

for BoB

१४६९७  
२०२३

I  
1:05

1

539/14617

पावती

Original/Duplicate

Tuesday, December 19, 2023

नोंदणी क्र.: 39म

12:19 PM

Regn.:39M

पावती क्र.: 17233

दिनांक: 19/12/2023

गावाचे नाव: नाशिक शहर - १

दस्तऐवजाचा अनुक्रमांक: नसन7-14617-2023

दस्तऐवजाचा प्रकार: ऑनलाईन टू सेल

सादर करणाऱ्याचे नाव: शिवराज शशिकांत पाटील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 860.00

पृष्ठांची संख्या: 43

एकूण:

रु. 30860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:39 PM ह्या वेळेस मिळेल.

Joint S.B. Nashik-7

(स.क. ब.न.)

सह. मुख्य निबंधक वर्ग-२  
नाशिक - ७.

बाजार मूल्य: रु.3709000/-

मोबदला रु.3710000/-

भरलेले मुद्रांक शुल्क : रु. 222600/-

1) देयकाचा प्रकार: DHC रक्कम: रु.860/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223181421553 दिनांक: 19/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012572493202324E दिनांक: 19/12/2023

बँकेचे नाव व पत्ता:

मुळदस्त परत



19/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 7

दस्त क्रमांक : 14617/2023

नोंदणी :

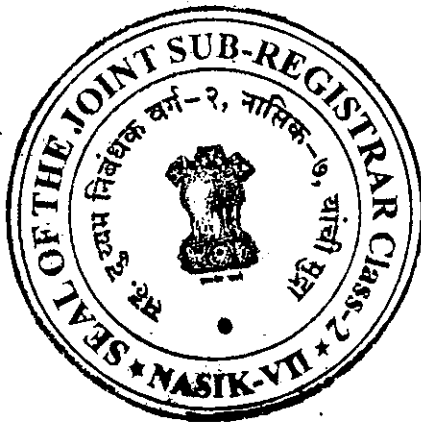
Regn:63m

## गावाचे नाव : नाशिक शहर - १

(1) विलेखाचा प्रकार	अॅग्रीमेंट दू सेल
(2) मोबदला	3710000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3709000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: , इतर माहिती: मौजे नाशिक शहर-1,ता.जि. नाशिक येथील रेव्ह्यु सर्व्हे नंबर 200/6/1 मधील प्लॉट नं. 1अ यांसी एकूण क्षेत्र 4581.90 चौ.मी. यावरील मिलेनियम टॉवर या योजनेतील ए विंग मधील सहाय्या मजल्यावरील फ्लॉट नंबर ए-602 यांसी चटई क्षेत्र 78.95 चौ.मी. + बाल्कनी क्षेत्र 6.68 चौ.मी. मिळकत.(( Survey Number : 200/6/1 ; ))
(5) क्षेत्रफळ	1) 85.63 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:-नासा कन्स्ट्रक्शन् प्रा.लि. तर्फे डायरेक्टर - सागर महादेवराव बोडे तर्फे विशेष मुखत्यार स्वप्निल सागर बोडे वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सागर पॅलेस, ब्लॉक नं: सावरकरनगर, रोड नं: गंगापूररोड, नाशिक, महाराष्ट्र, णास्:ईक. पिन कोड:-422013 पॅन नं:- AAACN6201D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शिवसज शशिकांत पाटील वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सु.पो. दिघवद, ब्लॉक नं: दा. चांदवड, रोड नं: जि. नाशिक, महाराष्ट्र, णास्:ईक. पिन कोड:-423101 पॅन नं:- DRFPP0981J 2): नाव:-मिना शशिकांत पाटील वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सु.पो. दिघवद, ब्लॉक नं: ता. चांदवड, रोड नं: जि. नाशिक, महाराष्ट्र, णास्:ईक. पिन कोड:-423101 पॅन नं:-BNKPG2669H
(9) दस्तऐवज करून दिल्याचा दिनांक	19/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	19/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	14617/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	222600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरार	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

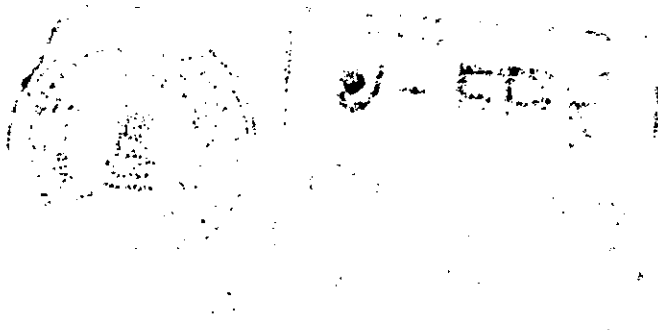
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सूची क्र. II  
नोंदणी संतरीची प्रथम प्रत  
अरसल वरहुकुम नवकल  
सह दुय्यम निबंधक वर्ग-२  
नाशिक-७.







11-11-11

11-11-11

11-11-11

11-11-11

11-11-11

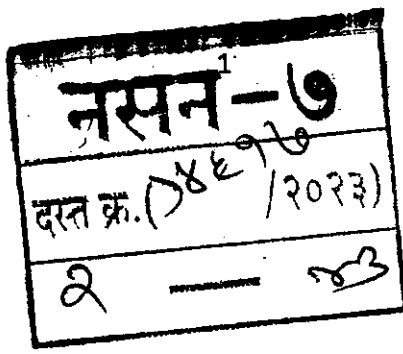
11-11-11

11-11-11

11-11-11

11-11-11

11-11-11



Zone No. : 1.3.39  
Rate As per Ready Reknor : For flat -37,500/- Per Sq. mtrs., for shop Rs. 46,870/- per sq.mtrs.  
Market Valuation Rs. : 37,09,000/-  
Consideration Rs. : 37,10,000/-  
Stamp Rs. : 2,22,600/-  
Registration Fee Rs. : 30,000/-

### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT NASHIK ON THIS 19<sup>th</sup> DAY OF DECEMBER IN THE CHRISTIAN YEAR TWO THOUSAND TWENTY THREE.

#### BETWEEN

**M/S. NASA CONSTRUCTION PVT. LTD.**

Having Its office at - B-206, Meghdhoot Shopping Centre,  
Opp. to C.B.S, Nashik.

Pan - AAACN 6201 D

Through It's Director

**SHRI. SAGAR MAHADEORAO BONDE**

Age :- 61, Occ. :- Agriculturist & Business

Hereinafter called as "PROMOTER," (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Promoter, Builder and the Developer and/or all person/s claiming under or through the said PROMOTER, and their present and future partners, legal heirs, representatives and assigns);  
PARTY OF THE FIRST PART.

#### AND

1) **MR. SHIVRAJ SHASHIKANT PATIL**

Age:- 26 Years, Occ.:- Service

Pan – DRFPP0981J

2) **MRS. MEENA SHASHIKANT PATIL**

Age : 52 Years, Occ.:- House-Wife

Pan – BNKPG2669H

Both R/at- At Post – Dighawad, Tal. Chandwad,

Dist. Nashik – 423101.

<b>नसम-७</b>	
दस्त क्र. (२४७१६)	/२०२३)
७	—
७	७



Hereinafter referred to as **"THE ALLOTTEE "** ( which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) **OF THE SECOND PART.**

WHEREAS the Party of the First part i.e Promoter , the owner is absolutely entitled to and / or seized and possessed of free from all encumbrances whatsoever buildable landed **S. No. 200/6/1 out of which Plot no 1A area admeasuring 4581.90 sq. mtrs** lying and being at Nashik city-1 shiwar, Dist Nashik, Thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land").

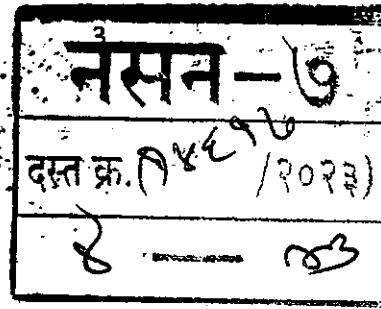
AND WHEREAS the Promoter had purchased the said project land **S. No. 200/6/1**, having area admeasuring **6505.90 sq.mtrs.** from the previous owner Smt. Krushnabai Kashinath Mandlik & others 28 by registered Sale Deed dated 26/12/2014 which was duly registered at the office of Sub-Registrar, Nashik-1 at document Sr. no. 11318. On the basis of the said Sale Deed Mutation Entry No. 95974 is certified for recording their names in the "Ownership" column of the 7/12 extract.

AND WHEREAS area admeasuring 8200.00 sq. meter out of area 8662.90 sq. meter out of S. No. 200/6/1 was converted for Non Agricultural use as per Na Harakat certificate from Collector Nasik vide their letter no Kra/ maha / Kaksha - 3 / 4 / NA / 319 / 2013 , Nasik dated 10/01/2014 and NA Sanad from Tahasildar Nasik vide their letter no. kra jama - 1 / raji no. / 88 / 2016 Nashik dated 30/07/2016.

AND WHEREAS NASA construction Private Ltd. through Sagar M. Bonde and Compact Builders and Developers through Pramila Sunil Patil had prepared Layout for S.No. 200/6/1 for area admeasuring 8219.37 sq.mtrs. which was approved by Nashik Municipal Corporation vide their letter number Ja Kra/Nanivi/Antim/325/2022 dated 31/03/2022.

AND WHEREAS Nasa Construction Pvt. Ltd. through Director Mr. Sagar Mahadevrao Bonde and Compact Builders and Developers through Pramila Sunil Patil had prepared the sub division Plan for plot no. 1 out of S. No. 200/6/1 which was approved by the Nashik Municipal corporation vide its Commencement Certificate no. LND/BP/C1/352/2022 dated





31/10/2022. As per the said Sub Division plan, plot no 1 was sub divided as plot no. 1A admeasuring 4581.90 sq.mtrs. and plot no 1 B admeasuring 1942 sq.mtrs.

AND WHEREAS Nasa Construction Pvt. Ltd. through Director Mr. Sagar Mahadevrao Bonde had prepared the Building Plan for S.No. 200/6/1 plot no 1 A and which was approved by the Nashik Municipal corporation vide its Commencement Certificate no LND/BP/C1/352/2022 dated 31/10/2022.

AND WHEREAS the Promoter is entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter is in possession of the project lands;

AND WHEREAS the Promoter would be constructing a building in the said project named "**MILLENNIUM TOWER**" sactioned by Nashik Municipal Corporation , which is under construction having Ground + 15 floors in A wing which consist of 12 shops on Ground Floor & 4 Flats on each Floor and also Ground +8 Floors in B wing consist of 4 Flats on each Floor i.e. 12 shops and 92 flats which is more particularly described in the FIRST SCHEDULE hereunder written (Hereinafter referred to as "the Project Land") and to construct thereon building in accordance with the terms and conditions contained in permission of Nashik Municipal Corporation

AND WHEREAS the Allottee is offered an Apartment bearing number **Flat No. A-602 on Sixth Floor in A wing**, (herein after referred to as the said "Apartment") of the building called "**MILLENNIUM TOWER**" (herein after referred to as the said "Building") being constructed in the Project land by the Promoter;

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect 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 Real Estate (Regulation & Redevelopment) Act, 2016, with the Real Estate Regulatory Authority ,at no. **P51600048892** authenticated copy is attached in Annexure 'F';

4

नसम-७
दस्त क्र. (७६७७) / २०२३
— ६७



AND WHEREAS the Promoter has appointed as a Structural Engineer Namely Shailesh Dhumane for the preparation of the structural design and drawings of the building and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings;

AND WHEREAS by virtue of the Sale Deed, the Promoter has sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect namely Ravi Amrutkar 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 there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by Advocate of the Promoter, authenticated copies of extracts of Village Forms VI and VII and XII 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 marked as Annexure 'A' and 'B', respectively;

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned local authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure 'C-2';

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure 'D';

<b>नसम-७</b>	
वस्तु क्र. 184	1/2013
६	५३



AND WHEREAS the Promoter has got some approvals from the concerned local authority (s) to the plans, the specifications, elevations, sections and of the said buildings/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, the 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 upon due observance and performance of which only the completion or occupancy certificate in respect of the said building shall be granted by the concerned local authority;

AND WHEREAS the Promoter has accordingly commenced construction of the said building in accordance with the said approved plans;

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment **Flat No. A-602 on Sixth Floor** in **A wing** in building being constructed in the said Project land;

AND WHEREAS the carpet area of the said Apartment in 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/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, 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;

AND WHEREAS prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum of **Rs. 25,000/- (Rupees Twenty Five Thousand only)**, being part payment of the sale consideration of the said Apartment agreed to be sold by the Promoter to

नसम-७
दस्त क्र. (२४९७ / २०२३)
७ — ५७



the Allottee/s, (as advance payment or Application Fee) (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS the Promoter has registered the Project under the provisions of Real Estate (Regulation & Redevelopment ) Act, 2016 with the Real Estate Regulatory Authority at P51600048892.

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;

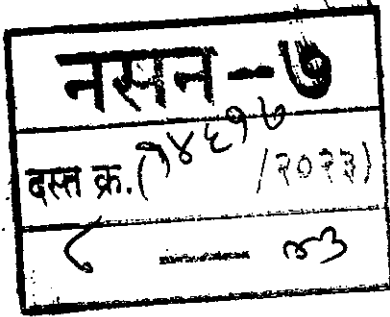
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the allottee hereby agrees to Purchase the (Apartment/plot) and garage/covered parking (if applicable)

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

1. The Promoter shall construct a building consisting of Ground + 15 floors in A wing which consist of 12 shops on Ground Floor & 4 Flats on each Floor and Ground +8 Floors in B wing consist of 4 Flats on each Floor 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 which may adversely affect the Apartment of the Allottee except (i) 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



- (i) Apartment Flat No. A-602
- (ii) On Sixth Floor In A Wing
- (iii) Carpet area admeasuring 78.95 sq. metres.
- (iv) In the building along with area of balcony attached to Apartment admeasuring 6.68 sq.mtrs.,

( hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of **Rs. 37,10,000/- (Rupees Thirty Seven Lakh Ten Thousand only)** - including the proportionate price of the common areas and facilities which are more particularly described in the second schedule annexed herewith. (the price of the Apartment including the proportionate price of common areas and facilities and parking space should be shown separately)

The Promoter decided for the sake of orderly use and to avoid disputes in future regarding allotted parking to the member of the said scheme for car/ scooter / cycle parking on 'first come first serve' basis. And all the Allottees/Purchasers themselves willingly agreed for the same and the said parking space is allotted to the flat purchaser by a separate allotment letter. Covered parking will be allotted to the said flat purchaser.

The total aggregate consideration amount for the apartment is thus **Rs. 37,10,000/- (Rupees Thirty Seven Lakh Ten Thousand Only)**.

1(b) The Allottee has paid on or before execution of this agreement a sum of **Rs. 25,000/- (Rupees Twenty Five Thousand only)** as advance payment / part payment of consideration as mentioned below :-

AMOUNT	PARTICULAR
Rs. 25,000/-	Rupees Twenty Five Thousand Only Received by RTGS on Dtd. 18/12/2023.
Rs. 25,000/-	Total Rupees Twenty Five Thousand Only

नसम-७
दस्त क्र. ५४९७ / २०२३)
✓ — ६७

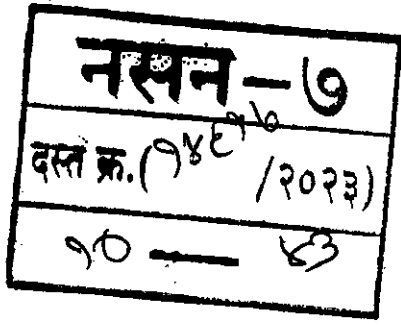


and hereby agrees to pay to that Promoter the balance amount of **Rs. 36,85,000/- (Rupees Thirty Six Lakhs Eighty Five Thousand Only)** in the following manner:-

### 1(c) PAYMENT PLAN

#### Amount Rupees

- (i) Amount of Rs. 10,88,000/- (Rupees Ten Lakh Eighty Eight Thousand Only) (not exceeding 30 percent of total consideration) to be paid to the Promoter within 15 days from the date of execution of Agreement.
- (ii) Amount of Rs. 5,56,500/- (Rupees Five Lakh Fifty Six Thousand Five Hundred) (not exceeding 45 percent of total consideration) to be paid to the Promoter on the completion of plinth level of the building in which the said apartment is located.
- (iii) Amount of Rs. 9,27,500/- (Rupees Nine Lakh Twenty Seven Thousand Five Hundred Only) (not exceeding 70 percent of total consideration) to be paid to the Promoter on the completion of slabs including podiums and stilts of the building in which the said apartment is located.
- (iv) Amount of Rs. 1,85,500/- (Rupees One Lakh Eighty Five Thousand Five Hundred Only) (not exceeding 75 percent of total consideration) to be paid to the Promoter on the completion of walls, internal plaster, floorings, doors and windows of the building in which the said apartment is located.
- (v) Amount of Rs. 1,85,500/- (Rupees One Lakh Eighty Five Thousand Five Hundred Only) (not exceeding 80 percent of total consideration) to be paid to the Promoter on the completion of Sanitary fittings, staircases, lift, wells, electric fittings, lobbies up to the floor level of the building in which the said apartment is located.
- (vi) Amount of Rs. 1,85,500/- (Rupees One Lakh Eighty Five Thousand Five Hundred Only) (not exceeding 85 percent of total consideration) to be paid to the Promoter on the completion of plumbing and external finishing, elevation, terraces with water proofing, of the Building in which the said apartment is located.
- (vii) Amount of Rs. 3,71,000/- (Rupees Three Lakh Seventy One Thousand Only) (not exceeding 95 percent of total consideration) to be paid to the Promoter on the completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of Sale of the Building in which the said apartment is located.
- (viii) Balance amount of Rs. 1,85,500/- (Rupees One Lakh Eighty Five Thousand Five Hundred Only) against and at the time of handing over the possession of the Apartment to the allottee on or after receipt of occupancy certificate or completion certificate.

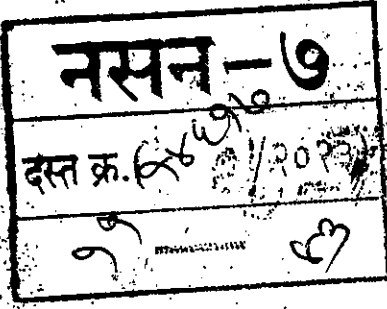


1(d) The Total Price above excludes Taxes consisting of tax paid or payable by the Promoter by way of Goods and Service Tax (GST) and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter up to the date of handing over the possession of the Apartment) and which shall be borne by the allottee as and when applicable.

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 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 @ 0% per annum for the period by which the respective installment has been postponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision / withdrawal, once granted to an Allottee by the Promoter.

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 the 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 Clause 1(a) of this Agreement.

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

Note: Each of the installments mentioned in the sub clause (ii) and (iii) shall be further sub divided into multiple installments linked to number of basements/podiums/floors in case of multi storied building/ wing.

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/Unit.

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 said Apartment 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/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 4581.90 square meters only and promoter has planned to utilize Floor Space Index of 2290.95 sq. mtrs by availing of TDR/ FSI or FSI available on payment of Premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulations or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said



<b>नसम-७</b>	
वस्त क्र. (१४६)	७
	(२०२३)
१२	४३



project. The Promoter has disclosed Floor Space Index of 9541.48 sq. mtrs. as proposed to be utilized by him on project land in the said project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of Apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment 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 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.

4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 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/by hand at the address provided by the allottee and by 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 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 the Promoter) within a period of 30 days of the

नसिन-७
दस्त क्र. (५४७७/२०२३)
३ — ६७



termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

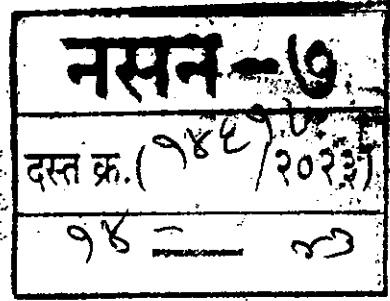
5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts to be provided by the Promoter in the said building and the Apartment are as set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the said Apartment to the Allottee on or **Before 31/12/2029** If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond its/ his control and of its/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 / it ,in respect of the said Apartment, with interest at the same rate as may mentioned in the clause 4.1 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 agreement shall offer in writing the possession of the Apartment to the 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 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.



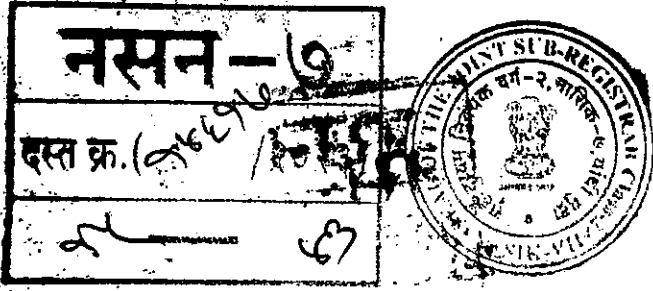
7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee intimating that the said Apartment is ready for use and occupancy:

7.3 Failure of Allottee to take Possession of [Apartment]: Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the said Apartment 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 said Apartment 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 period of five years from handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then 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 residential & Commercial use. He/She/It shall use the parking space only for purpose of keeping or parking vehicle.

9. As there are 3 wings of Millenium Towers each wing is to be the Allottee along with other allottee(s) of Apartments shall join in forming and registering the Association of Apartments to be known by named "**MILLENNIUM TOWER WING A, B, C**" or some 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 named "**MILLENNIUM TOWER WING A, B, C**" and for becoming a member, shall duly fill in, sign and return the requisite papers to the Promoter within seven days from the date of receipt of such papers 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 such papers, as may be required by the concerned Competent Authority.

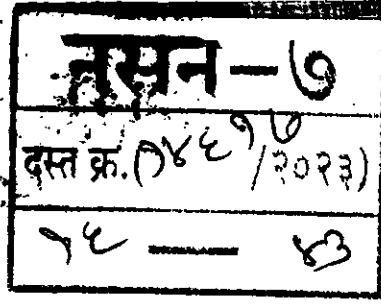
9.1 The Promoter shall, within three months of registration of the Society / Apartment Condominium, as aforesaid, cause to be transferred to the society/ Apartment Condominium all the right, title and interest of the Promoter and / or owners in said structure of the Building or wing in which the said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

9.2 The Promoter shall, within three months of Registration of the Apex body of Societies/ Apartment Condominium, cause to be transferred to the Apex body all the right, title and the interest of the Promoter and/ or owners in the Project Land on which the building with multiple wings or building 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 outgoing in respect of the project land and Building 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. Until the Condominium or Limited Company etc, is formed and the said structure of the building or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoing as may be determined. The Allottee further agrees that till the Allottee's shares so determined the Allottee shall pay to the Promoter provisional monthly contributions Rs. per month towards the outgoing.

The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance is executed in favour of the Society. On such conveyance, 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/ Apartment Condominium.

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



(i) Rs. 1.35 Ps. Per Sq.Ft. for Built-up area as per Rera for deposits towards monthly contribution towards outgoings of Society/ Apartment Condominium.

(ii) Rs.1,00,000/- for deposits of maintenance of Club House, Swimming Pool, and other Common Amenities, Charges which will be credited to Chairman of Apartment of Millenium Towers A, B, C..

11. At the time of registration of Deed of Apartments, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable by the said society or Apartment on such conveyance or lease or any document or instrument of transfer in respect of the structure.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-  
The Promoter hereby represents and warrants to the Allottee as follows:

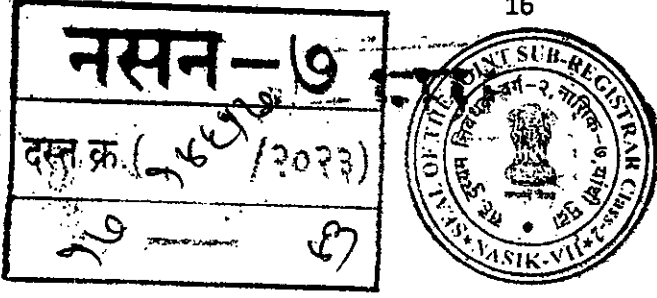
i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation 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 competent authorities with respect to the 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] 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] 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 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.
14. The Allottee/s himself/herself /themselves with intention to bring all persons into whose 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

<b>नस्यन-७</b>	
दस्ता क्र.	१४६९७ /२०२३)
— २३	



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, lift, common passages or any other structure of the building in which the 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/her/their 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, Pardise or other structural members in the Apartment without the prior written permission of the Promoter and/or the Apartments Association or the Limited Company.

नसम-७
दस्त क्र. (२६) / २०२३
२ — ४

18



- 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/her/their 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 possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and the prior written permission of the Promoter is obtained.
- x. The Allottee shall observe and perform all the rules and regulations which the Apartment Condominium 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 Apartment Condominium 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.



19 नमन-७  
दस्त क्र. (१४६१७/२०२३)  
२० — २३



xi. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apartment Holders, 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 project land or any part thereof to view and examine the state and condition thereof.

xiii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body, 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 project land or any part thereof to view and examine the state and condition thereof.

15. 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 Apartment Association towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. 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/her/them 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 Apartment Holders, as hereinbefore mentioned.

17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:-**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the said 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 agreed to purchase such Apartment.

नसम-७
बस्त क्र. (२६९१७ / २०२३)
२ — ४७



#### 18. 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 alongwith 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 subregistrar 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 cancelled 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.

#### 19. ENTIRE AGREEMENT:-

This Agreement, along with its schedules and annexures, constitute 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/ building, as the case may be.

#### 20. RIGHT TO AMEND

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

#### 21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES

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 ], in case of a transfer, as the said obligations go along with the [Apartment] for all intents and purposes.

नसम-७
दस्त क्र. (१४६१७/२०२३)
२२ — ४३



## 22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under 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 there under 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.

## 23. 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 [Apartment] to the total usable floor area of all the Apartments in the Project.

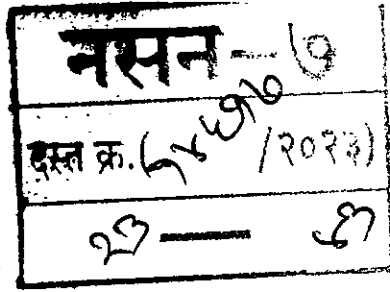
## 24. FURTHER ASSURANCES

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.

## 25. 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 agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement, it shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nashik.

26. 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.



## 27. NOTICES

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID at their respective addresses specified below:

**Name of Allottee-** 1) **MR. SHIVRAJ SHASHIKANT PATIL**  
2) **MRS. MEENA SHASHIKANT PATIL**

**(Allottee's Address) -** R/at- At Post – Dighawad,  
Tal. Chandwad, Dist. Nashik.

**Notified Email ID: -** shivrajpatil3340@gmail.com

**(Promoter Name) -** **MS. NASA CONSTRUCTION PVT LTD**  
Through It's Director  
**SHRI. SAGAR MAHADEORAO BONDE**

**(Promoter Address) -** Its office at - B-206, Meghdoot Shopping Centre  
Opp. to C.B.S ,Nashik

**Notified Email ID: -** anand.sagar74@gmail.com

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

## 28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

नसम-७
दस्त क्र. (१४६१७) / २०१३
२४ — ४३



### 30. Dispute Resolution

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

### 31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this Agreement

### SCHEDULE- I

#### (THE SAID PROPERTY REFERRED TO ABOVE )

All that piece and parcel of the land bearing of **S. No. 200/6/1** out of which **Plot no 1A** area admeasuring **4581.90 sq. mtrs** lying and being at Nashik city-1 shiwar, within the limits of Nashik Municipal Corporation, Nashik and registration and sub registration taluka and Dist Nashik, which property is bounded as shown below :-

On or towards East	:	By 12 Mtrs Wide Road
On or towards West	:	By Plot no. 1B
On or towards South	:	By Adjacent S.No. 200/7
On or towards North	:	By Adjacent S.No. 200/3

### SCHEDULE- II

#### (OF THE SAID PREMISES REFERRED TO ABOVE)

The premises of **Flat No. A-602** on the **Sixth Floor** in **A wing** in **"MILLENNIUM TOWER"** having **Carpet area admeasuring 78.95 sq. metres.** in the building along with area of balcony attached to Apartment admeasuring **6.68 sq.mtrs.** which is bounded as shown below:-

On or towards East	:	By Marginal Space
On or towards West	:	By Lift & Flat No. A-601
On or towards South	:	By Staircase & Flat No. A-603
On or towards North	:	By Marginal Space

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this Agreement for sale at Nashik, in the

<b>नसम-७</b>	
दस्त क्र. (२६७१७)	/२०२३)
२१	६७



presence of attesting witnesses , signing as such on the day first above written.

**SIGNED SEALED & DELIVERED BY  
THE WITHIN NAMED ALLOTTEE**

**1) MR. SHIVRAJ SHASHIKANT PATIL**



Shivraj Patil

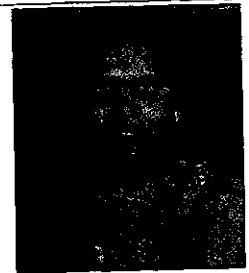


**2) MRS. MEENA SHASHIKANT PATIL**



M.S. Patil

**ALLOTTEE**



**SIGNED SEALED & DELIVERED BY  
THE WITHIN NAMED PROMOTER**

**M/S NASA CONSTRUCTION PVT LTD**

Through It's Director

**SHRI. SAGAR MAHADEORAO BONDE**



Sagar Bonde

**PROMOTER**



**IN THE PRESENCE OF WITNEESES**

1. Meena Patil

2. Satish Shashikant V. Patil

नस-७
दस्त क्र. (१४२१७ / २०१३)
२५ — ४३



ANNEXURE - A

Name of Advocate- Adv. Vidyullata  
Kantilal Tated  
Address : Office no. 907, Business  
Centre, Govindnagar, Nashik-422009.

Title Report

I have investigated the title of property described in SCHEDULE-I, given above. I also caused the search to have been taken in respect of the said Property. I also perused the documents of title and extracts of revenue record. I have also seen the commencement certificate/s to commence the construction of the building to the said Promoter, granted by Nashik Municipal Corporation, Nashik - 422002

On perusal of relevant documents and information, I am of the opinion that the buildable landed properties, separated area, (two pieces) (adjoining to each other) All that piece and parcel of the land bearing of S. No. 200/6/1 out of which Plot no 1A area admeasuring 4581.90 sq. mtrs lying and being at Nashik city-1 shiwar, Dist Nashik, owned by M/S NASA CONSTRUCTION PVT LTD Through It's Director SHRI. SAGAR MAHADEORAO BONDE mentioned in FIRST SCHEDULE are free and marketable.

The Promoter therefore, is authorized, empowered, entitled to develop the said Property by constructing a building thereon, comprising of independent residential blocks, commonly referred to as the "ownership scheme", and to sell and/or otherwise dispose the same to any intending purchaser/s.

(Mrs. Vidyullata K. Tated )  
ADVOCATE,

0-0-0-0-0

**नसंन-७**  
दस्त क्र. (२४७७/२०२३)  
२७ — ६७



अहवाल दिनांक : 17/07/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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



गाव :- नाशिक शहर - 1  
(944210)

तालुका :- नाशिक

जिल्हा :- नाशिक

ULPIN : 14228579428 भूमापन क्रमांक व उपविभाग : 200/6/1/प्लॉट/1अ

14228579428

भू-धारणा पध्दती : भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी.चौ.सें.मी. एकक अकंपिक क्षेत्र विन शेती 45.81.90 आकारणी 2200.00	44054	मे.नासा फन्स्ट्रुड गन प्रा.लि. सागर महादेवराव बोडे सामाईक क्षेत्र	45.81.90 2200.00	(112995) (112995) कुळाचे नाव व खंड इतर अधिकार प्रसन्नित फेरफार : नाही. शेवटया फेरफार क्रमांक : 112995 व दिनांक : 10/01/2023
जुने फेरफार क्र. ( 3277 ) ( 6695 ) ( 12378 ) ( 20058 ) ( 20386 ) ( 22090 ) ( 26657 ) ( 38420 ) ( 46386 ) ( 71163 ) ( 76598 ) ( 77505 ) ( 95974 ) ( 95975 ) ( 103319 ) ( 104024 ) ( 106963 ) ( 107163 ) ( 107341 ) ( 110502 ) ( 110669 ) ( 112024 ) ( 112934 ) ( 113973 )				सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा ( पिकांची नोंदवह्या )

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

गाव :- नाशिक शहर - 1 (944210)

तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 200/6/1/प्लॉट/1अ

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	

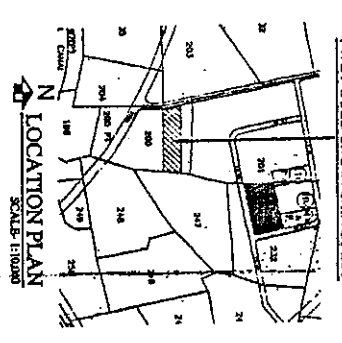
टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून 1% रुपये मिळाले."  
दिनांक :- 17/07/2023  
नॉदवह्या क्रमांक :- 272000114201100001720231931

( नाव :- योगेश शंकरराव बोघे )  
तलाठी साक्षात :- नाशिक शहर - १ ता :- नाशिक जि :- नाशिक



PROPOSED SITE IN SR. NO. 200



AREA STATEMENT

PLT NO.	PLT AREA (IN SQ.M.)	BOUNDING AREA (IN SQ.M.)	REMAINING PLT AREA (IN SQ.M.)	BUILD UP AREA (IN SQ.M.)	FRONT ROAD (IN M.)	PERMISSIBLE BASIC SI	PERMISSIBLE BUILD UP BASIC SI (x sq) (sq.m.)
(a)	6523.90	(c)	6523.90	(e)	(d x 1.20)	(b)	(h)
					12	1:10	8411.55



ADJ.S.NO.200/6/P  
TENT APPROVED LYT. LETTER NO.- 429/83 DT.-06/03/1984

ADJ.S.NO.200/3  
TENT APPROVED LYT. LETTER NO.472 DT.08/03/1996

ADJ.S.NO.200/7  
TENT APPROVED LYT. LETTER NO.202 DT. 01/02/1984

**नसन-७**  
दस्त क्र. (१४६१७/२०२३)  
26 33

LOT NO.1  
6123.90 SQ.M.

N LAYOUT PLAN  
SCALE: 1:500

- NOTES:-
- 1) LAND BOUNDARY AREA UNDER DEVELOPMENT IN BLACK.
  - 2) PROPOSED 8.00 M. ROAD SHOWN IN RED DOTTED.
  - 3) 12.00 M. D.P. ROAD SHOWN IN SKY BLUE.
  - 4) OPEN SPACE SHOWN IN GREEN.
  - 5) M.S.E.B SHOWN IN BROWN.

12.00 METER WIDE D.P. ROAD

STAMP APPROVAL

PROPOSED FINAL LAYOUT PLAN ON S.NO.200/6/P, AT NASHIK SHIVAJI FOR - M/S. NASHA CONSTRUCTION PVT. LTD. THRO. MR. SAGAR MAHADEVRAO BONDRE & COMPANYCT BUILDER & DEVELOPERS THRO. SAU. PRAMILA SUNIL PATIL.

NASHIK MUNICIPAL CORPORATION  
NASHIK

APPROVED  
Demarcated final layout As Amended in colour & Conditions. Mentioned in the letter No. LNDMS/130/FL/192.5/1.0.0.2 Dt. 31/03/2022.  
View of Sanctioned 45, 69 & 152(1) of The Maharashtra Regional and Town Planning Act, 1986

Deputy Director of Town Planning  
Maha Municipal Corporation  
Nashik

- REFERENCE:-
- 1) PRE APPROVED LAYOUT NO. - LNDMS/130 DATE- 25/09/1987
  - 2) TENTATIVE LAYOUT NO. - LNDMS/24/192/1, DATE- 12/08/2021

AREA STATEMENT

AREA OF THE LAND	SQ.M.
1 AREA OF THE LAND (Minimum area of a.l.s. to be considered)	6219.37
a) As per ownership document (V/12, C/15 extract)	6162.80
b) As per measurement sheet	6219.37
c) As per site	6219.37

2 DEDUCTION FOR

a) Proposed D.P./D.P. Road widening Area (12.00 M. W. ROAD)	372.37
b) Any D.P. Reservation area	372.37
(Total a+b)	744.74

3 GROSS AREA OF THE PLOT (a-b)

6874.63
---------

4 RECREATIONAL OPEN SPACE 10%

687.46
--------

5 AMENITY SPACE

834.70
--------

6 SERVICE ROAD AND HIGHWAY WIDENINGS

834.70
--------

7 INTERNAL ROAD AREA

6231.90
---------

8 AREA UNDER LAY-OUT PLOT

7647.00
---------

9 NET AREA OF PLOTS FOR FSI CALCULATIONS (3-8)

1.20
------

10 PRO-RATA FSI FACTOR FOR LAY-OUT PLOTS (8/9)

DEMARICATION CERTIFICATE  
THIS IS TO CERTIFY THAT THE LAND UNDER REFERENCE WAS SURVEYED BY ME ON 20/10/2021 & DIMENSIONS OF ALL SIDES ETC. OF THE LAND STATED ON THE PLAN ARE MEASURED ON SITE & AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP AS PER T.P. ACT.

OWNER SIGN: *S. Jadhav*  
ARCHITECT SIGN: *Pankaj Jadhav*

AR. PANKAJ JADHAV  
ARCHITECT & INTERIOR DESIGNER  
202, ROONIGTA ARCADE, OPP. KUL KARNI GARDEN,  
NEAR SHREEANUPUR ROAD, THANGAR ROAD, NASHIK  
MO. 9422263475, OFF. NO. (0253) - 2232575

नसपन-७  
 दस्त क्र. १५९/१०/२०२३  
 २ — ६३



**PROPOSED SITE**

**LOCATION PLAN**  
 SCALE: 1:500

**BEFORE SUBDIVISION PLAN**

PLAT NO.	AREA OF PLOT (SQ. METERS)	ROAD WIDTH (M)	NET PLOT AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)
1	400.00	12.00	388.00	388.00	0.00	0.00	0.00	0.00	0.00	0.00
2	400.00	12.00	388.00	388.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>800.00</b>	<b>12.00</b>	<b>776.00</b>	<b>776.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**AFTER SUBDIVISION PLAN**

PLAT NO.	AREA OF PLOT (SQ. METERS)	ROAD WIDTH (M)	NET PLOT AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)	AREA (SQ. METERS)
1	400.00	12.00	388.00	388.00	0.00	0.00	0.00	0.00	0.00	0.00
2	400.00	12.00	388.00	388.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>800.00</b>	<b>12.00</b>	<b>776.00</b>	<b>776.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**APPROVED**

**ADJ.S.NO.2003**  
 TENT APPROVED LYT. LETTER NO.42 DT.06/03/1994

**ADJ.S.NO.2007**  
 TENT APPROVED LYT. LETTER NO.202 DT. 01/02/1984

**ADJ.S.NO.2008**  
 TENT APPROVED LYT. LETTER NO.42 DT.06/03/1994

**ADJ.S.NO.2006P**  
 TENT APPROVED LYT. LETTER NO.42 DT.06/03/1994



नसन-७

दस्त क्र. ( 98296 / 2023 )

30

**SANCTION OF BUILDING PERMISSION  
AND  
COMMENCEMENT CERTIFICATE**



OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE - 31/10/2022

TO, M/s. Nasa Construction Pvt. Ltd. Through Shri. Sager M. Bonde & Other One  
C/o. Er. & Stru. Engg. Ravi Amrutkar of Nashik

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. 1A of  
S.No. 200/6/1 of Nashik Shiwar.

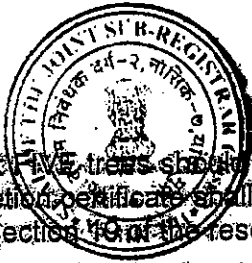
- Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of  
Structure Plan Dated: 27/12/2021 Inward C1/BP/1050/2021  
2) Final Approved Layout NO LND/MS/325/2022 Dt. 31/03/2022

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 Sub-division + Commercial + Residential Purpose as per plan duly amended in subject to the following conditions.

**CONDITIONS (1 to 49)**

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 thereon 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 date of 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 1956].
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. 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.

नसन-७



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.

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.

12. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
13. 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.
14. 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.
15. 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.
16. 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.
17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
18. 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.
19. Adequate space from the plot n/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
21. 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.
22. As per order of Urban Development of Government of Maharashtra vide TPS24-17/487/pra.kra.21/2017/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.
23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department
24. This permission is given on the basis of Title search report submitted by owner/developer, Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land
25. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

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. N.A. Municipal Corporation shall not be responsible for breach of any conditions mentioned therein.

28. NMC shall not supply water for construction purpose.

29. N.A. order No. 319/2013 Dt: 10/07/2014 submitted with the application.

Charges Recovery

30. As per the order of hon. Commissioner bearing No. Nanivilvashi/20/2021 Dt. 12/07/2021 Applicant has requested to get benefit of installment of development Charges, Amount of Total Development Charges is Rs. 33,04,170/- 1<sup>st</sup> installment of

- 1) 1<sup>st</sup> installment Rs. 8,26,050/- paid vide R.No. 6514 Dt: 30/09/2022 which 25 % of total Development Charges
- 2) 2<sup>nd</sup> installment Rs. 11,56,460/- paid vide 35 % of total Development Charges

3<sup>rd</sup> installment with interest of Rs.13,21,670/- 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 1<sup>st</sup> & 1<sup>st</sup> rd installment within specified time, then recovery of the installment at the rate of 18 % per annum as per section 124E (3) of M.R.T.P. Act is applicable.

31. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.  
Rs.25,210/- Deposited vide R.No. 6800 Dt: 04/10/2022

32. Drainage connection charges Rs.1,60,500/- is paid vide R.No. 6514 Dt: 30/09/2022

33. As per the order of hon. Commissioner bearing No. Nanivilvashi/20/2021 Dt. 12/07/2021 Applicant has requested to get benefit of installment of Cess Charges, Amount of Total Cess Charges is Rs. 26,37,320/- 1<sup>st</sup> installment of

- 1) 1<sup>st</sup> installment Rs. 6,59,330/- paid vide R.No. R.No. 6514 Dt: 30/09/2022 which 25 % of total Cess Charges
- 2) 2<sup>nd</sup> installment Rs. 6,59,330/- paid vide which 25 % of total Cess Charges
- 3) 3<sup>rd</sup> installment Rs. 6,59,330/- paid vide which 25 % of total Cess Charges

4<sup>th</sup> installment with interest of Rs. 6,59,330/- which is 25 % of total Cess charges applicable interest rate 2% 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 1<sup>st</sup> & 1<sup>st</sup> rd installment within specified time then recovery of the installment at the rate of 18 % per annum as per section 124E (3) of M.R.T.P. Act is applicable

34. Charges for "Premium FSI" & "Ancillary Premium" 100 % Rs. 50,00,000/- is paid Rs. is paid vide R.No. 6515 Dt: 30/09/2022 1<sup>st</sup> installment

35. 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 given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.3,37,840/- is paid vide R.No. 6514 Dt: 30/09/2022

Additional Conditions

36. NMC Tax for Vacant plot shall be paid before Completion.

37. Corrected 7/12 Extract to be produce before occupancy certificate

38. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.

39. Commercial N. A. Order Shall be Produced before Occupancy Certificate.

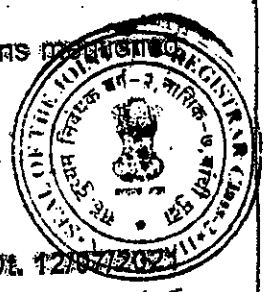
40. As per solid waste management Rule - 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net & in addition necessary precautions should be taken to reduce air pollution.

41. It is necessary to cover entire construction site with Green Net / Shed Net, for reduction of dust in air so as to avoid air pollution & Geo tag photo should be produce before occupancy certificate

40. Structural Stability Certificate showing safe against natural disaster, earthquake etc.

41. Provision of mechanical light & ventilation should be made wherever required

Handwritten notes and stamps on the document. Includes the number '33' and '33' written in the left and right margins respectively. A circular stamp is visible on the right side, partially overlapping the text.

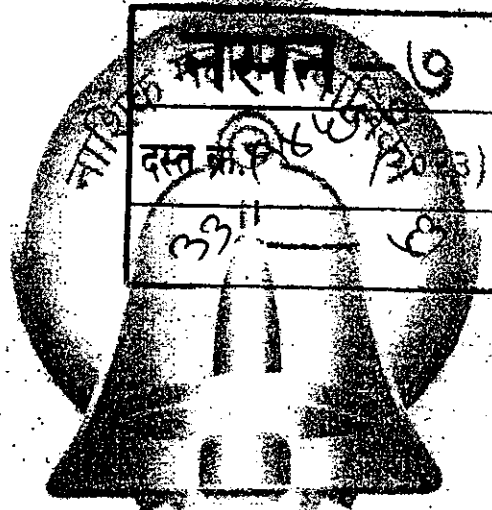


- 42 Proper provisions of facilitation for differently abled persons, Signages shall be displayed as Chapter 13 of UDCPR
- 43 All Provisions of Special Building as per UDCPR Clause No 2.2.8 should be Strictly Obsared
- 44 S.T.P. to be Constructed & maintained as per Norms.
- 45 Installation of Solar assisted water heating system as per Rule no. 13.4 of UDCPR
- 46 The Fire NOC should be Produce before occupancy certificate
- 47 Provision of grey water route as per Rule no.34.
- 48 This Permission is given on the basis of approval from Hon. Commissioner Dt. 18/10/2022
- 49 Provision of Fire Protection requirements shall be done as per appendix 'J' of DCPR & if applicable then NOC shall be obtained from C.F.O. where the building permission is given under Rule 6.10.1

  
Executive Engineer  
Town Planning Department  
Nashik Municipal Corporation, Nashik.

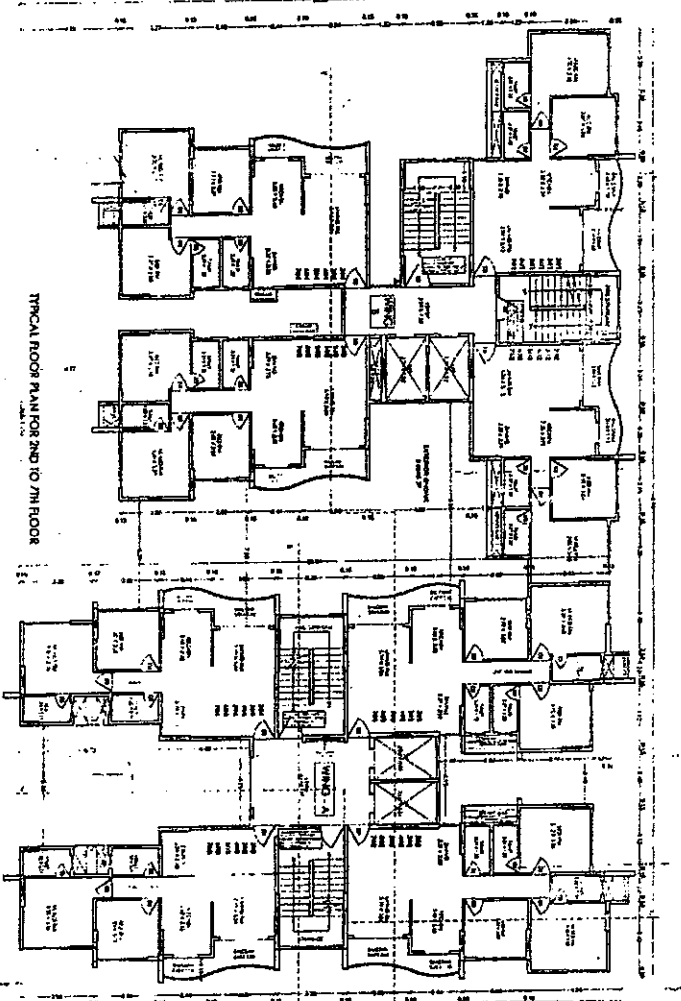
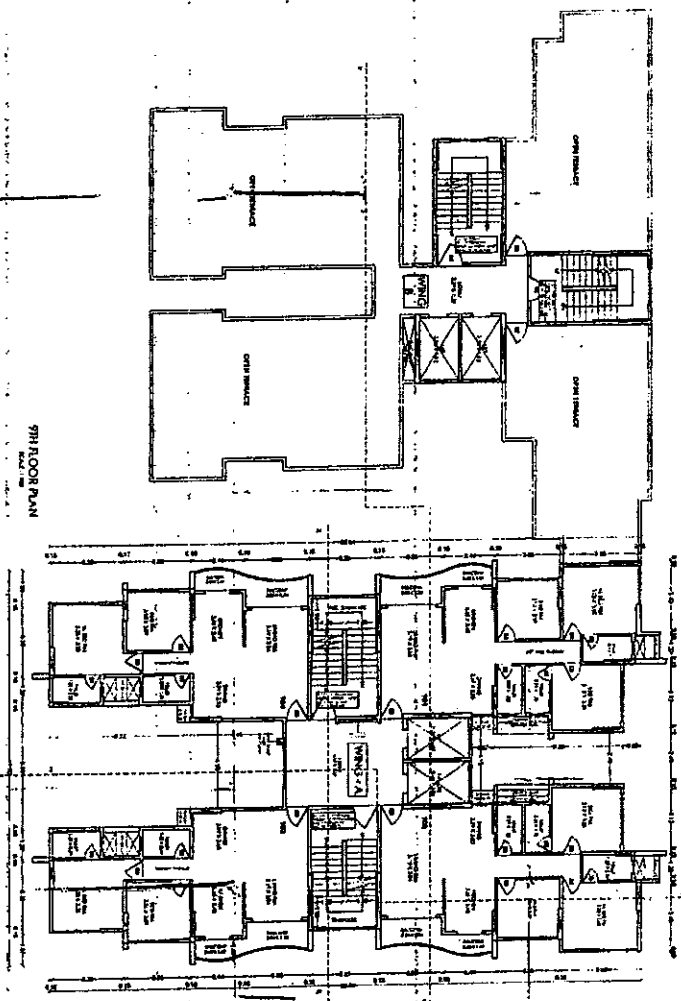
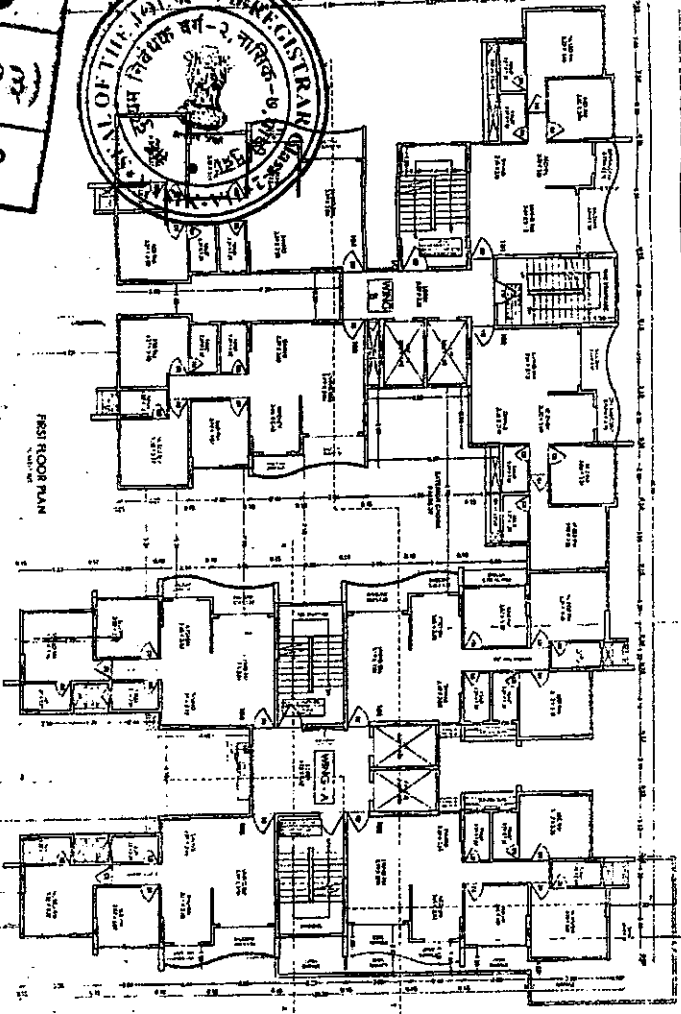
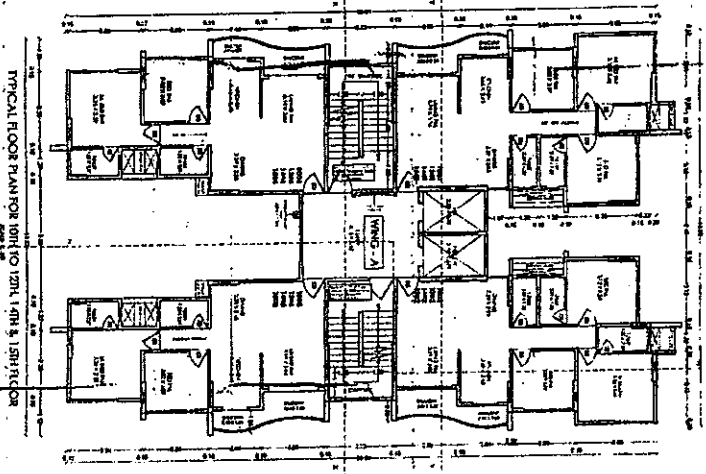
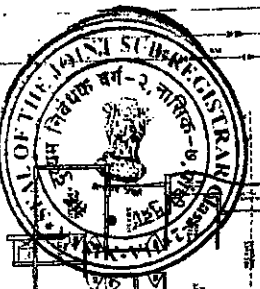
No. LND/BP/CI/352/2022  
Nashik, Dt 31/10/2022

Copy to: Divisional Officer



सर्वे भवन्तु सुखिनः

नखन-७  
 क्र. १४९७  
 ३४ - २३



NO.	REVISION	DATE
1	ISSUED FOR TENDER	10/11/2013
2	ISSUED FOR CONTRACT	10/11/2013
3	ISSUED FOR WORK	10/11/2013

Prepared by: *[Signature]*  
 Checked by: *[Signature]*  
 Approved by: *[Signature]*  
 Date: 10/11/2013

**APPROVED**  
 For the Architect  
*[Signature]*  
 For the Engineer  
*[Signature]*  
 For the Surveyor  
*[Signature]*

<b>नसम-७</b>
दस्त क्र. (७४/२०२३)



ANNEXURE - E

**(A) SPECIFICATIONS AND COMMON AMENITIES FOR THE APARTMENT**

**a. COMMON AMENITIES:**

**1. STRUCTURE:-**

- Earthquake resistant R.C.C. frame structure.

**2. INTERNAL/EXTERNAL:**

- Brickwork-external 6" light weight block/flyash. Internal 4" light weight block/flyash.
- Gypsum/POP finish for walls in the entire flat.
- Internal wall finish with O.B.D. paint, or similar.
- Double coat external plaster.
- External apex paint or similar.
- Lift with battery back-up or generator back-up.

**3. FLOORING:-**

- 24" x 24" vitrified porcelain flooring in all rooms.

**4. KITCHEN:-**

- Granite kitchen platform with stainless steel sink.
- Glazed tiles up to 4' on kitchen platform.
- Aqua guard point, power point for refrigerator.

**5. ELECTRIFICATION:-**

- Concealed wiring with circuit breakers.
- Adequate electrical points along with modular switches.
- T.V. point in living room

**6. DOORS AND WINDOWS:-**

- Decorative main door with attractive fittings.
- Night latch on main door.
- Laminated frames for all doors.
- Three track sliding windows with mosquito net, safety grill and granite sill.

**7. BATHROOM/TOILET:-**

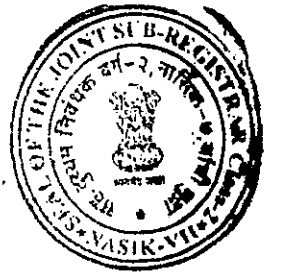
- Toilet will be provided with granite door frames.
- 7"Height glazed tiles with anti skid ceramic flooring.
- Concealed plumbing with good quality fitting and wall mixer.
- Provision for stop cock.
- Provision for washing machine





नसम-७

क्र. ७६९७/२०२३



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 :  
P51600048892

Project: Millennium Towers , Plot Bearing / CTS / Survey / Final Plot No.: Plot No 1A of S No 200/6/1 of Nashik  
Shlwar Nashik at Nashik (M Corp.), Nashik, Nashik, 422010;

1. Nasa Construction Pvt Ltd having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422003.
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 (i) 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 24/01/2023 and ending with 31/03/2030 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  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 24-01-2023 14:16:07

Dated: 24/01/2023  
Place: Mumbai

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

11/09/2013

पावती

Original/Duplicate

Thursday, September 12, 2013

नोंदणी क्र.: 39म

11:30 AM

Regn.:39M

पावती क्र.: 11887 दिनांक: 12/09/2013.

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नसन-5-10486-2013

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: सागर बोंडे

₹. 100.00

₹. 220.00

<b>नसन-७</b>
दस्त क्र. ४६९७६ / २०१३
३० — ६९



₹. 320.00

जापचास मूळ दस्त, देयनेस प्रिन्ट व सीडी खंडांज: ११:४७ AM हा वेळ मी मिळव

Joint Sub Registrar Nashik 53

बाजार मूल्य: ₹.०/-

भरलेले मुद्रांक शुल्क: ₹. 100/-

सह दुय्यम निबंधक वर्ग-२  
नाशिक-५.

1) देयकाचा प्रकार: By Cash शुल्क: ₹. 100/-

2) देयकाचा प्रकार: By Cash शुल्क: ₹. 220/-

### घोषणा पत्र

मी, श्री. स्वप्निल सागर महादेवराव बोंडे उ. वय : ३४ रा. मेघदुत शॉपिंग सेंटर, सी.बी.एस. समोर, नाशिक याद्वारे घोषित करतो की, मा. सह दुय्यम निबंधक, नाशिक यांचे कार्यालयात अॅग्रीमेंट फॉर सेल या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. सागर महादेवराव बोंडे यांनी दिनांक १२/०९/२०१३ रोजी मला दिलेल्या विशेष मुखत्यार पत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुली जबाब दिला आहे. सदर मुखत्यार पत्र लिहून देणार यांनी मुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तींपैकी कुणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

हे घोषणापत्र लिहून दिले असे.

दिनांक : १२/०९/२०१३

श्री. स्वप्निल सागर बोंडे  
कुल मुखत्यार पत्र धारक

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ORFFP0861J

नाम / Name  
PATIL SHIVRAJ SHASHIKANT

पिता का नाम / Father's Name  
SHASHIKANT NITHALRAO PATIL

जन्म की तारीख / Date of Birth  
07/03/1987

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BNKPG2669H

नाम / Name  
MEENA SHASHIKANT PATIL

पिता का नाम / Father's Name  
GOUBA KALU SHINDE

जन्म की तारीख / Date of Birth  
02/06/1971

M.S. Patil  
हस्ताक्षर / Signature



28022018

नमस्ते - 6

शिवराज शशिकंत पाटील  
Shivraj Shashikant Patil  
जन्म तिथि / DOB: 07/03/1987  
पुरुष / Male

5510 2800 1151  
VID: 9151 7235 0521 4028  
मेरा आधार, मेरी पहचान

*M.S. Patil*

शशिकंत पाटील  
Meena Shashikant Patil  
जन्म तारीख / DOB: 02/06/1971  
स्त्री / Female

9901 5407 6913  
माझे आधार, माझी ओळख

*M.S. Patil*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABMPB1426G

नाम / NAME  
SAGAR MAHADEORAO BONDE

पिता का नाम / FATHER'S NAME  
MAHADEORAO PANDUJI BONDE

जन्म तिथि / DATE OF BIRTH  
02-08-1960

हस्ताक्षर / SIGNATURE  
R.D. Mahadeorao  
आयकर अधिकारी, नाशिक  
COMMISSIONER OF INCOME-TAX, NASHIK

SAGAR MAHADEORAO BONDE  
MAHADEORAO PANDUJI BONDE  
02-08-1960  
R.D. Mahadeorao  
COMMISSIONER OF INCOME-TAX, NASHIK

बोंडे सगर महादेवराव  
Bonde Sagar Mahadeorao  
जन्म तारीख / DOB: 02/08/1960  
पुरुष / Male

9160 4533 9705  
माझे आधार, माझी ओळख

बोंडे स्वप्नील सगर  
Bonde Swapnil Sagar  
जन्म तारीख / DOB: 02/08/1989  
पुरुष / MALE

4743 8179 2126  
माझे आधार, माझी ओळख

THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH15 20010094280 DOI: 04-06-2001  
Valid Till: 27-07-2031 (NT)

30-07-2021  
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
COV DOI  
LMV 01-03-2014  
MCWG 04-06-2001

FORM 7  
RULE 16 (2)

DOB: 06-04-1982 BG: A+

Name: MAYUR SONAWANE  
SDW of: SUDHAKAR  
Add: FLAT NO701 KANHAIYA BUILDING SAMRAT VRINDAVAN  
NEW ADGAON NAKA PANCHWATI NASHIK  
NASHIK  
PIN: 422003

Signature & ID Of *M.S. Patil*  
Signature/Thumb

भारत सरकार  
Government of India

रंजित अरुण सुर्यावंशी  
RANJIT ARUN SURYAWANSHI  
जन्म तारीख / DOB: 19/08/1998  
पुरुष / MALE

3158 6088 0856  
VID: 9116 8765 6366 2493

नसन-७
दस्त क्र. (२६९) / २०२३
३६ — ६७



## घोषणापत्र / शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक, म.रा. पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे/आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या मुखत्यारधारक (P.A. Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यार पत्र अद्यापही अस्तित्वात आहे व आज पावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधिन राहून आमचा आर्थिक व्यवहार पूर्ण करून निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकूम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी/मा. न्यायालय/मा. उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

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

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हाला पूर्ण कल्पना आहे.

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

लिहून देणार

लिहून घेणार

M.S. Patil

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202312192159

19 December 2023, 11:53:26 AM

नसन7

मूल्यांकनाचे वर्ष	2023
जिल्हा	नाशिक
मूल्य विभाग	तालुका : नाशिक
उप मूल्य विभाग	1.3.39-मेरी कडून पूर्वेस येणारा व नविन मुंबई आग्रा मार्गास मिळणारा रस्ता. व दक्षिणेस औरंगाबाद रस्त्यास जोडणारा रस्ता - रहिवास व तत्सम विभागातील मिळकती
क्षेत्राचे नांव	Nashik Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#200

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
14800	37500	43120	46870	0	चौ. मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	94.193चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.24200/-
उद्देवाहन सुविधा-	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	85.63चौ. मीटर

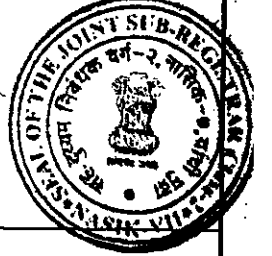
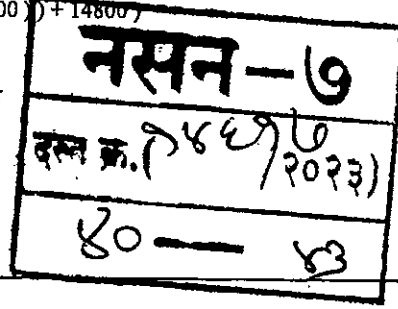
Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.39375/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
 =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
 = ((39375-14800) \* (100 / 100)) + 14800  
 = Rs.39375/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 39375 \* 94.193  
 = Rs.3708849.375/-

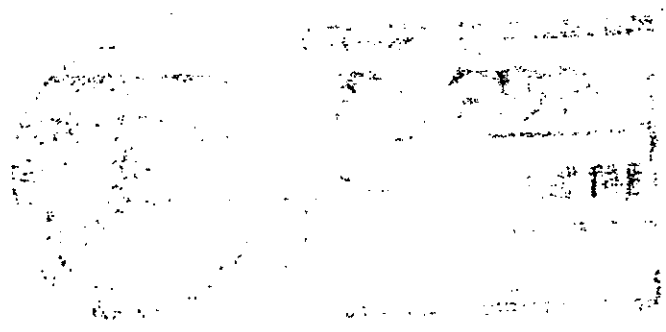


Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्हिन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 3708849.375 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.3708849/-  
 = ₹ सदतीस लाख आठ हजार आठ शो एकोणपन्नास /-

Home

Print



**नसन-७**

दस्त क्र. (१५६९७ / २०२३)

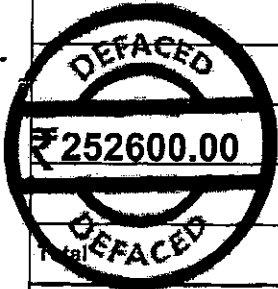
४९ — ४३



**CHALLAN**  
MTR Form Number-6



GRN MH012572493202324E	BARCODE	Date 18/12/2023-16:38:26	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (if Any)	
Type of Payment Registration Fee		PAN No.(if Applicable)	DRFPP0981J
Office Name NSK7_NASHIK 7 JOINT SUB REGISTRAR		Full Name	Shivraj Shashikant Patil
Location NASHIK		Flat/Block No.	Nashik City-1, S.No. 200 Part, Plot No. 1A
Year 2023-2024 One Time		Premises/Building	
Account Head Details		Amount In Rs.	
0030046401 Stamp Duty		222600.00	Road/Street
0030063301 Registration Fee		30000.00	Flat No. A-602 Millennium Tower
			Area/Locality
			Nashik
			Town/City/District
			PIN
			4 2 2 0 0 3
		Remarks (if Any)	
		PAN2=AAACN6201D~SecondPartyName=Nasa Construction Pvt. Ltd.-CA=3710000~Marketval=3709000	
		Amount In	Two Lakh Fifty Two Thousand Six Hundred Rupees Onl
		Words	y
		2,52,600.00	
Payment Details		FOR USE IN RECEIVING BANK	
BANK OF MAHARASHTRA		Bank CIN	02300042023121863639
Cheque-DD Details		Ref. No.	013499744
Cheque/DD No.		Bank Date	18/12/2023-16:39:44
		RBI Date	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll



Department ID : 0000000000  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-539-14617	0006614020202324	19/12/2023-12:19:14	IGR579	30000.00
2	(IS)-539-14617	0006614020202324	19/12/2023-12:19:14	IGR579	222600.00
<b>Total Defacement Amount</b>					<b>2,52,600.00</b>

1954

1954

1954





539/14617

मंगळवार, 19 डिसेंबर 2023 12:19 म.नं.

दस्त घोषवारा भाग-1

नसन7

82183

दस्त क्रमांक: 14617/2023

दस्त क्रमांक: नसन7 /14617/2023

बाजार मुल्य: रु. 37,09,000/-

मोबदला: रु. 37,10,000/-

भरलेले मुद्रांक शुल्क: रु.2,22,600/-

दु. नि. सह. दु. नि. नसन7 यांचे कार्यालयात

पावती:17233

पावती दिनांक: 19/12/2023

अ. क्र. 14617 वर दि.19-12-2023

सादरकरणाराचे नाव: शिवराज शशिकांत पाटील

रोजी 12:17 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 860.00

पृष्ठांची संख्या: 43

दस्त हजर करणाऱ्याची सही:

एकुण: 30860.00

सह-दुरग्राम निबंधक वर्ग-२  
Joint S.R. Nashik-7  
नाशिक-७.

सह-दुरग्राम निबंधक वर्ग-२  
Joint S.R. Nashik-7  
नाशिक-७.

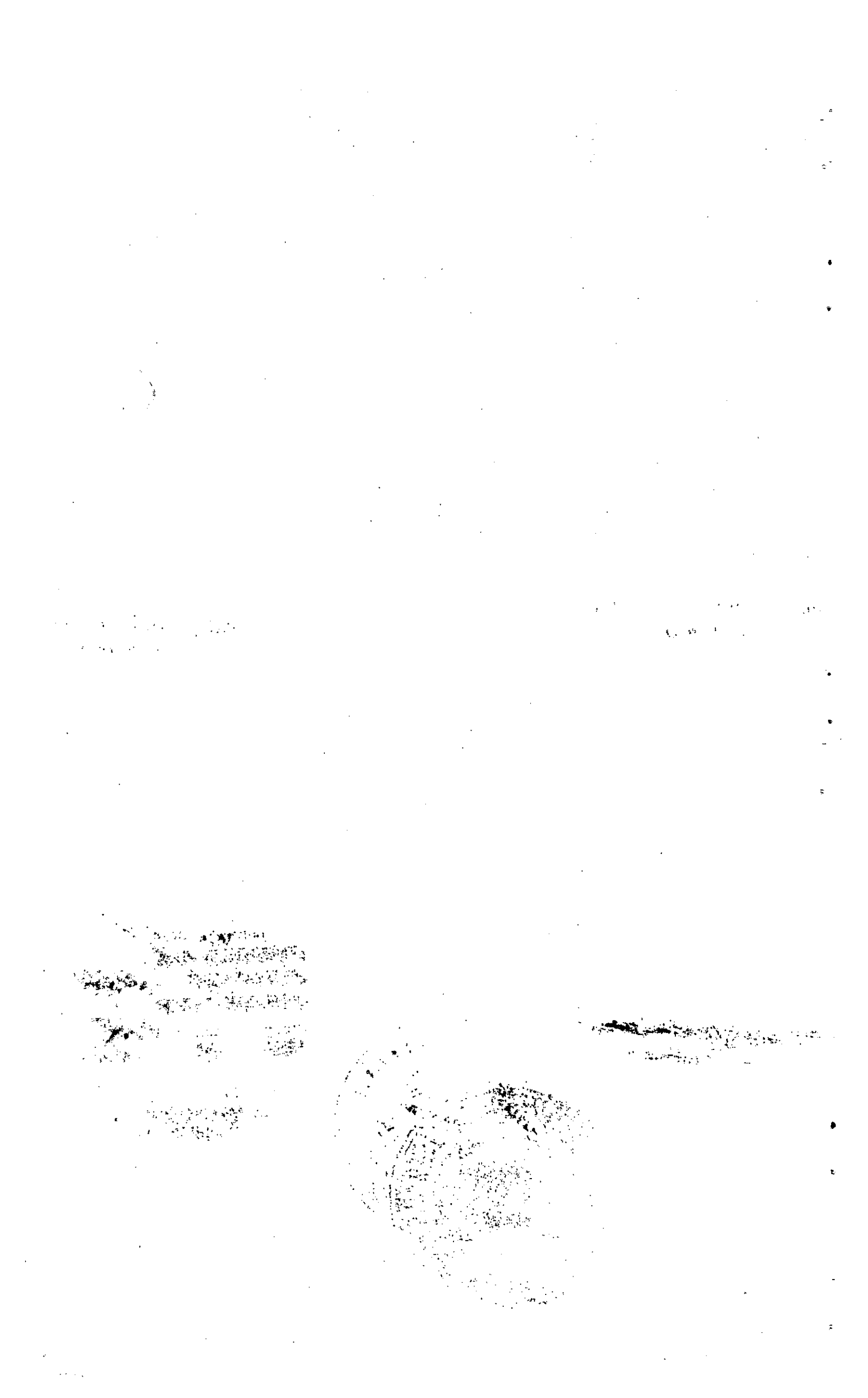
दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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

शिक्का क्रं. 1 19 / 12 / 2023 12 : 17 : 44 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 19 / 12 / 2023 12 : 19 : 05 PM ची वेळ: (फी)







19/12/2023 12 23:27 PM

दस्त गोपवारा भाग-2

नसतन7

83/83

दस्त क्रमांक:14617/2023

दस्त क्रमांक :नसतन7/14617/2023  
दस्ताचा प्रकार :-ऑग्रीमेंट दू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:शिवराज शशिकांत पाटील पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मु.पो. दिघवद, ब्लॉक नं: ता. चांदवड, , रोड नं: जि. नाशिक, , महाराष्ट्र, णास:ईक. पॅन नंबर:DRFPP0981J	लिहून घेणार वय :-26 स्वाक्षरी:- 		
2	नाव:मिना शशिकांत पाटील पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मु.पो. दिघवद, ब्लॉक नं: ता. चांदवड, , रोड नं: जि. नाशिक, , महाराष्ट्र, णास:ईक. पॅन नंबर:BNKPG2669H	लिहून घेणार वय :-52 स्वाक्षरी:- 		
3	नाव:नासा कन्स्ट्रक्शन प्रा.लि. तर्फे डायरेक्टर - सागर महादेवराव बोंडे तर्फे विशेष मुखत्यार स्वप्निल सागर बोंडे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सागर पॅलेस, , ब्लॉक नं: सावरकरनगर, , रोड नं: गंगापूररोड, नाशिक, , महाराष्ट्र, णास:ईक. पॅन नंबर:AAACN6201D	लिहून घेणार वय :-34 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत ऑग्रीमेंट दू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:19 / 12 / 2023 12 : 21 : 07 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याचा व्यक्तिशः ओळखतात, व स्वस्थची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:मयुर सुधाकर सोनवणे - - वय:42 पत्ता:दामोदर चेंबर्स, सी.बी.एस., नाशिक. पिन कोड:422002	 स्वाक्षरी:- 	
2	नाव:रंजित अरुण सुर्यवंशी . . वय:25 पत्ता:गणुर ता. चांदवड जि.नाशिक. पिन कोड:423101	 स्वाक्षरी:- 	

शिवका क्र.4 ची वेळ:19 / 12 / 2023 12 : 23 : 16 PM

सह दस्ता निबंधक भाग-२  
नाशिक-७.

प्रमाणित करण्यात येते की,  
या दस्तामध्ये एकूण ४३ कसे जाहेत.  
पुस्तक क्रमांक १, क्रमांक  
१४६१७  
दिनांक १९ जाने २०२३

Payment Details.

sr.	Purchaser	Type	Verification no/Year	Amount	Use At	दस्ता निबंधक Device Number नाशिक - ७.	दिनांक Date
1	Shivraj Shashikant Patil	eChallan	02300042023121863630	222600.00	SD	0006614020202324	19/12/2023
2		DHC		860	RF	1223181421553D	19/12/2023
3	Shivraj Shashikant Patil	eChallan		30000	RF	0006614020202324	19/12/2023

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

Know Your Rights as Registrants

14617 /2023

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

