

340/7850

पावती

Original/Duplicate

Tuesday, November 19, 2019

3:03 PM

पावती क्र.: 9441

दिनांक: 19/11/2019

गावाचे नाव: नाशिक शहर

दस्तावेजाचा अनुक्रमांक: नसन3-7850-2019

दस्तावेजाचा प्रकार: डीड ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: 1. सौ. अपर्णा विजय माळी - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 35

₹ 30000.00

₹ 700.00

एकूण:

₹ 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:11 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Nashik

सह. दुय्यम निवधक

नाशिक-३

बाजार मूल्य: रु.3251000/-

मोबदला रु.3800000/-

भरलेले मुद्रांक शुल्क : रु. 228000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008489882201920E दिनांक: 19/11/2019

वेंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1911201902738 दिनांक: 19/11/2019

वेंकेचे नाव व पत्ता:

Anjali

मुळ दस्त परत देऊ,

व सही घेतली.

self attested

Anjali

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10/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

वरत क्रमांक : 7850/2019

नोदणी :

Regn:63m

गावाचे नाव : नाशिक शहर

(1) विशेषापा प्रकार डीड ऑफ अपार्टमेंट

(2) मोबयला 3800000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेधार ते नमुद करावे) 3251000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: मौजे नाशिक येथील सर्वे नंबर 761/6/4/4 ते 8/13/14 यांसी प्लॉट नंबर 13/14 यांसी एकुण क्षेत्र 420.00 चौ.मि. या एकुण मिळकतीपैकी 61.50 चौ.मि. रोड कडे वर्ग जाता उर्वरीत 358.50 चौ.मि. क्षेत्रावरील श्री गुरुमंगल अपार्टमेंट मधील पहिल्या मजल्यावरील फ्लॅट नंबर 1 यांसी कार्पेट क्षेत्र 62.80 चौ.मि., बाल्कनीचे क्षेत्र 7.57 चौ.मि., कपवॉर्डचे क्षेत्र 8.58 चौ.मि. व युटिलीटीचे क्षेत्र 6.00 चौ.मि. व पार्किंग नंबर 1 यांसी क्षेत्र 15.33 चौ.मि. क्षेत्राची मिळकत. ( ( Survey Number : 761/6/4/4 ते 8/13/14 ; ) )

(5) क्षेत्रफळ

1) 62.80 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-सौ. मनिषा विष्णु राणे यांचे तर्फे वि.मु. म्हणुन श्री. विष्णु शंकर राणे -- वय:-54; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: फ्लॅट नंबर 2, गोविंद पार्क, उंटवाडी, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422009 पॅन नं:-AEHPR7441D

(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-1. सौ. अपर्णा विजय माळी -- वय:-36; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: 11, शिवसागर अपार्टमेंट, गोविंद नगर, गणपती मंदिराच्या मागे, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422009 पॅन नं:-GDNPS9146H  
2): नाव:-2. श्री. विजय मोतीसिंग माळी -- वय:-42; पत्ता:-0, 0, 0, 0, 11, शिवसागर अपार्टमेंट, गोविंद नगर, गणपती मंदिराच्या मागे, नाशिक, सिडको कॉलनी (नाशिक), MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422009 पॅन नं:-ATMPM2878F

(9) दस्तऐवज करुन दिल्याचा दिनांक 19/11/2019

(10) दस्त नोदणी केल्याचा दिनांक 19/11/2019

(11) अनुक्रमांक, खंड व पृष्ठ 7850/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 228000

(13) बाजारभावाप्रमाणे नोदणी शुल्क 30000

(14) शेरा

सूची क्र.11

नोदणी नंतरची प्रथम प्रत

असल वरदुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२  
नाशिक-३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

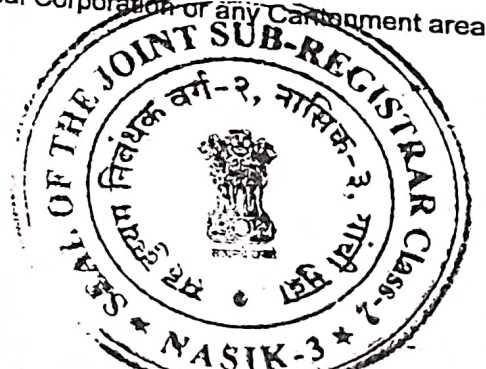
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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 १ - ३५



CHALLAN  
 MTR Form Number-6

GRN	MH008489882201920E	BARCODE	Date		19/11/2019-12:18:14	Form ID	25.3
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
			PAN No.(If Applicable)				
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR		Full Name	Vijay M Mali And Other			
Location	NASHIK		Flat/Block No.	Flat In Shri Gurumangal Apartment			
Year	2019-2020 One Time		Premises/Building				
Account Head Details	Amount In Rs.		Road/Street	Nashik			
000046401 Stamp Duty	228000.00		Area/Locality	Nashik			
000063301 Registration Fee	30000.00		Town/City/District				
			PIN	4	2	2	0 0
			Remarks (If Any)	SecondPartyName=Manisha V Rane~			
			Amount In	Two Lakh Fifty Eight Thousand Rupees Only			
Total	2,58,000.00		Words				
Payment Details	BANK OF INDIA		FOR USE IN RECEIVING BANK				
	Cheque-DD Details		Bank CIN	Ref. No.	0220229201911905401	90516556	
Cheque/DD No.			Bank Date	RBI Date	19/11/2019-12:18:14	Not Verified with RB	
Name of Bank			Bank-Branch	BANK OF INDIA			
Name of Branch			Scroll No. ; Date	Not Verified with Scroll			

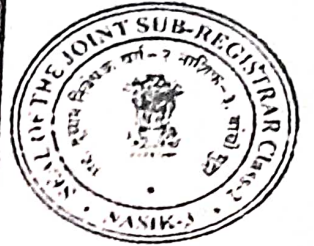
Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 80070750  
 नसु चलन फॅवल दुस्यम न्हिदेशक कार्यालयात नोदणी करायच्या दस्तासाठी लागू आहे. नोदणी न करायच्या दस्तासाठी सदर चलन लागू नाही.

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नसम-३	
दस्तावेज क्र. (	१५० / २०१९)
३-०६	



READY RECKNER CHART NO. 1.3.8  
 RATE RS. 36,500/- PER SQ. MTRS.  
 CARPET AREA OF FLAT 62.80 SQ. MTRS. and usable area of Balconies  
 7.57 Sq. Mtrs., Cupboard 8.58 Sq. Mtrs. and Utility 6.00 Sq. Mtrs.  
 AREA OF PARKING 15.33 SQ. MTRS.  
 CONSIDERATION RS. 38,00,000/-  
 MARKET VALUE RS. 32,51,000/-  
 STAMP RS. 1,90,000/- + 1% surcharge Rs. 38,000/- = 2,28,000/-

### DEED OF APARTMENT

THIS DEED OF APARTMENT is made & executed at Nashik on this  
 19<sup>th</sup> day of NOVEMBER 2019.

### BETWEEN

- [1] MRS. APARNA VIJAY MALI, Age 36 Years, Occupation Service,  
 PAN GDNPS 9146 H. /AADHAR NO. 8068 6103 4383
- [2] MR. VIJAY MOTISING MALI, Age 42 Years, Occupation Service,  
 PAN ATMPM 2878 F. /AADHAR NO. 9119 0304 7047

Both R/o. 11, Shivsagar Apartment, Govind Nagar, Behind  
 Ganpati Temple, Nashik - 422009.  
 hereinafter called the "Allottee/s/Purchaser/S" (which expression  
 shall unless repugnant to the context or meaning thereof be deemed to  
 mean and include his/her heirs, executors, administrators,  
 successors-in-interest and permitted assignees). OF THE FIRST PART

### AND

MRS. MANISHA VISHNU RANE, Age 41 Years, Occupation Business, PAN  
 AEHPR 7441 D, ADHAR NO. 9156 7952 8042, R/o. Flat No. 2, Govind  
 Park, Untwadi, Nashik 422 009.  
 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, executors, administrators, assigns, etc.) of the  
 FIRST PART.

WHEREAS the Vendor is the absolute & exclusive owners & otherwise is well  
 & sufficiently entitled to all that piece & parcel of the land situated at Nashik,  
 more particularly described in the first schedule written hereunder and  
 hereinafter referred to as the SAID PROPERTY.

AND WHEREAS the Vendor has purchased original plot no. 13 and 14 total  
 admeasuring 420.00 Sq. Mtrs. from Mr. Nivrutti Balu Jagtap and others by  
 a sale deed dated 11-10-2012 which are duly registered at the office of Sub  
 Registrar Nashik 3 at Sr. No. 9884 and 9895 on 12-10-2012 and name of  
 the Vendor is mutated in the owners column of the record of rights and since  
 then the Vendor is in actual possession and enjoyment of the said property  
 as absolute and exclusive owners thereof and the Vendor is competent to  
 develop the said property by constructing building thereon and sell the super  
 structure as the Vendor may deem fit and proper.

AND WHEREAS the Vendor has purchased TDR 129.00 Sq. Mtrs. from DRC  
 No. 297 dated 8-6-2009 from Mohan Chetandas Malwani and other one by  
 sale deed which is duly registered at the office of Sub Registrar Nashik 3 at  
 Sr. No. 10610 on 5-11-2012 and Vendor has purchased TDR 40.00 Sq.  
 Mtrs. from DRC No. 476 dated 5-5-2011 from M/s. Shweta Infrastructure  
 and Housing (I) Pvt. Ltd. by sale deed dated 5/11/2012 which is duly

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नमन-३	
3	दस्तावेज (७५०/२०११)
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AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No. 1 on First floor situated in the said Project SRI GURUMANGAL APARTMENT.

AND WHEREAS the carpet area of the said Apartment is 62.80 Sq. Mtrs. Carpet area and usable area of Balcony 7.57 Sq. Mtrs., Cupboard 8.58 Sq. Mtrs. and Utility 6.00 Sq. Mtrs. alongwith absolute and exclusive rights to use, utilize and enjoy Parking No. 01 area admeasuring 15.33 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 appurtenant to the said Apartment for exclusive use of the Allottee area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS the allottee has independently made himself aware about the specifications provided by the promoter and he is aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings of the same and have been annexed.

AND WHEREAS under section 4 of the Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management & transfer) Act 1963, the Vendors is required to execute agreement for sale of the said Flat to the purchaser/s being this present & also to register the said agreement under the registration Act.

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 under No. P516000010391 on 24-8-2017.

AND WHEREAS the Vendor/ Promoter subjected the said property to the provisions of Maharashtra Apartment Ownership Act and executed a Declaration under Rule 3 of the Maharashtra Apartment Ownership Rules 1972 and as per the said declaration and as per the provisions of Maharashtra Apartment Ownership Act, this deed of apartment is executed amongst the parties.

**NOW THEREFORE THIS DEED OF APARTMENT WITNESSETH AS HEREIN:-**

(1) That in pursuance of the terms and conditions agreed to between the Purchaser and the Vendors, the Vendors does hereby sell, alienate, transfer, assign and convey all that piece and parcel of the said FLAT as described in the schedule written hereunder, unto the Purchaser for total price and full consideration of Rs. 38,00,000/- (Rs. Thirty Eight Lakh only) which the Vendor has received from the purchaser before execution of deed in the following manner:

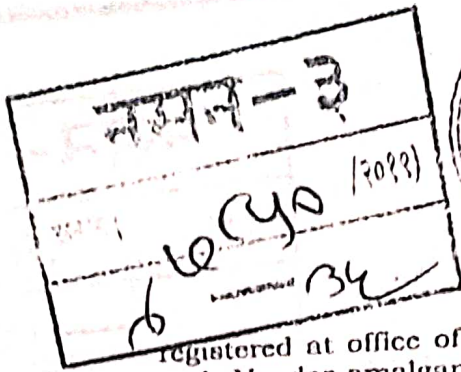
Rs. 1,12,000/- Rs. One Lakh twelve thousand only received from the purchaser by Cheque No. 502295 drawn on State Bank of India Dated 1-11-2019.

Rs. 36,88,000/- Rs. Thirty six lakh eighty eight thousand only received from the purchaser by Cheque No. 346479 drawn on HDFC Bank Ltd. Dated 15/11/2019 by obtaining loan from LIC Housing Finance Ltd.

Rs. 38,00,000/- (Rs. Thirty Eight Lakh only)

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registered at office of Sub Registrar Nashik at Sr. No. 1060 and Vendor amalgamated plot no. 13 and 14 and prepared by using TDR which is duly sanctioned by Nashik Municipality under commencement certificate No. **LND/BP/WS/CD/B3/13/12/2012** and as per the building plan Vendor has construction of the entire building and obtain occupation Nashik Municipal Corporation under No. **Nanivi/2314/16/8/2019** and that at the time of obtaining the completion as per the new DC rules the adjoining road to the said property to be 9 Mtrs. and therefore area admeasuring 61.50 Sq. Mtrs. 13/14 is subjected to road widening and transferred in the Municipal Corporation and as such the area of the Vendor 358.50 Sq. Mtrs. out of 420.00 Sq. Mtrs. and therefore the apartment is registered pertaining to the said 358.50 Sq. M. I approved building plan the Vendor has availed premium 1 Mtrs. and the FSI for the area of 61.50 Sq. Mtrs. which is widening is granted by Nashik Municipal Corporation and the completion certificate.

**AND WHEREAS** the vendor has appointed a structural **DELTACOM STRUCTURAL CONSULTANTS** for the professional structural design and drawings of the buildings and accepts the professional supervision of the Architectural Engineer till the completion of the building/

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

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

**AND WHEREAS** the Promoter is entitled and enjoined to construct buildings on the project land in accordance with the recitals

**AND WHEREAS** the Vendor/Promoter is in possession of the

**AND WHEREAS** the Promoter has constructed on the Building consisting of Ground for parking and upper four floors

**AND WHEREAS** the purchaser/s demanded from the Vendors has given inspection to the Purchaser/s and delivered all the documents, Agreements, Plans, Designs and Specifications by the Architect of the Vendors and of such documents under Mah. Ownership Flat (Regulation of promotion of Co-operative Societies) Act 1963 (Hereinafter referred to as the Act) and rules thereunder, the purchaser/s is satisfied about the

**AND WHEREAS** the authenticated copies of the plans and the Apartment agreed to be purchased by the Allottee, and approved by the local authority have been annexed.

**AND WHEREAS** while sanctioning the said plans concerned and/or Government has laid down certain terms, conditions and restrictions which are observed and performed by the developing the project land and the said building and up and performance of which only the completion or occupancy in respect of the said building/s is granted by the concerned

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नसतन-३
दस्तावेज (७५०/२०१९)
१-१५



AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No. 1 on First floor situated in the said Project SRI GURUMANGAL APARTMENT.

AND WHEREAS the carpet area of the said Apartment is 62.80 Sq. Mtrs. Carpet area and usable area of Balcony 7.57 Sq. Mtrs., Cupboard 8.58 Sq. Mtrs. and Utility 6.00 Sq. Mtrs. alongwith absolute and exclusive rights to use, utilize and enjoy Parking No. 01 area admeasuring 15.33 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 appurtenant to the said Apartment for exclusive use of the Allottee area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS the allottee has independently made himself aware about the specifications provided by the promoter and he is aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings of the same and have been annexed.

AND WHEREAS under section 4 of the Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management & transfer) Act 1963, the Vendors is required to execute agreement for sale of the said Flat to the purchaser/s being this present & also to register the said agreement under the registration Act.

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 under No. P516000010391 on 24-8-2017.

AND WHEREAS the Vendor/ Promoter subjected the said property to the provisions of Maharashtra Apartment Ownership Act and executed a Declaration under Rule 3 of the Maharashtra Apartment Ownership Rules 1972 and as per the said declaration and as per the provisions of Maharashtra Apartment Ownership Act, this deed of apartment is executed amongst the parties.

**NOW THEREFORE THIS DEED OF APARTMENT WITNESSETH AS HEREIN:-**

(1) That in pursuance of the terms and conditions agreed to between the Purchaser and the Vendors, the Vendors does hereby sell, alienate, transfer, assign and convey all that piece and parcel of the said FLAT as described in the schedule written hereunder, unto the Purchaser for total price and full consideration of Rs. 38,00,000/- (Rs. Thirty Eight Lakh only) which the Vendor has received from the purchaser before execution of deed in the following manner:

Rs. 1,12,000/- Rs. One Lakh twelve thousand only received from the purchaser by Cheque No. 502295 drawn on State Bank of India Dated 1-11-2019.

Rs. 36,88,000/- Rs. Thirty six lakh eighty eight thousand only received from the purchaser by Cheque No. 346479 drawn on HDFC Bank Ltd. Dated 15/11/2019 by obtaining loan from LIC Housing Finance Ltd.

Rs. 38,00,000/- (Rs. Thirty Eight Lakh only)

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The receipt of the entire amount of consideration the Vendor do hereby admit and acknowledge and discharge the Purchaser and the said FLAT therefrom and nothing is due and payable towards the amount of consideration. The said price and consideration is as per the existing market rate in the locality and there is no dispute about the same.

- (2) That the actual, clear, vacant and peaceful possession of the said FLAT is delivered by the Vendor to the Purchaser on execution of this conveyance and the Vendor hereby confirms the possession and the Purchaser has occupied the said FLAT.
- (3) The Vendors do by this deed of conveyance absolutely grant, sell, assign, transfer, and convey and assure forever unto the Purchaser ALL THAT the said FLAT as described in the schedule alongwith the easementary rights thereto.
- (4) The Vendors hereby declares and assures the Purchaser as follows;
- (a) That the said FLAT carpet area of the said Apartment is **62.80 Sq. Mtrs. Carpet area and usable area of Balcony 7.57 Sq. Mtrs., Cupboard 8.58 Sq. Mtrs. and Utility 6.00 Sq. Mtrs.** alongwith absolute and exclusive rights to use, utilize and enjoy **Parking No. 01** area admeasuring **15.33 Sq. Mtrs.** as per the approved completion building plan.
- (b) That the Vendors is the full, absolute and exclusive owner of the said FLAT conveyed hereunder to the Purchaser.
- (c) That the said FLAT and every part thereof is free from all the charges, encumbrances whatsoever.
- (d) The title of the Vendors to the said FLAT is clear, negotiable and marketable without any defects whatsoever.
- (e) That the Vendors have never subjected the said FLAT to any charge by way of mortgage, lien, lease gift, will, surety, attachment, injunction any oral or written agreement, inheritance or otherwise the Vendors agrees to indemnify the Purchaser from and against any charge or encumbrance or defect in title whatsoever, if found with respect to the said FLAT.
- (f) The Vendor hereby assure the Purchaser that there is and was no tenant in the said FLAT and that no litigation civil/ criminal/ revenue is pending in respect of the said FLAT or its possession and no person is claiming any right, title or interest or possession over the said FLAT.
- (g) All the rates, taxes / cesses / assessments & outgoing in respect to the said FLAT till this date have been borne and paid by the Vendor. The Vendor indemnifies the Purchaser against any such claim. The future taxes cesses; assessment and outgoings in respect of the said FLAT shall be borne and paid by the Purchaser.
- (h) That the Vendor has not agreed to sell or transfer in any way the said FLAT to anybody except the Purchaser.
- (i) By virtue of this conveyance the Purchaser as owners of the said FLAT shall have absolute right, title and interest and ownership to enjoy the said FLAT and its possession peacefully and that the Vendors or anybody claiming through them shall never raise any objection or obstruct the peaceful enjoy of the said property and its possession by the Purchaser.

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(5) 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 any additions, alterations or changes 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.

(6) That it shall be the responsibility of the allottee to maintain his unit 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.

(7) 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.

(8) 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/ consultant 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.

(9) The Vendors do hereby convey, acquit, release, alienate, and transfer all his right, title and interest in the said FLAT, unto the Purchaser for peaceful enjoyment forever as owner thereof on payment of future taxes, cesses, etc. that may be levied.

(10) The purchaser shall use the said premises for purpose it is legally allowed for.

(11) That the building is known as "SRI GURUMANGAL APARTMENT".

(12) The Vendors have paid all the maintenance charges in respect of the said FLAT till the date of deed and the purchaser undertake to pay the monthly maintenance of the building thereafter.

(13) The Vendors do hereby convey, acquit, release, alienate, and transfer all their right, title and interest in the said FLAT unto the purchasers for peaceful enjoyment forever as owner thereof on payment of future taxes, cesses, etc. that may be levied.

(14) All the expenses like stamp duty, registration charges, charges is borne and paid by the purchaser and One time maintenance is born and paid by the vendor.

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(20) That the association of apartment owners and all the apartment owners shall be liable for all the legal compliances of the facilities and common services like fire fighting, lift, sewerage, environmental, structural safety, etc. and the association and all the flat owners shall get the required audit from the fire fighting department, PWD for lift, sewerages, environmental department, structural stability of the building, insurance and any such other compliances and audit from the Govt. department or local authorities and the vendor shall not be liable for any such non compliance anytime in future.

(21) That except the apartment owners whom the parking is allotted no other apartment owners shall have right, title and interest in the said parking.

(22) That all the flat owners shall maintain the building its cleaning, security, common meter and common lights, common water connection, pump set, etc. by collecting monthly or yearly amount as may be required and decided by all the flat owners from time to time.

(23) The terrace on the south side above Flat No. 10 has been allotted to Flat No. 10 having dimensions 13 ft x 56 ft and 5 ft x 8.5 ft. separated by 6 ft high concrete wall having separate entrance from east side balcony on flat No. 10 and no other flat owner shall claim any right on the said demarcated terrace allotted to flat No.10.

#### FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of land admeasuring 358.50 out of Plot no. 13/14 bearing S. No. 761/6/4/4 to 8/13/14 total admeasuring 420.00 Sq. Mtrs. (out of which 61.50 Sq. Mtrs. is subjected 9.00 Mtr. Road widening) situated at Nashik Taluka and District Nashik, within registration and sub Registration District of Nashik within Nashik Municipal Corporation Bounded as follows :-

On or towards East	:	By Open Space
On or towards West	:	By Road
On or towards South	:	By Plot No. 12
On or towards North	:	By 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 Flat No. 1 on First Floor admeasuring 62.80 Sq. Mtrs. Carpet area and usable area of Balcony 7.57 Sq. Mtrs., Cupboard 8.58 Sq. Mtrs. and Utility 6.00 Sq. Mtrs. alongwith absolute and exclusive rights to use, utilize and enjoy Parking No. 01 area admeasuring 15.33 Sq. Mtrs. alongwith 9.32% ownership in the common areas as mentioned in the Declaration of Apartment in SRI GURUMANGAL APARTMENT bounded as follows:

On or towards East	:	By Passage & Staircase
On or towards West	:	By Side Margin and Road
On or towards South	:	By Side Margin and adjacent Plot
On or towards North	:	By Flat No. 2

#### ANNEXURE - E AMENITIES PROVIDED IN THE FLAT

- Structure shall be of RCC Frame type.

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- Brick Masonry : External 6" brick masonry and internal 4" thick brick masonry work.
- Plastering : External sand plastering work and internal smooth neeru finished plaster work.
- Flooring : All flooring will be done in 12" x 12" plain Ceramic Tiles.
- For bath :- Tandoor stone flooring with 6" high white glazed tiles dado.
- For W.C. :- White glazed tiles flooring with 3' high white glazed tiles dado.
- Electrification :- Electrification will be in casing - capping Patti fittings with necessary points and power points as per standard.
- Doors and windows :- Door - All door frames will be in pure Malesiya Teakwood or marble and Doors Shutters will be water-proof flush door with oil paints in two coat.
- W.C. and Bath :- Cement frame.
- Windows :- Windows will be in three track aluminum sliding windows in hall and bed & two track aluminum sliding windows in kitchen.
- Kitchen Platform :- 8' Kitchen platform will be economy range granite Stone with stainless steel sink, etc.
- Colouring :- External water proof cement paint in pleasant shade and internal white wash.
- Common staircase will be provided with tandoor stone on entire steps and mid landing.
- All sanitary and plumbing fittings of economy quality.
- One 12"x12" wash basin will be provided in attached toilet.
- Glazed tiles above kitchen otta upto lintel level.
- Allotted Parking for every individual flat.

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  
 MRS. MANISHA VISHNU RANE  
 [VENDOR/PROMOTER]

M. V. Rane



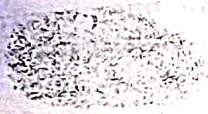
SIGNED SEALED AND DELIVERED  
 BY THE WITHIN NAMED  
 [1] MRS. APARNA VIJAY MALI

Aparna



[2] MR. VIJAY MOTISING MALI  
 [PURCHASER/ALLOTTEE]

Vijay



WITNESSES:-

1. \_\_\_\_\_

2. Ashish  
 A. S. Shukla

PRASAD-APART- RANE-VISHNU-SHRIGURUMANGAL-FLAT NO.-1.

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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :  
2017/0010391

Sri Gurumangal, Plot Bearing / CTS / Survey / Final Plot No.: S No 761/6/4/4 to 8 Plot No 13 and 14 at Nashik,  
Nashik, 422008;

Mrs. Manisha Vishnu Rane son/daughter of Mr./Ms. Dinkar Totaram Warhade Tehsil: Nashik, District: Nashik,  
422008, situated in State of Maharashtra.

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;

The 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 24/08/2017 and ending with 30/12/2019 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

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

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self attested  
Ramesh

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 24-08-2017 20:14:13

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

गाव नमुना बारा

अधिकार अभिलेख पत्रक

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७ )

तालुका :- नाशिक

जिल्हा :- नाशिक

शेवटचा फेरफार क्रमांक : 500825 व दिनांक : 12/01/2019

पत्रक क्र. १४२ - ५

पत्रक क्र. १४२ - ५ उपविभाग : 761/6/4/4ते8/13 14/प्लॉट/13 14

भूगणना पत्रकी	भोगवटदाराचे नांव	क्षेत्र	आकार आणि क्षेत्र	पो.प्र.	फेर.पा	खाले क्रमांक
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मनिसा विष्णु राणे		3.58.50	278.00		500825	इतर रस्ता रुंदीकरण क्षेत्र 61.50 चौ.मी. ( 500825 )
						सीमा आणि भूमापन चिन्हे
(46703),(86713),(100906),(103318),(103319),(500150),(500780)						

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दस्त क्र. ६५०/२०१९  
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गाव नमुना बारा

पिकांची नोंदवह्या

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ )

तालुका :- नाशिक

जिल्हा :- नाशिक

शेवटचा फेरफार क्रमांक : 500825 व दिनांक : 12/01/2019

पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नुसलेली जमीन		जल सिंचनाचे साधन	शेरा
मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र	(14)	(15)
पिकांचा क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

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नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

23180

(पूर्ण/अंमल)

जाचक क्र./ननिधि/2394

दिनांक : १६/०८/११

श्री मनिषा विष्णु शणे.

पैन क्रमांक :

उंटवाडी मध्ये जाक्षिक.

आपला अर्ज क्रमांक. बी-३/०५५५ दिनांक १५/०८/२०११

नाक्षिक

शिवारातील/सि.स.नं., स.नं. ७६९/६/६/६

मधील इमारतीच्या पाकिटा ४ चारमजले.

श्री.डी./बी-३/५२३/६७६६ दिनांक १३/१२/२०१२

रजिस्ट्रेशन क्र.

कारणासाठी

कारणासाठी

७९२.०९ या पैकी निवासी ७९२.०९ निवासेतर

६६२.९२ या पैकी निवासी ६६२.९२ निवासेतर

या पैकी निवासी निवासेतर

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attended

Amali

कार्यकारी अधिकारी  
नगर नियोजन विभाग  
नाशिक महानगरपालिका,

# NASHIK MUNICIPAL CORPORATION

(1)

NO: LND/BP/WS/ 00/B3/523/479

13

OFFICE OF NASHIK MUNICIPAL CORPORATION  
DATE: - 13/12/2012

## SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Sr. Manisha Vishnu Rano

Co. Er. / Str. Er. Ravi Amrutkar of Nashik

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<i>[Signature]</i>



Subj - Sanction of Building permit & commencement certificate in Plot No. 13+14 of S. No. 761/6/4/4 to 8/13+14 at Nashik Shivar

Ref - Your Application & plan dated 22/11/2012 inward No. B3/BP/5068/219  
Date No. -

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. Of 1966) to carry out development and building permits under section 253 of The Bombay Provincial Municipal Corporation Act, No. LIX of 1949) to erect building for Residential Purpose as per plan sanctioned in subject to the following conditions,

### CONDITIONS (1 to )

- The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & Bombay Provisional Municipal Corporation Act. 1949 will be taken against such violation which should please be clearly noted.
- This permission does not entitles you to develop the land which does not vest to you.
- The date of commencement of the construction work should be intimated to this office within SEVEN DAYS.
- Permits 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 1965 etc.]
- 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 structure.

*Amali*

*self attested*  
*[Signature]*