

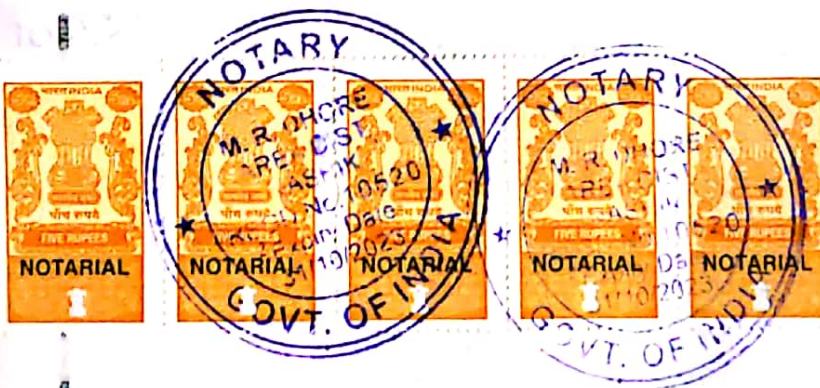


महाराष्ट्र MAHARASHTRA

2022

BS 209319

TREASURY OFFICE NASIK
28 NOV 2022
STPHC ATO



NOTARY
NOTED & REGISTERED
Sl. Ser. No. 5695
DATE 5/11/2022
This Document Contains
Total 7 Pages

जोडपत्रा-2

दस्ताचा प्रकार/ अनुच्छेद क्र. :

दस्त नोंदणी करणार आहेत का :

असल्यास दुय्यम निबंधक कार्यालयाचे नांव :

मिळकतीचे वर्णन:

होय/नाही

मोबदला रक्कम :

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता :

मुद्रांक शुल्क रक्कम :

_____ हाथाने खरेदी केला
_____ क्र. 8 प्रेमिती हेड क्वार्टर मंडळी
_____ मिरापा, नाशिक

दुसऱ्या पक्षकाराचे नांव :

_____ S-13-5 & 7 माल
_____ अ. 9. 11. 11 र. 11. 11. 11
_____ मंडळी, नाशिक

हस्ते असल्यास नांव :

मुद्रांक विक्री नोंदवही अनुक्रमांक व दिनांक :

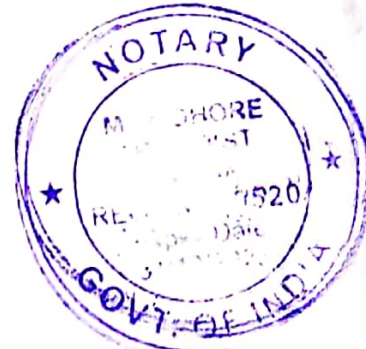
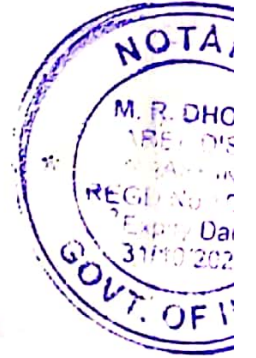
मुद्रांक विकत घेणाऱ्याची सही :

_____ 23/05/2020

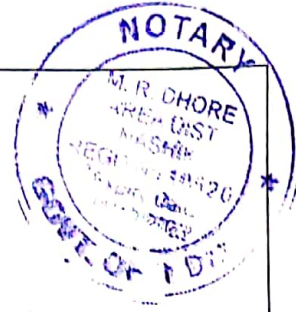
परिवाना क्रमांक -87/195/26

मेघदुत शॉपिंग सेंटर, सी.वी.एस.नाशिक

ज्या कारणासाठी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.



(1)



Zone No.-
Consideration Rs.31,65,000/-
Market Value Rs.26,89,350 /-
Stamp Rs.01,61,400/-
Regd. Fees Rs.26,900 /-

AGREEMENT TO SALE

This Agreement to Sale is made and executed on this ___ day of
2022 at Dindori, Nashik.

BETWEEN

1. Mrs. Pallavi Vishal Hajare

Age: 32 years, Occ.: House Wife

Pan No.: ANXPH2942N

R/o. Row House No.-4, Shreekrushna Apartment, Dindori Road, Mhasrul Tal. & Dist.
Nashik.

2. Mr. Vishal Ashok Nikam

Age: 36 years, Occ.: Business

Pan No.: AFAPN5442G

R/o. Jaulke Shiwar, Dindori Nashik

Hereinafter referred to as the "VENDOR'S", (which expression shall unless it
be repugnant to the context or meaning thereof mean and include the said Vendor's
and their successors, and permitted assignees alone so far as the obligations on the
part of the Vendor's concerned) **PARTY OF THE FIRST PART.**

AND

(1) Madhav Khandu Pawar

Age: 58 years, Occ.: Service,

PAN No.: BAXPP6006K

Building No-11, Room No-4, Mumbai Agra Road Adagaon Gramin Police
Head Quarter, Adagaon, Nashik, Nashik Maharashtra. 422001.

(2) Shantabai Madhav Pawar

Age: years, Occ.:

PAN No.:

(3) Yogesh Madhav Pawar

Age: years, Occ.:

PAN No.:

Hereinafter referred to as **PURCHASERS** (which expression shall unless
repugnant to the context or meaning thereof shall mean and include the purchasers,
their successors, and permitted assignees alone so far as the obligations on the part
of the purchasers concerned.) **PARTY OF THE other PART.**



(2)

WHEREAS the Vendor's are the absolute and exclusive owner lawfully well seized and possessed of the Row House No. 1, having Built up area of 109.23 Sq.mtrs. Approx along with Plotted area adm. 104.25 sq.mtrs. of Plot No.- 25/1

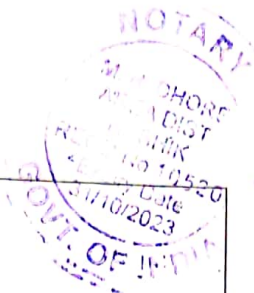
In the project known as "RADHIKA ROW BUNGALOWS", Constructed on Plot No.- 25 area adm. 282.02 sq.mtrs. out of Gat No.- 55/1/2 situated at Mauje Jaulke Dindori Tal.Dindori & Dist.Nashik more particularly described in Schedule II written here under and here in after referred to as the "Said Premises" along with fixtures and fittings.

AND WHEREAS, in respect of the said premises, the developer-owner/ Vendor's of said property had purchased said property from Mrs. Sunanda Vasant Baste by way of Sale Deed which is registered in the office of sub-registrar Dindori at SR.No.- 2423/2020 dated. 12.10.2020. The Vendor's herein acquired absolute ownership rights in respect of the said premises to use and utilize the same as per their will and wish or sale or dispose of the same.

AND WHEREAS, the building plan got sanctioned from the Nashik Metropolitan Region Development Authority under commencement certificate No. NMPVP/Sudha.Bhu. Upvibhag/BP/Mauje Jaulke Dindori/ Gat No.-55/1/2/B.K.25/2105 dated. 29.12.2021

AND WHEREAS the Vendor's have absolute right to enter into agreement to sale of the said property to the purchasers at such price & the terms & conditions as they may deem fit and to the appropriate, the sale proceeds thereof.

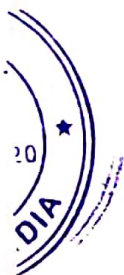
AND WHEREAS the Vendor's are desirous to sell the said Row House property. To purchase suitable property to their needs and the Purchasers are in search of the Row House property. Being known about the intention of the Vendor's, the purchasers contacted with the Vendor's, and expresses their will of acquiring a Row House. After due meetings within the purchasers and Vendor's the terms and conditions were decided and as per the terms decided between them the Vendor's in favor of purchasers executing this present indenture as follows.....



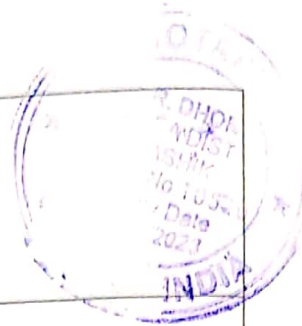
(3)

NOW THEREFORE THIS AGREEMENT TO SALE WITNESSETH AS HEREIN

- 1) That in pursuance of the terms and conditions agreed to in between the **Vendor's** and the **purchasers** the total consideration and price of **Rs.31,65,000/- (Rupees Thirty-One Lakh Sixty-Five Thousand Only)** fixed together with undivided interest appurtenant to the said Row House in the common areas and facilities as mentioned in the declaration of apartment.
- 2) The aforesaid amount of consideration includes the amount of consideration of the said Row House along with right in common areas and facilities.
- 3) The aforesaid amount of consideration is fixed as per the mutual consent of the parties and there is no dispute about the same.
- 4) By virtue of this Agreement to Sale, the **purchasers** have become the absolute and exclusive holder of the said Row House along with the proportionate right in common areas and facilities as defined in the Agreement to Sale as described in the second schedule written thereunder.
- 5) The Row House conveyed here under is free from any encumbrance, charges and defect in title and that the land owners / builders (**Vendor's**) have not subjected to any charge, by way of mortgage, lien, lease, gift, oral or written agreement will, etc. And the **Vendor's** indemnifies the **purchasers** with any charge, encumbrance or defect in title is found with respect to the said Row House. The **purchasers** have verified the title of the said Row House and the said property and are satisfied about the same.
- 6) The **purchasers** shall have proportional right in the common areas and facilities as mentioned in Agreement to Sale registered by the parties. **Purchasers** have no right, title and interest the restricted area mentioned in said Agreement to Sale.
- 7) The **purchasers** shall enjoy the ownership and possession of the said Row House conveyed here under as absolute and exclusive owner without any disturbance or interruption from the land owners or the builder (**Vendor's**) or anybody claiming through them.



(4)



8) All the rates, taxes, etc. In respect of the said Row House No. 1 / Apartment is borne and paid by the **purchasers** from the date of receipt of possession.

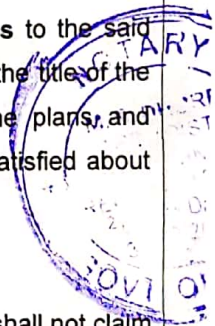
9) The entire expenses of this Agreement to Sale is borne and paid by the **purchasers** exclusively.

10) That the **purchasers** have received the copy of Agreement to Sale and have read and understood the contents there in. The **purchasers** agrees to abide by all the terms and conditions as mentioned in the bye laws of the Row House and agrees to enjoy the said Row House along with the other Row House owners in the manner as mentioned in the Agreement to Sale. And the **purchasers** shall be bound by the bye laws of "**RADHIKA ROW BUNGALOWS**", CONDOMINIUM and rules and byelaws framed thereunder. The **purchasers** shall not do any work which would jeopardies the soundness or safety of the building or reduced the value of impair any easement to the said property.

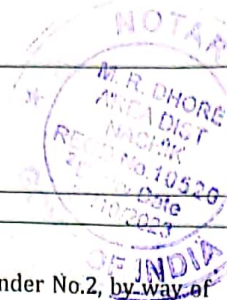
11) That the **purchasers** have examined the title of the **Vendor's** to the said property and have been the documents of title and are satisfied about the title of the said property so also the **purchasers** have taken inspection of the plans, and specifications of the construction approved by the NMRDA and fully satisfied about the same.

12) That except the property conveyed here under the **purchasers** shall not claim and right in respect of the restricted common areas as may have been allotted to any constructed premises purchaser by the **Vendor's**.

13) That the **purchasers** have paid the full consideration amount i.e. **Rs.31,65,000/- (Rupees Thirty-One Lakh Sixty-Five Thousand Only)** to the **Vendor's** as follows: -



(5)		
Sr.No.	Amount	Description
1.	Rs.25,000/-	Paid by the purchaser No.1, to the Vender No.2, by way of Online Transaction on 27-11-2022.
2.	Rs.25,000/-	Paid by the purchaser No.1, to the Vender No.2, by way of Online Transaction on 27-11-2022.
3.	Rs.25,000/-	Paid by the purchaser No.1, to the Vender No.2, by way of Online Transaction on 27-11-2022.
4.	Rs.25,000/-	Paid by the purchaser No.1, to the Vender No.2, by way of Online Transaction on 28-11-2022.
5.	Rs.50,000/-	Paid by the purchaser No.1, to the Vender No.2, by way of Online Transaction on 28-11-2022.
6.	Rs.25,000/-	Paid by the purchaser No.1, to the Vender No.2, by way of Online Transaction on 29-11-2022.
7.	Rs.20,000/-	Paid by the purchaser No.1, to the Vender No.2, by way of Online Transaction on 29-11-2022.
8.	Rs.05,000/-	Paid by the purchaser No.1, to the Vender No.2, by way of Online Transaction on 29-11-2022.
9.	Rs.30,000/-	Paid by the purchaser No.1, to the Vender No.2, by way of Online Transaction on 02-12-2022.
10.	Rs.30,000/-	Paid by the purchaser No.1, to the Vender No.2, by way of Online Transaction on 02-12-2022.
11.	Rs.90,000/-	Paid by the purchaser No.1, to the Vender No.2, by way of the Banker Check No.721000, Transaction i.e. Dt. 22-11-2022. State Bank of India, Treasury Branch, Nashik.
12.	Rs.28,50,000/-	Paid by the purchaser to the Vender by sanction of lone from any Bank of Finical Company within 3 months.



INDIA

(6)

FIRST SCHEDULE OF THE PROPERTY

All that piece and parcel of the land property admeasuring **Gat No.-55/1/2** out of which **Plot No.- 25** area adm. **282.02 sq.mtrs.** lying and being at **Jaulke Dindori, Tal. Dindori & Dist. Nashik**, bounded as follows:-

On or towards East : Plot No.-24
On or towards West : Plot No.-26
On or towards South : 9 Mtrs. Wide Road
On or towards North : Open Space

SECOND SCHEDULE OF THE PROPERTY TO BE TRANSFERRED

All the piece and parcel of constructed premises bearing **Row House No.-1**, having **Built up area of 109.23 Sq.mtrs.** Approx along with **Plotted area adm. 104.25 sq.mtrs.** of **Plot No.- 25/1** on **Ground + First floor** of the building along with the absolute and exclusive right to use, utilize and enjoy the common facilities in the building known as "**RADHIKA ROW BUNGALOWS**", along with undivided ownership in land as mentioned in the first schedule and bounded as follows:-

On or towards East : Row house no.2
On or towards West : margine area
On or towards South : 9 Mtrs. wide Road
On or towards North : Open Space

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and seals on the day, month and the years herein above written.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THIS DAY, DATE AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED

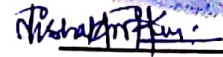
By the within named

1) Mrs. Pallavi Vishal Hajare





2) Mr. Vishal Ashok Nikam





(VENDOR'S)

NOTARY
M.R. OF
DVT. O

(7)



SIGNED SEALED AND DELIVERED

By the within named

1. Madhav Khandu Pawar

[Handwritten signature] *[Fingerprint]*



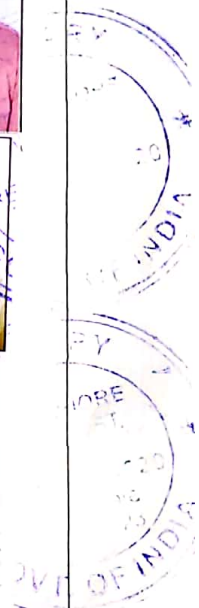
2. Shanta Bai Madhav Pawar

[Fingerprint] *[Fingerprint]*



3. Yogesh Madhav Pawar

[Handwritten signature] *[Fingerprint]*



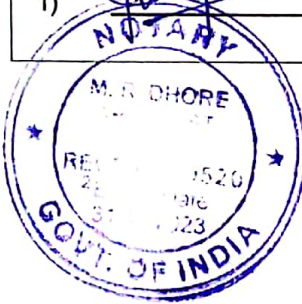
(PURCHASERS)

Parties are Identified by me

Witnesses:

1) *[Handwritten signature]*

2) *[Handwritten signature]*



ATTESTED

MUKUND R. DHORE
Advocate & Notary Govt. of India
District Court Compound, Nashik-2

