणार - १. अंजनी रो-हाऊस, वनश्री कॉलनी,
डि.जी.पी.नगर, अंबड, नाशिक-४२२०१०.



...लिहून देणार

कारणे टि.डी.आर. खरेदीखत लिहून देतो ते ऐसा जे की, :-

१. मिळकतीचे वर्णन :-तुकडी जिल्हा नाशिक,पोट तुकडी तालुका नाशिकपैकी, नाशिक महानगरपालिका हद्दीतील मिळकत, मीजे वडाळा या गांवचे शिवारातील मिळकत, यांसी सर्व्हे नंबर ११/७/क, यांसी



CHALLAN
MTR Form Number-4



GRN	MH015959474202122E	BARCODE			Date	31/03/2022-14:43:49	Form ID	25.1
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Office Name	NSK7_NASHIK 7 JOINT SUB REGISTRAR				PAN No.(If Applicable)	ACJPT5787A		
Location	NASHIK				Full Name	SUNANDA DILIP TUPE		
Year	2021-2022 One Time				Flat/Block No.	WADALA SC/TK		
Account Head Details				Amount In Rs.	Premises/Building	WADALA SC/TK		
0030046401	Stamp Duty			9000.00	Road/Street	DRG NO 905 TDR AREA 444 25 32 MTRG		
0030063001	Registration Fee			3000.00	Area/Locality	NASHIK		
					Town/City/District			
					PIN	4 2 2 0 5 5		
					Remarks (If Any)	SecondPartyName-NIRMALA KARANISING I/ATL-		
					Amount In	Twelve Thousand Rupees Only		
Total				12,000.00	Words			
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	68103332022033127876 2738193890		
Cheque/DD Details				Bank Date	RBI Date	31/03/2022-14:43:22 Not Verified with RBI		
Cheque/DD No.				Name of Bank		IDBI BANK		
Name of Branch				Scroll No.	Date	Not Verified with Scroll		

349E / 2022
9 - 900



Department ID: _____ Mobile No.: 8411611343
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 टीप: हाचा फॉर्म केवल नुसतम रजिस्ट्रार कार्यालयत बिलेकी नुसतमरतम दरतासदी लागू असे. नुसतमी न अनुरजिस्ट्रार दरतासदी तरेर नुसत लागू असे.

S. D. Tupe


(Handwritten signature)

6. a. Particulars of the documents scrutinized, serially and chronologically
 1. Photocopies of 7/12 Extracts and relevant mutation entries
 2. Original Registration Certificate of Project dated 28/04/2023, bearing Project Registration No. P51600050753 issued by Maharashtra Real Estate Regulatory Authority, Mumbai
 3. Photocopy of Letter dated 03/02/2023, bearing No. LND/WS/BP/A4/119/2023 issued by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik
 4. Original Sale Deed dated 28/11/2022 registered on 29/11/2022 at Sr. No. NSN3-10935-2022, together with original Registration Receipt No. 13959
 5. Photocopy of approved Building Plan dated 19/10/2022
 6. Photocopy of Sanction of Building Permit & Commencement Certificate dated 19/10/2022, bearing No. LND/BP/A4/232/2022 issued by Hon. Executive Engineer, Town Planning Department, Nashik Municipal Corporation, Nashik
 7. Photocopy of Partnership Deed dated 10/10/2022 duly notarized on 18/10/2022 before Adv. Sanjeevani B. Kamale, Notary Public, Nashik at Sr. No. 4871/2022
 8. Original Sale Deed of Transferable Development Right (T.D.R.) dated 31/03/2022 registered at Sr. No. NSN7-3516-2022, together with original Registration Receipt No. 3982
 9. Original Sale Deed of Transferable Development Right (T.D.R.) dated 31/03/2022 registered at Sr. No. NSN7-3515-2022, together with original Registration Receipt No. 3981
 10. Original Gift Deed dated 26/12/2014 registered on 27/12/2014 at Sr. No. NSN6-4288-2014, together with original Registration Receipt No. 4533
 11. Original Gift Deed dated 02/08/2014 registered at Sr. No. NSN1-6919-2014, together with original Registration Receipt No. 18200
 12. Photocopy of Amalgamation-cum-Sub-Division Plan vide Letter dated 27/03/2014, bearing Outward No. Mau. Wadala/Abhinyas/Bhukhand Vibhajan/SaSanNaRa/MaNaPa/A4/17/14 issued by Hon. Assistant Director, Town Planning Department, Nashik Municipal Corporation, Nashik
 13. Original Sale Deed dated 30/12/2013 registered on 25/04/2014 at Sr. No. NSN4-4548-2013, together with original Registration Receipt No. 4777
 14. Original Sale Deed dated 30/12/2013 registered on 25/04/2014 at Sr. No. NSN4-4547-2013, together with original Registration Receipt No. 4776
 15. Photocopy of Special Power of Attorney dated 24/09/2013 registered at Sr. No. NSN4-10895-2013, together with photocopy of Registration Receipt No. 11664
 16. Photocopy of Final Layout Plan approval Letter dated 04/09/2013, bearing Outward No. Nagarrachana Vibhag/Antim/A2/07/13 issued by Hon. Assistant Director, Town Planning Department, Nashik Municipal Corporation, Nashik
 17. Photocopy of Non-Agricultural permission vide Order dated 24/12/2012, bearing No. Mah/Kaksh-3/4/Bi.She.Pra.Kra./208/2012 issued by Hon. Collector, Nashik
 18. Photocopy of Sale Deed dated 06/06/2012 registered on 07/06/2012 at Sr. No. NSN5-4902-2012, together with photocopy of Registration Receipt No. 4965



CHALLAN
MTR Form Number-6



GRN: MH011235618202223E	BARCODE	Date: 26/11/2022-12:08:38	Form ID: 25.1
Department: Inspector General Of Registration	Payer Details		
Type of Payment: Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No. (If Applicable)		
Office Name: NSK1_HQR SUB REGISTRAR NASHIK 1	Full Name	OSV Developers Partnership Firm	
Location: NASHIK	Flat/Block No.	S No 6/2 Plot No 5	
Year: 2022-2023 One Time	Premises/Building	plot no 6	
Account Head Details	Road/Street	Wadola Nashik	
0030046401 Stamp Duty	Amount In Rs.	473400.00	
0030053301 Registration Fee	Amount In Rs.	30000.00	
	Area/Locality	Wadola Nashik	
	Town/City/District		
	PIN	4 2 2 0 0 5	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>नसन-३</p> <p>सु.क. (गो.स.)/२०२२</p> <p>२०२२</p> </div>			
		Remarks (If Any)	
		SecondPartyName=Sunanda Dilip Tupe-	
Total	Amount In	Five Lakh Three Thousand Four Hundred Rupees Only	
	Words		
Payment Details: BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No. 02300042022112665912
Cheque/DD No.	Bank Date	RBI Date	26/11/2022-12:08:29
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID: Mobile No.: 9111111111
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सूदर चलन केवळ दुर्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासारी लागू आहे. नोंदणी न करवयाच्या दस्तासारी सूदर चलन लागू नाही.

नसल-७
क्र. 3994 (श्री)
2 = 98



(नाशिक, सर्वे नंबर 323/1)
डि.आर.सी. क्र. : 292, दिनांक 19/06/2019
दि.डी.आर. क्षेत्र : 81.02 चौ.मी.
भोबदला : 1,00,000/-
मुद्रांक शुल्क : 2,000/-
नोंदणी फी : 1,000/-

॥ श्री ॥

टि.डी.आर. खरेदीखत

टि.डी.आर. खरेदीखत आज दिनांक 31 माहे मार्च सन 2022 रोज
गुरुवार ते दिवशी नाशिक मुक्कामी :-

1. सौ. सुनंदा दिलीप तुपे
(पॅन - ACJPT5767A) (आधार - 9299 3099 2393)
उ. वय - 49 वर्ष, धंदा - व्यापार
2. श्री. वैभव दिलीप तुपे
(पॅन - AMGPT3194C) (आधार - 809E 339C 1909)
उ. वय - 28 वर्ष, धंदा - गृहिणी
दोघे राहणार - प्लॉट नं. 29, 26, मातोश्री नगर,
तिडके कॉलनी, नाशिक - 422002.

...लिहून देणार

-: यांसी :-

सौ. सुनंदा पोपट शेळके (पॅन - EIHP51685C)
उ. वय - 48 वर्ष, धंदा - शेती व गृहिणी
राहणार-मु.पो. मातेरेवाडी, ता. दिंडोरी, जि. नाशिक-422209.

...लिहून देणार

-: यांसी :-

सौ. सिंधुबाई शिवाजीराव गवळी (पॅन - AKUPG4335N)
उ. वय - 46 वर्ष, धंदा - शेती व गृहिणी
राहणार - गवळी निवास, जोशी हॉस्पिटलजवळ,
राजपाल कॉलनी, मखमलाबाद, पंचवटी, नाशिक-422003.

...संमती देणार

कारणे टि.डी.आर. खरेदीखत लिहून देतो ते ऐसा जे की, :-

1. मिळकतीस
नाशिक मह
शिवाजीराव
क्षेत्राधिकारी
आराध्या
50) आणि
एकूण 42
देणार व
भिरांजण
नियमां
हस्तांतर
2019
क्षेत्राधिकारी
2.
देणार
नाशि
सद
क्र.
एव



श्री

नसून-३

01

सं. क्र. (०९३५ / १०११)

३-३०



विभाग क्रमांक	:	25.8 (6,500/-)
सरकारी किंमत	:	78,87,000/-
खरेदीची किंमत	:	78,90,000/-
स्टॅम्प/स्टॅप	:	4,73,400/-
नोंदणी शुल्क	:	30,000/-

कायमचे फरोक्त खरेदीखत

कायमचे फरोक्त खरेदीखत आज दिनांक 28 माहे नोव्हेंबर सन 2022 रोज सोमवार ते दिवशी नाशिक मुक्कामी....

डीएसव्ही डेव्हलपर्स भागीदारी संस्था PAN AAU FD 3987 H तर्फे भागीदार 1. श्री. वैभव दिलीप तुपे उ.व.30, धंदा:व्यापार, PAN AMGPT 3194 C 2. सौ. सुनंदा दिलीप तुपे उ.व.48, धंदा:व्यापार, PAN ACJPT 5767 A 3. श्री. दिलीप निवृत्ती तुपे उ.व.61, धंदा:व्यापार, PAN AAJPT 0153 G पत्ता : प्लॉट नं.25,26, सर्व्हे नं.300/1/अ, मातोश्री नगर, तिडके कॉलनी, नाशिक-422002.	लिहून घेणार
यासी ;	
1. सौ. सुनंदा दिलीप तुपे उ.व.48, धंदा:व्यापार, PAN ACJPT 5767 A 2. श्री. वैभव दिलीप तुपे उ.व.30, धंदा:व्यापार, PAN AMGPT 3194 C पत्ता : प्लॉट नं.25,26, सर्व्हे नं.300/1/अ, मातोश्री नगर, तिडके कॉलनी, नाशिक-422002.	लिहून देणार

कारणे कायमचे फरोक्त खरेदीखत लिहून देतात ऐसे जे की,

Requirements External Photographs / Drop Pin Photo / Internal Photos / Engineer Selfie with contact person.
 Remarks if any

On Site Drawing & Measurements:

Carpet Area as per Site Measurement (1,2,3 BHK) Flat No.			Floor
Description	Length (Ft)	Width (Ft)	Area (in Sq.Ft)
Living Room			
Bedroom-1			
Bedroom-2			
Bedroom-3			
Kitchen			
Dining			
WC			
Bathroom			
Toilet			
Attached Toilet			
Passage-1			
Passage-2			
Passage-3			
Attached Terrace			
Carpet Area			
Balcony-1			
Balcony-2			
Balcony-3			

1 @ 1 BHK = 24 2 wing = 30 B wing 30
 2 BHK = 24 1 BHK = 12 1 BHK = 12
 3 = BHK = 12 2 BHK = 12 2 BHK = 12
 3 BHK = 6 3 BHK = 6

A wing.

1 BHK :- ~~30~~ 30 total,
 1 floor :- 2 BHK = 2
 to 6 :- 1 BHK = 2
 3 BHK = 1

B. wing.

30 flats total.
 1 floor :- 2 BHK ~~and~~ = 2
 to 6 :- 1 BHK = 2
 3 BHK = 1
~~2 floor :- 1 BHK.~~

Project

257

VASTUKALA CONSULTANTS INDIA PVT. LTD.

PROPERTY DETAILS

EMAIL ID - mumbai@vastukala.org / jagdish.bhatt@vastukala.org

Bank Name	SBI		Branch Name	
Date of Visit	06/07/2023		Site Engineer	S. Poudal
Name of Client	DVS. developers		Contact No.	9021337803
Property Address				
Premises of Flat/Office	Contact Person Name & No.		Vaibhav TUPE	
Distance from Station			No. of Wings - 8888989394	
Latitude & Longitude				
Boundaries	Building Boundaries		Flat / Office / Shop / Gala	
North			Building	
South			Buildin.	
East			Road.	
West			Building	
Landmark				
Present Occupied By	Owner / Tenant	Tenure Period		
Name & Contact No. of Tenant				
Type of Road	<input checked="" type="checkbox"/> Cement / W.B.M. Road	Width -	<input type="checkbox"/> Corner / Intermittent	
Area Calculation:	Builder's Saleable area		Builder's Rate	.
	Estate Agent Name		Contact No.	
	Engineer Rate	4500	Lumpsum Value	
Year of Construction	2023/24	No. of Floors	6-6	
No of Flats / Unit per floor		Shop / Flat on ground floor in case	A - 5 flats. B - 5 flats	
Type of Parking	<input checked="" type="checkbox"/> Open / <input checked="" type="checkbox"/> Stilt / <input type="checkbox"/> Podium / <input type="checkbox"/> Basement		A B	
Source of Water Supply		No. of Lifts	2+2 - 2	
Type of Sewerage Syst.	<input checked="" type="checkbox"/> Septic Tank / <input type="checkbox"/> Sewerage Line			
Type of Finishing in Compound area		Type of Door & Window		
Flooring	Kitchen	Wiring	Plumbing	
If Under Construction Building:	Slab	RCC	Internal Brickwork	External Brickwork
Internal Plaster	External Plaster	Internal Painting	External Painting	
Door & Windows	Flooring / Tiling	Kitchen Platform	Electrification	
Plumbing & Sanitary Installation	Lift Installation			
MAHARERA DETAILS:	RERA PROJECT - YES / NO	Certificate No.		
Photos Of KYC Documents:	Share Certificate / Maintenance Bill / Electricity Bill / Property Tax / Water Tax			

Project Name: DSV Prestige Plot No:- St 6 sub. 812
 Near:- Masjid-E Hasan AI-Agga Colony Khode
 Nagar Nashik, 422006