

340/6573

Monday, July 03, 2023

2:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

शाकाचे नाव: म्हसखळ

दस्तऐवजाचा अनुक्रमांक: नसन3-6573-2023

दस्तऐवजाचा प्रकार: ॲग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: सीमा मुकेश जगताप

पावती क्र.: 8366

दिनांक: 03/07/2023

नोंदणी फी

₹. 29300.00

दस्त हावाळणी फी

₹. 960.00

पृष्ठांची संख्या: 48

एवढे:

₹. 30260.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:46 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

सह. दुय्यम निबंधक वर्ग-२  
नाशिक-३.

वाजार मूल्य: ₹.2380500/-

मोवदला ₹.2921390/-

भरलेले मुद्रांक शुल्क : ₹. 175300/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.960/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0107202303201 दिनांक: 03/07/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹.29300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004597068202324E दिनांक: 03/07/2023

वैकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted

fees.

दस्त हावाळणी  
व सही घेतली.

वेणु



03/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्तावेज क्रमांक : 6573/2023

नोंदणी :

Regn.63m

मावाचे नाव : महमदख

(1)निवेद्याचा प्रकार श्रेणीमेंट टू सेल

(2)मोबदला 2921390

(3) बाजारभाड/भाडेपट्ट्याच्या बाबतितपट्टाकार भाकारणी देतो की पट्टेदार ते नमुद करावे 2380500

(4) दू.मापन,पोटहिस्सा व परजमांक (असल्यास)

1) पानिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: इतर माहिती: तुळशी विन्हा नाशिक पोट तुळशी तानुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे भूसरुळ या गावचे शिबारातील सन्डें नं 236 / 8 / क पैकी प्लॉट नं 2 बांभी क्षेत्र 482.00 चौ.मी. वा मिळकतीवरील माध्यवर्गा अपार्टमेंट वा इमारतीतील हिस्सा मजल्यावरील प्लॉट नं 302 बांभी कार्पेट क्षेत्र 60.45 चौ.मी. एंथ्रीकनल सुवेबल फ्लोर एरिया ऑफ अटैचड बाल्कनी बुटिलिटी क्षेत्र 9.35 चौ.मी. ( Survey Number : 236 / 8 / क ; Plot Number : 2 ; )

(5) क्षेत्रफळ

1) 60.45 चौ.मीटर

(8)भाकारणी किंवा तुडी देण्यात अमेज तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा जादेश असल्यास,प्रतिबादिचे नाव व पत्ता.

1): नाव:-निरिजायज प्रॉपर्टीज प्रो. फर्म लॉफे प्रो.शा. मोनाली तुषार जाहेर - - बय:-35; पत्ता:-प्लॉट नं:-, गाळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: प्लॉट नं 11 आशिर्वाद अपार्टमेंट जीवन झावा हौसिंग सोसायटी काठे वल्ली रवींद्र व्हाऊस समोर द्वारका नाशिक, महाराष्ट्र, पार्स:ई.क. पिन कोड:-422011 पॅन नं:-BECPA7381F  
2): नाव:-(समती देणारा) 1. विनोद माधव रंघावणे 2. दिपानी विनोद रंघावणे 3. माधवराव प्रहादु रंघावणे 4. शकुन्ता माधवराव रंघावणे 5. कल्याणी प्रमोद रंघावणे 6. संख्या अशोक रंघावणे नं 1 ते 6 लॉफे व.सु. निरिजायज प्रॉपर्टीज प्रो. फर्म लॉफे प्रो.शा. मोनाली तुषार जाहेर बय:-35; पत्ता:-प्लॉट नं:-, गाळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: प्लॉट नं 11 आशिर्वाद अपार्टमेंट जीवन झावा हौसिंग सोसायटी काठे वल्ली रवींद्र व्हाऊस समोर द्वारका नाशिक, महाराष्ट्र, पार्स:ई.क. पिन कोड:-422011 पॅन नं:-BECPA7381F

(8)दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा जादेश असल्यास,प्रतिबादिचे नाव व पत्ता

1): नाव:-सीमा मुकेश जनताप बय:-42; पत्ता:-प्लॉट नं:-, गाळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: प्लॉट नं 16 सुदन निवास पाचरघट सेन मेवाकुंज समोर, पंचवटी नाशिक, महाराष्ट्र, पार्स:ई.क. पिन कोड:-422003 पॅन नं:-ALQPJ7441R  
2): नाव:-मुकेश अमृता जनताप - - बय:-48; पत्ता:-प्लॉट नं:-, गाळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: प्लॉट नं 16 सुदन निवास पाचरघट सेन मेवाकुंज समोर, पंचवटी नाशिक, महाराष्ट्र, पार्स:ई.क. पिन कोड:-422003 पॅन नं:-ALQPJ7440Q

(9) दस्तऐवज करून दिल्याचा दिनांक 03/07/2023

(10)दस्ता नोंदणी केल्याचा दिनांक 03/07/2023

(11)अनुक्रमांक,शंड व पृष्ठ 6573/2023

(12)बाजारभावाप्रमाणे मुद्रांक मूल्य 175300

(13)बाजारभावाप्रमाणे नोंदणी मूल्य 29300

(14)जेरा

मुल्यांनलासाठी विचारात घेतलेला तपशील:-

मुद्रांक मूल्य भाकारणाचा निवडलेला अनुच्छेद :-


(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सुची क्र.11

नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत  
अस्तसल बरहुकुम नयकल

  
सह, दुय्यम निबंधक वर्ग-२  
नाशिक-३.





CHALLAN  
MTR Form Number-6



GRN	MH004597068202324E	BARCODE	[Barcode]		Date	03/07/2023-11:14:40	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ALQPJ7441R			
Location	NASHIK			Full Name	SEEMA MUKESH JAGTAP AND 1 OTHER			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO.302, MADHAVBAG APARTMENT,			
Account Head Details	Amount In Rs.		Premises/Building	S.NO.236/B/C PLOT NO.2 MHASRUL				
0030046401	Stamp Duty	175300.00	Road/Street	NASHIK				
0030063301	Registration Fee	29300.00	Area/Locality	NASHIK				
			Town/City/District	4 2 2 0 0 3				
			Remarks (If Any)	AN2=BECPA7381F~SecondPartyName=GIRIJATMAJ PROPERTIES PROP FIRM THROUGH PROP MONALI TUSHAR AHER-				
			Amount In	Two Lakh Four Thousand Six Hundred Rupies Only				
Total			2,04,600.00	Words				
Payment Details			BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02202292U23070305261	152865203		
Cheque/DD No.			Bank Date	RBI Date	03/07/2023-11:14:40	Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

नसन-३  
रकम १५०३ रुपा  
१ - ४०



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दफ्तरम निवाक कार्यालय नोदणी कस्यवाच्या दफ्तराती लागू आहे. नोदणी न कस्यवाच्या दफ्तराती परर चलन लागू नाही.

Mobile No. : 9888159111

*Ash. M.T.*

*Legend*

नसिक-३
दस्तावेज (६५७३/२०२३)
२ - ४०



- 2 -

Section no. 16.5  
Rate As per Ready Reknor : 31,000/-  
Market Valuation Rs. : 23,80,500/-  
Consideration Rs. : 29,21,390/-  
Stamp Rs. : 1,75,300/-  
Reg. Fee : 29,300/-

### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT NASHIK ON THIS 3<sup>rd</sup>  
DAY OF JULY IN THE CHRISTIAN YEAR TWO THOUSAND TWENTY  
THREE A.D.

#### BETWEEN

#### GIRIJATMAJ PROPERTIES PROP.FIRM

through its Proprietor

#### MRS. MONALI TUSHAR AHER

Age :- 35, Occ. :- Business

Pan -BECPA 7381 F

R/at - Flat No.11,Aashirwad Apartment,Jeevan Chaya Hos.Soc.Kathe  
Galli ,Opp Ravindra School,Dwarka,Nashik - 422011.

Hereinafter called as "PROMOTER," (which expression shall, unless it  
be repugnant to the context or meaning thereof be deemed to mean and include  
the said Promoter, Builder and the Developer and/or all person/s claiming under  
or through the said PROMOTER, and their present and future partners, legal  
heirs,representatives and assigns); PARTY OF THE FIRST PART,

#### AND

1. **MRS.SEEMA MUKESH JAGTAP**

Age :- 42 Years, Occ.:- Service

Pan - ALQPJ 7441 R

2. **MR. MUKESH AMRUTA JAGTAP**

Age:- 49 Years, Occ.:- Service

Pan - ALQPJ 7440 Q

Both R/at - Flat No.16, Sudan Niwas, Patharwate Lane,  
Opp.Sevakunj Panchavati, Nashik.

Hereinafter referred to as "THE ALLOTTEE " ( which expression shall  
unless it be repugnant to the context or meaning thereof mean and include his  
heirs, legal representatives, executors, administrators and assigns or anybody  
claiming through him/them) OF THE SECOND PART.



नसिन-३
श्री EY63
3 - ४०



- 3 -

1. **SHRI. VINOD MADHAV RANDHAVANE**  
Age :- 37 , Occ.:-Agriculturist  
Pan No. :- AVQPR 9606 N
2. **SAU. DIPALI VINOD RANDHAVANE**  
Age :- 29, Occ.:- Agriculturist  
Pan No. :- DAPPR 0218 R
3. **SHRI. MADHAVRAO SHAHADU RANDHAVANE**  
Age :- 73 , Occ.:- Agriculturist  
Pan No. :- BQNPR 3476 D
4. **SAU. SHANKUNTALA MADHAVRAO RANDHAVANE**  
Age :-74 , Occ.:-Agriculturist  
Pan No. :- DAPPR 0184 C
5. **SAU. KALYANI PRAMOD RANDHAVANE**  
Age :-35, Occ.:- Agriculturist  
Pan No. :- BLYPR 0929 K  
No.1 to 5 R/at:Randhavane Vasti,Gondhe  
Gaon,Shingnapur,Ahmednagar-423603.
6. **SAU. SANDHAYA ASHOK RANDHAVANE**  
Age :-38 , Occ.:-Agriculturist  
Pan No. :- BBQPR 1483 L  
R/at: Flat no.7,Pranjal Apartment,Guruvihar colony,Opp  
Panjarpor,Bhosari,Aakurdi,Pune-411044.  
Through it's Power of Attorney holder  
**GIRIJATMAJ PROPERTIES PROP.FIRM**  
through its Prop.  
**MRS. MONALI TUSHAR AHER**  
Age :- 35, Occ. :- Business  
Pan – BECPA 7381 F

Hereinafter referred to as 'THE CONFIRMING PARTY/ OWNERS ' ( which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) **PARTY OF THE THIRD PART.**

**AND WHEREAS** the Party of the third part , the owners are absolutely entitled to and / or seized and possessed of free from all encumbrances whatsoever landed properties admeasuring 482.00 sq. mtrs. out of S. No. 236/ 8/C out of Plot no.2 lying and being at Nashik in the Registration sub-District of Nashik. There about more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land").

नसम-३	
श.स. (६५७३/२१२३)	
४	४७



WHEREAS the Confirming Party had purchased the said plot no. 2 out of S. No. 236/8/C admeasuring 482.00 sq. mtrs from Sandip Madhavrao Raut by registered Sale deed dated 27/05/2021 The said Sale deed was registered in Sub Registrar office Nashik - 3 at Sr. No. 4074 The Name of the owners had been mutated to record of rights vide M. E. No. 23577.

AND WHEREAS the said Tentative Layout was sanctioned by Assistant Director Town Planning Nashik vide their letter No.LND/W.S/Ten/Layout/203, dated 02/2/1983. As per the said layout seperate 7/12extract were prepared by M. E. No. 5662.

AND WHEREAS the out of said property i.e. Plot no. 2 is converted for nonagricultural use and a permission to this effect U/s. 44 of Land Revenue Code from Collector, Nashik, Bearing No. Kra Masha / Kasha/3/2 Ru.Ka.Aa.No/ SR/491/2021, Nashik, dated 04/08/2021.

WHEREAS the Confirming Party had executed Joint Venture Agreement & Power of Attorney in favour of Promoter for the said plot no. 2 out of S. No. 236/8/C admeasuring 482.00 sq. mtrs. The said Joint Venture Agreement & Power of Attorney was registered in Sub Registrar office Nashik - 4 at Sr. No. 6590. & 6591 respectively dated 13/07/2021.

AND WHEREAS Promoter has purchased T.D.R of 20.37 Sq. mtrs from D.R. C No. 842 from Map Infra Partnership Firm through Partners Shailendra Tukaram Salunke & Prashnat Fakira Khairnar by registered sale deed. The said sale deed was registered at Sr. No.6243, dated 28/07/2021 in Sub - registrar Office Nashik 7.

AND WHEREAS Promoter & Confirming Party had prepared the said building plan which was approved by Nashik Municipal Corporation vide their Commencement Certificate no. LND / BP / C-2/286/2021, dated 10/08/2021.

AND WHEREAS the Party of the First Part represented that based on the various Sale Deeds, the Joint Venture Agreement and Power of Attorney the Party of the first Part has become an Developer of the said landed properties and third parts names are recorded in the record of rights the said Project Lands as absolute Owners, and the said Owners have clean and clear marketable title to the said Project Lands which are free from all encumbrances and reasonable doubts;

AND WHEREAS by virtue of the above said documents, the Party of the Third Part & the Promoter, herein, is entitled to implement the Scheme of construction on the said Project Lands and to deal with it as per the terms and conditions of the said documents;

AND WHEREAS the said Promoter, pursuant to the right, title and interest conferred upon it by the afore said documents, has decided to implement Construction Scheme on the said Project Land/s and to sell out the Tenements/



नसम-३
दस्तावेज क्र. ६५४३/२०२१
५ - ४७



- 5 -

Shops / Flats/Units , etc ., to accept the consideration by any mode and to execute and to get registered the requisite documents, such as Agreements for Sale, Sale Deeds, etc ., in favour of the intending Allottee/s;

AND WHEREAS the Promoter would be developing the aforesaid Project Lands , by constructing building which shall have common amenities for entire property. The Promoter would be constructing a building of a number of floors comprising of a number of Apartments/Units on the said Project Lands in the housing complex named as "MADHAVBAG APARTMENT " ;by using, utilizing and consuming the Floor Area Ratio/ Floor Space Index ("FAR/FSI") to the extent permissible under standard Building Bye-Laws and Development Control Regulations ("DC REGULATIONS");

AND WHEREAS the Promoter would be constructing a building in the said project named "MADHAVBAG APARTMENT " is sanctioned by Nashik Municipal Corporation, which is under construction having Parking + 5 floors , which is more particularly described in the FIRST SCHEDULE hereunder written (Hereinafter referred to as "the Project Land") and to construct thereon building in accordance with the terms and conditions contained in permission of Nashik Municipal Corporation

AND WHEREAS the Promoter is entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter is in possession of the project lands;

AND WHEREAS promoter & Confirming Party had prepared the said building plan which was approved by Nashik Municipal Corporation vide their Commencement Certificate no. LND / BP / C-2/286/2021 , dated 10/08/2021 . And marked as Annexure 'C-1';

AND WHEREAS the authenticated copies of the Building Plan approved Nashik Municipal Corporation have been annexed hereto and marked as Annexure 'C-2';

AND WHEREAS having come to know about the commencement of construction of the said proposed building, the Allottee/s/ Purchaser/s approached the Promoter herein, with a view to purchase one of the Apartments /Units out of the proposed building;

AND WHEREAS the Allottee/s/ Purchaser/s demanded from the Promoter, and the Promoter herein, has allowed inspection to the Allottee/s of all the documents of title of the said Project lands , the aforesaid Articles of Agreement/s, Power of Attorney/s, list of amenities and specification, N. A. order, plans, designs and specifications, etc., prepared by the Promoter Architects and all such other requisite documents as are specified under the Real Estate (Regulation and Development ), Act, 2016, (hereinafter referred to as "the said Act") and the rules made there under and the Allottee/s has/have had such title verified through his/her/their independent Advocate and got himself/herself/ themselves, fully satisfied about the marketable title of the Promoter in respect



नसत-३  
- ४ - ए ५५३ (११३)  
ए - ४०



of the said Project lands and no document is, remained to be provided with, by the Promoter unto the Allottee/s herein,

AND WHEREAS the copies of certificate of title shall be issued by MRS. VIDYULLATA K. TATED, ADVOCATE of the Promoter, copies of the property card of extract of Village Forms-VI or VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the said Project lands on which Apartments/ Units, etc., are constructed or are to be constructed and the copies of the plans and specifications of the Apartments/ Units, agreed to be purchased by the Allottee/s Unit Purchaser/s and approved by the concerned local authority / authorities, are annexed hereto as Annexures -A and B respectively;

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed as a architect namely Shri Sunil D.Bhor & a Structural Engineer Namely Sunil D.Bhor for the preparation of the structural design and drawings of the building and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings;

AND WEREAS by virtue of the Joint Venture Agreement, the Promoter has sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects namely Sunil D.Bhor and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by Advocate of the Promoter, authenticated copies of extracts of Village Forms VI and VII and XII showing the nature of the title of the Promoter to the Project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively;

AND WHEREAS as mentioned above the Promoter is proposing development of a project "MADHAVBAG APARTMENT" comprising of a building.

AND WHEREAS while sanctioning the said plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and upon due observance and



नसम-3
सं.क्र. ६५७३
७ - ४७



performance of which only the completion or occupancy certificate in respect of the said building shall be granted by the concerned local authority;

AND WHEREAS the Promoter has accordingly commenced construction of the said building in accordance with the said proposed plans;

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment **Flat No. 302** on **Third Floor** in "**MADHAVBAG APARTMENT**" building being constructed in the said Project land;

AND WHEREAS the carpet area of the said Apartment in square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment;

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016, with the Real Estate Regulatory Authority, at no. **P51600031917**, Dated **22/11/2021**, authenticated copy is attached in Annexure 'F';

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum of **Rs.3,00,000/- (Rupees in word Three Lakh only)**, being part payment of the sale consideration of the said Apartment agreed to be sold by the Promoter to the Allottee/s, (as advance payment or Application Fee) (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS under section 13 of the said Act, the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct a building consisting of Parking + 5 upper floors on the Project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the

नसम-३
सं.क. (६५०३ / २०२३)
C — ६०



Allottee only in respect of variations or modifications which may adversely affect the Apartment of the Allottee except (i) any alteration or addition required by any Government authorities or due to change in law, or (ii) the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by the Architect or Engineer after proper declaration and intimation to the Allottee.

1.(a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee

- (i) **Apartment Flat No. 302**
- (ii) **On Third floor**
- (iii) **Carpet area admeasuring 60.45 sq. metres. and attached balcony Utility admeasuring 9.35 sq. mtrs.**

( hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures D and E for a lump sum consideration of **Rs. 29,21,390/- (Rupees In word Twenty Nine Lakh Twenty One Thousand Three Hundred Ninety only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1.(b) The Allottee has paid on or before execution of this agreement as **Rs 3,00,000/- (Rupees In word Three Lakh only )** by cheque No. 000016 ,dated 02/06/2023 drawn on Bank of Baroda as part Payment and hereby agrees to pay to the Promoter in following manner

<b>PAYMENT PLAN</b>	<b>Amount</b>
To be paid at the time of construction of Plinth	15.00%
To be paid at the time of Starting of 1 <sup>st</sup> slab	10.00%
To be paid at the time of Starting of 2 <sup>nd</sup> slab	10.00%
To be paid at the time of Starting of 3 <sup>rd</sup> slab	10.00%
To be paid at the time of Starting of 4 <sup>th</sup> slab	10.00%
To be paid at the time of Starting of 5 <sup>th</sup> slab	10.00%
To be paid at the time of Starting of 6 <sup>th</sup> slab	10.00%
To be paid at the time of Starting of brick work	05.00%
To be paid at the time of Starting of Plaster	05.00%
To be paid at the time of Starting of Flooring work	10.00%



नमून - 3
प्लान नं. EY43
S - 86



- 9 -

To be paid at the time of handing over possession	05.00%
<b>Grand Total</b>	<b>100.00%</b>

It is hereby clarified that the Promoter shall be at liberty to vary the chronological order of the various stages of construction/ Items of Work of the said Building in which the said Apartment is located and the Promoter shall also be at liberty to simultaneously undertake two or more stages of construction/ Items of Work set out in the hereinabove Payment Plan and to demand from the Allottee/s the aggregate of the installments towards the agreed consideration mentioned in such installments.

The above said payment Plan is an essence of the contract.

1(d) The Total Price above excludes stamp duty with surcharge and registration charges, GST.

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities, etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ 11%.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit, then the Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the



नसिन-३
0. एगु ६३ (२०१३)
३० - ४६



Allottee undertakes not to object/demand/direct the Promoter to adjust his/her/ their payments in any manner.

1 (i) (a) The Allottee shall bear and pay and shall be liable always to bear and pay all such amount levied as property tax/ cess/ charges/ duties on the said Apartment and on the said building proportionately or the fixtures and fittings therein, by the local authority or any other authority under any statute/ rules/ regulations/ notifications/ orders/ contracts, from the date of the completion certificate of the said Apartment.

(b) If at any time, after execution of this agreement, any tax/ duty/ charges/ premium/ cess/ surcharge/ betterment tax/ sales tax/ transfer tax/ turnover tax/ value added tax/ works contract tax or Goods and Service Tax or any such tax penalties et cetera, by whatever name called, is or are levied or recovered or becomes payable under any statute/ rule/ regulation/ notification/ order/ in force or which shall be enforced, either by the Central or the State Government or by the local authority or by any revenue or other authority, in respect of the Project land or the said Apartment or the said agreement or the transaction herein, shall exclusively be borne and paid (and the same is paid, reimbursed) by the Allottee. The Allottee hereby, indemnifies the Promoter and the Allottees's organisation from all such levies, cost and consequences. The Allottee shall pay the amount of such GST as may be called upon by the Promoter, either to the Promoter or in any specific account for collection of GST as may be directed by the Promoter. The Allottee shall not be entitled to possession of the said Apartment, unless he/she/they pay/s such amount of GST.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment/Unit.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the said Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

3.1 The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 482.00 square meters allowable FSI with TDR and premium 115.00 sq.mtrs.out of which the promoter utilized 1323.11 sq. mtrs. The Balance FSI of 0.23 sq.mtrs. will be utilized by the promoter in future and shall belong to the promoter only.

3.2 Notwithstanding anything contained anywhere in this Agreement, the Allottee hereby declares, confirms and agrees that



फ्लॉर-३
कॉ. ६५८३
११ - ४०



(a) the Promoter has also reserved all its rights to use, utilize and consume the Floor Area Ratio/ Floor Space Index ("FAR/ FSI") originating from the physical area of the project land either as Floating Floor Space Index or otherwise, so also to use the same in a manner and at a location, either in phased manner or otherwise, as may be exclusively decided by the Promoter,

(b) In the said Project, services such as underground water tank, Septic Tank and MSEDCL Transformer, are common of the said building.

(c) Apartment Condominium shall be formed.

(d) the conveyance of the said Project Land together with the building constructed thereon, shall be executed by the Promoter and the Owners only in favour of Apartment Holders;

(e) the Promoter shall be entitled to compensation from the Allottee in case any obstruction or impediment of any nature raised by and on behalf of the Allottee to the development of the project land and/or other pieces of land adjoining to the project land either by amalgamation and/or consumption of FAR/FSI for any building thereon, without prejudice to the rights of the Promoter to terminate this agreement on such obstruction or impediment being raised by the Allottee,

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing any default of payment of instalments, the Promoter at its /his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD/by hand at the address provided by the allottee/ by mail at the e-mail address provided by the Allottee, of his/her/their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement.



नसम-३
अस.क्र. (९५०३) (२०२३)
१२ - ४०



Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee after deduction of 10% of the sale consideration of the Apartment as liquidated damages excluding the amount of GST paid to the Government, all the installments which may till then have been paid, within a period of thirty days of the termination. In the event of termination of Agreement as aforesaid, the Allottee shall not be entitled to claim/ demand any interest and/or compensation from the Promoter. The Promoter is not at all liable to refund any amount paid to the Government for and on behalf of the Allottee under what so ever head.

Notwithstanding anything contained above, none of the other rights, remedies, contentions, compensation and claims available to the Promoter against the Allottee on facts and in law on and/or as a result of such termination, shall however, be adversely affected or prejudiced.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts to be provided by the Promoter in the said building and the Apartment are as set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the said Apartment to the Allottee on or before **31/12/2024** If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond its/ his control and of its/his agents by the aforesaid date, then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him / it ,in respect of the said Apartment, with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of –

- i. war, civil commotion or act of God;
- ii. any notice, order, rule notification of the Government and/or other public or competent authority/court.
- iii. the Allottee has committed any default in payment of installment as mentioned in Clause No. 1(c) (without prejudice to the right of the Promoter to terminate this agreement under Clause 4.2 mentioned herein above),
- iv. any extra work/addition required to be carried in the said Apartment as per the requirement and at the cost of the Allottee,
- v. non-availability of steel, cement or any other building materials, water or electric supply,
- vi. any delay on the part of the Office of the Collector, or any other Public Body or Authority, including the M.S.E.D.C.L, in issuing or granting necessary Certificates / NOCs / Permissions / Licenses / Connections of any service such



नमून
रकम: ₹ 403
93 - 80



as Electricity, Drains and Water Connections and Meters to the said Project under construction by the Promoter on the said land.

vii Any other reasons beyond the control of the Promoter.

viii Any litigation or any order of any Court or judicial forum.

7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority, shall within 7 days thereof offer in writing the possession to the Allottee, which shall be handed over upon receipt of payment as per agreement from the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be from date of intimation that the said Apartments are ready for use.

7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee intimating that the said Apartment is ready for use and occupancy.

7.3 Failure of Allottee to take Possession of [Apartment]: Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the said Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2 such Allottee shall continue to be liable to pay maintenance charges as applicable from date of intimation given by the Promoter that the said Apartment is ready for use.

7.4 (a) The construction of building in the present Project, is in the form of a combination of conventional R.C.C. type construction with good quality light weight blocks / bricks. Therefore, the Allottee agrees and undertakes, not to demolish any internal as well as external walls or structure of the said Apartment or any part thereof, nor to undertake extensive interior or, enclosure works which may cause damage thereto, since it may cause damage to the structure as a whole of the entire building. Failure on the part of the Allottee to take this precaution and care, shall be a breach of essential term of this agreement, entailing consequences of termination in terms hereof, amongst other civil and criminal proceedings.

(b) Except in the event of default in 7.4(a) above, if within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive

नसम-३
एक (६५०३/२०२१)
१४ - ४०



from the Promoter, compensation for such defect in the manner as provided under the Act, provided regular maintenance and due care has been taken by the Allottee to keep the Apartment in good conditions and repairs.

Provided however, that the Allottee/s shall not carry out any alterations of whatsoever nature in the said Apartment or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter, the defect liability automatically shall become void.

The word defect here means only the manufacturing defect/s caused on account of wilful neglect on the part of the Promoter and shall not mean defect/s caused by normal wear and tear, negligent use of Apartment by the Occupants, vagaries of nature etc. Defect/s in fittings and fixtures are not included therein.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of \*residence. He/She/It shall use the parking space only for purpose of keeping or parking vehicle.

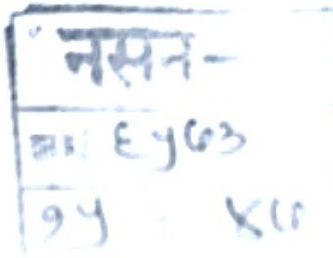
9.1 The Allottee along with other allottee(s)s of Apartments shall join in forming and registering the Association of Apartments to be known by named "**MADHAVBAG APARTMENT**" or some such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the named "**MADHAVBAG APARTMENT**" and for becoming a member, shall duly fill in, sign and return the requisite papers to the Promoter within seven days from the date of receipt of such papers so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in such papers, as may be required by the concerned Competent Authority.

9.2 (a) As mentioned herein above, an Association of Apartments shall be formed and registered for building of the said Project land. The Promoter shall submit the application to the Registrar for registration of the said Association of Apartments within three months on receipt of the Occupancy Certificate from the concerned Competent Authority.

(b) The Promoter shall execute Deeds of Apartments in respect of the entire undivided or inseparable land underneath all building wings along with structures of basements and Podiums constructed in the said Project Land comprised in "**MADHAVBAG APARTMENT**" in favour of respective Apartment Holders; on or before 31/12/2024 subject to force majeure or the circumstances beyond the control of the Promoter and also subject to reasonable extension and also subject to the Rights of the Promoter to dispose off the remaining Apartments, if any.

Provided further that, in such case, the Promoter shall be permitted the entry of premises of the building and common areas to also discharge his obligations





to rectify the defects as mentioned in Clause No. 4(b).

(c) Neither the Promoter nor the Allottee or the organization of the Allottees shall be entitled to such reimbursement, unless all or any money payable in the agreement or as may be otherwise agreed, by the Allottee/s including in their share of contribution in maintenance charges either to the Promoter or to any other agencies or authorities, is actually paid by such Allottee/s/ organization of Allottees.

9.3 (a) Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building, namely: local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building. Until the Condominium or Limited Company etc. is formed and the said structure of the building or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as determined by the Promoter as per rates given below.

9.4 (a) Common Maintenance for the building where the said Apartment is located is Rs \_\_\_\_\_/- for each unit only for Lift Maintenance purpose payable by the Allottee to the Promoter.

(b) It is agreed between the parties that the said maintenance amount/ Outgoing charges mentioned above, shall not include the items mentioned below, and the Allottee either individually or through any appointed agency, shall have to bear the following expenses, entirely from separate contribution made by the Allottees.

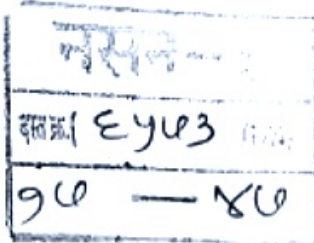
- i) Housekeeping and cleanliness
- ii) Maintenance contracts of lifts, Battery Back up, water pumps, Tank cleanings, intercom
- iii) Running cost of all the equipments and instruments above (except the cost of electricity generator supply to individual Apartment/s, which would be payable by the Allottee thereof in equal share together with other Allottees in the concerned building)
- iv) Common electricity bills for common area of buildings and common areas
- v) Security charges
- vi) Gardening charges
- vii) Administration expenses, salaries, remunerations, commissions, payments of work orders, etc. for staff engaged in day to day expenses
- viii) Non agricultural taxes and any other similar taxes
- ix) Pest control expenses

नसम-३
नं. ६५०३ (२०११)
१६ - ४७



- v) Expenses incurred for maintenance of common service lines & replacements of electric switches/fight points
- vi) Elevator repairs & maintenance contracts along with lift inspection charges
- vii) Managing committee administration
- viii) Insurance for building/ Apartments/ equipments/ machinery towards theft fire etc. and any other such expenses
- ix) Sinking fund etc.
- x) Property taxes of individual building/ Apartments and common amenities etc.
- xi) Any other taxes, levies, cess etc. of the property.
- xii) Any other statutory charges.
- xiii) Repairs of the building for leakages, seepage to the property or any part thereof
- xiv) Wear and tear charges
- xv) Expenses of water as may be required to be purchased from private sources and all other related expenses
- (c) The Allottee has understood the entire scheme of maintenance in detail. The Allottee admits and agrees to the same, so that the maintenance of the entire complex is not hampered in any way due to lack of or non payment by the Allottees.
- (d) It is also clearly understood that this shall not preclude the Promoter, from claiming, demanding and raising the maintenance charges independent of such and said contribution from the Allottees, provided the decision to that effect is duly taken after certified statement of accounts justifying the need for increasing the maintenance charges is circulated to the Allottee/s.
- (e) The Promoter shall be entitled to claim interest, on the arrears of such charges from the defaulting Allottees, without prejudice to the other rights and powers of the organization.
- (f) Without prejudice to and notwithstanding anything contained above, in the event of the Promoter and/or Apartment Condominium of Allottees after entrustment of common maintenance by the Promoter to it, duly resolving that the above maintenance deposit is insufficient for the maintenance of the common areas and facilities, electricity, water, drainages, sewage, passages, gardens or repairs thereof, the Allottee shall be liable to bear, pay and contribute to such additional charges as may be levied and demanded by the Promoter and/or Apartment Condominium as the case may be.
- (g) The entire operations and maintenance of the building and or the common amenities is being carried out either by the Promoter or the Apartment Condominium, on behalf of the Allottee and for the benefit of the residential community as a whole. Under no circumstances and no grounds the Allottee, shall avoid and fail to pay the prescribed maintenance, which otherwise shall





be treated as breach of essential term of this agreement, entitling the Promoter to terminate this agreement, without prejudice to other remedies available to the Promoter in law including recovery of the said amount together with interest at the rate of 2% per month. Outstanding amount shall remain as a charge on the said Apartment.

(h) All documentary formalities as may be prescribed by the concerned authorities under the concerned Laws and Rules and Regulations, entered into by the Promoter shall be binding upon the Allottee and on the organization of the Allottee. The Allottee/ Purchaser shall be bound and hereby undertakes to and continues to observe, comply with and follow all directions issued by them.

(i) The Allottee and the organization of the Allottee shall comply with all requisitions, terms, conditions and documentary formalities as may be prescribed by the concerned authorities under the concerned Laws and the Rules and Regulations.

(j) The Allottee hereby agrees and confirms that the Promoter shall be availing water supply for the building on the said Project land/ project "MADHAVBAG APARTMENT " from the Nashik Municipal Corporation. However, in the event that any water is required to be purchased from private sources, the Allottee herein shall be liable to contribute expenses thereof at actual in proportion as may be required.

10. The Allottee shall at the time of execution of this agreement keep deposited with the Promoter, the following amounts :-

(i) Rs. \_\_\_\_\_ /- for formation and registration of the Apartment Condominium,

It is agreed by the Allottee that if the above amount would become insufficient, then the Allottee agrees to pay further and additional amount, if any to the Promoter.

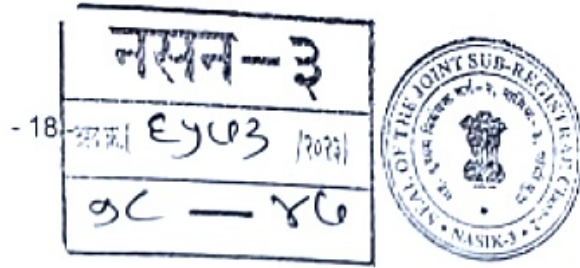
11. The Allottee shall pay to the Promoter a sum of Rs. 20,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Apartment Condominium, and for preparing its rules and regulations .

12. At the time of registration of Deed of Apartments, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-

The Promoter hereby represents and warrants to the Allottee as follows:

i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;



ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land.

There are no litigations pending before any Court of law with respect to the project land.

iv. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

v. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment] which will, in any manner, affect the rights of Allottee under this Agreement;

vi. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment] to the Allottee in the manner contemplated in this Agreement;

vii. At the time of execution of the conveyance deed of the structure to the association of allottees, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

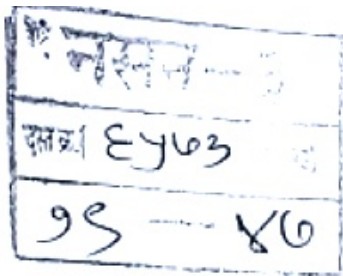
viii. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

ix. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land.

x. The promoter hereby declare that the top terrace is kept common for the uses of all flat owners.

14. The Allottee/s himself/herself /themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-





- i. To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, lift, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his/her/their own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Apartments Association or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.



नसिक-३
प्लॉट (४५०३) (२०१३)
२०-४६



vii. Pay to the Promoter within fifteen days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and the prior written permission of the Promoter is obtained.

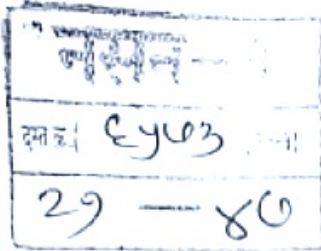
x. The Allottee shall observe and perform all the rules and regulations which the Apartment Condominium may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Apartment Condominium regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apartment Holders, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Apartment Association towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no





- 21 -

claim save and except in respect of the Apartment hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Apartment Holders, as hereinbefore mentioned.

**17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:-**

(a) After the Promoter executes this Agreement he shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has agreed to purchase such Apartment.

(b) The Promoter shall be entitled to avail project loan and/or borrowings either as project loan or otherwise under any other nomenclature, either from any bank/s and/or financial institute and/or person for development and completion of the project on the said land and/or other pieces of land which may be the subject matter for development by the Promoter, except said apartment.

(c) The Promoter shall be entitled to create security either by way of mortgage or otherwise, on the Project land and/or other pieces of land which may be the subject matter for development by the Promoter in favour of such bank/s and/or financial institute and/or person, except said apartment.

(d) The Allottee hereby has accorded his/ her/ their irrevocable consent for the Promoter to avail such loan from any bank/s and/or financial institution and/or person, and covenants not to raise any obstruction and/or impediment and/or any objection for the same.

(e) However, the Promoter shall always keep the Allottee duly indemnified from repayment of such loan and/or consequences flowing there from with cost and expenses.

**18. PURCHASER'S/ALLOTTEE'S DECLARATIONS:**

(a) The Promoter herein has made full and true disclosures to the Allottee as to the title of the Promoter in respect of the project Land and TDR (if any) as well as the encumbrances, if any, known to the Promoter.

It is hereby declared that the sanctioned building plan and the floor space index (FSI) at Annexure-C-2 as on date and proposed FSI and proposed alterations in the "MADHAVBAG APARTMENT" as well as Project land have been shown to the Allottee. The Promoter herein has made full disclosures to the Allottee as to the sanctioned plan, title and permissions etc., The Allottee



१११-३
१११/१०३ (२०११)
२२ — ४०



hereby, granted his/ her/ their consent for change/ modification/ alteration of and in the Project land as well as the plans of the building .

(b) The Promoter herein had also called upon the Allottee to carry out the search and to investigate the marketable title of the Promoter, in respect of the project Land by appointing his/ her own independent Advocate.

(c) As required by the Allottee ,the Promoter herein has given all information and all the requisite documents pertaining to the Project Land and the Project to the Allottee herein and the Allottee/s has/have personally as well as through independent Advocate acquainted and got ascertained with all the facts as to the marketable title of the Promoter in all respects and after thorough investigation and such satisfaction and acceptance of title ,concluded the contract and has entered into this agreement.

(d) The Promoter herein has specifically informed the Allottee and the Allottee herein is also well aware that the Promoter herein is developing the scheme under the name "**MADHAVBAG APARTMENT** " on the said Project Land, with an intention to have the homogeneity in the scheme as to landscaping, heights and elevation of the building, outer colour scheme, terrace, windows and grills, etc. and hence the Allottee or any owner or occupier of the tenement/ s in the building or scheme shall and will not be entitled to disturb the aforesaid homogeneity of the scheme effect changes in the external elevations, or to erect any outer extention by any manner and to install or hang any plants or to erect any type of permanent or temporary structure on the terraces or to store soil or heavy things on terraces. Further shall observe that, outlet of rain water/ water of adjacent terraces/ sit outs/ roofs shall always have proper flow and should not obstruct the same in any manner. The Allottee herein specifically undertakes to abide by the aforesaid condition and on relying upon this undertaking, the Promoter herein has agreed to allot and sell the said Apartment to the Allottee herein on ownership basis, subject to the terms and condition of this agreement.

(e) The Allottee herein declares that in "**MADHAVBAG APARTMENT** " project, the Promoter herein is providing amenities and common facilities in the project and it is specifically agreed between the parties hereto that, the Promoter shall not be responsible after handing over of the units to buyers of the tenements, the "**MADHAVBAG APARTMENT** " shall set it's own norms for use of common amenities in order to avoid due to misuse, injuries and casualties/ calamities and any damages of whatsoever nature caused to any person or property and for which the Promoter will not responsible,

(f) All documentary formalities as may be prescribed by the concerned authorities under the provisions of the concerned Laws, Rules and Regulations ,applicable to the Scheme, entered into by the Promoter shall be binding upon the Allottee. The Allottee shall be bound and hereby undertakes to and continue/s to observe, comply with and follow all directions issued by them.



नमन-३
दस्तावेज ६५०३ (११/१०)
२३ - ४०



- 23 -

(g) The Allottee shall comply with all requisitions, terms, conditions and documentary formalities as may be prescribed by the concerned authorities under the concerned Laws, Rules and Regulations.

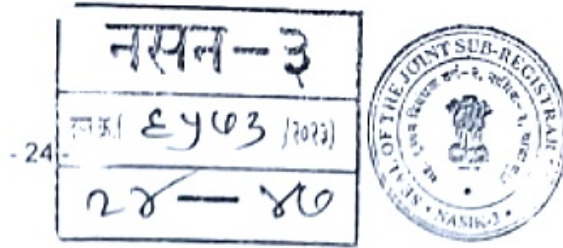
(h) Till execution of the Deed of Apartments/Conveyances, the Allottee herein admits and agrees that the Promoter herein is entitled to represent the Allottee and on behalf of the Allottee give consent, affidavit, undertakings, NOC's and do all necessary things in all matters regarding property tax assessment, reassessment, availment of water connections to the said Apartment, building in the Project "**MADHAVBAG APARTMENT**" before all concerned Authorities, Government Authorities, semi-government Authorities such as Planning Authority, MSEDCL, State /Union Govt etc and decisions taken/compliance made by the Promoter in this regard shall be binding on the Allottee herein, and whatever acts done by the Promoter on behalf of the Allottee shall stand ratified and confirmed by the Allottee, by this document itself.

19. It is agreed by the Parties herein after completion of construction, there shall not be levied any maintenance charges for common maintenance and/or water with respect to the unoccupied Apartments remaining unsold in the buildings on the Project land, either till sale of such Apartments or till 1 year from the date of completion certificate from the competent authority whichever is earlier.

20. Defect Liability If within a period of five years from the date of handing over the Residential flat-Apartment to the Allottee/Purchaser/s, the Allottee/Purchaser/s brings to the notice of the Owner/Promoter any structural defect in the Residential flat - Apartment or the building in which the Residential flat - Apartment are situated or any defects on account of workmanship, quality or provision service, then, wherever possible such defects shall be rectified by the Owner/Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee/ Purchaser/s shall be entitled to receive from the Owner/ Promoter, compensation for such defect in the manner as provided under the Act. Provided however, that the Allottee/Purchaser/s shall not carry out any alterations of the whatsoever nature in the said Residential flat- Apartment of phase/ wing in specific the structure or the said shop/flat/apartment/wing/ phase of the said building which shall include but no limit to columns, beams etc. on in the fittings therein, in particular it is hereby agreed that the Allottee/ Purchaser shall not make any alterations in the bathroom, toilet & kitchen, which may result in seepage of the water. If any such works carried out, without the written consent of Owner/Promoter the defect liability automatically shall become void.

The word defect here means only the manufacturing defect/s caused on account of willful neglect on the part of the Owner/Promoter and shall not mean defect/s caused by normal wear and tear, negligent use of Residential flat- Apartment by the Occupants, vagaries of nature, any damage caused due to





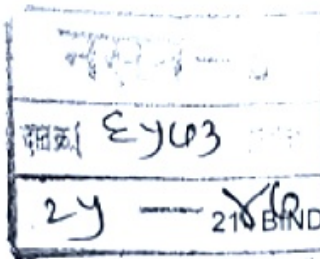
mishandling, misuse or due to any modifications or furniture work carried out by the allottee/ Purchaser/s either themselves or through their agents or nominees or occupants, etc. It is specifically agreed and understood between the parties that the regular wear and tear of the flat/ apartment /Building /Wing includes minor hair line cracks on the external and internal wall excluding the R.C.C. structure and which also happens due to the extreme temperature variations in Nasik leading to shrinkage cracks in the walls and such shrinkage/ minor hair line cracks shall not be deemed to be any defect nor any structural defect and cannot be attributed to either bad workmanship or structural defect.

Defect/s in fittings and fixtures like plumbing fixtures, drainage pipes, sanitary ware, switches, wires, ELCB, tiles, on floor and wall, aluminum used for windows, glass used for windows, etc. are not included in the defect liabilities as separate warranties are given by their respective manufacturers. The said project as whole has been conceived, designed and constructed based on the commitments and warranties given by such vendors/ manufacturers and that all equipment, fixtures and fittings shall be maintained and covered by maintenance/ warranty contracts so as it to be in sustainable and in proper working condition. It is the responsibility of the allottee/ purchaser/s to continue warranty on the products/ equipments used inside the residential flat- Apartment by renewing the annual maintenance contracts as his cost and it is the responsibility of the apex body of Association of Apartment to keep on renewing the annual maintenance contract of the products/ machinery/ equipment etc. used in the common area of the project amenities wherever applicable. Failing to renew the annual maintenance contract or the monthly maintenance contract as applicable then in such case the defect liability of the owner/ promoter automatically becomes void.

That it shall be the responsibility of Allottee/ Purchaser to maintain his Residential flat – Apartment in a proper manner and take all due care needed including but not limiting to the joints in his flat regularly filled with white cement / epoxy to prevent water seepage. Further where the manufacturers warranty as shown by the owner/ promoter to the allottee/ purchaser ends before the defects liability period and such warranties are covered under the maintenance of the said shop/ flat/ apartment/ building/ phase/ wing, and if the annual maintenance contracts are not done/ renewed by the allottee/s/purchaser/s the owner/promoter shall not be responsible for any defects occurring due to same.

It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee/ Purchaser/s, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in material use, in the structure built of the shop/ flat/ apartment/ phase/ wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement





Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the concerned Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

**22. ENTIRE AGREEMENT:-**

This Agreement, along with its schedules and annexures, constitute the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/ building, as the case may be.

**23. RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

**24. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/ SUBSEQUENT ALLOTTEES**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment], in case of a transfer, as the said obligations go along with the [Apartment] for all intents and purposes.

**25. SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement, it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in



नसम-३
२३ (६५७३) (२०२३)
२६ - ४०



proportion to the carpet area of the [Apartment ] to the total usable floor area of all the Apartments in the Project.

#### 27. FURTHER ASSURANCES

Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

#### 28. RESERVATIONS:

(a) It is also understood and agreed by and between the parties hereto that the Promoter shall be at liberty to allot and grant exclusive facility or restricted/ limited common areas facility attached to the concerned Apartment any open space, parking space, lobby, staircase landing, terrace, to any concerned Apartment Allottee/ Purchaser and the same shall belong exclusively to such Apartment Allottee/Purchaser, and the such Apartment Allottee/Purchaser shall be entitled for exclusive use of such garden space, parking space, terrace space, as the case may be, to the exclusion of all other Apartment Allottees/ Purchasers in the building or scheme.

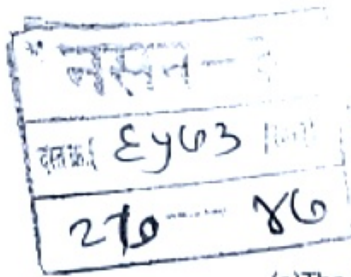
The Allottee hereby irrevocably granted and shall be deemed always to have granted his/ her/ their irrevocable consent for such grant and allotment of such exclusive facility or restricted facility attached to the concerned Apartment.

(b) All payments agreed to herein and otherwise required to be made by the Allottee otherwise, shall always be the ESSENCE OF THE CONTRACT, and failure whereof, shall be a breach of this agreement, committed by the Allottee.

©Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Apartment or of the said Land and the building or any part thereof. The Allottee shall have no claim save and except in respect of the said Apartment hereby agreed to be sold to the Allottee, and open spaces, parkings, lobbies et cetera, will remain the property of the Promoter until the said Land and the building save and except any part reserved by the Promoter, is transferred to the Allottees or the said organisation. The Promoter shall be entitled to dispose of such open space, terrace, parkings, garden space, et cetera, to any Purchaser for which the Allottee hereby grants and is always deemed to have granted an irrevocable consent.

(d) Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this agreement or any forbearance or giving of the time to the Allottee by the Promoter for anything, shall not be construed as waiver or acquiescence on the part of the Promoter of any breach or noncompliance of any of the terms and conditions of this agreement by this Allottee /Purchaser nor shall the same in any manner prejudice the rights of the Promoter.





(e) The Allottee shall not, without the written permission of the Promoter, transfer, convey, mortgage, charge, assign or in any way encumber or deal with or dispose of the said Apartment, terrace and/or parking nor shall assign this agreement to any person/third party unless the entire payment under this agreement till then is received by the Promoter and the terms and conditions of this document are performed. Any breach thereof, shall entitle the Promoter, to terminate this agreement, without prejudice to any other rights, available to the Promoter under this agreement and/or other law.

(f) The Allottee shall permit the Promoter and its surveyors or agents with or without workmen and other, at all reasonable times to enter into the said Apartment or any part thereof and to make good any defects found in respect of the said Apartment or the entire building or any part thereof.

#### 29. PLACE OF EXECUTION

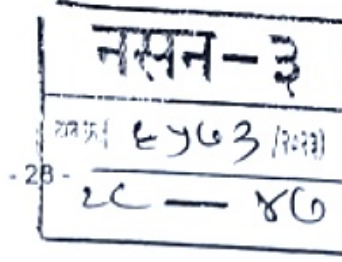
The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office or at some other place, which may be agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement, it shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nashik.

30. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

#### 31. NOTICES

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID at their respective addresses specified below:

<b>Name of Allottee -</b>	<b>1.MRS.SEEMA MUKESH JAGTAP</b> <b>2.MR. MUKESH AMRUTA JAGTAP</b>
<b>(Allottee's Address) -</b>	Both R/at - Flat No.16, Sudan Niwas, Patharwate Lane, Opp.Sevakunj Panchavati, Nashik.
<b>Notified Email ID:</b>	
<b>Promoter name -</b>	<b>GIRIJATMAJ PROPERTIES PROPRIETORY</b> <b>FIRM</b> Through its Proprietor
<b>(Promoter Address) -</b>	<b>MRS. MONALI TUSHAR AHER</b> R/at - Flat No.11, Aashirwad Apartment, Jeevan Chaya Hos.Soc.Kathe Galli, Opp Ravindra School, Dwarka, Nashik - 422011.
<b>Notified Email ID:-</b>	



It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

#### 32. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

33. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee. stamp duty for this transaction is payable as per the Maharashtra Stamp Act, 1958, Schedule-1, Article 25 (d).

The parties hereto shall be entitled to get the aforesaid stamp duty, adjusted, leviable on the conveyance, which is to be executed by the Promoter and the Owners herein in favour of the Allottee/s herein. If any additional stamp duty or other charges are required to be paid at the time of conveyance the same shall be paid by the Allottee/s.

#### 34. CONSENT:-

That the Owners/Consenting Parties herein have given their irrevocable consent to this document . No separate consent is required.

That the Allottee has given his/her/their irrevocable consent to revise the Building Plan without affecting the area under this document.

35. Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

#### 36. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Nashik Court will have the jurisdiction for this Agreement

Note (in the event of the prescribed value is more than the agreed price) The agreed rate is true and correct market price of the said Apartment. The stamp duty on the difference between the agreed price and the value prescribed, has been paid under protest.



नसम-३  
क्र. ६५७३ (२०११)  
२९-४०



- 29 -

**SCHEDULE- A**

(THE SAID PROPERTY REFERRED TO ABOVE )

All that piece and parcel of the land bearing of S.No. 236/8/C out of which Plot No.2 admeasuring 482.00 sq. meters lying and being at Mauje Mhasrul within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist.Nashik which property is bounded as shown below :-

- |                     |                                |
|---------------------|--------------------------------|
| On or towards East  | : By 30 ft DP road             |
| On or towards West  | : By Adjacent S.no.236/7 Paiki |
| On or towards South | : By Plot No. 1                |
| On or towards North | : By Plot No. 3                |

**SCHEDULE- B**

(OF THE SAID PREMISES REFERRED TO ABOVE)

The premises of Flat No. 302 on the Third floor in "MADHAVBAG APARTMENT " having Carpet area admeasuring 60.45 sq. metres. Additional usable floor area of attached balcony Utility admeasuring 9.35 sq.mtrs. which is bounded as follows

- |                     |                              |
|---------------------|------------------------------|
| On or towards East  | : By Lift, Staircase & Lobby |
| On or towards West  | : By Marginal Space          |
| On or towards South | : By Marginal Space          |
| On or towards North | : By Flat No.303             |

(A) SPECIFICATIONS AND COMMON AMENITIES FOR THE APARTMENT

a. COMMON AMENITIES:

1. STRUCTURE:-

Earthquake resistant R.C.C. frame structure.

2. INTERNAL/EXTERNAL:

Brickwork-external 6" Thick bricks Internal 4" Block

3. FINISHING

External Finish with Sand face Plaster & Weather Proof Paint Internal

Gypsum finish Plaster & High Quality O.B.D. Paint.

4. FLOORING:-

-30-	नसम-३
	क्र.सं. (६५०३ /२०११)
	३० — ४६



- 32" x 32" vitrified flooring in all rooms
5. BATHROOM/TOILET:-
  - Concealed Plumbing with Hot & Cold Mixture for Shower & Provision for Geysers
  - Reputed Make Bathroom Fittings & Sanitary Wares
  - Designer Glazed Dado Tiles for Wall & Antiskid Tiles on Floor
6. ELECTRIFICATION:-
  - Concealed Electrification with ISI Approved modular switches.
  - Adequate electrical points
7. KITCHEN:-
  - Kitchen Platform with ISI Grade Stainless Steel Sink with Steel Grey or Black Shade Granite
  - Glazed Tiles on wall Upto Ceiling
  - Provision for Water Purifier with Concealed Plumbing
  - T.V point in living room and master bed room & Exhaust Fan Provision Point
8. WINDOWS:-
  - Powder Coated Aluminum 3 Track Sliding Windows with M S Grills Granite / Marble Frame Windows.
9. DOORS AND HARDWARE
  - Decorative Laminated Main door & other Doors with Night latch ,Video Door Phone & Hardware Fitting
  - Granite/ Marble Frame Doors
10. Water:-
  - Common Underground & Overheater Water Tank with Automatic Water Level Controller Device & under Water Motor Pump of Reputed Make
11. Lift:-
  - Lift with battery back-up
12. Security:-
  - CCTV Cameras in Common Area
  - Video door phone at main door .

IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands and set their seals on the day, month and year hereinabove mentioned.



नसम-३  
 ३७/६५७३  
 ३७-४७



SIGNED AND DELIVERED BY THE  
 WITHIN NAMED THE PROMOTER, BUILDER  
 AND THE DEVELOPER,  
 GIRIJATMAJ PROPERTIES PROPRIETARY FIRM  
 through its Proprietor  
**MRS. MONALI TUSHAR AHER**  
 PROMOTER

*Aher. M.T.*



SIGNED SEALED & DELIVERED BY  
 THE WITHIN NAMED ALLOTTEE  
 1. MRS. SEEMA MUKESH JAGTAP

*Seema*



2. MR. MUKESH AMRUTA JAGTAP  
 ALLOTTEE

*M. A. Jagtap*

SIGNED SEALED & DELIVERED BY  
 THE WITHIN NAMED THE CONFIRMING PARTY  
 1. SHRI. VINOD MADHAV RANDHAVANE  
 2. SAU. DIPALI VINOD RANDHAVANE  
 3. SHRI. ADHAVRAO SHAHADU RANDHAVANE  
 4. SAU. SHANKUNTALA MADHAVRAO RANDHAVANE  
 5. SAU. KALYANI PRAMOD RANDHAVANE  
 6. SAU. SANDHAYA ASHOK RANDHAVANE

Through it's Power of Attorney holder  
 GIRIJATMAJ PROPERTIES PROPRIETARY FIRM  
 through its Proprietary  
**MRS. MONALI TUSHAR AHER**



*Aher. M.T.*


'THE CONFIRMING PARTY'

नसन-३  
-32- २३३ ६५७३ (२०११)  
३२-४७



IN THE PRESENCE OF  
WITNEESES

1. 

2.   
P. N. K. Kulkarni  
Rakhi Kulkarni  
9423638485

M. Vinayak (C.A. Tribhuvan) 0-0-0-0

FLOOR PLAN OF THE APARTMENT  
ANNEXURE - A

V.K. TATED, ADVOCATE,  
206, Damodar chambers, Kanherewadi,  
opp. Shivaji Garden, Nashik

CERTIFICATE,

I have investigated the title of property described in SCHEDULE-I, given above. I also caused the search to have been taken in respect of the said Property. I also perused the documents of title and extracts of revenue record. I have also seen the commencement certificate/s to commence the construction of the building to the said Promoter, granted by Nashik Municipal Corporation, Nashik - 422002

On perusal of relevant documents and information, I am of the opinion that the buildable landed properties, separated area, (two pieces) (adjoining to each other) All that piece and parcel of the land bearing of **S.No. 236 / 8 / C out of which Plot No.2 admeasuring 482.00 sq. meters lying and being at Mauje Mhasrul** within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik owned by Vinod Madhav Randhavane, Sau Dipali Vinod Randhavane, Shri Madhavrao Shahdu Randhavane, Sau Shakuntala Madhavrao Randhavane, Sau. Kalyani Pramod Randhavane & Sau Sandhya Ashok Randhavane and on the strength of the Revenue Sharing Agreement and Power Of Attorney, **Developer GIRIJATMAJ PROPERTIES PROPRIETORY FIRM** through its Proprietor **MRS. Monali Tushar Aher** had right to develop the said property and sold the constructed area. Hence, the title of property mentioned in **FIRST SCHEDULE** is free and marketable.

The Promoter therefore, is authorized, empowered, entitled to develop the said Property by constructing a building thereon, comprising of independent residential & blocks, commonly referred to as the "ownership scheme", and to sell and/or otherwise dispose the same to any intending purchaser/s.

(V.K. TATED),  
ADVOCATE,

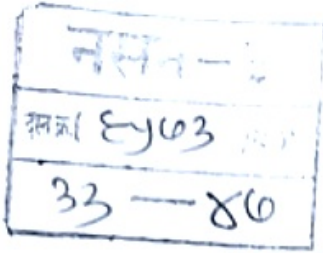
0-0-0-0-0  
ANNEXURE -B

(Authenticated copies of extracts Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Promoter to the project-1 land).

ANNEXURE -C-1

(Authenticated copies of commencement certificate / building permission )





ANNEXURE - C-2

(Authenticated copies of the building plans as approved by the concerned Local)

ANNEXURE - C-3

(Authenticated copies of the Layout as approved by the concerned Local)

ANNEXURE -D

(Authenticated copies of the plans of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE- E

The fixtures and fittings with regard to the flooring and sanitary fittings to be provided by the Promoter in the said building and the Apartment

SPECIFICATIONS

ANNEXURE -F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

I say received. The Promoter/s.

CONSENT LETTER BY THE ALLOTTEE

I, the Allottee herein, do hereby accord my irrevocable consent for the Promoter to effect any changes, revisions, renewals, alterations, modifications, additions et cetera in the

layout of the said Project Land as shown in proposed Layout Plan Annexed hereto at Annexure- C2 and/or building and/or structures on the said Project land.

I, Allottee herein, further accord my "no objection" for the Nashik Municipal Corporation I to accordingly pass such layout/s or plans, as may be submitted by the Promoter.

However, the construction of the said Apartment agreed to be purchased by me shall not be adversely affected (Allotment/s)

**DATED : -03/07/2023**

**APARTMENT FLAT NO. 302 , THIRD FLOOR, "MADHAVBAG APARTMENT "**

**नसम-३**

क्र.सं. ६५०३/२३३३

३४ - ४६

गाव नमूना बारा (पिकांची नोंदवही)

अहवाल दिनांक : 29/03/2023

गाव :- न्हसकळ ( 944047 ) तालुका :- नाशिक जिल्हा :- नाशिक

ULPIN 16459442935 भूमापन क्रमांक व उपविभाग :- 236/8/क/प्लॉट/2 16459442935

शे.प. एकक व भाकारणी	खाले क्र.	भोगवटादाराचे नांव	क्षेत्र	आकबर पो.ख.	फे.प्ल.	कुळ, खंड व इतर अधिकार
शे.प. एकक ४५५.५०.०० अ.क.प. ४०४ दिनांक ०६/०६/०० अ.क.प. १५९.००	४५५५	१. नसिक नसकळ-समूह पिकांची विनोद रंघवणे महादेवराव लक्ष्मण रंघवणे रंघवणे अशोक रंघवणे विनोद माधव रंघवणे शकुंतला माधवराव रंघवणे कर्तव्याची प्रतीद रंघवणे -----सामाईक क्षेत्र-----	४.८२.००	१५९.००	(२१६७७) (२३६७७) (२३६७७) (२३६७७) (२३६७७) (२३६७७) (२४१७५)	सकाचे नाव व खंड इतर अधिकार इतर विनोदीकडे ( २४१७५ ) प्रतिक्रित विवरण : नाही. शे.प.प. व.प.प. क्रमांक २४६७५ व दिनांक ०६/१२/२०२१

नसिक पत्रपत्र क्र. ( १ ) ५०६२ X ४४३४ X १०१३५ X १०६२४ X २००३० X २३६७७ X २६१७४ X २६३२९ X २६६०२

सीमा अग्नी भूमापन विजे

गाव नमूना बारा (पिकांची नोंदवही)

गाव :- न्हसकळ ( 944047 ) तालुका :- नाशिक जिल्हा :- नाशिक

236/8/क/प्लॉट/2

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शे.प.
वर्ष	इमान	खाला क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					आर. पी.सी	आर. पी.सी			आर. पी.सी

टीप :- सदरची नोंद सोबतच्या अंश दाखले देण्यात आलेली आहे

"या प्रमाणित प्रतीवाढीची म्हापत्र १४- बसवें दिनांक." दिनांक :- 29/03/2023

(मात्र :- नसिक अ.क.प. पाटील)  
तलाठी कार्यालय :- नसिक जिल्हा :- नाशिक  
**तलाठी-न्हसकळ**  
श्री. वि. नाशिक

दरवर्षी विनोदी शे.प.सारा भरावा.  
गाव नमूना नक  
दैनिक पावती पुस्तक 0869501  
महापत्र साधन ( येनकीर्त व पावती पुस्तक )  
२३६/८/१५ प्लॉट २  
२३/१/२०२२ तालुका- नसिक  
शे.प.प. क्रमांक २३/१/२०२२

वर्ष	नियत		सकयण		जिल्हा वारिषद		ग्रामपंचायत	
	ह.	के.	ह.	के.	ह.	के.	ह.	के.
२०२१								
२०२२								

पत्रावली वरील म्हापत्र  
साधु वर्ष म्हापत्रे २०२१  
२०२२  
५५६-०  
५५६-०  
५५६-०  
५५६-०





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]



7/11/21
3y
80

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51600031917**

Project: **MADHAVBAG** , Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO.02 OF S.NO./G.NO.236/8/C OF MHASRUL SHIWAR NASHIK** at Nashik, Nashik, 422004.

1. Mr./Ms. **Monali Tushar Aher** son/daughter of Mr./Ms. **UTTAM VEDUJI SHELAR** Resid: **Nashik, District: Nashik, Pin: 422011**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **22/11/2021** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Manoj Prabhakar  
(Secretary, MahaRERA)  
Date: 22-11-2021 12:35:37

Dated: **22/11/2021**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority





## NASHIK MUNICIPAL CORPORATION

NO: LND/BP/C2/286/2021

DATE :- 10/08/2021

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To, **Shri. Vinod Madhav Randhawane & Other Five Through Development & G.P.A. Holder Girijatmaj Properties, Through Mrs. Monali Tushar Aher.**  
C/o. Er. & Stru.Engg. Sunil D. Bhor Of Nashik.

**Sub -:** Sanction of Building Permission & Commencement Certificate on Plot No. 02 of S.No./G.No. 236/8/C of Mhasrul Shihar, Nashik.

**Ref -:** 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated: 04/05/2021 Inward No. C2/BP/175.  
2) Final Layout/Tentative layout No.203 Dt:02/023/1983.

Sanction of building permission & commencement certificate is hereby granted under section 45 & 46 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. 24 of 1949) to erect building for Residential Purpose as per plan duly amended in subject to the following conditions.

**CONDITIONS (1 to 44)**

3E-1 EYU3  
3E-2 X0

The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.

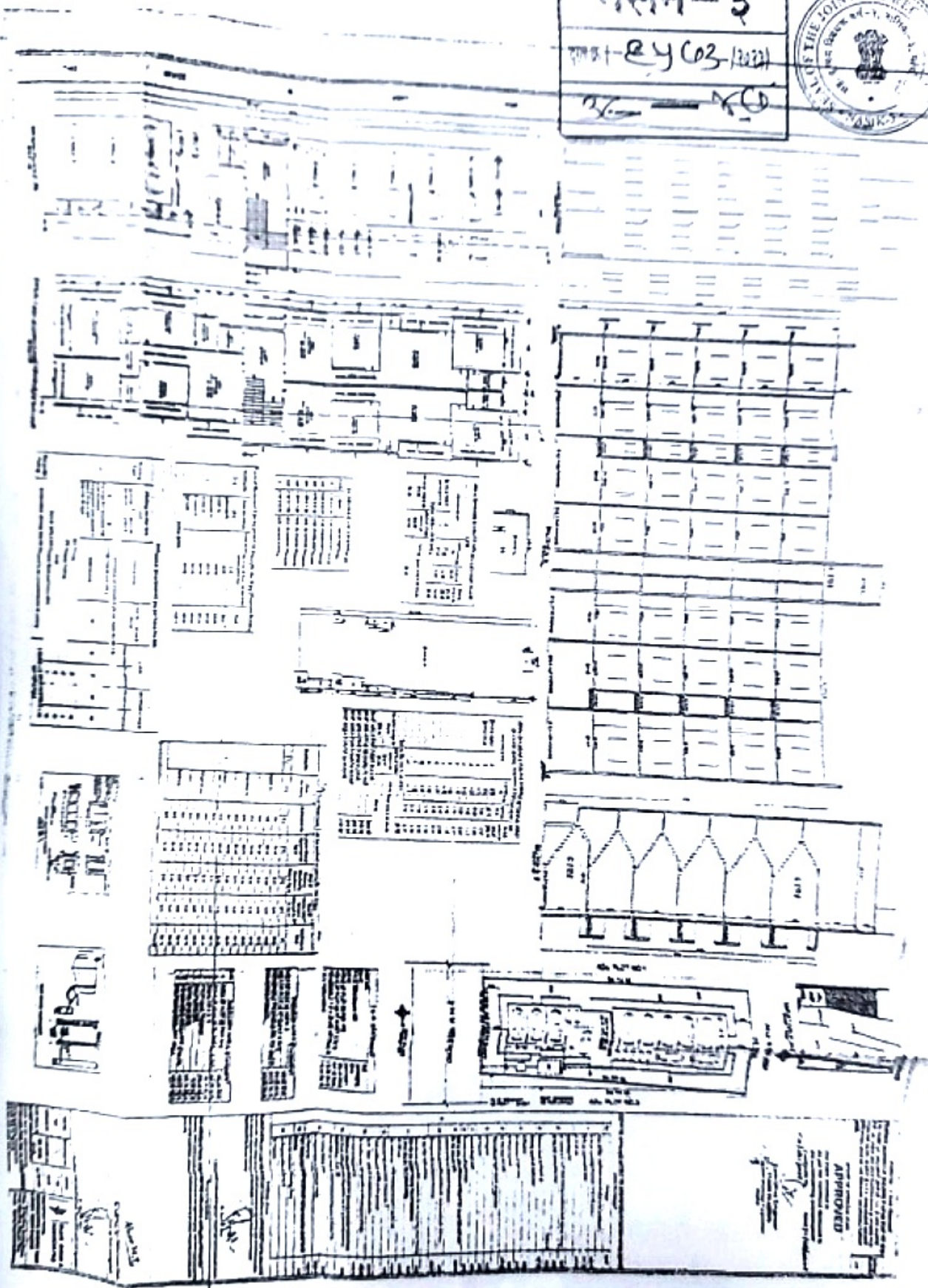
- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966].
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal of surface water all be made as per site requirements without disturbing natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant / developers.
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.



- 12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
- 14) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
- 15) Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
- 18) wherever necessary Adequate space from the plot utr should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
- 19) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
- 20) While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
- 21) As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/prs.kra.217/2017/UD-9 Dated-7/8/2015 for all building following condition shall apply
- Before commencing the construction on site, the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
    - Name and Address of the owner/developer, Architect/Engineer and Contractor.
    - Survey Number/City Survey Number/Ward-Number of land under reference along with description of its boundaries.
    - Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
    - F.S.I. permitted.
    - Number of Residential/Commercial flats with their areas.
    - Address where copies of detailed approved plans shall be available for inspection.
  - A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22(A) action shall be taken by NMC.
- 22) This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No. Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From-Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
- 23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 24) Wherever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
- 25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR
- 26) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006. In case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
- 27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
- 28) As per circular No for any Tf/V-4308/4102/Pra.kra.359/06/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & Developers will be commonly responsible.
- 29) If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same.
- 30) Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
- 31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.



नसज-३  
प्लान-६५०३-१००  
२६-४०



APPROVED  
[Signature]



C. C. For Plot No. 02 of S.No/JG.No. 236/B/C of Mhasrul Shilwar, Nashik.

- 32) As per solid waste management Rule - 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net & in addition, necessary precautions should be taken to reduce air pollution
- 33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.
- 34) This permission is given the basis of N. A. order No. 491/2021 Dt:04/08/2021 submitted with the application

**Charges Recovery**

35) Rs. 1,83,920/- is paid for development charges w.r to the proposed Construction Vide R.No./B.No. 52/0769 Date :06/08/2021.

36) Rs. 47,000/- is paid for development charges w.r to the proposed land development Vide R.No./B.No. 05/0770 Date :06/08/2021.

37) Drainage Connection Charges Rs.15,000/- is paid vide Vide R.No./B.No. 34/0035 Date:06/08/2021

नसम  
Date:06/07/2021

38) Valuation charges Rs.140,400/- is paid Vide Vide R.No./B.No. 34/0035 Date:06/07/2021

39) Rs.5000/- vide R.No./B.No.3114 Date :06/08/2021 against Treeplantation deposit.

40) Infrastructure Improvement charges Rs. Nil /- is paid vide R.No./B.No.- Date

41) Charges for "Premium FSI" is paid Rs.5,42,560/- vide R.No./B.No. 15/0034 Date:06/08/2021.

42) Charges for Ancillary Permission is Paid FSI" Rs.9/- vide R.No./B.No. 15/0034 Date:06/08/2021.

43) This permission is given on the basis of conditions mentioned in notification of ministry of environment, forest & climate change, New Delhi by vide No. G.S.R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following strictly. This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.30440/- is paid vide R.No./B.No. 34/0035 Date:06/08/2021.

**Additional Conditions**

44) This permission is given on the strength of DRC No:842 Dt:22/05/2019 and. 115.00 Sq.mt. TDR area utilized from the same.

Total TDR Loaded 115.00 Sq.mt. which is utilised from DRC No:842 Dt:22/05/2019 vide formula  $115 \times 6610 / 37300 = 20.37$  Sq.mt. TDR area utilized from the same.

  
Executive Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

No. LND/BP/02/286/2021  
Nashik, Dt:01/08/2021  
Copy to : Divisional Officer



आयकर विभाग  
INCOME TAX DEPARTMENT  
MUKESH AMRUTA JAGTAP

भारत सरकार  
GOVT. OF INDIA

AMRUTA SHANKAR JAGTAP

20/04/1974  
Permanent Account Number  
ALQPJ7440Q

*M.A. Jagtap*  
Signature



भारत सरकार  
Government of India

मुकेश अमरुता जगतप  
Mukesh Amruta Jagtap  
जन्म दिनांक / Year of Birth : 1974  
पुरुष / Male




2178 7304 7493


आयकर विभाग  
INCOME TAX DEPARTMENT  
SEEMA MUKESH JAGTAP

भारत सरकार  
GOVT. OF INDIA

VINAYAK GITARAM TRIBHUWAN



04/08/1980  
Permanent Account Number  
ALQPJ7441R

*Seema*  
Signature



भारत सरकार  
GOVERNMENT OF INDIA

सीमा मुकेश जगतप  
Seema Mukesh Jagtap  
जन्म दिनांक / Year of Birth : 1980  
स्त्री / Female

6917 9566 5235

नसम-3

दस्तावेज क्र. (EY63/2023)

80-86





341/6590  
Tuesday, July 13, 2021  
2:42 PM

पावती

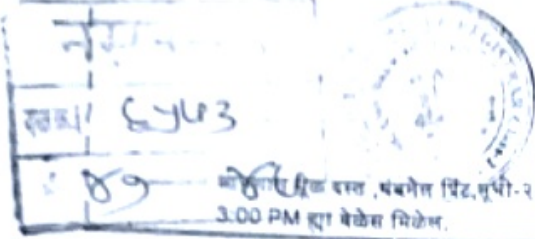
Original/Duplicate  
नोंदणी क्र.: 39M  
Regn.: 39M

पावती क्र.: 8602 दिनांक: 13/07/2021

नावाचे नाव: म्हुसदळ  
दस्तऐवजाचा अनुक्रमांक: नसल4-6590-2021  
दस्तऐवजाचा प्रकार: ऑर्डर ऑफ  
सादर करणाऱ्याचे नाव: गिरिजात्मज प्राॅपर्टिज प्रोप्रा. फर्म तर्फे प्रो. मोनासी तुषार भादुरे - -

नोंदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 840.00  
पृष्ठांची संख्या: 32

एकूण: ₹. 30840.00



आपणास मूळ दस्त, धंभनेल प्रिंट, सूची-२ अंदाजे  
3:00 PM ह्या वेळेस मिळेल.

सादर करणाऱ्याचे नाव: गिरिजात्मज प्राॅपर्टिज प्रोप्रा. फर्म तर्फे प्रो. मोनासी तुषार भादुरे - -  
नाशिक-४.

बाजार मूल्य: ₹. 7712000/-  
मोबदला ₹. 6497000/-  
धरलेले मुद्रांक शुल्क: ₹. 385600/-

- 1) देयकाचा प्रकार: DHC रद्दम: ₹. 640/-  
डीटी/घनादेश/पि ऑर्डर क्रमांक: 1207202114511 दिनांक: 13/07/2021  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रद्दम: ₹. 30000/-  
डीटी/घनादेश/पि ऑर्डर क्रमांक: MH003538217202122E दिनांक: 13/07/2021  
बँकेचे नाव व पत्ता:

341/6591  
Tuesday, July 13, 2021  
2:48 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39M  
Regn.: 39M

पावती क्र.: 8607 दिनांक: 13/07/2021

नावाचे नाव: म्हुसदळ  
दस्तऐवजाचा अनुक्रमांक: नसल4-6591-2021  
दस्तऐवजाचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी  
सादर करणाऱ्याचे नाव: गिरिजात्मज प्राॅपर्टिज प्रोप्रा. फर्म तर्फे प्रो. मोनासी तुषार भादुरे - -

नोंदणी फी ₹. 100.00  
दस्त हाताळणी फी ₹. 500.00  
पृष्ठांची संख्या: 25

एकूण: ₹. 600.00

आपणास मूळ दस्त, धंभनेल प्रिंट, सूची-२ अंदाजे  
3:06 PM ह्या वेळेस मिळेल.

सादर करणाऱ्याचे नाव: गिरिजात्मज प्राॅपर्टिज प्रोप्रा. फर्म तर्फे प्रो. मोनासी तुषार भादुरे - -  
नाशिक-४.

बाजार मूल्य: ₹. 1/-  
मोबदला ₹. 0/-  
धरलेले मुद्रांक शुल्क: ₹. 500/-

- 1) देयकाचा प्रकार: DHC रद्दम: ₹. 500/-  
डीटी/घनादेश/पि ऑर्डर क्रमांक: 1207202114372 दिनांक: 13/07/2021  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रद्दम: ₹. 100/-  
डीटी/घनादेश/पि ऑर्डर क्रमांक: MH003534693202122E दिनांक: 13/07/2021  
बँकेचे नाव व पत्ता:

नसम-३
क्र. ६५७३ (२०१)
४२ - ४७




## - घोषणापत्र -

मी गिरीजात्मज प्रॉपर्टीज प्रोप्रा. फर्म तर्फे प्रोप्रा. सौ. मोनाली तुयार आहेर याद्वारे घोषित करतो की, दुय्यम निबंधक नाशिक यांचे कार्यालयात जॉर्डीमेट फॉर सेल पत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री विनोद माधव रांधवणे व इतर ५ यांनी अनुक्रमांक ६५९१, दिनांक १३/०७/२०२१ रोजी आम्हांला दिलेल्या कुलमुखत्यार पत्रांच्या अन्वये मी सादर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुली जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणाच्याही कारणामुळे कुलमुखत्यार पत्र रद्द बातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहू. याची आम्हांला जाणीव आहे.

दिनांक :- ०३/०७/२०२३

कुलमुखत्यार पत्र धारकाचे नांव व सही

  
 गिरीजात्मज प्रॉपर्टीज प्रोप्रा. फर्म तर्फे  
 प्रोप्रा. सौ. मोनाली तुयार आहेर

## - घोषणापत्र / समर्थपत्र -

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म. रा. पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रकनुसार जसे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार धिकी होत नाही याचा आम्ही जमिनेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष जोडखणारे इतर स्वाक्षरीसाठी घेऊन आले आहेत.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या उबावदारिने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कबलेदार / हिसंबंदीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकने नेमून दिलेल्या कुलमुखत्यारधारक (G.P. Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र जगावाही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहेत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, वर्ज, बँक बोजे, विकसन बोजे, व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

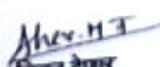
सादर दस्तऐवज हा नोंदणी कथदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकूम, मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकूम, कोर्ट दावा या कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.


या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बधित होत नाही याची मी / आम्ही खात्री देत आहेत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाचे / उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजांमधील मिळकतीचेमालक / कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजांची वैधता तपासणे ही नोंदणी अधिकारी यांची उबावदारि नाही. याची आम्हांस पूर्णपणे जाणीव आहे.

स्वावर मिळकतीविषयी सध्या होत असलेली फसवणूक / बनावटीकरण / संगममत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हांला पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणत्याही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्गाच्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हांला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / समर्थपत्र दस्ताचा भाग म्हणून जोडत आहोत.

  
 लिहून देणार

लिहून देणार  
  
 M. A. Jambhale



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )	
Valuation ID	202307014407
03 July 2023 02:11:14 PM	
मूल्यांकनाचे वर्ष	2023
जिल्हा	नाशिक
मूल्य विभाग	तालुका नाशिक
उप मूल्य विभाग	16-5-नाशिकच्या उत्तर शिबोपासून म्हसळक गावठाणापर्यंतच्या रहिवासा विभागातील अर्जात मिळकती
क्षेत्राचे नाव	Nashik Municipal Corporation सर्व्हे नंबर /न भू क्रमांक सर्व्हे नंबर 2136
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>	
खुली जमीन	निवासी सादनिका
8000	31000
कार्यालय	दुकाने
34620	38750
औद्योगिक	मोजमापनाचे एकक
0	चौ मीटर
<b>बांधीव क्षेत्राची माहिती</b>	
बांधकाम क्षेत्र (Built Up)	76.78 चौ मीटर
बांधकामाचे वर्गीकरण	1-आर सी सी
उद्भवानुसार सुविधा	आहे
मिळकतीचा वापर	निवासी सादनिका
मिळकतीचे वय	0 TO 2 वर्षे
मजला	1st To 4th Floor
मिळकतीचा प्रकार	बांधकामाचा दर
बांधकामाचा दर	69.8 चौ मीटर
कार्पेट क्षेत्र	
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt 02/01/2018	
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.31000/-
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी + खुल्या जमिनीचा दर = (11 (31000-8000) * (100 / 100 )) + 8000 ) = Rs.31000/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 31000 * 76.78 = Rs.2380180/-
Applicable Rules	= 3, 9, 18, 19
<b>एकत्रित अंतिम मूल्य</b>	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेहेंनाईन मजला सेजे मुख्य क्षेत्रातल्या बांधीव मूल्यसुती बाळाकरी + वरील जमिनीचे क्षेत्र + बंदिल्ले वाहन तळ्याचे मूल्य + खुल्या जमिनीवरील वाहन ठळ्याचे मूल्य + इमारती जोडलेल्या खुल्या जमिनीचे मूल्य + चौदरा बाळाकरी + लष्करातिका वाहनतळक = A + B + C + D + E + F + G + H + I + J = 2380180 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2380180/- = २ तेवीस लाख ऐंशी हजार एक शें ऐंशी /-

नसन-३  
दस्तावेज EYU3/2023  
४३ - ४६



Home Print



CHALLAN  
MTR Form Number-6

नस-३  
ए.ए. (६५७३) (२०२३)  
४४ - ४७



GRN	MH004107058202324E	BARCODE	[Barcode]		Date	03/07/2023 11:14:46	Form ID	252
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No (If Applicable) ALGP/1641R				
Office Name NSK3, NASHIK 3 JOINT SUB REGISTRAR				Full Name SEEMA MUKESH JAGTAP AND 1 OTHER				
Location NASHIK				Flat/Block No. FLAT NO 302, MADHAVBAG APARTMENT				
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount In Ra.	Road/Street S NO.236/B/C PLOT NO 2 MHASRUL				
0030046401 Stamp Duty			175300.00	Area/Locality NASHIK				
0030063301 Registration Fee			29300.00	Town/City/District				
				PIN 4 2 2 0 0 3				
				Remarks (If Any)				
				PAN2=8ECPA7381F-SecondPartyName=GIRIJATMAJ PROPERTIES				
				PROP FIRM THROUGH PROP MONALI TUSHAR AHER-				
				Amount In Two Lakh Four Thousand Six Hundred Rupees Only				
			2,04,600.00	Words				
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02202292023070305261	152885203	
Cheque/DD No.				Bank Date	RBI Date	03/07/2023-11-14-40	Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID :

Mobile No. : 888159111

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

खट्टर चालान केवल दुर्यम निवाक कार्यालयत लोदणी कार्यालयत दरखारादी लागू आहे. लोदणी न कार्यालयत दस्तऐवजी खट्टर चालान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(15)-340-6573	0002343821202324	03/07/2023-14:27:11	IGR313	29300.00
2	(18)-340-6573	0002343821202324	03/07/2023-14:27:11	IGR313	175300.00
Total Defacement Amount					2,04,600.00



नसिन-३
दलक. (६५७३/२०२३)
४५-४७

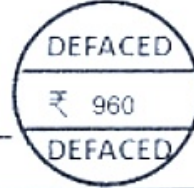


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	0107202303201	Receipt Date	03/07/2023
-----	---------------	--------------	------------

Received from self, Mobile number 9823133121, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 6573 dated 03/07/2023 at the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.



### Payment Details

Bank Name	SBIN	Payment Date	01/07/2023
Bank CIN	10004152023070102968	REF No.	IGAPUSSU7
Deface No	0107202303201D	Deface Date	03/07/2023

This is computer generated receipt, hence no signature is required.

340/6573

सोमवार, 03 जुलै 2023 2:27 म.नं.

दस्त गोधवारा भाग-1

नमन3

दस्त क्रमांक: 6573/2023

दस्त क्रमांक: नमन3 /6573/2023

बाजार मूल्य: रु. 23,80,500/-

गोबदना: रु. 29,21,390/-

भरलेले मुद्रांक शुल्क: रु. 1,75,300/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. मह. दु. नि. नमन3 यांचे कार्यालयात

पावती:8366

पावती दिनांक: 03/07/2023

अ. क्र. 6573 वर दि.03-07-2023

सादरकरणाचे नाव: सीमा मुकेश जगताप

रोजी 2:26 म.नं. वा. हजर केला.

नोंदणी फी

रु. 29300.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

एकुण: 30260.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: अॅग्रीमेंट दू तेल

- मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही बटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्का क्र. 1 03 / 07 / 2023 02 : 26 : 03 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 03 / 07 / 2023 02 : 26 : 57 PM ची वेळ: (फी)







03/07/2023 2 31 03 PM

इस घोषणा नाम-2

पगल 3 80/80  
इस क्रमांक 6573/2023

इस क्रमांक पगल 3/6573/2023  
इसका प्रकार - अंतीमेंट दू सेल

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	घायाचिच	आपल्याचा दस्त
1	नाम (सधनी देवार) 1. किलोड माधव रधाचले 2. विपानी किलोड रधाचले 3. माधवराव भाहादू रधाचले 4. अकृता माधवराव रधाचले 5. कल्याणी प्रमोद रधाचले 6. संघा अमोक रधाचले न 1 ते 6 पर्यंत मू शिक्षात्म्य प्रौढीय पो. फर्मे तर्फे प्रो. या. मोनाजी तुपार जाहेर पत्ता: फ्लॉट नं. - , भाळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. फ्लॉट नं 11 आशिर्वाद अपार्टमेंट जीवन झापा होमिंग मोनापटी कांटे पाल्नी रबीड स्कूल समोर झारका नाशिक, महाराष्ट्र, ताम्. ई.क. पिन नंबर BECPA7381F	माधवरा देवार वय - 35 स्वाधारी -		
2	नाम शिक्षात्म्य प्रौढीय पो. फर्मे तर्फे प्रो. या. मोनाजी तुपार जाहेर - - पत्ता: फ्लॉट नं. - , भाळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. फ्लॉट नं 11 आशिर्वाद अपार्टमेंट जीवन झापा होमिंग मोनापटी कांटे पाल्नी रबीड स्कूल समोर झारका नाशिक, महाराष्ट्र, ताम्. ई.क. पिन नंबर BECPA7381F	विठ्ठल देवार वय - 35 स्वाधारी -		
3	नाम सीमा मुकेश जगताप पत्ता: फ्लॉट नं. - , भाळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. फ्लॉट नं 16 मुदन निचाम पाथरवट लेन मेवाकुज समोर, पंचवटी नाशिक, महाराष्ट्र, ताम्. ई.क. पिन नंबर: ALQPJ7441R	विठ्ठल देवार वय - 42 स्वाधारी -		
4	नाम मुकेश अमृता जगताप - - पत्ता: फ्लॉट नं. - , भाळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. फ्लॉट नं 16 मुदन निचाम पाथरवट लेन मेवाकुज समोर, पंचवटी नाशिक, महाराष्ट्र, ताम्. ई.क. पिन नंबर: ALQPJ7440Q	विठ्ठल देवार वय - 49 स्वाधारी -		

बरील दस्तऐवज करून देणार तयारकीत अंतीमेंट दू सेल चा दस्त ऐवज करून दिव्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 03 / 07 / 2023 02 : 29 : 29 PM

श्लोकां:-  
सदर इसम दुय्यम निबंधक यांच्या श्लोकांचीचे अगुन दस्तऐवज करून देणा-यांना व्यतीशः श्लोकातान, व त्याची श्लोकां पटवितान

क्र.सं.	पक्षकाराचे नाव व पत्ता	घायाचिच	आपल्याचा दस्त
1	नाम: वकील मोनिका हर्षवकुमार जैन - - वय: 38 पत्ता: 907, बिजनेस सेंटर, गोविंद नगर, नाशिक पिन कोड: 422009		

शिक्का क्र.4 ची वेळ: 03 / 07 / 2023 02 : 29 : 59 PM

प्रमाणित करण्यात येते की,  
या दस्तामध्ये एकुण ...४०... पाने आहेत.

Joint Sub Registrar, Nashik

sr.	Purchaser	Type	GRN/Licence	Amount	Used AI	Deface Date
1	SEEMA MUKESH JAGTAP AND 1 OTHER	eChallan	MH004597068202324E	175000.00	पुस्तक क्रमांक १, क्रमांक १५७३ वर नोंदला. दि. 3 माहे जुलै सन 2023	03/07/2023
2		DHC	107202303201	960	RF	03/07/2023
3	SEEMA MUKESH JAGTAP	eChallan	MH004597068202324E	29300	RF	03/07/2023

