



1785

महाराष्ट्र MAHARASHTRA

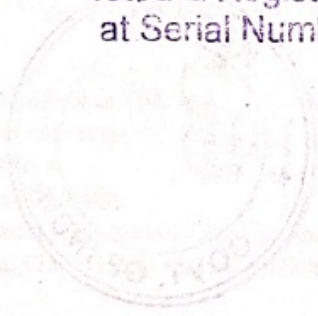
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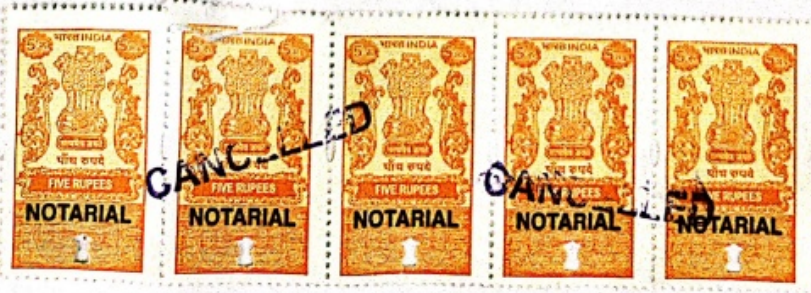
THIS DOCUMENT CONTAINS 99 PAGES

1785/2023/13/12/2023
Noted & Registered
at Serial Number

TREASURY OFFICE NASIK
8 DEC 2023
STPHC ATO



EARNEST RECEIPT
(Visar Pavti)
This Earnest Receipt is made and executed on this 13th Day of
December 2023 at Taluka & District Nashik.



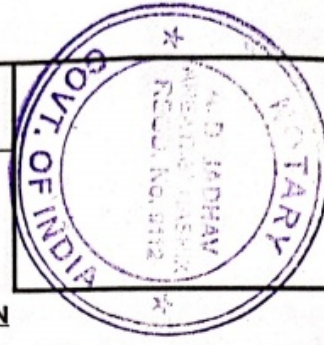
जाडात्रि
दस्तावा प्रकार / अनुच्छेद क्रमांक .
दस्त नोंदणी करणार आहेत का ? :
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव .
निकळणीचे वर्णन .
मोयदला रकम .
मुद्रांक विकत घेण्याच्याचे नाव : बाळिग बाळि २६३१/०१ ०१०
दुसऱ्या पक्षकाराचे नाव .
हस्त-असल्यास त्याचे नांव व पत्ता : बाळिग बाळि
मुद्रांक शुल्क रकम :
मुद्रांक विक्री नोंद घेई अनु.क्रमांक/दिनांक : २८६०८ १३

मुद्रांक विकत घेणाऱ्याची सही :
दि नाशिक डिस्ट्रीक्ट अँडव्होकेट
मन्दीवर्पज को.ऑप.सोसायटी लि.नाशिक
रजि नं.एन.एस्.के./जो.एन.एल./११२/१९७८ नाशिक कोर्ट
मुद्रांक विक्रेत्याची सही

13 DEC 2023



RECEIVED
(Print Name)
This document has been received and recorded on 13 DEC 2023
at the Notary Office of A. D. JADHAV, AREA DIST. NASHIK, REGD. No. 9112.



BETWEEN

1. Mr. Salim Shaikh,
Age: **52** Years, Occupation: **Business,**
PAN No. **ELRPS-7800-G,**
Aadhaar No. **8176-1445-0884,**

2. Mrs. Aliya Salim Shaikh
Age: **49** Years, Occupation: **Housewife,**
PAN No. **AGRPG-8869-L,**
Aadhaar No. **2881-3284-6174,**

Both Residential at: S-1504, Parksyde Homes, Sr. No. 256/2,
Off Mumbai Agra Road, Panchavati Annex, Hanuman Nager,
Nashik-422003,

Hereinafter referred to as the "**VENDORS**" (Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his legal heirs, its, his legal heirs, legal representatives, executors, administrators).

IN FAVOUR OF

1. Mr. Aabid Anjum Ghaniur Rahman
Age: **34** Years, Occupation: **Salaried Employ,**
PAN No. **AUFGP-1796-A,**
Aadhaar No. **5211-8890-2402,**
Residential at: Flat No. C-602, Shreeji Centrum Apartment,
Sr. No. 808/3, Behind Chhan Hotel, Nashik – 422006,

2. Mrs. Aatefa Nikhat Aabid Anjum
Age: **29** Years, Occupation: **Housewife,**
PAN No. **DEUPA-9288-D,**
Aadhaar No. **9723-2388-7045,**
Residential at: Sarve No. 173/3/D/2, House No.63/64,
Nayapura Ward, Iqbal Chawk, Ahmad Pura, Malegaon-423203,

Hereinafter referred to as the "**PURCHASERS**" (Which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators, and assigns).

WHEREAS the Vendors, hereinafter referred to as the "**Flat Owners**" and the Vendors are the absolute and exclusive owner and otherwise is well and sufficiently entitled to all the piece and parcel of the **Flat No. 602** on **Stilt**



Fifth Floor (Sixth Floor), Flat Carpet area admeasuring 65.38 Sq. Meters
Balcony area admeasuring 11.18 Sq. Meters, i.e., total area admeasuring 76.56
Sq. Meters, in 'C-Wing' of the project known as "Shreeji Centrum Co-
Operative Housing Society Limited, Nashik", constructed on **Survey No. 808/3**
area total admeasuring 5,480.00 Sq. Meters, out of that area admeasuring
5,138.30 Sq. Meters, of **Village Nashik-4**, Tal. & Dist. **Nashik**, which is more
particularly described in **SCHEDULE - I & II** is owned by Vendors.

AND WHEREAS the vendors i.e., 1. Mr. Shaikh Salim and 2. Mrs. Aliya Salim
Shaikh have purchased the residential unit bearing **Flat No. 602**, in **C-wing** of
the building known as **Shreeji Centrum Apartment** from M/s. Shreeji
Constructions, A Partnership firm, through its Partner Anjan Hasmukhbhai
Bhalodiya, for consideration of ₹ 44,00,000/- (Rupees Forty-four Lakh only),
entered into **Agreement to Sale** dated. 31/01/2020 duly at the office of Hon.
Joint Sub-Registrar, Class-2, Nashik-5, at Sr. No. NSN5-1052-2020.

AND WHEREAS as "Shreeji Centrum Co-Operative Housing Society
Limited Nashik" has issued a **Share Certificate** dated. 20/11/2020, in the
names of Mr. Salim Shaikh and Mrs. Aliya Salim Shaikh, for Share No. 1131 to
1140.

AND WHEREAS as Shreeji Centrum Co-operative Housing Society Limited,
Nashik through its Chairman & secretary 1) Riyaz Ramzan Pathan and 2)
Mohammad Azhar Rafik Shaikh purchased area total measuring 5,480.00 Sq.
Meters out of that area measuring 5,138.30 Sq. Meters of Survey No. 808/3 from
M/s. Shreeji Constructions, A Partnership firm through its Partners 1) Manoj
Jamanadas Ladani and 2) Anjan Hasmukhbhai Bhalodiya for consideration of ₹
33,92,03,566/- (Rupees Thirty-three Crore Ninety-two Lakh Three Thousand Five
Hundred Sixty-six only), by way of **Final Transfer Deed (Sale Deed)** dated.
06/01/2021 duly at the office of Hon. Joint Sub-Registrar, Class-2, Nashik-5,
at Sr. No. NSN5-264-2021.

AND WHEREAS the Nashik Municipal Corporation, Nashik as per their
Commencement Certificate Letter No. LND/BP/CD/639, Dated.
26/09/2019.

AND WHEREAS the approved by the Nashik Municipal Corporation, Nashik
as per their **Building Completion Certificate Letter No.**
NaNiVi/East/23886/2020, Dated 12/02/2020.

**NOW THIS AGREEMENT TO SALE WITNESSETH AND IT IS HEREBY
AGREED, UNDERSTOOD & SETTLED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS: :-**



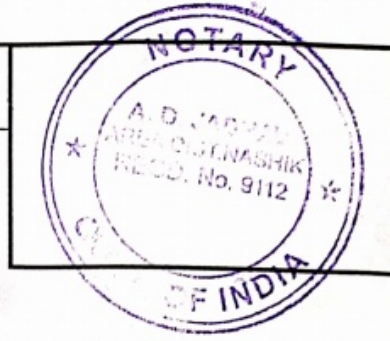
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1. That the Vendors have hereby Agree to sold, transferred, and conveyed to the Purchasers the constructed **Flat No. 602 on Stilt Fifth Floor (Sixth Floor)**, Flat Carpet area admeasuring 65.38 Sq. Meters + Balcony area admeasuring 11.18 Sq. Meters, i.e., total area admeasuring 76.56 Sq. Meters, **standing** on plot more particularly described in the **SCHEDULE-I & II** subject to the terms and conditions stated in this Agreement.
2. That in pursuance of the terms and conditions agreed to in between the Vendors and Purchasers of the total consideration for the said Flat is fixed and agreed at **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** and the Purchasers have paid part amount as mentioned in the payment schedule written herein below.

PAYMENT SCHEDULE

Amount of Rs.	Particulars
Rs. 5,00,000/-	(An amount of Rupees Five Lakh only) paid by the Purchasers to the Vendors through Cheque No. 000015 HDFC Bank Limited , on Dated. 28/02/2022, and the Vendors acknowledges the receipt of same.
Rs. 25,00,000/-	(An amount of Rupees Twenty-five Lakhs Only) Will be paid by the Purchasers to Vendors Taking Loan Any Bank or Institution withing in 2 Months and pay at the time of Final Sale Deed/Transfer Deed/Allotment Deed .
Rs. 30,00,000 /-	Total Amount of Rupees Thirty Lakhs Only.

3. The Vendors hereby convey and agree to transfer by way of these agreement for sale all that the said Flat premises described in the **Schedule -II** written herein under **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said Flat premises and shares in the said plot property or any part thereof belonging or any wise appertaining thereto and **ALL** the estate, rights, title interest, use, possession, benefit, claim and demand whatsoever of the Vendors to the said Flat premises hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the Purchasers absolutely and forever and the Vendors hereby confirms the same.



4. The Purchasers shall be entitled to have and to hold the possession, occupation and use of the said Flat premises along with the shares in the said property & to use common parking provided with the other member/Purchasers and the Purchasers shall hold the same unto and to the use and benefits of the Purchasers their executors, successors and assigns forever without any claim, charge, rights, interest, demand or lien of the Vendors or any other persons claiming through or under them.
5. The Purchasers will become the absolute owner of the property and peaceful possession will be hand over to them at the time Final Sale Deed/Transfer Deed/Allotment Deed and Vendors will not create any dispute regarding handing over the possession.
6. The Vendors will Hand over all the Original Documents to the Purchasers which will be required for the loan purpose and the vendor will not dispute for the same.
7. The Purchasers shall use and utilize the said Flat property for residential purposes and not for any illegal and immoral purpose and shall not store or allow to store any dangerous /inflammable articles/ goods in the said property. The Purchasers shall not do any work which would jeopardize the soundness or safety of the building or reduced the value thereof or impair any easement to the said property. That the Purchasers have examined the title of the Vendors to the said property and has seen the documents of title and is satisfied about the title of the said property, so also the Purchasers have taken the inspection of the plans and specifications of the constitution approved by the Nashik Municipal Corporation and it is satisfied about the same.
8. Any deposit in respect of the said apartment/society i.e., one time maintenance etc. will transferred in the names of Purchasers.
9. All the expenses arising out of this Agreement to Sale such as Stamp Duty, Registration Fee, Typing and Xerox charges, legal charges and other incidental expenses are borne and **paid by the Purchasers** alone.

SCHEDULE - I
(DESCRIPTION OF SURVEY NO. 808/3)

All that piece & parcel of the immovable property bearing **Survey No. 808/3** area total admeasuring 5,480.00 Sq. Meters, out of that area admeasuring 5,138.30 Sq. Meters, Situated at Village **Nashik-4**, Tal. & Dist. **Nashik**, within



the limits of Nashik Municipal Corporation, Nashik and boundaries are as under...

On or towards by

Survey No. 808/3	
East	: Survey No. 808/4
West	: Survey No. 807
South	: 12 Meters Road
North	: 30 Meters D.P. Road

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SCHEDULE - II

(ABOVE REFERRED TO (DESCRIPTION OF FLAT NO. 602)

All these pieces and parcels of the Flat No. 602 on Stilt Fifth Floor (Sixth Floor), Flat Carpet area admeasuring 65.38 Sq. Meters + Balcony area admeasuring 11.18 Sq. Meters, i.e., total area admeasuring 76.56 Sq. Meters, in 'C-Wing' of the project known as "Shreeji Centrum Co-Operative Housing Society Limited, Nashik" and boundaries are as under...

On or towards by

Flat No. 602	
East	: Marginal Space
West	: Flat No. C-601, Staircase, Lift
South	: Flat No. C-603
North	: Wing B

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

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED

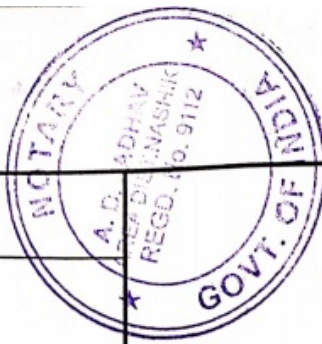
Mr. Salim Shaikh



L.H.T. Impression



Photo



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Aliya

Mrs. Aliya Salim Shaikh
(Vendors)



L.H.T. Impression



Photo

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED

Aabid

Mr. Aabid Anjum Ghaniur Rahman
(Purchasers)



L.H.T. Impression



Photo

Aatefa

Mrs. Aatefa Nikhat Aabid Anjum
(Purchasers)



L.H.T. Impression



Photo

IN PRESENCE OF



THIS DOCUMENT
CONTAINS 02 PAGES





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Sign: _____ Sign: _____
Name: _____ Name: _____
Address: _____ Address: _____

1785/2023 dt 13/12/2023
Noted & Registered
at Serial Number

NOTARISED


AVINASH D. JADHAV
Advocate & Notary Public of India
Hari-Vihar Housing Society,
Flat No. 3, Sadbhagya Nagar,
Lam Road, Nashik Road.


Parties are verified &
Identified by Adv.

