



**ADV. MANAN SHAH &
ASSOCIATES.**

◆ ————— ◆
ADV. MANAN MAYUR SHAH.

(B.B.A, LL.B.)

LEGAL ADVISOR & PROPERTY CONSULTANT

PHONE – 7769918181

EMAIL-

advmananshahandassociates@gmail.com

advmananshah81@gmail.com

**OFFICE – 4, SIDDHI POOJA BUSINESS SQUARE, 3RD FLOOR,
NEAR SONI PAITHANI, SHARANPUR ROAD, NASHIK – 422002.**

AGREEMENT FOR SALE

FLAT NO. 06

SMT. RAJANI BHAGWAN KHAIRNAR.

IN FAVOUR OF

MR. GHANSHYAM BHANUDAS NERKAR

NOTARY DOC NO - /2023

DATED – 03/10/2023

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2023

67AA 980340

12 OCT 2023

M00

क्र. 26/94 दि. 100 पैकी रु.

श्री. श्री. अश्विनी भगवान येरवार

अवकाश अर्पण. लाडगुंडी इन्ड्रुड पंचवली

धनेश्याम येरवार नारिस

TREASURY OFFICE NASIK
6 OCT 2023
STPHC ATO

NOTARY
NOTED & REGISTERED
At Serial No. - 4669
Date :- 13/10/2023
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Contains 09 Pages.

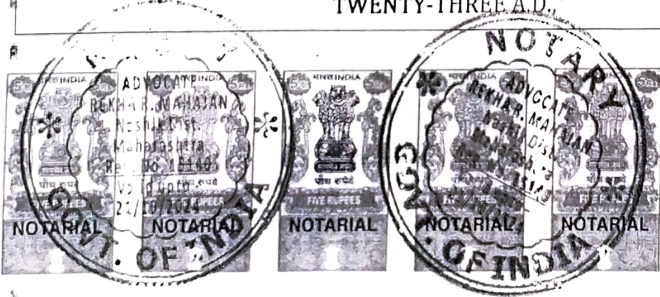
G.B. Hekar

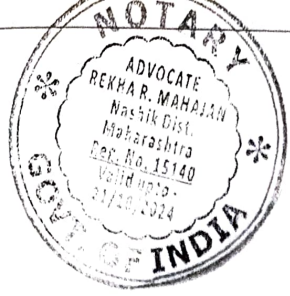
श्री. सी. अश्विनीकर
स्वयं चिह्न, नाशिक.
(मु.वि.घ.क्र. = १६३/२००३)

BEKHA MAHAJAN
Advocate & Notary
(Government of India)
Add: 107/1, Maruti Chambers,
District Court, Nashik-2.

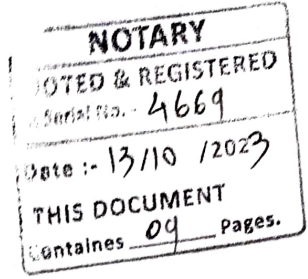
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE AND EXECUTED AT NASHIK ON THIS
12TH DAY OF THE MONTH OCTOBER IN THE CHRISTIAN YEAR TWO THOUSAND
TWENTY-THREE A.D.





REKHA MAHAJAN
Advocate & Notary
(Government of India)
Add: 107/1, Maruti Chambers,
District Court, Nashik-2.



BETWEEN

1. MR. GHANSHYAM BHANUDAS NERKAR,

AGE: 46 YEARS., OCC. - BUSINESS,

PAN NO.: AESPN3301H

AADHAR NO - 7616 2512 3114

R/O - R/H 3, SHREE MANGAL H S C, NEAR TULJA
BHAVANI MANDIR, PANCHWATI, NASHIK - 422003.

HEREINAFTER REFERRED TO AS THE "PURCHASER" (WHICH EXPRESSION SHALL UNLESS IT BE REPUGNANT TO THE CONTEXT OR MEANING THEREOF SHALL ALWAYS DEEM TO MEAN AND INCLUDE THEIR LEGAL HEIRS, EXECUTORS, ADMINISTRATOR, REPRESENTATIVE AND ASSIGN) OF THE FIRST PART.

AND

SMT. RAJANI BHAGWAN KHAIRNAR

AGE: 59 YEARS, OCC. - BUSINESS,

R/O - FLAT NO. 05, MAKRAND APARTMENT,

PANCHATI, NASHIK - 422003.

PAN NO.: ABCPK 8902 G

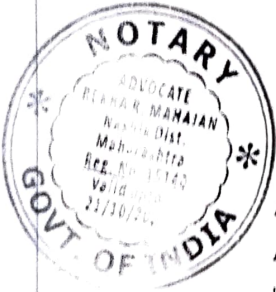
AADHAR NO - 7058 0778 3358

HEREINAFTER REFERRED TO AS THE "SELLER" (WHICH EXPRESSION, UNLESS IT BE REPUGNANT TO THE CONTEXT OR MEANING THEREOF SHALL ALWAYS DEEM TO MEAN AND INCLUDE HIS/THEIR LEGAL HEIRS, EXECUTORS, ADMINISTRATOR, REPRESENTATIVE AND ASSIGN) **SECOND PART.**

AND WHEREAS THE SAID PROPERTY BEARING MAUJE NASHIK SURVEY NO. 102/1/1/2K, PLOT NO. 22 & 23B, HAVING C.T.S. NO. 5869/2/19, TOTALLY ADMEASURING 142.46 SQ. MTRS LYING AND BEING AT VILLAGE NASHIK, TAL. & DIST. NASHIK, WITHIN THE LIMITS OF NASHIK MUNICIPAL CORPORATION, NASHIK. (MORE PARTICULARLY DESCRIBED IN THE SCHEDULE-I WRITIN HEREUNDER AND HEREIN REFERRED TO AS "THE SAID PLOT".

THE SAID PLOT WAS PREVIOUSLY OWNED AND POSSESSED BY THE BUILDER I.E. MRS. DURGA MAKRAND DINDE AND OTHERS, THE NAME OF THE BUILDER IS MUTATED IN THE RECORD OF RIGHTS IN THE OWNER'S COLUMN.

AND WHEREAS THE BUILDER HAD OBTAINED A COMMENCEMENT CERTIFICATE FROM NASHIK MUNICIPAL CORPORATION VIDE LETTER NO. LND / BP / 595 / 3221 DATED - 21/10/1994. THE SAID PROJECT HAS ALSO BEEN DULY COMPLETE AND NASHIK MUNICIPAL CORPORATION HAS ALLOTTED COMPLETION CERTIFICATE.



AND WHEREAS THE SAID PROPERTY NAMEDLY "MAKRAND APARTMENT" IS SUBMITTED UNDER THE PROVISIONS OF MAHARASHTRA APARTMENT OWNERSHIP ACT, 1972 (HEREINAFTER REFERRED TO AS THE 'SAID ACT' WHICH HAS BEEN DULY REGISTERED IN THE OFFICE OF THE SUB-REGISTRAR NASHIK-1 VIDE SERIAL NO. 2835/1999 DATED - 19/03/1999.

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AND WHEREAS THE SAID FLAT WAS PREVIOUSLY OWNED AND POSSESSED BY MR. BHAGWAN GOVIND KHAIRNAR AND HE HAS PURCHASED THE SAID PROPERTY FROM THE BUILDER'S I.E. MRS. DURGA MAKRAND DINDE AND OTHERS BY WAY OF AGREEMENT FOR SALE, WHICH WAS DULY REGISTERED VIDE SERIAL NO. 5758/1994 DATED- 16/12/1994 AND THEREAFTER THEY HAVE ALSO REGISTERED A DEED OF APARTMENT VIDE SERIAL NO. 2939/1999 DATED- 20/03/1999.

RR
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AND THEREAFTER MR. BHAGWAN GOVIND KHAIRNAR EXPIRED ON 05/02/2021 LEAVING BEHIND FOLLOWING LEGAL HEIRS:-

SR.NO.	NAME OF LEGAL HEIRS.	RELATION WITH DECEASED.
01.	SMT. RAJANI BHAGWAN KHAIRNAR	WIFE.
02.	MR. VIJAY BHAGWAN KHAIRNAR	SON.
03.	MRS. NIDHI HARSHAD BRAHMANKAR.	MARRIED DAUGHTER.
04.	MRS. MADHURI PANKAJ SHENDE.	MARRIED DAUGHTER.



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AND THEREAFTER THE SAID FLAT WAS SUBJECTED TO RELEASE DEED BY MR. VIJAY BHAGWAN KHAIRNAR, MRS. NIDHI HARSHAD BRAHMANKAR AND MRS. MADHURI PANKAJ SHENDE IN FAVOUR OF SMT. RAJANI BHAGWAN KHAIRNAR (SELLER). THE SAID RELEASE DEED WAS DULY REGISTERED VIDE SERIAL NO. 5249/2023 DATED - 25/05/2023 AT THE OFFICE OF SUB-REGISTRAR NASHIK - 3.

AND THE SELLER HAVE OBTAINED ALL THE LEGAL OWNERSHIP RIGHTS TO ENTER INTO THE TRANSACTION OF THIS PRESENT AGREEMENT FOR SALE

AND WHEREAS THE PURCHASERS HAVE READ AND UNDERSTOOD ALL THE TERMS AND CONDITIONS AND ALL THE CONTENTS OF COMMENCEMENT CERTIFICATE, N.A. ORDER AND PURCHASERS AGREE THAT THIS AGREEMENT IS SUBJECT TO THE SAID TERMS AND ARE ALSO BINDING ON THEM.

AND WHEREAS THE SELLER HAVE AGREED TO SALE AND PURCHASER HAVE AGREED TO PURCHASE THE SAID PREMISES BEARING FLAT NO. 06., ON THE THIRD FLOOR, HAVING BUILT UP AREA 32.50 SQ.MTRS, MORE PARTICULARLY DESCRIBED IN SCHEDULE-II HERE UNDER WRITTEN AND HEREIN AFTER REFERRED TO AS THE "SAID PREMISES" TOGETHER WITH RIGHTS AVAILABLE THERETO FOR RS. 10,00,000/- (IN WORDS RUPEES TEN LAKHS ONLY).

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

01] THE PURCHASERS HAVE AGREED TO PURCHASE THE SAID FLAT AND THE SELLER HAS AGREED TO SELL THE SAID FLAT AT LUMPSUM PRICE OF RS. 10,00,000/- (IN WORDS RUPEES TEN LAKHS ONLY).

02] THE PURCHASERS HAVE PAID RS. 5,000/- (RUPEES FIVE THOUSAND ONLY) TO THE SELLER TOWARDS THE PART CONSIDERATION OF THE SAID FLAT BEFORE EXECUTION OF THIS AGREEMENT. THE PURCHASERS FURTHER AGREE AND UNDERTAKE TO PAY THE REMAINING AMOUNT OF RS. 9,95,000/- (RUPEES NINE LAKHS NINETY FIVE THOUSAND ONLY) TO THE

SELLER AS HEREINBELOW MENTIONED IN THE FOLLOWING MANNER:

SR.NO	PARTICULARS	AMOUNT IN RS.
01.	RUPEES FIVE THOUSAND ONLY PAID BY ONLINE TRANSFER DATED 04/04/2023 BY PURCHASER IN FAVOUR OF THE SELLER.	5,000/-
02.	RUPEES NINE LAKHS NINETY FIVE THOUSAND ONLY WILL BE PAID BY THE PURCHASERS BY OBTAINING LOAN WITHIN 30 DAYS FROM THE DATE OF THIS AGREEMENT.	9,95,000/-
	TOTAL RUPEES TEN LAKHS ONLY	10,00,000/-

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THE PURCHASERS AGREE TO PAY THE AFORESAID SUM AS MENTIONED ABOVE WITHOUT DEFAULT. THE PAYMENT OF THE INSTALMENT AS SCHEDULED ABOVE IS THE CONDITION PRECEDENT FOR THE CONTINUANCE OF AGREEMENT AND IS ESSENCE OF THE AGREEMENT BETWEEN THE PARTIES.

03] THE SELLER HEREBY AGREES TO OBSERVE, PERFORM AND COMPLY WITH ALL THE TERMS AND CONDITIONS, STIPULATIONS AND RESTRICTIONS, IF ANY, WHICH MAY HAVE BEEN IMPOSED BY THE CONCERNED LOCAL AUTHORITY AT THE TIME OF SANCTIONING OF THE SAID PLANS OR THEREAFTER.

04] THE SELLER EXPECT DELIVERY OF POSSESSION OF THE SAID FLAT ON THE DAY OF REGISTRATION OF FINAL SALE DEED.

05] THE PURCHASERS SHALL USE THE SAID FLAT OR PERMIT THESAME TO BE USED FOR RESIDENTIAL PURPOSE, WITHOUT CREATINGNUISANCE OF ANY KIND.

06] THE PURCHASERS AGREE AND UNDERTAKE TO ABIDE BY THE RULES OF THE SAID APARTMENT.



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THE PURCHASERS HEREBY COVENANT WITH THE SELLER AS FOLLOWS:

A) TO MAINTAIN THE SAID FLAT AT THEIR OWN COSTS IN GOOD TENANTABLE REPAIR AND CONDITION FROM THE DATE OF POSSESSION OF THE SAID FLAT IS TAKEN AND SHALL NOT OR SUFFERED TO BE DONE ANYTHING IN OR TO THE SAID FLAT AND SHALL NOT IN ANY MANNER CAUSE DAMAGE TO THE FLAT.

B) TO CARRY AT THEIR OWN COSTS ALL INTERNAL REPAIRS TO THE SAID FLAT IN THE SAME CONDITION, STATE AND ORDER IN WHICH IT WAS DELIVERED BY THE SELLER TO THE PURCHASERS AND SHALL NOT DO OR SUFFERED TO BE DONE ANYTHING IN OR TO THE FLAT AND CARRY OUT ALL INSTRUCTIONS AS MAY BE GIVEN BY THE CONCERNED LOCAL AUTHORITY UNDER THE RULES AND REGULATIONS AND BYE-LAWS THEREOF. AND IN THE EVENT OF THE PURCHASERS COMMITTING ANY ACT IN CONTRAVENTION OF THE ABOVE PROVISIONS, THE PURCHASERS SHALL ALONE BE RESPONSIBLE AND LIABLE FOR THE CONSEQUENCES THEREOF TO THE CONCERNED LOCAL AUTHORITY AND/OR THEIR PUBLIC AUTHORITY;

C) NOT TO DEMOLISH OR CAUSE TO BE DEMOLISHED THE SAID FLAT OR ANY PART THEREOF AND SHALL KEEP THE PORTION, SEWERS, DRAINS, PIPES IN THE SAID FLAT AND APPURTENANCES THERETO IN GOOD, TENANTABLE REPAIR AND CONDITION;

D) NOT TO STORE ANY GOODS WHICH ARE OF HAZARDOUS, COMBUSTIBLE OR DANGEROUS NATURE OR STORING OF WHICH GOODS IS OBJECTED TO BY THE CONCERNED LOCAL AUTHORITY OR OTHER AUTHORITY AND SHALL NOT CARRY ON OR CAUSED TO BE CARRIED ANY KIND OF OTHER BUSINESS OR PROFESSIONAL ACTIVITY WHICH WILL AFFECT THE PEACE AND TRANQUILLITY OF OTHER OCCUPIERS OF NEIGHBOURING FLAT;

E) NOT TO ALLOW TO BE THROWN THE DIRT RUBBISH, RAGS, GARBAGE OR OTHER REFUSE OR PERMIT THE SAME TO BE THROWN FROM THE SAID FLAT IN THE COMPOUND OR ANY OTHER PORTION.

F) TO BEAR AND PAY THE 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 AND PAY THE SAID AMOUNTS PUNCTUALLY:

G] THE PURCHASER SHALL NOT LET, SUB-LET, TRANSFER, ASSIGNOR PART WITH THEIR INTEREST OR BENEFIT FACTOR OF THIS AGREEMENT OR PART WITH THE POSSESSION OF THE SAID FLAT UNTIL ALL THE DUES PAYABLE BY THE SAID PURCHASERS TO THESELLER UNDER THIS AGREEMENT ARE FULLY PAID UP.

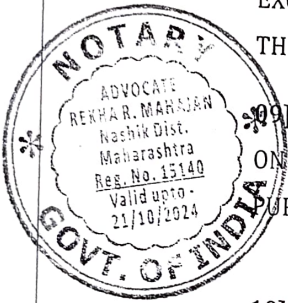
08] NOTHING CONTAINED IN THIS AGREEMENT IS INTENDED TO BENOR SHALLITBECONSTRUEDASAGRANT,DEMISEORASSIGNMENTIN LAW OF THE SAID PROPERTY OR ANY PART THEREOF. IT IS AT THE DISCRETION OF THE SELLER TO ALLOT THE ADJOINING MARGINAL OPEN SPACE AREAS, EXCLUSIVELY TO THE OWNERS OF THE CONCERNED RESIDENTIAL UNITS. THE PURCHASERS SHALL NOT RAISE ANY OBJECTION THEREFORE.

09] THE SELLER SHALL HAVE A RIGHT AND PARAMOUNT LIEN ANDCHARGE ON THE SAID FLAT IN RESPECT OF ANY AMOUNT NOT PAID BY THE PURCHASERS UNDER THE TERMS AND CONDITIONS OF THIS AGREEMENT.

10] IF THE PURCHASERS ARE DESIROUS TO OBTAIN LOAN FROM ANY CORPORATION OR FINANCIAL INSTITUTION THEN IT WILL BETHELIABILITY OF THEPURCHASERS TOMAKETHESAMEAVAILABLE AND ALSO TO BEAR ALL THE EXPENSES FOR ADDITIONAL COPIES OF PLANS, AGREEMENTS, CERTIFICATES AND PROPERTY DESCRIBED IN THE SCHEDULE TO BE PURCHASED BY THE PURCHASERS SHALL ONLY BE ENCUMBERED WITH THE LIABILITY OF THE LOAN.

11] THE PURCHASERS HEREBY COVENANT WITH THE SELLER TO OBSERVE AND PERFORM THE COVENANTS, CONDITIONS CONTAINED IN THIS AGREEMENT AND TO KEEP THE SELLER INDEMNIFIED AGAINST THE SAID PAYMENT AND OBSERVANCE AND PERFORMANCE OF THE SAID CONVENTS AND CONDITIONS EXCEPT SO FAR AS THE SAME OUGHT TO BE OBSERVED BY THE SELLER.

12] THE PURCHASERS SHALL PRESENT THIS AGREEMENT AS WELL AS THE CONVEYANCE AT THE PROPER REGISTRATION OFFICE FOR THE REGISTRATION WITHIN THE TIME LIMIT PRESCRIBED BY THE REGISTRATION ACT AND THE SELLER WILL ATTEND SUCH OFFICE AND ADMITS EXECUTION THEREOF.



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13] THE PARTIES HERETO ADMIT THAT THIS AGREEMENT IS NOT BETWEEN EMPLOYER AND EMPLOYEE. THIS AGREEMENT IS IN RESPECT OF COMPLETE FLAT, THOUGH THE PRICE IS TO BE RECEIVED BY INSTALMENTS. THE PURCHASERS ADMIT THAT THE SELLER IS NOT A CONTRACTOR APPOINTED BY THE PURCHASERS. THE SPECIFICATIONS ARE PREPARED BY THESELLERANDACCEPTEDBY THE PURCHASERS.

14] THIS AGREEMENT ALWAYS SUBJECT TO PROVISIONS OF THE MAHARASHTRA OWNERSHIP FLAT ACT 1963 OR THE PROVISIONS OFTHE MAHARASHTRA APARTMENT OWNERSHIP ACT 1970 OR THE MAHARASHTRA CO-OPERATIVE SOCIETY ACT 1960 & RULES MADE THERE UNDER.

SCHEDULE-I

(OF THE SAID PROPERTY HEREINABOVE REFERRED TO)


ALL THAT PIECE AND PARCEL OF THE LAND BEARING MAUJE NASHIK SURVEY NO. 102/1/1/2K, PLOT NO. 22 & 23B, HAVING C.T.S. NO. 5869/2/19, TOTALLY ADMEASURING 142.46 SQ. MTRS LYING AND BEING AT VILLAGE NASHIK, TAL. & DIST. NASHIK, WITHIN THE LIMITS OF NASHIK MUNICIPAL CORPORATION, NASHIK. AND BOUNDED AS PER APPROVED BUILDING PLAN.

SCHEDULE-II

(OF FLAT PREMISES HEREINABOVE REFERRED TO)

ALL THAT PIECE AND PARCEL OF FLAT NO. 06., ON THE THIRD FLOOR, HAVING BUILT UP AREA 32.50 SQ.MTRS IN THE BUILDING CONSTRUCTED ON THE SAID SURVEY NO AS MENTIONED IN SCHEDULE-I, NAMELY "MAKRAND APARTMENT" ANDWHICHISBOUNDEDAS UNDER -
ON OR TOWARDS -

EAST : BY SIDE OPEN SPACE.
WEST : BY STAIRCASE AND FLAT NO. 05.
SOUTH : BY OPEN SPACE.
NORTH : BY OPEN SPACE.


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IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS DEED OF APARTMENT ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED & DELIVERED BY THE WITHINANMED "PURCHASER'S"



G.B. Nerkar

MR. GHANSHYAM BHANUDAS NERKAR



SIGNED, SEALED & DELIVERED BY THE WITHINANMED "SELLER"



Rajani

SMT. RAJANI BHAGWAN KHAIRNAR

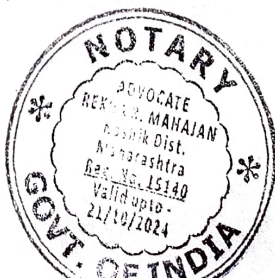


IN THE PRESENCE TO WITNESSES:

1. _____

2. _____

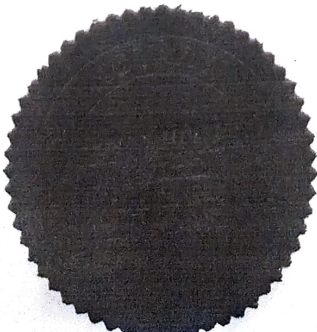
RB
REKHA MAHAJAN
Advocate & Notary
(Government of India)
Add: 107/1, Maruti Chambers,
District Court, Nashik-2.



BEFOR ME

RB

REKHA MAHAJAN
Advocate & Notary, Govt. of India
Add: 107/1, Maruti Chambers,
District Court, Nashik-2.



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10/25/2023



सुची क्र. 2

दस्तावेज क्र.: सह. दु. नि. नाशिक 3

पता क्रमांक: 5249/2023

नोंदणी:

REGISTRATION

महाराष्ट्र राज्य न्याय

सुचिलेखाना प्रकार	विकीय कोड
सुचिलेखाना	0
सुचिलेखाना (बाहेरपट्ट्याचा)	1

1) पालिकेचे नाव: नासिक न. न. प. इतर वर्धन; इतर माहिती: इतर माहिती: मीजे युगांत शिबारांतील सर्व्हे नं. 109/8/2 यापैकी प्लॉट नं. 59 बांकी क्षेत्र 371.44 चौ. मी. व मीजे नासिक शिबारांतील मिटी सर्व्हे नं. 5869/2/19 यांची स. नं. 102/1/1/2क पैकी प्लॉट नं. 22 व 23 बांकी क्षेत्र 142.46 चौ. मी. यावर बांधणेत आलेल्या मकरंद अर्पाटमेंट मधील तिसऱ्या मजल्यावरील प्लॉट नं. 6 बांकी क्षेत्र 32.50 चौ. मी. ((Survey Number : 109/8/2/3/प्लॉट/59 ;))

2) 0.0 आर. चौ. मीटर

1) नाव: निधी हर्षद ब्राम्हणकर वय: -35; पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. 5-6, मकरंद अर्पाटमेंट, शैरनार निवास, जाजुबाबी, इंद्रकुंड, पंचवटी, नासिक, महाराष्ट्र, नासिक. पिन कोड:-422003 पैन नं:-88PPB4311N

2) नाव: भादुरी पंकरज हेंबे वय:-32; पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. 5-6, मकरंद अर्पाटमेंट, शैरनार निवास, जाजुबाबी, इंद्रकुंड, पंचवटी, नासिक, महाराष्ट्र, नासिक. पिन कोड:-422003 पैन नं:-FWFPS4512B

3) नाव: विजय भगवान शैरनार वय:-29; पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. 5-6, मकरंद अर्पाटमेंट, शैरनार निवास, जाजुबाबी, इंद्रकुंड, पंचवटी, नासिक, महाराष्ट्र, नासिक. पिन कोड:-422003 पैन नं:-CSOPK5083R

1) नाव: रजनी भगवान शैरनार वय:-65; पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. 5-6, मकरंद अर्पाटमेंट, शैरनार निवास, जाजुबाबी, इंद्रकुंड, पंचवटी, नासिक, महाराष्ट्र, नासिक. पिन कोड:-422003 पैन नं:-ABCPK8902G

दस्तावेज करम घेण्याचा दिनांक	24/05/2023
दस्तावेज करम घेण्याचा दिनांक	24/05/2023
अनुक्रमांक. वंश व पुत्र	5249/2023
दस्तावेजाच्या प्रमाणे मुद्रांक शुल्क	750
दस्तावेजाच्या प्रमाणे नोंदणी शुल्क	750

मुद्रांकनाची आवश्यकता नाही कारण दस्तऐवजातून आवश्यक नाही कारण त्याचा तपशील दस्तऐवजातूनच आवश्यक नाही

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

REKHA MAHAJAN
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Add: 107/1, Maruti Chambers,
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सुची क्र. 11

नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत अस्सल बरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२

नाशिक-३.

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पारती क्र

नोंदणी क्र १९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक

2013 सन १९ एए

दस्तावेजाचा प्रकार-

₹ 33 कोटींचा 950,000

सादर करणाराचे नाव-

श्री अशोक गोविंद

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोलिओ)
- दृष्टांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा जापने (कलम ६४ ते ६७)
- घोष किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावरील) वाढ कर.

नोंदणी फी	25
नक्कल फी (फोलिओ)	85
दृष्टांकनाची नक्कल फी	
टपालखर्च	
नकला किंवा जापने (कलम ६४ ते ६७)	2
घोष किंवा निरीक्षण	2
दंड-कलम २५ अन्वये	92
कलम ३४ अन्वये	
प्रमाणित नकला (कलम ५७) (फोलिओ)	
इतर फी (मागील पानावरील) वाढ कर.	
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दस्तावेज

नक्कल

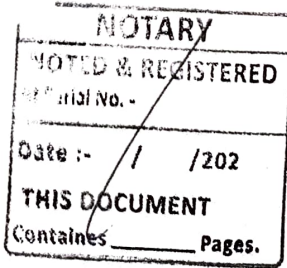
रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल
या कार्यालयत

दुर्यम निबंधक, नाशिक-१

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवतात.
बघाली करावा.



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Add: 107/1, Maruti Cham
District Court, Nashik



महाराष्ट्र शासन
गाव नमुना द

फेरफार नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

नाव : दुर्गाव

तालुका : नाशिक

जिल्हा : नाशिक

फेरफार क्रमांक : ४०५०

संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुगोपन क्रमांक व उपविभाग	अधिकाऱ्याचे नाव, आढावरी व शेरा
<p>फेरफाराचा प्रकार : अगोदरगोकृत फेरफार नोंदीचा प्रकार : वारस फेरफाराचा दिनांक : ०५/०४/२०२२ माहिती मिळालेचा दिनांक : २३/०३/२०२२ श्री/श्रीमती विजय भगवान खैरनार यांनी अर्ज दिला की गट नंबर/ सर्वे नंबर १०९/ब/२/३/प्लॉट/५९, वरील खातोदार के. भगवान गोविंद खैरनार हे/खा दिनांक ०५/०२/२०२१ रोजी मयत झाले / झाल्या असुन त्यांना वारस खालीलप्रमाणे</p> <p>१) रजनी भगवान खैरनार, नाते : विधवा(पत्नी), वय : ५६, वारसदाराची स्थिती : हयात २) निधी हर्षद ब्राह्मणकर, नाते : मुलगी, वय : ३४, वारसदाराची स्थिती : हयात ३) माधुरी पंकज शेंडे, नाते : मुलगी, वय : ३१, वारसदाराची स्थिती : हयात ४) विजय भगवान खैरनार, नाते : मुलगा, वय : २७, वारसदाराची स्थिती : हयात मयतास वरील वारसांशिवाय अन्य कोणीही वारस नसलेबाबत प्रतिज्ञापत्र, मृत्यु नोंदीचा दाखला जबाब दिलेवरून व वारस ठराव क्रमांक ३९८ प्रमाणे नाते दाखल केली असे. हितसंबंधितांना नोटीस बजावल्याचा दि. ४/८/२०२२</p>	<p>१०९/ब/२/३/प्लॉट/५९ एकूण : १</p>	<p>लॅट फी, नॉटीस रज्यू, अर्ज, प्रतिज्ञापत्र, मृत्युदाखला, वारस रजिस्टर प्रमाणे नोंद प्रमाणित. x x x स्वाक्षरीत x x x (आनंद चक्रपूर येथे प्राप्त) मंडळ अधिकारी - गिरणारे ता. : नाशिक जि. : नाशिक दि. ३/२९/२०२२</p>

हा अभिलेख फेरफाराच्या डीजिटल स्वाक्षरीत (दि. २३/०३/२०२१ वेळ ०५:०४:४८ PM) देटा वरून तयार झाला असल्यामुळे यावर कोणाच्याही सही-
शिक्क्याची आवश्यकता नाही. फेरफार डाउनलोड व वेप दि. : २४/०५/२०२३ वेळ : ०८:५१:४९ PM., वेपता ११३०००१०११४९८२० हा पडताळणी क्रमांक
वापरून <https://digitalsatbara.mahabhumi.gov.in/dsfr/> वरून तपासावी.

पृष्ठ क्र. १ / २



महाराष्ट्र शासन
गाव नमुना द

फेरफार नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

नाव : दुर्गाव

तालुका : नाशिक

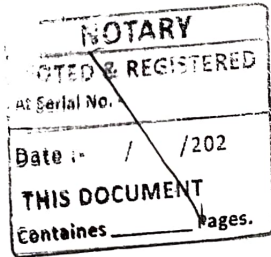
जिल्हा : नाशिक

फेरफार क्रमांक : ४०५०

संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुगोपन क्रमांक व उपविभाग	अधिकाऱ्याचे नाव, आढावरी व शेरा
<p>फेरफार नोंद निर्णतीचा दि. ४/२९/२०२२</p> <p>x x x स्वाक्षरीत x x x (आताराम पोपट गंगोडे) तलाठी - दुर्गाव साझा गिरणारे ता. नाशिक जि. नाशिक</p>		

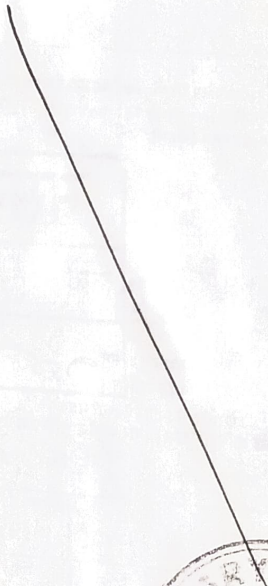


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हा अभिलेख फेरफाराच्या डीजिटल स्वाक्षरीत (दि. २३/०३/२०२१ वेळ ०५:०४:४८ PM) देटा वरून तयार झाला असल्यामुळे यावर कोणाच्याही सही-
शिक्क्याची आवश्यकता नाही. फेरफार डाउनलोड व वेप दि. : २४/०५/२०२३ वेळ : ०८:५१:४९ PM., वेपता ११३०००१०११४९८२० हा पडताळणी क्रमांक
वापरून <https://digitalsatbara.mahabhumi.gov.in/dsfr/> वरून तपासावी.

पृष्ठ क्र. २ / २





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REKHA MAHAJAN
Advocate & Notary
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District Court, Nashik-2.

भारत सरकार
Government of India



राष्ट्रीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

व्यक्तिगत क्रमांक / Enrollment No 2017/90132/02420

To,
राजेश भगवान खैरनार
Rajesh Bhagwan Khairnar
W/O: Bhagwan Khairnar
Floor 3rd flat no 5, makarand apartment
Jajiwadi indrakund
Panchwati Nashik
Nashik
Panchwati Nashik Nashik
Maharashtra 422003
942387251

फोन नंबर / 196 / 909966 / 911715 / P



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घनश्याम भानुदास नेरकर
Ghanshyam Bhanudas Nerkar
जन्म तारीख / DOB: 31/05/1977
पुरुष / MALE
Mobile No.: 9657704556
7616 2512 3114
VID : 9113 5770 6887 9406



माझे आधार, माझी ओळख

आपला आधार क्रमांक / Your Aadhaar No. :

7058 0778 3358

अधर - सामान्य माणसाचा अधिकार



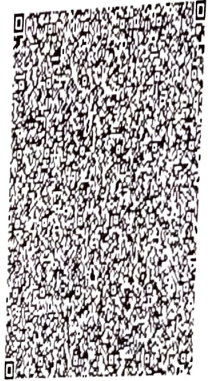
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



राजेश भगवान खैरनार
Rajesh Bhagwan Khairnar
W/O: Bhagwan Khairnar
Floor 3rd flat no 5, makarand apartment
Jajiwadi indrakund
Panchwati Nashik
Nashik
Panchwati Nashik Nashik
Maharashtra 422003
942387251

Address:
R/H 3 Shree Mangal H S C, Near Tulja Bhavani
Mandir, Gunjalbaba Nagar Hirawadi Panchwati,
Nashik, Nashik, Maharashtra - 422003

7616 2512 3114
VID : 9113 5770 6887 9406



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INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AESP3301H

नाम / Name
GHANSHYAM BHANUDAS NERKAR

पिता का नाम / Father's Name
BHANUDAS EKNATH NERKAR

