



Zone no.	-	27.2
Government Valuation Rs.	-	22,51,000/-
Agreed Consideration Rs.	-	28,50,000/-
Stamp Rs.	-	1,71,000/-
Registration fees Rs.	-	28,500/-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made and executed at Pimpalgaon on this 18th day of **December** in the year **2023**.

BETWEEN

1. Mr. Hemant Vinayak Mistry

Age. 43, Occ Service

PAN- AHIPM8981B

Adhar no. 392348756448

R/o. Type 4/B 105 HAL Township

Ozar Mig, Tal. Niphad Dist. Nashik, Maharashtra.

2. Mr. Yogesh Yashwantrao Wable

Age. 43, Occ Service

PAN- AASPW0329C

Adhar no. 763072269254

R/o. Shivaji Road Ozar Mig, Tal. Niphad Dist. Nashik, Maharashtra.

Herein after referred to as the **OWNER/DEVELOPER/BUILDER** (which expression shall unless it be repugnant to the lands, context or meaning thereof mean and include his executors, assigns etc.) of the **FIRST PART**.

AND

1. **Mr. Ravi Ranjan Kumar**

Age. 40 Occ. Service

PAN- AMQPK3070J

Adhar no. 961364189613

2. **Mrs. Neetu Singh**

Age. 37 Occ. Housewife

PAN- CDDPS0790R

Adhar no. 796043871609

Both are R/o. Ozar Mig Tal-Niphad, Dist- Nashik.

Hereinafter referred to as the **"PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/ her/ their heirs, executors, administrators, assigns, etc.) of the **SECOND PART**.

WHEREAS property described in schedule I i.e. plot no. 17 is owned and possessed by Owners-Developer and they have purchased the said property from Mr. Laxmikant Ramanlal Patel & others by way of sale deed which is registered in the office of Sub-Registrar Niphad at sr. no. 2911 on 3.08.2009, as per the said sale deed names of owner- Developers are recorded in record of rights vide M.E. no. 16084.

AND WHEREAS property described in schedule I i.e. plot no. 18 is owned and possessed by consenting party and they have purchased the said property from Mr. Surendra Navnitdas Kapdiya by sale deed which is registered in the office of Sub-Registrar Niphad -1 at sr. no. 2910 dtd. 3.08.2009, as per the said sale deed names of consenting party is recorded in record of rights vide M.E. no. 16092.

AND WHEREAS the property described in schedule is out of final layout which is approved and sanctioned by Asst. Director Town Planning Nashik Municipal Corporation Nashik vide order no. Abhilekh /Binsheti/Mauje Ozar Tal. Niphad. Dist. Nashik/ 210/ 211/ 212 Pai/ SSN/1943 dtd. 14.9.2007.

गावाचे नाव : ओझर टाऊनशिप

(1) विलेखाचा प्रकार	साठेखत
(2) मोबदला	2850000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2251000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक इतर वर्णन ; इतर माहिती: , इतर माहिती: मौजे ओझर टाऊनशिप येथील बिनशेती मिळकत गट नं 210/211/212 यासी प्लॉट नं 17 व 18 यावर बांधकाम केलेल्या इमारती मधील दुसऱ्या मजल्यावरील प्लॉट नं 4 यासी क्षेत्र 79.92 चौ मी येणेप्रमाणे वर्णनाची मिळकत ((GAT NUMBER : 210/211/212 Plot No 17 & 18 Flat No 4 ;))
(5) क्षेत्रफळ	1) 72.92 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:- हेमंत विनायक मिस्त्री वय:-43; पत्ता:- प्लॉट नं: टाईप 4 बी /105, माळा नं: ओझर टाऊनशीप , इमारतीचे नाव:- , ब्लॉक नं: ता निफाड , रोड नं: जि नाशिक , महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422207 पॅन नं:- AHIPM8981B 2): नाव:- योगेश यशवंत वाबळे वय:-43; पत्ता:- प्लॉट नं: शिवाजी चौक , माळा नं: -, इमारतीचे नाव: ओझर मिग , ब्लॉक नं: ता निफाड , रोड नं: जि नाशिक , महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422207 पॅन नं:- AASPW0329C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रवि रंजन कुमार वय:-40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओझर मिग , ब्लॉक नं: ता निफाड , रोड नं: जि नाशिक , महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422207 पॅन नं:- AMQPK3070J 2): नाव:- नितू सिंह वय:-37; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओझर मिग , ब्लॉक नं: ता निफाड , रोड नं: जि नाशिक , महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422207 पॅन नं:- CDDPS0790R
(9) दस्तऐवज करून दिल्याचा दिनांक	18/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4721/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	171000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28500
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सूची क्र.11
नोंदणी नंतरची प्रथम प्रत
अस्सल वर कुकूम नक्कल
दुय्यम निबंधक श्रेणी-१, निफाड-२



न.प.ड.-२
दस्ताक्र.(२०२१/२०२५)
११ — ३९



East - Gat no. 209
West - 12 Mtrs. Colony Road
South - Plot No 19
North - Flat No 03

SCHEDULE III

Specification of the building

- 1.R.C.C. Work, earth quake resistance, RCC designed on M 29 and FE 500 Grade
- 2.Brick Works- External wall 6" thick and internal wall 4" thick to make offset free
- 3.Plaster;- Sand face external plaster and neeru finish internal plaster
- 4.Paints- External- Asian/ Apex as ACE paint and internal tractor emulsion paint with some attractive show walls.
- 5.Flooring;- 32x32" double charge premium tiles.
- 6.Staircase;- Staircase will be in Black granite with Ivory riser.
- 7.Kitchen;- Black granite platform with glazed tiles window level, glazed dado with stainless steel sink provision, Kitchen trolley below kitchen platform.
- 8.Bathroom;- Jaguar fitting with luxurious bath with glazed tiles up to window top with ceramic floor at bathroom with concealed plumbing, hot and cold water system and Western commode for attached toilet.
- 9.Doors and Hardware: Decorative laminated main door with attractive fitting, internal water proof laminated flush doors.
- 10.Windows:- White Powder quoted aluminum three track window with M.S. Safety grills
- 11.Electrification:- in concealed wiring with sufficient light points , T.V. Point in hall, Polly cap wire, anchor switches.
- 12.Four person Lift will be provided.
- 13.Borewell and municipal Water facility.
- 14.Special features:- POP for leaving room, building located as good location and C.C.T.V. Camera around the building.
- 15.Video Door Bell.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED
HEREUNTO ON THIS DAY, DATE AND YEAR FIRST MENTIONED
ABOVE.

Signed Sealed and Delivered
by the within named
OWNER/DEVLOPER/BUILDER

1. Mr. Hemant Vinayak Mistry






2. Mr. Yogesh Yashwantrao Wable






RBO/R-III/11A/
Date: 21.11.2023
JR. ASSOCIATE
Ranjan Kumar
satisfactory report
sheet of the emp

न.प.ड.-२
दस्ताक्र. ५७२१/२०२३
१२ — ११



न.प.ड.-२
दस्ताक्र. ५७२१/२०२३
१३ — ११

Signed Sealed and Delivered
by the within named PURCHASERS/S
Mr. Ravi Kumar
Ranjan



Ranjan



Mrs. Neetu Singh

Neetu Singh



WITNESSES:

1. *Pulate* Ganesha Pulate
2. *Khadam* Gaurav vijay Kadam

दस्तावेज क्र. (2029/2023)
90 — 39



न.प.स.
दस्तावेज क्र. (2029/2023)
99 — 39

East
West
South
North

Specification of the
1. R.C.C. Work, etc.
2. Brick Works
3. Plaster
4. Paint
with

(21) All costs, charges and expenses in connections with the formation of the co-operative society, limited company or associations as well as cost of preparation, stamping and registering this agreement and/or any other agreement, and stamping duty and registration charges and the expenses incidental to for conveyance(s) and land in favour of such co-operative society, limited company or associations. Neither the owner/developers nor landowner shall be liable for neither these expenses nor they shall contribute to these expenses. The proportions to share of such expenses, cost and charges payable by the Flat purchaser shall be paid by the Flat purchaser immediately on it becoming payable. The Flat purchaser shall be liable to pay to owner/developers within 10 days of demand by the owner/developers the amount such as deposits, debentures, contributions for transformer to be paid to the M. S. E. B. for obtaining electric connections. All expenses shall be borne by the purchaser for obtaining the electrical connections.

The Flat purchaser shall be liable to pay to developer within 10 days of demand by the owner/developers the amount such as deposits, debentures, contributions to be paid to the NMRDA for obtaining water connections as well as costs & charges of pipe line, meter, and labour charges upto water meter from Nagar Parishad Ozar water line.

(22) Purchaser may avail loan for the purchase of the premises described in schedule II and for which Owner/Developer will give all the papers and No objection as per demand of the financial institution from whom purchaser is going to avail loan. The purchaser shall be sole responsible for the repayment of the said loan amount.

(23) This agreement shall always be subject to provisions of Mah. Ownership Flats (Regulation of Promotion of Construction, Sale, Management Transfer) Act 1963 and rules made there under of the provisions of Maharashtra Apartment Ownership Act 1970 and Maharashtra Apartment Ownership Rules 1972)

SCHEDULE I

OF THE SAID PROPERTY

All that piece and parcel of Residential land situated at Ozar Township, Tal. Niphad Dist. Nashik i.e. Gat no. 210/211/212 out of it Plot no. 17, measuring 1.71.00 Sq. Mtrs. and Plot no.18 measuring 1.71.00 Sq. Mtrs. after amalgamation Gat no. 210/211/212 plot no./17/18, total 3.42.00 Sq. Mtrs. Where Plot No 17 is bounded as under :-

- East - Gat no. 209
- West - 12 Mtrs. colony road
- South - Plot no.18.
- North - Plot no. 16.

Plot No 18 is bounded as under :-

- East - Gat no. 209
- West - 12 Mtrs. colony road
- South - Plot no.19.
- North - Plot no. 17.

SCHEDULE II

OF THE PREMISES AGREED TO BE SOLD

ALL THAT PIECE and parcel of constructed premises bearing Flat no. 04 on **Second floor**, measuring **79.92 Sq. Mtrs carpet**, in building under construction upon the property described in schedule I above, which is bounded as under