

9422242842
mmk

R. K. PAWAR

"SANT SAVATA"
FOR:-M/s SUPRABHA
CONSTRUCTION GROUP, NASHIK.

FLAT PERCASER :- Mr. DEELIP AMBADAS BELGAONKAR
FLAT NO :- B-08, SECOND FLOOR, AREA :- 68.75 Sq.Mts.



e39
2008

20

File No. HNR-1057



Tuesday, December 29, 2009

6:35:51 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9384

गावाचे नाव नाशिक नगर पालिका हद्द मौजे

दिनांक 29/12/2009

दस्तऐवजाचा अनुक्रमांक नसन3 - 09318 - 2009

दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव: दिलीप अंबादास बेलगावकर

नोंदणी फी

9500.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

440.00

एकूण

9940.00

आपणास हा दस्त अंदाजे 6:50PM ह्या वेळेस मिळेल

सह. दुय्यल दुय्यम निबंधक-२
नाशिक 3

बाजार मुल्य: 618750 रु. मोबदला: 950000रु.

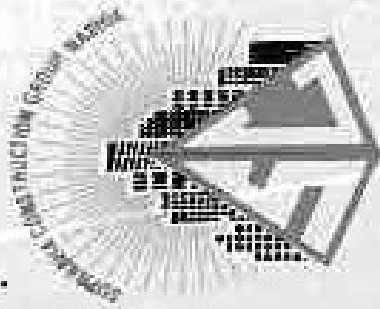
भरलेले मुद्रांक शुल्क: 30100 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: जनकल्याण को ऑप बँक लि नाशिक;

डीडी/घनाकर्ष क्रमांक: 053577; रक्कम: 9500 रु.; दिनांक: 24/12/2009

Received (Original Document)



SUPRABHA

RECE

CONSTRUCTION GROUP, NASHIK.

BUILDERS, DEVELOPERS & CONTRACTORS

Receipt No.

Off. S. No. 302, Plot No. 4, Ganesh Wadi Corner

Near Takle Nagar, Panchavati, Nashik- 422 003.

Ph. No.(Off). - 515138 (Res)- 530318.

DATE: 22/11

Received with thanks from Shri./Smt. Deelip Ambadas B.
the sum of Rupees One Lakh Fifty Thousand
by Cash / Cheque/D.D. No. 029181 Dated 21/12/09 On. The Ringda
Booked with us as Full / Part payment against Flat/Shop/Store/Plot No.
at Sand Savadi Apartment, Ganeshwadi C

Rs. 1,50,000/-

Cheque Subject to Realization

For SUPRABHA CONSTRUCTION GROUP,



PARTNER

नसपन-३
 २५/१२/२००९
 ९ - २
 F-104

जनकल्याण बँक
Janakalyan Co. op. Bank Ltd. Nashik

No. D-5/STP(V)/C.R. 1068/01/07/114-117/2007, Date of Issue - 25/1/2007

39079
CUSTOMER COPY
 Sr. No. :

Date: २५/१२/२००९

Deposit Br. Nashik

Pay to 0030 Acct. Stamp Duty

Franking Value	Rs.	30200/-
Service Charges	Rs.	-
Total	Rs.	30200/-

Name of Stamp Duty Paying Party
 दिवाय अशांतान नरसावकर
 १११२१, १११२०९

DD
 Drawn on bank

(FOR BANK USE ONLY)

Item No. :
 Franking Sr. No. :
 87909
 193059

P.P. BURAD
 Officer

दिवाय अशांतान नरसावकर
 पंचपथ बाविका
 JANKALYAN CO-OP BANK LTD. NASHIK
 M. G. ROAD BRANCH
 Authorised Signatory
 P.P. BURAD

ड्राई करी घेत आहे
 ३९०७९

CONSIDERATION RS. 9,50,000/-
 MARKET VALUE RS. 6,19,000/-
 STAMPS RS. 30,100/-
 FLAT AREA :- 68.28 SQ. MTS.

VALUATION CHART DIVISION NO.-1.21
 VALUATION RATE :-9,000/- Sq.Mt.

Janakalyan Co. Op. Bank Ltd.
 Nashik, M.G. Road Branch,
 Sarada Sankul, Wakli Wadi,
 Nashik - 1.
 D-5/STP (V)/C.R. 1068/01/07/
 114-117/2007



FLAT AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this 25th day of December 2009

भारत 87997
 193059
 R. 0030100/- PB5302
 14:47
 2
 24 2009
 MAHARASHTRA

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BETWEEN

M/s. SUPRABHA CONSTRUCTION GROUP NASHIK, Builders Developers & Contractors a Partnership Firm having its office at S. no 302/1 p. no. 4, Ganeshwadi corner, Panchvati, Nashik 03. Through its Partner Shri. Rajendra Karbhari Pawar, Age - 42 Years, Occupation - Business, Resident of Nashik Hereinafter referred to as the "VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its heirs, Executors, Administrators, assigns, etc) of the ONE PART.

AND

Mr. DEELIP AMBADAS BELGAONKAR Age - 42 years, Occupation - Business, R/O:-48, Mangeet So., Datta Nagar, Peth Road, Nashik-03. Hereinafter referred to as the "PURCHASER" (Which expression shall unless it be repugnant to the context or meaning thereof mean & include his/ her heirs, executors, Administrator, assigns, etc.) of the OTHER PART. (PAN No.-AFSPB0854L)

AND WHEREAS Smt- Pushapa Ganpatrao Deshpande, Shri-Mhalasakant Ganpatrao Deshpande, Shri- Shrikant Ganpatrao Deshpande, Shri-Chandracant Ganpatrao Deshpande, Shri-Shital Ganpatrao Deshpande & Sau-Alka Hemant panchbhaye hereinafter referred to as the land owner is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the vacant land situated at Nashik more particularly described in the first schedule written hereunder and hereinafter referred to as the SAID PROPERTY.

AND WHEREAS the said land owners G.P.A.Holder Shri-Chandracant Ganpatrao Deshpande have entrusted the said property to the vendor for development of the same under an a General Power of Attorney Dated 07-10-1997 Which is duly registered at Office of the Sub-Register at Sr. No. 8892 -10 October 1997 .

AND WHEREAS by virtue of the development agreement in respect of the said property the vendor has absolute and exclusive right to develop the said property by constructing a building thereon & enter into agreement of sale of the tenaments to the prospective purchaser at such price & the terms & conditions as the vendor may deem fit & has right to construct a building on the said property & sale the flats / shops etc & to appropriate the sale proceeds thereof.



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AND WHEREAS the vendor prepared a building plan which is approved by the nashik Municipal Corporation under first commencement certificate No. LND/BP/561/ Panchavati Dated 04/09/2000 Revised commencement certificate No. LND/BP/354/1047 Dated 06/09/2007 as per the said building plan the vendor has commenced the construction on the said property and proposed to construct a building consisting Two Ground Floors and Three upper floors, hereinafter referred to as the said building. Which shall be known as "SANT SAVATA "

AND WHEREAS the Vendor has entered into a standard agreement whith Architect registered with the council of Architects and the Vendor has appointed a structural engineer for the preparation of the structural design and drawings of the building and the vendor shall accept the professional supervision of the Architects and structural engineer till the completion of the building.

AND WHEREAS the vendor has the sole & exclusive right to sell the Flat/Shop in the said building to be constructed by the vendor on the said property & enter into agreement's with purchaser of the flat/ shop & to receive sale price in respect thereof.

AND WHEREAS the purshaser deamanded from the Vendor & the vendor has given inspection to the purchasers and delivered the copies of all the documents, Agreements, Plans, Designs and specifications prepared by the Architect of the vendor, & the vendor shall observe & perform the terms & conditions laid down by the Nashik Municipal Corporation while sanctioning the plan.

AND WHEREAS the purchaser applied to the vendor for purchase of the Flat No. B-08. **Second floor having total admeasuring 740.00 Sq.Ft. equivalent to 68.75 Sq.Mtrs.** Built Up area in "SANT SAVATA" situated at S. no 302/1 p. no. 4, Ganeshwadi corner, Panchvati, Nashik 03.

AND WHEREAS relying upon the said application, declaration the Vendor has agreed to sell to purchaser a flat at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS prior to execution of these presents purchaser has paid to the vendor a sum of **Rs. 1,50,000 /-** (**Rupees One Lakh Fifty Thousand only**) being part payment of sale price of the flat agreed to be sold by the vendor to purchaser as advance payment or deposite payment and receipt where of the vendor do hereby admit and acknowledge and purchaser has agreed to pay to vendor balance of sale price in the manner hereinafter appearing.

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AND WHEREAS under section 4 of the Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management & transfer) Act 1963, the vendor is required to execute agreement for sale of the said flat to the purchaser being this present & also to register the said agreement under the registration Act.

NOW THIS AGREEMENT WITNESSETH AS HEREIN AND IT IS AGREED BY AND BETWEEN THE PARTIES THAT:

(1) The vendor shall construct the said building consisting of ground + three floors on the said property in accordance with plans, and specifications approved by Nashik Municipal Corporation which have been seen and approved by the purchaser with liberty to the vendor of making such variations and modifications as the vendor may consider necessary or as may be required by Nasik Municipal Corporation and the purchaser shall not raise any objection regarding the variations as may be made by the vendor in the sanctioned building plan from time to time.

(2) The purchaser do hereby agree to purchase from the vendor and the vendor agrees to sell to the purchaser a flat bearing **Flat No. B-08. Second floor having total admeasuring 740.00 Sq.Ft. equivalent to 68.75 Sq.Mtrs.** built up area as described in the second schedule written hereunder hereinafter referred to as the said Flat for a total price and consideration of **Rs. 9,50,000/- (Rupees Nine Lakh Fifty Thousand Only.)** This amount of consideration includes the proporationate price of common areas, facilities appurtenant to the said Flat. This amount of consideration is fixed with mutual consent and there is no dispute about the same. The purchaser agrees to pay to the vendor the amount of the consideration in the following manner;

Rs. 1,50,000/-	Received before execution of the agreement
Rs. 0,00,000/-	At the time of compleation of Brick Work.
Rs. 0,00,000/-	At the time of commencement of tiles Work.
Rs. 8,00,000/-	At the time of possession with in 15 January 2010.

Rs. 9,50,000/- Total



That the payment of the aforesaid instalments on the due Stages is the essence of the contract. The vendor is not liable to give any intimation or notice of the instalments becoming due, even oral demand is sufficient. That this amount of consideration does not include the following expenses which the purchaser agrees to pay seperately.

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A) Amount of deposits of Electric Meter, Water Meter, expenses of installation charges for the same etc. The deposit for individual Electric meter, connection shall be paid to the vendor. The purchaser agrees to pay an amount of Rs. 18,000/- towards the MSEB ORC charges and deposit and installation charges.

B) All amount of expenses stamp duty, registration fee, legal expenses for this agreement and the final deed for transfer.

C) The amount of expenses for legal charges, & formation of the limited company, corporate body, association of apartment owners of all the apartments in the building. The purchaser agrees to Rs. 3251/- for the same.

(3) The Builtup Area shall be Calculated by adding Twenty Five Percent on Carpet Area.

(4) The vendor hereby declare that Floor space Index available in respect of the said property is 1:1 only & that no part of the said FSI has been utilised by the Vendor elsewhere for any purpose what soever and in case any FSI as may be remaining or as may be increased due to any change in the municipal rules, the same shall be available to the vendor only and the vendor shall be entitled to consume the said unused FSI and except the vendor nobody shall have right to use the said FSI and the vendor shall be entitled to construct the additional floors or any additional construction as may be approved by the local authority and shall be further entitled to sell the said construction to any third party and the purchaser or other purchasers in the building shall not object or obstruct the vendor from doing so.

(5) That the aforesaid amount of consideration is based on the market rate of the building material as on the date of this agreement, in case the rates of the building material is escalated then the amount of consideration is liable to be increased by such percentage as may be decide by the vendor and his Architects which will be binding on the purchaser.

(6) The Vendor hereby agrees that, he shall before handing over the possession of the flat to the purchaser and before final conveyance of the said building in favour of the society or association of apartment owners to be formed by the purchasers of the flats in the building to be constructed on the said property, make full and true disclosure of the nature of his title to the said property as well as any encumbrance including any right, title and interest of any party over the said property and the vendor shall as far as practicable ensure that, the said property is free from encumbrances and

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charges and that the original owners have clear and marketable title to the said property.

(7) The purchaser agrees to pay to vendor interest at 24% p.a. of all amounts, which become due and payable by purchaser to the vendor, under the terms of this Agreement from the date the said amount is payable by the Purchaser to the vendor.

(8) On the purchaser committing default in payment on due date of any amount due and payable by the purchaser to the vendor under this Agreement (including is proportionate share of taxes levied by the concerned local authority and other out goings) or the purchaser committing breach of any of the terms and conditions herein contained, the Vendor shall be entitled at his own option to terminate this Agreement.

PROVIDED always that the power of termination shall not be exercised by the vendor unless and until the vendor has given to the purchaser 15 days prior notice in writing or his intention to terminate this Agreement and of his specific breach or breaches of the terms and conditions of which he intends to terminate this Agreement and in case the purchaser commmits default in remedying such breach or breaches within such time as mentioned in the notice.

PROVIDED further that termination of this Agreement, the Vendor shall refund to the purchaser the instalment of sale price of the Flat which may till then have been paid by the purchaser to the vendor but the vendor shall not be liable to pay to the purchaser any interest on such amount refunded upon termination of this Agreement and the vendor shall be at liberty to sell and dispose of the Flat to any such person at any such price as the vendor may in his descretion think fit.

(9) The fixture, fittings and amenities to be provided by the vendor in the said building and Flat are those that are set out in Annexure annexed hereto. In case the purchaser needs any additional amenities, the purchaser shall pay extra charges towards the same.

(10) The Vendor shall give possession of the Flat to purchaser on execution of final conveyance. The final conveyance of the said Flat shall be executed within 12 months from the date hereof provided that the vendor shall be entitled to reasonable extension for giving delivery of possession within the aforesaid period, if the completion of building in which the shop is to be situated is delayed on account of:

(A) Non availability of Steel, Cement & Other building

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material, water or electric supply;

(B) War, civil commotion or act of god;

(C) Any notice, order, rule, notification of Govt. and/or other public notice or competent authority.

(11) The purchaser shall take possession of the Flat within 15 days of vendor giving written notice to the purchaser intimating that the said Flat is ready for use and occupation.

(12) The purchaser shall use the Flat or any part thereof or permit the same to be used only for the purpose, it is legally allowed for.

(13) The purchaser along with other purchasers in the building shall join in forming and registration the society or association of apartment owners to be known by such name as vendor may decide any for that purpose from time to time sign and execute application or documents and other papers and documents necessary for formation and registration of society or association and for becoming a member, including the bye laws of the proposed society or apartment and duly fill in and sign and return to the vendor within 15 days of same being forwarded by vendor to the Purchaser so as to enable vendor to register the organisation of the purchaser. No objection shall be taken by the purchaser if any changes or modifications shall be made in the draft bye laws of the memorandum and/or articles of association as may be required by Registrar of Co-op. Societies as the case may be or any other competent Authority.

(14) Unless it is otherwise agreed by and between the parties hereto the vendor will as far as practicable within 4 months of registration of the society or company, as aforesaid cause to be transferred to the society or association, all the right, title and interest of original owner/vendor in the said building by the executing the necessary sale deed or such other indenture of the said building in favour of such society or association, as the case may be such conveyance, shall be keeping with the terms and provisions of this Agreement.

(15) Commencing a week after notice in writing is given by the vendor to the purchaser that the Flat is ready for use and occupation, the purchaser shall be liable to bear and pay proportionate share (i.e. in proportion to floor area) of out goings in respect of said land and buildings, namely local taxes, betterment charges or such other levies by concerned local authority and Govt. water charges. insurance, common light repairs and salaries of clerks, bill collector chowkidars, sweepers and all other expenses necessary and



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incidental to the management and maintenance of said land and building is transferred to it, the purchaser shall pay to the vendor such proportionate share of out goings as may be determined from time to time. The purchaser further agrees that till purchaser's share is so determined the purchaser shall pay to the vendor provisional monthly contribution of Rs. 200/- p.m. towards such outgoings. The amounts so paid by the purchaser to the vendor shall not carry any interest and remain with the vendor until conveyance is executed in favour of society or limited as aforesaid on such conveyance being executed the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the vendor to the society or limited company as the case may be. The purchaser undertake to pay such provisional monthly contribution of such proportionate share of outgoings regularly on the first day of each and every month in advance and shall not withhold the same for any reasons whatsoever.

(16) At the time of registration of the conveyance the purchaser shall pay to the vendor entire stamp duty and registration charges payable, if any by the said society or limited company, on conveyance or any documents or instruments of transfer in respect of the said land and building to be executed in favour of society or limited company or individually.

(17) The purchaser/s himself with intention to bring all persons into whose hands over the Flat may come, do hereby covenant with the vendor as follows;

(a) To maintain the shop at purchasers own cost in good and tenable repairs and conditions from the date possession is taken and shall not do or suffered to be done, anything in the building in which the Flat is situated, staircase or any passage which may be against rules, regulations and bye laws concerned local or other authority or change, alter or make addition in or to the building in which the flat is situated and the flat itself or any part thereof.

(b) Not to store in the Flat any goods which are hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of building in which the shop is situated, will be caused or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages or upper floors which may damage or likely to damage the staircase, common passage or any other structure of the building in which the Flat is situated, including entrance of the building in which the Flat is situated on account of negligence or default of the purchaser and the purchaser shall be liable for the consequences of the breach.



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(c) To carry at his own cost all internal repairs of the said Flat and maintain the same in the same condition, state and order in which it was delivered by the vendor to purchaser and shall not do or suffered to be done anything or building in which the Flat is situated or the shop which may be given the rules and regulations and bye laws of 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 for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or to cause to be demolished the Flat or any part thereof nor at any time make or cause to be made any addition or alterations of whatever nature in or to the Flat or any part thereof nor any alterations in the elevations & on the side color scheme of the building in to which the Flat is situated and keep the portion sewer, drain pipes in the Flat and appurtenances thereto in good tenentable repair condition.

(e) Not to do or permit to be done any act or anything which may render void or voidable of any insurance of said land & the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

(f) Not to throw dirt, rubbish, rags, garbage or refuse or permit the same to be thrown from said Flat in compound or any portion of said land and building in which the Flat is situated.

(g) Pay to vendor within 15 days of demand by vendor his share of security deposit, demanded by concerned authority or Govt. for giving water, electricity or any other services connection to building in which the Flat is situated.

(h) To bear and pay increase in local taxes, water charges, insurance and other such levies, if any which are imposed by concerned local authority on account of change of user of the shop by the purchaser viz. user of any purpose other than for residential purpose.

(i) The purchaser shall not without written consent of the vendor, let, sublet, transfer, assign or part with Flat or purchaser's in this Agreement or part with possession of the Flat until all dues by the purchaser to the vendor under this Agreement are fully paid and only the purchaser had not been guilty or breach of or non observance of any of terms and conditions of this agreement.

(j) The purchaser shall observe and perform all rules and regulations which the society or association may adopt at its inception and addition, alterations and amenities thereof that may be from time to time, for protection and



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maintenance of said building and Flat therein and for the observance and performance of building rules, regulations & bye laws for the time being of concerned local authority and of Govt. and other public bodies. The purchaser shall observe and perform all stipulations and conditions:

ited company, regarding the occupation and use of the Flat in building and shall pay and contribute outgoings in accordance with the terms of this Agreement.

(k) Till the sale deed of building in which the Flat is situated is executed the purchaser shall permit the vendor and their surveyors and agents with or without working and others at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine and state and conditions thereof.

(18) Nothing contained in this Agreement is intended to be nor shall be construed as a grant demise or assignment in law or the said plot or of said plot and building or any part thereof. The purchaser shall have no claim save and except in respect of shop hereby agreed to be sold to him and all open spaces, terrace, parking spaces, and marginal open space etc. will remain the property of the vendor. The vendor shall be entitled to transfer the marginal open spaces, stilt, parking places, terrace, adjoining terrace, etc. to anybody on any such terms and conditions as the vendor may deem fit and necessary. That the vendor shall be entitled to allot the adjoining terraces to the flat purchaser and except such Flat purchaser nobody shall have any right on the said terrace, so also the vendor shall be entitled to allot the exclusive and absolute right to use and enjoy the ground floor marginal space to the adjoining Flat purchaser or such other Flat purchaser as the vendor may decide and except such allottee nobody shall claim any right on the said marginal space. In case of stilt in the building, the vendor shall be entitled to allot the said stilt to anybody as he may deem fit. The purchasers in the building shall not object and obstruct such allotment by the vendor.

(19) Any delay tolerated or indulgence shown by promoter in enforcing the terms of this Agreement or any forbearance or giving of time to purchaser by vendor shall not be construed as a waiver on the part of vendor or any breach of non compliance of any of terms and conditions of this Agreement by the purchaser not shall be made in any manner prejudice the right of the vendor.



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(20) The purchaser shall present this Agreement as well as conveyance / lease at proper registration office within time limit prescribed by registration act and vendor will attend such office and admit the execution thereof.

(21) All notice to be served on purchaser as contemplated by this Agreement shall have deemed to have been duly served if sent to purchaser by R.P.A.D. / Under certificate of positing at his address specified above.

(22) All costs, charges and expenses in connections with the formation of the Co-operative society, limited company of associations as well as cost of preparing, stamping and registering this agreement and/or any other agreement and stampduty and registration charges and the expenses incidental to for conveyance(s) as well as such documents required for the purpose of the transaferring the Flat and the land in favour of such co-operative society, limited company or associations. Neither the vendor nor land owner shall be liable for these expenses nor they shall contribute to these expenses. The proporations to share of such expenses. The proporation to share of such expenses, costs and charges payable by the shop purchaser shall be paid by the Flat purchaser immediatly on it becoming payable.

The Flat purchaser shall be liable to pay to vendor within 10 days of demand by the vendor the amount such as deposits, debentures, contributions for transformer to be paid to the M.S.E.B. for obtaining electric connections. If at the time of completion of construction the electric connection & meter is not provided by the MSEB then the purchaser shall not refuse to take the possession of the Flat on the said account. All expences shall be borne by the purchaser for obtaining the electrical connections. The Flat purchaser shall be laible to pay to Vendor within 10 days of demand by the vendor the amount such as deposits, debentures, contributions to be paid to the N.M.C. for obtaining water connections as well as costs charges of pipe line, meter, and labour charges upto water meter from N.M.C. water line.

(23) This agreement shall always be subject to provisions of Mah. Ownership Flats (Regulation of promotion of Construciton, Sale, Management Transfer) Act 1963 and rules made there under.



FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of land bearing Survey No 302/1,P. No.4. admeasuring 937.95 Sq.Mtrs.+ 161.55 Sq.Mtrs. Road widening area = Total admeasuring area 1099.50 Sq. Mts of

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Non agricultural tenure, situated at S. no 302/1 p. no. 4, C.T.S. No .5745A Ganeshwadi corner, Panchvati, Nashik 03. within registration and Sub Registration District of Nasik within Panchavati Gaothan & Nasik Municipal Corporation. Bounded as Fallows.....

On or towards the East by - 18.0 Mt. D. P. Road

On or towards the West by - C. T. S. No -5810 & 5814

On or towards the South by - Plot No. 3 .

On or towards the North by - 12.0 Mt. D. P. Road.

SECOND SCHEDULE OF THE PROPERTY AGREED TO BE TRANSPERED.

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing **Flat No.B-08. Second floor having total admeasuring 740.00 Sq.Ft. equivalent to 68.75 Sq.Mtrs.** Built Up area(55.00 Sq. mts Carpet Area) in "SANT SAVATA" Bounded as fallows.....

On or towards the East by - Flat No. B -07.

On or towards the West by -Flat No. A-07.

On or towards the South by -Building Marginal Space.

On or towards the North by - Staircase & Flat No. B-05.

ANNEXURE
AMENITIES TO BE PROVIDED IN THE FLAT

- (1) The sturcture shall be RCC frame type with panel walls B.B.Mesonary.
- (2) External wall shall be sand faced cement plastered and internal wall shall be cement plastered and neeru finished.
- (3) Door frames shall be of C.T. wood and flush shutter.
- (4) Window shall be of Aluminiium frame and glass pannels design.
- (5) Terrace slab shall be straight with IPS finish.
- (6) Flooring of Hall shall be finished with grey cement tiles and polished.
- (7) Bath room and WC shall be finished in dado upto 4'.0" in Bathroom & 2.0 in WC with tandur stone flooring.
- (8) Kitchen platform will be of Black kadappa only with sink finished in steel and shall have tile dado in white glazed



नसिन-३
दस्त क्र. (१३)७/२००९)
१३ — २

-: 13 :-

tiles of 2' dado.

- (9) Loft shall be provided in kitchen only on one side.
- (10) All flats shall have drainage system as per standard rules with septic tank provisions.
- (11) Each flat shall be provided with one connection in kitchen bath and WC with sufficient overhead water tank supply.
- (12) Each WC shall be provided with Indian WC system
- (13) Each room shall have 1 light point, 1 fan point and 1/2 point, stair case shall have bulkhed type fitting at floor landing.
- (14) All doors, Steel windows, frames with oil paint, building externally with cement paint, internally with white wash

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, DATE AND YEAR FIRST MENTIONED ABOVE.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
M/s. SUPRABHA CONSTRUCTION
GROUP, NASHIK.
THROUGH ITS PARTNER
Mr. RAJENDRA KARBHARI PAWAR
(VENDOR)



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED

Mr. DEELIP AMBADAS BELGAONKAR

(PURCHASER)

दिनांक १३/०६/२००९



WITNESSES :-

- 1) M. R. Bhamani
(M. R. Bhamani)
- 2) D. B. P. P. P.
(D. B. P. P. P.)

नसिन-३
 क्र. (२३)६/२००९
 १४ - २२



गाव नमुना नऊ
 दैनिक पावतो पुस्तक

महाराष्ट्र शासन (रोलबोर्ड व पावती पुस्तक)

गाव- ~~नाशिक~~ लुका- ~~नाशिक~~

दिनांक १४/१२/२००९

भोगवटादार/विने देणारा

श्री. र. व. प्र. म.
 शेतीचा पालवी

सं. ३०५/२

वडा/सकात/गावपंचायत/देपाते

एकत्रीकृत जमीन महसूल

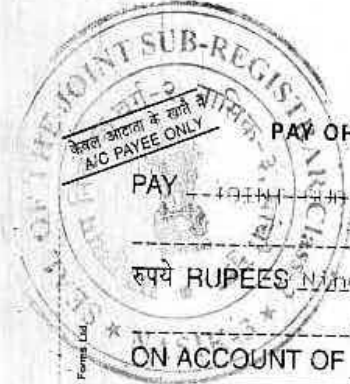
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२००९			१५							

(अक्षरी) रुपये १६६५५०० पैसे ०० फक्त मिळाले.

नाशिक
 ता. १४/१२/२००९

MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH15 20680011059 Valid Till 03-13-2018 (N.)
 C/DI 18-06-1992
 CLR 18-01-2008
 AUTHORIZATION TO DRIVE FULL OWNERS CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 M.L.W.G. 18-08-1972
 Name RAJESH BHAMARE
 S/D/W of GANGADHAR
 Add. FLAT NO. 13-A SANJEEVA PARK, IN FRONT OF NIRMALA CONVENT, GANGAPUR ROAD, NASHIK.
 PIN 422 001
 Signature & ID of Issuing Authority MH15 2004
 FORM 7 RULE 18(D)
 Signature/ID and Impression of Holder

FORM 7 (See Rule 18 (2)) MAHARASHTRA STATE
 Driving Licence No. MH15/06/238880
 Name & Address Date of Issue: 31-OCT-2006
 MR. DHOTRE DEEPAK MANOHAR
 A/P-S.NO. 20/38, YOGESHWAR COOP HSG SOC. MAHAMALABAD, NASIK
 Son/Wife/Daughter of MR. MANOHAR
 is licensed to drive throughout India, vehicle of the LMV(NT) LMV(T)
 Validity for Non-Transport Vehicle From 18-02-2006 To 17-02-2026
 Validity for Transport Vehicle From 31-10-2006 To 30-10-2009
 Signature of the licence holder



PAY ORDER NOT OVER RS. 2501/- VALID FOR SIX MONTHS FROM THE DATE OF ISSUE
 PAY 2501/- 24/12/2009 20
 रुपये RUPEES Nine Thousand Five Hundred Only को या आदेशानुसार OR ORDER
 ON ACCOUNT OF PAY ORDER AC द्वारा करें रु. Rs. ***9500.00

OT TT OL TL
जनकल्याण बँक
 Janakalyan Co.op Bank Ltd. Nashik

MGR M. G. Road Branch
 Nashik - 422 001.

For Janakalyan Co.op. Bank Ltd. Nashik

 प्राधिकृत हस्ताक्षर Authorized Signatory



1/3

NASHIK MUNICIPAL CORPORATION

NO.LND/BP/354/1047

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE :- 28 SEP 2007

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

नसिन-३
(316/2007)
14 - 22

TO, Shri. Chandrakant G. Deshpande & Other through
Shri. R. K. Pawar
C/o. Er. Ashirwad Asso., of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No.-- 04.
of S. No. 302 / 1 of Nashik (Panchvati) Gaathan Shiwar.

Ref - Your Application & Plan dated: 30 / 03 /2007 Inward No. C1/BP/505.
Case No :- ----

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work / and building permits under section 253 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act, No. LIX of 1949) to erect building for **Residential+Commercial**.

Purpose as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 32)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorised development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required Under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.



नसम-३

यस क्र. (२३) / २००९

2/3

8) The building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.

The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity.

In case if there is no Municipal drain within 60 meters should be connected to a soakpit to be provided by the owner.

The size of soakpit should be properly worked out on the basis of feriments% A pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.

10) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorised and action shall be taken.

11) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the Preservation of Tree Act, 1975.

12) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

13) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.

14) Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.

15) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act 1966 and Bombay Provincial Municipal Corporation Act, 1949.

16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony / Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the undertaking given. Similarly street lights will not be provided by Municipal Corporation if Electric supply Mains of M.S.E.B. is available at site.

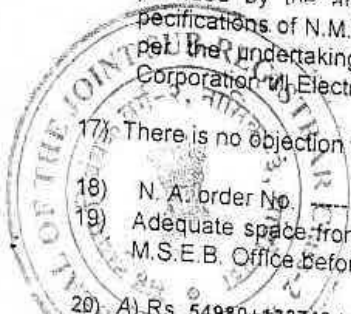
17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.

18) N. A. order No. _____ dated ; / / submitted with the application.

19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.

20) A) Rs. 54980+133740 (with Interest) is paid for development charges w.r. to the proposed Construction vide R. No./ B.No. 02/81 & 32/275 Dtd:- 30 / 08 /2000 & 16 / 08 /2007.

B) Rs. _____ is paid for development charges w.r. to proposed land development vide R. No./ B.No. _____ Dtd:- _____



नसिन-३
आदेश (२३) / २००९
१६-२२

3/3

C.C. for Plot No:- 04, of S. No. 302 / 1 of Nashik (Panchvati) Gaathan
Shiwar.

21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate

Sum of Rs. 3000/- Deposited vide B. No. / R.No.
Date:- 30 / 08 /2000 As per Order No 137 Dt. 18/03/2003

21) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.

23) A) Before commencing the construction on site the owner / developer shall install a "Display Board" on the conspicuous place on site indicating following details.

- a) Name and Address of the owner / developer, Architect / Engineer and Contractor
- b) Survey Number / City Survey Number / Ward Number of land under reference alongwith description of its boundaries.
- c) Order Number and date of grant of development permission / redevelopment permission issued by the Planning Authority or any other authority.
- d) F.S.I. permitted.
- e) Number of Residential / Commercial flats with their areas.
- f) Address where copies of detailed approved plans shall be available for inspection.

B) A notice in the form of an advertisement, giving all the details mentioned in 23 A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

25) Proper arrangement for rain water harvesting should be made at site.

26) Drainage connection charges Rs. 3000/- is paid vide R.No /B.No. 60/8573
Dtd:- 16 / 08 /2007.

27) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

28) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

29) N. A. & Commercial N. A. Order should be produced before Completion.

30) Separate 7/12 extract should be produced before Completion.

31) This permission is given on Pre-Code basis.

32) Previously approved B.P.vide letter No: 561/Panchvati, Dtd: 04/09/2000 is hereby treated as cancelled.



Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik