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Monday, March 23, 2015

3:31 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2944 दिनांक: 23/03/2015

गावाचे नाव: नाशिक शहर

दस्तावेजाचा अनुक्रमांक: नसन5-2175-2015

दस्तावेजाचा प्रकार: ऑग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: बाळासाहेब गणेशराव आमटे - -

नोंदणी फी

रु. 18360.00

दस्त हाताळणी फी

रु. 1460.00

पृष्ठांची संख्या: 73

एकूण:

रु. 19820.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 3:43 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar Nashik 5

बाजार मूल्य: रु. 1420000/-

भरलेले मुद्रांक शुल्क: रु. 110200/-

मोबाइल: रु. 1835692/-

सह. दुर्यत निबंधक वर्ग-२

नाशिक-५.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 18400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006536531201415S दिनांक: 23/03/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु. 1460/-

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती
E-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14027127661618

Bank/Branch: IBKL - 6910303/NASHIK
Pmt Txn id : 59668899
Pmt DtTime : 19-MAR-2015@16:13:27
ChallanIdNo: 69103332015031951398
District : 5101-NASHIK

Stationery No: 14027127661618
Print DtTime : 19-Mar-2015@18:46:09
GRAS GRN : MH0065365312014158
Office Name : IGR315-NSK5_NASHIK 5 JO

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 1,10,200/- (Rs One, One Zero, Two Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 18,400/- (Rs One Eight, Four Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 18,35,692/-
Prop Descr : FLAT NO F 101, UNITED SANSKRUTI, PLOT NO 3 TO 6, S NO 277, NASHIK, Mah
arashtra, 422006

Duty Payer: PAN-ASSPA3132H, BALASAHEB GANESHRAO AAMTE
Other Party: PAN-AAAFU1741L, UNITED BUILDERS

Shiv S. Pandey
Bank official Name & Signature

Radhika Nain Shekarkar
Bank official2 Name & Signature



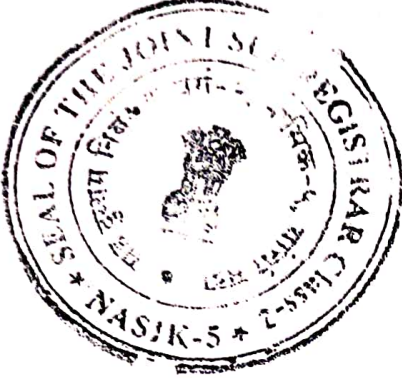
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नसिन-६
दस्ता क्र. (३११५ / २०१५)
१-००



e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

नसिक-६
दस्ता क्र. (११११ / २०१५)
२-१०



प्रतिज्ञा पत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अन्वये असलेल्या तरतुदीनुसारच नोंदणेत दाखल केलेला असा. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती साक्षीदार व दस्त जोडलेल्या कागदपत्राची सत्यता तपासली आहे. दस्त सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कमुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून घेणार

लिहून घेणार

Valuation

(As per Table No. 1.3.41 of Ready Reckoner Valuation Chart for 2015)

CARPET	: 37.35 * 1.20 * 28,600.00 = RS. 12,81,852.00
TERRACE	: 4.55 * 0.40 * 28,600.00 = RS. 52,052.00
STILT COVERED CAR PARK	: 12.00 * 0.25 * 28,600.00 = RS. 85,800.00
TOTAL	RS. 14,19,704.00
SAY	RS. 14,20,000.00

AGREEMENT VALUE 18,35,692.00

STAMP DUTY AFFIXED 1,10,200.00

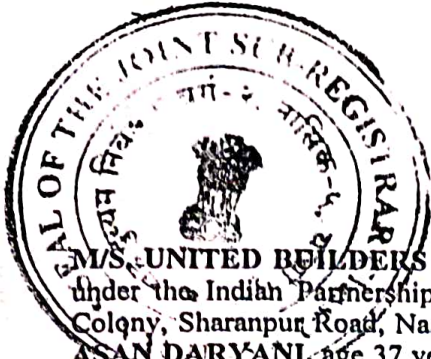
VAT AMOUNT 18,357.00

AGREEMENT FOR SALE OF IMMOVABLE PROPERTY (FLAT NO. F-101, UNITED SANSKRUTI)

THIS AGREEMENT FOR SALE is made at Nashik this 28 day of March in the year 2015;

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नशिक - ६
दस्तावेज (२७०५/१०००)
३ - २०

BETWEEN

M/S. UNITED BUILDERS (PAN: AAFU1741L), a partnership firm registered under the Indian Partnership Act, having its office at United House, Kulkarni Colony, Sharanpur Road, Nashik - 422002, through its partner **Mr. PRAMOD ASAN DARYANI**, age 37 years, occupation Business; Hereinafter referred to as **"DEVELOPER"** (Which expression shall, unless repugnant to the context or meaning thereof, shall be deemed to mean and include the firm, it's partners, their heirs and assigns) **PARTY OF THE FIRST PART.**

AND

MR. TARUN GOPAL JAGTAP (PAN: AHUPJ0929J), Age 49 years, Occupation Business, through his constituted attorney Mr. Gopal Trimbak Jagtap, age 66 years, both residing in India at Trimbakdham Heights, Manekshaw Nagar, Opp. Tilak Gardens, Dwarka, Nashik; Hereinafter referred to as **"OWNER"** or **"CONFIRMING PARTY"** (Which expression shall, unless repugnant to the context or meaning thereof, shall be deemed to mean and include the firm, it's partners, their heirs and assigns) **PARTY OF THE SECOND PART.**

AND

MR. BALASAHEB GANESHRAO AAMTE (PAN: ASSPA3132H), Age 30 years, Occupation Service and
MRS. SUREKHA BALASAHEB AAMTE (PAN: BDXPA6902Q), Age 29 years, Occupation Housewife;
Both residing at c/o Mr. Vinod Shapurkar 33, Tarani Colony, A. B. Road, Dewas, Madhya Pradesh 455001;
Hereinafter referred to as **"PURCHASER"** (which expression shall, unless repugnant to the context or meaning thereof, shall be deemed to mean and include his/her/their legal heirs, administrators and assigns) **PARTY OF THE THIRD PART.**

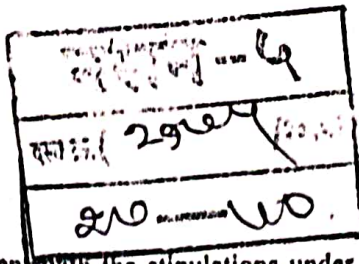
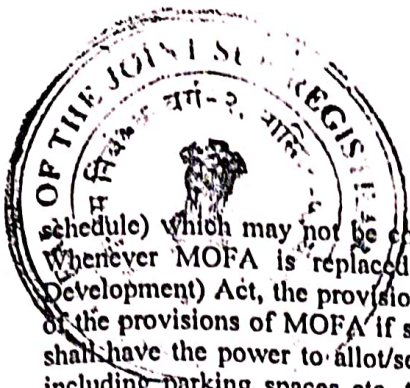
WHEREAS the Owner has purchased the entire property described in Schedule-I from Mr. Nikhil Sanjay Bhatambarekar (being plot nos. 3 & 4) and from Mrs. Vrushali Vijay Bharambarekar (being plot nos. 5 & 6) as described hereunder (hereinafter for the sake of brevity referred to as **"the said property"**). The Owner has purchased Plot Nos. 3 & 4 admeasuring 2469.85 sq. mt. out of the total property described in Schedule-I from Mr. Nikhil Sanjay Bhatambarekar under the sale deed dated 06.07.2012; which is duly registered in the office of Sub-Registrar, Nashik-1 at Sr. No. 6223 on 06.07.2012. The Owner has purchased Plot Nos. 5 & 6 admeasuring 2523.75 sq. mt. out of the total property described in Schedule-I from Mrs. Vrushali Vijay Bhatambarekar under the sale deed dated 12.09.2012; which is duly registered in the office of Sub-Registrar, Nashik-1 at Sr. No. 8457 on 12.09.2012. The name of the Owner is thus duly mutated in the 7/12 extract vide mutation entry nos. 83374 and 86231 respectively.

AND WHEREAS the said property is included in the residential zone of Nashik Municipal Corporation and the said property is part of approved layout of S. No. 277/3/1+2 of village Nashik, Tal. & Dist. Nashik. The final layout of the said property is approved by NMC vide no. NagarRachna Vibhag/ Final/C-1/92 dated 06.02.2012.

AND WHEREAS the said property is duly converted to and permitted to be used for Non Agriculture purpose vide order no. Maha/Kaksh-3/4/N.A.P.No./26/2010 dated 18.07.2011 issued by the Collector, Nashik.

NOTE: PLEASE READ AND UNDERSTAND THE CONTENTS OF THIS PAGE CAREFULLY BEFORE SIGNING HERE:

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(schedule) which may not be consistent with the stipulations under the said Act. Whenever MOFA is replaced by the Maharashtra Housing (Regulation and Development) Act, the provisions of the new Act shall become applicable in lieu of the provisions of MOFA if so specified under the new Act and the Developer shall have the power to allot/sell/lease other units and also other specified units including parking spaces etc. to the existing or new purchasers under the new regulation/s, for which the Purchaser hereby grants consent.

45. OWNERSHIP:-

Upon the Purchasers instructions, it is hereby clarified that 100% of the ownership of the said unit shall belong to Purchaser No. 1; and the Purchaser No. 2, being his wife has been co-opted as co-owner / co-purchaser as the nominee of Purchaser No. 1.

SCHEDULE - I

All that piece and parcel of land admeasuring 4993.60 sq. mt. bearing Plot No. 3+4+5+6 of S. No. 277/3/1+2 of village Nashik, Taluka & Dist. Nashik, within the limits of Nashik Municipal Corporation and situated off Nashik-Aurangabad Road.

The said property is together bounded as under

- On or towards East: S. No. 276
- On or towards West: 12.0 mt. road
- On or towards North: Open Space
- On or towards South: Plot No. 2

Alongwith all the rights of easement and hereditaments and benefits attached thereto.

SCHEDULE - II

NATURE, EXTENT AND DESCRIPTION OF COMMON AREAS AND FACILITIES:-

Common areas and facilities :-

1. Common electric meter for street lights, elevator, if any
2. Common water meter/s for gardening, if any
3. Common septic tank/s for the project, if any
4. Common passages, staircases, if any.
5. Common overhead terrace, if any.
6. Common open space in the layout.
7. Common water tanks, underground and overhead.

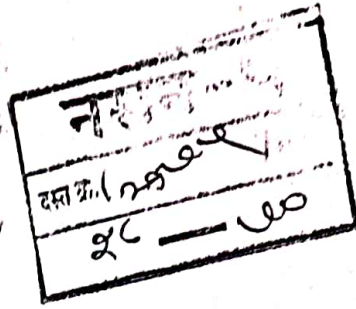
Limited common areas and facilities :-

1. Parking Spaces, covered and open
2. Terraces attached to respective units
3. Open Spaces.

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**SCHEDULE - III
SPECIFICATIONS & AMENITIES**

1. The building will be of reinforced cement concrete frame structure. All external and internal walls shall be 6" and 4" thick block/brick masonry respectively.
2. Internal wall plaster of direct application gypsum, external wall plaster in sand face and ceiling direct putty finish.
3. Vitrified tiles in living, dining, passages, bedrooms and kitchen. Ceramic floor tiles in balconies, toilet, WC, attached terraces etc.
4. Concealed electrical work with sufficient light points. Modular switches.
5. Single phase electric power connection not exceeding 4.0 KW.
6. All fittings for doors and window of brass or brass-cp.
7. All door frames of plywood/wood/RCC/stone.
8. All door shutters will be of flush type duly painted with oil paint from both sides. Main door laminated from outside. Anodised/Powder coated aluminum sliding doors to the attached terraces
9. Anodised/Powder coated Aluminum sliding windows with opaque/clear glass with mosquito nets.
10. Ceramic / glazed. tiles upto 7' 0" height in toilets and glazed tiles upto 7'-0" in common toilet and 2'-0" above kitchen platform.
11. Granite top kitchen platform with stainless steel bowl sink in kitchen.
12. Completely concealed plumbing inside the unit.
13. Exterior waterproof cement paint.
14. Oil bound distemper paint within the unit.
15. Grilles fitted on all windows for safety.
16. Sanitaryware of standard quality in all toilets.
17. Quality electroplated fittings in all toilets.
18. Staircase steps treads in kota stone / non-skid tiles.
19. Overhead water tank of adequate capacity.
20. Cabling for TV, Telephone and intercom installation
21. 5'-0" compound wall duly plastered and painted.
22. One 6 passenger elevator in each wing.
23. Paved parking area

Note: The above specifications and amenities are indicative and subject to change without any notice on account of non availability of amenity, non availability of material or non feasibility. The changes in amenities listed above shall be governed by the terms of this agreement

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