

APPROVAL

2

APPROVED

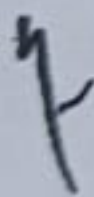
As per the accoupaining
occupancy Certificate

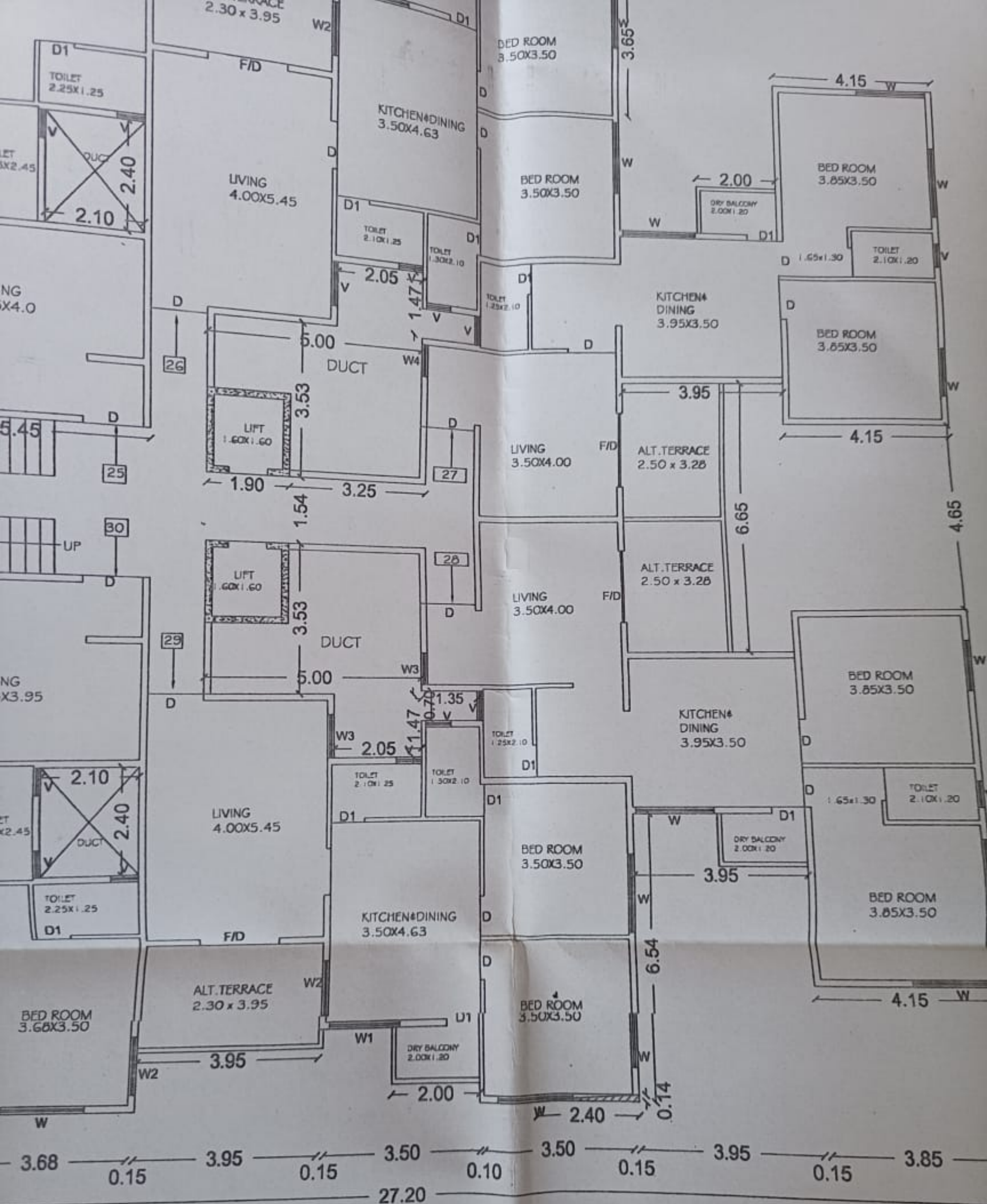
No. Nashik/ Road/25829/2020

Date : 14/07/2020



Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik





realme Shot on realme X7 Max

(SCALE 1:100)

Alternate Terrace Area 5th Floor
 1. 2.30 x 3.95 x 4 NO = 36.96 SQ.M
 2. 2.50 x 3.28 x 2 NO = 16.40 SQ.M
 TOTAL = 53.36 SQ.M

2023 10 10 17:31



CHALLAN
MTR Form Number-6



GRN	MH00062467202203E	BARCODE	Date	18/04/2022-16:39:36	Form ID	25.1
Department	Inspector General of Registration		Payer Details			
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)			
			PAN No.(If Applicable)	AIZPG6861E		
Office Name	NSK NASHIK 5 JOINT SUB REGISTRAR		Full Name	SANTOSH BABANRAO GADE		
Location	NASHIK		Flat/Block No.	FLAT NO. 27, SUYOJIT GREENS		
Year	2022-2023 One Time		Premises/Building	NASHIK ROAD, NASHIK		
Account Head Details	Amount In Rs.	Road/Street	Area/Locality	NASHIK		
0030046401 Stamp Duty	100.00		Town/City/District			
0030063301 Registration Fee	100.00		PIN	4	2	2 1 0 1
			Remarks (If Any)	SecondPartyName=CITADEL GREENS PVT LTD-		
				नमिन-५		
				सु. नं. ४०८९ (२०२२)		
				१-३३		
			Amount In	Two Hundred Rupees Only		
Total	200.00	Words				
Payment Details	CENTRAL BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	02810672022041848786	198350085		
Cheque/DD No.	Bank Date	RBI Date	18/04/2022-16:40:29	Not Verified with RBI		
Name of Bank	Bank-Branch		CENTRAL BANK OF INDIA			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

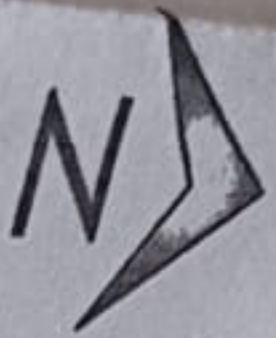
Mobile No. : 8888039257

Stamp Duty paid Rs. 1,78,500/- & Registration Fee Rs. 29750/- paid on Agreement to Sale dt. 31/03/2022, Document No. 4140/2022.
Consideration : Rs. 29,75,000/-
Govt. Valuation : Rs.27,59,200/-
Stamp Duty : Rs.100/-
Registration Fees : Rs.100/-
Built-up area : 92.90Sq.Mtr.

Print Date 18-04-2022 04:40:44

SHREE
SALE DEED

THIS SALE DEED MADE AND EXECUTED AT NASHIK ON THIS 18th DAY OF THE MONTH APRIL IN THE YEAR 2022.



REVISED / COMPLETION
 RESIDENTIAL BUILDING IN S. NO.44/11 A,
 P.No. 06 AT. VILLAGE - DEOLALI, NASHIK
 FOR, NATHU P. KHOLE & ONE THROUGH
 G.P.A. HOLDER,
 SHRI. ANANT K. RAJEGAONKAR.
 & SHRI. ANIL B. JAIN.

ARCHITECTS/ENGINEERS SIGN.

ST. ENGINEER SIGN

OWNER SIGN.

Scale

Drawing. By

Er. Anant K. Rajegaonkar

B.E. (CIVIL) A.M.I.E.
REG. NO. 077745/8

1:100

Nil 22kar



**ANANT
 TECHNOCRATS
 PVT. LTD.**

Date

Job No

PROJECT PLANNERS
 (CONCEPT TO COMPLETION)
 Commercial Complex, opp. New N.M.C. Building
 Rajiv Gandhi Bhavan, Sharanpur Road, Nasik 422002
 PH.: -2572853, 2570435, FAX 0253 2572853

20/06/2020





Under section 4 of the said Act, the Promoter/Developer is required to execute a written Sale Deed of the said Flat to the Purchaser/s and also register the said Sale Deed under the Registration Act;

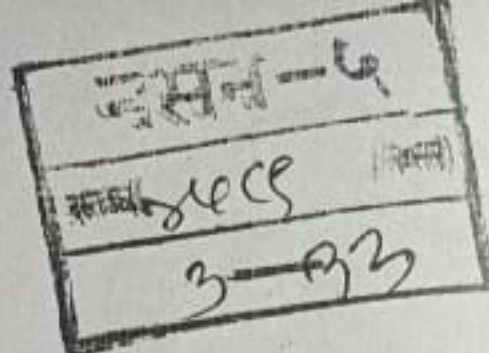
- 20) The Promoter/Developer agreed to sell to the Flat Purchaser/s a Flat at the price and on the terms and conditions hereinafter appearing;
- 21) Negotiations have been held between the Promoters & the Purchasers and the purchaser has agreed to purchase and the promoters have agreed to sale the constructed premises i.e. **Flat No.27, Fifth Floor, admg. Carpet area 750 Sq.ft. i.e.69.67 Sq.mtrs. in the building of SUYOJIT GREENS** more particularly described in Second schedule hereunder written for total consideration of **Rs.29,75,000/- (Rupees Twenty Nine Lakhs Seventy Five Thousand only)** to be paid in the manner on the terms and conditions as contained herein.

NOW THIS INDENTURE WITNESSETH AS UNDER: -

1. In consideration of the said sum of **Rs.29,75,000/- (Rupees Twenty Nine Lakhs Seventy Five Thousand only)** agreed to be paid by the Purchaser to the promoter in following manner, the promoter hereby agrees to sell the **Flat No.27, Fifth Floor, admg. Carpet area 750 Sq.ft. i.e.69.67 Sq.mtrs., in "SUYOJIT GREENS"** (more particularly described in Second Schedule hereunder written on ownership basis.

Amount	Particulars
Rs.1,00,000/-	Rupees One Lakh only paid by Cheque No.238684, dtd.17/03/2022 Business Bank, Nashik Road Branch, Nashik from Purchaser.
Rs.2,00,000/-	Rupees Two Lakhs only to be paid by cheque No.238685, dt. 17/02/2022, Business Bank, Nashik Road Branch, Nashik from Purchaser.
Rs.10,000/-	Rupees Ten Thousand only paid by Cheque No.238693, dtd.25/04/2022 Business Bank, Nashik Road Branch, Nashik from Purchaser.
Rs.26,65,000/-	Rupees Twenty Six Lakhs Sixty Five Thousand only paid DD No. 621639, dt. 11/04/2022, HDFC Bank.
Rs.29,75,000/-	Total Rupees Twenty Nine Lakhs Seventy Five Thousand only

The Promoter/Developer hereby acknowledge and admits that they have received the above total consideration amount from the purchaser of the said flat.



- 7) Shri. Tanaji Nathu Khole
Age : adult, Occupation : Agriculture,
Shri. Suresh Nathu Khole
Age : adult, Occupation : Agriculture,
- 8) Shri. Nivrutti Keru Khole
Age : adult, Occupation : Agriculture,
All R/o. Khole Mala, Artilari Center Road,
Tal. & Dist. Nashik
Nos. 1 to 8 Through Their Power of Attorney Holders,
CITADEL GREENS PVT. LTD., PAN : AABCC6582F
having its office at having its office at F-1,
Suyojit Trade Centre, Opp. Rajiv Gandhi Bhavan,
Sharanpur Road, Nashik,
through its Directors/Authorized Signatory,
- 1) **Mr. Anant Keshav Rajegaonkar,**
Age : 58 years, Occ- Business,
R/o. 2, Shubham, Model Colony,
College Road, Nashik.
- 2) **Mrs. Vaishali Anil Jain,**
Age : 52 years, Occ. Business,
Through GPA Holder
Mr. Anil Bhavarlal Jain
Age : 58 years, Occ. Business,
R/o. 11, Murkute Colony,
New Pandit Colony, Sharanpur Road, Nashik.

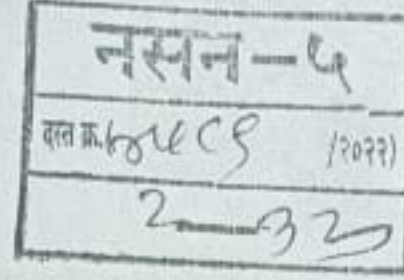
Hereinafter referred to as the "**VENDORS / OWNERS**"
(which expression shall, unless it be repugnant to the context or meaning
thereof, mean and include his / her / their legal heirs, executors,
administrators & assigns) **AS THE PARTY OF THE THIRD PART.**

AND WHEREAS :

- 1) The piece and parcel of non-agricultural land bearing Plot no. 6 admg. 1716.48 Sq.mtrs more particularly described in the "**First Schedule**" hereunder written (hereinafter called as "**the Said Property**") is a part of Survey No.44/11A which was purchased by Shri. Punja Bandu Khole on 22/06/1959. The said transfer was noted by Revenue Authority by Mutation Entry No. 5023 dated 30/09/1959 whereby the name of Shri. Punja Khole was recorded in the record of rights of the said Survey No. 44/11A.
- 2) The said Punja Khole expired on 25/06/1975 and the names of his legal heirs viz. Shri. Nathu (Son), Bhambai Kale (Married Daughter) and Smt. Thakubai (Wife) have been taken on revenue record by Mutation Entry



2



BETWEEN

CITADEL GREENS PVT.LTD., PAN : AABCC65B2F A registered incorporated Company, Registered under the provisions of Indian Companies Act, 1956, having its office at F-1, Suyojit Trade Centre, Opp. Rajiv Gandhi Bhavan, Sharanpur Road, Nashik, through its Directors/Authorized Signatory,

- 1) **Mr. Anant Keshav Rajegaonkar**,
Age : 58 years, Occ- Business,
R/o. 2, Shubham, Model Colony,
College Road, Nashik.
- 2) **Mrs. Vaishali Anil Jain**,
Age : 52 years, Occ. Business,
Through GPA Holder
Mr. Anil Bhavarlal Jain
Age : 58 years, Occ. Business,
R/o. 11, Murkute Colony,
New Pandit Colony, Sharanpur Road, Nashik.

Hereinafter referred to as the **PROMOTER/DEVELOPER**.

(which expression shall, unless repugnant to the subject or context, be deemed to include its successors) **AS THE PARTY OF THE FIRST PART;**

AND

- 1) **MR. SANTOSH BABANRAO GADE** PAN : AIZPG6861E
Age : 40 years, Occ. Service,
- 2) **MRS. KOMAL SANTOSH GADE** PAN : CWRPG9569H
Age : 37 years, Occ. Homemaker,
both R/o. Flat No.11, Plot No. 16 & 17,
Sai Shrusti Apartment, Jay Bhawani Road,
Lavate Nagar, Nasik Road, Nashik - 422101.

Hereinafter referred to as the **FLAT PURCHASER/S**

(which expression shall, unless repugnant to the subject or context, be deemed to include his/her/their legal heirs, executors, administrators, successors, assigns, etc.) **AS THE PARTY OF THE SECOND PART.**

AND


- 1) Shri. Nathu Punja Khole
Age : adult, Occupation : Agriculture,
- 2) Smt. Bhamabai Baburao Kale
Age : adult, Occupation : Agriculture,
- 3) Smt. Thakubai Punja Khole
Age : adult, Occupation : Agriculture,
- 4) Shri. Kailas Nathu Khole
Age : adult, Occupation : Agriculture,
- 5) Shri. Manohar Nathu Khole
Age : adult, Occupation : Agriculture,



नसम-५
वसत नं ५५८९ (२०२२)
२९-३३

IN WITNESS WHEREOF THE PARTIES TO THIS DEED OF APARTMENT HAVE SIGNED THIS DOCUMENT ON THE DATE FIRST HEREINABOVE MENTIONED.

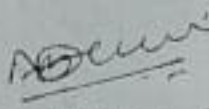
CITADEL GREENS PVT.LTD.,
through its Directors/Authorized Signatory,

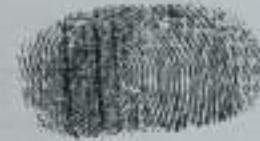

1) Mr. Anant Keshav Rajegaonkar,




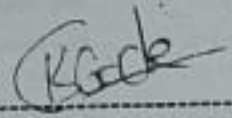
2) Mrs. Vaishali Anil Jain,
through GPA Holder




Mr. Anil Bhavarlal Jain
PROMOTER / DEVELOPER
PARTY OF THE FIRST PART




1) MR. SANTOSH BABANRAO GADE


2) MRS. KOMAL SANTOSH GADE
PURCHASER/S
PARTY OF THE SECOND PART



- 1) Shri.Nathu Punja Khole
- 2) Smt. Bhamabai Baburao Kale
- 3) Smt. Thakubai Punja Khole
- 4) Shri. Kailas Nathu Khole
- 5) Shri. Manohar Nathu Khole



नसिन-५
दस्तावेज क्र. ५५८९ / २०२२
४-३३

dated 25-01-1976. In fact the said Survey No.44/11A was purchased by Late. Shri.Punja Khole out of Joint Hindu family funds and Karta of HUF consisting of his father Bandu and 2 uncles viz. Keru and Kachru Khole. But these particulars remained to be recorded in Revenue Record.

- 3) Thereafter, the surviving members of Khole family consisting of above coparceners affected oral Partition of their holdings and continued to hold and enjoy their respective shares. There after the said family Partition was reduced to writing under Partition Deed dated 21/03/2006 executed by the above legal heirs of Late Shri. Punja Khole, Nivrutti Keru Khole and others. As per the said Partition Deed Survey No. 44/11A has gone to the Share of Shri.Nivrutti Keru Khole, who continues to seize, hold, possess and enjoy the same as on date. This fact has been confirmed, agreed and consented by said Shri. Nathu Khole, Nivrutti Khole and others under Acceptance/Consent Letter/Confirmation Deed dated 18/05/2010 executed by them in favour of the Promoters, which has been registered with the Sub Registrar of Assurances, Nashik-2 on 19/05/2010 under Sr. no. 5369.
- 4) The members of Khole family filed Statements with respect to their land holdings with the Competent Authority, Nashik under Urban Land Ceiling Act bearing No.ULC/A-2/863/311 which was decided on 11/08/1976 whereby it was ordered that they were not having excess holding. This Order was subsequently corrected by **Corrigendum dated 18/10/1994**, issued by the Competent Authority, Nashik under Urban Land Ceiling Act, which confirms the said Order.
- 5) The **Final Layout** of the said property has been approved by the Assistant Director, Town Planning, Nashik vide its **Order No.TPD/Final/37/32 dated 13/07/1995** as per which total 6 N.A. Plots are laid out and the same has been given effect on Revenue Record by M.E.No.13460 on 19/10/1995.
- 6) The Collector, Nasik has by his **Order bearing No.Maha/Kaksha/Bi.She. Pra.Kra/259/1995, dated : 08/11/1995** granted permission to make **Non Agricultural use** of the said plots No. 1 to 6 forming part of Survey No. 44/11A, total admg. about 7747 Sq.mtrs for Residential purpose.
- 7) By Development Agreement & General Power of Attorney both dated 15/07/2006, the said Shri. Nathu Punja Khole, Shri. Nivrutti Keru Khole and other members of Khole family transferred their rights in the said property to the Karda Constructions (through Prop.Shri.Naresh

395/4789

पावती

Tuesday, April 19, 2022
4:13 PM

Original/Duplicate

नोंदणी क्र. : 39M
Regn.: 39M

गावाचे नाव: देवळाली - 1
दस्तावेजाचा अनुक्रमांक: तमन5-4789-2022
दस्तावेजाचा प्रकार: सेन टीड
मादर कल्पान्याचे नाव: संतोष बबनराव गाडे

पावती क्र.: 5237 दिनांक: 19/04/2022

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 700.00
पृष्ठांची संख्या: 35	
एकूण:	₹. 800.00

आपणास मूळ दस्त, बबनेल प्रिंट, सूची-२ अदाजे
4:32 PM ह्या वेळेस मिळेल.

सह. मुख्य निबंधक वर्ग-२
Joint Sub Registrar Nashik 5
नाशिक-५

साजार मूल्य: ₹. 2759200 /-
सांवदला ₹. 2975000/-
भरलेले मुद्रांक शुल्क: ₹. 100/-

- 1) दस्त्याचा प्रकार: DHC रकम: ₹. 700/-
सीटी/धनादेश/ए ऑर्डर क्रमांक: 1904202208475 दिनांक: 19/04/2022
विक्रेत नाव व पत्ता:
- 2) दस्त्याचा प्रकार: eChallan रकम: ₹. 100/-
सीटी/धनादेश/ए ऑर्डर क्रमांक: MH000662457202223E दिनांक: 19/04/2022
विक्रेत नाव व पत्ता:

नोंदणी फी माफी अमल्यास सपजिल :-

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

मूळ दस्त हाताळणी वेळी.

मूची क्र.2

एनएम विभाग : सह.पु.नि. नाशिक 5

19/04/2022

एनएम क्र. 4789/2022

नाशिक

Regn:63m

गावाचे नाव देवळाली - 1

(1)चिनेवाचा पत्रा	रंग रंग
(2)सोवदला	2975000
(3) वाजाराबाब(भाडेपट्ट्याच्या वाढतिलपट्ट्याप्रमाणे आकारणी देणे की पट्टेदार ने समुद करावे)	2759200
(4) भू-मापन, पांढरिमा व धनुष्यमाप(अमल्याम)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी नाव:नाशिक पैकी मोजे देवळाली गावाचे विवागतीय व नाशिक मत्पा इवदीतीय मध्ये नं. 44/11अ पॉली प्लॉट नं. 6 पॉली क्षेत्र 1716.48 चौ.मी. बाबत वाढलेल्या मुयोजित ग्रीन्स वा नावाच्या इमारतीमधील पावण्या मजल्यावरील फर्नट / मदनिका नं. 27 पॉली कार्पेट क्षेत्र 750.00 चौ.फूट म्हणजेच 69.67 चौ.मी. (विस्तार क्षेत्र 92.90 चौ. मी. म्हणजेच 1000.00चौ.मी.)रि मिकलन दगेवम((Survey Number : 44/11A : Plot Number 6.))
(5) क्षेत्रफळ	1) 69.67 चौ.मीटर
(6)आकारणी चिन्हा तुडी रणपाल भ्रमेन नेव्हा	
(7) दस्तावेज करून घेणा-या/चिह्न देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिटाडेल ग्रीन्स प्रा.लि. कर्णे वापरकर्ता अनंत केशव राजेगावकर व वैजाजी अनिल जैन कर्णे ज.मु. अनिल भवकरनाथ जैन कर्णे वि.मु. योगेश जगत कस्तुरे वय:-36; पत्ता:-प्लॉट नं:- माला नं:- इमारतीचे नाव: एफ 1 मुयोजित ट्रेड सेंटर, अरणपुर रोड, नाशिक, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पाम्:ईक. पिन कोड:-422002 पॅन नं:-AABCC6582F 2): नाव:-नधु पुजा खोले, भामाबाई वावराव काळे, कुवाडें पुजा खोले, केवाम नधु खोले, मनोज नधु खोले, नानाजी नधु खोले, सुरेश नधु खोले, निधुनी केव खोले कर्णे ज.मु.मिटाडेल ग्रीन्स प्रा.लि. कर्णे वापरकर्ता अनंत केशव राजेगावकर व वैजाजी अनिल जैन कर्णे ज.मु. अनिल भवकरनाथ जैन कर्णे वि.मु. योगेश जगत कस्तुरे वय:-36; पत्ता:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव: एफ 1 मुयोजित ट्रेड सेंटर, अरणपुर रोड, नाशिक, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पाम्:ईक. पिन कोड:-422002 पॅन नं:-AABCC6582F
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-मंतोप ववनराव गाडे वय:-40; पत्ता:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव: फर्नट नं. 11 प्लॉट नं.16 अँड 17 माई थुती अपार्टमेंट, जय भवानी रोड, लवटे नगर, नाशिक रोड, नाशिक, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पाम्:ईक. पिन कोड:-422101 पॅन नं:-AIZPG6861E 2): नाव:-कोमल मंतोप गाडे वय:-37; पत्ता:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव: फर्नट नं. 11 प्लॉट नं.16 अँड 17 माई थुती अपार्टमेंट, जय भवानी रोड, लवटे नगर, नाशिक रोड, नाशिक, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पाम्:ईक. पिन कोड:-422101 पॅन नं:-CWRPG9569H
(9) दस्तावेज करून दिल्याचा दिनांक	18/04/2022
(10)दस्त नोंदणी केल्याचा दिनांक	19/04/2022
(11)धनुष्यमाप:खंड व पृष्ठ	4789/2022
(12)वाजाराभावाप्रमाणे मुद्रांक शुल्क	100
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	100
(14)शंग	

मुल्यांकनासाठी विभागाने घेतलेल्या तपशील:- मुल्यांकनाची आवश्यकता नाही कारण करारनामा अनाहिदा नोंदविला आहे कारणगाचा तपशील करारनामा अनाहिदा नोंदविला आहे.

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. मुख्य अधिकारी-२
नाशिक-५.



श्रीमती-६
राज्य (२६८९ / २०२३)
१०-३३

payment) and the
 hereby admit and
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 said Apartment
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Purchaser/s and confirming peaceful possession in favour of
 Purchaser/s forever.

The Purchaser/s has/have paid the Stamp Duty by observing Bombay
 Stamp Act. Further the Purchaser/s has/have agreed to pay
 Registration fees of these presents as well as all other incidental
 expenses, charges, fees including legal charges, advocate's fees etc.
 pertaining to these presents.

14. The Vendors/Owners herein categorically state and confirms that
 nothing is outstanding from the Promoter-Developer and hence the
 Vendors / Owners are joined here as necessary party to these presents
 and tendered its free consent to these presents.

15. This Sale Deed shall always be subject to the provisions of the
 Maharashtra Ownership Flats (Regulation of the promotion of
 construction, sale, management and transfer) Act, 1963 and the Rules
 made there under, Maharashtra Co-operative Societies Act, 1960, and
 rules there under and Maharashtra Apartment Ownership Act, 1970,
 and rules there under.

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**SCHEDULE-I
 DESCRIPTION OF THE PROPERTY**

All that piece and parcel of property bearing **Plot no.6**, measuring **1716.48
 Sq. Mtrs.** out of **Survey No. 44/11A**, situated at **Village Deolali**, within the
 limits of Nashik Municipal Corporation Nashik which is bounded as -

East	-	S. no. 44/12
West	-	7.5 Mtrs. colony road
South	-	Open space
North	-	Property of Smt. Kisnabai Jachak

All the said property together with all things appurtenant thereto and together
 with all the rights of easement and access appurtenant thereto.

**SCHEDULE-II
 DESCRIPTION OF THE FLAT PREMISES**

ALL THAT part and parcel of the constructed premises of residential Flat
No.27, Fifth Floor, admg. Carpet area 750 Sq.ft. i.e.69.67 Sq.mtrs. (Built-
 up **92.90Sq.mtrs. i.e. 1000.00Sq.fts**) in the building of **SUYOJI' GREENS**
 duly constructed on the land property, more particularly described in
 Schedule-I written herein above, with design, specifications as per approved
 Building Plan, bounded as per approved plan.

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ON OR TOWARDS EAST :
 ON OR TOWARDS WEST : As per approved building Plan
 ON OR TOWARDS SOUTH :
 ON OR TOWARDS NORTH :

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Jagumal Karda) Nashik for development purpose, in consideration of Rs.25,00,000/-. The said Development Agreement and General Power of Attorney have been registered with the Office of the Sub Registrar of Assurances, Nashik-2 under Sr.No.3748&3749 respectively on 18/07/2006.

- 8) Thereafter the said Karda Constructions and said Shri.Nathu Khole, Nivrutti Khole and others (through their GPA) Shri. Naresh Jagumal Karda executed Development Agreement and General Power of Attorney both dated 30/05/2007 in favour of the Promoters (through their Authorized Signatory Mr.Yashwant Ramchandra Gujar) and transferred the said property to the promoters for development with right to sell the same after development, inconsideration of Rs.28,00,000/-. The said deeds have been registered with the Sub Registrar of Assurances, Nashik-2 on 01/06/2007 under Sr. No. 3485 & 3486 respectively. This transaction is noted on Revenue record of the said property by M. E. No. 20702, dated 04/06/2007.
- 9) The building Plans for carrying out Residential construction on the said property are approved by the Nashik Municipal Corporation on the terms and conditions as stipulated in the sanction of **Building Permit & Commencement Certificate** bearing No. LND/BP/69/2008 dated 21/06/ 2008 issued by its Executive Engineer, Town Planning Department, Nashik.
- 10) All the above facts have been confirmed by Shri. Nathu Punja Khole, said Shri. Nivrutti Keru Khole and their existing family members having right, title and interest in the said property alongwith the Karda Constructions under the said Deed mentioned in Clause No.3 above which has been executed by them in favour of the Promoters.
- 11) AND WHEREAS the promoters decided to construct a building on the said property new multistoried residential building which project is named as "**Suyojit Greens**" and hereinafter also mentioned as "**the said building**" and for that purpose appointed M/s. Anant Technocrats Pvt. Ltd as Architect and Mr.Sanju Patel as RCC consultant. The Promotes have also executed necessary standard agreements with them.
- 12) The Promoter/Developer has appointed a Structural Engineer for the preparation of the Structural Design and drawings of the Buildings and the Promoter/Developer accept the professional supervision of the Architect and the Structural Engineer till the completion of the building/s;



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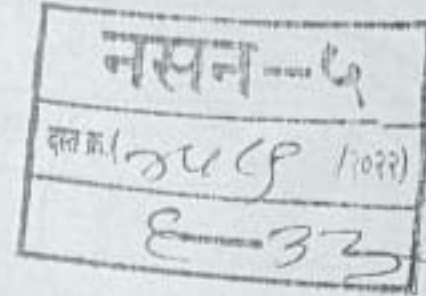
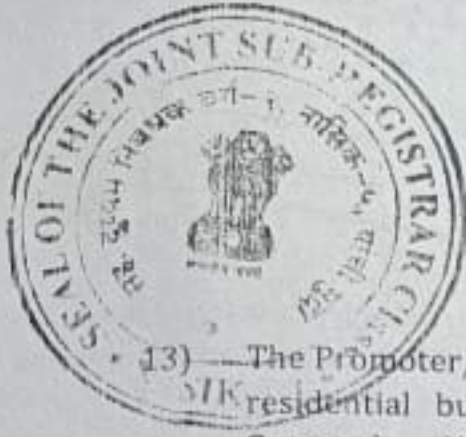
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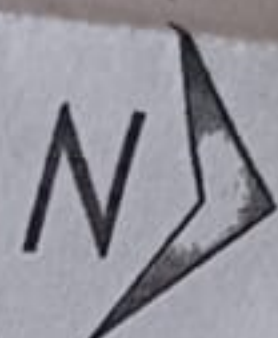
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- 13) The Promoter/Developer has completed construction of the said flatted residential building & has obtained Completion Certificate bearing Outward No. Javak Kra./NaNivi/25829/Nasik Road/2020, dtd.14/07/2020 from Nashik Municipal Corporation, Nashik.
- 13) The Party of the First Part herein is the Promoter/Developer of the Said Property; the Party of the Second Part herein is the Flat Purchaser/s, hereinafter referred to as the Flat Purchaser/s and party of the Third part herein is the Vendors/Owners.
- 14) The Flat Purchaser/s demanded from the Promoter/Developer and the Promoter/Developer has given inspection to the Flat Purchaser/s of all the documents of title relating to the said property, the said Development Agreement, Power of Attorney and the plans, designs, and specifications prepared by the Promoter/Developer's Architects Anant Technocrats Pvt. Ltd., and of such of other documents as are specified under the Maharashtra Ownership Flats (Regulation Of The Promotion Of Construction, Sale, Management And Transfer) Act, 1963, (hereinafter referred to as "the said Act") and the rules made thereunder;
- 15) The copies of Certificate of Title issued by the Attorney at Law or Advocate of the Promoter/Developer, copies of the Property Card or extract of village forms VI or VII & XII or any other relevant revenue record showing the nature of the title of the Owner to the said property on which the Flats are constructed or to be constructed and the copies of the plans and specification of the Flat agreed to be purchased by the Flat Purchaser/s duly approved by concerned local authority i.e. Nashik Municipal Corporation have been given separately;
- 16) The Flat Purchaser/s approached the Promoter/Developer for allotment of the Flat more particularly described in the Schedule-II hereunder written which is intended to be constructed on the said property.
- 17) Prior to the executing of these presents, the Flat Purchaser/s has/have paid to the Promoter/Developer a sum of **Rs.3,00,000/- (Rupees Three Lakhs only)** being part payment of the sale price of the Flat agreed to be sold by the Promoter/Developer to the Flat Purchaser/s as advance payment or deposit (the payment and receipt whereof the Promoter /Developer doth hereby admit and acknowledge), which shall in no event exceed fifteen percent, of the sale price of the Flat agreed to be sold to the Flat Purchaser/s, and the Flat Purchaser/s has agreed to pay to the Promoter/Developer balance of the sale price in the manner hereinafter appearing;

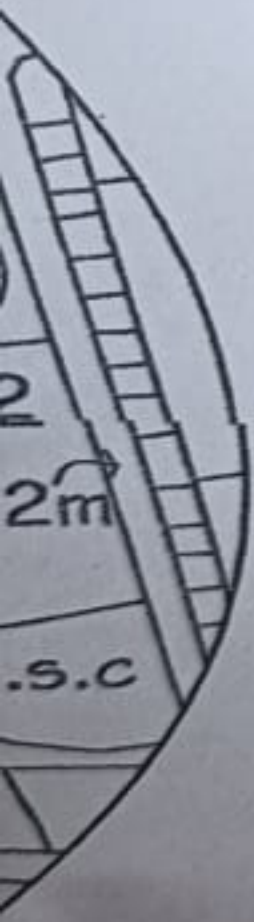


REVISED / COMPLETION
 RESIDENTIAL BUILDING IN S. NO.44/11 A,
 P.No. 06 AT. VILLAGE - DEOLALI, NASHIK
 FOR, NATHU P. KHOLE & ONE THROUGH
 G.P.A. HOLDER,
 SHRI. ANANT K. RAJEGAONKAR.
 & SHRI. ANIL B. JAIN.

ARCHITECTS/ENGINEERS SIGN.	ST. ENGINEER SIGN	OWNER SIGN.

Scale	Drawing. By	Er. Anant K. Rajegaonkar	B.E. (CIVIL) A.M.I.E. REG. NO. 077745/8
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1:100	Nil 22kar	 ANANT TECHNOCRATS PVT. LTD. PROJECT PLANNERS (CONCEPT TO COMPLETION) Commercial Complex, opp. New N.M.C. Building Rajiv Gandhi Bhavan, Sharanpur Road, Nasik 422002 PH.: -2572853, 2570435, FAX 0253 2572853	
Date	Job No		
20/06/2020			



APPROVAL

2

APPROVED

As per the accoupaining
occupancy Certificate

No. Nashik/ Road/25829/2020

Date : 14/07/2020



Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik

