

सूची क.2

दुव्यम निवंशक : दु.नि. नानिक 1 दस्त क्रमांक : 3609/2016

नोदंगी : Regn:63m

गावाचे नाव: 1) नाशिक शहर

(1)विलेखाचा प्रकार

(2)मोबदला

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) डीड ऑफ अपार्टमेंट 2000000

1915900



1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन ः, इतर माहितीः तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील अहर नाशिक मधील सर्व्हें नंबर 761/6/3/1+3/2अ पैकी प्लॉट नं. 04 व 05,यांसी प्रत्येकी क्षेत्र 252.00 चौरस मीटर,यांसी एकत्रित एकूण क्षेत्र 504.00 चौरस मीटर या मिळकतीवर "शेवंता रेसिडेन्सी अपार्टमेंट" या माजल्यावरील पर्लेट नंबर 8(आठ),यांसी नावाने बांधण्यात आलेल्या इमारतीमधील स्टील्ट दुस-या मजल्यावरील फर्लेट नंबर 8(आठ),यांसी बिल्टअप क्षेत्र 706.00 चौरस फुट म्हणजेच 65.61 चौरस मीटर((Survey Number: 761/6/3/1+3/2अ; Plot Number: 04 व 05;))

(5) क्षेत्रफळ

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(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व

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

(9) दस्तऐवज करुन दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क
(13)बाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

1) 65.61 चौ.मीटर

1): नाव:-1. सौ. निता अमिष ठक्कर वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नंबर 8, शेवंता रेसिडेन्सी, उंटवाडी, नाशिक, महाराष्ट्र, णास्:ईक. पिन कोड:-422008 पॅन नं:-AFVPT2744J

2): नाव:-2. श्री. अमिघ शरद ठक्कर वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पत्तंट नंबर 8, शेवंता रेसिडेन्सी, उंटवाडी, नाशिक, महाराष्ट्र, णास्:ईक. पिन कोड:-422008 पॅन नं:-AAZPT3138K

 नाव:-1. थी. विकास गंगाधर तनपुरे वब:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं; पलॅट नंबर 4, शेवंता रेसिडेन्सी, उंटवाडी, नाशिक, महाराष्ट्र, णास्-ईक. पिन कोड:-422008 पॅन नं:-AGDPT2630A

2): नाव:-2. सौ. संगीता विकास तनपुरे वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: फ्लॅट नंबर 4, शेवंता रेसिडेन्सी, उंटवाडी, नाशिक, महाराष्ट्र, णास्:ईक. पिन कोड:-422008 पॅन नं:-AIWPT8267G

02/05/2016

02/05/2016

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मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

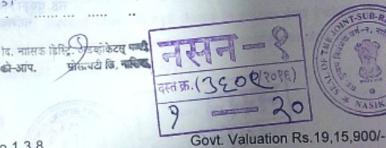
मॉर्की जतरबी प्रथम सुची का. II प्रत शस्रान दर हुकुल जवाल

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E 2 MAY 2016

विक्रीचे ठिकाण गासिक कोर्ट क्र. 595





Zone No.1.3.8

Consideration Rs. 20,00,000/-

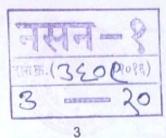
Stamp Rs. 1,20,000/- & Reg.Fee Rs. 20,000/- paid on Agreement for Sale dt. 19/03/2016 which has Registered in the office of Sub-Registrar Nashik-1, Document Sr.No. 2392 dt. 21/03/2016 Declaration Deed of Apartment, Registered at Serial No. 7324 on 23/8/2007

Stamp Rs. 100/-

DEED OF APARTMENT (SALE DEED)

THIS DEED OF APARTMENT (SALE DEED) is made and executed on this 02nd Day of the Month of May in the Christian Year Two Thousand Sixteen at Nashik.

etc.) of the SECOND PART.





BETWEEN

1. Mrs. Neeta Amish Thakkar

Age: 40 yrs, Occ.: Service,

Pan No.: AFVPT2744J

2. Mr. Amish Sharad Thakkar

Age: 40 yrs, Occ.: Business,

Pan No.: AAZPT3138K

Both R/o. Flat No. 8, Shevanta Residency, Untwadi, Nashik 422 008.

Hereinafter referred to as the "VENDORS"

(Which expression shall unless it be repugnant to the context or meaning thereof shall always deem to mean and include their legal heirs, executors, administrators, representatives and permitted assignees etc.) of the FIRST PARTY.

AND

RETURN TO LET THE STATE OF THE

1. Mr. Vikas Gangadhar Tanpure

Age: 35, Occ : Business Pan No.: AGDPT2630A

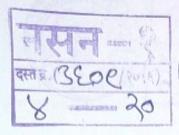
2. Mrs. Sangita Vikas Tanpure

Age: 30, Occ : Housewife Pan No.: AIWPT8267G

Both R/o. Flat No. 4, Shevanta Residency, Untwadi, Nashik 422 008.

Hereinafter referred to as the "PURCHASERS"

(Which expression shall unless it be repugnant to the context or meaning thereof shall always mean and include their heirs, legal representatives, executors, successors, assigns and administrators etc.) of the SECOND PART.



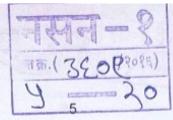


WHEREAS a property of Flat No. 8, admeasuring built-up area 65.61 Sq. Mtr., on Stilt Second Floor, in Shevanta Residency Apartment, which is constructed on bearing Survey No. 761/6/3/1+3/2A, out of that Plot No. 04 & 05, each admeasuring area 252.00 Sq. Mtr., totally admeasuring 504.00 Sq. Mtr. situated at Nashik City, is the subject matter of this Agreement. (The said plots is more particularly described in the First Schedule and the above Flat No.8 is more perticularly described in the Second Schedule hereunder written and hereinafter for the sake of brevity referred to as the said Flat) The Vendors herein have right to sell the said Flat absolutely;

AND WHEREAS the Vendors purchased the said Flat from Mr. Giridharisingh Shrigordhansingh Rajpurohit. The said Flat has been purchase by Vendor No. 1 herein mentioned, by Agreement of Sale made on 22/04/2008 and which is duly registered at the office of Sub-registrar Nashik - 4 at Sr. No. 3156 dated 29/04/2008.

AND WHEREAS subsequently it has become necessary to include the name of Vendor No. 2, namely Shri. Amish Sharad Thakkar as the joint Purchaser of the said Flat, because for availing the Housing Loan against the said Flat by way of mortgage in favour of the bank, the Vendor No. 1 was not eligible in her single name for want of adequate income. Therefore further Agreement of Sale between Vendors and Mr. Giridharisingh Shrigordhansingh Rajpurohit is made on 09/05/2008 and which is duly registered at the office of Sub-registrar Nashik - 4 at Sr. No. 3407 dated 09/05/2008.

Thereafter it is came to know that some mistakes happened in both Agreements herein mentioned above and for the purpose of rectifying the same, Correction Deed between Vendors and Mr. Giridharisinh Shrigordhansinh Rajpurohit has been made on





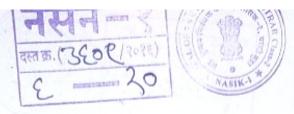
22/05/2008 and which is duly registered at the office of Sub-registrar Nashik - 4 at Sr. No. 3785 dated 23/05/2008.

AND WHEREAS all the terms and conditions fullfiled as per the Agreements herein mentioned above between Vendors and Mr. Giridharisingh Shrigordhansingh Rajpurohit and hence Mr. Giridharisingh Shrigordhansingh Rajpurohit has given vacant and title free possession to the Vendors and Deed of Apartment made on 22/05/2008 and which is duly registered at the office of Sub-registrar Nashik - 4 at Sr. No. 3786 dated 23/05/2008 accordingly.

AND WHEREAS the Nashik Municipal Corporation has given completion certificate in respect of the said building by its letter bearing No. Javak No. / Nagar rachana / CIDCO/089 dated 29/07/2003 & Javak No. / Nagar rachana / CIDCO/137 dated 20/10/2003

The Deed of Declaration under Maharashtra Apartment ownership Act of the said building namely Shevanta Residency Apartment and the same has duly registered in the office of Sub-Registrar, Nashik -5 at Sr.No. 7324, dated – 23/8/2007.

AND WHEREAS Vendors also declared that the property described in schedule I & II, totally free, clear, marketable and free from any encumbrances except the loan of Bank of Maharashtra on the said Flat. The Vendors absolutely owned and possessed the said flat and have a right to dispose the same in favour of any intending Purchaser or Purchaser being the necessity of a Vendor, Vendors has decided to sell the said flat premises due to their financial requirements, and commitments and need, and knowing the said fact Purchasers have shown their interest to purchase the same from Vendors, And after the negotiations of the title of the said flat premises Purchasers agreed to purchase and Vendors agreed to sell the same at and for a consideration of Rs. 20,00,000/- (In words



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Rupees Twenty Lakh Only). The Purchasers and Vendors hereby confirm and agreed that the above consideration of said flat property is fair, reasonable and as per the prevailing market rate and is fixed after due negotiations amongst themselves and there is no dispute or reservation of it nor shall it be raised in future also. The terms and conditions settled between the parties are written hereinunder, and the Agreement for Sale made between the parties on 19/03/2016 and which is duly Registered at office of Sub-Registar Nashik - 1 vide its document Sr. No. 2392/2016 dtd. 21/03/2016 accordingly. All the terms and conditions have been settled between the parties written in the said Agreement.

AND WHEREAS the Purchasers herein requested the Vendors to execute the Deed of Apartment (Sale Deed) in respect of the said Flat described in the Second Schedule hereunder written as the Purchasers need that Deed of Apartment (Sale Deed) for their own purposes.

AND WHEREAS the Vendors agree to execute the Deed of Apartment (Sale Deed) of the said Flat in favour of the Purchasers.

NOW THEREFORE THIS INDENTURE OF SALE WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS SHOWN BELOW:

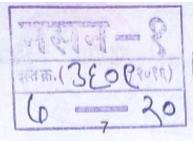
1. The Vendors do hereby sale, convey, alinate, transfer and assigne all the piece and parcel of the said Flat alongwith right in the common areas and facilities i.e. right of ownership in the building known as "Shevanta Residency Apartment" to the Purchasers for total consideration of Rs. 20,00,000/- (In words Rupees Twenty Lacs Only). That the Purchasers have paid total amount of consideration of the said Flat to the Vendors as shown below:-

Amount Rs.

Particulars

1,25,000/-

Rupees One Lakh Twentyfive Thousand Only paid by cheque drawn on Bank of Broda, Golf Club, Nashik, cheque No. 000027, dtd. 20/02/2016 to the Vendors.





75,000/-

Rupees Seventy five Thousand Only paid by cheque drawn on Bank of Broda, Golf Club, Nashik, cheque No. 000029, dtd. 19/03/2016 to the Vendors.

18.00,000/-

Rupees Eighteen Lakh Only paid by cheque /D.D./Pay order drawn on Bank of Baroda, Nashik No. 321117 dtd. 02/05/2016 to the Vendors.

20,00,000/- (In words Rupees Twenty Lacs Only)

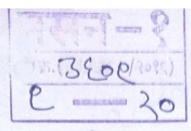
The Vendors admit to have recevied the total consideration of the said Flat (which is more particularly described in the Second Schedule of this Deed) from the Purchasers which is mentioned above consideration towards the price of the said Flat.

- 2. The Vendors have handed over the vacant possession of said Flat (which is described in the second schedule of this Deed) by measuring the said Flat and showing its boundaries and area to the Purchasers and the Purchasers have admitted/ acknowledged to have received the vacant & actual possession of said Flat and there is no complaint about giving/taking of the possession by either party.
- 3. That the Purchasers shall have right to use area kept for egress and ingress to their premises and shall have right in the common areas and facilities i.e. right of ownership in the building known as " Shevanta Residency Apartment " which is more particulary described in the Declaration Deed of Apartment.
- 4. That the Purchasers have became the absolute owners of the said Flat described in the Second Schedule hereunder written by virtue of this Deed. The Purchasers has acquired absolute right, title,



ownership and possession of the said Flat property by virtue of this Deed and the Purchasers has discretionary powers to deal with and dispose-off the said Flat as per their wish to any party of their choice and upon any such terms, conditions and consideration, as deem fit by them.

- 5. All the previous taxex till today i.e. common share of outgoings and to bear and pay the local taxes, water charges, insurance and such other levys, if any, which are imposed by the concerned local authority and / or Government and/or Other Public Authority etc. have paid by the Vendors, If pending then Vendors undertakes to pay it and after that the Purchasers undertake to pay all the taxes by the right which has got by this Deed i.e. ownership.
- 6. The Purchasers shall observed and perform all the rules and regulations and also agree to observe the addition or alteration or amendments thereof that may be made from time to time for protection and maintenance of the said Apartmen and the premises therein & as mentioned in Declaration of Apartment.
- 7. The Vendors do hereby covenant to the Purchasers as follows
- a) That the Vendors are fully empowered to dispose off and/or allienate the said Flat to anybody as he like and in exercise of the said powers the Vendors hereby conveyed the said Flat to the Purchasers.
- b) On the said Flat, there is no any encumbrance or charge on the said Flat.
- c) That by virtue of this indenture, the Purchasers as owners have absolute right to enjoy the said Flat and its possession peacefully alongwith rights in the common areas and facilities i.e. right of ownership in the building known as " Shevanta Residency





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Apartment " and that there shall be no obstruction whatsoever to the peaceful enjoyment of the Purchasers from the Vendors.

- d) That the Flat transferred and conveyed hereunder has not been subjected to any attachment either by Government and/or any Local Authority or institution or Corporation.
- e) The Vendors confirm and declare that they have not sold the said Flat with an intention of re-purchasing the same from the Purchasers not shall such claim be entertained by the Purchasers, if raised by the Vendors. The Vendors further undertake and confirm that neither the Vendors nor then legal heirs or any person shall raise any objection or dispute with respect to the possession, enjoyment and ownership of the said Flat of the Purchasers. However, in case any third party happens to take any objection in this behalf, the Vendors and after them then legal heirs undertake to settle the same at their own costs and expenses. The Purchasers shall not be liable or responsible for any obligations arising from such objections.
 - 8. The Purchasers shall enjoy the ownership & possession of said Flat conveyed herewith as absolute & exclusive owners without any disturbance or obstruction from the Vendors or anybody claiming through them.
 - 9. The Vendors undertake to render all the required co-operation in transferring the said Flat in revenue record, municipal record, apartments record, electricity company record, etc. of said Flat unto the name of Purchasers. However, all the expenses required therefor shall be borne and paid by the Purchasers alone.
 - All the expenses like Stamp Duty, registration charges, legal fees, typing and Xeroxing charges and other incidental expenses



required for this Deed in respect of the said Flat/ Apartment property are borne and paid by the Purchasers.

11. The said Deed of Apartment (Sale Deed) will be binding on Vendors and their legal heirs & Purchasers and their legal heirs.

SCHEDULE OF THE PROPERTY 'I' THE SCHEDULE OF PROPERTY ABOVE REFERRED TO

All that piece and parcel of the land, bearing as Plot No. 04 & 05, admeasuring area 252.00 Sq. Mtr. each, totally admeasuring 504.00 Sq.Mtr. out of Survey No. 761/6/3/1+3/2A situated at Nashik City, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation and within the registration and Sub-Registration of District of Nashik, bounded as under:

On or towards EAST : Survey No. 761/6/4/4 to 8

On or towards WEST : 7.50 Mtr. Wide road

On or towards SOUTH : Plot No. 03

On or towards NORTH : Survey No. 761/6/4/4 to 8

SCHEDULE 'II' (DESCRIPTION OF THE "SAID FLAT")

All that piece and parcel of Flat No. 8, admeasuring built-up area 706.00 Sq.Ft. equivalent to 65.61 Sq. Mtr., on Stilt Second Floor, in Shevanta Residency Apartment, which is constructed on the property described in Schedule - I, and the said flat is bounded as follows:-

On or towards EAST : Flat No. 7
On or towards WEST : Road
On or towards SOUTH : Flat No. 9

On or towards NORTH : Property of Mr. Jagtap

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE

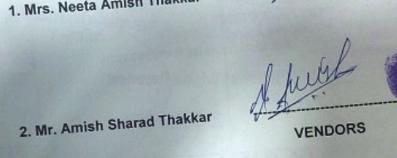


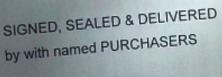
HANDS AND SEALS ON THE DAY, MONTH, YEAR MENTIONED HEREINABOVE WRITTEN.

> SIGNED, SEALED & DELIVERED by with named VENDORS



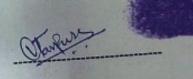
1. Mrs. Neeta Amish Thakkar





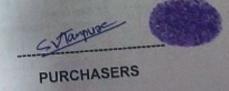


1. Mr. Vikas Gangadhar Tanpure

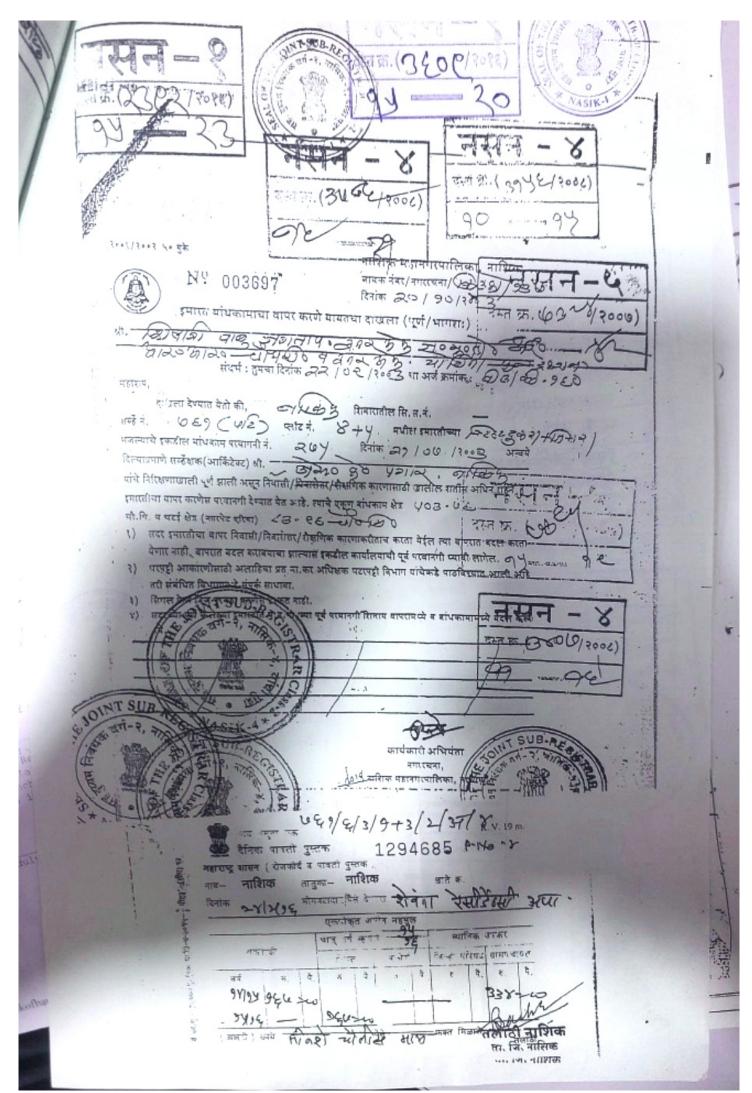


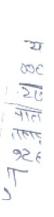


2. Mrs. Sangita Vikas Tanpure



In the presence of ...









दि नाशिक कि व	·		
परवामा क्रमांक : आस्का /ज	तट ॲडव्होकेटस् मल्टीपर हा न्यायालय आवार, नाशिक न्यल/१ नं.स्य.स्त.क./जी.स्य.स्त.		पावती क. 166
थी./बीमंत्री. विकार्व चंड्यार योध्यासाठी समये	3591815	नपूर	R2/5/2016
	र श्वासा सपय दे ।		्ये मान क खरेदीसाठी रोख मिळाले.
मु.वि.रजि.अ.क्र.	मुद्रांकाचा तपशित	संख्या	किंगत सपये
83910	1000 X 1000 X 1000 X 100 X 100 X		900.

900

20 X 40 X