

538/9983

पावती

Original/Duplicate

Thursday, December 07, 2023

नोंदणी क्र.: 39म

3:43 PM

Regn.: 39M

पावती क्र.: 11507 दिनांक: 07/12/2023

गावाचे नाव: गगापुर

दस्तऐवजाचा अनुक्रमांक: नसन6-9983-2023

दस्तऐवजाचा प्रकार : ऑप्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: प्रविण साहेबराव पाटील

नोंदणी फी

रु. 20630.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकूण:

रु. 21770.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:03 PM ह्या वेळेस मिळेल.

Joint S. R. Nashik-6

सह. दुय्यम निबंधक वर्ग-२
नाशिक-६.

बाजार मूल्य: रु. 2063000/-

मोबदला रु. 2063000/-

भरलेले मुद्रांक शुल्क : रु. 123800/-

1) देयकाचा प्रकार: DHC रकम: रु. 1140/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1123305411588 दिनांक: 07/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 20630/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011683324202324E दिनांक: 07/12/2023

बँकेचे नाव व पत्ता:



मुळ दस्त परत

SUBHASH M. BODKE
Advocate & Notary
Government of India

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5710

07/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 6

दस्त क्रमांक : 9983/2023

नोंदणी :

Regn:63m

गावाचे नाव : गगापुर

(1)विलेखाचा प्रकार	अंग्रीमेंट टू सेल
(2)मोबदला	2063000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2063000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: मौजे गंगापूर ता.जि.नाशिक येथील सर्व्हे नं.91/2/प्लॉट/15 यांसी क्षेत्र 278.81 चौ.मी.,या प्लॉट मिळकतीवर बांधण्यात आलेल्या धुव रेसिडेन्सी या इमारतीतील पाचव्या मजल्यावरील फ्लॉट नं.15 यांसी कार्पेट क्षेत्र 51.77 चौ.मी.,हि मिळकत((Survey Number : 91/2/प्लॉट/15 ;))
(5) क्षेत्रफळ	1) 51.77 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-माऊदास रविराम चौरे तर्फे ज.मु.म्हणून योग डेव्हलपर्स तर्फे प्रो.प्र.योगिता ऋषिकेश मोरे वय:-39; पत्ता:-प्लॉट नं: 07, माळा नं:-, इमारतीचे नाव: निलांजन पार्क, ब्लॉक नं: बुरकुले हॉल,एफदंत नगर,अंबड,नाशिक, रोड नं: अंबड लिंक रोड, महाराष्ट्र, णाम्:ई.क. पिन कोड:-422010 पॅन नं:-ASVPM0237C 2): नाव:-योग डेव्हलपर्स तर्फे प्रो.प्र.योगिता ऋषिकेश मोरे वय:-39; पत्ता:-प्लॉट नं: 07, माळा नं:-, इमारतीचे नाव: निलांजन पार्क, ब्लॉक नं: बुरकुले हॉल,एफदंत नगर,अंबड,नाशिक, रोड नं: अंबड लिंक रोड, महाराष्ट्र, णाम्:ई.क. पिन कोड:-422010 पॅन नं:-ASVPM0237C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रविण साहेबराव पाटील वय:-36; पत्ता:-प्लॉट नं: रूम नं.9, माळा नं:-, इमारतीचे नाव: गणेश अपार्टमेंट, ब्लॉक नं: गणेश मंदिर जवळ,गणेश नगर,भिवंडी,ठाणे, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-BAAPP5074Q 2): नाव:-हर्षाली प्रवीण पाटील वय:-27; पत्ता:-प्लॉट नं: रूम नं.9, माळा नं:-, इमारतीचे नाव: गणेश अपार्टमेंट, ब्लॉक नं: गणेश मंदिर जवळ,गणेश नगर,भिवंडी,ठाणे, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-GNAPP9348K
(9) दस्तऐवज करून दिल्याचा दिनांक	30/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	07/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	9983/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	123800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20630
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सूची क्र. II
नोंदणी नंबरची प्रथम प्रत
अदस्त वरहुकुम नावकल
सह दुय्यम निबंधक वर्ग-२
नाशिक-६



CHALLAN
MTR Form Number-6



GRN	MH011683324202324E	BARCODE		Date	30/11/2023-14:35:17	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1			PAN No.(If Applicable)	ASVPM0237C			
Location	NASHIK			Full Name	YOG DEVELOPERS THROUGH PROP YOGITA RUSHIKESH MORE			
Year	2023-2024 One Time			Flat/Block No.	GANGAPUR, SURVEY NO 91/2/PLOT/15,			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	123800.00		Road/Street	DHRUV RESIDENCY, FLAT NO 15,			
0030063301	Registration Fee	20630.00		Area/Locality	TAL AND DIST NASHIK			
				Town/City/District				
				PIN	4 2 2 2 2 2			
				Remarks (If Any)	PAN2=BAAPP5074Q-SecondPartyName=PRAVIN SAHEBRAO PATIL AND OTHER-			
				Amount In	One Lakh Forty Four Thousand Four Hundred Thirty R			
Total				1,44,430.00	Words	upes Only		
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042023113025701	010610344	
Cheque/DD No.			Bank Date	RBI Date	30/11/2023-14:36:56	Not Verified with RBI		
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Yogita

PSPatil

नसम-६
दस्तावेज क्र. (९९६ / २०२३)
२ - ५०



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1123305411588	Date 30/11/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.1140/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Nashik 1 of the District Nashik.	
Payment Details	
Bank Name MAHB	Date 30/11/2023
Bank CIN 10004152023113010910	REF No. 010685109
This is computer generated receipt, hence no signature is required.	

नुमन-६	
-1-	
दस्ता क्र. (ell3 / 2023)	
३ - ५०	



Zone	12.2
Construction Rate :	Rs. 34,500/- per sq. mtrs.
Carpet area of Unit	: 51.77 sq. mtrs.
Govt. Valuation	: Rs. 20,63,000/-
Consideration	: Rs. 20,63,000/-
Stamp	: Rs. 1,23,800/-
Registration	: Rs. 20,630/-

AGREEMENT TO SALE

This Agreement made at Nashik on this 30th day of November, 2023.

BETWEEN

SHRI. BHAUDAS RATIRAM CHAURE

Age – 61 yrs., Occ. – Retired,

Aadhaar No. 5957 7260 0602

Address – 467, Sonawane Wada,

Opposite Ganesh Watch Company,

Ravivar Peth, Nashik.

Through GPA Holder

YOG DEVELOPERS THROUGH

PROP. YOGITA RUSHIKESH MORE

Age – 39 yrs., Occ. – Builder and Developer,


Aadhaar No. 8754 8487 9230

Address – 07, Nilanjan Park, Ambad Link Road

Near Burkule Hall, Ekdant Nagar,

Ambad, Nashik- 422010

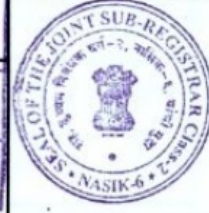
Hereinafter referred to as the **VENDOR/LAND OWNERS**
(which expression shall unless it be repugnant to the context or

<p>पत्र-६ ६६३ / १०२३ १ - ५०</p>		
<p>meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the FIRST PART</p>		
<p><u>AND</u></p>		
<p>YOG DEVELOPERS THROUGH PROP. YOGITA RUSHIKESH MORE</p>		
<p>Age – 39 yrs., Occ. – Builder and Developer, Aadhaar No. 8754 8487 9230 Address – 07, Nilanjan Park, Ambad Link Road Near Burkule Hall, Ekdant Nagar, Ambad, Nashik- 422010</p>		
<p>Hereinafter referred to as the PROMOTER/DEVELOPER (which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the SECOND PART.</p>		
<p><u>AND</u></p>		
<p>1) MR. PRAVIN SAHEBRAO PATIL Age – 36 yrs., Occ. – Business, PAN – BAAPP5074Q Aadhaar No. 8195 2064 4023 Address – Room No. 9, Ganesh Apartment, Near Ganesh Temple, Ganesh Nagar, Bhiwandi, Thane.</p> <p>2) MRS. HARSHALI PRAVIN PATIL Age – 27 Years, Occ. – Business, PAN – GNAPP9348K Aadhaar No. 5663 4811 8010 Address – Room No. 9, Ganesh Apartment,</p>		

नसन्-६

दल क्र. (६६३ / १०२३)

५ - ५०



Near Ganesh Temple, Ganesh Nagar,
Bhiwandi, Thane.

Hereinafter referred to as the **PURCHASERS/ALLOW TTEE**
(which expression shall unless it be repugnant to the context or
meaning thereof mean and include its other partners, their legal
heirs, executors, administrators, assigns, etc.) of the **THIRD PART.**

WHEREAS by a Development Agreement dated 17 day Sept.
of 2021/Power of Attorney dtd. 17th day of Sept, 2021 executed
between Shri. Bhaudas Ratiram Chaure (hereinafter referred to as
"the Original Owner") of the One Part and the Promoter of the Other
Part (hereinafter referred to as "the Development Agreement"), the
Original Owner granted to the Promoter development rights to the
piece or parcel of freehold land lying and being at Mauje Gangapur
in the Registration Sub-District of Nashik admeasuring 278.81 sq.
mtrs. of Survey no. 91/2/Plot/15 or thereabouts more particularly
described in the First Schedule therein as well as in the First
Schedule hereunder written (hereinafter referred to as "the project
land') and to construct thereon building/s in accordance with the
terms and conditions contained in the Development
Agreement/Power of Attorney.

AND WHEREAS the Promoters are entitled and enjoined
upon to construct buildings on the project land in accordance with
the recitals hereinabove;

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

AND WHEREAS the Promoter has proposed to construct on
the project land (here specify number of buildings and wings

नसिन-६	4	
दस्ता क्र. (६६३/२०२२)		
६-५०		

thereof) having Ground + five floor (here specify number of Basements/ podiums/stilt and upper floors).

AND WHEREAS the promoter has purchased TDR area 55.26 Sq. Mtrs. from Bharat Vasant Tidke and Rajendra Vasant Tidke by way of Sale Deed on 22/2/2022 Sr. No. 1904 /2022.


AND WHEREAS the promoter has prepared building plan which is sanctioned by NMC Nashik vide letter no. LND/ BP/ B1/ BP / 528/ 2022 DTD. 3/3/2022. As per approved building plan the promoter has commenced the construction of building on said plot property.

AND WHEREAS the Allottee is offered an Flat bearing number **Fifteen** on the **Fifth floor**, (herein after referred to as the said "Apartment") of the Building called **Dhruv Residency** (herein after referred to as the said "Building") being constructed in the phase of the said project, by the Promoter.

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

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority **Mumbai No. P51600046821** authenticated copy is attached.

AND WHEREAS the Promoter has appointed a structural Engineer **Mr. Atul Wagh and Associates** for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

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	दात क्र. (९६३) / २०१३	
	९-५९	

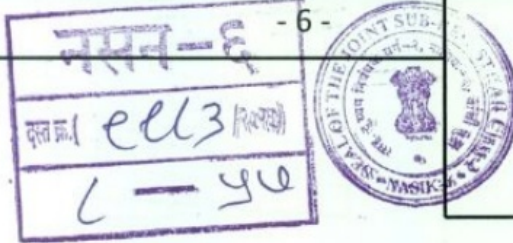
AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottees of the Apartments to receive the sale consideration in respect thereof;

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

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

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from



time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

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

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an **Flat No. 15 (Fifteen)** on Fifth Floor in wing situated in the building being constructed on said plot.

AND WHEREAS the carpet area of the said Apartment is **51.77** square meters and "carpet area" 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 or verandah 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 Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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दस्ता क्र. (ell3)	(२०२३)
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AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. 2,33,000/- (Rupees Two Lakhs Thirty Three Thousand only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.


AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/Plot) and the garage/covered parking(if applicable)

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

1. The Promoter shall construct the said building/s consisting of ground + five floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications

नसिन-६	8-	
दस्ता क्र. (६६३/२०१२)		
१०-५०		

which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Flat No. 15 (Fifteen)** of the type 577.25 of **carpet area admeasuring 51.77 sq. meters on Fifth floor** in the building **Dhruv Residency** (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the consideration of **Rs. 20,63,000/- (Rupees Twenty Lakhs Sixty Three Thousand only)** and the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1(b) The total aggregate consideration amount for the apartment is thus **Rs. 20,63,000/- (Rupees Twenty Lakhs Sixty Three Thousand only)**

1(c) i) The Allottee has paid on or before execution of this agreement a sum of **Rs. 20,63,000/- (Rupees Twenty Lakhs Sixty Three Thousand only)** (not exceeding 10% of the total consideration) as advance payment or application fee in the following manner :-

Amount	Particulars
Rs. 2,33,000/-	The Purchasers have paid the said amount to the Promoter/Developer by RTGS through UTR No. HDFCR520

११-१५
 दस्तावेज (११३/१५)
 ११-१५




	23112857319339 dtd. 28/11/2023 from HDFC Bank, Nashik.
Rs. 18,30,000/-	The said remaining amount should be paid by way of housing loan from any Financial Institute or Bank/s.
Total Aggregating	Rs. 20,63,000/- (Rupees Twenty Lakhs Sixty Three Thousand only)

ii) The above mentioned price is a Flat price and the area mentioned is for the purpose of paying Stamp Duty as prescribed by the registration authorities and this is not a Sq. Ft. deal but a package deal and on the terms and conditions hereinafter appearing including price for proportionate of the common areas & facilities appurtenant to the said Flat, the subject to the encumbrances of the limited areas & facilities but excluding all expenses of Stamp Duty and Registration Fees, Local Body Tax (LBT), Goods & Service Tax (GST), any other incidental and applicable Indirect Tax etc., which will have to be paid by the Purchasers to the Builder or concerned authority separately.

iii) The Purchasers herein shall pay the aforesaid agreed consideration to the Promoter/Developer herein under terms of the deal arrived at between them in the manner as detailed hereunder:

PAYMENT SCHEDULE

Particulars	Percentage	Amount (in Rs.)
At the time of booking	11.29 %	2,33,000/-
After completion of Plinth /Stilt	10%	2,06,300/-
After completion of 1st Slab	10%	2,06,300/-

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">नसत-106</p> <p style="margin: 0;">दस्ता क्र. (0013 / 2023)</p> <p style="margin: 0;">१२-५०</p> </div> <div style="text-align: center;">  </div> </div>		
After completion of 2nd Slab	10%	2,06,300/-
After completion of 3rd Slab	10%	2,06,300/-
After completion of 4th Slab	10%	2,06,300/-
After Completion of the walls, internal Plaster, flooring, doors of the said Flat.	13.71%	2,82,750/-
After completion of the Sanitary fittings, staircase, lift well, lobbies of the said Flat.	15%	3,09,450/-
After Completion at the time of handing over of the possession of the Flat to the Purchaser/s/ Allottee on or after receipt of occupancy certificate or completion certificate.	10%	2,06,300/-
<p>1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].</p> <p>1(e) The total price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the</p>		

- 11	१३-५०
१३-५०	१३-५०
१३-५०	१३-५०



competent authorities etc., the Promoter shall enclose the said notification/ order/ rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments as the promoter and allottee may decide for the period by which the respective installment has been preponed.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful

नस्ता-६	12 -
दस्ता क्र. (६६३ / २०२३)	
१४-५६	



outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

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

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

3. If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of

13	नसिक-६
दस्ता क्र. १६६३	१२३
१५	५०




delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

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

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration

नसिन-६-१४-	
दस्ता क्र. २६६३ (१०२३)	
१६-५०	

of the Apartment which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building.

6. The Promoter shall give possession of the Apartment to the Allottee on or before **30th day of November 2024**. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession :- The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the

15-	सूचना-६	
दस्तावेज	(१०३)	
१०	५०	

Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

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

7.3 **Failure of Allottee to take Possession of [Apartment/Plot]:-** Upon receiving a written intimation from the Promoter as per clause 7.2, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 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

नसल-६
दस्ता क्र. ११३
१८ - ५०



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.

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

9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

पत्र-६
- 17 -
दिनांक २६/३/२०२३
१२-५७



9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the

नमन-६18
दस्तावेज क्र. (६६३ / २०१२)
२० - ५०



Allottee shall pay to the Promoter provisional monthly contribution of per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-

- (i) Amount for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Amount for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Amount for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body.
- (iv) Amount for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
- (v) Amount For Deposit towards Water, Electric, and other utility and services connection charges.

- 19	11-1-9
दस्ता क्र. (EUB)	(1000)
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11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

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

20

नसम-६

दस्ता क्र. १६६३ / २०१३

२२-५०



Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;


vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or

	नमन-६	
	दस्ता क्र. (६६३) २०२३	
	२३-५१०	


penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

12. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the

नसिन-२२-	
दत क्र. (९६३ / २०२२)	
२८ - ५०	

Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural

- 23 -	तसत-६
वतक्र. (६६३/२०११)	
२५	५०



members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. 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 Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the

नमून-24
दस्तावेज (1113/2023)
28-5-23



possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation 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 Apartments 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all

25 -	११११-९
	२२/३/२०२३
	२०-५०



reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

13. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co- operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

14. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

15. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:-

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

-26-

नसम ६
दस्तावेज क्र. (११३/२०२३)
२६-५०



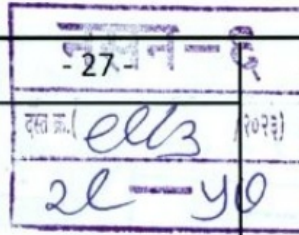
16. BINDING EFFECT:-

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as canceled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

17. ENTIRE AGREEMENT :-

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

18. RIGHT TO AMEND :-



This Agreement may only be amended through written consent of the Parties.

19. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEE :-


It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

20. SEVERABILITY :-

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

21. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT :-

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the

<p>नसम-६</p>	<p>28</p>	
<p>दस्ता क्र. (११३ / २०२३)</p>		
<p>३० - १०</p>		

[Apartment/Plot] to the total carpet area of all the [Apartments/Plots] in the Project.

22. FURTHER ASSURANCES :-
Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

23. PLACE OF EXECUTION :-
The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Nashik after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nashik.

24. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

-33

नसत-६

दस्त क्र. (१६३/२०२३)

३५ - ५०



SIGNED AND DELIVERED BY
THE WITHIN NAMED PROMOTER/DEVELOPER

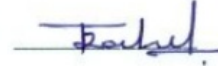



YOG DEVELOPERS THROUGH
PROP. YOGITA RUSHIKESH MORE



WITNESSES :

1) Rahul S. Thakare



2) Mhesh R. Jadhav





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- गंगापूर (१४४०२६)

तालुका :- नाशिक

जिल्हा :- नाशिक

ULPIN : 37673068927

भूमापन क्रमांक व उचविभाग ११/२/२०१८/१५



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भूधारणा पद्धती		भौगवटादार वर्ग - १		शेताचे स्थानीक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भौगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	जुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.घो.मी	८३६	भाऊदास रतीराम मोरे	२.७८.८१	२८४.३८		(१९७५)	जुळ्याचे नाव व खंड
अक्षुण्ण क्षेत्र							इतर अधिकार
बिन शेती	२.७८.८१						इतर
बिन शेती	२८४.३८						बिनशेती (१९८३)
आकारणी							इतर
							विकसन करारनामा करून घेणार योग डेव्हलपर्स
							सर्फ प्रोग्राम योगिता त्रिषीकेश मोरे (२१३७७)
							बोजा
							धुर्गवादी नागरीक सहकारी बँक मर्यादीत, बीड
							शाखा नाशिक कढून कर्ज र.४.५८,००,०००/-
							दि.१५/११/२०२२ रोजी योग डेव्हलपर्स सर्फ
							प्रोग्राम योगिता त्रिषीकेश मोरे फ्लॅट
							नं.२,५,६,८,१०,११,१२,१३,१४,१५ करिता (
							२३८११)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : २३८११ व दिनांक :
							१०/०३/२०२३
							सीमा आणि भूमापन चिन्हे :
							जुने फेरफार क्र : (१९५७) (१९७०) (१९७५) (१९८३) (१९९२०) (२११०३)

नसपन-६

दस्त क्र. (११३ / २०२३)

३६ - ५५



सदर सव्हे हा नगर भूमापन वहीत आहे.



हा गाव नमुना क्रमांक ७ दिनांक १०/०३/२०२३ ०८:५४:२५ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या डेटा स्विकृतानिगत असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ३०/११/२०२३ : ११:१८:५५ AM. वैसात पडताळणीसाठी <https://digitalbuxa.mah.nik.gov.in/dsb/> या संकेत स्थळावर आज्ञा 201100001531455 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

Digitally



नसिन-६
दस्त क्र. (६६३ / २०२३)
३०-५०



गाव नमुना बारा (पिकांची नोंदवही)										
[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम २९]										
गाव :- गंगापूर (९४४०२६)			तालुका :- नाशिक				जिल्हा :- नाशिक			
मुद्रापत्र क्रमांक व उपविभाग			९९/२/ए/१५							
			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
पर्व	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.ची.मी	आर.ची.मी			आर.ची.मी	

टीप :- ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलली आहे



नशिक-६

NASHIK MUNICIPAL CORPORATION

NO.LND/BP/ B1/BP/528/2022

DATE: 03. 10. 2022



SANCTION OF BUILDING PERMISSION

AND

COMMENCEMENT CERTIFICATE

TO, Shri. Bhaudas R. Chaure Through G.P.A. Holder Yog Developers Through Prop.
Mrs. Yogita Rushikesh Mors.
C/o. Er. Atul T. Wagh & Stru.Engg. Yogesh Patil Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. 15 of S.No./G.No. 91/2 of Gangapur Shiwar, Nashik.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated: 25/10/2021 Inward No.B1/BP/280.

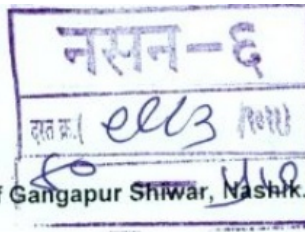
Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No.LIX of 1949) to erect building for **Residential** Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 45)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.].
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on-the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbancy natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers

- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
- 14) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
- 15) Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site."
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
- 18) Wherever necessary Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
- 19) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
- 20) While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
- 21) As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/pr.a.kra.217/2017/UD-9 Dated-7/8/2015 for all building following condition shall apply.
 - A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
 - a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - d) F.S.I. permitted.
 - e) Number of Residential/Commercial flats with their areas.
 - f) Address where copies of detailed approved plans shall be available for inspection.
 - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
- 22) This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
- 23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 24) Wherever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
- 25) Provision of rain water harvesting shall be made at site as per Clause no. 16.3 of UDCPR
- 26) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006. In case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
- 27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
- 28) As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & Developers will be commonly responsible.





C. C. For Plot No. 15 of S.No./G.No. 91/2 of Gangapur Shiwar, Nashik.

- 29) If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same.
- 30) Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
- 31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
- 32) As per solid waste management Rule – 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net &, in addition, necessary precautions should be taken to reduce air pollution.
- 33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.
- 34) This permission is given the basis of N. A. order No. SR/462/79 Dt:28/01/1980 submitted with the application.

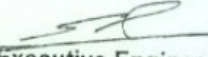
Charges Recovery

- 35) As per the order of Hon. Commissioner bearing No. Nanivi/vashi/20/2021 Dated:12/07/2021, applicant has requested to get benefit of installment for development Charges, Amount of Total Development Charges is Rs.2,00,410/- 1st installment of Rs.50,110/- paid Vide R.No./B.No. 35/504 Date:03/01/2022 which is 25% of total Development Charges IInd installment Rs.70,145/- which is 35% of total & development charges applicable interest rate of 8.5% per annum should be paid within two years & IIIrd installment of Rs.80,165/- which is 40% of total development charges applicable interest rate 8.5% per annum should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E (3) of M. R. T. P. Act. is applicable.
- 36) Rs.29,275/- is paid for development charges w.r.to the proposed land development.Vide R.No./B.No. 94/0811 Date : 03/03/2022.
- 37) Drainage Connection Charges Rs.15,000/- is paid vide R.No./B.No. 35/504 Date:03/01/2022.
- 38) As per the order of Hon. Commissioner bearing No. Nanivi/vashi/20/2021 Dated:12/07/2021, applicant has requested to get benefit of installment for Welfare Cess Charges, Amount of Total Welfare Cess Charges is Rs.1,90,940/- 1st installment of (1) 1st installment Rs.47,735/- paid Vide R.No./B.No. 35/504 Date :03/01/2022 which is 25% of total Welfare Cess Charges.
(2) 2nd installment with interest Rs.47,735/- which is 25% of total & Welfare Cess charges should be paid within two years
(3) 3rd installment with interest Rs.47,735/- which is 25% of total & Welfare Cess charges should be paid within two years.
(4) 4th installment with interest of Rs.47,735/- which is 25% of total Welfare Cess charges should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E (3) of M. R. T. P. Act. is applicable.
- 39) Rs.2000/-vide R.No./B.No. 35/504 Date : 03/01/2022 against Treeplantation deposit.
- 40) As per Gov. directives 50% Charges for "Premium is paid Rs.3,08,930/- vide R.No./B.No. 32/505 Date :31/12/2021.
- 41) As per Gov. directives 50% Charges for "Ancillary Permium is Paid FSI" Rs.1,87,325/- vide R. No./B.No. 32/505 Date :31/12/2021.
- 42) This permission is given on the basis of conditions mentioned in notification of ministry of environment, forest & climate change, New Delhi by vide No. G.S.R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following strictly. This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.24,460/- is paid vide R.No./B.No. 35/504 Date:03/01/2022.

C. C. For C. C. For Plot No. 15 of S.No./G.No. 91/2 of Gangapur Shiwar, Nashik.

Additional Conditions

- 43) NMC Tax for Vacant plot shall be paid before Completion.
- 44) This permission is given on the strength of DRC No:1029 Dt:11/02/2022 and 48.00 Sq.mt. TDR area utilized from the same.
- Total TDR Loaded 48.00 Sq.mt. which is utilised from DRC No:1029 Dt:11/02/2022 vide formula $48 \times 12700 / 11030 = 55.26$ Sq.mt. TDR area utilized from the same.
- 45) This permission is given as per the Government directives u/s - 154 of MRTP act vide GR. No. TPS- 1820/anau.27/P. No. 80/20/ud13 Date:14/01/2021.
- Affidavit regarding above submitted by applicant vide date:03/01/2022.
 - The stamp duty concession shall be continued till entire sell of tenements.
 - The Applicant/ Developer shall publish the list of beneficiary consumers online on the requisite website.
 - The Applicant shall submit list of beneficiary consumers in detail along with beneficiary consumers certificate.
 - Copy of this commencement Certificate is submitted to stamp Registration office.


Executive Engineer

Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / B / BP / 523 / 2022
Nashik, Dt: 03 / 03 / 2022
Copy to : Divisional Officer

नसिक-६
दस्तावेज (१०२३)
४९ - ५०



प्लॉट नं. १६६३
४२-४०



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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

P51600046821

Project: **DHRUV RESIDENCY**, Plot Bearing / CTS / Survey / Final Plot No. **PLOT NO 15 OF SURVEY / GUT NO 91/2 OF GANGAPUR SHIVAR** at **Nashik, Nashik, Nashik, 422007**

1. Mr./Ms. **Yogita Rushikesh More** son/daughter of Mr./Ms. **SHIVAJI SONU DESHMUKH** Tehsil: **Nashik**, District: **Nashik**, Pin: **422010**, situated in State of Maharashtra.

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

- The promoter shall enter into an agreement for sale with the allottees
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **10/09/2022** and ending with **30/11/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Mr. Arun Appasaheb Nadagoudar
(Secretary Incharge, MahaRERA)
Date: 10-09-2022 22:59:13

Dated: **10/09/2022**
Place: **Mumbai**

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

नसत-६
दस्त क्र. (६६३ / २०२३)
४३ - ५०



घोषणापत्र

मी / आम्ही, श्री / श्रीमती योग उज्वलपर्स तर्फे योगिता त्रयधिकेरा मोरे याद्वारे घोषित करतो की, सत्त दुरुवन निबंधक पत्र-२ नाशिक थांमे कार्यालयत ~~अॅग्रीमेंट हू सेह~~ शिर्षकाचा वस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. ~~ब्राह्मस यतिशम चोरे~~ यांनी दिनांक १७/०९/२०२१ रोजी मला / आम्हांस दिलेल्या कुल मुखत्यार पत्राच्या आधारे मी / आम्ही सत्त वस्त नोंदणीत सादर केला आहे / निष्पादित करून कदुली जबाब दिला आहे. सत्त कुल मुखत्यार पत्र लिहून देणार यांनी कुल मुखत्यार पत्र रद्द केलेले नाही किंवा कुल मुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मधत झालेले नाही किंवा अन्य कोणत्याही कारणानुळे कुल मुखत्यार पत्र रद्दवातरा ठरलेले नाही. सत्त कुल मुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / आम्ही पूर्णतः सज्ज आहे / आहोत. सत्त कथन चुकीचे आडळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षित मी / आम्ही पात्र राहिल / राहू, याची मला / आम्हांस जाणीव आहे.

दिनांक ०६/१२/२०२३

कुल मुखत्यार पत्र शिर्षकाचे नांव सही



पृष्ठी क्र. 2 पुस्तक क्रमांक: 44 2/15 अक्षर क्र. 74132221

Table with 2 columns: (1) विवरण (Description) and (2) मूल्य (Value). It lists various items and their corresponding values in Indian Rupees.

पुस्तकालय/दफ्तर/कार्यालय/आवास/... (Library/Office/Institution/Residence/...)



सुधरी टा. II मौखिक संदर्भ प्राप्त प्रमाणित प्रतिलिपि - 2 मुद्रण विवरण पत्र - 2

Handwritten notes and stamps including 'नसल-6' and '88-40'.

Form with multiple sections containing text, stamps, and a circular seal. It includes details about a document and its registration.

Form with fields for 'आवक' (Income) and 'व्यय' (Expenditure). It includes a table for recording these amounts.

Table with columns: (1) Description, (2) Amount in Rs., (3) Remarks. It contains a detailed breakdown of payments and receipts.

Form titled 'Department of Stamp & Registration, Maharashtra'. It includes a receipt section for document handling charges.

3

नसम-६

841 (0893) / 1110

8-9E

सिद्दुल देणार चानी केनेली वचने सिद्दुल देणार चानी जका: केनेली अडेता असे सवाकने जाईल व ही काणे सिद्दुल देणार चाने वर बाळगवळक आहे व जाहणीय. तेव्हा सिद्दुल देणार चानी सिद्दुल देणार चाने कर्तवीक व सिद्दुल देणार चाने कर्तवीक जातली वचने कर्तव्यवानी आहेत.

अजमल सुरक्षायार चानी कर्तव्यवानी काणे अजर कायें

- 1) वर पलम 1 चाल कार्ज केनेलीया मिळकतीबाधत 7/12 उतरां, 6 इ मोदी मिळकतीये त्याकाणी तलाजी, मंडल अधिनयती, तहसिलदार चांकेकडे अर्ज देणे. तसेच वे.तहसिलदार, वे.उपविभागीय अधिकाारी, वे. तालुका निरीक्षक भूमी अधिनियम चांकेकडून जमीनीये भोजाजी मकाजी व अजमलक ते उतारे मिळकतीये.
- 2) सवर मिळकतीये भा.ज.म.म. कार्यालयकाकडून परतकाणी आणवळक अजमल परतकाणी मिळकतीये अर्ज करणे, मजल करणे, परतकाणी मिळकतीयेही व इतरादी काणे कपणे सवर मिळकतीयेवर बांधकाम करणेकाणी टीबीआर खरेदी करणे तो कायजम बांधकाम करणे.
- 3) सवर कार्ज केनेलीया मिळकतीया विरहीन दर्ज तयार करणे, सवरया विरहीन दर्ज मंजूर करणे. मंजूर दर्ज तयारे मुद्री बांधकाम करणे अजर अजमलक अजमलक रिफॉर्मज विरहीन दर्ज तयार करणे, सवर पत्रिकार सिद्दुल देणार चांके वतीने सहा करणे, त्यासाठी अंमिडेव्हाय, व्हेनव्हेटी वॉन तयार करणे, त्यावर सहा करणे सवर दर्ज मंजुरीसाठी जाहिक महानगरपालिका चांकेकडे इतर करणे, दर्ज मंजूर करणे घेणे, मंजूर दर्ज प्रमाणे सिद्दुल देणार चानी बांधकाम करणे. तसेच आणवळक अजमलक दर्ज रिफॉर्मज करणे त्यावर सहा करणे.
- 4) सवर मिळकतीयेवर बांधकामकाणी तालुको विभा कडून कितोचे व वापरवाचे कनेकडून घेणे अजे इमारतीतील दर्ज वाचकांसाठी कितोचे व वापरवाचे कनेकडून घेणे. त्यासाठी अजमल रकम भरणे त्यासाठी म.रा.वि.के.कायडी व नांदिक महानगरपालिकाकडे अर्ज देणे, सहा करणे, बिल भरणे, इमारत मकासाठी मुद्राकाय घेणे, बांधकाम पुर्णकाय दाखला घेणे त्यासाठी आणवळक ते अर्ज करणे, रकमका अजर टंड भरणे.

7) सवर जेणेकरुनी मोदीगी देण कायजमदुवार काणेकाणी सवर कायजमाल अर्ज, अंमिडेव्हाय दाखल करणे, त्याकाणी आणवळक तो अर्ज काणे जावणे.

8) सवर मिळकतीये बांधकाम पुर्ण इतरीयर चांकीय मिळकतीया पुर्ण इतरीयर कायजम कायजम: अजमल परतकाणीयेकडून मिळकतीये त्याजवर बांधीय मिळकतीये विरहीन अर्ज अर्जटेमट मोदीयुन घेणे, परटे मिळकतीये अजमल बांधीय मिळकतीये घेई अर्ज अर्जटेमट अजमल कायजम कायजमिअल कायजम घेणे, कायज घेणे, कायजकायडी सही करणे, सहा इतराये, संघेचे अजे तलाकाय वचमल कायजम खरेदीये घेणे, कायज घेणे

9) सवर मिळकतीये 7/12 उतरायात खरेदी येणार अजमल संघेचे अजे तलाकायानी आणवळक ते अर्ज, अंमिडेव्हाय, सहा संघकाय दाखल, मोदीय कर्तवीर सहा करणे.

10) सवर मिळकतीया विरहीनी अजर भरणे, त्याची दाखली लिखाकाणे ६. काणे करणे.

11) सवर मिळकतीये विरहीनकायजम विरहीन परटे खरेदीकराज जाहोर मोदीय दर्जिय कायजकाणी अजमलक जाहोर मोदीयवर सहा करणे, जाहोर मोदीय दर्जिय कायजकायजम प्रतिये करणे, जाहोर मोदीयकाय जोकायकायही इतरकाणी अजमलक त्यात कर्तवीककायजम उतर घेणे ही व इतरादी काणे करणे.

12) सवर कार्ज केनेलीया सिद्दुल देणार चांके: मिळकतीया मिळकतीयाबाधत खरेदीकराज कायजमाल, विरहीन कायजी, मोदीय चांकेकाणे मोदीयकाय अजमलक तो सवर सिद्दुल व मोदीयुन घेणे, त्यावर सहा करणे, ते वरत कडून कायजे ही व इतरादी काणे करणे.

13) सवर कार्ज केनेलीया मिळकतीयेबाधत सिद्दुल देणार चानी जका: काणे कर्तवीक.

नसम-६

दस्त क्र. १११३ / २०२२

४-९E



नसम-६

841 (0893) / 1110

8-9E

- पुर्विल -> परटे मं. 5, 6
- परिविधिल -> कांकाणी रोक
- अजेरस -> परटे मं. 16
- अजेरस -> परटे मं. 14

वेणेसमाणे चतु:विनेतीया मिळकत, जम, तज, कायज, वापराज निरीमिडेय व तजमपुन वरतुतह तसेच सवर मिळकतीया जमणे घेणेये कायजकायटीये हककायज अजमल कने तजमपुन वापरणेये हककायज: टाकेका: मिळकत

2) वर पलम 1 चाल कार्ज केनेली परटे मिळकतीये ही सिद्दुल देणार चांके खरेदी सवाकतीये व कायजकायटीयाटीये अजे आहे. सवर मिळकत त्यानी पुर्वकायणीये कायजम से. निर्मल वीहरी सुटे व से. तजमकाय कायजमाल परटेत तजे ज.पु. वीहरी मजराया कुटे चांकेकडून जमणे खरेदीकायजम घेवती अजमल सवरचे खरेदीकायजम विनाम 10.3.1960 येती दर्जम मं. 604 अजमले वे तुपयम निबंधक सहेब अहिक चांके कायजमाल सिद्दुल व मोदीयुन दिसेले आहे. त्याकायजमे 7/12 उतरायात सवाकती हकक सवरी अजे सिद्दुल देणार चांके अजे 6 इ मोदी मं. 1975 अजमले सवाकतीये आहे. त्यामुळे सवर मिळकत सिद्दुल देणार चांके सवाकतीये व कायजकायटीयाटीया अजमल सवर मिळकतीये विनाम, इतरांवर तजवीक कायजेया अजर इतरांवरकायजकायटी येवकाय सिद्दुल देणार चांका हकक ५ अधिकाय आहे.

3) सवर मिळकतीयेवर सिद्दुल देणार चांका विरहीनी अजमलका बांधकाम कायजम त्यातील कांकीय सवाकतीया कितो कायजम मिळकत केव्हासय कायजेचे कितम आहे त्या परविमितीया कितो कायजेये सिद्दुल देणार चानी उरकिले. परंतु सिद्दुल देणार चांका मिळकत केव्हासय कायजेका अजमल नाही. अजमल सवर मिळकतीयेवर केव्हासय केव्हासयकायजम वेजम अजमलक मिळकत केव्हासयकायजम अडेडे सिद्दुल देणार चानी उरकिले. चांकी जाण सिद्दुल देणार चांका इतरीय सिद्दुल देणार चानी अजमलक केव्हासय कायजेची चांकी उरकिले. चाकाय सिद्दुल देणार व सिद्दुल देणार चांके इतरायात कायजे होजम केव्हासयकायजम कायजेये विमिल केने सवाकती सिद्दुल देणार चांके सवाकती सिद्दुल देणार चानी केव्हासयकायजम कायजमाल सिद्दुल व मोदीयुन दिसेला अजमल त्या अजमलकाणे काणे कायजेकाणी सवरचे अजमल सुरक्षायारम सिद्दुल व मोदीयुन घेत आहे

5) मिळकतीये इतरांवरकायजम कायजी अंमिडेव्हाय, इजिनीअर, तुलाकाय, अजेअजर सवा कर्तवीकवर मोदीये, सवाचेही उतराये करणे, त्याची की घेणे, संघे मोदीयुनक तज करणे, अजमल इतराये जमणे केनेली सवेरी अर्ज काणे करणे बांधकाम कायजेकाणी उतरायातमिळकत घेणे, टीबीआर मिळकत घेणे, खरेदीकायजम मोदीयुन घेणे, टीबीआर बांधकामावर सवर कायजे त्यासाठी घेवम ते दर्ज सिद्दुल घेणे त्यावर सहा करणे

6) अजमल महानगरपालिकाकडून इमारत सवाकाय मंजूर कायजम घेणे, त्याकायजम मिळकतीयेवर विरहीनी बांधकाम करणे, सिद्दुल देणार चांके दिवकाय घेवकाय कांकीय परवेदीये विमि करणे, इतरांवी खरेदीकर अजेये, सवर बांधकामाये विमि कायज कायजेये अर्ज व इतरीय दर्जिये, अजमलक ते कायजमले करणे, ते कडून कायजे, अजमल विरहीनकाय, कायजम केने, कायजमले, विरहीनकाय अर्ज अजमलक, डिज सवेर अजमलक, खरेदीकाय, कायजम कायजमिअल, कायजम अर्ज, महानगरकाय, महानगरकाय सिद्दुल व मोदीयुन घेणे. मोदीयुन अजमल अजमलकले अजे सवाकती इतराये सवरी कायजमाली उतर अजे सवाकाय कायजमाल त्या सिद्दुल देणार चानी घेणे. सवर मिळकतीये संवचमले सिद्दुल देणार चानी सिद्दुल देणार चांके कर्तवीक खरेदीकाय, कायजमाल, खरेदीकर, पुर्वकाणी कायजमाल, विरहीन कायजी, महानगरकाय, महानगरकायकाय, कायजमाल ६. कायजमाल सिद्दुल व मोदीयुन घातेत. त्याकाणी आणवळक संघे व मोदीये की भवती. सवरचे इतरांवरक मे.तुपयम निबंधक सहेब साजिल चांके कायजमालका इतर कायजमाल ते सवम अजमलकाये कडून कायजे. सवर इतरांवर सिद्दुल देणार चांके कर्तवीक व त्याचे कर्तवीक सहा कायजमाल. सवर इतर मोदीयी सवरी इतर केनेलीये मे.तुपयम निबंधक चांके कायजमाल सिद्दुल देणार चांके कर्तवीक सहा अंमले कायजमाल, खरेदी सवाके, मे.तुपयम निबंधक चांके कायजी परवेदीये सिद्दुल देणार चांके कर्तवीक सहा कायजमाल, कायजमाल सवा कायजमाल. मुज इतर विरहीनकाय, दर्ज मोदीयी पुर्ण इतरांवर सवर परटे मिळकतीया कायजम खरेदी येकायजम सवा. तजेत इतरांकाय चाकायकाय मोदीयकायडी अजमलक मुज इतरायात त्यानी तुपयम कायजेकाणी पुन इतरांवी येवकायानी सहा कायजमाल, सवर इतर मोदीयुन सवा व ते, दर्ज मे.तुपयम निबंधक सहेब साजिल चांके कायजमालकाय इतर कायजमाल, ते सवम अजमलकाये कडून कायजे. सवर मोदीयुनकाय अजमलकाय खरेदीकराज सवाकत मिळकतकाय, त्याकाणी की भवती.

Revenue Application dated 19/11/73 from Shri (Name) ...
 No. D.II/19A/73/442/73
 Dated 18-11-1973

Permission under section 44 of the Maharashtra Land Revenue Code, 1956 and rules thereunder is hereby granted to the applicant for the use of the land for the purpose of ...
 The grant of permission shall be subject to the provisions of the Code and Rules thereunder, and further subject to the following conditions:

- 1) That the grantee shall use the land together with the building and structure thereon only for the purpose for which the land is permitted to be used and shall not use it for any other purpose without the previous written permission of the Collector of the District.
- 2) That the grantee shall not subdivide the plot or sub-plots in any manner without getting the permission of the authority granting the permission.
- 3) That the grantee shall develop the land strictly in accordance with the layout plan within a period of one year from the date of commencement of the N.A. use of the land and shall not use it for any other purpose without the previous written permission of the Collector of the District.
- 4) That the grantee shall be bound to obtain the necessary permission from the Village Panchayat or other authority for the construction of any building or other structure on the land.

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Copy with case papers sent to the City Survey Office for information and necessary action.

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Sl. No.	Area (Acres)	Area (Acres)		Total Area (Acres)
		Area (Acres)	Area (Acres)	
1	10.00	10.00	10.00	20.00
2	10.00	10.00	10.00	20.00
3	10.00	10.00	10.00	20.00
4	10.00	10.00	10.00	20.00
5	10.00	10.00	10.00	20.00
6	10.00	10.00	10.00	20.00
7	10.00	10.00	10.00	20.00
8	10.00	10.00	10.00	20.00
9	10.00	10.00	10.00	20.00
10	10.00	10.00	10.00	20.00

नसम-६
 नसम 10893/73
 99-92

सन-६
 नसम 10893/73
 फु-यु



नसम-६
 नसम 10893/73
 99-92

भारत सरकार
GOVERNMENT OF INDIA

प्रवीण साहेबराव पाटील
Pravin Sahebrao Patil

जन्म वर्ष / Year of Birth: 1987
पुरुष / Male

8195 2064 4023

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: गणेश अपार्टमेंट, कम नं ९, गणेश मंदिर इंधक, गणेश नगर, भिवंदी, ठाणे, महाराष्ट्र, 421302

Address: GANESH APARTMENT, ROOM NO 9, NEAR GANESH MANDIR, GANESH NAGAR, Bhiwandi, Thane, Maharashtra, 421302

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAVIN SAHEBRAO PATIL
SAHEBRAO DEVRAM PATIL

05/07/1987
Permanent Account Number
BAAPP5074Q

माझे आधार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्वायी लेखा संख्या कार्ड
Permanent Account Number Card
GNAPP9348K

नाम / Name
HARSHALI PARVIN PATIL

पिता याचा नाव / Father's Name
VIJAY TATYASHAU WAGH

जन्म की तारीख
Date of Birth
27/09/1997

इन्कार / Signature

भारत सरकार
GOVERNMENT OF INDIA

Harshali Parvin Patil

जन्म तारीख / DOB: 27/09/1997
महिला / FEMALE
Mobile No.: 9767791996

5663 4811 8010
VID : 9186 5600 7635 4682

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
flat no 09 ganesh app, near ganesh mandir, sheler goan, Bhiwandi, Thane, Maharashtra - 421302

5663 4811 8010
VID : 9186 5600 7635 4682

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

भारत सरकार
Government of India

योगिता रुशिकेश मोरे
Yogita Rushikesh More

जन्म तारीख / DOB : 12/04/1983
स्त्री / Female

8754 8487 9230

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: C/O योगिता रुशिकेश मोरे, 07, निरंजन पार्क, अंबड लिंक रोड, बुरकुले हॉल, एक्डान्थ नगर, अंबड, नाशिक, महाराष्ट्र, 422010

Address: C/O Yogita Rushikesh More, 07, Niranjn Park, Ambad Link Road, Behind Burkule Hall, Ekdanath Nagar, Ambad, Ambad A.s., Nashik, Maharashtra, 422010

8754 8487 9230

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

YOGITA RUSHIKESH MORE
SHIVAJI SONU DESHMUKH

12/04/1983
Permanent Account Number
ASVPM0237C

माझे आधार

नसक-६
नस.प्र. (६६३/२०२३)
५०-५७



नसम-६
दस्त क्र. (ell3 / 2022)
५९ - ५०



घोषणापत्र / शपथपत्र

मी / आम्ही खाली म्ही करणार आ. नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रकांनुसार असे घोषित करितो कि, नोंदणी साठी सादर केलेल्या दस्त ऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधाक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे / आहोत.

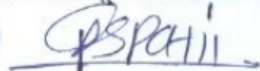
सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हितसंबंधित व्यक्ती यांची मालकी (Tital) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (G.P.A.Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यार अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेला 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 मुखत्यार धारकांनी केलेले व्यवहाराच्या आधीन राहून आर्थिक व्यवहार पूर्ण करून समक्ष निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदनेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकुर निश्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासणी आहे. दस्ताची सत्यता वैधता कोर्ट मनाई हुकुम कोर्ट दावा या कायदेशिर बाबीसाठी दस्त निष्पादिक व काबुलीधारक तसेच दस्तातील निश्पादकाच्या ओळखी पटविणारे व साक्षीदार हे संपूर्णपणे जबाबदार राहतील.


या दस्ता सोबत नोंदणी प्रक्रीये मध्ये जोडण्यात आलेली पूरक कागदपत्र हि खरी आहे व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत. निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणी हि नोंदणी अधिकारी यांची जबाबदारी नाही आम्हास पूर्णपणे जाणीव आहे.

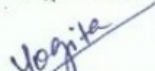
स्थावर मिळकती विषयी सध्या होत असलेली फसवणूक / बनवटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्त ऐवजातील मिळकतीविषयी होऊ नये म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्ह ला पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही जर भविष्यात सादर प्रकरणी कायद्यानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दर ताचा भाग म्हणून जोडत आहे.

① 

लिहून देणार

② 


लिहून देणार

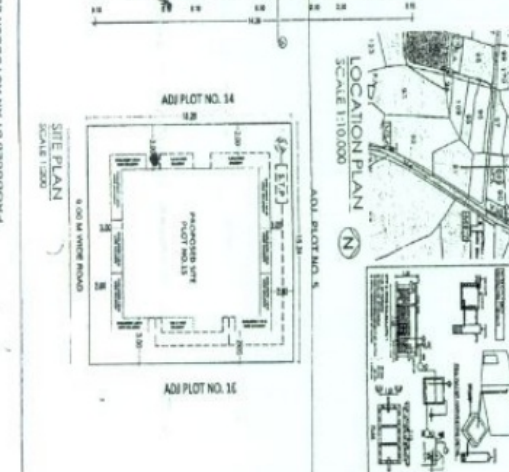
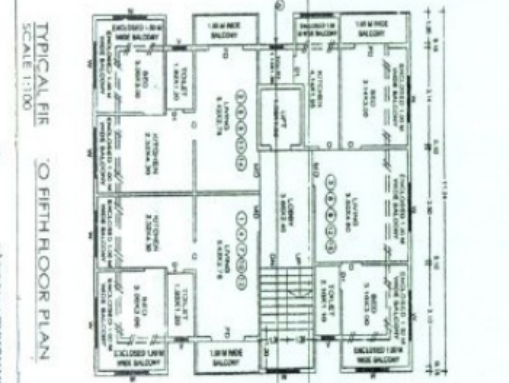
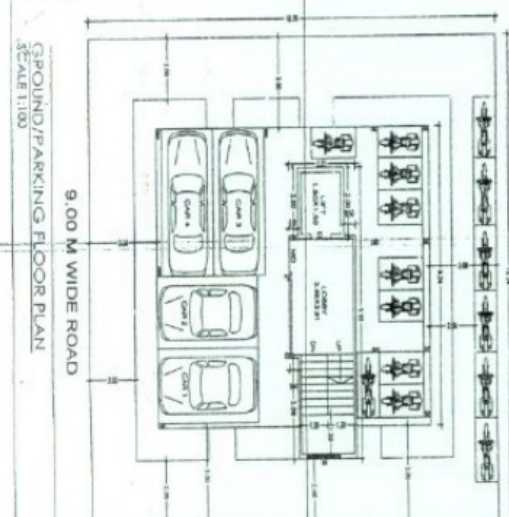
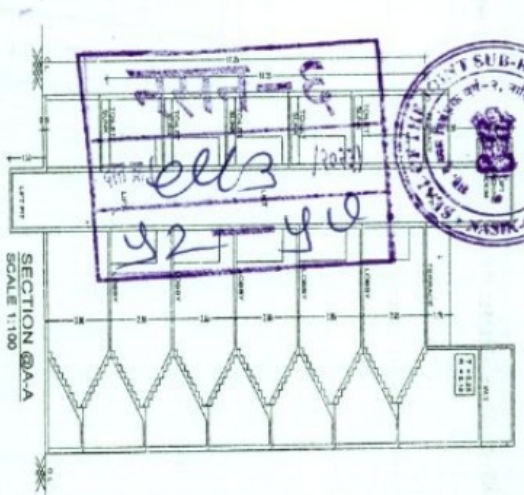
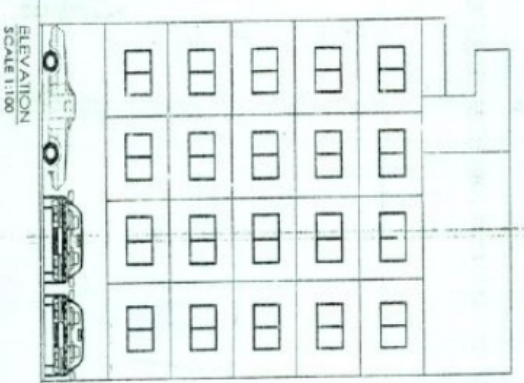
FLOOR	CORNER AREA	CORNER	TOTAL	PERCENTAGE	PERCENTAGE	PERCENTAGE
GROUND FLOOR	1000.00	1000.00	1000.00	100.00	100.00	100.00
FIRST FLOOR	1000.00	1000.00	1000.00	100.00	100.00	100.00
FIFTH FLOOR	1000.00	1000.00	1000.00	100.00	100.00	100.00
TOTAL	3000.00	3000.00	3000.00	100.00	100.00	100.00

FORM OF STATEMENT 2
PROPOSED BUILDING

Sl. No.	Particulars	Area (sq. m)	Percentage (%)
1	Ground Floor	1000.00	33.33
2	First Floor	1000.00	33.33
3	Fifth Floor	1000.00	33.33
4	Total	3000.00	100.00

GROUND FLOOR AREA CALCULATION

Block A	Area	Percentage	Total
1	200	0.60	1.00
2	300	0.90	1.90
3	500	1.50	3.40
4	1000	3.00	10.00
5	1000	3.00	20.00
6	1000	3.00	30.00
7	1000	3.00	60.00
8	1000	3.00	90.00
9	1000	3.00	120.00
10	1000	3.00	150.00
11	1000	3.00	180.00
12	1000	3.00	210.00
13	1000	3.00	240.00
14	1000	3.00	270.00
15	1000	3.00	300.00
16	1000	3.00	330.00
17	1000	3.00	360.00
18	1000	3.00	390.00
19	1000	3.00	420.00
20	1000	3.00	450.00
21	1000	3.00	480.00
22	1000	3.00	510.00
23	1000	3.00	540.00
24	1000	3.00	570.00
25	1000	3.00	600.00
26	1000	3.00	630.00
27	1000	3.00	660.00
28	1000	3.00	690.00
29	1000	3.00	720.00
30	1000	3.00	750.00
31	1000	3.00	780.00
32	1000	3.00	810.00
33	1000	3.00	840.00
34	1000	3.00	870.00
35	1000	3.00	900.00
36	1000	3.00	930.00
37	1000	3.00	960.00
38	1000	3.00	990.00
39	1000	3.00	1020.00
40	1000	3.00	1050.00
41	1000	3.00	1080.00
42	1000	3.00	1110.00
43	1000	3.00	1140.00
44	1000	3.00	1170.00
45	1000	3.00	1200.00
46	1000	3.00	1230.00
47	1000	3.00	1260.00
48	1000	3.00	1290.00
49	1000	3.00	1320.00
50	1000	3.00	1350.00
51	1000	3.00	1380.00
52	1000	3.00	1410.00
53	1000	3.00	1440.00
54	1000	3.00	1470.00
55	1000	3.00	1500.00
56	1000	3.00	1530.00
57	1000	3.00	1560.00
58	1000	3.00	1590.00
59	1000	3.00	1620.00
60	1000	3.00	1650.00
61	1000	3.00	1680.00
62	1000	3.00	1710.00
63	1000	3.00	1740.00
64	1000	3.00	1770.00
65	1000	3.00	1800.00
66	1000	3.00	1830.00
67	1000	3.00	1860.00
68	1000	3.00	1890.00
69	1000	3.00	1920.00
70	1000	3.00	1950.00
71	1000	3.00	1980.00
72	1000	3.00	2010.00
73	1000	3.00	2040.00
74	1000	3.00	2070.00
75	1000	3.00	2100.00
76	1000	3.00	2130.00
77	1000	3.00	2160.00
78	1000	3.00	2190.00
79	1000	3.00	2220.00
80	1000	3.00	2250.00
81	1000	3.00	2280.00
82	1000	3.00	2310.00
83	1000	3.00	2340.00
84	1000	3.00	2370.00
85	1000	3.00	2400.00
86	1000	3.00	2430.00
87	1000	3.00	2460.00
88	1000	3.00	2490.00
89	1000	3.00	2520.00
90	1000	3.00	2550.00
91	1000	3.00	2580.00
92	1000	3.00	2610.00
93	1000	3.00	2640.00
94	1000	3.00	2670.00
95	1000	3.00	2700.00
96	1000	3.00	2730.00
97	1000	3.00	2760.00
98	1000	3.00	2790.00
99	1000	3.00	2820.00
100	1000	3.00	2850.00



FORM OF STATEMENT 3
TDR STATEMENT (IN ROMS)

Sl. No.	Particulars	Area (sq. m)	Percentage (%)
1	Ground Floor	1000.00	33.33
2	First Floor	1000.00	33.33
3	Fifth Floor	1000.00	33.33
4	Total	3000.00	100.00

APPROVED

The Plans submitted in accordance with the provisions of the Maharashtra Building Act, 1962 and the Maharashtra Building Rules, 1963, are hereby approved.

Signature: *[Signature]*
 Designation: *[Designation]*
 Authority: *[Authority]*

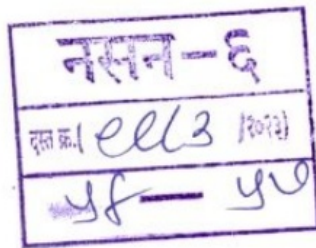
PROPOSED BUILDING PERMISSION FOR RESIDENTIAL BUILDING ON PLOT NO. 15, S. NO. 91/2/15 OF GANGAPUR SHIVAR, NASHIK FOR MR. BHAUDAS R. CHAURE THROUGH CPA HOLDER M/S YOGA DEVEEJERS THROUGH PRO PRA MRS. YOGITA RUSHIKESH MORE.

STAMP OF APPROVAL

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202312072234		07 December 2023, 11:58:38 AM			
नससं६						
मूल्यांकनाचे वर्ष	2023					
जिल्हा	नाशिक					
मूल्य विभाग	तालुका : नाशिक					
उप मूल्य विभाग	12.2-गंगापूर रस्त्यापासून मोतीवाला होमीयोपॅथी मेडीकल कॉलेजजवळून सातपूर MIDC' कडे जाणाऱ्या रस्त्यावरील रहिवास क्षेत्रातील मिळकती					
क्षेत्राचे नाव	Nashik Municipal Corporation		सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर/91		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
13500	34500	39670	43120	0	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम : क्षत्र (Built Up)	56.947 चौ. मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव	
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वेव	0 TO 2 वर्षे	बांधकामाचा दर	Rs.24200/-	
उद्देशाने सुविधा	आहे	मजला	5th to 10th Floor	कार्पेट क्षेत्र	81.777 चौ. मीटर	
Sale Type - First Sale						
Sale: Resale of built up Property constructed after circular dt.02.01/2018						
मजला निहाय घट/वाढ	105 / 100 Apply to Rate Rs.36225/-					
मूल्यांकनानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	$= ((\text{वार्षिक मूल्यदर} \times \text{खुल्या जमिनीचा दर}) + \text{घसा-वानुसार टक्केवारी}) \times \text{खुल्या जमिनीचा दर}$ $= ((36225 - 13500) \times (100 / 100)) + 13500$ Rs.36225/-					
मुख्य मिळकतीचे मूल्य	वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र 36225×56.947 Rs.2062905.075/-					
Applicable Rules	3, 9, 18, 19					
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेईगाई-न मजला क्षेत्र मूल्य + लगतचा मज्हीचे मूल्य (खुली बाळकणी) + वरील मज्हीचे मूल्य + बांदिलेले वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती मोकतीच्या खुल्या जागेचे मूल्य + बांदिलेले बाळकणी + संपर्कित वाहनगाज $A + B + C + D + E + F + G + H + I + J$ $2062905.075 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ Rs.2062905/- २ वीस लाख बासष्ट हजार नऊ शो पाच /-					

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538/9983

गुरुवार, 07 डिसेंबर 2023 3:44 म.नं.

दस्त गोपवारा भाग-1

नसमन6

दस्त क्रमांक: 9983/2023

दस्त क्रमांक: नसमन6 /9983/2023

वाजार मूल्य: रु. 20,63,000/-

मोबदला: रु. 20,63,000/-

भरलेले मुद्रांक शुल्क: रु.1,23,800/-

दु. नि. सह. दु. नि. नसमन6 यांचे कार्यालयात

अ. क्र. 9983 वर दि.07-12-2023

रोजी 3:42 म.नं. वा. हजर केला.

पावती:11507

पावती दिनांक: 07/12/2023

सादरकरपाराचे नाव: प्रविण साहेबराव पाटील

नोंदणी फी

रु. 20630.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकुण: 21770.00


दस्त हजर करणाऱ्याची सही:

Joint S.R. Nashik-6

Joint S.R. Nashik-6

सह. दुय्यम निबंधक वर्ग-२

दस्ताचा प्रकार: ऑनलाईन सेल
नाशिक-६.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 07 / 12 / 2023 03 : 42 : 41 PM ची वेळ: (सादरीकरण)

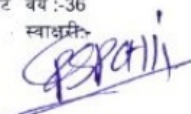


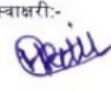





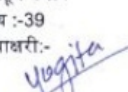


शिक्षा क्रं. 2 07 / 12 / 2023 03 : 43 : 33 PM ची वेळ: (फी)

सह. दुय्यम निबंधक वर्ग-२

नाशिक-६.



दस्त क्रमांक :नसल6/9983/2023
दस्तावा प्रकार :-अॅग्रीमेंट टू सेल

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रविण साहेबराव पाटील पत्ता:प्लॉट नं: रूम नं.9 , माळा नं: -, इमारतीचे नाव: गणेश अपार्टमेंट , ब्लॉक नं: गणेश मंदिर जवळ,गणेश नगर,भिवंडी,ठाणे , रोड नं: -, महाराष्ट्र, THANE. पिन नंबर:BAAPP5074Q	लिहून देणार वय :-36 स्वाक्षरी:- 		
2	नाव:हर्षाली प्रवीण पाटील पत्ता:प्लॉट नं: रूम नं.9 , माळा नं: -, इमारतीचे नाव: गणेश अपार्टमेंट , ब्लॉक नं: गणेश मंदिर जवळ,गणेश नगर,भिवंडी,ठाणे , रोड नं: -, महाराष्ट्र, THANE. पिन नंबर:GNAPP9348K	लिहून देणार वय :-27 स्वाक्षरी:- 		
3	नाव:भाऊदास रतिराम चौरे तर्फे ज.मु.म्हणून योग डेव्हलपर्स तर्फे प्रोप्रा.योगिता ऋषिकेश मोरे पत्ता:प्लॉट नं: 07, माळा नं: -, इमारतीचे नाव: निलांजन पार्क , ब्लॉक नं: बुरकुले हॉल,एकदंत नगर,अंबड,नाशिक , रोड नं: अंबड लिंक रोड , महाराष्ट्र, थाम्:ईक. पिन नंबर:ASVPM0237C	लिहून देणार वय :-39 स्वाक्षरी:- 		
4	नाव:योग डेव्हलपर्स तर्फे प्रोप्रा.योगिता ऋषिकेश मोरे पत्ता:प्लॉट नं: 07 , माळा नं: -, इमारतीचे नाव: निलांजन पार्क , ब्लॉक नं: बुरकुले हॉल,एकदंत नगर,अंबड,नाशिक , रोड नं: अंबड लिंक रोड , महाराष्ट्र, थाम्:ईक. पिन नंबर:ASVPM0237C	लिहून देणार वय :-39 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिव्याचे कबुल करतात.
निष्ठा क्र.3 ची वेळ:07 / 12 / 2023 03 : 45 : 13 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:कांतीलाल बोंदर सुळ वय:22 पत्ता:भेषदूत शॉपिंग सेंटर,सीबीएस,नाशिक पिन कोड:422002	स्वाक्षरी:- 		
2	नाव:ऋषीकेश शिरीप मोरे वय:42 पत्ता:निलांजन पार्क एकदंत नगर नाशिक पिन कोड:422002	स्वाक्षरी:- 		

शिक्का क्र.4 ची वेळ:07 / 12 / 2023 03 : 45 : 52 PM

Joint S. R. Nashik-6

सह. दुय्यम निबंधक वर्ग-२
नाशिक-६.



Payment Details.

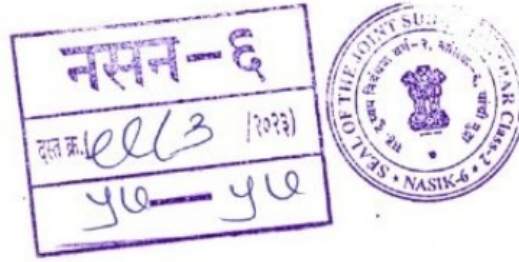
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YOG DEVELOPERS THROUGH PROP YOGITA RUSHIKESH MORE	eChallan	02300042023113025701	MH011683324202324E	123800.00	SD	0006315398202324	07/12/2023
2		DHC		1123305411588	1140	RF	1123305411588D	07/12/2023
3	YOG DEVELOPERS THROUGH PROP YOGITA RUSHIKESH MORE	eChallan		MH011683324202324E	20630	RF	0006315398202324	07/12/2023

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

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या दस्तानध्ये एकूण ५० पाने आहेत.
पुरतक क्रमांक १, क्रमांक
११६३ दर नोंदला.
दिनांक ०७ माहे १२ सन २०२३
मह. दुय्यम शिबधक वर्ग-२
नाशिक-६.