



05/08/2020

सूची क्र.2

मुख्य विभाग - सह. दु. वि. नाशिक 6
 पत्र क्रमांक : 5189/2020
 लोडणी :
 Regn:63m

माकामे नाव : पाथडी - 1

(1) विलेखाचा प्रकार	विक्री क्रमांकाचा
(2) मोबदला	1500000
(3) बाजारभाव/माहेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी देतो की परदेशार ते नमुद करावे	1483433.6
(4) घु-नापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) नाशिकचे नाव: नाशिक म. न. वा. इतर वर्गन : , इतर माहिती: इतर माहिती: मीजे भाषाई व नई मंडर व नई मंडर 330/1 ते 7/2/1 अ/134 ते 137 प्लॉट क्रमांक 134 ते 137 चांसी क्षेत्रफळ 1615.20 चौ. मी. बायरील असाय जीवसा अपार्टमेंट अे विंग मधील प्लॉट क्रमांक 06 स्टिप्ट फ्लोअर वन चांसी कार्पेट क्षेत्रफळ 39.56 चौ. मी. + गुजबल अंगण बायनी क्षेत्रफळ 08.00 चौ. मी. असे एकूण क्षेत्रफळ 45.56 चौ. मी. (Survey Number : 330. ; Plot Number : 134 TO 137 ;)
(5) क्षेत्रफळ	1) 45.56 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करण देणा-या/लिहून देवना-या पसकाराचे नाव किंवा दिवली न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिबद्धिचे नाव व पत्ता.	1): नाव:- म्. मुंदावन वैभलपर्स कारीशरी संस्था लर्के भागीदार वी. प्रतिक अतुनबाई नरोडिया - - बय:- 28; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं:- , रोड नं. नगरराज हार्दय कम्प्लेक्स नाशिक , महाराष्ट्र, नाशिक, पिन कोड:- 422009 पॅन नं:- AAPFV2682L
(8) दस्तऐवज करण देणा-या पसकाराचे व किंवा दिवली न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिबद्धिचे नाव व पत्ता	1): नाव:- वी. सतिष विचाराय पेवारे - - बय:- 28; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं:- , रोड नं: 908 बासन नगर राणे नगर नाशिक , महाराष्ट्र, नाशिक, पिन कोड:- 422010 पॅन नं:- AXQPQ8028F 2): नाव:- सी. संख्या सतिष पेवारे - - बय:- 21; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं:- , रोड नं: 908 आसलनगर राणेनगर नाशिक , महाराष्ट्र, नाशिक, पिन कोड:- 422010 पॅन नं:- DBWPG9678C
(9) दस्तऐवज करण दिव्याचा दिनांक	04/08/2020
(10) दस्ता नोंदणी केव्याचा दिनांक	05/08/2020
(11) अनुक्रमांक, खंड व पुठ	5189/2020
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	90000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	15000
(14) गेरा	

मुन्दाकनासाठी विभागात घेतलेला उपसील:-

मुद्रांक शुल्क आकारताला नियमनेला अनुष्येद :-

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



सह. दुय्यम विभागक वर्ग-२
 नाशिक-५.

3955189
Wednesday, August 05, 2020
3:45 PM

गावती

गावाचे नाव: पाचडी - 1
दस्तऐवजाचा अनुक्रमांक: नसन5-5189-2020
दस्तऐवजाचा प्रकार: विक्री करारनामा
सादर करणाऱ्याचे नाव: श्री. सतिश विश्वनाथ घेंवारे -

पत्राची क्र. 0000
दिनांक 05/08/2020

नोंदणी फी 20
दस्त हाताळणी फी
पृष्ठांची संख्या: 37

₹. 15000/-
₹. 740/-

एकूण:

₹. 15740.00

आपणास मुळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे
4:05 PM ह्या वेळेत मिळेल.

वाजार मूल्य: ₹. 1483433.6/-
मोबदला ₹. 1500000/-
भरलेले मुद्रांक शुल्क : ₹. 90000/-

Joint Registrar Nashik 5

सह. दुय्यम निवडक वग-२
दिनांक-५.

- 1) देयकाचा प्रकार: eChallan रकम: ₹. 15000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002959057202021E दिनांक: 05/08/2020
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹. 740/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0408202005165 दिनांक: 05/08/2020
बँकेचे नाव व पत्ता:

cash

मुळ दस्तऐवज परत केला



CHALLAN
MTR Form Number-6



GRN	MH002859057202021E	BARCODE	[Barcode]		Date	04/08/2020-15:44:20	Form ID	252	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
Office Name	NSK5_NASHIK 5 JOINT SUB REGISTRAR	PAN No.(If Applicable)							
Location	NASHIK	Full Name	RUNDAVAN DEVELOPERS दर क्र. 495E (2010)						
Year	2020-2021 One Time	Flat/Block No.	WADHA ANNEXE 9 - 30						
Account Head Details	Amount in Rs.	Premises/Building							
0030046401	Stamp Duty	90000.00	Road/Street	FLAT NO. 08 A WING					
0030063301	Registration Fee	15000.00	Area/Locality	PATHARDI, NASHIK					
			Town/City/District						
			PIN	4	2	2	0	1	0
			Remarks (If Any)	SecondPartyName=SATISH VISHWANATH GHEWARE-					
			Amount In	One Lakh Five Thousand Rupees Only					
Total		1,85,000.00	Words						
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK							
Cheque/DD Details		Bank CIN	Ref. No.	69103332020080413614	2621006612				
Cheque/DD No.		Bank Date	RBI Date	04/08/2020-15:44:53	Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK						
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 दयान निहाय कार्यालयात नोंदणी करण्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करण्याच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No. : 9985699677



CHALLAN
MTR Form Number-6



GRN	MH00295067202021E	BARCODE			Date	04/08/2020-15:44:20	Form ID	35.2
Department Inspector General Of Registration					Payer Details			
Type of Payment Stamp Duty Registration Fee					TAX ID / TAN (if Any)			
Office Name NSK5_NASHIK 5 JOINT SUB REGISTRAR					PAN No. (if Applicable)			
Location NASHIK					Full Name	RUNGAVAN DEVELOPERS		
Year 2020-2021 One Time					Flat/Block No.	वडा नं. 499 (2020)		
Account Head Details				Amount In Rs.	Premises/Building	AVADHA ANNEXE		
0030046401	Stamp Duty			90000.00	Road/Street	FLAT NO. 05 A-WING		
0030063301	Registration Fee			15000.00	Area/Locality	PATHARDI, NASHIK.		
					Town/City/District			
					PIN	4	2	2
					PIN	0	1	0
					Remarks (if Any)	SecondPartyName=SATISH VISHWANATH GHEWARE-		
Total					Amount In	One Lakh Five Thousand Rupees Only		
					Words			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN	Ref. No.	69103332020080413614	2621606612
Cheque/DD No.					Bank Date	RBI Date	04/08/2020-15:44:53	Not Verified with RBI
Name of Bank					Bank-Branch	IDBI BANK		
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.

Mobile No. : 998569677

सादर घालन केवल दायज मित्रक कार्यालयत मोदणी कार्यालय दस्तावेजी लागू आहे. नोंदणी व कार्यालय दस्तावेजी सादर घालन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0408202008165	Date 04/08/2020
Received from shri. satish vishwanath ghevare --, Mobile number 9885877708, an amount of Rs. 740/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Nashik 5 of the District Nashik.	
Payment Details	
Bank Name IBKL	Date 04/08/2020
Bank CIN 10004152020080405507	REF No. 262276127
This is computer generated receipt, hence no signature is required.	



प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतूदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबूली धारक हे संपूर्ण पणे जबाबदार राहतील.

Bank
लिहून देणारे

Shri
लिहून घेणारे

॥ ॐ नमः शिवाय ॥

MARKET VALUE RS. 14,85,000/-
CONSIDERATION RS. 15,00,000/-
READY RECKNER CHART NO. 19.8
RATE RS. 29,600/- PER SQ.MTR.
CARPET AREA OF FLAT 45.56 SQ. MTRS.
[including usable area of Open Balconies 6.00 Sq. Mtrs.]
STAMP RS. 90,000/-
REGISTRATION FEES RS. 15,000/-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this 04TH day of AUGUST 2020.

M/S. VRUNDAVAN DEVELOPERS,
PANAAPFV 2682 L, A Partnership firm
through its PARTNER
SHRI. PRATIK ATULBHAINARODIYA,
Age 29 Years, Occupation Business,
R/o. Flat No. 12, Ganraj Heights, Near Shanti Park, Kamathwade,
Nashik 422 010.

Hereinafter referred to as the VENDOR/PROMOTER (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the FIRST PART.

A N D

[1] SHRI. SATISH VISHWANATH GHEWARE

Age : 29 Years, Occupation : Service,
PANNO. A X Q P G 9028 F

[2] SAU. SANDHYA SATISH GHEWARE

Age : 21 Yrs. Occupation : Housewife
PANNO. D B W P G 9678 C

All R/o. 908, Wasan Nagar, Rane Nagar, Nashik.

Hereinafter referred to as the "PURCHASER/ ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators, assigns, etc.) of the SECOND PART.

WHEREAS the vendor/Promoter is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the land situated at **Village Pathardi, Tal. Dist. Nashik**, more particularly described in the first schedule written hereunder.

AND WHEREAS the vendor /Promoter has purchased the said property from the previous owner Mr. Kacharu Sahadu Lone and others by a sale deed dated 7-5-2010 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 4482 on 7-5-2010 and the vendor/Promoter has absolute right to develop said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the vendor/Promoter may deem fit and proper.

AND WHEREAS after execution of sale deed Kacharu Sahadu Lone died and name of his legal heirs Smt. Suman Kacharu Lone, Kiran Kacharu Lone, Mrs. Sangita Vijay Palde and Mrs. Anita Laxman Palde are mutated in the 7/12 extracts for the share of



दस्तावेज क्र. (4956) / 2020
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Kacharu Sahadu Lone and therefore for confirmation of sale deed, the legal heirs of Kacharu Sahadu Lone executed a Confirmation Deed on 21-2-2013 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 2829 on 21-3-2013 and as such name of the vendor is mutated in the owners column of the record of rights.

AND WHEREAS the said property is duly converted to Non Agri. use u/s. 44 of the M. L.R.Code under Order of Collector, Nashik under No. MAHA/ KAKSHA / 3/ BI. SHE.PA.KRA./ 263/1999 Dated 23-6-1999 and the said property is from and out of the approved layout which is duly sanctioned by Nashik Municipal Corporation under their letter No. Nagarrachana Vibhag/ Antim/ B4/ 74 Dated 12-12-2003.

AND WHEREAS the vendor has purchased TDR of 536-40 Sq. Mtrs. from DRC No. 766 Dated 6-9-2017 from Mr. Ashok Shravan Sonje and Mr. Nilesh Ashok Sonje by sale deed dated 8-9-2017 which is duly registered at the office of Sub Registrar, Nashik 5 at Sr. No. 4944 on 8-9-2017 and the vendor/Promoter has prepared a building plan by using the TDR which is duly approved by the Nashik Municipal Corporation under commencement certificate No. LND/BP / B-5 /209/6241 Dated 10-10-2017 and the Vendor/ Promoter has commenced the construction of the building, hereinafter referred to as the SAID BUILDING.

AND WHEREAS the promoters have accrued the title of absolute ownership to the said property and well seized and possessed of the same.

AND WHEREAS the said property is free from all or any encumbrances and the title of the vendor is clear, negotiable and marketable. The said property is not subjected to any encroachments and there are no tenants in the said property. The property is not subjected to any attachment, the property is also not subjected to any road widening nor acquisition or requisition by any Govt. or local authorities.

AND WHEREAS the Promoter is entitled to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor/Promoter is in possession of the project land.

AND WHEREAS the Promoter has commenced the construction of a building on the project land Consisting of A and B Wing which is consists of Ground floor as Stilt parking and first to four floor as per approved building plan for residential purpose.

AND WHEREAS the vendor has decided to develop the said property by constructing an ownership flats building in the name of AVADHA ANNEXE which consists of residential units.



प्लान नं - ६
प्लान (१२६ / १०१०)
१ - ३६

AND WHEREAS the Allottee is offered an Apartment / Flat number 14 on the Still Floor Two, A wing (herein after referred to as the said "Apartment") in AVADHA ANNEXE (herein after referred to as the said "Building") being constructed on the said property, by the Promoter, the said apartment is more particularly described in the second schedule written hereunder.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer Mr. Ashok Jamdar for the preparation of the structural design and drawings of the buildings, the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Nashik under Registration No. P51600015198 on 7-2-2018 have been annexed and marked Annexure F.

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the Advocate Shri Subodh M. Shah of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto.

AND WHEREAS the promoter has decided to subject the property to the provisions of Apartment Ownership Act and as such the promoter shall form the association of apartment owners by registering the declaration of apartment as per the provisions of apartment ownership act and on completion of the building and on receipt of the completion certificate from Nashik Municipal Corporation the necessary deed of apartment shall be executed in the name of the purchaser in respect of the apartment agreed to be purchased by the allottee.

AND WHEREAS the authenticated copies of the plans of the construction as proposed by the Promoter and according to which the construction of the building is proposed is annexed hereto.



of the Allottee, but includes the area covered by the internal
partition walls of the apartment.

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 1,00,000/- being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment and receipt whereof the Promoter hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. Notwithstanding anything stated in any other document / allotment letter given or communicated with the allottee anytime prior, this agreement shall be considered as the only document and its conditions shall be read as the only conditions valid and basis for which the said unit is agreed to be sold to the allottee.

AND WHEREAS the purchaser/allottee has independently verified the title of the said land, building plan, the specifications and amenities provided in the said building and common facilities as detailed by the promoter and the purchaser/allottee is satisfied about the same and after the satisfaction the purchaser has agreed to purchase the apartment from the promoter / vendor.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment as described herein after.

**NOW THEREFOR, THIS AGREEMENT WITNESSETH
AND IT IS HEREBY AGREED BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS:-**

1. **CONSTRUCTION OF PROJECT / APARTMENT** - The Promoter shall construct the said building/s consisting of **A and B Wing consisting of ground floor as Stilt parking and four upper Floors** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority at present and as may be made available by the Nashik Municipal Corporation by using and utilizing additional FSI as may be made available by local authority. Provided that the promoter shall have to obtain prior consent in writing of the allottee in respect of variations or modifications which may adversely affect the

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AND WHEREAS ~~the authenticated copies of the plans and~~ specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority **NASHIK-5** annexed hereto.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the vendor/promoter has informed the purchasers that though the building plan is approved by Nashik Municipal Corporation on the basis of the area of the said property and the TDR purchased consisting of Ground for parking and five upper Floors by using the TDR available on the said property, the vendor /promoter intends to take all the benefits as may be made available on the said property for additional construction in view of the new DC rules applicable and as such the vendor / promoter shall be entitled to revise and amend the building plan and in such case additional floors as may be sanctioned by Nashik Municipal Corporation and as such all the benefits of the said additional floors or construction as may be made available on the said property to the vendor /promoter and the vendor/promoter shall have rights to construct such additional floors or otherwise as may be sanctioned by NMC and the vendor shall be entitled to sell, alienate or dispose off the same and as such the purchasers gives his/their specific consent for the amendment and revision of the building plan. Provided always that the promoter shall take prior consent from the purchaser /allottees for amendment of the building plan of the area, location and size of the apartment of the purchaser /allottees is adversely affected.

AND WHEREAS the Allottee has applied to the Promoter for allotment of Flat No. 06 on the Stilt Floor One in A Wing in the building AVADHA ANNEXE APARTMENT.

AND WHEREAS the carpet area of the said Apartment is 39.56 Sq. Mtrs. and usable area of Balcony 6.00 Sq. Mtrs. and "carpet area" as per RERA means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony / Varandah appurtenant to the said Apartment for exclusive use of the Allottee and exclusive open terrace area appurtenant to the said Apartment for exclusive

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4900	(2020)
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apartment of the allottee except any alteration or additions required by any Govt. Authorities or due to change in law.

2. CONSIDERATION, PRICE OF THE SAID APARTMENT

2.1 The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. 06 On Stilt Floor One carpet area of the said Apartment is 39.56 Sq. Mtrs. and usable area of open Balcony 6.00 Sq. Mtrs. hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the consideration of Rs. 15,00,000/- and the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule annexed herewith.

2.2 The Allottee has paid on or before execution of this agreement a sum of Rs. 1,00,000/- RTGS dt. 16/07/2020 drawn on HDFC Bank.

2.3 The promoter hereby agrees to pay the balance amount of Rs. 14,00,000/- to be paid for 01 [One] Month from this date of Agreement.

2.4 The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.

2.5 The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies /Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order /rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. The Promoter may charge the allottee separately for any upgradation/changes specifically requested or approved by the allottee in fittings, fixtures and specification and any other facility which have been done on the allottee's request.

2.6 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments as the Promoter and

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apartment of the allottee except any alteration or addition required by any Govt. Authorities or due to change in law

2. CONSIDERATION, PRICE OF THE SAID APARTMENT

2.1 The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. 06 On Stilt Floor One carpet area of the said Apartment is 39.56 Sq. Mtrs. and usable area of open Balcony 6.00 Sq. Mtrs. hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the consideration of Rs. 15,00,000/- and the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule annexed herewith.

2.2 The Allottee has paid on or before execution of this agreement a sum of Rs. 1,00,000/- RTGS dt. 16/07/2020 drawn on HDFC Bank.

2.3 The promoter hereby agrees to pay the balance amount of Rs. 14,00,000/- to be paid for 01 [One] Month from this date of Agreement.

2.4 The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.

2.5 The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies /Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order /rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. The Promoter may charge the allottee separately for any upgradation/changes specifically requested or approved by the allottee in fittings, fixtures and specification and any other facility which have been done on the allottee's request.

2.6 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments as the Promoter and



Allottee may decide for the period by which the respective installment has been preponed.

The Promoter shall confirm the final carpet area before giving possession of the flat that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee before giving the possession to the purchaser. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

3. MODE OF PAYMENT -

Subject to the terms of the agreement and the promoter abiding by the construction milestones (not valid in special cases where specific dates are mentioned), the allottee shall make all payments, on demand by the promoter, within the stipulated time as mentioned in the payment plan through A/c payee cheque/ demand draft or online payment(as applicable) in favour of M/S. VRUNDAVAN DEVELOPERS, Nashik.

4. ADJUSTMENT/ APPROPRIATION OF PAYMENT -

The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object / demand / direct the Promoter to adjust his payments in any manner.

5. INTEREST ON UNPAID DUE AMOUNT -

Without prejudice to the right of the promoter to take action for breach arising out of delay in payment of the instalments on the due dates, the allottee shall be bound and liable to pay interest as per State Bank of India highest marginal cost of lending rate plus 2% per annum with monthly rests, on all the amounts which become due and payable by the allottee to the promoter till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest expenses thereof shall not itself be considered as waiver of the right of the promoter under this agreement, nor shall it be construed as condonation of delay by the promoter. The amount of interest may be informed to the allottee from time to time or on completion of the said project /apartment, and the allottee has agreed to pay the same as and when demanded before the possession of the said apartment.





DISCLOSURE AND INVESTIGATION OF
MARKETABLE TITLE

The promoter has made full and true disclosure of the title of the said land as well as encumbrance, if any, known to the promoter in the title report of the advocate. The promoter has also disclosed to the allottee/ nature of its right, title and interest or right to construct building/s and also give inspection of all documents to the allottees, as required by the law. The allottee having acquainted himself with all facts and right of the promoter and after satisfaction of the same has entered into this agreement.

9. SPECIFICATIONS AND AMENITIES -

The specifications and amenities of the apartment to be provided by the promoter in the said project and the said apartment are those that are set out in Schedule IV hereto. Common amenities for the project on the said land are stated in the schedule V annexed hereto. In the project multi storied high rise building /wings are under construction and considering to maintain the stability of the building and internal structures, herein specifically informed by its consultants not to allow any internal changes. As per our policy there shall be no customization permitted inside the said apartment. Changes such as civil, electrical, plumbing, etc. shall not be allowed during construction as well as anytime thereafter.

10. TIME ESSENCE - If the Promoter fails to abide by the time schedule for completing the project and handing over the Plot to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

11. TERMINATION OF AGREEMENT - Without prejudice to the right of Promoters to charge interest in terms of sub clause above, on the Purchasers committing default in payment on due date of any amount due and payable by the Purchasers to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchasers committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement.

Provided that, Promoters shall give notice of fifteen days in writing to the Purchasers, by Registered Post AD at the address provided by the Purchasers and mail at the e-mail address provided by the Purchasers, 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 Purchasers

6. OBSERVATIONS OF CONDITIONS IMPOSED BY LOCAL/PLANNING AUTHORITY -

The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority State and or central Govt. including Environmental department at the time of sanctioning the plans or any time thereafter or at the time of granting completion certificate or anytime thereafter. The promoter shall before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and /or completion certificates in respect of the Apartment.

Notwithstanding anything to the contrary contained therein, the purchaser shall not claim possession of the said premises until the completion certificate is received from the local authority and the purchaser has paid all the dues payable under this agreement in respect of the said premises to the promoters and has paid the necessary maintenance amount/ deposit, payable under this agreement to the promoters.

Howsoever for the purpose of defect liability towards the promoters, the date shall be calculated from the date of handing over the possession to the purchasers for fit outs and interior works and that the said liability shall be those responsibilities which are not covered under maintenance of the said premises / building / phase/ wing as stated in the said agreement. That further it has been agreed by the purchasers that any damages or change done within the premises sold or in the building done by him or by any third person on behalf of he purchasers then the purchasers expressly absolves the promoters from the same liability and specifically consents that on such act done, he shall waive his right to enforce the defect liability on and towards the promoters.

Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the allottee and common areas to association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allotee shall make timely payments of the installment and other dues payable by him / her and meeting the other obligation under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause herein above. ("Payment Plan").

7. DISCLOSURE AS TO FLOOR SPACE INDEX -

The Promoter hereby declares that the area of the land is 1615-20 Sq. Mtrs. and the vendor has purchased TDR of 646.06 Sq. Mtrs. and Premium FSI of 484.56 Sq. Mtrs. Thus total area available is 2907-36 Sq. Mtrs. on the project as per the Development Control Regulation.

fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund the amount till then received from the Purchasers without any interest thereon within a period of 30 days of the termination, the instalments of the sale consideration of the apartment which may till then have been paid by the allottee to the promoter.

12. POSSESSION OF APARTMENT-

The Promoter shall give possession of the Apartment to the Allottee on or before 31-12-2021. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of the said premises on the aforesaid date, if the completion of the said project or building/wing in which the said premises is to be situated is delayed on account of -

- i. Non-availability of sand, steel, cement, other building material, water or electric supply.
- ii. War, Civil Commotion or act of God.
- iii. Any notice, order, rule, notification of the Government and / or other public or Competent Authority or any Decree/Order of any Court/ Tribunal/ Authority.
- iv. Any Prohibitory or Injunction Order from any Court of Law.
- v. Pendency of any litigation and any order therein.
- vi. Delay or default in payment of any installment or dues by the Flat Purchaser.
- vii. Delay by Local Authority in issuing or granting necessary Completion Certificate or Occupation Certificate.
- viii. Any other circumstances beyond the control of the Promoters or force majeure.
- ix. Changes in any rules, regulations, bye-laws of various statutory bodies and authorities from time to time affecting the development and the project.
- x. Delay in grant of any NOC/ permission/ license/ connection installment of any services such as elevators, electricity and water connections and meters to the project/ flat/ premises/road etc. or completion certificate from any appropriate authority.
- xi. Extension of time for giving possession as may be permitted by the Regulatory authority under Real Estate (Regulation and Development) Act, 2010 for reason where actual work of



said project/building could not be carried by the promoters as per sanctioned plan due to specific stay or injunction orders relating to the said project from any Court of law, or Tribunal, competent authority, statutory authority, high power committee etc. or due to such circumstances as may be decided by the Authority.

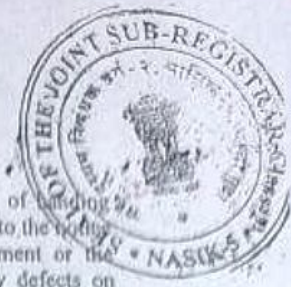
If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Purchasers agrees that the Promoters shall be entitled to the extension of time for delivery of possession of the said Premises, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchasers agrees and confirms that, in the event it becomes impossible for the Promoters to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoters shall refund to the Purchasers the entire amount received by the Promoters from the purchaser at the earliest without any interest. On refund of the money paid by the Purchasers, Purchasers agrees that he/ she shall not have any rights, claims etc. against the Promoters and that the Promoters shall be released and discharged from all its obligations and liabilities under this Agreement.

13. Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

14. The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:

14.1 Failure of Allottee to take Possession of Apartment : Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

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14.2 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided however, that the allottee shall not carry out any alterations of the whatsoever nature in the said apartment of phase/wing and in specific the structure of the said unit of the said building which shall include but not limit to columns, beams, etc. or in the fittings therein, in particular it is hereby agreed that the allottee shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of the works are carried out without the written consent of the promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

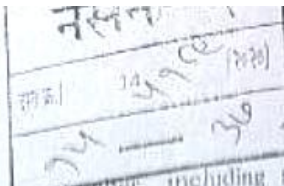
That it shall be the responsibility of the allottee to maintain his apartment in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his flat are regularly filled with white cement /epoxy to prevent water seepage.

That the allottee has been made aware and that the allottee expressly agrees that the regular wear and tear of the unit includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variations in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structures built of the unit and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

15. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

16. **FORMATION OF APARTMENT :-** The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Association to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Association of Apartment Owners



and for becoming a member, including the bye-laws of the proposed association and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies as the case may be, or any other Competent Authority.

16.1 TRANSFER OF TITLE - The Promoter shall, within three months of registration of the Association or within three months from the completion certificate from Nashik Municipal Corporation, whichever is later cause to be transferred to the association all the right, title and the interest of the Vendor/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated, provided that all the flat purchasers have paid their respective amount of consideration to the vendor.

16.2 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee 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, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. 2000/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the association as aforesaid. On such conveyance / assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

17. The above amount of consideration does not include the following expenses which the Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

(i) Rs. 251/- for share money, application entrance fee of the association.



laws in relation to the Project, project land, Building/wing and common areas;

- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
 - vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment / Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
 - viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment / Plot] to the Allottee in the manner contemplated in this Agreement;
 - ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
 - x. The Schedule property is not the subject matter of any HUF and that no part thereof is owned by any minor and no minor has any right, title and claim over the Schedule Property.
 - xi. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the occupation certificate is received and thereafter by the association or the purchasers.
 - xii. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
19. It is further agreed by and between the parties that the Promoters shall not be liable to pay the adhoc maintenance charges for the unsold premises till final conveyance of the said unsold premises. It is further agreed and understood between the Parties that after the formation of the Organization, the Promoters shall be absolutely entitled to hold and shall have absolute authority and control as regards the unsold premises, units, etc. and all the

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(ii) Rs. 3,000/- for formation and registration of the association

(iii) Rs. 1,000/- for proportionate share of taxes and other charges/levies in respect of the association.

(vi) The purchaser shall deposit an amount of Rs. 30,000/- towards the maintenance of the entire building and on receipt of such amount of maintenance from all the flat owners, the vendor shall deposit the said amount in bank in the name of the association of apartment owners to be formed and the interest thereon shall be utilised towards the maintenance of the building. Except the said amount of maintenance all the premises holders in the building shall contribute monthly /annually maintenance for maintaining the building.

(v) Rs. 45,000/- towards the proportionate expenses of installation charges for common water meter, and electric meter, individual electric meter, connection, proportionate amount towards the MSEB ORC charges and deposit and installation charges, etc. and common water meter connection charges shall be borne by the vendor/ promoter.

18. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER :-

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said land for project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable



PURCHASERS NAME AND ADDRESS

- 1] SHRI. SATISH VISHWANATH GHEWARE
 - 2] SAU. SANDHYA SATISH GHEWARE
- All R/o. 908, Wasan Nagar, Rane Nagar, Nashik.

PROMOTERS NAME :-
M/S. VRUNDAVAN DEVELOPERS,
A Partnership firm through its PARTNER
MR. PRATIK ATULBHAI NARODIYA,
R/o. Flat No. 12, Ganraj Heights, Near
Shanti Park, Kamathwade, Nashik 422 010.
Notified Email Id - pratiknarodia@gmail.com

It shall be the duty of the Allottee 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 Allottee, as the case may be.

34. JOINT ALLOTTEES :- That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

35. STAMP DUTY AND REGISTRATION :- The charges towards stamp duty and Registration of this Agreement, GST shall be borne by the Vendor. MSEB meter and connection charges shall be borne by Purchaser.

36. DISPUTE RESOLUTION :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

37. GOVERNING LAW :- 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 Agreement

38. The Promoter has informed the allottee and the allottee is aware that the purchase of the said apartment shall be subject to all the following conditions:-

- a] The access to the individual flat shall be as per the sanctioned plan and/or revised plan from time to time.



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PURCHASERS NAME AND ADDRESS

- 1] SHRI. SATISH VISHWANATH GHEWARE
 - 2] SAU. SANDHYA SATISH GHEWARE
- All R/o. 908, Wasan Nagar, Rane Nagar, Nashik.

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- b) Construction of a lift and other civil works done internally shall be at the risk and cost of the purchaser, the purchaser shall not damage the basic RCC structure.
- c) The installation of any grills or any doors shall only be as per the form prescribed by the Vendor's Architect.
- d) The car parking area shall not be enclosed under any circumstances.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property situated at Village Pathardi, Tal. Dist. Nashik, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bearing S . No. 330/ 1 to 7/ 2/ 1 A Plot No. 134/ 135/ 136/137 TOTAL ADMEASURING 1615-20 SQ. MTRS. JOINTLY BOUNDED AS FOLLOWS:

- On or towards East : By S. No. 330/1 to 7/1 Part
 On or towards West : By Govt. surrendered land
 On or towards South : By Govt. surrendered land
 On or towards North : By 9 Mtrs. Colony Road

SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERRED

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing A wing Flat No. 06 on Stilt Floor One admeasuring 39.56 Sq. Mtrs. carpet and usable area of open Balcony 6.00 Sq. Mtrs. i.e. total area 45.56 Sq. Mtrs. in AVADHA ANNEX APARTMENT bounded as follows:

- EAST : Flat No. 05
 WEST : Flat No. 07
 SOUTH : Side Margin
 NORTH : Lift and Passage

AMENITIES TO BE PROVIDED IN THE FLAT

- RCC Structure – Earth quake resistant RCC framed structure.
- Brick work – All external walls will be 6” thick internal wall 4” thick.
- Plaster – All walls will sand faced plaster from outside and neeru finish from inside.
- Door – Main door will have laminated flush door, S.S. fitting and other flush door shutter with oil paint finish.
- Window – Decorative M.S. Grills for windows with 3 track powder coated aluminium sliding with mosquito net.
- Flooring – Best quality vitrified tile flooring of 2x2 with same skirting in all rooms. Toilet will have glazed tiles dado upto slab level and anti skid floor.
- Kitchen – Kitchen platform with granite top. Stainless steel sink and C.P. tap with glazed dado upto slab level on facing wall.

नसि-६
दस्तावेज क्र. ५१९८ (२०२०)
२५ १३०



- b) Construction of a lift and other civil works done internally shall be at the risk and cost of the purchaser, the purchaser shall not damage the basic RCC structure.
- c) The installation of any grills or any doors shall only be as per the form prescribed by the Vendor's Architect.
- d) The car parking area shall not be enclosed under any circumstances.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property situated at Village Pathardi, Tal. Dist. Nashik, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bearing S. No. 330/ 1 to 7/ 2/ 1 A Plot No. 134/ 135/ 136/137 TOTAL ADMEASURING 1615-20 SQ. MTRS. JOINTLY BOUNDED AS FOLLOWS:

- On or towards East : By S. No. 330/1 to 7/1 Part
 On or towards West : By Govt. surrendered land
 On or towards South : By Govt. surrendered land
 On or towards North : By 9 Mtrs. Colony Road

SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERRED

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing A wing Flat No. 06 on Stilt Floor One admeasuring 39.56 Sq. Mtrs. carpet and usable area of open Balcony 6.00 Sq. Mtrs. i.e. total area 45.56 Sq. Mtrs. in AVADHA ANNEX APARTMENT bounded as follows:

- EAST : Flat No. 05
 WEST : Flat No. 07
 SOUTH : Side Margin
 NORTH : Lift and Passage

AMENITIES TO BE PROVIDED IN THE FLAT

- > RCC Structure – Earth quake resistant RCC framed structure.
- > Brick work – All external walls will be 6" thick internal wall 4" thick.
- > Plaster – All walls will sand faced plaster from outside and neeru finish from inside.
- > Door – Main door will have laminated flush door, S.S. fitting and other flush door shutter with oil paint finish.
- > Window – Decorative M.S. Grills for windows with 3 track powder coated aluminium sliding with mosquito net.
- > Flooring – Best quality vitrified tile flooring of 2x2 with same skirting in all rooms. Toilet will have glazed tiles dado upto slab level and anti skid floor.
- > Kitchen – Kitchen platform with granite top. Stainless steel sink and C.P. tap with glazed dado upto slab level on facing wall.



- Electrification - Electrification will be concealed with anchor, or equivalent switches with adequate points.
- Plumbing - Entire plumbing will be concealed in good quality PVC fitting with hot and cold water.
- Water - Underground and overhead water tank will be provided. Municipal and borewell water supply.
- ▶ Parking - Common parking area with paver blocks or checkered tile. Terrace with brick bat koba.
- ▶ Paint - All units will be painted inside with primer palti with tractor emulsion. External wall with acylic paints.
- ▶ Lift - Lift with power back up (Battery back-up)

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

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED
M/S. VRUNDAVAN DEVELOPERS through its
PARTNER MR. PRATIK ATULBHAI NARODIYA
[VENDOR/PROMOTER]



Pratik

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED

[1] SHRI. SATISH VISHWANATH GHEWARE



Satish

[2] SAU. SANDHYA SATISH GHEWARE



संध्या

[PURCHASER/S/ALLOTTEE/S]

WITNESS :-

1. *[Signature]* 2. *[Signature]*

RE - 30



38019 नई दिल्ली 27
 23279380 - 794187
 कार्ड नं. 934987
 गावुका - नाशिक
 पोस्टावर/पत्रे रणार
 नाशिक 422001

एकचौकट स्वीन महत्वात
 चारू वने कागते 2000
 विक्रम पत्रिका इतरकावत

पकवाती	पिपरा	सिकेप	दिवस	दिनांक	संख्या
ना	१	१	१	१	१
२	२	२	२	२	२
३	३	३	३	३	३
४	४	४	४	४	४
५	५	५	५	५	५

राज्यीय कार्यालय
 नाशिक

अयकर विभाग
 INCOME TAX DEPARTMENT
 PRATIKKUMAR ATULBHAI NARODIYA
 ATULBHAI BABUBHAI NARODIYA
 19/06/1997
 Permanent Account Number
 AOHFN2667A
 Signature

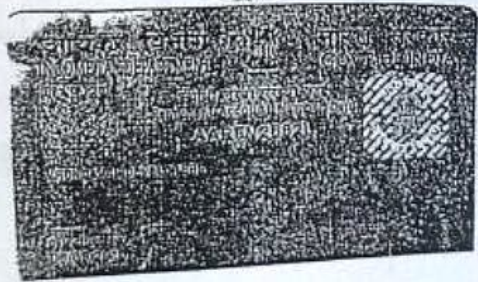
भारत सरकार
 GOVT. OF INDIA

भारत सरकार
 Government of India



मोहन बाबुराव वान्कडे
 Mohan Baburao Wankhede
 जन्म तिथि: 04/03/1949
 पुरुष / MALE

9294 4129 5237
 VID: 9100 4622 4824 4729
 माझे आधार, माझे ओळख



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4992 (2010)
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51600015195

Project: Avadha Annexe, Plot Bearing / CTS / Survey / Final Plot No. : Plot No. 134 135 136 137 S.No. 330/1 to 7/2/1A at Nashik, Nashik, Nashik, 422009;

1. Vrundavan Developers having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422010.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- 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 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 (f) of sub-section (2) of section 4 read with Rule 5:
OR
That entire of the amounts to be realised hereinafter by 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 Registrations shall be valid for a period commencing from 07/02/2018 and ending with 31/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
- 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

3. 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.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, Maharashtra)
Date: 2/7/2018 10:23:55 AM

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 07/02/2018
Place: Mumbai

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TO: S.M. Vrundavan Developers.

C/o. Er. Asabok Jambdar & Stru.Engg. Asbok Jambdar Nashik

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No.134 to 137 of S.No. 330/1 to 7/21A/134+135+136+137 of Pathardi Shilwar.

- Ref :-** 1) Your Application & for Building permission of Structure Plan
Dated: 02/02/2017 Inward No.B5 /BP/7103
2) Final Layout layout No.B4/74 Dt: 12/12/2003

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

CONDITIONS (1) to (11)

1. The land vacated in consequence of enforcement of the setback rule shall form part of Public Street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permit is issued under Sec. 263 of the Maharashtra Municipal Corporation Act, 1949.
3. The commencement of building permission shall remain valid for a period of one year commencing from the date of its issue. If it is not completed within this period Construction work commenced after expiry of one year which commencement certificate is granted will be treated as unauthorized. The provisions laid down in Maharashtra Regional & Town Planning Act, 1966 under Maharashtra Municipal Corporation Act, 1949 shall be applicable to the extent 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 1956].
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 on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
11. The drains shall be lined out & covered up properly to the satisfaction of Municipal

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To: **M/s. Vrundavan Developers.**
C/o. Er. Ashok Jandkar & Stru. Engg. Ashok Jandkar Nashik

Sub:- Sanction of Building Permission & Commencement Certificate on Plot No.134 to 137 of S.No. 330/1 to 7/2/A/134+135+136+137 of Pathardi Shikwar.

- Ref:-**
- 1) Your Application & for Building permission of Structure Plan
Dated: 02/02/2017 Inward No. B5 /BP/7103
 - 2) Final Layout layout No. B4/74 Dt: 12/12/2003

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

CONDITIONS (1/2/19)

1. The land vacated in consequence of enforcement of the setback rule shall form part of Public Street.
2. No new building of any kind shall be occupied or permitted to be occupied or permitted to be used by any person until occupancy permission is granted under section 263 of the Maharashtra Municipal Corporation Act, 1949.
3. The commencement of work under building permission shall remain valid for a period of one year commencing from the date of its issue. After it shall become invalid automatically unless otherwise renewed. In the event the period of construction work commenced after expiry of one year which commences after the commencement certificate is granted will be treated as unauthorized construction. The provisions laid down in Maharashtra Regional and Town Planning Act, 1966 under Maharashtra Municipal Corporation Act, 1949 will be taken into consideration 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 1986].
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 on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
11. The drains shall be lined out & covered up properly to the satisfaction of Municipal

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The drains shall be lined out & covered up properly to the satisfaction of Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity. Invert levels of the drains should be such that the effluent gets into the Municipal drain by gravity with self-cleaning velocity.

In case if there is no Municipal drainage line within 30 meters premises an outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of occupants. A pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.

12. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
13. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
14. Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
15. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
16. Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights should be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. are available.
17. There is no objection to the electricity connection for construction purpose from M.S.E.B.
18. Septic tank & soak pit should be constructed as per guidelines of sewerage department of N.M.C. Plans should be produced before sanction certificate.
19. Adequate space from the road should be reserved for the former in consultation with M.S.E.D.C.L. Office before commencing the construction.
20. Drinking water & adequate provision facility including toilet should be provided for staff & labour engaged at construction site by owner/Developer at their own cost.
21. While carrying out construction work, proper care should be taken to keep noise level within limits for various categories of zone as laid down vide Government Resolution of Environment Department (Study) for Noise Pollution or as per latest revision/ Government GR.
22. As per order of Urban Development Department of Government of Maharashtra, vide TPS2417/487/prs.krd dated 19.01.2015 Dt. 7/8/2015 for all pending following condition shall apply
 - A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
 - a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - d) F.S.I. permitted.
 - e) Number of Residential/Commercial flats with their areas.
 - f) Address where copy of sanctioned approved plans shall be available for inspection.
 - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
24. This permission is given on the basis of Title search report submitted by owner/developer, Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
25. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
26. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.

- Produced from [unclear]
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: Nahpra-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. 263/99 dt:23/06/1999 submitted with the application.
31. A) Rs.6,74,640/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.53/659 Dt:06/09/2017
 B) Rs.J- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No. - Dt:-
32. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.
 Rs.8,080/- Deposited vide R.No./B.No.46/2876 Dt:06/09/2017
33. Drainage connection charges Rs.64,000/- is paid vide R.No./B.No.91/5085 Dt:06/09/2017
34. Welfare Cess charges Rs.6,39,650/- is paid vide R.No./B.No.91/5085 Dt:06/09/2017
35. infrastructure Improvement Charges Rs:6,46,100/- is paid vide R.No./B.No.26/655 Dt: 06/09/2017
36. Charges for "Premium paid FSI" is paid vide Rs.22,48,360/- is paid vide R.No./B.No.36/4989 Dt:06/09/2017
37. This permission is given on the basis of affidavit submitted by applicant Dt:22/09/2017 for disposal of excavated/debris material on his own premises as described above.
38. This permission is given on the basis of affidavit submitted by applicant Dt:22/09/2017 regarding NMC supplied water and any public source of water should not be used for construction purpose. After obtaining occupation certificate decision of NMC regarding drinking water supply connection shall be binding on applicant.
39. This permission is given on the basis of affidavit submitted by applicant Dt:22/09/2017 as per the guide lines of L.B. Department's letter No. BTW.SJ/Desk-1/624/2015 Dated:6/8/2015
40. This permission is given on the basis of affidavit submitted by applicant Dt:22/09/2017 regarding declaration that the plot is not to be closed.
41. This permission is given on the basis of affidavit submitted by applicant Dt:22/09/2017 regarding the strength of the plot. Total TDR Loaded 646.08 which is less than the TDR No: 766 Dt:06/07/2017 and 646.08 Sq.mL TDR area utilized from the same. Total TDR Loaded 646.08 which is less than the TDR No: 766 Dt:06/07/2017 vide formula $646 \times 11600 / 13970 = 536.40$ Sq.mL TDR area utilized from the same.
42. The corrected 7/12 extract of the amalgamated plots shall be produced before Plinth certificate.
43. NMC Tax for Vacant plot shall be paid before Completion.

Executive Engineer
 Town Planning Department
 Nashik Municipal Corporation, Nashik.

No LND/ BP/ B5/209/624)
 Nashik, Dt:10/10/2017
 Copy to: Divisional Officer



CHALLAN
MTR Form Number

नसम-५
क्र.सं. ५९८ (१००)
३६



GRN	MH002659057202021E	BARCODE	Date: 04/08/2020-15:44:20		Form ID	252
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)			
Office Name	NSK5_NASHIK 5 JOINT SUB REGISTRAR		PAN No. (If Applicable)			
Location	NASHIK		Full Name	VISHWANATH VISHWANATH		
Year	2020-2021 One Time		Flat/Block No.	HABHNEXE		
Account Head Details		Amount In Rs.	Premises/Building	FLAT NO. DE A 200G		
0030046401	Stamp Duty	90000.00	Road/Street	PATHARDI NASHIK		
0030063301	Registration Fee	15000.00	Area/Locality	PATHARDI NASHIK		
			Town/City/District	NASHIK		
			PIN	4 2 2 0 1 0		
			Remarks (If Any)	SecondPartyName=SATISH VISHWANATH CH. VARE-		
			Amount In	One Lakh Five Thousand Rupees Only		
			Words	1,05,000.00		
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref. No.	69103332020080413614	2621606612
Cheque/DD No.			Bank Date	RBI Date	04/08/2020-15:44:53	Not Verified with RBI
Name of Bank			Bank-Branch	IDBI BANK		
Name of Branch			Scroll No. , Date	100 , 05/08/2020		



Department ID

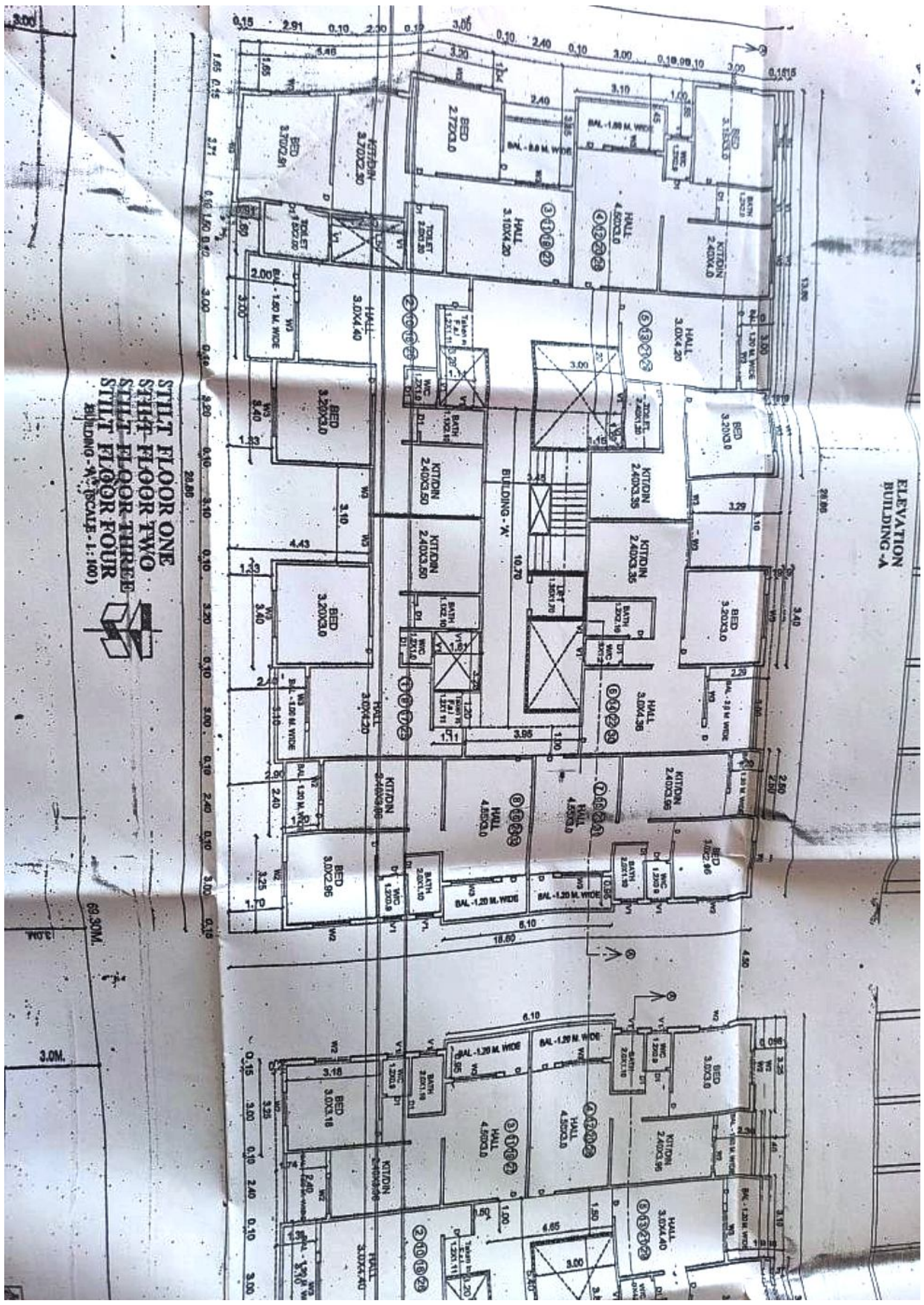
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 शिर्षक बाबत कोटस दुसऱ्याम निवाराक कार्यालयत मोदणी कडवसत्या दरसारादी लागू आरे. मोदणी न करवावारा दरसारादी सार करण लागू आरे।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-395-5189	0001291943202021	05/08/2020-15:45:16	IGR315	15000.00
2	(IS)-395-5189	0001291943202021	05/08/2020-15:45:16	IGR315	90000.00
Total Defacement Amount					1,05,000.00

Print Date 05-08-2020 02:49:38

ELEVATION
BUILDING - A



STILT FLOOR ONE
STILT FLOOR TWO
STILT FLOOR THREE
STILT FLOOR FOUR
BUILDING - A (SCALE - 1:100)

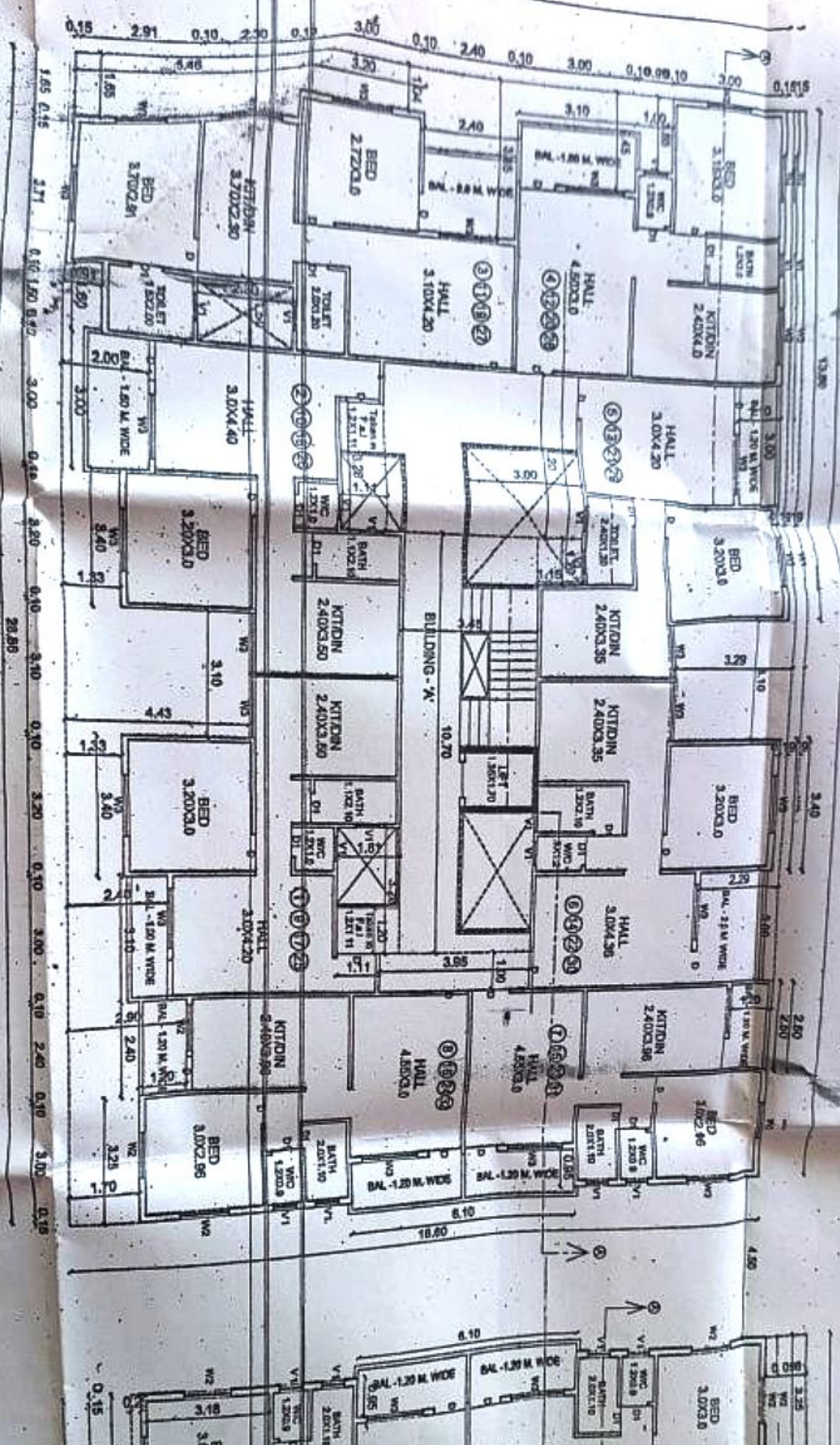


69.30M

3.0M

3.0M

ELEVATION BUILDING -A

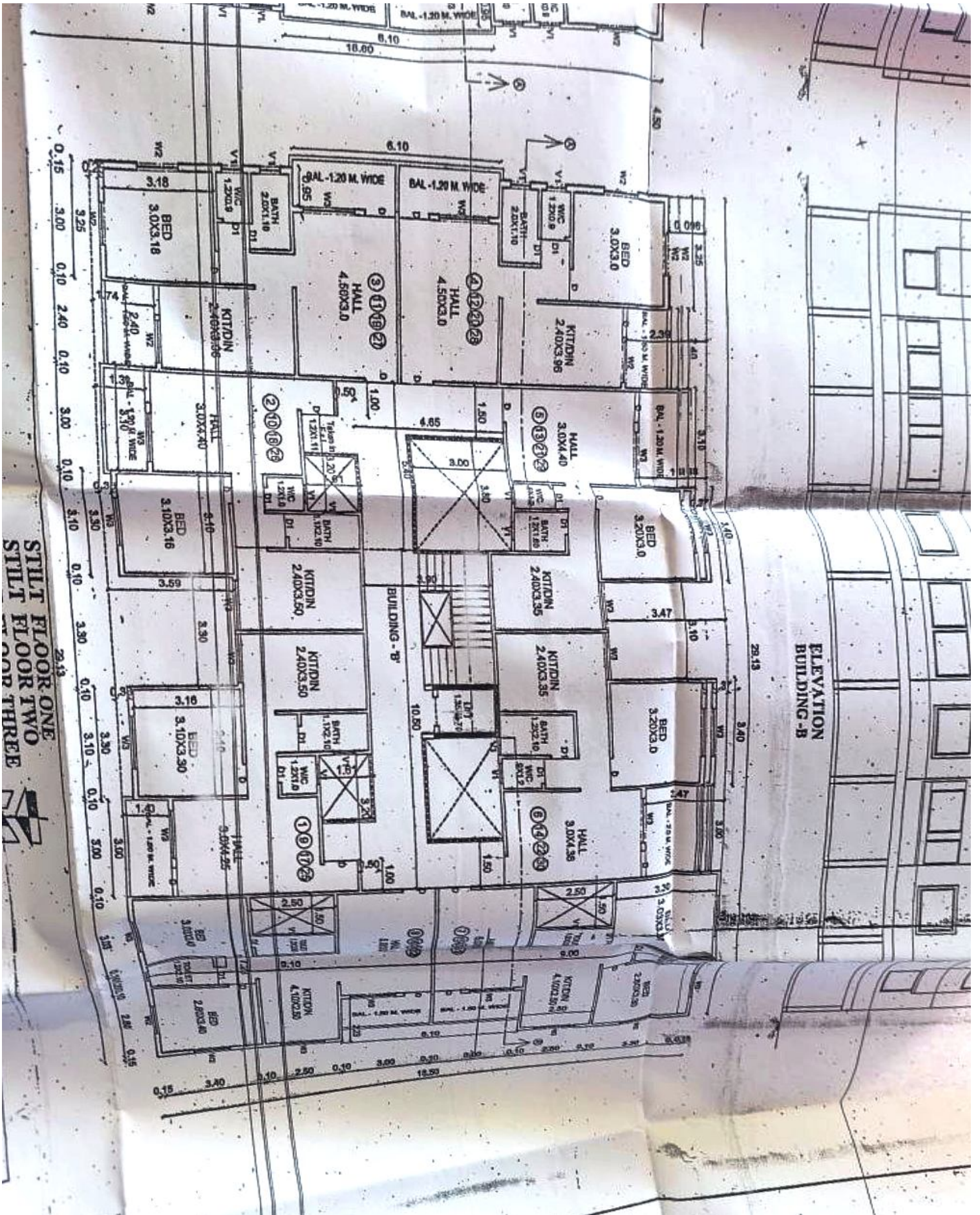


STILT FLOOR ONE
STILT FLOOR TWO
STILT FLOOR THREE
STILT FLOOR FOUR
BUILDING -A (SCALE: 1:100)

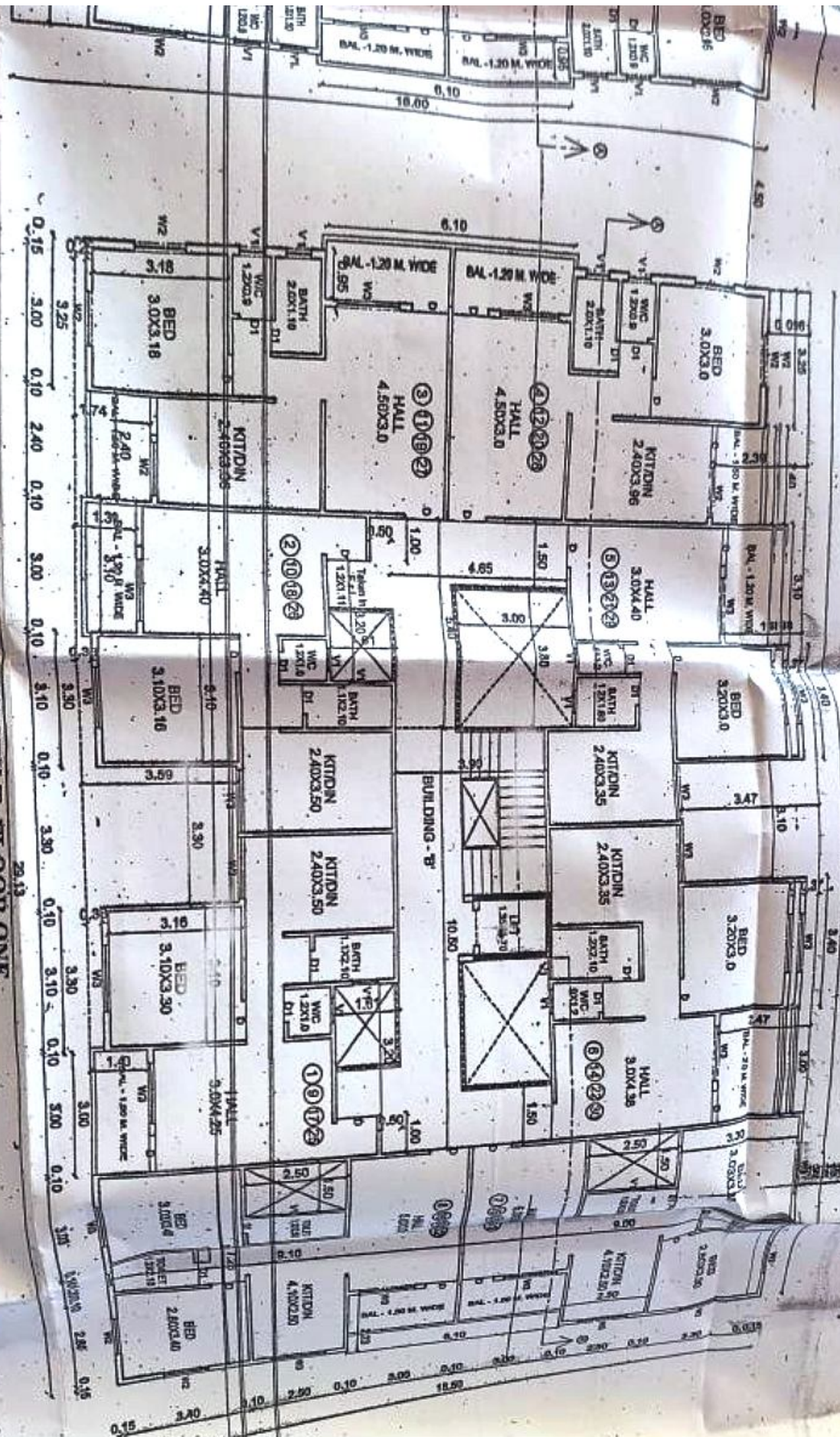


69.30M

STILT FLOOR ONE
STILT FLOOR TWO
STILT FLOOR THREE



ELEVATION
BUILDING-B



STILT FLOOR ONE
STILT FLOOR TWO
STILT FLOOR THREE
STILT FLOOR FOUR
BUILDING - B (SCALE: 1:100)



STILL FLOOR ONE
 STILL FLOOR TWO
 STILL FLOOR THREE
 STILL FLOOR FOUR
 (Scale: 1:100)

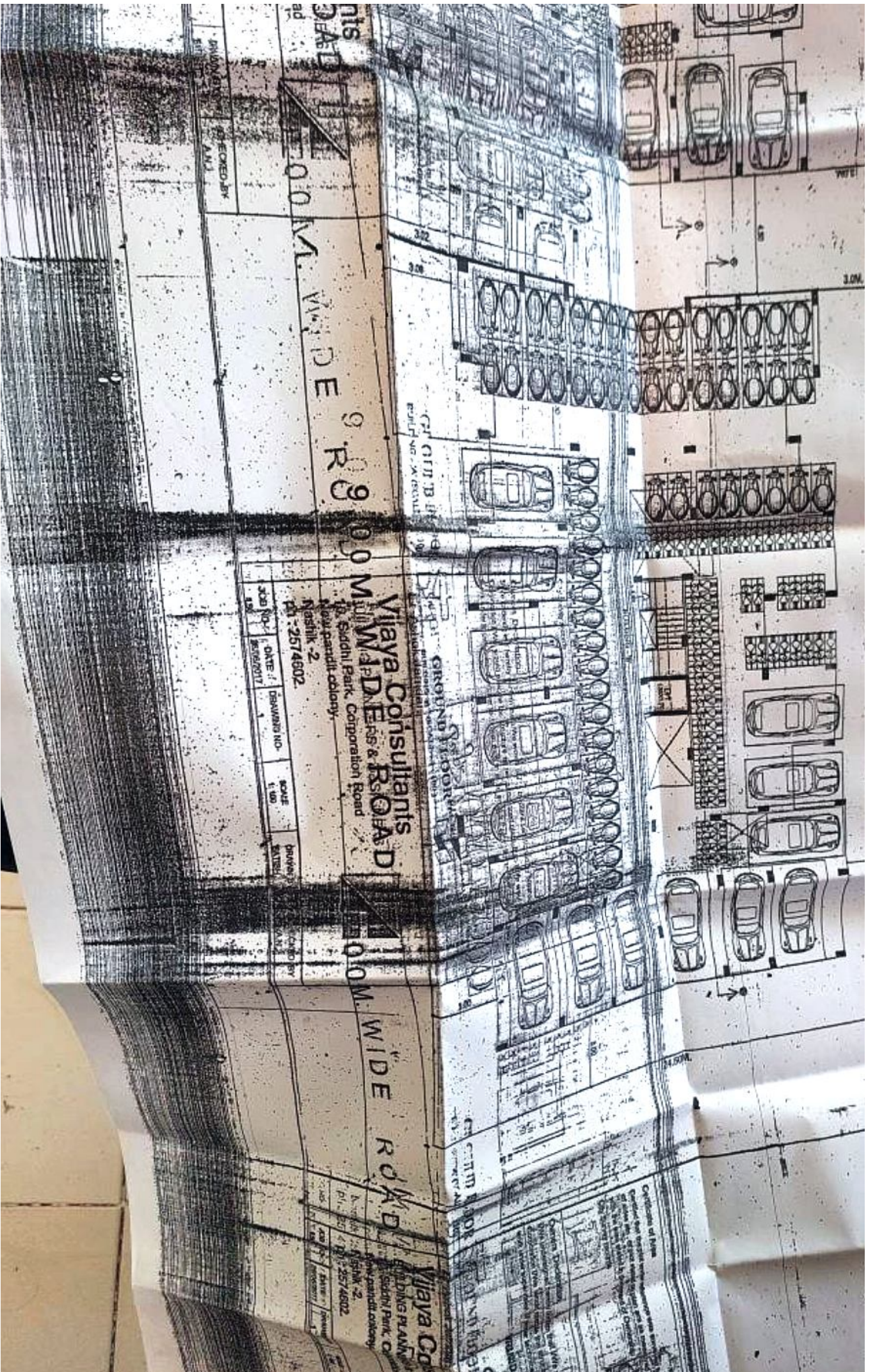


Viaya Consultants
PLANNERS & ROAD DESIGNERS
 10/1 Siddhi Park, Corporation Road
 Nashik-2
 Ph: 2574602

Viaya Consultants
PLANNERS & ROAD DESIGNERS
 10/1 Siddhi Park, Corporation Road
 Nashik-2
 Ph: 2574602

DATE	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
28/09/2015	1	1:100	ANJ	ANJ

JOB NO.	DATE	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
150	28/09/2015	1	1:100	ANJ	ANJ



VIAYA CONSULTANTS
VIAYA COLONY
SADDI PARK, CORPORATION ROAD
NEW PANDIT COLONY
MESHUK - 2
PH: 2574602

JOB NO.	DATE	DRAWING NO.	SCALE	PROFESSOR
			1:100	

CHECKED BY

CONDITIONS OF WORK
The Engineer shall be responsible for the design and construction of the works shown on the drawings. The Contractor shall be responsible for the execution of the works in accordance with the drawings and specifications. The Contractor shall be responsible for the safety of the works and the safety of the public. The Contractor shall be responsible for the removal of the works and the restoration of the site to its original condition. The Contractor shall be responsible for the payment of all taxes and duties. The Contractor shall be responsible for the payment of all costs incurred in the execution of the works. The Contractor shall be responsible for the payment of all costs incurred in the execution of the works. The Contractor shall be responsible for the payment of all costs incurred in the execution of the works.

Certificate of Area
 Certified that the plot under reference was surveyed by the on 26/08/2017 and the dimensions
 Certified that the plot stated on plan are as measured on site. The area to be worked out selling
 will be as stated in document of Ownership. The area to be worked out selling
 is as per Survey records. The area to be worked out selling is as per Survey records.

Others Declaration
 I/We Undersigned hereby confirm that I/We would abide by plans sanctioned by Nashik Municipal
 Corporation I/We would execute the structure as per sanctioned plans Also I/We would execute the
 work under supervision of proper technical person as sanctioned plans to ensure the quality and safety at the work site.

VIRADAVAN DEVELOPERS
 Satisht
 PARTNER

Signature
 Ashok N. Jandari
 P.N. 31/1/19
 Owner Name
 Signature

Vijaya Consultants

BUILDING PLANNERS & DESIGNERS

10, Siddhi Park, Corporation Road

New pandit colony,

Nashik -2.

Ph: 2574602.



JOB NO.	DATE	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
2015	26/08/2017	1/100	1:100	SATISH	A.N.J.

PROFORMA NO - 1.

2/1


PROPOSED RESIDENTIAL BUILDING PLAN

NASHIK. FOR - M/S - VRUNDAVAN DEVELOPERS
PARTNERSHIP FIRM TH. PARTNER.

APPRO :

The plans amended in
As per the conditions mentioned in
the accompanying commencement

Certificate No. *B5703/624/1* dated *10/10/2017*

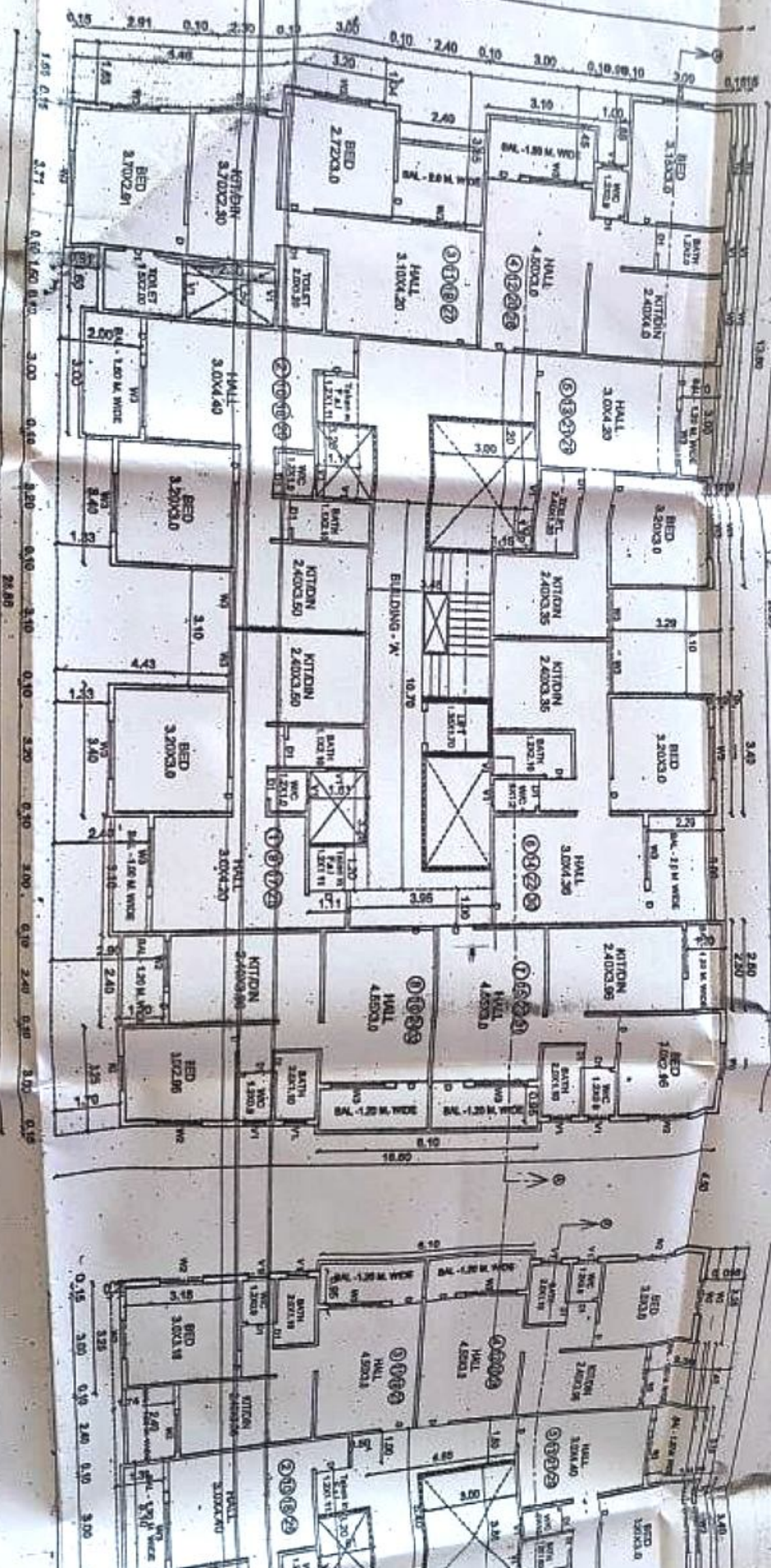

Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik



STILT FLOOR ONE
 STILT FLOOR TWO
 STILT FLOOR THREE
 STILT FLOOR FOUR
 BUILDING - A
 SCALE - 1:100



ELEVATION BUILDING-A



STILT FLOOR ONE
 STILT FLOOR TWO
 STILT FLOOR THREE
 STILT FLOOR FOUR
 Building-A (SCALE: 1:100)



सहाय्ये नाव : पाथर्डी - 1

(1) वित्तव्यवस्था प्रकार	बीर ऑफ अपार्टमेंट
(2) मोजकता	1500000
(3) सावादावाक(सावदावाक)चा प्रकार सावदावाक(सावदावाक)चा प्रकार सावदावाक(सावदावाक)चा प्रकार	1485000
(4) नु.सावादावाक(सावदावाक) व घटकमाक(असावादावाक)	1) सावदावाके नाव: नाशिक म. न. पा. इतर वर्ग-२, इतर माहिती, इतर माहिती: मीजे पाथर्डी सर्व्हे नंबर सर्व्हे नंबर 330/1 ते 7/2/1 अ/134 ते 137 प्लॉट क्रमांक 134 ते 137 यांनी क्षेत्रफळ 1615.20 चौ. मी. बाकीचे क्षेत्र अनेकसा अपार्टमेंट अे विंग मधील फ्लॉट क्रमांक 06 स्ट्रिप्ट ग्लोअर वन यांनी प्लॉट क्षेत्रफळ 39.56 चौ. मी. + युजवेल ऑपन बाल्कनी क्षेत्रफळ 06.00 चौ. मी. असे एकूण क्षेत्रफळ 45.56 चौ. मी. (Survey Number : 330 ;)
(5) क्षेत्रफळ	1) 45.56 चौ.मीटर
(6) सावदावाक(सावदावाक) किंवा नु. वी. देवघात असेल तेव्हा.	
(7) इतरांचे वजन करून देणा-या/सिद्धे देवघात-या/सावदावाक किंवा देवघात न्यायानुसार देवघात देवघात किंवा असेल असावादावाक, प्रतिवादिने नाव व पत्ता.	1) नाव:-मे. नु.सावादावाक देवघातपर्वे भागीदारी संस्था तर्फे भागीदार श्री. शक्ति अतुलभाई नरोडिया वव.-29; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- गणराज हाईटम कामठवाड नाशिक, महाराष्ट्र, पाम्.ईक. पिन कोड:-422009 पॅन नं:-AAPPV2682L
(8) इतरांचे वजन करून देणा-या/सावदावाक किंवा देवघात न्यायानुसार देवघात देवघात किंवा असेल असावादावाक, प्रतिवादिने नाव व पत्ता.	1) नाव:-श्री. सतिश विधुनाथ शेवारे वव.-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- अरुण अनेकसा समर्थ नगर पाथर्डी फाटा नाशिक, महाराष्ट्र, पाम्.ईक. पिन कोड:-422010 पॅन नं:- AXQPG9028F 2) नाव:-श्री. संघ्या सतिश शेवारे वव.-22; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- अरुण अनेकसा समर्थ नगर पाथर्डी फाटा नाशिक, महाराष्ट्र, पाम्.ईक. पिन कोड:-422010 पॅन नं:- DBWPG9678C
(9) इतरांचे वजन करून देणा-या/सावदावाक किंवा देवघात न्यायानुसार देवघात देवघात किंवा असेल असावादावाक, प्रतिवादिने नाव व पत्ता.	11/10/2021
(10) इतरांचे वजन करून देणा-या/सावदावाक किंवा देवघात न्यायानुसार देवघात देवघात किंवा असेल असावादावाक, प्रतिवादिने नाव व पत्ता.	12/10/2021
(11) अनुक्रमांक, खट व पृष्ठ	10054/2021
(12) सावादावाक(सावदावाक)चा मूद्रांक शुल्क	100
(13) सावादावाक(सावदावाक)चा नोंदणी शुल्क	100
(14) असा	

मुद्रांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविना असे करारनामा तपशील करारनामा अलाहिदा नोंदविना आहे


मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

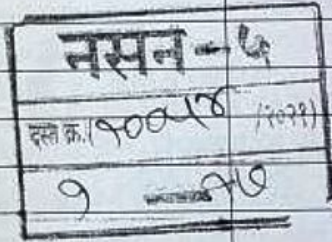
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



सह. दुय्ये निबंधक वर्ग-२
नाशिक-५.

MTR Form Number-6

GRN	MH007367468202122E	BARCODE			Date	11/10/2021-16:56:56	Form ID	25.3
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	NSK5_NASHIK 5 JOINT SUB REGISTRAR			Full Name	SATISH VISHWANATH GHEWANE			
Location	NASHIK							
Year	2021-2022 One Time			Flat/Block No.	AVADHA ANNEXE			
Account Head Details	Amount In Rs.		Premises/Building					
0030046401 Stamp Duty	100.00		Road/Street		FLAT NO. 06 A WING			
0030063301 Registration Fee	100.00		Area/Locality		PATHARDI, NASHIK			
			Town/City/District					
			PIN		4 2 2 0 1 0			
			Remarks (If Any)		SecondPartyName=VRUNDAVAN DEVELOPERS-			
			Amount In		Two Hundred Rupees Only			
			Words					
Total	200.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN		Ref. No.		69103332021101117674 2707237298			
Cheque/DD No.	Bank Date		RBI Date		11/10/2021-16:57:44		Not Verified with RBI	
Name of Bank	Bank-Branch				IDBI BANK			
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.
 सधर घरण केंद्र दुय्यम निवधक कार्यालयात नोदणी करावयाच्या दस्त्यासाठी लागू आहे . नोदणी न करावयाच्या दस्त्यासाठी सधर घरण लागू नाही .
 Mobile No. 9985625468

Payment Details	
Bank Name	IBKL
Bank CIN	10004162021101109700
Date	11/10/2021
REF No.	2718387178
This is computer generated receipt, hence no signature is required.	

प्रतिज्ञापत्र तथा हमी पत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतूदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबूली धारक हे संपूर्ण पणे जबाबदार राहतील. तसेच आम्ही आज रोजी सदरचा दस्त नोंदणी साठी दाखल केलेला आहे. सदर दस्तातील कलम १ मधील मिळकतीवर बांधण्यात आलेल्या इमारतीतील कलम २ मधील मिळकती सोबत पार्किंगचे क्षेत्र विकत घेतलेले नाही व दिलेले नाही. याबाबत सदरचे हमी पत्र लिहून देत आहे.

Pratik
लिहून देणारे

Sohani
लिहून घेणारे

॥ ॐ नमःशिवाय ॥

MARKET VALUATION RS. 14,85,000/-
CONSIDERATION RS. 15,00,000/-
AGREEMENT REGISTRATION NO. 5189 DATE 05/08/2020
STAMP RS. 90,000/- AND REGISTRATION FEES RS. 15,000/-
ALREADY PAID
DECLARATION NO. 8298 DATE 03/10/2019
STAMP RS. 100/-

DEED OF APARTMENT [SALE DEED]
THIS DEED OF APARTMENT MADE AND EXECUTED AT NASHIK
ON 11th DAY OF THE MONTH OF OCTOBER, 2021.
(AS PER THE PROVISIONS OF THE MAHARASHTRA OWNERSHIP
ACT, 1970)

नसम-५
दस्तावेज क्र. (२००५४/२०११) (२)
३ ७६



BETWEEN

M/S. VRUNDAVAN DEVELOPERS,
PAN A A P F Y 2682 L, A Partnership
firm through its PARTNER
MR. PRATIK ATULBHAI NARODIYA,
Age 29 Years, Occupation Business,
R/o. Flat No. 12, Ganraj Heights, Near Shanti Park, Kamathwade,
Nashik 422 010./AADHAR NO. 2900 5036 4577.
HEREINAFTER KNOWN AS " GRANTOR "

AND

[1] SHRI. SATISH VISHWANATH GHEWARE

Age 30 Years, Occupation : Service
PAN NO. AXOPG9028F

[2] SAU. SANDHYA SATISH GHEWANE

Age : 22 Yrs. Occupation : Housewife
PAN NO. DBWPG9678C

R/O. 908, Wasan Nagar, Rane Nagar, Nashik.
Resident of : Avadha Annex Apartment, Samarth Nagar, Pathardi Fata,
Nashik

HEREINAFTER AFTER KNOWN AS " GRANTEE "

(WHICH EXPRESSION UNLESS IT BE REPUGNANT TO THE
CONTEXT OR MEANING SHALL INCLUDE ALL LEGAL HEIRS
ADMINISTRATORS, EXECUTORS & ASSIGNS OF THE GRANTOR, &
GRANTEE)

AND WHEREAS Vendor Daksh Construction hereinafter referred to as the
land owner is the absolute & exclusive owner & otherwise well & sufficiently
entitled to all that piece & parcel of the vacant land situated at **Pathardi Tal.**
Dist. Nashik more particularly described in the First schedule written
hereunder and hereinafter referred to as the **SAID PROPERTY.**

AND WHEREAS the vendor /Promoter has purchased the said property from
the previous owner Mr. Kacharu Sahadu Lone and others by a sale deed dated
7-5-2010 which is duly registered at the office of Sub Registrar, Nashik 3 at
Sr. No. 4482 on 7-5-2010 and and the vendor/Promoter has absolute right to
develop said property by constructing a building thereon and enter into
agreement of sale of the tenements to the prospective purchaser at the price
and the terms and conditions as the vendor/Promoter may deem fit and proper.

AND WHEREAS after execution of sale deed Kacharu Sahadu Lone died and
name of his legal heirs Smt. Suman Kacharu Lone, Kiran Kacharu Lone, Mrs.
Sangita Vijay Palde and Mrs. Anita Laxman Palde are mutated in the 7/12
extracts for the share of Kacharu Sahadu Lone and therefore for confirmation
of sale deed, all the legal heirs of Kacharu Sahadu Lone executed a
Confirmation Deed on 21-2-2013 which is duly registered at the office of Sub
Registrar, Nashik 3 at Sr. No. 2829 on 21-3-2013 and as such name of the
vendor is mutated in the owners column of the record of rights.

AND WHEREAS the said property is duly converted to Non Agri. use u/a 44 of the M.L.R.Code under Order of Collector, Nashik under No. MAHA/KAKSHA / 3/ BL SHE.PA.KRA./ 263/1999 Dated 23-6-1999 and the said property is from and out of the approved layout which is duly sanctioned by Nashik Municipal Corporation under their letter No. Nagarrachana Vibhag/ Antim/ B4/ 74 Dated 12-12-2003.

AND WHEREAS the vendor has purchased TDR of 536-40 Sq. Mtrs. from DRC No. 766 Dated 6-9-2017 from Mr. Ashok Shraavan Sonje and Mr. Nilesh Ashok Sonje by sale deed dated 8-9-2017 which is duly registered at the office of Sub Registrar, Nashik 5 at Sr. No. 4944 on 8-9-2017 and the vendor/Promoter has prepared a building plan by using the TDR which is duly approved by the Nashik Municipal Corporation under commencement certificate No. LND/BP / B-5 /209/6241 Dated 10-10-2017 and **and taken a Completion Certificate from N. M. C. vide Letter No. NNV/ 23505 /2019 dt. 04/09/2019 in Wing B** and Completion Certificate **Building A** from N. M. C. vide Letter No. NNV/ 28602/ 2021 Dt. 08/09/2021 hereinafter referred to as the SAID BUILDING, & as per the building plan the vendor has commenced the construction on the said property and completed construct a building consisting of **Parking and Four Upper floor**, hereinafter referred to as the SAID BUILDING.

AND WHEREAS the Granter have executed and Registered "DECLARATION OF APARTMENT" in form A under the provision of Maharashtra Apartment Ownership Act, 1970 in respect of the said price of land and the building constructed on it, Vide Document No. 8298 dated. 03 /10/2019 in the office of Sub- Registrar, Nasik-5 Known as "**AVADHA ANNEXE APARTMENT WING A AND WING B**" and thus the land & the building in subject to the provisions of the said Act.

AND WHEREAS in presence of the said agreement for sale and also as per the provision of Sec.5 of the said Act, this Deed of Apartment is executed in favour of the Grantee in the said property to confer exclusively ownership and possession of the said apartment as mentioned under Sec.2 of the said Act.

NOW THE DEED WITNESSTH AS FOLLOWS

- 1) THAT the exclusive ownership of the Apartment mentioned and described in Schedule 'B' below is granted, conveyed conferred absolutely forever by the Grantor up to the Grantee & Grantor by the Deed of Apartment i.e., these presents and the Grantee shall be entitled to have and to hold the said Apartment absolutely forever together with all the appurtenances attached to the said Apartment and common areas and facilities subject to the restrictions of use and occupation and enjoyment as contained in the Declaration mentioned above.
- 2) **COMMON AREAS AND FACILITIES :-**
 - A) The parcel of land described in paragraph first of this deed.
 - B) The following facilities throughout the building as has shown in Exh. 'A' attached hereto.
 - 1) Stairway which leads from ground floor to the roof of the building.
 - 2) Corridors.
 - 3) Water tank located on the roof of the building.
 - 4) The foundation, main walls, columns, beams and roof of the building.

- 5) Plumbing network throughout the building and common water meters.
 6) Electrical wires & common meters.
 7) Tanks, pumps, motors & in general all apparatus and installation existing for common use.
 8) Drainage system.
 9) Common Lift.

3) **THAT** the Grantee has paid to the Grantor a sum of **Rupees 15,00,000/- (Rupees Fifteen Lakh Only)** being the full consideration of the said apartment from Grantor time to time for following manner and acknowledges the receipts of the same.

RUPEES	PARTICULARS
15,00,000/-	Received by time to time by RTGS and Cheque from purchaser.

15,00,000/- Rupees Fifteen lakh Only

- 4) **THAT** the Grantor has handed over the actual possession of the said apartment to the grantee on before execution of this conveyance deed.
- 5) **THAT** the Grantee hereby undertakes, agrees, promises, to perform, observe, regulations, bye-laws, resolutions that were existing in force or that may be made, formed, resolved, hereinafter by the association of apartment owners.
- 6) **THAT** the Grantee or any person claiming through him or under him deriving any right in the said apartment will be liable to pay taxes, rates, cesses land revenue, repairs and maintenance claiming exps. light, water etc. of/for common areas facilities that will be levied and imposed. The Grantor and the Grantee had entered into the agreement for sale of the said flat and same was registered with Sub Registrar Nashik - 5 Sr. No. 5189 dt. 05/08 /2020 Stamp Duty Rs. 90,000/- and Registration Fees Rs. 15,000/- was been paid at the time of registration of the Agreement For Sale of the said Flat.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property situated at Village Pathardi, Tal. Dist. Nashik, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bearing S.No. 330/1 to 7/2/1A Plot No. 134 /135/ 136/ 137 **TOTAL ADMEASURING 1615-20 SQ. MTRS. JOINTLY BOUNDED AS FOLLOWS:**

On or towards East : By S. No. 330/1 to 7/1 Part
 On or towards West : By Govt. surrendered land
 On or towards South : By Govt. surrendered land
 On or towards North : By 9 Mtrs. Colony Road

दस्तावेज क्र. (2022)
2004/20



SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERRED

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing Flat No. 06 on Stilt Floor One admeasuring 39.56 Sq. Mtrs. carpet and usable area of open Balcony 06.00 Sq. Mtrs. i.e. total area 45.56 Sq. Mtrs. in A Wing in AVADHA ANNEXE APARTMENT bounded as follows:

- EAST : Flat No. 05
- WEST : Flat No. 07
- SOUTH : Side Margin
- NORTH : Lift and Passage

TOGETHER WITH APPURENACES ATTACHED TO THE SAID APARTMENT (UNIT) AS RIGHT, TITLE AND INTEREST OF THE OWNER OF THE SAID UNIT IN THE GENERAL COMMON AREAS AND FACILITIES TOGETHER WITH SHARE AS PER DECLARATION OF APARTMENT IN BUILT UP AREA IN THE MEETING OF TO VOTING RIGHT OF APARTMENT OWNERS OF " AVADHA ANNEXE APARTMENT. "

IN WITNESS WHERE OF THE GRANTOR AND THE GRANTEE HAVE SIGNED HEREUNDER ON THIS DAY AND MONTH AND YEAR MENTIONED HEREIN ABOVE. SIGNED & DELIVERED BY

THE WITH IN NAMED THE GRANTOR :

M/S. VRUNDAVAN DEVELOPERS through its PARTNER MR. PRATIK ATULBHAI NARODIYA (GRANTOR)



THE WITH IN NAMED THE GRANTEE :

[1] SHRI. SATISH VISHWANATH GHEWARE [GRANTEE]



[2] SAU. SANDHYA SATISH GHEWANE [GRANTEE]



:- WITNESS :-

1. [Signature] 2. [Signature]

MAHARASHTRA
ANIMAL AND FISHERIES DEPARTMENT
MUMBAI-400 002

नसम-५



नाशिक महानगरपालिका, नाशिक

इमती बांधकामाचा वापर करिता बांधकाम द्यापुरा

No. २३५०५

(पूर्ण/भाग्याः) २३

जलय क्र./दिनांक/२३५०५/२०१९

N दिनांक ०५/०९/२०१९

श्री./श्रीमती मे वृंदावन डेव्हलपर्स नॉर्मे प्राग्रीडार श्री. नुरेश व्याजुआई धानानी

फा क्रमांक :

प्रकल्पाचे ठिकाण व पत्ता : नगर्श नगर पाथडी शिवाय नाशिक

आपला अर्ज क्रमांक बी-५/१९ दिनांक २९/०९/२०१९

प्लॉट नं. / परपट्टी इंडेक्स नं.

महाराज,

दाखला देण्यात येतो की, पाथडी शिवायतील/सि.स.नं., स.नं. ३३०/१ मे ७/१३/१३५+१३५+ प्लॉट नं. १३५ मे १३७ अं. पू. क्र. मधील इमारतीच्या निगाहण पार्किंग न चार मजला.

मजल्याचे इन्डोल बांधकाम परवानगी क्र. बी-५/२०१९/२४९ दिनांक १०/१०/२०१७ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. अशोक जामदार. रजिस्ट्रेशन क्र.

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/निवासेतर/सेरूमिन्/निवासी कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेत परवानगी देण्यात येत आहे.

- १) एकूण बांधकाम क्षेत्र २९०५.८८ या पैकी निवासी १५०१.०३ निवासेतर — शी.मी.
- २) एकूण चटई क्षेत्र १५९७.९० या पैकी निवासी १५९७.९० निवासेतर — शी.मी.
- ३) एकूण पार्किंग क्षेत्र — या पैकी निवासी — निवासेतर — शी.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/सेरूमिन्/निवासी कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करायचा झाल्यास इन्डोल कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

२) अगिरामन विभागाचा अंतिम दाखला क्रमांक

३) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक

४) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

५) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसे केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

६) फ्रीड कम्प्लायन्स देडल ११/११/२०१९ पासून २७/११/२०१९ दि. ०७/०८/२०१९ अन्वये आहे.

कार्यकारी अधिकारी

नगर नियोजन विभाग

नाशिक महानगरपालिका, नाशिक

71094

भारत सरकार
Government of India

9294 4129 5237
90-882482-883-5229

माझे आधार, माझी ओळख

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

2900 5036 4577

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

290011001 शिवाय नॉर्मे
Prisoners' Account Number Card

आयकर विभाग
INCOME TAX DEPARTMENT

290011001 शिवाय नॉर्मे
Prisoners' Account Number Card

आयकर विभाग
INCOME TAX DEPARTMENT

290011001 शिवाय नॉर्मे
Prisoners' Account Number Card

नसम-५



नाशिक महानगरपालिका, नाशिक

इमारती बांधकामाचा वापर करणे बाबतचा दाखला

No. 23505

(पूर्ण/भाग्या) १९

प्रमाण क्र./दिनांक/23404/2018

* N दिनांक: 05/02/2018

श्री./श्रीमती मे वृंदावन डेकुलपर्स नॉफे प्रागीदार श्री. नुरेश वायुभाई धानानी

पैन क्रमांक :

प्रकल्पाचे ठिकाण व पत्ता : नगर नगर पायडी शिवाय नाशिक

आपला अर्ज क्रमांक वी-५/८९ दिनांक २९/०९/२०१८

व्हॉकंट प्लॉट / घरपट्टी इडेन्स नं.

महाशय,

दाखला देण्यात येतो की, पायडी शिवायतील/सि.स.नं., स.नं. ३३०/१ ने ७०/२/१३१/१३५+१३५+

प्लॉट नं. १३५ ने १३७ अं.पू. क्र. मधील इमारतीच्या विंग्रान्त पायडी नगर मजला

मजल्याचे इकडील बांधकाम परवानगी क्र. वी-५/२०१८/२२४९ दिनांक १०/१०/२०१७ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. अशोक जगदर रजिस्ट्रेशन क्र.

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/मिक्सोवर/सेमिनिक/निवासी कारणासाठी खालील अटी

शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकूण बांधकाम क्षेत्र २००५.८८ वा पैकी निवासी १५०१.०३ निवासेतर चौ.मी.

२) एकूण चटई क्षेत्र १४९७.९० वा पैकी निवासी १४९७.९० निवासेतर चौ.मी.

३) एकूण पार्किंग क्षेत्र वा पैकी निवासी निवासेतर चौ.मी.

१) सदर इमारतीचा वापर निवासी/मिक्सोवर/सेमिनिक/निवासी कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करायचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

२) अभियंता विभागाचा अंतिम दाखला क्रमांक

३) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक

४) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

५) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय बापरातमध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसे केल्याचे आडबुन आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

६) फ्रीझ कन्स्ट्रक्शन रेट क्र. ११३६०- पाने. २७/१६७९ दि. ०७/०८/२०१८ अन्वये अन्वये.

कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक

MAHARASHTRA
ANAND BHAIJI MANSUR NARDA
MUMBAI 400014

आधार - सामान्य माणसाचा अधिकार
9294 4129 5237
MO. 9821452303, 9293
माझे आधार, माझी ओळख

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आधार - सामान्य माणसाचा अधिकार
भारत सरकार
GOVERNMENT OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVERNMENT OF INDIA

दस्तावेज क्र. 9133 (2018)
36.0000 13

Maharashtra Real Estate Regulatory Authority



नसम-६
40008
Project registration number (2018)
9

This registration is granted under section 5 of the Act for the following project under project registration number P51600015198
Project: Avadha Annexe, Plot Bearing / CTS / Survey / Final Plot No.: Plot No. 134 135 136 137 S.No. 330/1 to 722/1
at Nashik, Nashik, Nashik, 422009;

1. Vrundavan Developers having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422010.

2. This registration is granted subject to the following conditions, namely:-
- The promoter shall enter into an agreement for sale with the allottees;
 - 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 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 (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by 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 for a period commencing from 07/02/2018 and ending with 31/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - 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

3. 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.



Signature valid
Digitally Signed by
Dr. Vazant V. Vermanand Prabhu
(Secretary, MahaRERA)
Date: 27/2/2018 10:23:55 AM

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority