



सूची क्र.2

दुय्यम निबंधक मद्र.द.मि. निफाड-2

3/2022

दस्त क्रमांक : 1339/2022

नोंदणी :

Regn:63m

गावाचे नाव : ओझर गांव

(1) बिल्याचा प्रकार	विक्री करग्रनामा
(2) मोठदत्ता	1800000
(3) वाजस्तभाव(भाडेपट्टेवाच्या वायवितपट्टेदार श्रावणणी देतो की पट्टेदार ने समर करवि)	1735750
(4) व-मापन(पारट्टिमा व घस्त्रमाक(असल्यास)	1) पालिकेचे नाव:नाशिक इतर वर्णन : इतर माहिती: जिल्हा नाशिक ता निफाड पैकी मौजे ओझर गावचे मायठणातील मदनिका मिळकत थामी मिटी सर्वे नं 1114,1115,1116,1117,1118 थामी प्लक क्षेत्रफळ 406 3 चौ मी. यावर वाधण्यात आलेल्या राधा टॉवर या ताबाच्या इमारतीमधील निसव्या मजल्यावरील मदनिका नं: 12 कार्पेट क्षेत्रफळ म्हणजेच 53 .41 चौ मी म्हणजेच विन्टअप 64 783 चौ मी येणेप्रमाणे मिळकत( ( C.T S. Number : 1114 1118 : ) )
(5) अत्रपल	1) 64.78 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले मंडा	
(7) दस्तावेज करून देणा-या पक्षकाराचे व किंवा विक्री करणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या ठरूमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1): नाव:-रामदयाल रामप्रताप भट्टे यांचे विकसक ज. मु. मे. समर्थ ग्रुप चे. स्पे. मु. जार्गीदार कल्पेश सुरेश पवार बय:-, पत्ता:-प्लॉट नं:., माळा नं:., इमारतीचे नाव:., ब्लॉक नं:., रोड नं: ओझर ता. निफाड जि. नाशिक. पिन कोड:-422207 पॅन नं:-AAVPB3913G 2): नाव:-रामदयाल रामप्रताप भट्टे यांचे विकसक ज. मु. मे. समर्थ ग्रुप चे. स्पे. मु. जार्गीदार कल्पेश सुरेश पवार बय:-, पत्ता:-प्लॉट नं:., माळा नं:., इमारतीचे नाव:., ब्लॉक नं:., रोड नं: ओझर ता. निफाड जि. नाशिक. महाराष्ट्र, शास्:ईक्र. पिन कोड:-422207 पॅन नं:-AMZPP5753A
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा विक्री करणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या ठरूमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-निलेश शंकर निकम बय:-36; पत्ता:-प्लॉट नं:., माळा नं:., इमारतीचे नाव:., ब्लॉक नं:., रोड नं: ओझर ता. निफाड जि. नाशिक, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422207 पॅन नं:-AHYPN2584M 2): नाव:-इंदुमती शंकर निकम बय:-58; पत्ता:-प्लॉट नं:., माळा नं:., इमारतीचे नाव:., ब्लॉक नं:., रोड नं: ओझर ता. निफाड जि. नाशिक, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422207 पॅन नं:-AZBPN3848F
(9) दस्तावेज करून दिल्याचा दिनांक	28/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	28/03/2022
(11) अत्रपल कर व मूल	1339/2022
(12) गावाच्या वाधमार्गे मूद्रांक शुल्क	108000
(13) गावाच्या वाधमार्गे नोंदणी शुल्क	18000
(14) गावाचे नाव	

पुस्तकनामादी विचारात घेतलेला तपशील:

गावाचे नाव ओझर गाव निवडलेला अनुच्छेद:

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i) or the influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules - 1995

सूची क्र.11  
नोंदणी नंतरची प्रथम प्रत  
अस्तित्वात वर हुकूम करविलेला  
दुय्यम निबंधक श्रेणी-१, निफाड-२

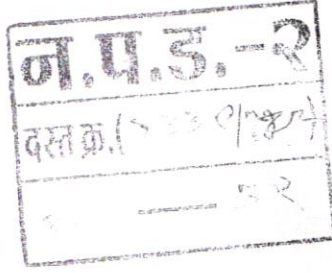


Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number
1	NILESHAR SHANKAR NIKAM	eChallan	00040572022032805264	MH015541455202122E	108000.00	SD	0007436050202122
2		DHC		2803202214795	780	RF	2803202214795D 28/03/2022
3	NILESHAR SHANKAR NIKAM	eChallan		MH015541455202122E	18000	RF	0007436050202122 28/03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





Govt. Valuation Rs. 17,35,750/-  
Consideration Rs. 18,00,000/-  
Stamp Duty Rs. 1,08,000/-  
Registration Fee Rs 18,000/-

### AGREEMENT FOR SALE

**THIS AGREEMENT TO SALE is made and executed on this 28th Day of Monday the Month of March in the Christian Year Two Thousand Twenty Two at Pimpalgaon (B).**

**BETWEEN**

**1. Mr. Ramdayal Rampratap Bhattad**

Age: 84 Years Occupation: Business

Adhar No. 533888008068

Pan No. AAVPB3913G

R/o: 688, Tambat Lane, Ozar Mig, Tal. Niphad, Dist. Nashik.

**Through his General Power of Attorney Holder**

**M/s. Samartha Group Through its Partners,**

**1. Mr. Vinod Shamrao Dusane**

Age - 44 Years, Occu. - Business

Adhar No. 603361070379

Pan No. AA0PD0285C

R/o - 5, Sai Chambers,

Near Kunde Mangal Karyalay, Ganesh Nagar,

Niphad, Tal. Niphad, Dist. Nashik.

**2. Mr. Pankaj Tanaji Thorat**

Age - 34 Years, Occu. - Business

Adhar No. 284532455790

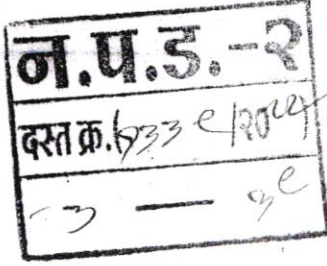
Pan No. ADMPT7230L

R/o - Shivaji Road, Ozar Mig,

Tal. Niphad, Dist. Nashik.

**3. Mr. Paresh Ramesh Pawar**

Age - 39 Years, Occu. - Business



Adhar No. 837839899386  
Pan No. AIQPP0972N  
R/o - Vasant Vihar, Bhagwa Chowk,  
Ozar Mig, Tal. Niphad, Dist. Nashik.

**4. Mr. Kalpesh Suresh Pawar**

Age - 36 Years, Occu. - Business  
Adhar No. 599449917206  
Pan No. AMZPP5753A  
R/o - 293, Main Road, Ozar Mig,  
Tal. Niphad, Dist. Nashik.

**5. Mr. Sunil Nimba Dusane**

Age - 53 Years, Occu. - Business  
Adhar No. 454131751932  
Pan No. AAXPD3584D

**Hereinafter referred to as the "VENDOR"**

**2. M/s. Samartha Group Through its Partners,**

**1. Mr. Vinod Shamrao Dusane**

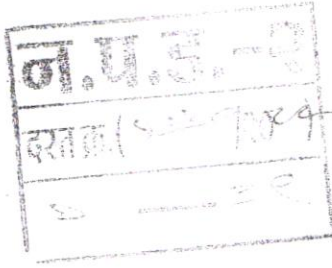
Age - 44 Years, Occu. - Business  
Adhar No. 603361070379  
Pan No. AA0PD0285C  
R/o - 5, Sai Chambers,  
Near Kunde Mangal Karyalay,  
Ganesh Nagar, Niphad,  
Tal. Niphad, Dist. Nashik.

**2. Mr. Pankaj Tanaji Thorat**

Age - 34 Years, Occu. - Business Adhar No. 284532455790  
Pan No. ADMPT7230L  
R/o - Shivaji Road, Ozar Mig, Tal. Niphad, Dist. Nashik.

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Adhar No. 599449917206

Pan No. AMZPP5753A

R/o - 293, Main Road, Ozar Mig,

Tal. Niphad, Dist. Nashik.

**5. Mr. Sunil Nimba Dusane**

Age - 53 Years, Occu. – Business

Adhar No. 454131751932

Pan No. AAXPD3584D

R/o - Vasant Vihar, Bhagwa Chowk,

Ozar Mig, Tal. Niphad, Dist. Nashik.

Hereinafter referred to as the “DEVELOPER”

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

AND

**1. Nilesh Shankar Nikam**

Age : 36 Yrs., Occ: Service

Pan No. : AHYPN25584M

Aadhar No.: 704296304047

**2. Indumati Shankar Nikam**

Age : 58 Yrs., Occ: housewife

Aadhar No. : 814748210470

R/o : Madhala Maliwada, Ozar (Mig),

Tal. Niphad, Dist. Nashik

Hereinafter referred to as the “PURCHASERS”

(Which expression shall unless it be repugnant to the context or meaning thereof shall always mean and include their heirs, legal

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representatives, successor, executors, administrations and assigns) of the SECOND PART.

WHEREAS the Vendor absolutely seized & possessed or otherwise well and sufficiently a land bearing City Survey No. 1114 admeasuring 100.7 Sq.Mtrs, City Survey No. 1115 admeasuring 270.1 Sq.Mtrs, City Survey No. 1116 admeasuring 6.1 Sq.Mtrs, City Survey No. 1117 admeasuring 14.2 Sq.Mtrs, City Survey No. 1118 admeasuring 15.2 Sq.Mtrs, collectively total area admeasuring 406.3 Sq.mtrs with respect to property which is situated at village Ojhar Gavthan, Tal. Niphad, Dist. - Nashik. is owned and possessed by vendor and more particularly described in the Schedule I hereunder written.

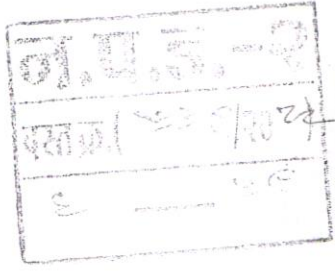
And whereas, the said property is owned by the present Vendor Mr. Ramdayal Rampratap Bhattad and the said Developers i.e. M/s. Samartha Group, through its Parnters - 1. Mr. Vinod Shamrao Dusane, 2. Mr. Pankaj Tanaji Thorat, 3. Mr. Paresh Ramesh Pawar, 4. Mr. Kalpesh Suresh Pawar, 5. Mr. Sunil Nimba Dusane acquired development rights over the said property i.e. City Survey No. 1114 to 1118, total admeasuring 406.3 sq.mtrs of village Ojhar Gavthan, Tal. Niphad, Dist. -Nashik by virtue of the Development Agreement and General Power of Attorney with Mr. Ramdayal Rampratap Bhattad of the said City Survey No. 1114 to 1118, total admeasuring 406.3 sq.mtrs. The said Development Agreement are duly registered in the office of Joint Sub Registrar, Class - 2, Niphad - 2, Dist. Nashik on 20/03/2020 date at Sr. No. 634/2020 and General Power of Attorney are duly registered in the office of Joint Sub Registrar, Class - 2, Niphad - 2, Dist. Nashik on 15/06/2020 date at Sr. No. 759/2020.

And whereas, by virtue of the said Development Agreement and General Power of Attorney the Developers have acquired full right and authority to enter into the present agreement.

AND WHERAS 1. Mr. Vinod Shamrao Dusane, 2. Mr. Pankaj Tanaji Thorat, 3. Mr. Paresh Ramesh Pawar, 4. Mr. Kalpesh Suresh Pawar, 5. Mr. Sunil Nimba Dusane became partner in the firm M/s. Samartha Group,.

The vendors have acquired full right and authority in respect of





the said property and the vendor has decided to develop the said property by making construction thereon. Being the Developer, they have full right, title and authority to develop and sell the constructed portion upon the said property.

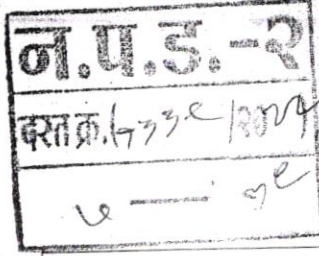
And whereas the Assistant Director, Town Planning, Nashik Municipal Corporation vide Letter bearing No. 913 dated 05/04/2019 sanctioned the final layout of City Survey No. 1114 admeasuring 100.7 Sq.Mtrs, City Survey No. 1115 admeasuring 270.1 Sq.Mtrs, City Survey No. 1116 admeasuring 6.1 Sq.Mtrs, City Survey No. 1117 admeasuring 14.2 Sq.Mtrs, City Survey No. 1118 admeasuring 15.2 Sq.Mtrs, collectively total area admeasuring 406.3 Sq.mtrs as per the terms and conditions mentioned in the order.

And whereas the The Gramppalika/Nagarparishad Ozar, Tal. Niphad, Dist. Nashik has sanctioned the building plan of said building by their letter bearing no. 115/2019 dated 18/04/2019. The Developers have utilized the Transferable Development Rights (T.D.R.) to the extent of 345.98 sq.mtrs of residential area and 23.12 sq.mtrs of commercial area.

The construction as per the aforesaid approved building plan comprises of total number of four shops and parking on the Ground Floor. Four flats each on the First, Second and Third Floor. The project is named Radha Tower. These units have independent approach with design and specifications as per approved building plan and provided with all the required facilities and amenities thereof.

And whereas the Developers are in possession of the aforesaid property and on the strength of the aforesaid sanctioned plans and permissions the vendors have started the construction work on the said property a building of Ground + First, Second and Third floors consisting of flats and commercial shops which to be known as Radha Tower. These units shall have independent approach with design and specifications as per approved building plan and provided with all the required facilities and amenities thereof.

And whereas the Developers have entered into as standard with Architect/ Eng. Mr. Sachin Vinayak Baviskar, Nashik who is registered with the Council of Architects.



And whereas the Developers have appointed a structural engineer for the preparation of the structural design and drawings of the buildings and the Developers have accepted the professional Supervision of the Architect and the Structural Engineer till the Completion of the said building.

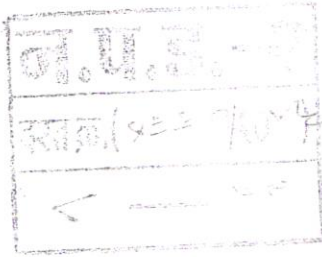
And whereas Developers has the sole and exclusive rights to sell the flat in the said building excluding those which are to given to the Developers as per the terms of the Development Agreement and to enter into an agreement with the Purchases of the flat and to receive the sale price in respect thereof.

AND WHEREAS registration of project under Real Estate [Regulation & Development] Act, 2016 has been done and registration number P51600026264 has been granted to the present project on Dt. 2/9/2020 and copy of the said approval is attached along with present agreement for sale. As per the declaration on the said approval, Developer has agreed to give possession of the premise until 31/03/2021 and in case of force majeure, date as extended by Maha RERA and shall abide by the same along with every other condition mentioned therein.

And whereas the Purchasers demanded from the Developers and the Developers have given inspection to the Purchasers of all the documents of title relating the said land, the said agreement and the said plans designs, and specifications prepared by the Developers Architect/Eng. Mr. Sachin Vinayak Bavisker as specified under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, sale, management and transfer Act, 1963 (hereinafter referred to as the Said Act) and the rules made thereunder. The purchasers are satisfied about the title and rights of the Vendors and Developers to the said property and to sell the constructed premises on making independent enquiry carried out by them.

And whereas the copies of the plans and specifications of the flat agreed to be purchased by the flat Purchasers approved by the concerned local authority has been filed herewith.

And whereas the Purchasers approached to the Developers for allotment to the Purchasers of Flat No. 12 (Twelve) admeasuring 47.9875 sqmt is carpet area 53.41 sqm is built up area of construction 47.9875 + (35%) = 64.783 sqmt is saleable built up area.

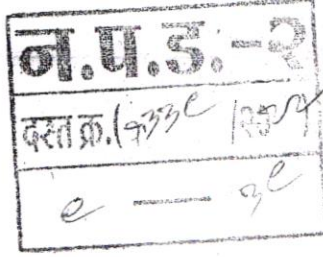


And whereas the lump-sum price of the said Flat no. 12 (Twelve) more particularly described in Para No. 9 written hereunder is mutually agreed to be Rs. 18,00,000/- (Rupees Eighteen Lacks Only) excluding all other expenses and costs to be borne by the purchasers.

And whereas under Section 4 of the Said Act the Developers are required to execute a written agreement for sale of the said flat to the Purchasers and accordingly this agreement to sale is executed and registered as on today.

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

- 1) The Developers are constructing the said building consisting of Ground + First, Second and Third floors on the said property in accordance with the plans/designs/specifications approved by the concerned local authority with such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority/planning authority and the purchasers have given their irrevocable consent to such variation and modifications if they are not going to affect their flat substantially.
- 2) The Purchasers hereby agree to purchase from the Developers and the Developers hereby agrees to sell the Purchasers Flat no. 12 (Twelve) more particularly described in the Schedule II hereunder written on the 3<sup>rd</sup> floor as shown in the plan (hereinafter referred to as the said flat) for the price of Rs. 18,00,000/- (Rupees Eighteen Lacks Only) to be paid towards consideration of the said flat.
- 3) The Developers hereby agree to observe perform and comply with all the terms, conditions, stipulation and restrictions, if any which may have been imposed by the concerned local authority regarding the occupation or completion certificate in respect of the flat.
- 4) The Built-up area shall be outer dimensions from finished wall to finished wall (External plastered surface to External plastered surface) including all the areas in the said premises. No deduction shall be made for structural members of the building like - columns, beams, shafts, skirting, dados in the premises, shelves in the walls at floor level shall be considered



as full dimensions for carpet area measurement. The purchasers are satisfied about the said conversion for carpet area complaint about the same. The purchasers have measured the said flat and have satisfied about the area of the said flat. The said flat is agreed to be transferred to the purchasers not on the basis of price according to per Sq.ft. or Meter, but on the basis of lump sum price on the basis of as is and where is basis.

5) The Developers hereby declare that the floor space Index available in respect of the said land is as shown in the approved/amended plan and that no part of the said floor space Index has been utilized by the Developers elsewhere for any purpose whatsoever. In case in the said floor space Index has been utilized by the Developers elsewhere, then the Developers shall furnished to the Purchasers all the detailed particulars in respect of such utilization of the said floor space index by him. In case while developing, unconsumed F.S.I if any additional F.S.I. made available in respect of the said property. The purchasers shall not object for the same.

6) The Developers hereby agree to transfer the land and building in the favour of Co-op. Society or apartment/association/ company after the completion certificate of the building is given by Town Planning Authority at the costs and expenses of the purchasers in the said building.

7) The Developers hereby agree that they before handing over possession of the flat to the Purchasers and in any event before execution of a conveyance of the said land in favour of Corporate Body / Apartment/Association/Society to be formed by the Purchasers of flat in the building to be constructed on the said land make full and true disclosure of the said nature of their title to the said land as well as encumbrances, if any including any right, title, interest or claim of any party in or the said land as for as practicable to ensure that the said land is free from all encumbrances, and that the original owner has absolute, clear and marketable title on the execution of conveyance of the said land by the Developers in favour of the said Apartment/Association/Society.

8) **MODE OF PAYMENT:-** Subject to the terms of the Agreement and the Promoter/Developer abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter/Developer,



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 SAMARTH GROUP A/c No. 191302000005807 of IDBI Bank payable at Ojhar Branch having IFSC Code: IBKL0001913. Said payment shall be paid time to time as per work done.

9) On execution of these present the Purchasers have paid to the Developers a sum of Rs. 18,00,000/- (Rupees Eighteen Lacks Only) receipt of which Developers hereby acknowledges –

Amount Rs.	Particulars
Rs. 2,67,650/-	Rupees Two Lacs Sixty Seven Thousand Six Hundred Fifty only paid by Purchaser to Builder/Developer M/s Samarth Group by RTGS on dated 14/03/2022.
Rs. 15,32,350/-	Rupees Fifteen Lacs Thirty Two Thousand Three Hundred Fifty only will be paid by Purchaser to Builder/Developer M/s Samarth Group as per stages of work done or at the time of sale deed.
Rs. 18,00,000/-	<b>Total Rupees : Eighteen Lacks Only.</b>

The remaining amount of consideration in respect of the said flat has been agreed to be Rs. 18,00,000/- (Rupees Eighteen Lacks Only) which shall be paid by the purchasers to the Developers within one month from the execution of this Agreement by themselves or by obtaining loan from any Bank/Financial Institution.

On the Purchasers committing default in payment of the amount on due date or any amount becoming due and payable by purchasers to the Developers under this Agreement (including their proportionate share of taxes levied by the concerned Local Authority or any other expenses) and upon the purchasers committing breach or any of the terms and conditions herein contained/then the Developers is entitled to terminate this agreement at their option.

Provided always that the power of termination herein contained shall not be exercised by the Developers unless and until the

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२१ — १९



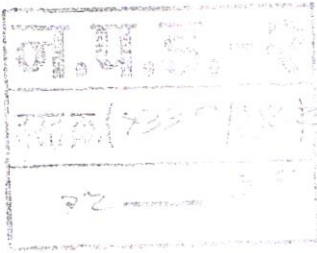
Developers shall have given to the Purchasers fifteen days prior notice in writing of their intention to terminate this Agreement, and intimating the specific breach or breaches of terms and conditions in respect of which is intended to terminate the Agreement and default made by the Purchasers in modifying such breach or braches within Fifteen days time after the giving of such notice.

PROVIDED further that upon termination of this Agreement as aforesaid, the Developers shall refund to the Purchasers the installments of sale price of the flat which may till then have been paid by the Purchasers to the Developers. The Developers shall not be liable to pay to the Purchasers any interest on the amount so refunded, and Upon termination of this Agreement and refund of aforesaid amount by the Developers. The Developers shall be at liberty to dispose of and sell the flat to such person and at such price as the Developers may in their absolute discretion think fit.

10) The fixtures, fittings and amenities have been provided by the Developers in the said building and the flat is set out in Annexure hereto. The purchasers have satisfied about them.

11) If any additional amenities are required by the Purchasers then the Purchasers agree to pay in advance the cost of such additional amenities as per the cost estimates prepared by the engineer of the Developers and their decision shall be final and binding.

12) The possession of the said flat will be delivered to purchasers after obtaining the completion certificate from Town Planning Authority for the said building and after receiving the entire consideration towards the said flat. The Developers expects the delivery of the possession of the flat, described in the Schedule II at the time of execution of Deed of Apartment as and when the completion certificate/occupancy certificate is issued by Town Planning Authority. The purchasers are aware of the present problems in obtaining completion certificate and therefore have agreed not to have any time frame for obtaining completion certificate. The purchasers agreed to



pay proportionate amount that may be required to be paid to Town Planning Authority towards penalty or otherwise for issuance of completion certificate.

PROVIDED that the Developers shall be entitled to reasonable extension of time for giving delivery of flat on the aforesaid date, if the completion of building in which the flat is to be situated is delayed on account of.

- A. Non-availability of steel, cement, other building materials, water of electric supply, War, Civil Commotion or act of God.
- B. Any notice, order, rule, notification of the Govt. and/or other public or competent authority.

13) The Purchasers shall use the flat or any part thereof of permit the same to be used for purpose of residence only. The purchasers also agree not to object if any other part of the building i.e. terrace is used or sold by the Developers. The Developers shall be entitled to the exclusive use and sell of the marginal space in the building and the terrace.

14) The Purchasers along with other Purchasers of flat in the building shall join in forming and registering an Apartment/Association/Society at the discretion of the Developers to be known as Radha Tower or by such other name as the Developers may decide. The purchasers shall also form time to time sign and execute the application and other papers and documents necessary for the formation and the registration of the Apartment Association/Society and the bye - laws of the proposed Apartment Association/Society and duly fill in, and return to the Developers within ten days of the same being forwarded by the Developers to the Purchasers, so as the enable Developers to register the Organization of the Purchasers under section 10 of the said Act within the limits prescribed by Rule 8 of the Maharashtra Ownership flats (Regulation of the promotion of construction, sale, management and Transfer) Rules 1964. No objection shall be taken by the Purchasers if any changes of modification made in

न.प.स.-२
दस्तावेज (१३३) / २००४
१३ — १९



the draft by - laws or Memorandum and/or Articles and Association/Society as may be required by the Sub -Registrar or any other competent authority.

15) Unless it is otherwise agreed by and between the parties hereto

the Developers shall at the purchasers cost within 01 Month or registration of the Apartment/Association/Society as aforesaid cause to be transferred to the apartment owners/members of society by obtaining the necessary conveyance of the said building in favour of such Apartment/Association/Society as the case may be in keeping with the terms and provisions of this agreement.

16) Until the Apartment/Association/Society is formed and the said land

and building is transferred to it, the Purchasers shall pay to the Developers proportionate share of outgoings. The Purchasers shall pay to the Developers provisionally monthly contribution towards the outgoing. The amount so paid by the flat Purchasers to the Developers shall not carry any interest and remain with the Developers until the amount of stamp duty and registration charges are paid, by the said Apartment/Association/ Society on the conveyance/any document/ of transfer in respect of the said land and the building to be erected in favour of the Apartment/ Association/ Society.

17) The Purchasers with intention to bring all persons into whatsoever hands the flat may come, and doth hereby covenant with the Developers as follows -

a) To maintain the flat at the Purchasers own cost in good tenantable repair and condition from the date of possession of the said premises is taken and shall not do or suffered to be done anything in or to the building in which the flat is situated, staircase or any passages which may be against the rules, regulations or bye - laws or concerned local or of any other authority or change / alter or make addition in or to the building in which the flat is situated and the itself or any part thereof.





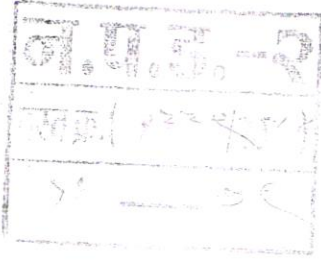
- b) Not to store in the flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction of structures of the building in which the flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which the flat is situated, including entrances of the building in which the flat is situated and in case any damage is caused to the building in which the flat is situated on account of negligence or default of the Purchasers in this behalf, the Purchasers shall be liable for the consequences of the breach and compensate reasonably.
- c) To carry at their own cost all internal repairs and external maintenance to the said premises and maintain the same in the same conditions, state and order in which it was delivered by the Developers to the Purchasers and shall not do or suffering to be done anything in or to the building in which may be against the rules and regulations and bye - laws of the concerned local authority or other public authority.
- d) Not to demolish or cause to be demolished the said premises or any part thereof, not at any time make or cause to be made any addition or alteration or whatever nature in or to the flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion sewers, drains pipes in the said premises and upper tenancies there to in good tenable repair and condition and shall not chisel or in any other manner damage to columns, beams walls, slabs or R.C.C. parapet or other structural members in the flat without the written permission of the Developers and or the Limited Company or Association of Apartment/Society.
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land or building in which the flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the

न.प.ड.-२
क्र.सं. (१३३९/१०५)
१५ — १९



insurance.

- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat to any part of the other flat or in the compound or any portion of the said land and building in which the flat is situated.
- g) To pay to the Developers within seven days of demand by the Developers, his/her/their share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the said flat is situated.
- h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchasers viz. user for any purposes other than for residential purpose.
- i) The Development and/or betterment charges or other levy by the concerned local authority Government and/or any other public authority in respect of the said land/or building shall be borne and paid by the Purchasers along with the other Purchasers of the premises in the building in proportion to the floors area of their respective premises.
- j) The flat purchasers shall not let, sublet, transfer, assigns or part with Purchasers interest or benefit fact or of this agreement or part with the possession of the flat until all the due payable by the Purchasers to the Developers under this agreement are fully paid up and only if the Purchasers had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchasers had permission in writing to the Developers.
- k) The Purchasers shall observe and perform all the rules and regulations which the Limited Company of Association of Apartment may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flat therein and for the



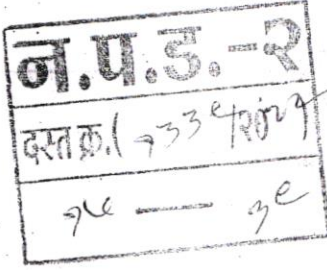
observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The purchasers shall also observe and perform all the stipulations and conditions laid down by the Apartment/Association/Co.op Society regarding the occupation and use of the flat in the building and use of the flat in the building and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses, or other outgoings in accordance with terms of this agreement. The purchasers shall pay the Developers on demand on the amount of Rs. 25,000/- (Amt Rs. Twenty Five Thousand Only) towards the electric meter and Rs. 20,000/- (Amt Rs. Twenty Thousand Only) towards the water Nagarprishad Connection at the time of taking possession of the said flat. The said cost and expenses shall be determined by the Developers shall not be questioned by purchasers. Developers to pay maintenance of First year after completion or possession of flat.

1) Till a Conveyance of building in which flat is situated is executed, the Purchasers shall not object the Developers and their surveyors agents, with or without workmen and others at all reasonable times, to enter into and upon the said land building or any part thereof to view and examine the state and conditions thereof.

18) The Developers shall maintain a separate account in respect of sums received by the account of the share capital for the promotion of the Apartment/Association/Society or towards the outgoings, legal charges and shall utilize the amount only for the purpose for which they have been received.

19) Nothing contained in this agreement is intended to be shall it be construed as grant, demise or assignment in law of the said flat or of the said property and building or any part thereof. The Purchasers shall have no claim save and except in respect of the flat hereby agreed to be sold to him and all open spaces lobbies, staircases, recreation space, parking space, except allotted to the purchasers etc. will remain the property of the Developers.

20) The transaction covered by this presents is not understood to be sale liable to tax under the sales tax laws, if however by reason of any



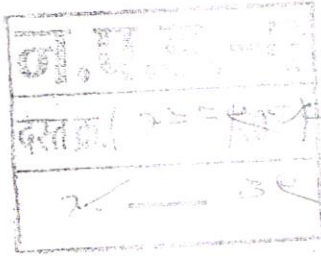
amendment to the constitution or attachment of amendments of any other laws, Central of State, this transaction is held to be liable to tax as a sale or otherwise either as a whole or in part any inputs or materials or equipments used or supplied in execution of or in connection with this transaction are liable to tax, the same shall be payable by the Purchasers along with the other purchasers of the building on demand at any time.

21) All costs, charges, expenses, sales tax, service tax, VAT tax and/or any other taxes, if any including the stamp duty, if any registration charges, out of pocket expenses, in connection with the preparing and execution of this agreement as well as the conveyance and/or the other apartment association shall be borne, shared and bared and paid by the Purchasers of the premises in the said building in proportion to the price of their respective flat and other premises and/or paid by such apartment association. The Purchasers shall present the agreement as well as other documents at the proper registration office for the registration within time limit prescribed by the Registration Act and the Developers will attend such office and admit the execution thereof.

All notices to be served on the Purchasers as contemplated by this agreement shall be deemed to have been duly served if sent to Purchasers by under certificate of posting at their address given in this agreement.

22) The Purchasers shall not at any time demand partition of their interest in the said building and/or the said flat it being agreed and declared by the Purchasers that their interest in the said building is impartible.

23) The Developers shall be at liberty to sell flat/other than agreed to be sold to the Purchasers to a party who may use such flat/s for non-residential use in such a manner that is permissible under the rules of Municipal authority and agreed upon the Developers, the Purchasers shall not object to such permissible non-residential user and shall not complain the same to any authorities. The office room/watchman room, letter box room will be under the whole and sole rights of Developers only.



24) Any delay tolerated or indulgence shown by the vendors in enforcing the terms of this agreement or any forbearance of giving of time to the purchasers by the Developers shall not be construed as a waiver on the part of the Developers of any breach or non compliance of any the terms and conditions of this Agreement by the purchasers nor shall the same in any manner prejudice to the rights of the Developers to terminate this Agreement.

25) This agreement shall always be subject to the provision of the Maharashtra Apartment Ownership Act (Maharashtra Act No. XI of 1971) and the rules made thereunder.

#### LIST OF AMENITIES TO BE PROVIDED IN THE PROJECT

- 1) R.C.C. Frame structure.
- (2) Sandface double coat plaster for outside brick wall and internal plaster with gypsum finishing and tractor imultion paint.
- (3) Vitrified Flooring Tiles 2' X 2' size for all rooms.
- (4) Brick bag coba for Terrace and cement paver block in parking area.
- (5) 7' fit high wall tiles dado for for Bath and W/C.
- (6) Antiskid floor tiles for Bath and W/C.
- (7) Main door with wooden frames and with designer name plate.
- (8) W/C, Bath and all doors in flush door with laminate.
- (9) 1 Room Master Bedroom.
- (10) Designer tiles for kitchen with granite kitchen platform with stainless still sink and also acquaguard point.
- (11) Window seals in Black Granite
- (12) Internal plaster with gypsum and washable paint like plastic paint.
- (13) Powder coated aluminium sliding windows with mosquito net and M. S. grill.
- (14) One loft in bedroom and kichen.
- (15) Good quality Wiring and Switches.
- (16) One T.V. point in Hall and Tata Sky Cable connection with

न.प.ड.-२
दस्तावेज (७३३२/२०११)
७२ — ९२



inverter point.

- (17) Lift with battery back up.
- (18) Concealed plumbing work, 1 Mixer cock with shower in each bathroom and 1 Cock in Kitchen, W.C. and Wash Basin. 1 Plumbing Point in Water purifier, each WC fitted with flush wall.

### SCHEDULED OF PROPERTY

#### SCHEDULE - I

All that piece or parcel of land situated laying and being in Revenue village Ozar Mig, Tal. Niphad, Dist. Nashik, now included within the limits of Zilha Parishad, Nashik and Panchayat Samiti, Niphad and within the Registration and Sub-Registration District Nashik bearing City Survey No. 1114 admeasuring 100.7 Sq.mtrs, City Servy Survey No. 1115-A admeasuring 270.1 Sq.Mtrs, City Survey No. 1116-A admeasuring 6.1 Sq.Mtrs, City Survey No. 1117-A admeasuring 14.2 Sq.Mtrs, City Survey No. 1118-A admeasuring 15.2 Sq.Mtrs, collectively total area admeasuring 406.3 Sq.mtrs. The property is bounded as under -

On or towards East - Road

On or towards West - Road

On or towards South - City Survey No. 1154.

On or towards North - City Survey No. 1113.

#### SCHEDULE - II

Out of the above building constructed on the property described in the Schedule - I above and known as 'Radha Tower'. Flat No. 12 (Twelve) Admeasuring 47.9875 sqmt is carpet area 53.41 sqm is built up area of construction  $47.9875 + (35\%) = 64.783$  sqmt is saleable built up area of the flat, on Third Floor consists of Two Bed room, One Hall, Kitchen & Bathroom, W.C. shown in the building plan situated within the limits of

01.11.2019  
19/11/2019



village Ozar (Mig), Zilla Parishad Nashik and Panchayat Samitti Tal. Niphad, Dist. Nashik and bounded as follows –

ON OR TOWARDS BY

- East - Open to Sky  
West - Flat No. 11  
South - Passage, Lift & Flat No. 09  
North - Open to Sky

Together with fixtures, fittings, and along with the electric meter and electric connection, water meter and water connection and along with the right of use of bore well and right of way, path to approach the said flat


IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH, YEAR MENTIONED HEREINABOVE WRITTEN.

SIGNED, SEALED & DELIVERED

by with named VENDORS.

**Mr. Ramdayal Rampratap Bhattad**

Through his General Power of Attorney Holder  
And M/s. Sanartha Group Through its Partners

  
Mr. Vinod Shamrao Dusane



Mr. Pankaj Tanaji Thorat



BY SIGNATURE

न.प.ड.-२  
दस्ता क्र. (१३१२/२०१५)  
२१ — १९



Mr. Paresh Ramesh Pawar



Mr. Kalpesh Suresh Pawar



Mr. Sunil Nimba Dusane



SIGNED, SEALED & DELIVERED  
by with named PURCHASERS.

1) Nilesh Shankar Nikam



2) Indumati Shankar Nikam



In the presence of -

1. N.S. Atkhar Nilesh. S. Atkhar.

2. Sanjay S. Atkhar





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]

1. Registration is granted under section 5 of the Act for the following project under project registration number  
REG/1900026264  
Project: RADHA TOWER, Bazar Road, DTS, Sion, P. No. 1114 TO 1118 at Gzar (CT), Niphad,  
District, 422205.

Santarth Group having its registered office / principal place of business at Tense, Niphad, District Nashik, Pin  
422205.

2. This registration is granted subject to the following conditions, namely:-
  - a. The promoter shall enter into an agreement for sale with the allottees;
  - b. 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.
  - c. 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.
  - CR.
  - d. 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.
  - e. The Registration shall be valid for a period commencing from 02/09/2020 and ending with 30/06/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - f. The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - g. 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.

ज.प.ड. - २
दस्तावेज क्र. (१९२२/२०२०)
६२ - १०६



Signature valid  
Digitally Signed by  
Dr. Vagare, Manoj Prabh  
(Secretary, Maharashtra REA)  
Date: 02-09-2020 20:48:53

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

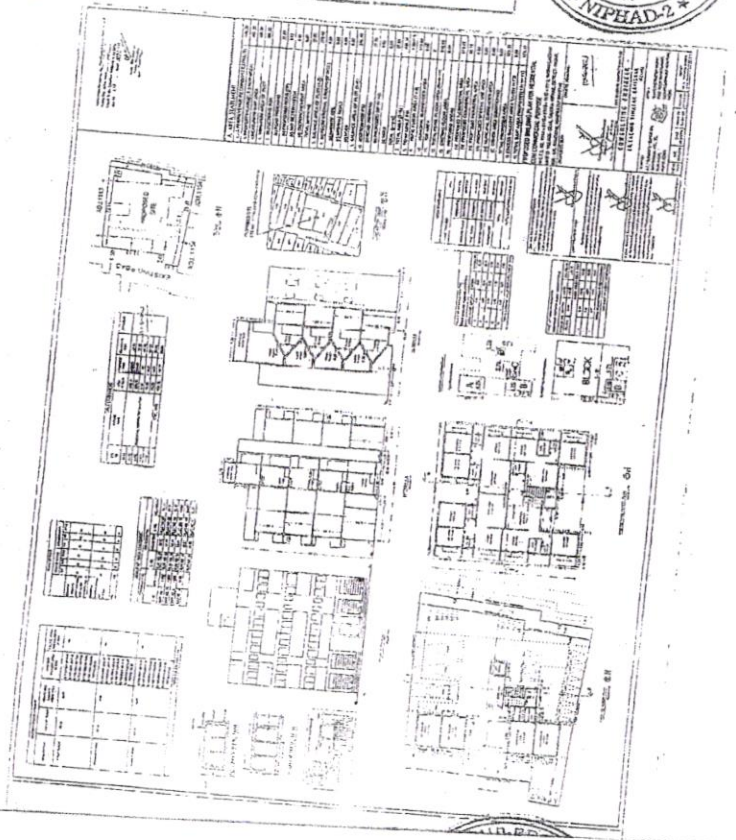
ज.प.ड. - २
दस्तावेज क्र. (१९२२/२०२०)
६२ - १०६



**न.प.ड.-२**  
दस्ता क्र. (१२३२ / १०)  
२९ — ५२



**न.प.ड.-२**  
दस्ता क्र. (१२३२ / १०)  
६ — ५२



ज.प.स.  
क्र.सं. (2238) 29  
२५ - ४७



**नगर रचना आणि मान्यनिर्धारण विभाग,  
नाशिक शहर.**

कृषी भवन, दुसरा मजला, जिल्हा कृषी अधीनस्थ सहकारी संघ लि. नाशिक, एन.डी.सी.सी. बँकेच्या शेजारी, हारका चौक,  
नाशिक - १, Email:- sdtp\_nashik@rediffmail.com, दूरध्वनी / फॅक्स क्र. ०२५३-२५९९८३४

जा.क्र. बांघ/मौ.ओझर (मिग), ता.निफाड /सि.स.नं.१११४ ते १११८/संसेनरना/९२३ दिनांक: ५/४/२०१९  
प्रति,

ग्रामविकास अधिकारी,  
ग्रामपंचायत ओझर मिग  
ता.निफाड सि. नाशिक

विषय :- मौजे ओझर (मिग) ता. निफाड येथील सि.स.नं. १११४ ते १११८ एकूण क्षेत्र ४०६.३०  
चौ.मी. मधील रहिवास व वाणिज्य या प्रयोजनासाठी बांधकाम नकाशे मंजुरीबाबत.

संदर्भ :- १) आपले दि.१६.२.२०१९ रोजीचे पत्र.  
२) अर्जदार यांचा दि.१४.२०१९ रोजीचा अर्ज.

विषयाकित जागा मंजूर प्रादेशिक योजना नाशिक अंतर्गत मौजे ओझर विकास केंद्र नकाशानुसार  
सदर जगा गावठाण क्षेत्रात समाविष्ट असून, सदर गावठाणात रहिवास व वाणिज्य बापर अनुज्ञेय आहे.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम १२४ व अंतर्गत Second  
Schedule Part-I व Part-II या तरतुदीनुसार विकास शुल्क रु.७९,९९०/- इतकी रक्कम दि.५.४.२०१९  
रोजी शासकीय कोषागारात जमा केलेली आहे. तसेच भविष्यात सदर रकमेबाबत काही तफावत निघाल्यास,  
नियमानुसार वाढीव रक्कम भरणे अर्जदार यांचे बंधनकारक राहिल.

मंजूर प्रादेशिक योजनेच्या विषयास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.६.२.११ नुसार  
अर्जदार यांनी शासन नियमानुसार सुरक्षा अनामत शुल्क भरणी आवश्यक आहे. तथापि, यासंदर्भात संपुक्त,  
Personal Ledger Account काढणेबाबत शासनाकडून मार्गदर्शन प्राप्त होईपर्यंत अर्जदार यांचेकडून  
"नियमानुसार सुरक्षा अनामत शुल्क भरण्यास बांधिल राहिल," असे बंधपत्र / प्रतिज्ञापत्र आपले स्वरूप प्राप्त  
करणे तसेच महाराष्ट्र शासन उद्योग, उर्जा व कामगार विभागाचा निर्णय क्र.बीसीए  
२००९/प्र.क्र.१०८/कामगार ७-अ, दि.२१.०६.२०१० नुसार इमारत व इतर बांधकाम कामगार कल्याण उणेकर  
वसूल करणे आवश्यक राहिल.

संदर्भिय पत्रान्वये अभिप्राय प्राप्त विषयाकित भुखंडात रहिवास व वाणिज्य प्रयोजनासाठी सदर  
कलेस बांधकाम नकाशे सर्वसाधारणपणे योग्य असून, सदर नकाशांना मंजुरीची निफाड खालील अरीस  
अधिनियम बाबत येत आहे.

- १) भुखंडाचा बापर रहिवास व वाणिज्य कारणासाठीच करणेत यावा.
- २) भुखंडाची मापे नकाशावर दर्शविल्याप्रमाणे प्रत्यक्ष जागेवर जुळत असली पाहोणेत व समोका, पापु  
व बाजूने सोडाव्याचे सामासिक अंतरे जागेवर खुली असणे आवश्यक आहे.
- ३) सोडपाण्याचा निचरा होण्यासाठी आवश्यकता कामे नियोजन प्राधिकरणास समाधानकारक बाबतीत  
अशा प्रकारे केली पाहोणे
- ४) जेत्यापर्यंत बांधकाम पूर्ण झाल्यानंतर मंजूर नकाशाप्रमाणे आहे असे प्रमाणपत्र नियोजन  
प्राधिकरणाकडून घेतल्याशिवाय पुढील बांधकाम करू नये. सदरचे प्रमाणपत्र प्राप्त करता येणेचो

ज.प.स.  
क्र.सं. (3802) 29  
२६ - ३६



ज.प.स.  
क्र.सं. (१०००/१०)  
२६ - ३०



**न.प.ड.-२**  
 दस्ताक्र. (2234/2020)  
 33 — 40



गौजे 31.12.2019, ता. निफाड, जि. नाशिक यांचे कार्यालयातील गाभनवकाशावरून मूळ 9990 रूपा  
 नकाशाची कारण पुस्तकी नकल हिचा नं २

गौजे 31.12.2019  
 तालुका - निफाड  
 जिल्हा - नाशिक



तयार करणार अर्ज क्र. पावती क्रमांक 1014/2020

नकल फी दिशेने  
 नोंदी, नकाशा संख्या  
 रुपये ५६

नकल फी ५०/-  
 जागद फी १/-  
 डोहनाकल फी

नकलसाठी अर्ज दि. 22/12/2020  
 नकल दिलेला दि. 22/12/2020

एकूण फी र.क. ५१/-

प्रमाण - 9:3000

रुपेची नकल  
 मुख्य निदेशावरून  
 उच्च न्यायी नकाशा, शांति इमारत  
 निफाड

**न.प.ड.-२**  
 दस्ताक्र. 3801/20  
 28 — 32



**न.प.ड.-२**  
 दस्ताक्र. 3801/20  
 28 — 32



न.प.ड.-२  
 दस्ता क्र. 13804/29  
 24 — 31



ग्रामपंचायत कार्यालय, ओझर (मि)

ता. निफाड, जि. नाशिक • फोन (०२५५०) २७५०५४

जाचक क्रमांक : ११५/२०१८

दिनांक : १७/८

न.प.ड.-२  
 दस्ता क्र. 1333/2018  
 २६ — ३६



श्री. रामराव गणपतराव भट्टराव.

विषय - मी. ओझर, नाशिक जिल्हा, नाशिक जिल्हा, सि.स.नं. १११४ ते १११८ क्षेत्र, ४०६-३० चौ.मी. त्याचा ग्रा.पं.मि.नं. ३४७ व ३४८ मध्ये बाणिज्य व निवासी स्वरूपाचे आर.सी.सी. इमारत बांधकामास परवानगी बाबत..

संदर्भ - १) आपले ओझर ग्रा.पं.कडे आलेला बांधकाम परवानगी मिळणे बाबतचा दि. १५/११/२०१८ चा अर्ज  
 २) विभागास दिलेली पत्र  
 ३) म.सहाय्यक संचालक, नगर रचना, नाशिक यांचे फुडील जा.क्र.वाप/मी.ओझर ता.निफाड/सि.स.नं. १११४ ते १११८/संलग्नना/१११४ दिनांक ०४/०४/२०१९ चे अधिसूचना नकाशे संदर्भित पत्र

महोदय,

उपरोक्त संदर्भिय विषयाबाबत कळविण्यात येते की, आपण ग्रा.पं.कडे अर्ज करून ग्रा.पं.ओझर (मिग) ता.निफाड जि.नाशिक येथील गावठाण फुडीतील सिटी सर्व्हे नंबर- १११४ ते १११८ आपले मालकीचे क्षेत्र ४०६.३० चौ.मी. त्याचे ग्रा.पं.मि.नं. ३४७ व ३४८ यामध्ये बाणिज्य व निवासी स्वरूपाचे आर.सी.सी. इमारत बांधकामास मंजूरी मिळणे केल्यास परवानगीची मागणी केली होती. त्या अनुषंगाने ग्रा.पं.ने आपले बांधकाम मंजूरी देण्याचा अर्ज मंजूरीसाठी मा.सहाय्यक संचालक सा.नगर रचना, विभाग नाशिक यांचेकडे पाठविला होता.

तरी मा.सहाय्यक संचालक, नगर रचना विभाग, नाशिक यांनी आपले बांधकाम परवानगीचे नकाशे संपर्क क्र. ३ अन्वये मंजूर केली असून अटी/शर्तीच्या अधीन राहून वरिल मिळकतीत बाणिज्य व निवासी स्वरूपाचे आर.सी.सी. इमारत बांधकामास परवानगी दिलेली आहे. सदरचे बांधकाम परवानगीची नक्कल व बांधकामास मंजूर केलीले नकाशे - ३ प्रती आपणास सोबत देण्यात आल्या त्यानुसारच व परवानगी पत्रातील अटी/शर्ती बाबतच आपण सहाय्यक संचालक वरिल मिळकतीत एकत्रितरित्या बांधकाम करणारे ग्रामपंचायत ओझर (मिग) ता.निफाड जि.नाशिक ची हरकत नाही. सदरचे बांधकाम नगर रचना विभाग, नाशिक यांचे नियमाप्रमाणे करण्यात यावे.

न.प.ड.-२  
 दस्ता क्र. 1223/2018  
 ३० — ३५



*J. K...*  
 नाशिक

न.प.ड.-२  
दस्तावेज क्र. १३३/२०२४  
२५ — ४०



माल मालिका

1114

सं. १३३/२०२४

क्र.सं.	विवरण	मूल्य
१	...	...
२	...	...
३	...	...
४	...	...
५	...	...

सं. १३३/२०२४

३१ — ३२

न.प.ड.-२  
दस्तावेज क्र. ३४०१/२९  
३१ — ३२



न.प.ड.-२  
दस्तावेज क्र. ३३३/२०२४  
३३ — ३४







न.प.ड.-२

दस्तावेज क्र. 10234/20

४ — ५६



000231

राजि. बोधर  
व. पू. मा. २० पू.  
C. T. S. 20 मा.

खाखीब-पत्रिका

1116



Main document form with multiple sections and text, including a table at the bottom with columns for details.

लसले अउ प्रान  
ककस लयाव दि  
धिकार मिळी दे

मार्च 11/9/2020  
सहायक न्यायाधिकारी  
सहायक न्यायाधिकारी  
सहायक न्यायाधिकारी

न.प.ड.-२

दस्तावेज क्र. 1302/20

२० — ३६



न.प.ड.-२

दस्तावेज क्र. 1334/20

२० — ३६



**न.प.ड.-२**  
 वस्ता क्र. 1232/2024  
 २२ — १८



मौज बीघर  
 000232  
 धाक्रीव पत्रिका  
 1117

मौज बीघर

वस्ता क्र. 1232/2024

परीक्षण भूमापक  
 पिपळगांव बसवंत  
 यका निफाड जिल्हा नाटि



मसादे अज अ...  
 ककल तयार...  
 ककल दिली...  
 कण नादी/नकाश...  
 नकाश...  
 मानद...  
 एका...  
 ख...  
 परीक्षण भूमापक  
 पिपळगांव बसवंत  
 यका निफाड जिल्हा नाटि

**न.प.ड.-२**  
 वस्ता क्र. 3802/29  
 30 — 31



**न.प.ड.-२**  
 वस्ता क्र. 1733/2024  
 29 — 30



561/759  
Monday, June 15, 2020  
4:42 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 1163 दिनांक: 15/06/2020

भावाचे नाव: भोवरा  
दस्तावेजाचा अनुक्रमांक: तपड2-769-2020  
दस्तावेजाचा प्रकार: अवरत पावती ऑफ डीटॉल  
भावर कारणावधाने नाव: मे समर्थ रुप हफे भागीदार नं. 1 श्री.विमोद भागराज हुताने

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

दुय्यम निपहादक श्रेणी-9  
निपहाद-2

उपपत्रात मूळ दस्त, घडनेल रिट, सु.पी-2 अन्वये  
4:33 PM वा वेळेस मिळेल.

1) दस्तावेजा प्रकार: eChallan रकम: ₹ 100/-  
दस्तावेजाचा/पे ऑर्डर क्रमांक: MH0002665365202021E दिनांक: 15/06/2020  
दस्तावेजाचे नाव व पत्ता:  
2) दस्तावेजा प्रकार: DHC रकम: ₹ 700/-  
दस्तावेजाचा/पे ऑर्डर क्रमांक: 2705202000356 दिनांक: 15/06/2020  
दस्तावेजाचे नाव व पत्ता:

561/1623  
Friday, September 25, 2020  
4:14 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 2416 दिनांक: 25/09/2020

भावाचे नाव: भोवरा टाऊनशिप  
दस्तावेजाचा अनुक्रमांक: तपड2-1623-2020  
दस्तावेजाचा प्रकार: विशेष मुखत्यारालावा  
भावर कारणावधाने नाव: मे समर्थ रुप हफे भागीदार श्री विमोद भागराज हुताने (संभल मुखत्यार निवृत्त ठेवणार) :-

नोंदणी फी ₹ 100.00  
दस्त हाताळणी फी ₹ 300.00  
पुढाची संख्या: 15  
एकूण: ₹ 400.00

दुय्यम निपहादक श्रेणी-9  
निपहाद-2

उपपत्रात मूळ दस्त, घडनेल रिट, सु.पी-2 अन्वये  
4:33 PM वा वेळेस मिळेल.

उपपत्रात मूळ दस्त, घडनेल रिट, सु.पी-2 अन्वये  
4:33 PM वा वेळेस मिळेल.

1) दस्तावेजा प्रकार: DHC रकम: ₹ 300/-  
दस्तावेजाचा/पे ऑर्डर क्रमांक: 2509202003482 दिनांक: 25/09/2020  
दस्तावेजाचे नाव व पत्ता:  
2) दस्तावेजा प्रकार: eChallan रकम: ₹ 100/-  
दस्तावेजाचा/पे ऑर्डर क्रमांक: MH004774980202021E दिनांक: 25/09/2020  
दस्तावेजाचे नाव व पत्ता:

न.प.ड. - 2  
दस्ता क्र. 2284 20  
30



न.प.ड. - 2  
दस्ता क्र. 3802/029  
36 - 32



न.प.ड. - 2  
दस्ता क्र. 3802/029  
36 - 32




घोषणापत्र

मी श्री सत्यं सुप लक्ष्मी प्राप्तिदा २  
या मोडर सिविस याद्वारे घोषित करतो / करते की.  
दुय्यम निबंधक वर्ग-१, निफाड-२ यांचे कार्यालयात विही करानिय शिर्षकाचा दस्त  
नोंदणीसाठी सादर करण्यात आला आहे. राज्यपाल राधकृष्ण ५ २०२३

यांनी दि. २५/०५/२०२० रोजी मला / आम्हास दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी / आम्ही  
सादर एसा नोंदणीस सादर केला आहे / निष्पादीत करून ठेवली जावाव दिला आहे. सादर कुलमुखत्यारपत्र  
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणारापैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही  
कारणानुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून, उपरोक्त  
कृती करण्यास मी / आम्ही पुर्णतः सक्षम आहे/आहोत. सादरचे जेथे दुकोचे आढळल्यास नोंदणी  
अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही तबू नहीन / राहु याची मला / आम्हास  
जागृत आहे.

दिनांक - २६/०३/२०२२

  
कुलमुखत्यारपत्र धारकाचे नाव सही

न.प.ड.-२  
दस्तक्र. ७३३९/२०२४  
३३ - ३९



## घोषणापत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक, म.रा.पुणे यांचे दि.३०/११/२००३ रोजीचे परिपत्रक वाचुन असे घोषित करीतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारकहे खरे असुन याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेउन आलो आहे/आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधित व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्याधारक (P.A.Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही आहे व आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहुन आमचा आर्थिक व्यवहार पुर्ण करुन साक्षीदार समक्ष निष्पादित केलेला आहे.

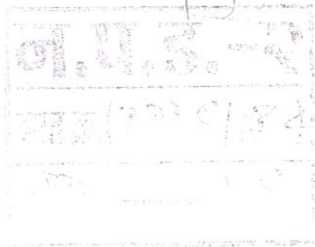
या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही न्यायालयात/शासकीय कार्यालयाचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम, १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम, १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाचे/उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होत नयेत म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/घुडविल्ली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणार जबाबदार राहणार आहोत. याची आम्हाला पुर्ण कल्पना

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणार कसब केलेले नाही. जर भविष्यात कायदानुसार कोणताही गुन्हा घडल्यास मी आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्गाच्या शिक्षण पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/अपत्र दस्ताच्या थाम म्हणून नोंदणीत आहोत.

लिहून देणार



लिहून घेणार

सचिव, दंडमंत्रालय, पोलीस विभाग

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

आयकर विभाग  
INCOME TAX DEPARTMENT

INDUMATI SHANKAR NIKAM

DAGADU CHINDU KHAIRNAR  
06/12/1964  
Permanent Account Number  
AZBPN3848F

भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
GOVT. OF INDIA



Handwritten signature/initials.

Handwritten signature/initials.

Unique Identification Authority of India

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भारत सरकार  
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GOVT. OF INDIA

5994 4991 7206

8378 3989 9386

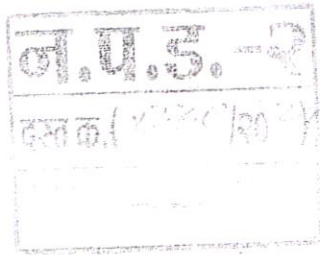
न.4.5.-2  
वस्तु क्र. (1033/10)



मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )		28 March 2022, 05:59:15 PM	
Doc ID	202203287520	नपढ 2	
मूल्यांकनाचे वर्ष	2021		
जिल्हा	नाशिक		
तालुक्याचे नाव	निफाड		
गावाचे नाव	मौजे ओझर		
प्रमुख मूल्य विभाग	27		
उप मूल्य विभाग	271		
प्लॉटचे नाव	Influence Area	सर्व्हे नंबर व न भू क्रमांक	011
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	25000	मोजमापनाचे एकक	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>			
मिळकतीचे क्षेत्र	64.783 चौ. मीटर	मिळकतीचा वापर -	निवासी रादनिका
बांधकामाचे वर्गीकरण	उपग्र सी सी	मिळकतीचे वट	0 (0) वर्षे
उद्देशाने स्वीछा	आहे	मजला	1st to 4th Floor
Sale Type - First Sale Sale Resale of built up Property constructed after circular dt.02/01/2018			
धरानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)		
	(25000 * (100 - 100 %))		
	Rs.25000/-		
मजला गिहाय घट वाढ	100% of 25000		Rs. 25000/-
Rates Applicable :-			
A)	मुख्य मिळकतीचे मूल्य	वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		25000 * 64.783	
		Rs.1619575/-	
<b>एकत्रित अंतिम मूल्य</b>			
मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाळकनी + वरील गच्चीचे मूल्य + इमारती गोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मोर्शगार्डन मजला क्षेत्र मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ			
A + B + C + D + E + F + G + H + I + J			
1619575 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
Rs.1619575/-			
= ₹ सोळा लाख एकोणवीस हजार पाच शे पंच्याहत्तर :-			

Home

Print



.9  
28 मार्च 2022 6:20 मंत्रे

दस्त गोषवारा भाग-1

नपड2 ३६.५०  
दस्त क्रमांक: 1339/2022

न क्रमांक. नपड2 /1339/2022

वाजारा मूल्य: ₹ 17,35,750/-

भांडवदना: ₹. 18,00,000/-

मसतने मुद्रांक शुल्क: ₹ 1,08,000/-

३. नि. मा. ३. ति. नपड2 यांचे कार्यालय

४. क्र. 1339 अ. दि. 28-03-2022

दिनांक 6:08 मंत्रे. वा. दस्त क्रमांक.

पावती: 1654

पावती दिनांक: 28/03/2022

मादरकरणाचे नाव: निलेश शंकर निकम

नोंदणी फी

₹. 18000.00

दस्त हाताळणी फी

₹. 780.00

पृष्ठांची संख्या: 39

दस्त हाताळणी करणाऱ्याची मंडी

पक्षण: 18780.00

दुय्यम निबंधक शेणी-१  
Joint S.R. Niphad2  
निपड-२

दुय्यम निबंधक शेणी-१  
Joint S.R. Niphad2  
निपड-२

यसना वा प्रकाश विक्री करारनामा

मुद्रांक शुल्क (दैन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥  
चिवाय प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजारा मूल्याचे निधारण) नियम, 1995  
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्रा क्र. 1 28 / 03 / 2022 06 08 58 PM ची वेळ: (मादरकरण)

शिक्रा क्र. 2 28 / 03 / 2022 06 18 03 PM ची वेळ: (फी)

**प्रतिज्ञापत्र**

दस्त हाताळणी नोंदणी क्रमांक: १९७८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत  
चालविलेले आहे. दस्तावेजातील नोंदणी करणारे, निव्यादक व्यक्ती साक्षीदार व सोयरी  
पोसलेल्या कागदपत्राची सत्यता तपासली आहे. दस्तावेजी सत्यता, वैधता कायदेरीत  
वर्तमानाची दस्तनिव्यादक व कर्तुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणारे

