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2012

Project : Parksyde Homes
By Jaikumar Constructions Limited
At-Panchavati Annex,Nashik-422003
Phase-III

Deed of Apartment

Purchaser

Mr.Kripa Sindhu Saha & Mrs. Namrata Pradhan

Flat No. 301, (Wing I)

Self:
K.S.Saha.

340/8391

पावती

Original/Duplicate

Monday, September 05, 2022

नोंदणी क्र.: 39म

4:13 PM

Regn.: 39M

पावती क्र.: 10648 दिनांक: 05/09/2022

गावाचे नाव: नाशिक शहर

दम्तग्वजाचा अनुक्रमांक: नसन3-8391-2022

दम्तग्वजाचा प्रकार: डीड ऑफ अपार्टमेंट

मादर करणाऱ्याचे नाव: श्री कृपा सिंधु साहा

नोंदणी फी

₹. 100.00

दम्त हाताळणी फी

₹. 1000.00

पृष्ठांची संख्या: 50

एकूण:

₹. 1100.00

आपणाम मूळ दस्त ,धंबनेल प्रिंट,मूची-२ अंदाजे

4:28 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

बाजार मूल्य: ₹.2731000 /-

मोबदला ₹.4161300/-

भरलेले मुद्रांक शुल्क : ₹. 100/-

1) देयकाचा प्रकार: DHC रकम: ₹.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1908202206723 दिनांक: 05/09/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005239351202223E दिनांक: 05/09/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्यास तपशिल :-

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

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दस्त परत केला
व सही घेतली.

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CHALLAN
MTR Form Number-6



GRN	MH005239351202223E	BARCODE			Date	20/07/2022-12:29:18	Form ID	25.3		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)	AAECJ7816J					
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR			Full Name	JAIKUMAR CONSTRUCTIONS LTD					
Location	NASHIK			Flat/Block No.	I-301 PARKSYDE HOMES 256 PART 257 PART					
Year	2022-2023 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	HANUMAN NAGAR PANCHAVATI ANNEX					
0030046401	Stamp Duty		100.00	Area/Locality	NASHIK					
0030063301	Registration Fee		100.00	Town/City/District						
				PIN	4	2	2	0	0	3
				Remarks (If Any)	PAN2=CDRPS3442L~SecondPartyName=KRIPA SINDHU SAHA-					
				Amount In	Two Hundred Rupees Only					
Total			200.00	Words						
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572022072028572	IK0BUGPMX3					
Cheque/DD No.		Bank Date	RBI Date	20/07/2022-12:30:01	Not Verified with RBI					
Name of Bank		Bank-Branch		STATE BANK OF INDIA						
Name of Branch		Scroll No. , Date		Not Verified with Scroll						

Govt. Valuation Rs.27, 31,000/-

Consideration Rs. 41, 61,300/-

Agreement Stamp Rs.2, 49,800/-

(Already paid by Registered Agreement For Sale, registered at Sr. No. 6157/2018 dated 29/08/2018 at Sub-Registrar, Nashik - 3)

Stamp of Rs. 100/-

Registration Fee of Rs. 100/-

|| Shree ||

DEED OF APARTMENT

This Deed of Apartments made and executed on this 20th day of July in the Christian year Two Thousand Twenty Two, at Nashik.

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1908202206723	Date 19/08/2022
Received from Jaikumar Constructions Ltd, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
Payment Details	
Bank Name SBIN	Date 19/08/2022
Bank CIN 10004152022081905931	REF No. IGAODQHFO8
This is computer generated receipt, hence no signature is required.	

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M/S. JAIKUMAR CONSTRUCTIONS LIMITED.,

(Erstwhile known as Jaikumar Constructions LLP)

a public limited company registered under the Companies Act, 2013 vide CIN : U45100MH2020PLC338134 and having its registered office at Parksyde Homes, S. No. 256(P), Opp Rasbihari International School, Hanuman Nagar, Panchavati Annex Nashik 422003

Pan No. AAECJ7816J

Through its Director

Shri. Hiten Haridas Rajkotia

Age : 51 Years, Occupation :- Business & Agriculturist,

Office At - Survey No. 256+257 Opp. Rasbihari International School,

Near Bali Mandir, Hanuman Nagar, Mumbai Agra Road, Panchavati, Nashik-422003.

HEREINAFTER referred to as "THE PROMOTERS/OWNER / DEVELOPERS" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said company, Its Directors for the time being constituting the said company, their executors, administrators, representatives and assigns) of the ONE PART.

AND

1. Mr. Kripa Sindhu Saha

Age - 38 Years, Occupation - Service

Pan- CDRPS3442L

2 | Mrs. Namrata Pradhan

Age - 34 Years, Occupation - House Wife

PAN No:EHQPP6480J

B/R/o. Flat No. Wing I 301, Parksyde Homes, Opp.Rasbihari International School, Near Bali Mandir, Panchavati, Nashik-422003.

Hereinafter referred to as the "ALLOTTEE / PURCHASER" (which expression, shall, unless it be repugnant, to its meaning and context hereof, shall always mean and include, their heirs, executors, administrators, successors, representatives, and assigns) of the OTHER PART.

1. (A) (a) The Land Owner/ Promoter/Developer seized & possessed of & otherwise well & sufficiently entitled to all that pieces or parcels of Non-Agricultural Lands bearing Revenue Survey No.256/2 admeasuring 01 Hector 60 Ares & Land bearing Revenue Survey No. 256/3 (Part) admeasuring 00 Hector 81 Ares situated, lying & being at village Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik. The said properties are purchased by said owner by different sale deeds.

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The respective owner of Survey No. 256/1 to Survey No. 256/8 were given an application for the admeasurements of total area of Survey No. 256 and accordingly Tahsildar Nashik gave his order vide no Adhi/ Kavi/ 3243/2014 Dated 20/12/2014 and Deputy Superintendent of Land Record Office gave his order vide no/Nashik/Du. Ra. No. 807/14 Dated 24/11/2014, accordingly at village Nashik record of right has been corrected after obtaining permission from Collector Nashik vide no Masha/Kaksha-3/4/NA Letter No./442/2012, Nashik Dated 29/10/2012. Hence as per order and DILR map, old survey no 256/2 and 256/3 is renumbered as Survey No. 256/2 to 6/1 area admeasuring 10755.00 Sq. Mtr. and Survey No. 256/2 to 6/6 area admeasuring 12225.00 Sq. Mtr. is owned and possessed and shown in the name of M/s. Jaikumar Constructions LLP, partnership firm. To that effect mutation entry no. 96263 dt. 26/02/2015 has been sanctioned and effect has been taken on 7/12 extract of the property.

Promoter purchased TDR area admeasuring 5412.13 Sq. Mtr. from DRC Certificate No. 727 by Registered Purchase Deed. Said Purchase Deed was Registered with Sub-Registrar Nashik-5 at Sr. No. 6048-2016 Dt. 10/10/2016. Out of the said TDR area part area is utilized on the Schedule property i.e. on the area of Survey No. 256/2 to 6/6.

Subsequently Promoter purchased total TDR area admeasuring 25150.37 Sq. Mtr. from various DRC Certificate No. 851-K, 5850-K, 850-H, 850-I, 851-L, 850-D, 850-E, 851-G, 851-H, 850-L, 850, 851, 850-J, 851-M, 850-A, 851-C by different registered purchase deed. Said purchase deed was registered with Sub-Registrar Nashik-5 on 14/10/2019. Said TDR area is utilized on the area of Survey No. 257/11(P) and Survey No. 257/4.

On 16/12/2016 M/s. Jaikumar Constructions LLP had purchased Plot No. 1 to 8 total area admeasuring 3060.00 Sq. Mtr. out of Survey No 256/7 lying and situated at Nashik from Jaikumar Ratanlal Tibrewala (HUF) by Sale Deed. Said Sale Deed was registered with Sub-Registrar Nashik-3 at Sr. No. 9596/2016 dt. 19/12/2016. To that effect mutation entry no. 200071 dt. 19/05/2017 has been sanctioned and effect has been taken on 7/12 extract of the property.

Promoter owned and possessed area admeasuring 1120.00 Sq. Mtr. out of Survey No. 256/2 to 6/8. Area from the said survey number is reserved for DP Road by Nashik Municipal Corporation, Nashik. Hence against said DP Road area or in lieu of said area of DP Road, Promoter has received FSI of 1120.00 Sq. Mtr. from Nashik Municipal Corporation, Nashik. Accordingly while sanctioning building plan on Survey No. 256/2 to 6/6, 1120.00 Sq. Mtr. FSI area is utilized on the said survey number.

b. Non-Agricultural Land area bearing Revenue Survey No. 257/1A area admeasuring 3500 Sq. Mtr. Survey No. 257/1B area admeasuring 3290 Sq. Mtr., Survey No. 257/1C area admeasuring 3290 Sq. Mtr., Survey No. 257/1D area admeasuring 3590 Sq. Mtr., Survey No. 257/1J area admeasuring 3290 Sq. Mtr., Survey No. 257/2A/1(P) area admeasuring 10203 Sq. Mtr., Survey No. 257/2B(P) area admeasuring 7200 Sq. Mtr. situated, lying & being at village Nashik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik. Out of the said total area the following area are owned and possessed by Promoter by sale deed and by Development Agreement.

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M/s. Jaikumar Constructions L. L. P. purchased area admeasuring 3500 Sq. Mtr. out of Survey No 257/1A, area admeasuring 2190 Sq. Mtr. out of Survey No. 257/1B(P), area admeasuring 390 Sq. Mtr. out of Survey No 257/1C(P), area admeasuring 2880 Sq. Mtr. out of Survey No 257/1D(P), area admeasuring 10203 Sq. Mtr. out of Survey No 257/2A/1(P), area admeasuring 7200 Sq. Mtr. out of Survey No 257/2B(P) by different sale deeds.

Mr. Sanjaykumar Kondiram Dhakane owned and possessed area admeasuring 1100 Sq. Mtr. out of Survey No 257/1B(P), area admeasuring 2900 Sq. Mtr. out of Survey No 257/1C(P) i.e., 4000 Sq. Mtr. The said land owner has executed Development Agreement and General power of Attorney in favour of M/s. Jaikumar Constructions L.L.P. Accordingly owner / promoter (erstwhile M/s. Jaikumar Constructions L.L.P.) having Development rights to develop the property.

Subsequently said land owner had executed sale deed of area admeasuring 1100 Sq. Mtr. out of old Survey No.257/1B(p) newly numbered as Survey No.257/11 in favour of M/s. Jaikumar Constructions LLP.

Land owner M/s. Sunrise Developers partnership firm through its partner owned and possessed area admeasuring 710 Sq. Mtr. Ares out of Survey No. 257/1D(P) and area admeasuring 3290 Sq. Mtr. Ares out of Survey No 257/1J i.e. 4000 Sq. Mtr. The land owner had executed Development Agreement and General power of Attorney for the aforesaid area in favour of M/s. Jaikumar Constructions L.L.P. Accordingly owner / promoter (erstwhile M/s. Jaikumar Constructions L.L.P.) having Development rights to develop the property.

c. Whereas Promoter / Developer owned and possessed area admeasuring 1090 Sq. Mtr. out of Survey No. 257/1G(P), area admeasuring 1600 Sq. Mtr. out of Survey No. 257/1F/2(P), area admeasuring 2390 Sq. Mtr. out of Survey No. 257/1H(P), area admeasuring 527 Sq. Mtr. out of Survey No. 257/1e(P).

d. Land owner Mr. Balchand Uttamchand Chordiya and Mrs. Pramila Balchand Chordiya owned and possessed area admeasuring 1100 Sq. Mtr. out of Survey No. 257/1G(P) and area admeasuring 900 Sq. Mtr. out of Survey No 257/1H(P) i.e. total area admeasuring 2000 Sq. Mtr. Said land owner had executed Development Agreement and General power of Attorney for the aforesaid area in favour of M/s. Jaikumar Constructions L.L.P. Subsequently said land owner and developer executed final sale deed in favour of M/s. Jaikumar Constructions LLP. Accordingly owner / promoter (erstwhile M/s. Jaikumar Constructions L.L.P.) having rights to develop the said property.

AND whereas land owner M/s. Areehant Developers partnership firm through its partner owned and possessed area admeasuring 710 Sq. Mtr. out of Survey No. 257/1e(P) and area admeasuring 3290 Sq.Mtr. out of Survey No 257/1E i.e. total area admeasuring 4000 Sq. Mtr. Said land owner had executed Development Agreement and General power of Attorney for the aforesaid area in favour of M/s. Jaikumar Constructions L.L.P. Accordingly owner/promoter (erstwhile M/s. Jaikumar Constructions L.L.P.) having Development rights to develop the property.

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AND whereas Promoter / Developer has/ have right to develop and construct multy storied buildings on above mentioned total gross area admeasuring 73130 Sq. Mtr. Therefore Promoter has decided to develop above mentioned total area, hence started constructions on the said area in a phased manner. Therefore for the sake of organized development of the project they have admeasured total land area from District Land Record Office, Nashik and to that effect has obtained revised commencement certificate from Nashik Municipal Corporation on total gross area admeasuring 73,130 Sq. Mtr. Which is specifically mentioned in schedule of the property.

B] The Owner / Promoter is in possession of the project land. And have all rights to develop the project land. Therefore have decided to utilize and construct buildings on the said area in a phased manner.

C] Nature and Particulars of the entire scheme are as under –

a] The permission for nonagricultural use of the following land has been obtained from the Collector, Nashik viz

(i) For the area admeasuring 3500 Sq. Mtr. Out of Survey No. 257/1A, area admeasuring 3290 Sq. Mtr out of Survey No 257/1B, area admeasuring 3290 Sq. Mtr out of Survey No 257/1C, area admeasuring 3590 Sq. Mtr out of Survey No 257/1D & area admeasuring 3290 Sq. Mtr out of Survey No 257/1J, area admeasuring 5403 Sq. Mtr. Out of Survey No 257/2A/1(P), area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1H, area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1e, area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1E, area admeasuring 1938.90 Sq. Mtr. Out of Survey No 257/1F/2, area admeasuring 3290 Sq. Mtr. Out of Survey No 257/1G are allowed to use for Non-Agricultural purpose by order of Collector of Nashik vide No. Maha/Kaksha-3/4/N.A. Letter No./443/2012 Nasik, Dt. 26/11/2012.

(ii) For the area admeasuring 4800 Sq. Mtr out of Survey No 257/2A/1(P) and area admeasuring 7200 Sq. Mtr out of Survey No 257/2B are allowed to use for Non-Agricultural purpose by order of Collector of Nashik vide No. Maha/Kaksha-3/4/N.A. Letter No./28/2014 Nasik, Dt. 08/10/2014.

(iii) For the area admeasuring 7781.02 Sq. Mtr out of Survey No 256/2(P) and area admeasuring 15238.16 Sq. Mtr out of Survey No 256/3 are allowed to use for Non-Agricultural purpose by order of Collector of Nashik vide No. Mah/Desk-3 / 4 / N. A. S. R./ 442 / 2012, Nashik Dated 29/10/2012.

b. The owner of S.No.257(p) M/s. Jaikumar Constructions LLP and other land owners had made an application to District Land record office for admeasurements of total area of land, from above survey numbers. Accordingly total land area were admeasured and as per order of Superintendent, Bhumi Abhilekh, Land Record office, Nashik vide no.167/17 and D.R.No.1021/17, dt.13-02-2017, kamijast patrak is applicable at village. Therefore new Survey numbers are applicable at the place of old Survey numbers are as follows,

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1) S. No. 257/4 as per DLIR record it is numbered as 257A/4 total area admeasuring 15737 Sq. Mtr. in this total area a) the owner promoter (erstwhile M/s. Jaikumar Constructions LLP) having ownership right in the area admeasuring 9737 Sq. Mtr. (it's old Survey No was 257/1G(p) area 1090 Sq. Mtr., S.No.257/1F/2(p) area 1600 Sq. Mtr., S.No.257/1H area 2390 Sq. Mtr., S.No.257/1c(p) area 527 Sq. Mtr., S.No.257/2B(p) area 4130 Sq. Mtr.) b) Balchand Uttamchand Chordiya, Pramila Balchand Chordiya having ownership right in the area 2000Sq.Mtr., (it's old Survey No was 257/1G(p) area 1100 Sq. Mtr., S. No. 257/1H area 900 Sq. Mtr.) c) M/s. Areehant Developers partnership firm through partner having ownership right in the area 4000 Sq. Mtr. (it's old Survey No was 257/1c(p) area 710 Sq. Mtr., S. No. 257/1E area 3290 Sq. Mtr.)

2) S. No. 257/9 as per DLIR record it is numbered as 257A/9 total area admeasuring 19833 Sq. Mtr. In this total area a) the owner promoter (erstwhile M/s. Jaikumar Constructions LLP) having ownership right in the area 12933 Sq. Mtr., (its' old Survey No was 257/2B(p) area 3070 Sq. Mtr., S. No. 257/2A/1(p) area 6593 Sq. Mtr., S. No. 257/1C(p) area 390 Sq. Mtr., S. No. 257/1D(p)2880 Sq. Mtr.) b) Sunrise Developers having ownership right in the area admeasuring 4000 Sq. Mtr., (it's old S. No. 257/1D(p)area 710 Sq. Mtr., S. No. 257/1J area 3290 Sq. Mtr.)

3) S. No. 257/10 as per DLIR record it is numbered as 257A/10 total area admeasuring 300 Sq. Mtr. in this area the owner promoter (erstwhile M/s. Jaikumar Constructions LLP) having ownership right in the said area, (it's old survey no was 257/1B(p) area 300 Sq. Mtr.)

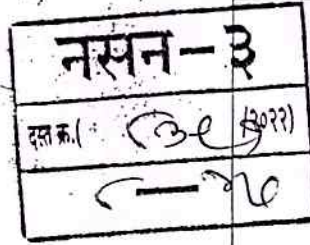
4) S. No. 257/11 as per DLIR record it is numbered as 257A/11 total area admeasuring 10100 Sq. Mtr. in this total area a) the owner promoter (erstwhile M/s. Jaikumar Constructions LLP) having ownership right in the area 9000 Sq. Mtr., (its old survey no was 257/1A(p) area 3500 Sq. Mtr., S. No. 257/2A/1(p) area 3610 Sq. Mtr., S. No. 257/1B area 1890 Sq. Mtr.) b) Sanjay Kondiram Dhakane having ownership right in the area 1100 Sq. Mtr., (its old survey no was 257/1B(p) 1100 Sq. Mtr.)

5) S. No. 257/12 as per DLIR record it is numbered as 257A/12 total area admeasuring 249.05 Sq. Mtr., in this total area the owner promoter (erstwhile M/s. Jaikumar Constructions LLP) having ownership right in the said area. (its old survey no was 257/2A/1(p) 249.05 Sq. Mtr.) To that effect mutation entry No.200970, dt. 14-11-2018 has been sanctioned by revenue authority and effect has been taken on the 7/12 extract of the property.

c) The promoter has planned to Develop the said project in seven phases out of those phases, Phase No.-I, II-A , II-B , III, IV-A , IV-B, V -A are approved by NMC, Nashik. The said phases are develop on gross total area admeasuring 73130 Sq. Mtr., and Nashik Municipal Corporation by excluding area of amenity space admeasuring 2658.10 Sq. Mtr. and area under D.P. Road admeasuring 1120.00 Sq. Mtr. Sanctioned building plan on the remaining area. On the said area Promoter / Developer has prepared lay-out and time to time the same has been sanctioned by Nashik Municipal Corporation, Nashik. The Promoter has registered above mentioned respective phases with the competent authority established under Real Estate Regulatory Authority. Accordingly Phase No.-III is registered vide no. P51600003548 and includes residential buildings no. I, J and K.

d) The Promoter will use balance FSI & avail the FSI for area under reservations / TDR / Premium FSI and the same will be used in Phase no. V-A by constructing additional wings/buildings /floors as shown in Plan and will also be used on following proposed

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phases or all future phases. Promoter has already purchased adjoining land bearing Survey No. 257/2B(P), 257/1G(P), 257/ 1F/ 2(P), 257/1H, 257/1e(P) & 257/1E admeasuring 15,737.00 Sq. Mtrs. Said survey numbers are newly numbered as S.No.257/4 area admeasuring 15737 Sq. Mtr. On the said area Promoter / Developer has prepared revised lay-out and the same has been sanctioned by Nashik Municipal Corporation vide their letter No. LND/ BP/C1/1594/2020 dt. 29/01/2020 and Buildings/ Wings on the said area are called Phase No. V-A. Area from Survey No. 256(P) and other adjacent area has also been purchased by the Promoter and in the near future it will be amalgamated with Phase One to Phase Seventh. The separate Associations will be formed for all the unit holders of each phase. The said separate Association of each phase will be registered under the provisions of the Maharashtra Apartment Ownership Act 1970 and Real estate regulation act, 2016 through separate declarations. All associations of all Phases shall join in formation of federation of all phases. And said Federation / Apex Body would act as a head of all Associations and Federation would be ultimate title bearer for whole project. The board of members of the federation will be elected by a procedure laid down in the bye laws of the federation. The board of members of federation will also become de-facto members of the company i.e. M/s. Parksyde Homes Association, registered u/s 8 of the companies act, 2013, on 27/ 02/ 2018 bearing CIN U93000MH2018NPL305691, for maintenance of all common facilities provided for all phases. However, this de-facto membership would become effective only after vacation of office of first directors of the company i.e. after obtaining completion certificate of last building of the lay out project.

The title of the promoter/developer/grantor in respect of the entire undivided/underneath land area of all buildings/wings along with common area, amenities and facilities, shall be conveyed in favour of Federation of Association of all the Apartments within stipulated time period from the date of issue of occupancy certificate to the last of the building/wing in the layout. The period of conveyance is, henceforth, also specifically and separately defined in each agreement to sale entered with allottee's.

e) In the same manner the Promoter may join additional adjoining lands in the said larger scheme without however affecting rights of the purchaser / unit holders in their apartment. The Allottee/s has/have given their irrevocable permission for the changes in the layout plan as the same does not affect unit holder/s apartment, and has authorized the Promoter to do all acts, deeds and things for getting the said plans accordingly revised. While sanctioning revised building plan, if due to the present or future legal provisions, DC Rules or orders it becomes necessary to provide accommodation/flat/housing area /Apartment for allotment thereof to economically weaker section or such group through or without intervention of MHADA or Government or Corporation or other institution at cost or for constructions cost then the promoter shall be entitled to revise the plans for providing the said accommodation and use of FSI given in lieu thereof. The allottee/purchaser also have given their irrevocable consent for the same.

4. From May 2017, in Maharashtra new Act RERA was introduced and due to the introduction of the said new act and for the proper and better development of project promoter decided to develop the said project in 7 phases i.e. Phase I, II-A, II-B, III, IV-A, IV-B and V-A. For that purpose promoter then distributed wing no. F, G, H, T, U & V from phase II to Phase II-A consisting of wing no.F, G & H and Phase II-B consisting of wing no. T, U & V, and wing no.N, O, P, Q, R & S from Phase-IV is distributed in Phase IV-A consisting of wing no. O, Q, R & S and Phase no.-IV-B consisting of wing no. N & P. And wing-L from Phase III was separated and is a part of Phase-V-A alongwith wings no. M1 to M6. Therefore agreement for sale of Apartment/flat property from schedule III is one and the same in as schedule III of this deed of Apartment.

5. Being owner and developer the Promoter is entitled and enjoined upon to construct

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buildings on the project land in accordance with the recitals hereinabove. And also has the right to sell constructed area to prospective purchaser/s. Accordingly the promoter has completed construction of buildings from Phase-III and obtained completion certificate for building nos. I, J & K from Nashik Municipal Corporation, Nashik vide their completion certificate No. NaNiVi/C-1/27312 dt. 10/11/2020 and copy thereof is annexed herewith.

6. The Buildings/Project shall be known as "PARKSYDE HOMES PHASE-III APARTMENT" and its postal address shall be Survey No 256(P) and 257(P), near Bali Mandir, Opp. Rasbihari School, Off. Mumbai Agra Road, Hanuman Nagar, Panchavati, Nashik-422003.

7. The said project / Parksyde Homes Phase- III comprises of 3 buildings/wings namely Wing Nos. I, J and K. And the said apartment/unit mentioned in Schedule -III is the subject matter of this deed.

8. The Allottee / Purchaser is satisfied about the rights of the Promoter / Developer to develop the property and the title of the Promoter to the said property which is mentioned hereunder in Schedule-I.

9. And whereas the Allottee/Purchaser herein is interested in purchasing a constructed premise in the building constructed by the Promoter/Developer on the property mentioned in schedule-II, and said constructed premises is duly described in the schedule-III hereunder written which premises is hereinafter for the sake of brevity referred to as the said premises / property.

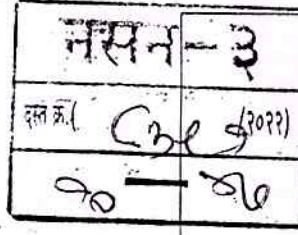
10. And whereas the Promoter/Developer has also entered into agreement with the other purchasers pertaining to the sale of remaining constructed area.

11. And whereas the Promoter / Owner is formed under Chapter XXI (Part I) of the Companies Act, 2013 ('the Act'), pursuant to conversion of erstwhile Jaikumar Constructions Limited Liability Partnership (AAB-2234) on and from 21 February 2020. In accordance with Section 368 of the Act, all the property, movable and immovable (including actionable claims), belonging to or vested in the LLP on the date of registration under Part I of Chapter XXI, shall, on such registration, pass to and vest in the Company for all the estate and interest of the company therein. Further, in accordance with Section 369 of the Act, registration of a company in pursuance of Part I of Chapter XXI shall not affect its rights or liabilities in respect of any debt or obligation incurred, or any contract entered into, by, to, with, or on behalf of, the company before registration.

In light of the above, all the assets, properties, rights (including contractual rights), interests owned by erstwhile M/s. Jaikumar Constructions LLP shall vest in the new entity i.e. Jaikumar Constructions Limited.

Accordingly, on and from 21 February 2020, Jaikumar Constructions Limited is the rightful owner of all the land described in Schedule hereto including the development rights therein. In pursuance thereof, M/s. Jaikumar Constructions Limited is entitled to enter into this presents.

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12. And whereas the Promoter / Developer herein have already executed Registered Agreement For Sale in favour of allottee / purchaser with respect to the property described in the Schedule-III hereunder written and said agreement was Registered in the Office of Sub-Registrar, Nashik - 3 at Sr.No. 6157/2018 dt. Aug 29, 2018 . And as mentioned hereinabove presently the said M/s. Jaikumar Constructions LL was dissolved and it was converted in to M/s. Jaikumar Constructions Limited, therefore this deed has been executed between the parties according to the present name. And it should be noted that the change in name is a technical change and it will not affect the legality of this document and therefore this deed is executed to comply with the Agreement For Sale.

13. And whereas Allottee/Purchaser herein has paid the total consideration to the Promoter / Developer and Promoter/Developer has / have handed over the possession of the flat premises described in Schedule-III. Purchaser herein have received the peaceful possession of the flat premises as per the internal and external amenities mentioned in the Agreement For Sale to their satisfaction. Price of the said flat premises mentioned hereinafter is excluding all kinds of expenses mentioned hereinafter. Purchaser does not have any grievance against the Promoter /Developer regarding the construction quality and internal and external amenities and facilities made available by the Promoter / Developer herein as mentioned in the Agreement For Sale. Purchaser is fully satisfied about the workmanship of the builder and construction quality of the building.

14. And whereas the Allottee / Purchaser has also accepted restrictions as to the use of the premises of himself and for the benefit of other occupiers.

15. The Promoter/ Developer has submitted Deed of Declaration of Parksyde Homes Apartment Condominium of Phase- III consisting of Buildings / Wings I, J and K totally admeasuring built-up area of 18099.32 Sq. Mtr. (total slab area) constructed on property specifically mentioned in Schedule-II i.e. declaration of structure to the provisions of the Real Estates Regulatory Act and Maharashtra Apartment Ownership Act 1970. Said Deed of Declaration is Registered with Sub-Registrar Nashik -3 at Sr. No.2807/2021 Dated - 20/03/2021. The Allottee / Purchaser has / have perused the said declaration deed and declares that he / she / they has / have satisfied with and agreed to and adopted the same.

16. Each of the owner of Flat/Apartment is a member of the said "Parksyde Homes Apartment Condominium of Phase- III". The Allottee / Purchaser has accepted the contents of Deed of Declaration and is satisfied with it. Purchaser agrees that he/she/they shall observe and abide by all rules and regulations of the said "Parksyde Homes Apartment Condominium of Phase- III" and rules and regulations of apex body or federation of all phases and also alteration and amendments thereof that may be from time to time for protection and maintenance of the said building and the said premises therein and for observance and performance of building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies.

17. And whereas Allottee / Purchaser is already aware regarding the use of the premises described in Schedule-III hereunder written, the terms and conditions of Agreement For Sale which was already registered. Purchaser is also aware regarding the restrictions mentioned in the said registered Agreement For Sale and Declaration of Apartment.

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18. And whereas Allottee / Purchaser herein admits that, he will use the flat / apartment described in Schedule-III hereunder written as per the agreed terms of agreement and restrictions mentioned in the registered Agreement For Sale and also as per the restrictions along with the terms and condition of the Deed of Declaration.

19. And whereas Allottee / Purchaser admits and is already aware that the promoter / developer will construct stage wise /phase wise constructions of Phase No. I, II-A, II-B, III, IV-A, IV-B, V-A, constructed on total gross area admeasuring 73,130 Sq. Mtr. out of Survey No. 256/2 to 6/6 + 256/2 to 6/8(part) + 256/2 to 6/1 + Plot No 1 to 8 out of Survey No 256/7 + Survey No. 257/4, as per DLR record it is numbered as Survey No. 257A/4 (Area of S. No. 257/4 includes area from old Survey No. 257/1G, 257/1F/2(p), 257/1H, 257/1e, 257/1E, 257/2B(p)) + Survey No. 257/9 as per DLR record it is numbered as Survey No. 257A/9 (Area of S.No.257/9 includes area from old Survey No. 257/2B(p), 257/1C, 257/1D, 257/1J, 257/2A/1(p) + Survey No. 257/11 as per DLR record it is numbered as Survey No. 257A/11 (Area of Survey No. 257/11 includes area from old Survey No. 257/1A, 257/2A/1(p), 257/1B) + Survey No. 257/12 as per DLR record it is numbered as Survey No. 257A/12 (Area of Survey No.257/12 includes area from old Survey No. 257/2A/1(p)). All the facilities, amenities common for all phases will be provided as per completion of all phases or phase wise construction of each phase. For the remaining phases Promoter/ Developer is free to obtain permissions and sanction of building plans or to get the plans revised from the competent authority and accordingly to develop the total area of project mentioned hereinabove. The Purchaser herein has/have given his / her/their free and irrevocable consent for the development of above-mentioned balance area by Promoter /Developer. And Promoter/Developer also free to sale lease, lien, alienate, transfer constructed premises to the prospective allottees / purchasers.

20. The allottee/purchaser and the Promoter/Developer having fulfilled their respective obligations under the agreement specifically relating to the property mentioned in Schedule-III, now any of them have no claim against the other and has / have discharged each other from all the obligations, accounts and actions.

NOW THIS DEED OF APARTMENT WITNESSETH AS UNDER -

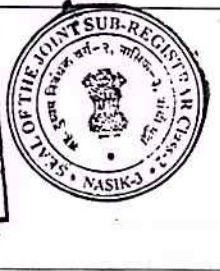
1. By this deed of apartment Promoter / Developer hereby forever grant, convey, sale, alienate, assign, transfer all rights from the Apartment/ Flat No Wing I 301 Carpet area admeasuring 75.03 Sq. Mtrs., Carpet area of adjoining Sit out/ Balcony/utility/covered area 7.71 Sq. Mtr. Which is shown on the building plan which is annexure herewith situated on 3rd Floor in Building Wing I -Wing, from Phase-III of the project known as "PARKSYDE HOMES" said flat is more particularly further described in Schedule-"III", and together with right to use common areas and facilities from Phase- III, common for all unit holders of Phase-III.

2] In pursuance of the said Agreement and in consideration of the sum of Rs. 41,61,300.00/- (Rupees: Forty One Lakh Sixty One Thousand Three Hundred Only) said amount, which the Allottee / Purchaser/s has totally paid to the Promoter / Developer as appearing hereinafter, (the receipt and payment of which the Promoter / Developer do hereby acknowledges and admits and of and form the same and every part thereof, do hereby acquit, release and forever discharge the said Purchasers), the Promoter / Developer do hereby Grant, Convey, Sell, Transfer and Assure unto the Purchaser, their successors, assigns and administrators-in-interest all the said premises more particularly described in the Schedule-III hereunder written, absolutely forever and free from all encumbrances, claims.

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दस्तावेज क्र. (३०९/२०२२)
१२-०६



3] CONSIDERATION: As agreed and settled by and between the Parties the Allottee / Purchaser have paid the total consideration amount of Rs. 41,61,300.00/- (Rupees: Forty One Lakh Sixty One Thousand Three Hundred Only) to the Promoter/Developer time to time. And Promoter / Developer acknowledge and receipt the same.

4] Apart from the said consideration, the Promoter/Developer has also collected Service Tax, Vat, GST etc from the allottee/purchaser as per the prevailing rules and paid to the various Government authority from time to time. In the future if, on the transaction of sale of apartment/flat, on agreement, construction, possession, and / or sale thereof or service rendered or deemed to be rendered therefore any tax, cess or charges such as Sales Tax, Service Tax, Vat, GST, LBT, etc. be assessed demanded or levied then the purchaser shall be liable to pay the same to the Government/semi Government/ local authority or to the Promoter / Developer forthwith on demand and keep the Promoter / Developer harmless and indemnified therefore.

5] Allottee/Purchaser/s has/have paid maintenance deposit of Rs. 1,20,200.00/- (Rupees: One Lakh Twenty Thousand Two Hundred Only) to the company named M/s. Parksyde Homes Association. Promoter/ developer has formed the said company (Herein after called a company) registered u/s 8 of the companies act, 2013 for maintenance of all common facilities provided for all phases. Said facilities shall be provided / constructed by promoter as per stage wise construction of each phase. The company is already incorporated bearing CIN U93000MH2018NPL305691. The appointment of first directors is for a fixed tenure as a interim arrangement only. i.e. till the completion of whole layout project. The company is a independent and separate legal entity and is not governed or influenced by developer in any manner whatsoever. The company would have its own set of rules and regulation prescribed under Memorandum and articles of association. The said memorandum and articles of association also forms part of the Declaration Deed of Parksyde Homes Phase-III. Said company shall maintain all common spaces, amenities and facilities for all phases or whole project from the common maintenance amount of all unit/apartment holders of all phases. The company would also be in control of all the financial affairs of the project related to maintenance, and will be authorized to accept deposits from members and invest/ expense those deposits. Allottee / purchaser also agrees that, he /she/ they shall pay future maintenance amount directly to Parksyde Homes for the purposes of all acts. The company would act as an apex body to administer and maintain common area and facilities of the project, and would be governed by its own set of rules and regulations i.e. Memorandum and Articles of Association. The Promoter/developer would not be either responsible or influence the functioning of the company in any manner whatsoever.

6] All the flat allottees / purchasers in the said scheme (who have till this day purchased the Flat/ Apartments in the said scheme) have among themselves, for the sake of orderly use and avoidance of disputes in future, by their own volition, selected car parks among themselves on 'first come first serve' basis and among themselves agreed that they have confirmed the said allotment from the "Parksyde Homes Apartment Phase - III" and the same has the part of the Deed of Declaration. They have among themselves agreed that the said selection is final, irrevocable and binding amongst all of them and said right shall be perpetual and run with their respective apartments/units and shall be heritable and transferable along with respective apartments/units and shall not be separated from the apartments/units. Accordingly the purchasers has selected for himself/herself/themselves place for Carpark No. CPI-30 hereto and flat purchaser agrees that the Promoter has not done the said allotment and therefore Promoter has given his consent for the same subject to the terms of the Agreement of Sale. Said allotment is confirmed by Association

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of Parksyde Homes Apartment Phase-III. The purchaser further agrees that in case of disputes among themselves regarding selection of the carparks amongst themselves, the same shall be referred to the sole arbitration of the Board of Members of Parksyde Homes Apartment Condominium of Phase- III whose decision shall be final and binding on all.

7] As per the Deed of Declaration of "Parksyde Homes Apartment Condominium of Phase- III", the said Flat allottee / purchaser holds an ownership right of percentage in the said apartment and each unit/flat holder has / have right to use common areas, amenity and facilities common for all unit holders. Said common facilities common for all phases would be handed over to the federation of association of all phases. On execution of Deed of Declaration of "Parksyde Homes Apartment Condominium of Phase- III" under the provisions of Maharashtra Apartment Ownership Act 1970 and Real Estate Regulation Act 2016 the allottee / flat purchaser use and possess the said flat for the residential purpose only and to hold it have it as a perpetual ownership along with all the benefits and right to use all the common facilities and amenities provided for the common use of all unit / flat holder.

8] The said allottee / purchaser / has/have hereby become the Owner of the said Flat, as per the terms and conditions of the Deed of Declaration and all the byelaws of the "Parksyde Homes Apartment Condominium" and the rules and regulations of the Agreement For Sale shall be binding on the said allottee / purchaser.

9] The allottee / purchaser shall from the date of possession or obtaining completion certificate whichever is earlier will pay all the required rents, taxes, assessments, common maintenance charges, electricity charges, water consumption charges expenditure or any other dues or amounts payable to the Government of Maharashtra/Nashik Municipal Corporation / Government /Semi Government organization or to the body of the said Apartment regularly and on time and shall keep the promoters indemnified against all such out goings in respect of the said premises.

10] It is hereby expressly agreed and confirmed by the said allottee / purchaser that the said Flat is used and occupied for residential purpose only and for no other purpose.

11] The Promoter / Developer do hereby covenant with the allottee / purchaser that;

(a) The allottee / purchaser shall and may at all times hereinafter peacefully and quietly enter upon hold, occupy, possess and enjoy exclusively the said premises hereby granted or expressed to be with the said appurtenances and receive the rents, issues, income and profits thereof and every part thereof for their own use and benefit without any suit, Lawful eviction, interruption and claim and demand whatsoever from or by the Promoter / Developer or any persons lawfully claiming or to claim by, from or under or in trust for the Promoter / Developer and all persons having or lawfully claiming any estate, right or interest whatsoever at law in the said premises hereby granted, sold expressed so to be by, from or under or in trust for the Promoter / Developer.

(b) The said premises mentioned in Schedule-III is free and clear and freely and clearly and absolutely and forever released and discharged by the Promoter / Developer or otherwise well and sufficiently saved kept harmless and indemnified off from and against all former and other estate, title charges and encumbrances whatsoever had made executed occasioned or suffered by the Promoter / Developer or any other person or person's lawfully claiming or to claim by from under or in trust for the Promoter / Developer.

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(c) By virtue of this Deed of Apartment, the purchaser/s has/have become the absolute & exclusive owner/s of the premises mentioned hereunder in Schedule-III along with the right to use of common area, restricted common area & facilities.

(d) It is declared that as mentioned above each unit / apartment holder has right to use the common area, spaces, amenities and facilities of Phase- III. Subsequently the unit holder will also have right to use common amenities and facilities of other phases, as soon as the said phases will be completed by the promoter the promoter will give it to the use of all unit holders. Said amenities and facilities are specifically mentioned in and part of Agreement For Sale and Deed of Declaration.

(e) After obtaining completion certificate of last building of the last phase, all Association of all phases will join in formation of federation which will be the apex body of all associations and will become the title holder of the total land area, buildings common spaces and facilities and amenities of the project. The title of the promoter / developer/grantor in respect of the entire undivided/underneath land area of all buildings/ wings along with common area, amenities and facilities shall be conveyed within 3 months from the date of issue of occupancy certificate to the last of the building / wing in the lay-out. The period of conveyance is henceforth, also specifically and separately defined in each agreement to sale entered with flat holder / allottees.

(f) As mentioned above the promoter/developer will hand over the entire land area, common area amenities and facilities to the federation of all phases or all associations. Each unit holder will also have undivided right in the total project land, common areas and facilities of the whole project. The said ratio of undivided right will be automatically derived when the last building of last phase will be completed. And said undivided ratio of each apartment owner would be automatically arrived at by considering ratio of carpet area of each apartment / unit to the total project land area.

(g) Title Insurance is mandatory by RERA but the process aspects and guidelines are not clear by majority of insurance company. As on when made available, promoter declares that he will avail of the same by collecting proportionate share of expenses of title insurance from each current and future buyer.

And for constructed part of building promoter had already obtained an insurance policy by paying premium and charges. With formation of apex body and transfer of structure to allottees, all documents relating to the insurance are hereby handed over to the apex body of allottees, and henceforth apex body would be responsible to renew such insurance from time to time.

12. The allottee / purchaser declare and confirm that they shall:

- To maintain the flat at Purchaser's own cost in good tenantable repair and condition from the date of possession and shall not do or suffer to be done anything in or to the building/s, staircase or any passage which may be against the rules regulations or bye-laws of concerned local or any other authority or change / alter or make addition in or to the building/s in which the flat is situated and the flat itself or any part thereof.
- Contribute all necessary expenses as per his / her / their share, required thereof.
- Abide by all the by-laws/rules, regulations of the Apartment.
- Not cause any damage or harm to the said premises or any part of the said building.

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e) To carry at his own cost all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building or the flat violating any rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority. The internal repairs and maintenance work must be done at a time not inconvenient to other members of the building, it may be preferably done from 9 AM to 6 PM.

f) Not cause any annoyance or nuisance to other unit holders.

g) Not to make any changes in elevation such as enclosures in terraces, dry balconies, addition of grills etc. and installations of dish antenna's without the permission of the Promoter.

h) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as is likely to cause damage to the construction or structure of the said building in which the said premises is situated or store any goods which is objected to by the concerned local or other authority.

i) Not throw any dirt or rubbish on any part of the said building.

j) Enjoy all common amenities and facilities without disturbing the rights of others and pay the maintenance charges regularly.

k) The areas described hereto as common areas and facilities and which shall be for the more beneficial use and enjoyment in common with other Purchaser's. The Purchaser shall have no exclusive claim whatsoever in the same including all lobbies, staircases, lifts, which will always remain the property of the association and the same shall be for the common use of all the flat purchasers.

l) Not to use the areas/amenities, strictly, which are prohibited for use by the purchasers.

m) The terrace of the buildings are used for Solar Systems of the said phase of Parksyde Homes. Purchasers are not allowed to access or enter the area in which such system is installed. Hence the flat owners shall not erect any permanent or temporary structure in any manner in the said area so as to cause unauthorize change and unauthorize use of floor space index of the building.

n) The fire-fighting inlet provision has already been made, in conformity with the rules and regulations of the fire-fighting authority/department of the Nasik Municipal Corporation and purchaser/s further agrees and undertake to maintain the same at their own cost and expenses.

o) After obtaining completion certificate, it will be the sole responsibility of Association of Parksyde Homes Phase-III Apartment and its member to renew all licenses, approvals from Government authority, competent authority.

p) If said flat premises is mortgaged with any financial institution or bank for the loan of the Purchaser, then its sole responsibility of repayment on time lies with the purchaser.

q) If the Purchaser shall desire to fit grill/s to the balconies and/or windows then he/she shall do so at his/her own costs only as per the designs and specifications approved by the Promoter.

q1) If the Purchaser shall desire to fit air-conditioning equipments to the balconies or and/or windows or wall then he/she shall do so at his/her own costs only as per the designs and specifications and location approved by the Promoter.

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- r) The Purchaser shall not dry or hang clothes in the terrace. The same should be done in the dry balcony area provided in each flat for this purpose.
- s) The Purchaser/s shall keep the facade and outer surfaces of the building in the same condition and maintain the same to the extent of his/her unit. The Purchaser/s shall not do or cause to be done or abstain from doing any act which will affect the beauty, grandeur and peace of the building. The Purchaser/s shall not cause any nuisance to other purchasers and occupiers of the premises out of the said project and Promoter in any manner whatever.
- t) The Purchaser shall fully insure the said flat at his / her own cost with any insurance company.
- u) That he / she /they is/are fully satisfied and do hereby accord their complete satisfaction of the said premises including the internal and external amenities provided therein and the quality of construction work as to their satisfaction and in conformity with the terms and conditions of the said Agreement for Sale. He / she / they has / have no grudge or grievance as regards the said premises on any count. They are also satisfied with all the external amenities and facilities provided as per the terms of the Agreement For Sale and have no grievance.
- v) If for any reason any change has been effected by the purchaser, he/she will be completely liable for defect and harm/damage on account of such change. Purchaser shall keep others indemnified from all such damage or harm.
- w) Purchasers shall not in any way alter, block or change any security system/devices, firefighting system, Sewage treatment plant etc. installed for common use.
- x) Allottee / purchaser/s is / are aware regarding the development of whole project, its area, stage wise development of all phases and the internal and external facilities already provided in the Phase- III and will be provided stage wise in the remaining phases.
- y) Allottee / purchaser/s is / are gone through the promoter / developers covenant with the allottee and fully aware about it, which is specifically mentioned hereinabove.
- z) Allottee / purchaser/s has / have gone through and fully satisfy himself about the deed of declaration of Phase- III and understood the structure of separate Association of all phases and formation of federation of all association in future.
- z1) Allottee/Purchaser admits that he/she/they will follow all rules and regulations of apex body/federation and working style of maintenance company. Allottee / purchaser admits that they have read the Deed of Declaration, By-laws and understood the working style of maintenance company and have also read its article and memorandum and are fully satisfied with the structure and functioning of it.
- z2) That the allottee/purchaser is/are aware that, the member of Association is a body of volunteers from every building of Phase-III. They are looking after the day to day business of Parksyde Home, Phase-III and maintenance work by giving their valuable time and without taking any remuneration from said Association or maintenance company.
- z3) That the allottee/ purchaser shall take utmost precautions as a prudent person while using staircase, lifts, lobby of building, common spaces, amenities, facilities etc. from building/ phase/ project. While using these amenities, facilities and common spaces if any mishap, accident, injury, loss happens to the allottee/purchaser or his family member then the promoter/builder/Developer, member of Association of Phase-III, federation / Apex body and maintenance company will not be held, liable for any such mishap /accident.

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13. That the Allottee / Purchasers shall use the common areas and facilities provided in the said building or in Phase-III or all common areas and facilities common for all phases only in accordance with the purpose for which they are intended, without hindrance or encroaching upon lawful rights of the other unit holder. That the common areas and facilities in the said building/s or from all phases shall always remain undivided and no partition or subdivision of any part thereof will be carried out by the Purchasers separately or jointly with other premises owners.

14. The said Allottee / Purchaser has / have received a copy of the Deed of Declaration of "Parksyde Homes Phase-III Apartment Condominium" and expressly agreed to obey and bind themselves by the terms and conditions as per the deed of declaration and also to follow the byelaws of the said Declaration, any action of the said purchaser against the stipulations described and declared unto the deed of declaration and byelaws thereof can be prevented by the said Promoter/ Developer or his legal heirs, executors administrators or any person claiming the rightful authority to the said Promoter / Developer, by initiating appropriate legal remedy.

15. The said allottee / Purchasers is/are in possession of the said Flat as the Owner of the said Flat and have inspected the construction of the said Flat in all respect which is to their satisfaction, the possession has been obtained and retained by the said purchaser from the Promoter / Developer. The purchaser do not have any complaint, claim against the Promoter / Developer, on any ground of completion of construction of the said Flat or completion of the phase and its amenity or any monetary transaction agreed between the Promoter and Purchaser.

16. The information of any further transaction of the said Flat along with appropriate copies of agreement or deed will be recorded at the office of the said "Parksyde Homes Phase-III Apartment" by the said purchaser.

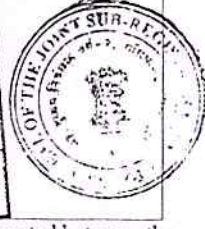
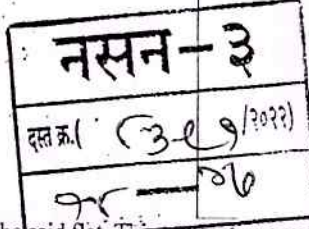
17. The Allottee/Purchasers will have to transfer his rights, title, interest in the property described in Schedule-III hereunder written along with the right to use common facilities and amenities common for all unit holders and rights as per the deed of declaration of Apartment. Purchaser has no right to transfer the property, which he has not acquired as per agreement of sale or Declaration Deed. Purchaser cannot pass any more right, title and interest in the property to the prospective purchaser/s.

18. Allottee / Purchaser admits that he is fully aware regarding the terms and conditions of the Agreement of Sale and Deed of Declaration of Apartment hence those terms and conditions are not mentioned in this deed, but it shall be deemed to have been incorporated in this conveyance and the same shall be binding upon the allottee / purchaser or the flat owner.

19. It is hereby agreed between the parties that on date 29/08/2018 agreement to sale of the property mentioned in schedule III of the document was registered with sub register Nashik - 3 at Sr.no. 6157/2018. In the said document the government valuation amount of the flat property specifically mentioned on first page is Rs. 27, 31,000/- (In Words Rupees Twenty Seven Lacks Thirty One Thousand only). But while registration of Agreement For Sale with the Sub-Registrar office Nashik - 3, due to typographical mistake said government valuation amount was wrongly mentioned on Index-II, Summary-I and receipt of registered Agreement For Sale was Rs. 27,01,080/-. By this deed Promoter / Developer and allottee has corrected the said mistake, and agrees that the said government valuation amount should be considered, corrected and read as Rs. 27, 31,000/- (In Words Rupees Twenty Seven Lacks Thirty One Thousand only).

20. It is hereby declared that the consideration of the flat / apartment hereby sold and as agreed to between the parties hereto is as per prevailing market rate in the subject locality

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which is true and fair market value of the said flat. This transactions executed between the parties is relating to the residential premises comprising of flat / apartment and therefore stamp duty is payable as per the Bombay stamp act 1958, schedule-I, article 25(b)(i) and accordingly the purchaser has affixed the stamp duty to the Agreement For Sale which is registered at the office of Sub-Registrar Nashik. Said receipt is attached herewith. And as per provision to the said explanation I to Article 25(b)(i) of Bombay stamp act 1958 the stamp duty already paid to the Agreement For Sale is adjusted towards the duty payable to this Deed of Apartment and therefore the parties hereto are executing this on nominal stamp paper of Rs. 100/- only.

21. The Allottee / Purchasers agrees that he /she / they has / have understood the contain of the said document and hence has / have signed it before witnesses.

SCHEDULE-I

TOTAL DESCRIPTION OF LAND AREA

ALL THAT piece and parcels of the land or ground lying, being and situated Opp. Rasbihari International School, Near Bali Mandir at Nashik, within the limits of Nashik Municipal Corporation, Nashik, and within the registration, Sub - District Nashik bearing Survey No.256/2 to 6/6+ 256/2 to 6/8(part) +256/2 to 6/1+Plot No 1 to 8 out of Survey No 256/7+ Survey No.257/4, as per DLR record it is numbered as Survey No. 257A/4 (Area of S. No. 257/4 includes area from old Survey No. 257/1G, 257/1F/2(p), 257/1H, 257/1e, 257/1E, 257/2B(p)) + Survey No. 257/9 as per DLR record it is numbered as Survey No. 257A/9 (Area of S.No.257/9 includes area from old Survey No. 257/2B(p), 257/1C, 257/1D, 257/1J, 257/2A/1(p))+ Survey No. 257/11 as per DLR record it is numbered as Survey No. 257A/11 (Area of Survey No. 257/11 includes area from old Survey No. 257/1A, 257/2A/1(p), 257/1B) + Survey No.257/12 as per DLR record it is numbered as Survey No. 257A/12 (Area of Survey No. 257/12 includes area from old Survey No. 257/2A/1(p)) and bounded as per sanctioned plan.

SCHEDULE-II

DESCRIPTION OF PHASE-IV-A

Phase-III admeasuring land area under the plinth of 1029.55 Sq. Mtr. consisting of Building / Wing Nos. I, J and K totally admeasuring built-up area of 18099.32 Sq. Mtrs. (total slab area) and covering ground/plinth area of 1029.55 Sq. mtrs. situated in Western side portion specifically lying and situated on Survey No. 257/1(p) as per DLIR record it is numbered as Survey No. 257A/11(p). Out of all that piece and parcel of land and ground within the Registration, Sub-District, Taluka and Dist. Nasik and within the limits of NMC bearing Survey No.256/2 to 6/6+ 256/2 to 6/8(part) +256/2 to 6/1+Plot No 1 to 8 out of Survey No 256/7+S.No.257/4, as per DLR record it is numbered as Survey No. 257A/4 (Area of S. No. 257/4 includes area from old S.No.257/1G, ,257/1F/2(p), 257/1H, 257/1e, 257/1E, 257/2B(p)) + S. No. 257/9 as per DLR record it is numbered as Survey No. 257A/9 (Area of S.No.257/9 includes area from old Survey No. 257/2B(p), 257/1C, 257/1D, 257/1J, 257/2A/1(p)+ S. No. 257/11 as per DLR record it is numbered as Survey No. 257A/11 (Area of S.No.257/11 includes area from old S. No. 257/1A, 257/2A/1(p), 257/1B) +S.No.257/12 as per DLR record it is numbered as Survey No. 257A/12 (Area of S.No.257/12 includes area from old S. No. 257/2A/1(p)) at Nasik and the said Phase-III is bounded as follows –

On or towards the East: By 12 Mtr. Internal Road and Phase No.-IV

On or towards the West : By Marginal Space

On or towards the South : By Marginal space and Sr. No. 256(p)

On or towards the North : By Podium Garden, Marginal Space and Adj. Sr. No.257(P)

And in addition to the above mentioned land area, FSI of 1120.00 Sq. Mtr. of DP Road from Survey No 256/2 to 6/8 is utilized on the aforesaid area.

Self
Bhl
K.S.Saha



नसत-३
दल क्र. (३१ / २०२२)
११ - २०



SCHEDULE III

OF THE FLAT PROPERTY

Flat/Apartment No. 301 admeasuring carpet area about 75.03 Sq. Mtrs., Carpet Area of Sit out / Balcony / utility / covered area 7.71 Sq. Mtr. which is shown on the building plan which is annexure herewith situated on 3rd Floor in Building Wing I - Wing, from Phase-III of the project known as "PARKSYDE HOMES" together with the absolute and exclusive right to use, utilize and enjoy the said premise is bounded as per Agreement for Sale.

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

SIGNED SEALED AND DELIVERED

By the within named Vendor/Owner

M/S. JAIKUMAR CONSTRUCTIONS LIMITED.,

(erstwhile known as Jaikumar Constructions LLP)

Through its Director



Shri. Hiten Haridas Rajkotia
PROMOTERS/DEVELOPERS



Rajkotia

SIGNED SEALED AND DELIVERED

By the within named flat Purchaser



1. Mr. Kripa Sindhu Saha



Saha



2. Mrs. Namrata Pradhan
PURCHASER



Pradhan

IN PRESENCE OF WITNESSES

1) *G. Soni*
(Gunjan K. Soni)

2) *Pooja A. Jadhav*
(Pooja A. Jadhav)

self
Saha
K. S. Saha.



नसन-३
क्र. (३२९/२०२२)
२०-४०



29/08/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 6157/2018

नोंदणी :

Regn:63m

गावाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार

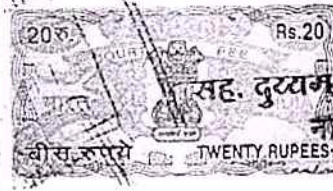
अॅग्रीमेंट टू सेल

(2) मोबदला

4181300

(3) बाजारभाव (माटेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

2701080



(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती: मौजे नाशिक येथिल सव्हे नं. 256/2 ते 6/6. सव्हे नं. 256/2 ते 6/8(फ). सव्हे नं. 256/2 ते 6/1, प्लॉट नं. 1 ते 8 यासी सव्हे नं. 256/7. सव्हे नं. 257/1अ. सव्हे नं. 257/1ब. सव्हे नं. 257/1क. सव्हे नं. 257/1द. सव्हे नं. 257/1ज. सव्हे नं. 257/2अ/1(फ). सव्हे नं. 257/2ब(फ) या मिळकतीवर बांधण्यात येत असलेल्या पार्कसाईड होम्स फेज 3 मधील आय विंग या इमारतीमधील 3 मजल्यावरील प्लॉट नं. आय 301 यासी चटई क्षेत्र 75.03 चौ.मी. बाल्कनी / युटिलीटी / सिटआऊट क्षेत्र 7.71 ही मिळकत. ((Survey Number : येथिल सव्हे नं. 256/2 ते 6/6. सव्हे नं. 256/2 ते 6/8(फ). सव्हे नं. 256/2 ते 6/1, प्लॉट नं. 1 ते 8 यासी सव्हे नं. 256/7. सव्हे नं. 257/1अ. सव्हे नं. 257/1ब. सव्हे नं. 257/1क. सव्हे नं. 257/1द. सव्हे नं. 257/1ज. सव्हे नं. 257/2अ/1(फ). सव्हे नं. 257/2ब(फ) ;))

(5) क्षेत्रपृष्ठ

1) 75.03 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- मे.जयकुमार कन्ट्रक्शन्स एलएलपी तर्फे भागीदार श्री.मर्सीयान होसी पटेल यांचे तर्फे स्पेशल मुखत्यार म्हणून श्री. अतुल रसिकलाल शहा - वय:-53; पत्ता:-, -, -, वास्तुशिल्प, बॉईज टाउन स्कूल रोड, कालेज रोड, नाशिक, एच पी टी कॉलेज, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422005 पॅन नं:-AAJFJ0360P

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- श्री. कृपा सिंधु साहा - वय:-35; पत्ता:-, -, -, टाइप 4ए 70, एच ए एल टौनशीप, ओझर, नाशिक, ऑर्ग:आर द.स., MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422207 पॅन नं:-CDRPS3442L

2): नाव:- सौ. नम्रता प्रधान - वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: टाइप 4ए 70, एच ए एल टौनशीप, ओझर, नाशिक, महाराष्ट्र, पास:ईक. पिन कोड:-422207 पॅन नं:-EHQPP6480J

(9) दस्तऐवज करून दिल्याचा दिनांक

29/08/2018

(10) दस्त नोंदणी केल्याचा दिनांक

29/08/2018

(11) अनुक्रमांक, खंड व पृष्ठ

6157/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

249800

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

सूची क्र.11

नोंदणी नंतरची प्रथम प्रत

अस्सल तरहूकम नवकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३

Self
R.S. Saha



नाशिक महानगरपालिका, नाशिक

इमारत वापर करणे दाखला

No. 27312

(पूर्वा/भागशाः)

जाचक क्र./ननिधि/शी/१/२७३१२

दिनांक : १०/११/२०२०

श्री./श्रीमती जे.जयकुमार कन्हेरु पुन. पुन. पी. आर्जी. संस्था व इ. लफे जय जे.जयकुमार
प्रकल्पाचे ठिकाण व पत्ता : कन्हेरु पुन. पुन. पी. आर्जी. संस्था लफे मीरजिथान होशी पेटल
पत्ता - वळीसांदेरा जावळ नाशिक

संदर्भ : आपला दिनांक २०/१०/२०२० चा अर्ज क्रमांक शी/१/ओसी/१३१

महाशय,

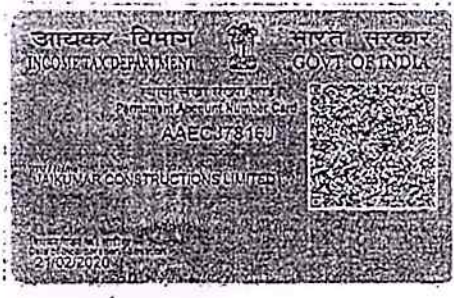
दाखला देण्यात येतो की, नाशिक शिवावरील/सि.स.नं., स.नं.+ २५७/९९+२५७/११+२५७/१२
प्लॉट नं. १९९८-चा अं.मू. क्र. मधील इमारतीच्या लव्ह पार्किंग+१५५वाज्ये (आय.जे.के. विंग)
सम २५९/७
मजल्याचे इकडील बांधकाम परवानगी क्र. शी/१/१५९८/२०२० दिनांक २९/०९/२०२० अन्वये
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. उमेश बाबुल रजिस्ट्रेशन क्र. CA/३३/१५९९७
यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/ निवासी कारणासाठी खालील अटी
शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- १) एकूण बांधकाम क्षेत्र १,०९,९४५.७८ (वर्ग) चौ.मी. या पैकी निवासी १३५१०.३९-निवासेतर - चौ.मी.
- २) एकूण चर्टर्ड क्षेत्र १३४९४.९० चौ.मी. या पैकी निवासी १३४९४.९०-निवासेतर - चौ.मी.
- १) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी कारणाकरिताच करता येईल.
- २) सदर इमारतीत म.न.पा.च्या पूर्वपरवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही. परस्पर वापरत व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.
- ३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. ३१२०७७२९
- ४) अभियंता विभागाचा अंतिम दाखला क्रमांक =
- ५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक =
- ६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.
- ७)

नसन-३
दिनांक (३१/११/२०२१)
२१-२७



कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक



Self
Blh
K.S. Salia.



अंशाल दिनांक : 01/06/2022

भारतीय शासन

गव नरगुवा सात (अधिकार अभिहित घटक)

1) गणतंत्र्य प्रतिष्ठान अर्थियत अधिकार अधिकार अधिकार (रंगत वरत व सुविधित वरत) शिवग, (१५५) गतित शिवग २५५, अतित ५।

गावत :- नाशिक शहर - २
तातुणत :- नाशिक

शेताचे स्थातित नातः

भारतीय शासन
गव नरगुवा सात (अधिकार अभिहित घटक)

1) गणतंत्र्य प्रतिष्ठान अर्थियत अधिकार अधिकार अधिकार (रंगत वरत व सुविधित वरत) शिवग, (१५५) गतित शिवग २५५, अतित ५।

गावत :- नाशिक शहर - २
तातुणत :- नाशिक

शेताचे स्थातित नातः

भारतीय शासन

गव नरगुवा सात (अधिकार अभिहित घटक)

1) गणतंत्र्य प्रतिष्ठान अर्थियत अधिकार अधिकार अधिकार (रंगत वरत व सुविधित वरत) शिवग, (१५५) गतित शिवग २५५, अतित ५।

गावत :- नाशिक शहर - २
तातुणत :- नाशिक

शेताचे स्थातित नातः

वढ	शुगत	शुगत	शिवकतवे		अतलत		शिवकतवे		अतलत		स्वरुप	शुगत	शुगत	अतलत	शुगत	शुगत	अतलत	शुगत
			शुगत	शुगत	शुगत	शुगत	शुगत	शुगत	शुगत	शुगत								
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	(१७)	(१८)	(१९)

गवत :- नाशिक शहर - २
तातुणत :- नाशिक

शेताचे स्थातित नातः

भारतीय शासन

गव नरगुवा सात (अधिकार अभिहित घटक)

1) गणतंत्र्य प्रतिष्ठान अर्थियत अधिकार अधिकार अधिकार (रंगत वरत व सुविधित वरत) शिवग, (१५५) गतित शिवग २५५, अतित ५।

गावत :- नाशिक शहर - २
तातुणत :- नाशिक

शेताचे स्थातित नातः

नसन-३

(३२९/२०२२)

२५-२०

भारतीय शासन

गव नरगुवा सात (अधिकार अभिहित घटक)

1) गणतंत्र्य प्रतिष्ठान अर्थियत अधिकार अधिकार अधिकार (रंगत वरत व सुविधित वरत) शिवग, (१५५) गतित शिवग २५५, अतित ५।

गावत :- नाशिक शहर - २
तातुणत :- नाशिक

शेताचे स्थातित नातः

भारतीय शासन

गव नरगुवा सात (अधिकार अभिहित घटक)

1) गणतंत्र्य प्रतिष्ठान अर्थियत अधिकार अधिकार अधिकार (रंगत वरत व सुविधित वरत) शिवग, (१५५) गतित शिवग २५५, अतित ५।

गावत :- नाशिक शहर - २
तातुणत :- नाशिक

शेताचे स्थातित नातः

Self
Blue
K.S.Saha.



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)
गाव :- नाशिक शहर - २
तालुका :- नाशिक

महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)
गाव :- नाशिक शहर - २
तालुका :- नाशिक

अनुदान क्रमांक व उपदिनांक : 257/4
अ-धारणा पध्दती : भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव :

Table with columns: क्षेत्र, एकक व आकारणी, खाते क्र., भोगवटादाराचे नांव, क्षेत्र, आकार पो.ख., के.फा., कुळ, खंड व इतर अधिकार



गाव नमुना धारा (पिकांची नोंदवारी)
गाव :- नाशिक शहर - २
तालुका :- नाशिक

Table with columns: वर्ष, हेगा, खाता क्रमांक, पिकाचे नाव, अजल सिंचित, जल सिंचित, पिकाचे नाव, अजल सिंचित, जल सिंचित, जल सिंचनाचे साधन

सचना : सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रूपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

गाव नमुना धारा (पिकांची नोंदवारी)
गाव :- नाशिक शहर - २
तालुका :- नाशिक



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)
गाव :- नाशिक शहर - २
तालुका :- नाशिक

अनुदान क्रमांक व उपदिनांक : 257/4
अ-धारणा पध्दती : भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव :

Table with columns: क्षेत्र, एकक व आकारणी, खाते क्र., भोगवटादाराचे नांव, क्षेत्र, आकार पो.ख., के.फा., कुळ, खंड व इतर अधिकार

गाव नमुना धारा (पिकांची नोंदवारी)
गाव :- नाशिक शहर - २
तालुका :- नाशिक

Table with columns: वर्ष, हेगा, खाता क्रमांक, पिकाचे नाव, अजल सिंचित, जल सिंचित, पिकाचे नाव, अजल सिंचित, जल सिंचित, जल सिंचनाचे साधन

सचना : सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रूपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

गाव नमुना धारा (पिकांची नोंदवारी)
गाव :- नाशिक शहर - २
तालुका :- नाशिक

Self
R.S.Saha.



अहवाल दिनांक : 01/06/2022

महाराष्ट्र शासन

गणतंत्रा शांत (अधिकार अभिलेख पत्रक)
गणतंत्रा शांत - २
ताबुला : नाशिक

पत्रक क्रमांक व उपविभाग : 2567/पॉस्ट मॉडर्न

शेताचे स्थानिक नाव :

Table with columns: क्षेत्र, एकरक व आपत्तणी, खाले क्र., भौगोलिक स्थिति, क्षेत्र आकार पी.ए.फा., फूड, खंड व इतर अधिकार. Includes details for 2567/पॉस्ट मॉडर्न.

गणतंत्रा शांत (पिकांची नोंदवारी)
गणतंत्रा शांत - २
ताबुला : नाशिक

Table with columns: क्र. राना, खाले क्र., पिकाचे नाव, जल सिंचित, अजल सिंचित, पिकाचे नाव, जल सिंचित, अजल सिंचित, स्वल्प क्षेत्र, जल सिंचित, अजल सिंचित, स्वल्प क्षेत्र.

ना. : सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रूपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना नं. १२ ची आवश्यकता नाही



अहवाल दिनांक : 01/06/2022

महाराष्ट्र शासन

गणतंत्रा शांत (अधिकार अभिलेख पत्रक)
गणतंत्रा शांत - २
ताबुला : नाशिक

पत्रक क्रमांक व उपविभाग : 2567/पॉस्ट मॉडर्न

शेताचे स्थानिक नाव :

Table with columns: क्षेत्र, एकरक व आपत्तणी, खाले क्र., भौगोलिक स्थिति, क्षेत्र आकार पी.ए.फा., फूड, खंड व इतर अधिकार. Includes details for 2567/पॉस्ट मॉडर्न.

गणतंत्रा शांत (पिकांची नोंदवारी)
गणतंत्रा शांत - २
ताबुला : नाशिक

Table with columns: क्र. राना, खाले क्र., पिकाचे नाव, जल सिंचित, अजल सिंचित, पिकाचे नाव, जल सिंचित, अजल सिंचित, स्वल्प क्षेत्र, जल सिंचित, अजल सिंचित, स्वल्प क्षेत्र.

ना. : सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रूपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना नं. १२ ची आवश्यकता नाही

गणतंत्रा शांत (अधिकार अभिलेख पत्रक)
गणतंत्रा शांत - २
ताबुला : नाशिक

गणतंत्रा शांत (पिकांची नोंदवारी)
गणतंत्रा शांत - २
ताबुला : नाशिक

गणतंत्रा शांत (अधिकार अभिलेख पत्रक)
गणतंत्रा शांत - २
ताबुला : नाशिक

Self.
K.S. Sabo.



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक) | महाराष्ट्र अर्थीय महत्त्व अधिकार अभिलेख (संघार करणे व सुविधित ठेके) दिनांक 1981 साली दिनांक 3.9.81 आणि 11. गाव :- नाशिक शहर - 2
सातुना :- नाशिक

अनुमति अर्जाक व उपविभाग : 257/11

अधारणा पध्दती : भोगवटदार वर्ग - 1

क्षेत्र, एकर व आकारणी		क्षेत्र आकार पो.ख. के.पा.		कुळ, खंड व इतर अधिकार	
क्षेत्र एकर व आकारणी	4848.80	क्षेत्र आकार पो.ख. के.पा.	110/100/100	कुळ, खंड व इतर अधिकार	कुळ, खंड व इतर अधिकार
अधिकार	101,00,000		110/100/100		
अधारणा पध्दती	भोगवटदार वर्ग - 1				

गाव नमुना सात (अधिकार नोंदवही) | महाराष्ट्र अर्थीय महत्त्व अधिकार अभिलेख (संघार करणे व सुविधित ठेके) दिनांक 1981 साली दिनांक 3.9.81 आणि 11. गाव :- नाशिक शहर - 2
सातुना :- नाशिक

अनुमति अर्जाक व उपविभाग : 257/11

वर्ष	रहाना	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील		निमित्त पिकाखालील क्षेत्र		लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन
			पिकाचे नाव	अजल सिंचित	पिकाचे नाव	अजल सिंचित	उपलब्ध नसलेली जमीन	क्षेत्र	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

क्षेत्र अकृषक क्षेत्रामध्ये रूपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न. 12 ची आवश्यकता नाही

अनुमति अर्जाक व उपविभाग : 257/11

अनुमति अर्जाक व उपविभाग : 257/11

Self
K.S. Salia



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक) | महाराष्ट्र अर्थीय महत्त्व अधिकार अभिलेख (संघार करणे व सुविधित ठेके) दिनांक 1981 साली दिनांक 3.9.81 आणि 11. गाव :- नाशिक शहर - 2
सातुना :- नाशिक

अनुमति अर्जाक व उपविभाग : 257/12

अधारणा पध्दती : भोगवटदार वर्ग - 1

क्षेत्र, एकर व आकारणी		क्षेत्र आकार पो.ख. के.पा.		कुळ, खंड व इतर अधिकार	
क्षेत्र एकर व आकारणी	120.00	क्षेत्र आकार पो.ख. के.पा.	120/05	कुळ, खंड व इतर अधिकार	कुळ, खंड व इतर अधिकार
अधिकार	2,49,06		120/05		
अधारणा पध्दती	भोगवटदार वर्ग - 1				

गाव नमुना सात (अधिकार नोंदवही) | महाराष्ट्र अर्थीय महत्त्व अधिकार अभिलेख (संघार करणे व सुविधित ठेके) दिनांक 1981 साली दिनांक 3.9.81 आणि 11. गाव :- नाशिक शहर - 2
सातुना :- नाशिक

अनुमति अर्जाक व उपविभाग : 257/12

वर्ष	रहाना	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील		निमित्त पिकाखालील क्षेत्र		लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन
			पिकाचे नाव	अजल सिंचित	पिकाचे नाव	अजल सिंचित	उपलब्ध नसलेली जमीन	क्षेत्र	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

क्षेत्र अकृषक क्षेत्रामध्ये रूपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न. 12 ची आवश्यकता नाही

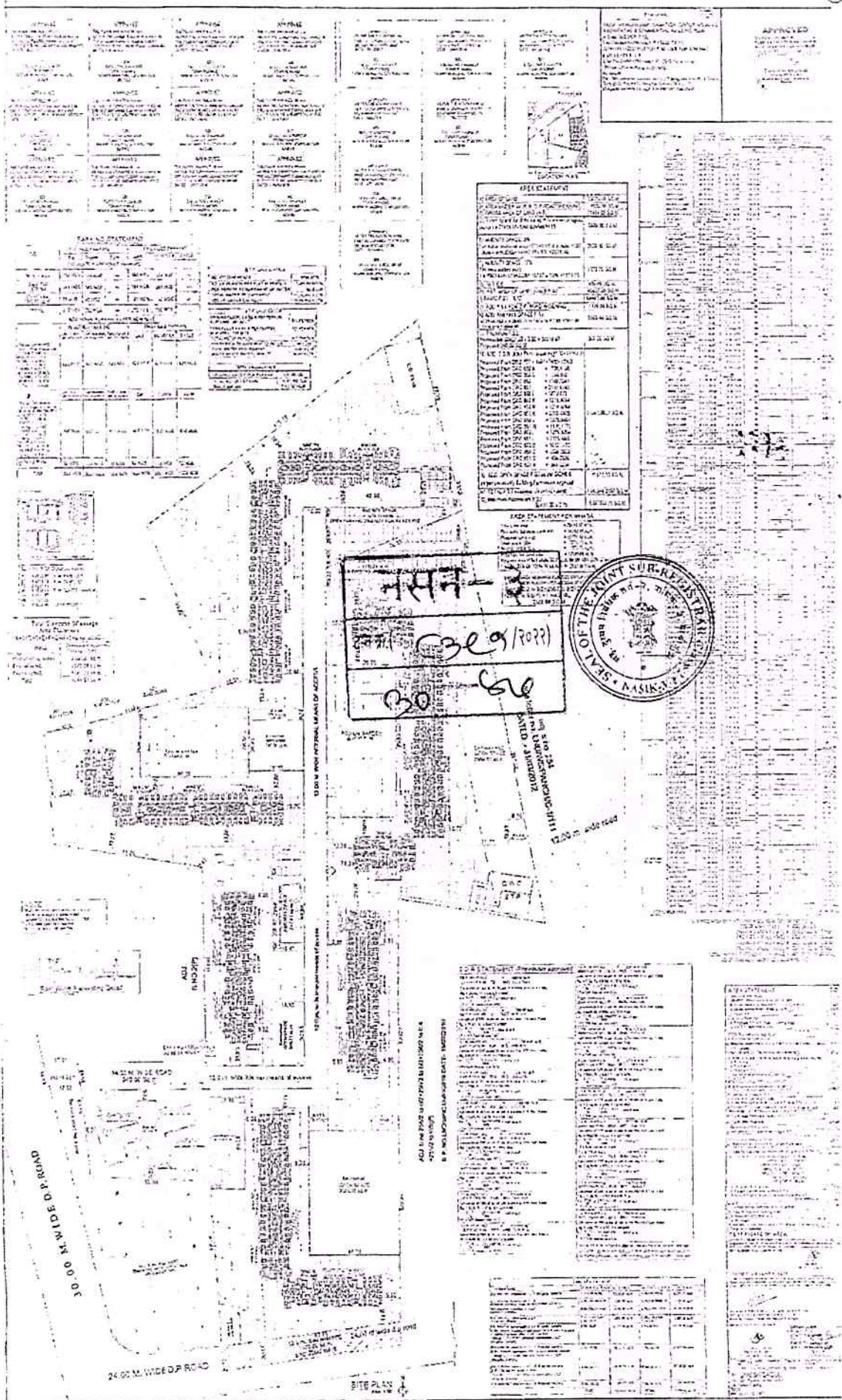
अनुमति अर्जाक व उपविभाग : 257/12

अनुमति अर्जाक व उपविभाग : 257/12



अनुमति अर्जाक व उपविभाग : 257/12

अनुमति अर्जाक व उपविभाग : 257/12



REMARKS

1. AREA OF SITE	10000.00
2. AREA OF BUILDING	1000.00
3. AREA OF ROAD	2400.00
4. AREA OF OPEN SPACE	6600.00
5. AREA OF UTILITY	1000.00
6. AREA OF FENCE	1000.00
7. AREA OF PLANTATION	1000.00
8. AREA OF WATER BODY	1000.00
9. AREA OF OTHER	1000.00
10. TOTAL AREA	10000.00

मसन - ३
 क्र. ३२९/२०२२
 ३०-६०



STATEMENT OF WORKS

Sl. No.	Description of Work	Quantity	Rate	Amount
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Self
 B.L.
 K.S. Sala

नसम-३
 दस्ता.क्र. (39) / 2022
 39-20



REMARKS ON PLAN

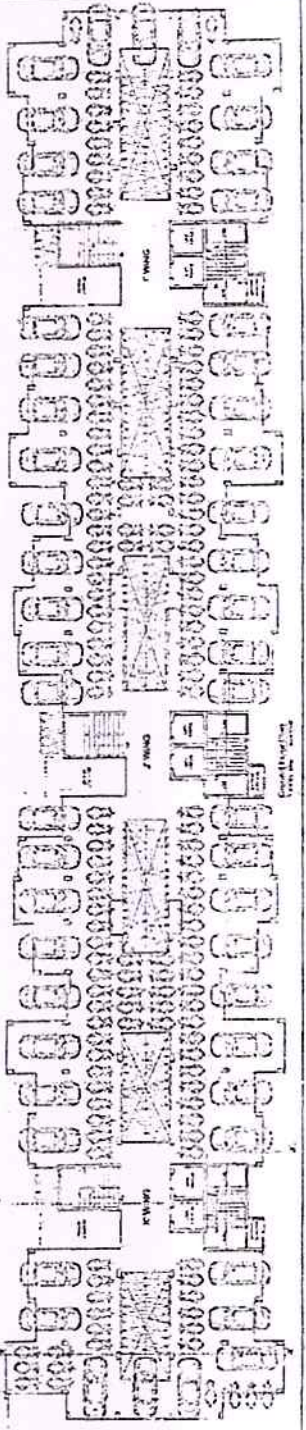
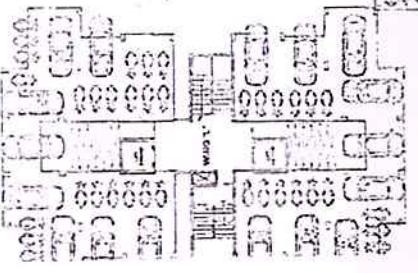
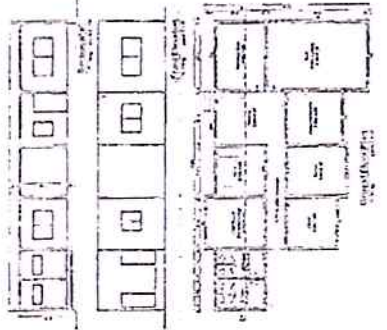
Sl. No.	Remarks	Remarks	Remarks	Remarks	Remarks	Remarks	Remarks
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REMARKS ON STATEMENT

Sl. No.	Remarks	Remarks	Remarks	Remarks	Remarks	Remarks	Remarks
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REMARKS ON STATEMENT

Sl. No.	Remarks	Remarks	Remarks	Remarks	Remarks	Remarks	Remarks
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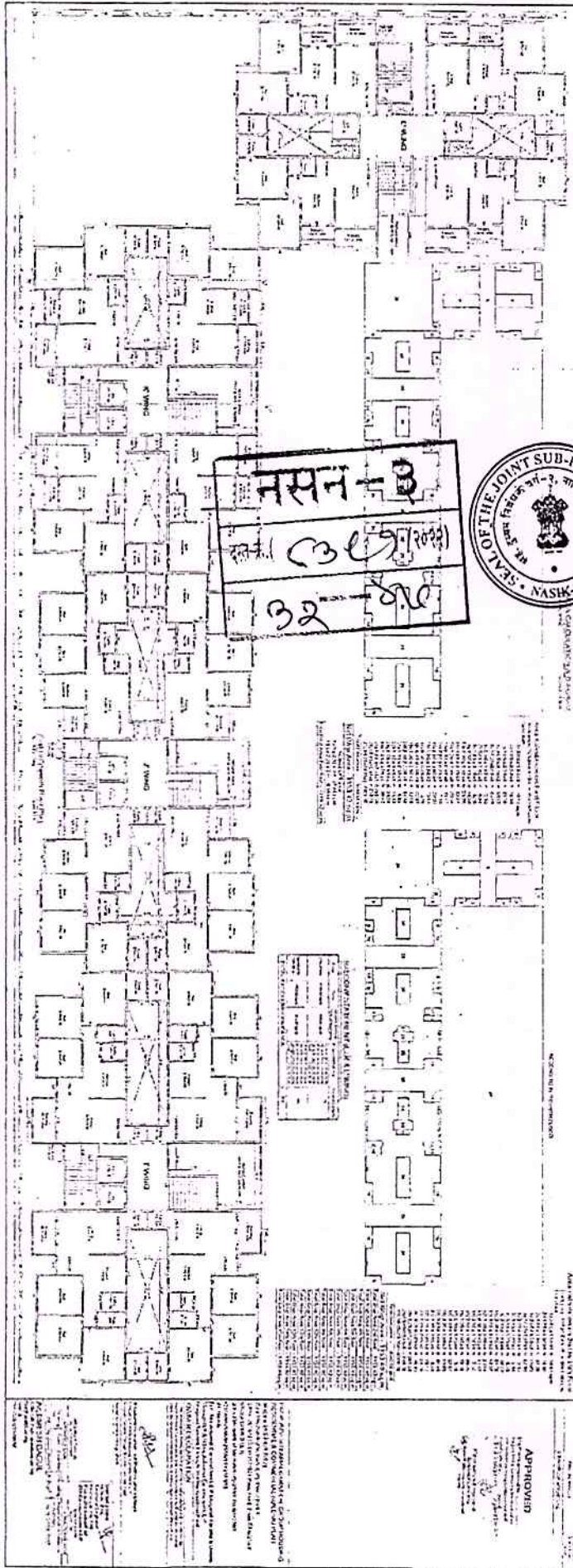


self
 K.S. Saha.

APPROVED
 Joint Sub-Registrar
 Nasik

(Signature)

REMARKS
 The plan is approved for registration.
 The area of the plot is 1000 sq. ft.
 The area of the building is 500 sq. ft.
 The plan is in accordance with the rules and regulations.
 The plan is approved for registration.



नसन-3
 32-700
 32-700



संख्या: 32-700/2000
 दिनांक: 15/05/2000

S.No.	Area	Remarks
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APPROVED
 [Signature]
 15/05/2000

Self
 B.A.
 K.S. Salia.

Jaikumar Constructions Limited

Private Company Limited by Shares
CIN : U45100MH2020PLC0358134



CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS (MEETING NO. 03/2020-21) OF THE COMPANY HELD AT THE REGISTERED OFFICE OF THE COMPANY AT PARKSYDE HOMES, S. NO. 256(P), OPP RASBIHARI INTER NATIONAL SCHOOL, HANUMAN NAGAR, PANCHAVATI ANNEX NASHIK 422003 ON TUESDAY 16TH JUNE, 2020 AT 11.00 A.M.

The chairman placed before the Board the matter of execution of Agreement for Sale, Sale Deed/ Deed of Apartment, Deed of Cancellation and Deed of Declaration of Our Project Named as "Parksyde Homes" situated at Survey No. 256 Part + 257 Part at Village Nashik Tal. Dist. Nashik. The Board discussed the matter and passed following resolution.

RESOLVED THAT the Board of Company has decided to authorize, Mr. Hiten Rajkotia, Director and/or Mr. Merzyan Patel, Director of the company to present and execute jointly and severally the Sale Agreement, Sale Deed/ Deed of Apartment, Deed of declaration, Deed of cancellation or any other necessary document on behalf of the company and get the said deeds registered with Sub Registrar, Nashik in respect of our project named "Parksyde Homes" situated at Survey No. 256 Part + 257 Part at Village Nashik Tal. Dist. Nashik.

RESOLVED FURTHER THAT the acts done by them shall be binding on the company until the same is withdrawn by giving written notice thereof.

RESOLVED FURTHER THAT a copy of this resolution duly certified as true by any of the directors of the company, to be furnished to specified authorities and such other parties as may be required from time to time in connection with the above matter."

//CERTIFIED TRUE COPY//

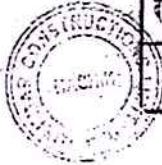
FOR JAIKUMAR CONSTRUCTIONS LIMITED

NEHA RANE
COMPANY SECRETARY

Date: 16/05/2020

Place: Nashik

नसम-३
रस क्र. (३९७/२०२१)
३३-२७



गाव नमुना नक २५६/२०६/१, २५५/१, २५०/६
 दैनिक पावती पुस्तक २५७/३० २५६/२०६/६ २५०/११
 मदारपूर शासन (रेजिस्टर्ड व पावती पुस्तक) २२५/३३३ २५६/२०६/१४
 गाव- नाशिक ता.पंचवटी जिल्हा-नाशिक
 दिनांक १६/०५/२०२०

जय सुभाष कन्स्ट्रक्शन्स

पकवाती	बांधू वर्ग मजुरी				सामाजिक उपकर			
	विषय		संकीर्ण		शिक्षा परिसर		ग्रामपंचायत	
पर	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
	३६५५	०	-	-	-	-	-	-

(असत) हाचे प्रत्येकाने स्वतःच्या नावावर नोंद घ्यावी

Self.
 K.S. Saha

538/3808
Friday, July 17, 2015
4:55 PM

प्राप्ति

Original/Duplicate

शिकाई नं. 399

Regn.



प्राप्ति नं.: 4087

दिनांक: 17/07/2015

शिकाई नं.: 4087

दिनांक: 17/07/2015

शिकाई नं.: 4087
दिनांक: 17/07/2015
शिकाई नं.: 4087
दिनांक: 17/07/2015

शिकाई नं.	₹. 100.00
दस्तावेज नं.	₹. 100.00
प्राप्ति नं.	₹. 100.00
वर्ग	₹. 100.00

शिकाई नं.: 4087
दिनांक: 17/07/2015

शिकाई नं.: 4087
दिनांक: 17/07/2015

- 1) शिकाई नं.: 4087
- 2) शिकाई नं.: 4087

शिकाई नं.: 4087

538/3907
Friday, July 17, 2015
4:52 PM

प्राप्ति

Original/Duplicate

शिकाई नं. 399

Regn. 399

प्राप्ति नं.: 4086

दिनांक: 17/07/2015

शिकाई नं.: 4086
दिनांक: 17/07/2015
शिकाई नं.: 4086
दिनांक: 17/07/2015

शिकाई नं.	₹. 30000.00
दस्तावेज नं.	₹. 1120.00
प्राप्ति नं.	₹. 31120.00
वर्ग	₹. 31120.00

शिकाई नं.: 4086
दिनांक: 17/07/2015

शिकाई नं.: 4086
दिनांक: 17/07/2015

- 1) शिकाई नं.: 4086
- 2) शिकाई नं.: 4086

Self
Dhe
K.S. Saha.

Original/Duplicate
Thursday, November 07, 2013
12:35 PM

पत्राची

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पत्राची क्र.: 397

Regn: 39

पत्राची क्र.: 10151

दिनांक: 07/11/2013

पत्राची क्र.: 10151

दिनांक: 07/11/2013

पत्राची क्र.: 10151

पत्राची क्र.: 10151

दिनांक: 07/11/2013

पत्राची क्र.: 10151

दिनांक: 07/11/2013

पत्राची क्र.: 10151



नसन-३
क्र. (329/2013)
34-86

पत्राची क्र.: 10152

दिनांक: 07/11/2013

पत्राची क्र.: 10152

दिनांक: 07/11/2013

पत्राची क्र.: 10152

दिनांक: 07/11/2013

दिनांक: 07/11/2013

पत्राची क्र.: 10152

दिनांक: 07/11/2013

पत्राची क्र.: 10152

दिनांक: 07/11/2013

पत्राची क्र.: 10152

Self
K.S. Saha

दिनांक : Friday, February 20, 2015
4:54 PM

प्राप्ति

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प्राप्ति क्र.: 1162 दिनांक: 20/02/2015

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श्री. क्र.: 387
Page: 30M

प्राप्ति क्र.: 1162 दिनांक: 20/02/2015
व्यय/व्यय का विवरण: 11/15-2015
व्यय/व्यय का प्रकार: धन का भुगतान
धन का भुगतान का कारण: धन का भुगतान

श्री. क्र.: 41
व्यय/व्यय का विवरण: 41
व्यय/व्यय का प्रकार: 41
धन का भुगतान का कारण: 12

₹. 100.00
₹. 240.00
₹. 20.00

प्राप्ति क्र.: 1162 दिनांक: 20/02/2015
व्यय/व्यय का विवरण: 11/15-2015
व्यय/व्यय का प्रकार: धन का भुगतान
धन का भुगतान का कारण: धन का भुगतान

श्री. क्र.: 41
व्यय/व्यय का विवरण: 41
व्यय/व्यय का प्रकार: 41
धन का भुगतान का कारण: 12

₹. 100.00
₹. 240.00
₹. 20.00



नसम-3
36-26

दिनांक : Thursday, February 18, 2016
3:31 PM

प्राप्ति

प्राप्ति क्र.: 1866 दिनांक: 18/02/2016

Original/Duplicate
श्री. क्र.: 397
Page: 30M

प्राप्ति क्र.: 1866 दिनांक: 18/02/2016
व्यय/व्यय का विवरण: 18/02-2016
व्यय/व्यय का प्रकार: धन का भुगतान
धन का भुगतान का कारण: धन का भुगतान

श्री. क्र.: 41
व्यय/व्यय का विवरण: 41
व्यय/व्यय का प्रकार: 41
धन का भुगतान का कारण: 12

₹. 100.00
₹. 240.00
₹. 20.00

प्राप्ति क्र.: 1866 दिनांक: 18/02/2016
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धन का भुगतान का कारण: धन का भुगतान

श्री. क्र.: 41
व्यय/व्यय का विवरण: 41
व्यय/व्यय का प्रकार: 41
धन का भुगतान का कारण: 12

₹. 100.00
₹. 240.00
₹. 20.00

Joint Sub-Registry, P.K.S.V.N.
श्री. क्र.: 397
Page: 30M

self
[Signature]
K.S.Saha.

340.2956
Tuesday, June 23, 2020
12:41 PM

पावती

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

पावती क्र.: 3759 दिनांक: 23/06/2020

गावाचे गाव: नाशिक शहर - २
वस्तुऐवजाचा अनुक्रमांक: नसन३-२९५६-२०२०
वस्तुऐवजाचा प्रकार: स्पेशल पाँवर ऑफ बॅटरी
सावर करणाऱ्याचे नाव: श्री अतुल रसिकरास शाह - -

नोंदणी फी ₹. 100.00
दस्त हाताळणी फी ₹. 400.00
पृष्ठांची संख्या: 20

एकूण: ₹. 600.00

आपणास मूळ दस्त, पंचनेल प्रिंट, सुपी-२ बंधाने
1:01 PM वा वेळेस मिळेल.

वापार मुल्य: ₹. 1/-
सोबदला ₹. 0/-
भरलेले मुद्रांक मुल्य: ₹. 500/-

Joint Sub Registrar Nashik
सह. कुल्यमनिदेशक-३
नाशिक-३

- 1) वेवकाचा प्रकार: eChallan रकम: ₹. 100/-
सीटी/वनादेशाचे बॉर्डर क्रमांक: MH001428498202021 दिनांक: 23/06/2020
रकमेचे नाव व पत्ता:
2) वेवकाचा प्रकार: DHC रकम: ₹. 400/-
सीटी/वनादेशाचे बॉर्डर क्रमांक: 2306202001471 दिनांक: 23/06/2020
रकमेचे नाव व पत्ता:

नसन-३
क्र. (३२९ / २०२१)
३२९



Handwritten signature

मुळ दस्त परत केला
व रादी घेतली.

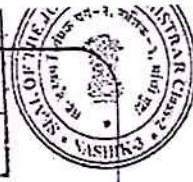
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Bel
K.S. Salunke

१९९७-९

दस्तावेज क्र. (३)

२५८/२०२०

२०



नसिन-३

दस्तावेज क्र. (३९९/२०२२)

३९९-२६



१. श्री. अतुल रसिकलाल शाह
उ.व.: ५५, धंदा:- नोकरी
राहणार: ३०/२, योगेश अपार्टमेंट, कुलकर्णी
गार्डन जवळ, शरणपूर रोड, नाशिक-४२२००२
Adhar No-3373 5019 4573

२. श्री. भोजराज तिलप ऐर
उ.व.: ३९, धंदा:- नोकरी
Adhar-4535 6943 5923
राहणार: फ्लॉट नंबर एच-४०१, पार्कसाईड
रेसीडेन्सेस, इंदिरा नगर-पायडी रोड,
नाशिक-४२२०१०.

३. श्री. रोहित विनैद्र शाह
उ.व.: ४१, धंदा:- नोकरी
PAN-ATWPS 1664 F
राहणार: फ्लॉट नंबर ४, जागृती को-ऑप.
हौसिंग सोसायटी, गुरुद्वारा समोर,
गुरुद्वारा रोड, शिंगाडा तलाव, नाशिक-१.

यांसी

मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड
PAN-AAECJ 7816 J
(सदरच्या लिमिटेड कंपनीचे जुने नांव मे.जयकुमार
कन्स्ट्रक्शन्स एलएलपी भागीदारी संस्था असे होते)
सदरची कंपनी, कंपनी कायदा २०१३ अन्वये
नोंदविलेली पब्लिक लिमिटेड कंपनी आहे.
CIN No.U45100MH2020PLC338134
रजिष्टर्ड ऑफीस: सव्हे नंबर २५६(पे) रासविहारी
स्कुल समोर, वळी मंदीरा जवळ, हनुमान नगर,
मुंबई आग्रा रोड, पंचपटी, नाशिक-४२२००३
तर्फे संचालक

१. श्री. हितेन हरिदास राजकोटीया
उ.व.: ४९, धंदा:- व्यापार
राहणार : फ्लॉट नंबर ९, धर्मराज प्लाझा, जुना
गंगापूर नाका, गंगापूर रोड, नाशिक-४२२००५
PAN-AAXPR 0790 D

लिहून घेणार

लिहून देणार

Self
K.S. Saha.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51600003548

Project: Parksyde Homes Phase 3 Plot Bearing / CTS / Survey / Final Plot No.: S NO 256 PART AND 257 PART at Nashik, Nashik, Nashik, 422002;

1. Jaikumar Constructions Llp having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422003.

2. This registration is granted subject to the following conditions, namely:-

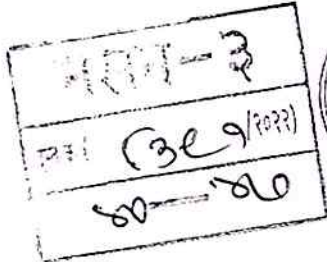
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (f) 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 05/08/2017 and ending with 31/12/2021 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. Veerendra Pramanand Prabhu
(Secretary, MahaRERA)
Date: 8/5/2017 9:33:22 PM

Dated: 05/08/2017
Place: Mumbai

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

Self
R.S. Sala

भारत सरकार
Government of India

क्रिपा सिंधु साहा
Kripa Sindhu Saha
जन्म तिथि/DOB: 28/12/1983
पुरुष/MALE

8356 5255 6667
VID: 9187 1161 8761 6107

माझे आधार, माझी ओळख

Shk

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता
क्रिपा सिंधु साहा, 3-301 फ्लोर-3-एडवोकेट
SR NO-2502 PANDSIDE HOMES, OFF
MUMBAI AGRA RD OPP RASDA WDI SCHOOL,
PANCHVATI, Nashik, Maharashtra - 422003

8356 5255 6667
VID: 9187 1161 8761 6107

1947 | help@uidai.gov.in | www.uidai.gov.in

भारत सरकार
Government of India

नम्रता प्रधान
Namrata Pradhan
जन्म तारीख/DOB: 28/06/1988
महिला/FEMALE

4196 5384 3594
VID: 9195 5565 9510 6699

माझे आधार, माझी ओळख

Pradhan

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता
क्रिपा सिंधु साहा, 3-301 फ्लोर-3-एडवोकेट
SR NO-2502 PANDSIDE HOMES, OFF
MUMBAI AGRA RD OPP RASDA WDI SCHOOL,
PANCHVATI, Nashik, Maharashtra - 422003

4196 5384 3594
VID: 9195 5565 9510 6699

1947 | help@uidai.gov.in | www.uidai.gov.in

SEAL OF THE JOINT SECRETARY
IN CHARGE
MUMBAI
28/12/2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

KRIPA SINDHU SAHA
ROHIT KUMAR SAHA
28/12/1983
Permanent Account Number
CDRPS3442L

Shk

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EHQPP8480J

नाम/Name
NAMRATA PRADHAN

पूर्व वारिस/Former's Name
MONSHECHRA KUMAR PRADHAN

जन्म तिथि/Date of Birth
28/06/1988

Pradhan

भारत सरकार
GOVERNMENT OF INDIA

अतुलकुमार रसिकलात शाह
Atulkumar Rasiklat Shah
जन्म वर्ष / Year of Birth: 1964
पुरुष / Male

3373 5019 4573

अधार - सामान्य मागसाचा अधिकार

Atulkumar Rasiklat Shah
(अतुलकुमार रसिकलात शाह)
S/O Rasiklat Shah
NEAR KULKARNI GARDEN
302 YOGESH APP SHASTRI NAGAR SHARANPUR ROAD
Nashik
Nashik
Maharashtra - 422002

ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA

HIGH COURT, MUMBAI
☎: 267 3371, 265 6567

NAME: NITIN RAMBHAU BARVE
RESIDENCE: MADANGVI, NASHIK.
ROLL No.: Mah/1902/2001.
ENROLLED ON: 13.7.2001.

SECRETARY

self

self
Shk
K.S.Saha

घोषणापत्र / शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म. रा. पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणूकीद्वारे अथवा दुबार विक्री होत नाही याचा मी/आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेवून आलो आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/ वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (G.P.Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मजकूर व मिळकतीतील इतर हक्क, कर्ज, बँक, बोजे, विकसन बोजे, शासन मजकूर व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहारपूर्ण किंवा साक्षीदार निष्पादित केलेला आहे. सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकूम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबूलीधारक हे संपुर्णपणे 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 बाधित होत नाही याची आम्ही खात्री देत आहोत.

नोंदणी नियम, १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाचे / उच्च न्यायालयाने दिलेला निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे आमच्या 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 आम्हाला पुर्ण कल्पना आहे.

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


लिहून देणार


लिहून घेणार

Self
K.S. Sale

घोषणापत्र / प्रतिज्ञापत्र

आम्ही, मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (जुने नांव मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी भागीदारी संस्था) तर्फे संचालक श्री. हितेन हरिदास राजकोटीया याद्वारे घोषित/प्रतिज्ञापत्र करुन देतो की, श्री. संजय कौंडीराम ढाकणे यांनी आम्हाला दिनांक 0६/११/२०१२ रोजी जनरल मुखत्यारपत्र लिहून व मे. दुय्यम निबंधक साहेब, नाशिक-३ यांचे कार्यालयात अ. नं. ९३०१/२०१३ अन्वये दिनांक ०७/११/२०१३ रोजी नोंदवून दिलेले आहे, तसेच मे. सनराईज डेव्हलपर्स तर्फे भागीदार यांनी आम्हाला दिनांक १७/०७/२०१५ रोजी जनरल मुखत्यारपत्र लिहून व मे. दुय्यम निबंधक साहेब, नाशिक-६ यांचे कार्यालयात अ. नं. ३८०८/२०१५ अन्वये नोंदवून दिलेले आहे. तसेच मे. अरिहंत डेव्हलपर्स तर्फे भागीदार यांनी आम्हाला दिनांक १२/०५/२०१७ रोजी जनरल मुखत्यारपत्र लिहून व मे. दुय्यम निबंधक साहेब, नाशिक-३ यांचे कार्यालयात अ. नं. ३८३६/२०१७ अन्वये नोंदवून दिलेले आहे. सदर जनरल मुखत्यारपत्र लिहून देणार यांनी आम्हाला लिहून दिलेले जनरल मुखत्यारपत्र रद्द केलेले नाही किंवा जनरल मुखत्यारपत्र लिहून देणार व्यक्तीपैकी कुणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे जनरल मुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे जनरल मुखत्यापत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहिन याची आम्हाला जाणीव आहे. हे घोषणापत्र / प्रतिज्ञापत्र लिहून दिले असे.

दिनांक ०५/०९/२०२२

Rajkotiya

नसन-३
दस्त क्र. (०५/१/२०२२)
६५-००



मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (जुने नांव मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी भागीदारी संस्था) तर्फे संचालक श्री. हितेन हरिदास राजकोटीया

घोषणापत्र / प्रतिज्ञापत्र

मी, श्री. अतुल रसिकलाल शाह याद्वारे घोषित / प्रतिज्ञापत्र करुन देतो, की, मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (जुने नांव मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी भागीदारी संस्था) तर्फे संचालक श्री. हितेन हरिदास राजकोटीया यांनी मला दिनांक २०/०६/२०२० स्पेशल मुखत्यारपत्र लिहून व मे. दुय्यम निबंधक साहेब, नाशिक-३ यांचे कार्यालयात अ.नं.२९५६-२०२० अन्वये दिनांक २३/०६/२०२० रोजी नोंदवून दिलेले आहे. सदर स्पेशल मुखत्यारपत्र लिहून देणार यांनी मला लिहून दिलेले स्पेशल मुखत्यारपत्र रद्द केलेले नाही किंवा स्पेशल मुखत्यारपत्र लिहून देणार व्यक्तीपैकी कुणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे स्पेशल मुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे स्पेशल मुखत्यापत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

हे घोषणापत्र / प्रतिज्ञापत्र लिहून दिले असे.

दिनांक ०५/०९/२०२२

Shah

श्री. अतुल रसिकलाल शाह

self
R.S. Saha
R.S. Saha

CHALLAN
MTR Form Number-6



GRN	MH005239351202223E	BARCODE				Date	20/07/2022-12:29:18	Form ID	25.3
Department					Inspector General Of Registration				
Type of Payment					Registration Fee				
Office Name					NSK_ NASHIK 3 JOINT SUB REGISTRAR				
Location					NASHIK				
Year					2022-2023 One Time				
Account Head Details					Amount In Rs.				
0030046401 Stamp Duty					100.00				
0030063301 Registration Fee					100.00				
Total					200.00				
Payment Details					STATE BANK OF INDIA				
Cheque/DD Details					FOR USE IN RECEIVING BANK				
Cheque/DD No.					Bank CIN Ref. No. 00040572022072028572 IK0BUGPMX3				
Name of Bank					Bank Date RBI Date 20/07/2022-12:30:01 21/07/2022				
Name of Branch					Bank-Branch STATE BANK OF INDIA				
					Scroll No., Date 202 , 21/07/2022				

मसलन-३
दस्त क्र. (३२९/२०२२)
४४-४६



Department ID: Mobile No.: 0000000000
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
याच दस्त क्र. ३२९ मधील कायदेशीर कागदांच्या दस्तावेजांची लागू आहे. कोरपी व कायदेशीर दस्तावेजांची रकम २००० आहे.

Signature Not Verified


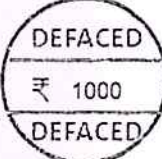
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI03
Date: 2022.09.05
16:17:47 IST
Reason: GRA Secure
DoNotRemove

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-340-8391	0003641517202223	05/09/2022-16:13:01	IGR313	100.00
2	(IS)-340-8391	0003641517202223	05/09/2022-16:13:01	IGR313	100.00
Total Defacement Amount					200.00

Self
Bl
K.S.Saha

नसिन-३
दस्तावेज (05/09/2022)
राजेश



 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 1908202206723	Receipt Date 05/09/2022
Received from Jaikumar Constructions Ltd, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 8391 dated 05/09/2022 at the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
	
Payment Details	
Bank Name SBIN	Payment Date 19/08/2022
Bank CIN 10004152022081905931	REF No. IGAODQHFO8
Deface No 1908202206723D	Deface Date 05/09/2022
This is computer generated receipt, hence no signature is required.	

Self

R.S. Saha
 K.S. Saha

340/8391

सोमवार, 05 सप्टेंबर 2022 4:13 म.नं.

दस्त गोपवारा भाग-1

नमन3

दस्त क्रमांक: 8391/2022

दस्त क्रमांक: नमन3 /8391/2022

बाजार मूल्य: रु. 27,31,000/-

मोबदला: रु. 41,61,300/-

भरलेले मुद्रांक शुल्क: रु. 100/-

नोंदणी फी माफी अमल्याम तपशिल :-

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

दु. ति. मह. दु. ति. नमन3 यांचे कार्यालयान

पावनी: 10648

पावनी दिनांक: 05/09/2022

अ. क्र. 8391 वा दि. 05-09-2022

मादरकरणाचे नाव: श्री कृपा सिंधु साहा

गेजी 4:07 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

दस्त हजर करणाऱ्याची मद्दी:

एकूण: 1100.00

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: डीड ऑफ अपार्टमेंट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 05 / 09 / 2022 04 : 07 : 26 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 05 / 09 / 2022 04 : 08 : 23 PM ची वेळ: (फी)












Self

Bhl

K.S.Sale



05/09/2022 4 18:13 PM

दस्त क्रमांक :नमन3/8391/2022
दस्ताचा प्रकार :-डीड ऑफ अपार्टमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्याचित्र	अंगठ्याचा ठसा
1	नाव:श्री कृपा मिंधु माहा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नंबर आय - 301, पार्कमाईड होम्स, रामविहारी इंटरनॅशनल स्कूल समोर, वळी मंदिर जवळ, पंचवटी, नाशिक 422003, च्याक नं: -, रोड नं: -, महाराष्ट्र, शाम्:ईक. पॅन नंबर:CDRPS3442L	विहून देणार वय :-38 स्वाधरी: 		
2	नाव:मी नम्रता - प्रधान पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नंबर आय - 301, पार्कमाईड होम्स, रामविहारी इंटरनॅशनल स्कूल समोर, वळी मंदिर जवळ, पंचवटी, नाशिक 422003, च्याक नं: -, रोड नं: -, महाराष्ट्र, शाम्:ईक. पॅन नंबर:EHQPP6480J	विहून देणार वय :-34 स्वाधरी: 		
3	नाव:मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (पुर्वीचे मे. जयकुमार कन्स्ट्रक्शन्स एन्व्हायलपी) तर्फे संचालक श्री दिनेश हरीदाम राजकोटीपा यांचे तर्फे स्पेशल मुख्यालय म्हणून श्री अनुप रमिकमान शाह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मधुर्षे नंबर 256पाट्टे, रामविहारी इंटरनॅशनल स्कूल समोर, वळी मंदिर जवळ, हनुमान नगर, मुंबई आद्या रोड, पंचवटी, नाशिक 422003, च्याक नं: -, रोड नं: -, महाराष्ट्र, शाम्:ईक. पॅन नंबर:AAECJ7816J	विहून देणार वय :-56 स्वाधरी: 		

नील दस्तऐवज करून देणार तयारकीत डीड ऑफ अपार्टमेंट चा दस्त एवज करून दिल्याचे कवुन करतात.
शिक्का क्र.3 ची वेळ:05 / 09 / 2022 04 : 10 : 10 PM

ओळख:-
मदर इमम दुप्यम निबंधक यांच्या ओळखीचे अनुन दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्याचित्र	अंगठ्याचा ठसा
1	नाव:अॅड. निनीन रामभाऊ वरें - - वय:40 पत्ता:नाशिक जिल्हा न्यायलय आवार, नाशिक पिन कोड:422002	स्वाधरी 	

शिक्का क्र.4 ची वेळ:05 / 09 / 2022 04 : 10 : 41 PM


Joint Sub Registrar Nashik3

प्रमाणित करण्यात येणे की,
हा दस्तऐवज सहीपुर्ण आहे. पाने आहेत.

Payment Details.

Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1. JAIKUMAR CONSTRUCTIONS LTD	Challan	0605720220228578	MH005239351202223E	100.00	SD	0003641517202223	05/09/2022
2.	DHC	1908202206723	1908202206723	1000	RF	1908202206723	05/09/2022
3. JAIKUMAR CONSTRUCTIONS LTD	Challan	MH005239351202223E	MH005239351202223E	क्रि. ५	साहे	003641517202223	05/09/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

का
सह-दुय्यम निबंधक वर्ग-२
नाशिक-३. 8391 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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K. S. Saha.



05/09/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 8391/2022

नोंदणी :

Regn.63m

गाबाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट
(2) मोबदला	4161300
(3) बाजारभाव (माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2731000
(4) भू-मापन, पोटहिसा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक न.न.पा. इतर वर्णन : इतर माहिती: , इतर माहिती: नाशिक येथील सव्हे नंबर 256/2 ते 6/8+256/2 ते 6/8(९)+256/2 ते 6/1+ प्लॉट नंबर 1 ते 8 यांसी सव्हे नंबर 256/7+257/4 यांसी डि एल आर रेकॉर्डनुसार सव्हे नंबर 257अ/4+ सव्हे नंबर 257/9 यांसी डि एल आर रेकॉर्डनुसार सव्हे नंबर 257अ/9 + सव्हे नंबर 257/11 यांसी डि एल आर रेकॉर्डनुसार सव्हे नंबर 257अ/11+257/12 यांसी डि एल आर रेकॉर्डनुसार सव्हे नंबर 257अ/12 या मिळकतीचे एकूण क्षेत्रावर बांधण्यात आलेल्या पार्कसाईड होम्स प्रकल्पातील फेज - 3 मधील आय बिंग या इमारती मधील 3 व्या मजल्यावरील फ्लॅट नंबर आय - 301 यांसी बटई क्षेत्र 75.03 चौ.मी. आणि सीटआऊट/बाष्कनी/युटीलिटी/ कव्हेई क्षेत्र 7.71 चौ.मी. ((Survey Number : सव्हे नंबर 256/2 ते 6/8+256/2 ते 6/8(९)+256/2 ते 6/1+ प्लॉट नंबर 1 ते 8 यांसी सव्हे नंबर 256/7+257/4 यांसी डि एल आर रेकॉर्डनुसार सव्हे नंबर 257अ/4+ सव्हे नंबर 257/9 यांसी डि एल आर रेकॉर्डनुसार सव्हे नंबर 257अ/9 + सव्हे नंबर 257/11 यांसी डि एल आर रेकॉर्डनुसार सव्हे नंबर 257अ/11+257/12 यांसी डि एल आर रेकॉर्डनुसार सव्हे नंबर 257अ/12 ;))
(5) क्षेत्रफळ	1) 75.03 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड (पुर्वीचे मे. जयकुमार कन्स्ट्रक्शन्स एलएलपी) तर्फे संचालक श्री हितेन हरीदास राजकोटीया यांचे तर्फे स्पेशल मुखत्यार म्हणून श्री अतुल रसिकनास शाह बय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सव्हे नंबर 256पादर्स, रासबिहारी इंटरनॅशनल स्कूल समोर, बळी मंदिर जवळ, हनुमान नगर, मुंबई आण रोड, पंचवटी, नाशिक 422003, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, शास्:ईक. पिन कोड:-422003 पॅन नं:-AAECJ7816J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-श्री कृपा सिंधु साहा बय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नंबर आय - 301, पार्कसाईड होम्स, रासबिहारी इंटरनॅशनल स्कूल समोर, बळी मंदिर जवळ, पंचवटी, नाशिक 422003, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, शास्:ईक. पिन कोड:-422003 पॅन नं:-CDRPS3442L 2): नाव:-सी मन्नठा - प्रधान बय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नंबर आय - 301, पार्कसाईड होम्स, रासबिहारी इंटरनॅशनल स्कूल समोर, बळी मंदिर जवळ, पंचवटी, नाशिक 422003, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, शास्:ईक. पिन कोड:-422003 पॅन नं:-EHQPP6480J
(9) दस्तऐवज करून दिल्याचा दिनांक	20/07/2022
(10) दस्त नोंदणी केल्याचा दिनांक	05/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	8391/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or other local authority or any area annexed to it.

संगणकीय अभिलेखातील प्रत
अरस्सल बरहुकुम नयकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.



Self
K.S. Saha.