

341/10958

पावती

Original/Duplicate

Friday, September 22, 2023

नोंदणी क्र.: 39M

9:05 AM

Regn.: 39M

पावती क्र.: 13860 दिनांक: 22/09/2023

गावाचे नाव: वडाळा

दस्तऐवजाचा अनुक्रमांक: नसत4-10958-2023

दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू सेल

मादर करणाऱ्याचे नाव: विकास रामचरण चौधरी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:25 AM ह्या वेळेस मिळेल.

Joint Sup Registrar Nashik 4

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

वाजार मूल्य: रु. 2962000 /-

मोबदला रु. 4377370/-

भरलेले मुद्रांक शुल्क : रु. 262700/-

1) देयकाचा प्रकार: DHC रकम: रु. 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923201311001 दिनांक: 22/09/2023

विक्रेतेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008362120202324E दिनांक: 22/09/2023

विक्रेतेचे नाव व पत्ता:

मूळ दस्त पत्रा

1403-B



संदीप दिलीप कारवाल
अॅडव्होकेट

स्वामी बंगला, जेलरोड, नाशिकरोड-४२२१०१.
मोबाईल- ९६७३००५५५९

संदीप

२०२३

22 SEP 2023



22/09/2023

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. नाशिक 4

दस्त क्रमांक : 10958/2023

नोंदणी :

Regn:63m

गावाचे नाव : वडाळा

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू मेल
(2) मोबदला	4377370
(3) बाजारभाव(भाडेपट्ट्याच्या वाववितपट्ट्याकार आकारणी देतो की पट्टेदार ते तसुद करावे)	2962000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: ता.जि. नाशिक पैकी मोजे वडाळा या गांवचे शिवारातील व नाशिक म.न.पा. हद्दीतील विनशेती मिळकत मध्ये नं.113/2/क, क्षेत्र हे.01-00आर म्हणजेच 10000.00चौ.मी. यावरील श्री हरीकृष्ण हार्डटस् या इमारतीतील वी विंग मधील चौदाव्या मजल्यावरील फ्लॅट नं.1403बी, यांसी क्षेत्र 59.550चौ.मी. कारपेट व बाल्कनी क्षेत्र 7.827चौ.मी. व टेरेस क्षेत्र 7.623चौ.मी. ((Survey Number : 113/2/क ;))
(5) क्षेत्रफळ	1) 59.550 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पार्श्वनाथ प्रोजेक्टस् भागीदारी फर्म तर्फे भागीदार नारायण गोवर्धनभाई काशियानी वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: स्वामी नारायण भवन, , ब्लॉक नं: स्वामी नारायण नगर, नवीन आडगांव नाका , रोड नं: पंचवटी, नाशिक, ता.जि. नाशिक, महाराष्ट्र, णाम्:ईक्र. पिन कोड:-422003 पॅन नं:-AAWFP4303M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-विकास रामचरण चौधरी वय:-35; पत्ता:-प्लॉट नं: फ्लॅट नं.5, , माळा नं:-, इमारतीचे नाव: जय गणराज अपार्टमेंट, , ब्लॉक नं: ओकार कॉलनी, , रोड नं: राजीव नगर, नाशिक, महाराष्ट्र, णाम्:ईक्र. पिन कोड:-422009 पॅन नं:-APJPC1963L 2): नाव:-प्रीती विकास चौधरी वय:-34; पत्ता:-प्लॉट नं: फ्लॅट नं.5, , माळा नं:-, इमारतीचे नाव: जय गणराज अपार्टमेंट, , ब्लॉक नं: ओकार कॉलनी, , रोड नं: राजीव नगर, नाशिक, महाराष्ट्र, णाम्:ईक्र. पिन कोड:-422009 पॅन नं:-ANUPL2784P
(9) दस्तऐवज करून दिल्याचा दिनांक	22/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	22/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	10958/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	262700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सूची क्र.11
नोंदणी नंतरची प्रथम प्रत
संगणकीय अभिलेखातील प्रत
अरसल बरहुकुम नवकल

दुय्यम निबंधक वर्ग-२



CHALLAN
MTR Form Number-6



GRN	MH008362120202324E	BARCODE		Date	20/09/2023-15:29:02	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	APJPC1963L				
Office Name	NSK2_NASHIK 2 JOINT SUB REGISTRAR	Full Name	Vikas Ramcharan Chaudhari				
Location	NASHIK	Flat/Block No.	SNo113/2/C Shri Harikrushna Heights Flat				
Year	2023-2024 One Time	Premises/Building	No.B1403				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	262700.00	59.550sq.mtrs	Wadala Nashik		4 2 2 0 0 6
0030063301 Registration Fee	30000.00				

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दस्त क्र. (9045) / 2023
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Remarks (If Any)	PAN2=AAWFP4303M~SecondPartyName=Parshwanath Projects The Partnership Firm-					
Amount In	Two Lakh Ninety Two Thousand Seven Hundred Rupees					
Words	Only					

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332023092015256	2829456198		
Cheque/DD No.		Bank Date	RBI Date	20/09/2023-15:30:02	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID : Mobile No. : 7776840638
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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दस्त क्र. (90245 / 2023)
3	89



ZONE NO.	25.7
GOVT. VALUE	RS. 29,62,000/-
(@ Rs. 38,378 /- p.sq.mtrs)	
CONSIDERATION	RS. 43,77,370/-
STAMP	RS. 2,62,700/-
Registration Fees	Rs. 30,000/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and executed on this day 22nd of in the month **September** year **2023** at **NASHIK ROAD**.

BETWEEN

PARSHWNATH PROJECTS, THE PARTNERSHIP FIRM, Registered as per Indian Partnership Act.

FIRM PAN :- AAWFP 4303 M

Through its Partner :-

MR. NARAYAN GOWARDHANBHAI KASHIYANI.

Age :- 50 years, Occupation :- Agriculturist & Businessman,

R/o. Radhakrishna Niwas, Swami Narayan Nagar, New Adgaon Naka, Panchvati, Nashik, Tal & Dist. Nashik

Hereinafter referred to as the "**THE OWNER/ PROMOTER** " [which expression shall unless it be repugnant to the context or meaning thereof, shall always deem to mean and include its proprietor, executors, administrators, representatives, legal heirs and assigns] of the **FIRST PART**

AND

- MR. VIKAS RAMCHARAN CHAUDHARI**
Age – 35 Years, Occupation – Service,
PAN : APJPC1963L ADHAAR :- 7538 5522 1015
Mobile :- 7776840638
- MRS. PRITI VIKAS CHAUDHARI**
Age – 34 Years, Occupation – House wife,,
PAN : ANUPL 2784 P ADHAAR :- 4090 9705 2994
Mobile :- 9359102897

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AND WHEREAS the Owner/Promoter has commenced the work of construction as per approved plans and building shall be constructed as per the specification given in Annexure hereinafter and the said specifications are also accepted by the Purchaser herein, which plans and specifications are displayed in the office of the Owner/Promoter.

AND WHEREAS the building constructed on the said property is be named as **SHREE HARIKRUSHNA HEIGHTS** in **PARSHWANATH PROJECTS**.

AND WHEREAS, each of the purchaser's is to bear proportionate expenses of out goings as particularized in Annexure mentioned herein under.

AND WHEREAS, the Owner/Promoter will also entering into agreement of like nature of sale of constructed area with other Purchasers.

AND WHEREAS the price of the said premises mentioned hereafter is excluding all kinds of expenses mentioned hereafter in the said agreement.

AND WHEREAS, the Purchaser has also accepted restrictions as to use of the premises for himself/herself and for the benefit of other occupiers.

AND WHEREAS the purchaser shall get this agreement duly registered with his/her own costs within the specified time.

AND WHEREAS the terms and conditions are settled between the parties.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS SHOWN BELOW.

1] The Promoter shall construct the building consisting of ground Commercial Shops + Parking and 14 upper floors, in **B** Wings according to the plans, designs, approved by the concerned local authority and specifications as annexed hereto and which are approved by the Purchaser with such variations and modifications as the Owner / promoter may consider necessary for the benefit of all or as may be required by the concerned local authority and the Purchaser gives his Irrevocable consent to such variations, modifications and alterations as and when they are not affecting said premises of the purchaser.

2] The sale of the area is on the basis of carpet area of the said Flat The carpet area is calculated from wall to wall excluding internal plaster. This aspect has been properly explained to the Purchaser and the Purchaser has accepted the same and shall not challenge the conversion and measurement thereof in any manner in future.

3] The purchaser agrees to purchase Flat premises situated in "**B**" wing Flat

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respect of the Apartment.

- 8] Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment the Purchaser and the common areas to the association of the Purchaser after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided hereinafter.
- 9] If the Owner/Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Purchaser, the Owner/Promoter agrees to pay to the Purchaser on his demand, who does not intend to withdraw from the project, interest as specified in the Rules of the RERA Act, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Owner/Promoter, interest as specified in the Rules of the RERA Act, on all the delayed payment which become due and payable by the Purchaser to the Owner/Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Owner/Promoter.
- 10] Without prejudice to the right of Owner/Promoter to charge interest in terms of sub clause 9 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Owner/Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Owner/Promoter shall at its own option, may terminate this Agreement. Provided that, Owner/Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Owner/Promoter within the period of notice then at the end of such notice period, Owner/Promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Owner/Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Owner/Promoter.
- 11] The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set

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the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Owner/Promoter to the Purchaser, so as to enable the Promoter to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the Declaration of Apartment.

- 17] *Within 15 days after notice in writing is given by the Promoter to the Purchaser that the Apartment is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, security guard, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Apartment is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Owner/Promoter an amount of Rs. 1,13,000/- towards deposit of one time maintenance & Rs. 1.5/- Per Sq Ft. towards monthly maintenance Amount. The amounts so paid by the Purchaser to the Owner/Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the building executed in favour of the Apartment Owners as aforesaid. On such conveyance being executed for the structure of the building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Owner/Promoter to the Apartment.*
- 18] *The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-*
- | | |
|------------------|--|
| (i) Rs. 15,000/- | <i>For formation and registration of the Apartment</i> |
| (ii) AT ACTUAL | <i>Amount of GST or any other incidental Taxes, etc.</i> |
- 19] *At the time of registration of conveyance of the structure of the building the Purchaser shall pay to the Owner/Promoter, the Purchasers' share of stamp duty and registration charges payable, on such conveyance or any document or instrument of transfer in respect of the said Flat & structure of the said Building.*
- 20] *The Owner/Promoter hereby represents and warrants to the Purchaser as follows:*
- i] *The Owner/Promoter have clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement & has the requisite rights to carry out development upon the project land and also has actual, physical & legal possession of the project land for the implementation of the Project;*

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

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cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

- 25] That all notices to be served on the Purchaser and the Owner/Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified in title clause of the said agreement. It shall be the duty of the Purchaser and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Purchaser, as the case may be.
- 26] The charges towards stamp duty and Registration, legal fees, & other incidental charges of this Agreement shall be borne by the Purchaser.
- 27] Any dispute between parties shall be settled amicably by appointing Arbitrator as per the provisions of Indian Arbitration & conciliation Act. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

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

- 29] The name of the said building shall always be known as "**SHREE HARIKRUSHNA HEIGHTS APARTMENT**" in **PARSHWANATH PROJECT** and the name of the apartment and the name of the Apartment owners association shall bear the name of "**SHREE HARIKRUSHNA HEIGHTS APARTMENT**" " as its first name and this name shall not be changed without the written consent of the Promoter, things, documents, letters, writings and papers as may be reasonably required by the Promoter for further better or more perfectly effectuating or preserving the right and interest of the Owner / promoter or for securing the due fulfillment of the provisions thereof.

SCHEDULE - I

[DESCRIPTION OF THE SAID PLOT PROPERTIES REFERRED TO ABOVE]

All that piece and parcel of Non Agricultural land admeasuring 1 Hector 00 Ar i.e.

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१५ — ४९



from inside.

[4] Building roof shall be finished with water proofing treatment in brick bat coba with neat cement finishing.

[5] Quality ceramic flooring in all rooms.

DOORS AND WINDOWS -

[1] Main door with wooden framing and flush door shutter with fitting, magic eye and night latch.

[2] All the doors opening in rooms, into balcony, bathrooms and lavatory would be flush doors.

[3] Aluminum sliding window with guard rods.

[4] Door bell shall be provided for each flat.

LIGHTING -

[1] Electrification would be done in concealed with copper wiring of Rs. 12/- running per meter and appropriate no. of electric buttons @ Rs.38/- per buttons, power point @ Rs.230/- per point & Copper wiring for Power point @Rs. 34/- running per meter,

[2] Best quality switches @ Rs.95/-

PLUMBING -

[1] Entire plumbing will be concealed in good quality G. I./ CPVC fitting @ Rs. 20/- Per Ft, in W. C. Bath, Wash Basin and Kitchen.

[2] R. C. C. Overhead water tank.

[3] Underground water tank with sufficient capacity would be provided.

[4] Common Boring & pump of Rs.50,000/-

PARKING -

[1] Concrete paving blocks in building margins.

KITCHEN -

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दस्ता क्र. (१०८५८)	(२०२३)
१०	— ३९



[9] Such other expenses as are necessary or incidental for maintenance and up keep of the Building.

[10] N.A. Tax.

ANNEXURE - D
SCHEDULE-III

[DETAILS OF STAGES of COMPLETION & PAYMENT AS PER STAGES OF CONSTRUCTION]

STAGES OF CONSTRUCTION	PERCENTAGE OF PAYMENT
1) At Booking	10%
2) RCC slab upto 1 st Slab	5%
3) RCC slab upto 2 nd Slab	5%
4) RCC slab upto 3 rd Slab	5%
5) RCC slab upto 4 th Slab	5%
6) RCC slab upto 5 th Slab	5%
7) RCC slab upto 6 th Slab	5%
8) RCC slab upto 7 th Slab	5%
9) RCC slab upto 8 th Slab	5%
10) RCC slab upto 9 th Slab	5%
11) RCC slab upto 10 th Slab	5%
12) RCC slab upto 11 th Slab	5%
13) RCC slab upto 12 th Slab	5%
14) RCC slab upto 13 th Slab	5%
15) RCC slab upto 14 th Slab	5%
16) Brick Work	5%
17) External Plaster	5%
18) Internal Plaster	5%
19) Flooring	2%
20) Plumbing & Electric work, Color	2%
21) At the time of possession	1%
T O T A L	100%

DRAFTED
BY ME

IN WITNESS WHEREOF, THE PARTIES HERETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS, SEALS ON THE DAY AND MONTH AND THE YEAR FIRST WRITTEN HEREIN ABOVE MENTIONED.

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED

PARSHWANATH PROJECTS



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- वडाळा

तालुका :- नाशिक

जिल्हा :- नाशिक

भुमापन क्रमांक व उपविभाग ११३/२/क
भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	८९६८	पार्वनाथ प्रोजेक्टस भागीदारी संस्था	१.००.००	५.१०		(१६३८९)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत १.००.००							इतर
बागायत -							ना.म्यु हद (१३००८)
एकुण							बोजा - सहकारी बँक
ला.पो. क्षेत्र १.००.००							दि नाशिक मर्चन्टस् कौ ऑप बँक लि.नाशिक
							शाखा सातपुर एम.आय.डी.सी.यांचा बोजा
							र.रु.१३५०००००/-दाखल केला. (१८८५६)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							प्रलंबित फेरफार : नाही.
वर्ग (अ) -							शेवटचा फेरफार क्रमांक : १८८५६ व दिनांक :
वर्ग (ब) -							२४/०७/२०२१
एकुण							
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र १.००.०० (अ+ब)							
आकारणी ५.१०							
जुडी किया विशेष आकारणी							
जुने फेरफार क्र : (१३००८) (१४३०८) (१४३२८) (१५२६१) (१५५५५) (१५७६४) (१६२५९) (१६२६१) (१६३८९)							सीमा आणि भुमापन चिन्हे

नसन-४
दस्त क्र. (१०२५८ / २०२३)
१२ - ४१



इ महा भूमि

Dated Copy



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. २४/०७/२०२१:१२:३६:१८ PM रोजी) व गा.न.नं.१२ (दि. २०/०९/२०२१:०२:४८:१३ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिकव्याची आवश्यकता नाही.

सूचना: तांत्रिक अडचणी खातर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्यावत नाही. यावर फेरफार नोंद क्र.

१५२६१,१५५५५,१५७६४,१६२५९,१६३८९,१६४५९,१८८५६ मंजूर आहे.तसेच गा. न. नं. १२ मध्ये पिकांची माहिती देखील अद्यावत झाली आहे तथापि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही याची कृपया नोंद घ्यावी.

नसम-४
दस्ता क्र. १०२५५ / २०२३
२९



The Nashik Merchants Co-operative Bank Ltd., Nashik

(Multi State Scheduled Co-operative Bank)

Administrative Office : A-16, Industrial Estate, Padmashri Babubhai Rathi Chowk,
Netaji Subhashchandra Bose Marg, Satpur, NASHIK - 422 007. Tel. : 0253 - 2308200 to 2308206
Fax No. : (0253) 2353581 E-mail : ceo@namcobank.in Website : www.namcobank.in

Ref. No. :

Date : / /

M/s PARSHWANATH PROJECTS
Survey No 113/2, Wadala Shivar,
Nashik.

Date:- 20-09-2023

Sub:-NOC for sale of.

Ref:With reference to your letter dated 20/09/2023 regarding request for No objection for sale of flat as mentioned below.

FLAT NO :- 1403

WING :- B WING

FLOOR NO :- 14th

AGREEMENT VALUE :- Rs. 43,77,370 /-

NAME OF THE PURCHASER- Mr. Vikas Ramcharan Chaudhari

We hereby accord our NO OBJECTION for sale of the above mentioned flat OR mortgage of the same subject to the compliance of the following conditions:-

- 1) This NOC is only in respect of the above mentioned to the Purchasers mentioned above.
- 2) This entire consideration from the Purchasers or mortgagee of the purchaser shall be deposited in the TLBSL 004790200000001 through RERA A/C 004100100000005 IFSC CODE - NMCB000005 maintained with The Nashik Merchants Co-operative Bank Ltd: Nashik Panchavati Branch 004 of M/S PARSHWANATH PROJECTS.
- 3) Our charge shall continue till the deposit of the total sale of consideration in the above account & thereafter our mortgage shall be automatically stand released/discharged against above mentioned
- 4) In the event the sale is cancelled for any reason whatsoever at any time, this NOC shall stand revoked automatically.
- 5) Possession of the Flat 1403 B Wing 14th floor should be handed over to the purchasers only after receipt the entire sale consideration.
- 6) Our mortgage and charge over all the other properties shall remain unchanged as mentioned in our earlier letter Ref.No.- dated 01/06/2021 as per mortgage deed.

Thanking you.

The Nashik Merchants Co-op Bank Ltd
(Multi State Sch. Bank)



नसन-४
दस्त क्र. (१०२५८ / २०२२)
२ - ४९



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: SHREE HARIKRUSHNA HEIGHTS*, Plot Bearing / CTS / Survey / Final Plot No.: *113/2/C* at *Indiranagar, Nashik, Nashik, 422006*; registered with the regulatory authority vide project registration certificate bearing No *P51600026379* of

1. **Parshwanth Projects** having its registered office / principal place of business at *Tehsil: Nashik, District: Nashik, Pin: 422003*.
2. This renewal of registration is granted subject to the following conditions, namely:-
 - 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 (2) 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 (1) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by me/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 up to **28/02/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
 - 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
 - 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.

Dated: 25/05/2022

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 25-05-2022 17:54:26
Maharashtra Real Estate Regulatory Authority

नमन-४

दस्तावेज क्र. १०६५ (२०२२)

२४ - ४९



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ A4/BP/17/2020

DATE :- 04/06/2020

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO, **Parshwanath Project Partners Shri. Rameshbhai G. Kasiyani**
C/o. Ar. Rashik Bothara & Stru. Engg. Shailesh Dhumne of Nashik

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. - of S.No. 113/2/C of Wadala Shiwar.

- Ref :-**
- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 16/10/2019 Inward No. A4/BP/250/2019
 - 2) Final Layout/Tentative layout No.
 - 3) Previous Approved building permission No.-- Dt:--

section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. LIX of 1949) to erect building for Residential+ Commercial Purpose as per plan duly amended in --- subject to the following conditions.

CONDITIONS (1 to 42)

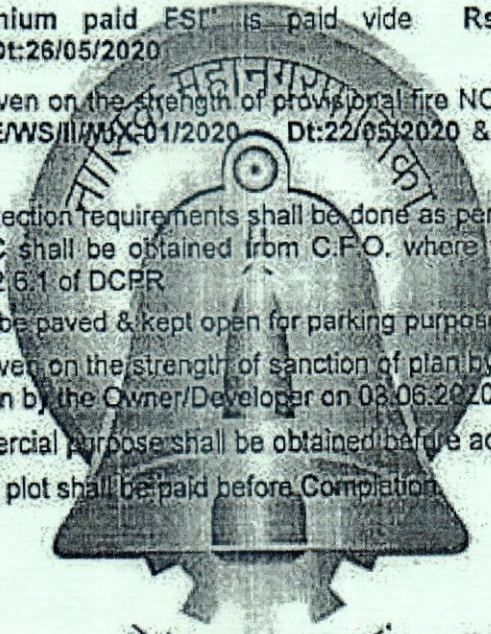
1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The 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.].
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.
8. Building permission is granted

नसम-४
दस्तावेज क्र. (१०६५५ / २०२३)
२६ - ८९



C.C. for Plot No. - of S.No. 113/2/C of Wadala Shiwar. ८९

27. Provision of rain water harvesting shall be made at site as per rule no 33 of DCPR and also as per Hon. Commissioner order No./TP/Vasi/392/2017 dt.05/6/2017 NOC shall be produced from Rain water harvesting cell in plot area more than 5000 sqm
28. NMC shall not supply water for construction purpose.
29. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
30. N.A. order No.29/2019 Dt:29/05/2019 submitted with the application.
31. A) Rs.2494940+664940/-(Res.+Comm.) is paid for development charges w.r.to the proposed Construction vide R.No./B.No.71/740 Dt:26/05/2020
32. B) Rs.913500/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No.22/739 Dt:26/05/2020
33. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate. Rs.47850/- Deposited vide R.No./B.No.9/3008 Dt:26/05/2020
34. Drainage connection charges Rs.288000/- is paid vide R.No./B.No.66/8147 Dt:26/5/2020
35. Welfare Cess charges Rs.2956415/- is paid vide R.No./B.No.66/8147 Dt:26/5/2020
36. Charges for "Premium paid EST" is paid vide Rs.210400/- is paid vide R.No./B.No.72/8146 Dt:26/05/2020
37. This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: NMC/FIRE/WS/11/WSX-01/2020 Dt:22/05/2020 & conditions their in strictly followed.
38. Provision of Fire Protection requirements shall be done as per appendix 'J' of DCPR & if applicable then NOC shall be obtained from C.F.O. where the building permission is given under Rule 6.2.6.1 of DCPR
39. Parking area should be paved & kept open for parking purpose only
40. This permission is given on the strength of sanction of plan by Honorable Commissioner and the affidavit given by the Owner/Developer on 08.06.2020
41. N.A Order for commercial purpose shall be obtained before actual use of to shops.
42. NMC Tax for Vacant plot shall be paid before Completion



सर्वे भवन्तु सुखिनः

Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / A4 / DP / 17 / 2020
Nashik, Dt. 4 / 6 / 2020

Copy to : Divisional Officer **MSK-EAST**

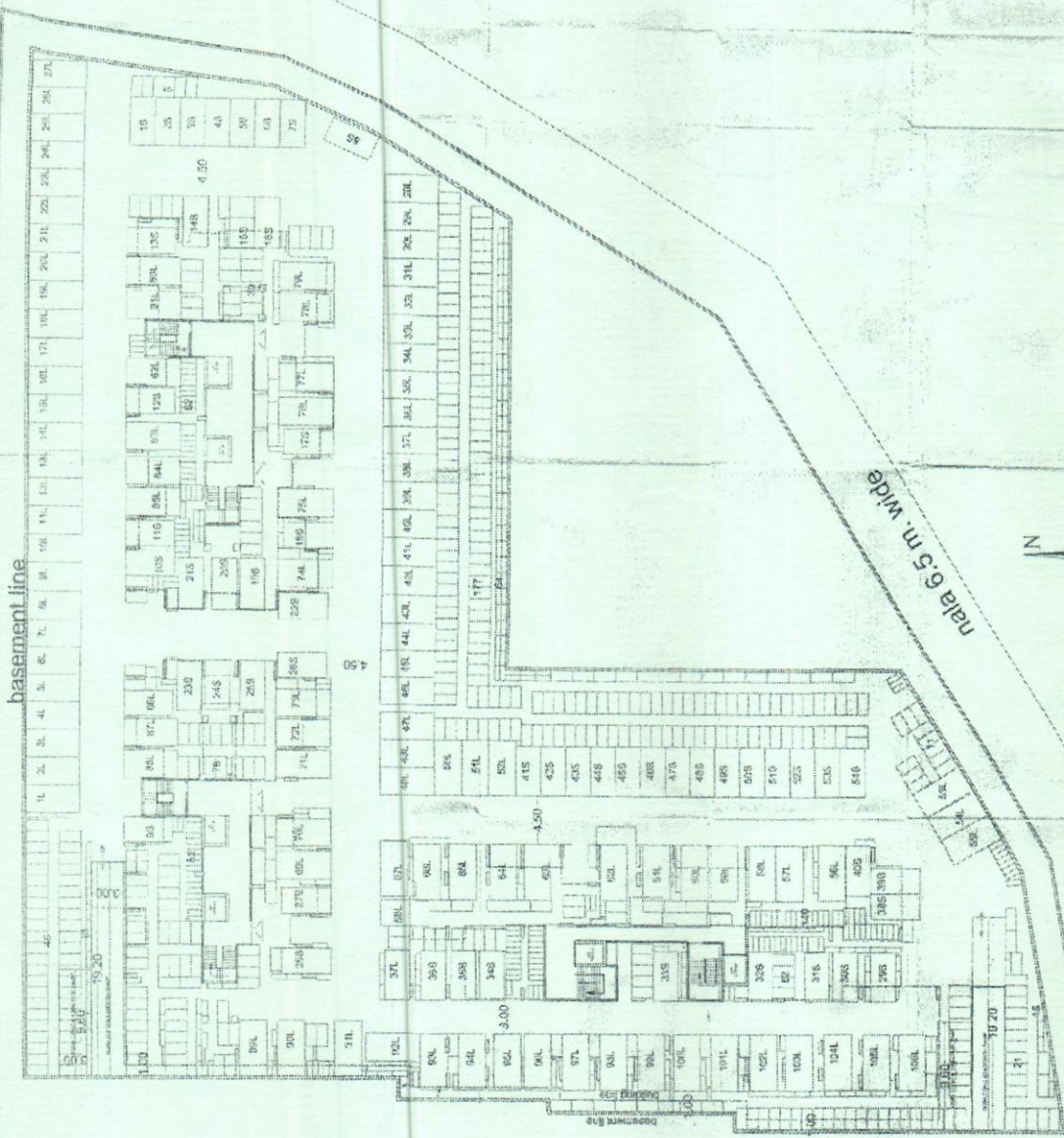
3/10
PROPOSED RESIDENTIAL GROUP HOUSING
PROJECT PLAN ON S. NO. 1132/C IN WADALA
SHIVAJI NASHIK DIST. NASHIK
FOR PARSHWATH PROJECTOR THROUGH PROVIDER
MR. NAGESH BHAI KASIBANI

APPROVED
As per the specifications mentioned in
the approved plan submitted by
M/s. NAGESH BHAI KASIBANI
17/12/2023
Engineer (Mechanical)
M/s. NAGESH BHAI KASIBANI

नसन-४
दस्ता क्र. / गोरु / २०२३
२५ - २९



Job no. _____
Drawing Date: 15/12/23
1:100
Drawn by: _____
Checked by: _____
Mrs. Nagesh A.K. Kasibani, 16/7/93



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

नसम-४

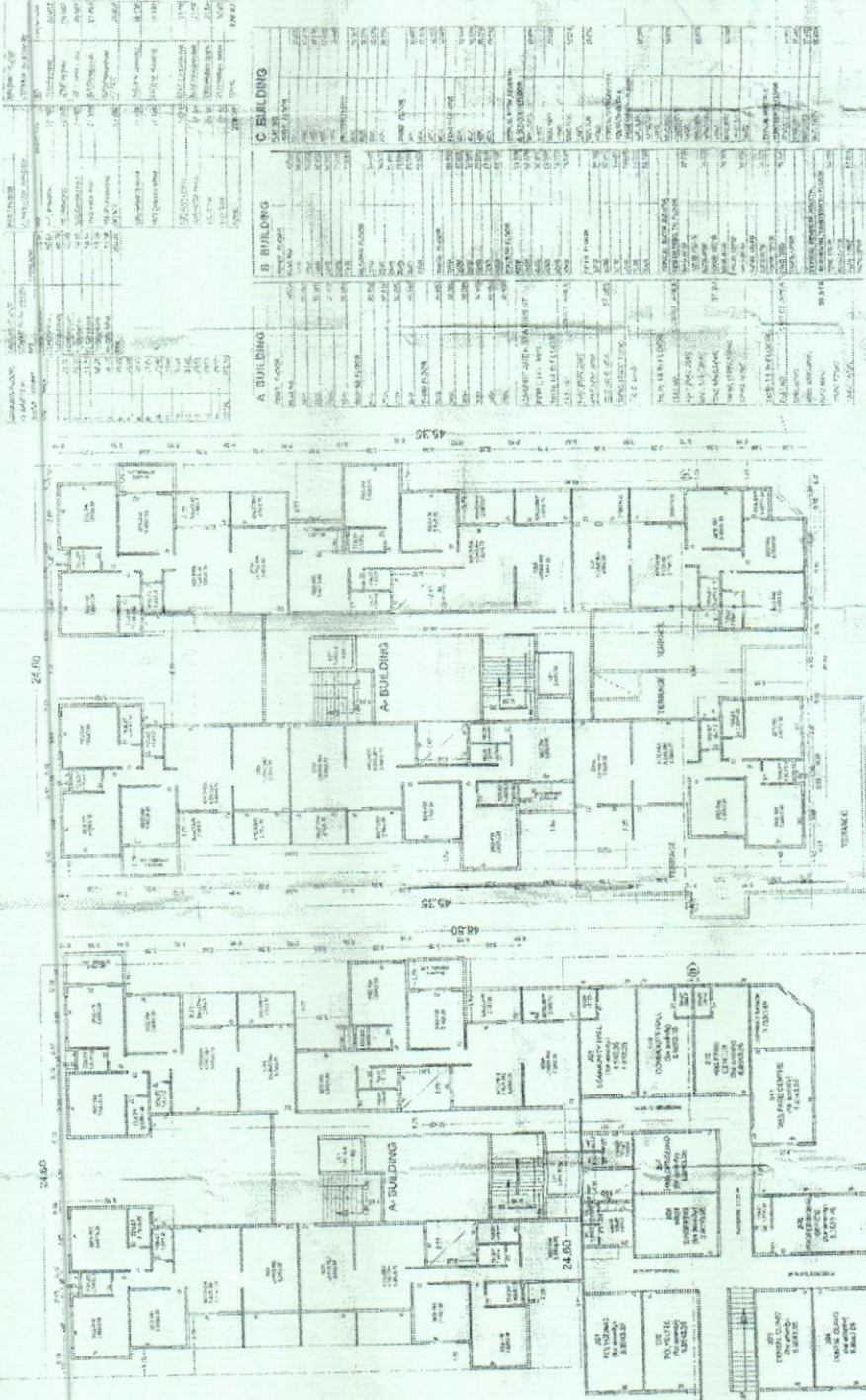
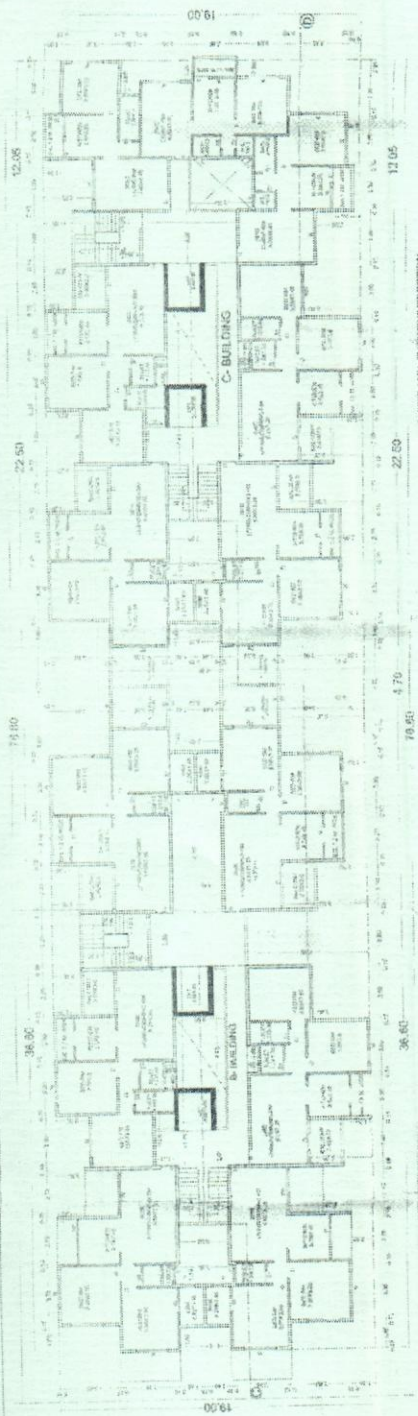
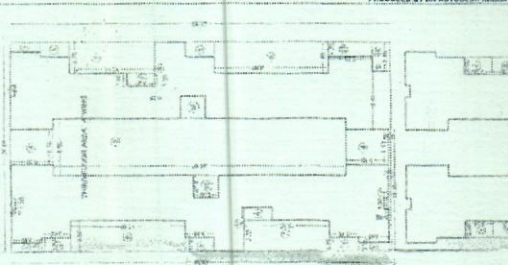
स.क्र. १०५८ / २०२२

30 — 89



PROPOSED INCIDENTAL LAND USE INCLUDING
STAIRCASES, LIFT SHAFTS, COMMON AREAS,
STORAGE, ETC. SHALL BE PROVIDED THROUGHOUT
THE ENTIRE BUILDING.

APPROVED BY
Joint Sub-Registrar, Greater Noida
Date: 15/05/2022



THIRD FLOOR PLAN ('A' WING)

SECOND FLOOR ('A+B+C WING')

Scale: 1:50
Date: 15/05/2022
Drawing No: NSM-4/1058/2022

PROPOSED RESIDENTIAL GROUP HOUSING
 PROJECT PLAN ON S. NO. 1132/2/1/1/1/1/1
 SHAMBAHAI NAGAR, DISTRICT OF RAJGIR
 FOR PATEL VIKRANT PHOENIX HOUSING SOCIETY
 M/S. RAJESH BHAI KASHYAP

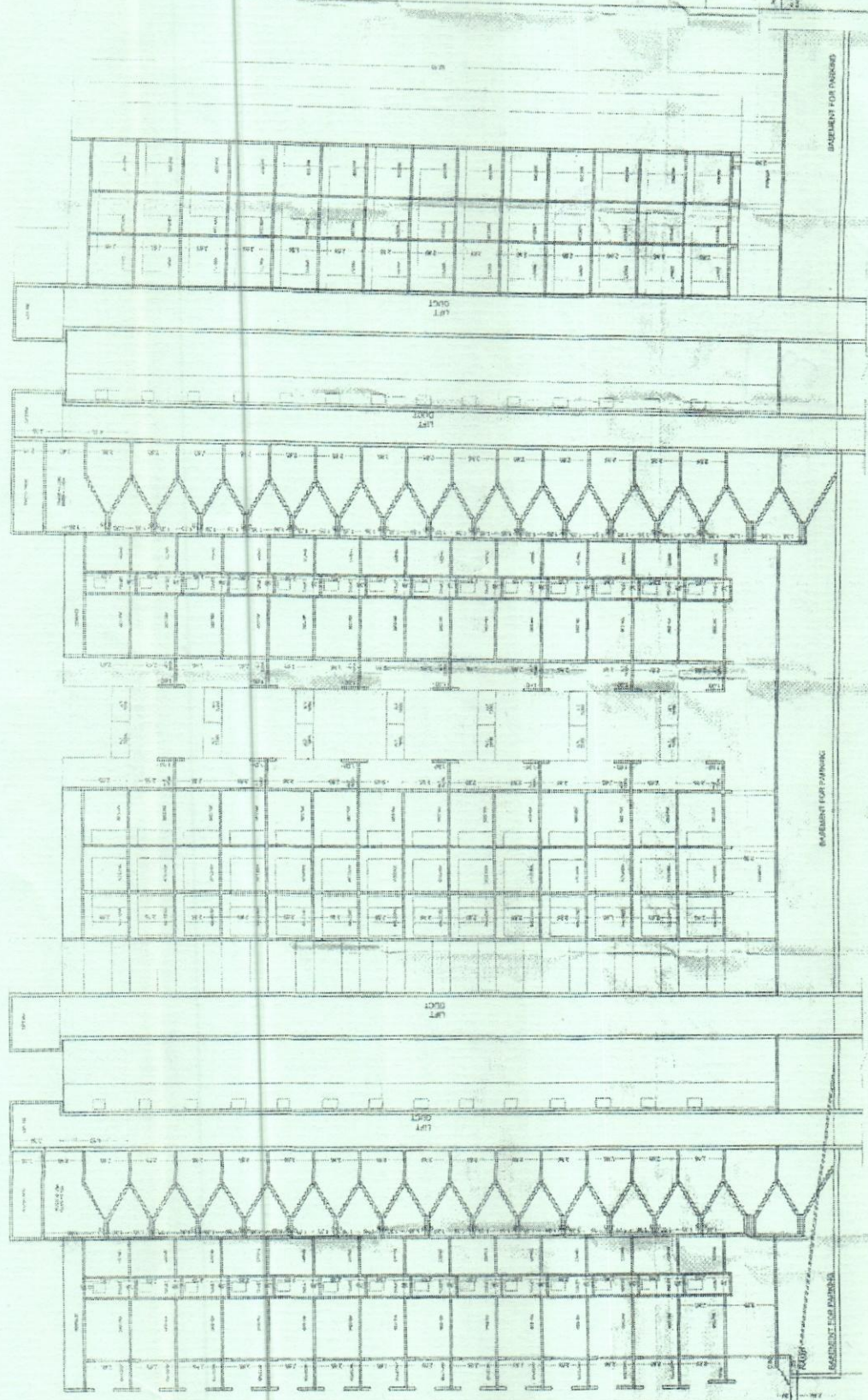
APPROVAL
 The plan proposed is
 in accordance with the
 provisions of the
 Maharashtra Building
 Regulation, 1960
 and the provisions of the
 Maharashtra Building
 Regulation, 1960
 and the provisions of the
 Maharashtra Building
 Regulation, 1960

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नसन-४

दस्ता क्र. १०५५

३२ - ४७



SECTION - CD

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

नसन-४
 दस्त क्र. (१००५५ / १०११)
 ३४ — ४९



भारत सरकार
 Government of India

विकास रामचरण चौधरी
 Vikas Ramcharan Chaudhari
 जन्म तारीख/DOB: 17/05/1988
 पुरुष/ MALE

7538 5522 1015
 VID : 9128 0574 6038 5904

माझे आधार, माझी ओळख

SELF ATTESTED
[Signature]
 BY MF

भारत सरकार
 Government of India

प्रिती जयगोपाल लोणारे
 Priti Jaigopal Lonare
 जन्म वर्ष / Year of Birth : 1989
 स्त्री / Female

4090 9705 2994

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT
 PRITI VIKAS CHAUDHARI

भारत सरकार
 GOVT. OF INDIA

JAIGOPAL LONARE
 29/05/1989
 Permanent Account Number
 ANUPL2784P

Signature

01/09/2016

SELF ATTESTED
[Signature]
 BY MF

आयकर विभाग
 INCOME TAX DEPARTMENT
 VIKAS R CHAUDHARI
 RAMCHARAN RAMPRASAD CHAUDHARI

भारत सरकार
 GOVT. OF INDIA

17/05/1988
 Permanent Account Number
 APJPC1963L

Signature

आयकर विभाग
 TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 NARAYAN G KASHIYANI
 GOVERDHAN TAPPU KASHIYANI
 03/04/1972
 Permanent Account Number
 AKJPK5731B
 Signature

नसिन-४
 दस्त क्र. (90245 / 2022)
 34 - 89



भारत सरकार
 GOVERNMENT OF INDIA
 नारायण गोवर्धन काशिवाणी
 Narayan Govardhan Kashiyani
 जन्म वर्ष / Year of Birth : 1972
 पुरुष / Male
 9685 3518 3254
 आधार - सामान्य माणसाचा अधिकार

SELF ATTESTED
 BY MR

भारतीय विशिष्ट ओळख प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता: D/O नारायण गोवर्धन काशिवाणी, बिराडमा, नारायण गोवर्धन काशिवाणी, स्वामी नारायण मठा, अडगाव नाका पंचवाटी, नासिक-४२२००३
 Address: D/O Narayan Govardhan Kashiyani, BIRADMA KRISHNANIWAS, SWAMI NARAYAN MATHA, AADGAON NAKA PANCHAVATI, Nashik, Maharashtra, 422003
 1947
 1109 110 1947
 info@uidai.gov.in
 www.uidai.gov.in
 P.O. Box No. 1947
 Bangalore-560 167

ADVOCATE
 Bar Council of
 Maharashtra & Goa

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2023092232	22 September 2023,08:17:38 AM			
मूल्यांकनाचे वर्ष	2023	नसन-4			
जिल्हा	नाशिक				
मूल्य विभाग	तालुका : नाशिक				
उप मूल्य विभाग	25-7-वडाळा गावातील अंतगत भागातील कॅनल तसेच सर्व्हे क्र 6,7,8 च्या पूर्व हददीपासून वडाळा गावातील पश्चिम हददीपर्यंतचे रहिवास व तत्सम विभागातील मिळकती (वडाळा गावठाण व त्यासभोवतालचे नकाशात दर्शविल्यानुसार स.नं.वगळता)				
क्षेत्राचे नांव	Nashik Municipal Corporation	सर्व्हे नंबर /न. भू क्रमांक :	सर्व्हे नंबर#113		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
11500	35700	40120	44620	0	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	65.505 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.24200/-
उदववाहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	59.555 चौ मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.35700/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((35700-11500) * (100 / 100)) + 11500) = Rs.35700/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 35700 * 65.505 = Rs.2338528.5/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2338528.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2338528/- = - तेवीस लाख अडतीस हजार पाच शे अड्हावीस /-				

नसन-४
दस्त क्र. १०२५८ /२०२३
३६ - ४९



CHALLAN
MTR Form Number-6



GRN	MH008362120202324E	BARCODE		Date	20/09/2023-15:29:02	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	NSK2_NASHIK 2 JOINT SUB REGISTRAR	PAN No.(If Applicable)	APJPC1963L
Location	NASHIK	Full Name	Vikas Ramcharan Chaudhari
Year	2023-2024 One Time	Flat/Block No.	SNo113/2/C Shri Harikrushna Heights Flat
		Premises/Building	No.B1403

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	262700.00	59.550sq.mtrs	Wadala Nashik		4 2 2 0 0 6
0030063301 Registration Fee	30000.00				

Remarks (If Any)
नसपन-४
PAN:WA WPP 303M-Second Party Name: Partnership Firm-
दस्तावेज क्र. 9024 (2023)
36 - 59



DEFACED
292700.00
DEFACED

Amount In	Two Lakh Ninety Two Thousand Seven Hundred Rupees
Words	Only
Total	2,92,700.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332023092015256	2829456198
Cheque/DD No.		Bank Date	RBI Date	20/09/2023-15:30:02	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	100 , 21/09/2023		

Department ID : Mobile No. : 7776840638
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चतान केवल दुस्यम नितंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चतान लागू नाही.

नसन-४
दस्त क्र. (१०९५८ / २०२३)
३९ — ४९

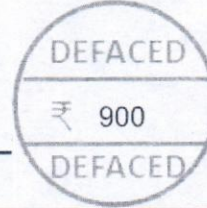


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0923201311001	Receipt Date	22/09/2023
-----	---------------	--------------	------------

Received from self, Mobile number 7776840638, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 10958 dated 22/09/2023 at the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.



Payment Details

Bank Name	IBKL	Payment Date	20/09/2023
Bank CIN	10004152023092010048	REF No.	2858997888
Deface No	0923201311001D	Deface Date	22/09/2023

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

341/10958

शुक्रवार, 22 सप्टेंबर 2023 9:05 म.पू.

दस्त गोषवारा भाग-1

नमन4

80-89

दस्त क्रमांक: 10958/2023

दस्त क्रमांक: नमन4 /10958/2023

वाजार मूल्य: रु. 29,62,000/-

मोवदला: रु. 43,77,370/-

भरलेले मुद्रांक शुल्क: रु.2,62,700/-

दु. नि. सह. दु. नि. नमन4 यांचे कार्यालयात

पावती:13860

पावती दिनांक: 22/09/2023

अ. क्र. 10958 वर दि.22-09-2023

मादरकरणाराचे नाव: विकास रामचरण चौधरी

रोजी 9:04 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण: 30900.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
Joint Sub Registrar Nashik 4
नाशिक-४.

सह दुय्यम निबंधक वर्ग-२
Joint Sub Registrar Nashik 4
नाशिक-४.

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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

शिक्रा क्र. 1 22 / 09 / 2023 09 : 04 : 18 AM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 22 / 09 / 2023 09 : 05 : 21 AM ची वेळ: (फी)





22/09/2023 9 07:51 AM

दस्त गोपवारा भाग-2

नमन4

४९-४९

दस्त क्रमांक:10958/2023

दस्त क्रमांक :नमन4/10958/2023

दस्ताचा प्रकार :-अॅग्रीमेंट टू मेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:विक्रम रामचरण चौधरी पत्ता:प्लॉट नं: फ्लॅट नं.5, , माळा नं: -, इमारतीचे नाव: जय गणराज अपार्टमेंट, , ब्लॉक नं: ओकार कॉलनी, , रोड नं: राजीव नगर, नाशिक, महाराष्ट्र, पाम्:ईक. पॅन नंबर:APJPC1963L	लिहून घेणार वय :-35 स्वाक्षरी:-		
2	नाव:प्रीती विकास चौधरी पत्ता:प्लॉट नं: फ्लॅट नं.5, , माळा नं: -, इमारतीचे नाव: जय गणराज अपार्टमेंट, , ब्लॉक नं: ओकार कॉलनी, , रोड नं: राजीव नगर, नाशिक, महाराष्ट्र, पाम्:ईक. पॅन नंबर:ANUPL2784P	लिहून घेणार वय :-34 स्वाक्षरी:-		
3	नाव:पार्श्वनाथ प्रोजेक्टम् भागीदारी फर्म तर्फे भागीदार नारायण गोवर्धनभाई काशियानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: स्वामी नारायण भवन, , ब्लॉक नं: स्वामी नारायण नगर, नवीन आडगांव ताका , रोड नं: पंचवटी, नाशिक, ता.जि. नाशिक, महाराष्ट्र, पाम्:ईक. पॅन नंबर:AAWFP4303M	लिहून घेणार वय :-50 स्वाक्षरी:-		

वरील दस्तगवेज करून देणार तथाकथीत अॅग्रीमेंट टू मेल चा दस्त गवेज करून दिल्याचे कवून करतान.
शिक्का क्र.3 ची वेळ:22 / 09 / 2023 09 : 07 : 36 AM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे अमुन दस्तगवेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:वकील संदिप दिलीप कारवाल वय:38 पत्ता:नाशिकरोड, ता.जि. नाशिक पिन कोड:422101		

शिक्का क्र.4 ची वेळ:22 / 09 / 2023 09 : 07 : 57 AM

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Vikas Ramcharan Chaudhari	eChallan	69103332023092015256	MH008362120202324E	262700.00	SD	0004434228202324	22/09/2023
2		DHC		0923201311001	900	RF	0923201311001D	22/09/2023
3	Vikas Ramcharan Chaudhari	eChallan		MH008362120202324E	30000	RF	0004434228202324	22/09/2023

प्रमाणित करण्यात येते की
या दस्तामध्ये एकूण.....४९.....पाने आहेत

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

पुस्तक क्रमांक १, क्रमांक

