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पावती

Original/Duplicate

Monday, October 24, 2016

3:52 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10011 दिनांक: 24/10/2016

गावाचे नाव: म्हसखळ

दस्तऐवजाचा अनुक्रमांक: नसन3-8546-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्रीमती. इंदुबाई केदु जाधव --

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 27

रु. 26500.00

रु. 540.00

एकूण:

रु. 27040.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:10 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 1863000 /-

मोबदला रु. 2650000/-

भरलेले मुद्रांक शुल्क : रु. 159000/-

1) देयकाचा प्रकार: eChallan रकम: रु. 26500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005456234201617E दिनांक: 24/10/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 540/-

Joint Sub Registrar Nashik3

इंदुबाई केदु जाधव

मुळदस्त, परत किला



24/10/2016

सूची क्र. 2

दुय्यम निबंधक : सह दु.ति. नाशिक 3
दस्त क्रमांक : 8546/2016
नोंदणी :
Regn:63m

गावाचे नाव : 1) म्हसरुळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2650000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1863000
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	
(5) क्षेत्रफळ	1) 63.35 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव.-मै. क्रिष्णा डेव्हलपर्स र्कें. सागिदार श्री. केतन रमेशभाई दोमडीया - वय:-26; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: दिडोरी रोड, म्हसरुळ, नाशिक, महाराष्ट्र, णास्:ई.न. पिन कोड:-422004 पॅन नं:-AANFK0993R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव.-श्रीमती. इंदुबाई केदु जाधव - वय:-52, पत्ता:-, , , , दिडोरी रोड, म्हसरुळ, नाशिक, आसराळे, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422004 पॅन नं:-ASYPJ4020B 2) नाव:-श्री. किरण केदु जाधव - वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: दिडोरी रोड, म्हसरुळ, नाशिक, महाराष्ट्र, णास्:ई.न. पिन कोड:-422004 पॅन नं:-ALRPJ8061E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/10/2016
(10) दस्त नोंदणी केल्याचा दिनांक	24/10/2016
(11) अनुक्रमांक, बंड व पृष्ठ	8546/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	159000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	26500
(14) शिंरा	

सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
अरसल बरहुकुम नककल

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक पत्र-१
नाशिक-३.





CHALLAN
MTR Form Number-6

नसल-३
दस्तावेज क्र. (CWSY 1001)
१ - - - २६

GRN	MH00546234201617E	BARCODE			Date	24/10/2016-14:06:52	Form ID	25.2	
Department	Inspector General Of Registration								
Type of Payment	Stamp Duty	TAX ID (If Any)							
	Registration Fee	PAN No. (If Applicable)	AS YPJ4020B						
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name	INDUBAI KEDU JADHAV						
Location	NASHIK	Flat/Block No.	FLAT IN SKY ELEGANCE APT						
Year	2016-2017 One Time	Premises/Building							
	Account Head Details	Amount in Rs.							
0030046401	Stamp Duty	159000.00	Road/Street	SNO 206/A/1 206/B/2 PLOT NO 17 18 19 20 21.					
0030063301	Registration Fee	26500.00	Area/Locality	NASHIK					
			Town/City/District						
			PIN	4 2 2 0 0 4					
			Remarks (If Any)	PAN2=AANFK0993R~SecondPartyName=MS KRISHNA DEVELOPERS~CA=26500000~Marke tval=1863000					
Total		185500.00	Amount In	One Lakh Eighty Five Thousand Five Hundred Rupees					
			Words	Only					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque/DD No				Bank CIN	REF No.	00040572016102452888 IK000NTH8			
Name of Bank				Date	24/10/2016-14:07:41				
Name of Branch				Bank-Branch	STATE BANK OF INDIA				
Mobile No. : Not Available				Scroll No. , Date	Not Verified with Scroll				



प्रतिज्ञापक

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तावेजातील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तावेजाच्या सत्यता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी सदर निष्पादक व कबुलीपत्रक हे संपुर्णपणे जबाबदार राहतील.

लिहून घेणारे:
नि. देगारे

पान-३
पान नं. (म.प. नं. १०१६)
२ - २५

READY RECKNER CHART NO. 16.3
 RATE FOR FLAT RS. 24,500/- PER SQ. MTRS.
 CARPET AREA OF FLAT 63-35 SQ. MTRS.
 CONSIDERATION RS. 26,50,000/-
 MARKET VALUE RS. 18,63,000/-
 STAMP RS. 1,32,500/- + 1% SURCHARGE RS. 26,500/- TOTAL AMOUNTING
 TO RS. 1,59,000/-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this
 24TH day of OCTOBER 2016.

B E T W E E N

**M/s. KRISHNA DEVELOPERS, A Partnership firm through its PARTNER
 MR. KETAN RAMESHBHAI DOMADIYA**, Age 26 Years, Occupation
 Business, R/o. S.No. 209/3/1/A, Dindori Road, Near Reliance Petrol Pump,
 Nashik, **PAN AANFK 0993 R**, Hereinafter referred to as the **VENDOR**, (Which
 expression shall unless it be repugnant to the context or meaning thereof
 mean and include their heirs, executors, administrators, assigns, etc.) of the
ONE PART.

A N D

- [1] **SMT. INDUBAI KEDU JADHAV**, Age - 52, Occupation - Agriculturist,
 PAN - ASYPJ 4020 B,
 [2] **MR. KIRAN KEDU JADHAV**, Age - 26, Occupation - Business, PAN -
 ALRPJ 8061 E,

Both R/o :- Flat No. B-14, Krishna Residency, Opp. Reliance Petrol
 Pump, Kala Nagar, Dindori Road, Panchvati, Nashik - 422004.
 hereinafter referred to as the "**PURCHASERS**" (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 **OTHER
 PART.**

WHEREAS the vendor, hereinafter referred to as the Land Owner is the
 absolute & exclusive owner & otherwise is well & sufficiently entitled to all
 that piece & parcel of the land situated at Village Mhasrul, Tal. Dist. Nashik,
 more particularly described in the first schedule written hereunder and
 hereinafter referred to as the SAID PROPERTY.

WHEREAS the vendor has purchased Plot No. 17, 18 and 19 from the
 previous owner Lubana Nijamoddin Kokani by a sale deed dated 29-6-2013
 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No.
 5688 of 7-2013 and thereafter a correction deed is executed for correcting
 the same which is duly registered at Sr.No. 259 on 12-1-2015 and name of
 the vendor is mutated in the owners column of the record of rights and as
 such the vendor is competent to develop the said property by constructing
 building thereon and sell their share of super structure as the vendor may
 deem fit and proper.

AND WHEREAS the vendor has purchased Plot No. 20, 21 and 23 from the
 previous owner Afrin Moin Khatib by a sale deed dated 29-6-2013 which is
 duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 5687 on 1-
 7-2013 and thereafter a correction deed is executed for correcting the S.No.
 which is duly registered at Sr.No. 258 on 12-1-2015 and name of the vendor
 is mutated in the owners column of the record of rights and as such the



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दस्तावेज (सुप्ले) 2013	
3-22	

vendor is competent to develop the said property by constructing building thereon and sell their share of super structure as the vendor may deem fit and proper.

AND WHEREAS the vendor has purchased TDR of 600-00 Sq. mtrs. from DRC No. 635 Dated 25-6-2013 from Mr. Sandeep Haribhau Jadhav and Pratip Deelip Aher by a sale deed dated 29-6-2013 which is duly registered at Sr. No. 8120 on 29-6-2013 and prepared a building plan by amalgamating all the plots which is duly sanctioned by the Nashik Municipal Corporation under commencement certificate NO. LND / BP /PANCH/C-5/275/1674 Dated 5/7/2013 and as per the building plan the vendor has commenced the construction on the said property and proposes to construct a building consisting of A & B Wings, hereinafter referred to as the SAID BUILDING.

AND WHEREAS the vendor has appointed Mr. V.B. Shardul as their Architect and Mr. R.K. Sing as their structural Engineer and shall accept the professional supervision of Architects and the Structural Engineer till the completion of the building.

AND WHEREAS the copies of certificate of title by the Advocate of the vendor, copies of 7/12 extracts, mutation entries, etc. showing the nature of the title of the vendor to the said property and copies of plans and specifications of the flat agreed to be purchased by the purchaser are delivered to the purchaser.

AND WHEREAS the purchaser has been provided by the vendor with all the copies of documents necessary for verification of title before execution of this agreement and as such the purchaser has verified the title in respect of the marketable title of the vendor in respect of the said property and thereafter has agreed to purchase the said flat.

AND WHEREAS the purchaser is aware that the vendor will enter into similar documents with several other purchasers in respect of the flat in the said building.

AND WHEREAS the purchaser/s applied to the Vendor for purchase of the Flat as described in the second schedule written hereunder, hereinafter referred to as the said Flat in A Wing of **SKY-ELEGANCE APARTMENT** situated at Mhasrul, Tal. Dist. Nashik. That the vendor intends to construct two independent buildings as per approved building plan to be known as A Wing and B Wing of SKY ELEGANCE APARTMENT.

AND WHEREAS the purchaser/s demanded from the Vendor and the vendor has given inspection to the Purchaser/s and delivered the copies of all the documents, Agreements, Plans, Designs and Specifications prepared by the Architect of the vendor and of such documents which are specified under, Sale, Mah. Ownership Flat (Regulation of promotion of Construction, Sale, Management and Transfer) Act 1963 (Hereinafter referred to as the said act) and rules thereunder, the purchaser/s is satisfied about the same.

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

NOW THIS AGREEMENT WITNESSETHAS HEREIN AND IT IS AGREED BY AND BETWEEN THE PARTIES THAT :-

1. The name of the project shall be "**SKY-ELEGANCE APARTMENT**" consisting of A & B Wing with two staircases, two lifts, each having common



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संख्या (MSE प्रति)
३-२५

Bore Well and independent underground and overhead water tank. That A Wing consists of commercial as well as residential apartment only while B wing consists of residential apartment. Both the building shall have common entrance as shown in the plan. No flat owners shall have entrance from shop side road as the surrounding marginal open space of the shops are allotted to the respective shop owners. Separate parking for A Wing and B Wing is provided as shown in the brochure and booking plan.

2. The Vendor herein shall construct the said building on the said property in accordance with the plans, designs and specifications approved by Nashik Municipal Corporation, which have been seen and approved by the Purchaser. The Purchaser hereby gives his / her / their irrevocable consent to the Vendor herein to carry out such, alterations, modifications in the sanctioned building plans, as the Vendor in his sole discretion thinks fit and proper and/ or such modifications and alterations which are necessary in pursuance of any law, rules, regulations, order or request made by the local authority, planning authority, competent authority or Government or any officer of any local authority. Provided such alterations in the building plan does not affect the flat of the purchaser herein.

3. The Vendor herein has agreed to sell and the Purchaser herein agreed to purchase a Flat, more particularly described in the second schedule written hereunder, for total consideration of **Rs. 26,50,000/- (Rs. Twenty Six Lacs Fifty Thousand Only)** for the carpet area of the flat as mentioned in the schedule written hereunder including the price for proportionate share in the said land and excluding all expenses for stamp duty and registration charges, service tax & Vat or any other taxes levied, which shall be paid by Purchaser separately. The sale of the said flat is on the basis of the carpet area only. The purchaser is aware that due to the skirting and variation in plaster, the carpet area may vary. The variation may be approximately 2 to 3%. The said price does not include the cost of additional amenities and facilities over and above the standard amenities and facilities.

4. The Purchaser has agreed to pay the consideration of **Rs. 26,50,000/- (Rs. Twenty Six Lacs Fifty Thousand Only)** in following manner;

Rs. 3,82,000/-

Received from the purchaser by Cheque No. 029242 drawn on Axis Bank, Nashik Branch on 24/10/2016.

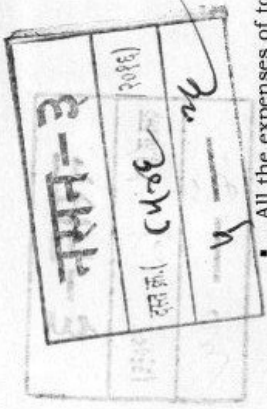
Rs. 22,68,000/

To be paid within one Month from the date of this agreement.

Rs. 26,50,000/- (Rs. Twenty Six Lacs Fifty Thousand Only)



All the amount and expenses towards the stamp duty, registration charges, etc.



• All the expenses of towards the final deed of apartment and proportionate expenses of declaration of apartment.

5. All the expenses of stamp duty and registration charges shall be borne and paid by the purchaser exclusively.
6. That the purchaser shall be liable to pay the service tax in proportion to the installment separately and the purchaser shall alongwith the installment pay the service tax separately as applicable.
7. The purchaser shall also pay the VAT and service tax on execution of this agreement.
8. That the purchaser shall deposit an amount as may be decided by the vendor as corps funds towards the maintenance of the building, lift maintenance and the premises. This amount of maintenance shall be deposited in the bank for the benefit for the building and the surrounding open space. The entire project will be maintained out of the corps funds and after the said corps funds is exhausted all the shop purchaser shall contribute the amount as may be required for the maintenance and as may be decided by all the shop owners.
9. Carpet area shall be a clear dimension from unfinished wall to unfinished wall (brick to brick) including the balcony and cupboards, elevations, floor beds, the total area of adjoining covered terraces, and the terraces granted to pent house etc. No deductions shall be made for structural members of the building like columns, beams, shafts, skirting's, dados in the rooms. Passages, shelves in the walls at floor level shall be considered as full dimensions for carpet area measurement. The built up area shall be calculated by adding thirty five percent to the carpet area. The vendor has explained the said calculation of carpet area and built up area and the purchaser has no complaint about the same.
10. It is hereby agreed that the time for payment as specified above is the essence of this agreement and on failure of the Purchaser to pay the same on due dates, it shall be deemed that the Purchaser has committed breach of this agreement and the Vendor shall be entitled to take such action as they are entitled to take in case of breach/default of this agreement, including termination of this agreement.

11. Without prejudice to the right of the Vendor to take action for breach arising out of delay in payment of the installments on the due date, the Purchaser shall be bound and liable to pay interest @ 18% per annum with monthly rests on all amounts which become due and payable by the Purchaser to the Vendor till the date of actual payment.

12. On the purchaser committing default in payment on the due dates, of any of the installments or any other amounts due and payable on the Purchaser committing breach of any terms and conditions of this agreement, the Vendor shall in its sole discretion be entitled to terminate this Agreement. Provided always that the power of termination herein before contained shall not be exercised by the Vendor unless and until the Vendor has given to the Purchaser fifteen days prior notice in writing intimating the purchaser about the breaches and defaults committed by him and even after receipt of such notice, the purchaser fails to rectify and correct the breaches and defaults committed by him and the purchaser fails to pay the amount due and payable alongwith interest thereon, if even part of the dues remains unpaid, the agreement shall be terminated. The Purchaser has irrevocably agreed to the same, provided further that upon termination of this Agreement, the Vendor shall refund to the purchaser the installments of the consideration



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कम (MSE 1014)
९-०५

which the Purchaser might have till then paid to the Vendor, but without any interest. The balance amount, shall be paid by the Vendor to the purchaser after resale of the said flat in the manner of receipt of consideration from new purchaser and on such condition the Vendor shall be entitled to resale the said flat and/or dispose of or otherwise alienate the same in any other manner as the Vendor in its sole discretion thinks fit. The purchaser agrees to the same. The Purchaser shall have no claim except for repayment of the amount payable as mentioned above. The Purchaser hereby agrees that in that event all his/her/their rights in the said flat stand extinguished. No separate cancellation deed, its execution and registration will be required.

For the above referred clause Vendor shall give all the notices to the purchaser on the address mentioned in the title clause.

13. The Vendor has informed the purchaser and the purchaser is aware that the purchase of the said premises shall be subject to all the following conditions:-

- a) The access to the individual flat shall be as per the sanctioned plan and/or revised plan from time to time.
- b) Construction of a loft and other civil changes done internally shall be at the risk and cost of the purchaser, the purchaser shall not damage the basic RCC structure.
- c) The installation of any grills or any doors shall only be as per the form prescribed by the Vendor's Architect.
- d) The premises flat shall be solely utilized for the purpose it is regally allowed and for no other purchaser.
- e) The car parking area shall not be enclosed under any circumstances.

14. If the Central Government / State Government / Local authority / Revenue Authority / any other authority / any court / Judicial authority / quasi judicial authority by way of any Statute / rule / regulation / notification / order / judgment / executive power etc. levies any tax / duty / charges / premium / levies / cess / surcharge / demands / welfare fund or any fund / betterment tax / sales tax / transfer tax / turnover tax / works contract tax / service tax, VAT, penalties etc. and put in force or shall be in force prospectively or retrospectively, in respect of the said flat or the construction for execution of the said agreement or other document registered or the transaction herein, shall exclusively be borne and paid (and if the same is paid by the Vendor then reimbursed) by the Purchaser. The Purchaser hereby indemnifies the Vendor from all such levies, cost and consequences.

15. It is hereby declared that all sanctioned plan/s has / have been shown to the Purchaser and the floor space index (FSI) available is shown in the said plan/s.

The specifications of the Flat and the fixtures, fittings and the fittings to be provided by the Vendor to the said Flat or to the said building are detailed in the Annexure annexed hereto and the Purchaser shall not be entitled to any extras. The Purchaser also agrees not to make any demand to change the plans annexed herewith. The Vendor shall not refund any amount or deposit any items of specifications and/or amenities on request of the purchaser.

17. The possession of the said flat shall be delivered by the Vendor to the Purchaser within 18 months from the date of this agreement, subject to the terms of this agreement and all payments, dues, fees etc. are paid by the Purchaser and necessary bond, undertaking, affidavit, receipt etc. in respect to any such present and future payments, dues, fees etc. are signed and



delivered to the Vendor. The purchaser shall not insist for completion certificate from NMC at the time of possession. The purchaser shall not demand the possession of the flat or the permission to enter upon the flat with intention to make furniture or install any furniture or fixtures unless and until the purchaser has paid the full amount of consideration and such other charges due and payable to the vendor.

Provided that the Vendor shall be entitled to reasonable extension of time for giving delivery of possession of Flat on the aforesaid date, if the completion of the building/s is delayed on account of:

- i. Non-availability of steel, cement, sand other building material, water or electric supply.
- ii. War, Civil Commotion or act of God.
- iii. Any notice, order, rule, notification of the Government and / or other public or Competent Authority or any Decree / Order of any Court/tribal/authority.
- iv. Any stay or injunction order from any Court.
- v. Pendency of any litigation
- vi. Delay or default in payment of any installment or dues by the Flat Purchaser. (This is without prejudice to the right of the Vendor under Clause 8 & 9 above).
- vii. Delay by Local Authority in issuing or granting necessary Completion Certificate or Occupation Certificate.
- viii. Any other circumstances beyond the control of the Vendor or force major.
- ix. Strike of labour
- x. Changes in any rules, regulations, bye laws of various statutory bodies and authorities from time to time affecting the development of the project.
- xi. Delay in grant of any NOC/ permission/ license/ connection installment of any services such as elevators, electricity and water connections and meters to the scheme/ flat/ road etc. or completion certificate from any appropriate authority.

18. The Purchaser shall pay all necessary amounts, advances, deposits, service tax, VAT and other dues under this agreement and take possession of the said flat within 15 days from intimation by the Vendor subject to vendor completing all specific, common and limited common amenities as mentioned in annexure and vendor enabling supply of water and electricity to the building and the said flat. In the event of failure on the part of the Purchaser to pay all amounts due and take possession of the said flat, without any reasonable cause, the Vendor shall be entitled, without prejudice to any other remedy available under this agreement or any enactment, and after giving a prior notice of 30 days, to terminate the said agreement and sell the said flat to any other person entirely at the risk as to cost and consequences of the Purchaser.

19. After completion of the construction work and sale of all the flats in the building on the said land, an association of apartment owners including the bye laws of the proposed association of apartment's owners of the project shall be formed and if required by the Vendor the Purchaser shall sign the necessary documents. The said association shall consist of A and B Wing, each building having independent overhead and underground water tank, separate staircase and lift and separate parking spaces. The vendor alone shall be entitled to allot individual parking to the apartment purchaser. The entrance gate shall be common for both the wing as the entrance from the 60 Ft. D.P. road in front of the shops is not provided. Both the wings shall be maintained with the common funds as may be collected.



नसम-३
दस्तावेज (V/S 4/10/72)
C-12

After receiving the entire amount and all dues from all the purchasers including maintenance charges, outgoings, stamp duty, registration fees, service tax (if payable) etc. by all the purchasers whichever is later. This agreement itself is a Declaration by the purchasers as provided under Maharashtra Apartment Ownership Act 1970 read with Maharashtra Apartment Ownership Rules 1972 thereby submitting their shops/ flats to the provisions of the said act.

Unless prevented by the circumstances beyond the control of the Vendor, it is agreed that the said land along with the building/s constructed or to be constructed thereon, shall be subjected to the provisions of Maharashtra Apartment ownership Act, 1970, and the flat will be conveyed by the Vendor herein to the purchaser under deed of apartment within six months from and after a) Obtaining the full and final completion certificate in respect of the entire project and utilization of entire FSI and TDR/land potential permissible to be utilized on the entire said land as per development control rules of Nashik (irrespective of previous sanction) b) Booking of all flats in the building.

Such conveyance and/or Declaration u/s 2 of the Maharashtra Apartment Ownership Act, 1970 shall be subject to exclusive, limited common rights of the flat purchaser and commitments of the Vendor. The Vendor shall be entitled to amend/frame the bye laws, rules, etc. of the association as per terms of this agreement and also with a view to maintain decorum, beautification of the buildings, open grounds and common amenities, etc. The Vendor in its absolute discretion and at its option may execute and register such conveyance even before the aforesaid stipulated period.

The Vendor shall/has retained his rights in regards to utilization, construction and sale of all or any residual FSI, floating FSI, TDR and land potential allowed and available to be utilized on the said land or any other land. The Vendor shall at his own discretion choose to be a part of the Association for the said purpose. The Vendor shall also be at liberty to transfer this right to any person/ organization/ body etc. and the purchaser in his individual capacity and as a member of the Association to be formed shall not object to the same and thereby gives his/her/their consent to the same.

20. Before delivery of possession of the said flat the flat Purchaser shall satisfy himself about the correctness of the area of the said flat and about the quality of construction work and specifications and amenities provided. After delivery of the possession of the said flat, the flat Purchaser shall not be entitled to make any complaint thereof and all the rights regarding the same shall be deemed to have been waived.

The Vendor hereby agreed that the vendor has the exclusive right of allotment of the said parking spaces to one or more person/s of their notice. The Purchaser/flat owner agrees that he shall not raise any objection to the vendors who have right of allotment of parking space and thereby expressly consent to the exclusive right of the vendor till the conveyance to the purchaser and the Vendor shall be deemed to have agreed to the allotments made or would be made by the vendor.

21. The Purchaser shall use the said flat and every part thereof and /or permit the same to be used only for the purpose of Residence/ Service Apartment, etc / She / They shall use the parking space only for the purpose of parking the Flat Purchaser's own vehicle/s.

23. The flat Purchaser shall pay an amount of Rs. 6,000/- towards the maintenance of the building till the amount of permanent maintenance is transferred in the name of the association and the building is transferred in the name of the association of apartment owners after the declaration of



apartment is registered, this amount is apart from the amount of total maintenance and the said amount shall be utilised towards maintenance charges or such other levies by the concerned local authority and or Govt. NA taxes, water charges, repairs and salaries of clerks, bill collectors, security, cleaners and all expenses necessary and incidental to the management and maintenance and upkeep of the said flat building/s and its common areas till the association of apartment owners is formed and the amount of permanent maintenance is transferred in the name of the said association.

24. MAINTENANCE

a. The shop purchaser shall be liable to bear and pay from the date of the possession, monthly amount of Rs. 500/- towards outgoings in respect of the said shop and building namely maintenance charges or such other levies by the concerned local authority and/or Govt. N.A. Taxes, water charges repairs and salaries of clerks, bill collectors, security, cleaners and all expenses necessary and incidental to the management and maintenance and upkeep of the said shop building and its common areas. The purchaser shall pay such amount of maintenance in advance for 12 months as the time of possession of the shop and the vendor shall appoint an agency for the said maintenance for two years only and thereafter the maintenance shall be done by the association of apartment owners from the corpus funds collected for the purpose.

25. It is hereby agreed that the areas mentioned in annexure shall be the common areas and facilities and the Vendor shall be entitled to declare all other areas as restricted or reserved areas and facilities and/or alienate and dispose off other areas and facilities in such manner as the Vendor thinks fit

26. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat or the said land and building/s or any part thereof. The Purchaser shall have no claim save and except in respect of the said flat hereby agreed to be sold to him/her/them and all common amenities, areas and facilities as described in schedule herein below will remain the property of the Vendor until the deed of apartment is executed and thereafter purchaser shall have proportionate interest in the same. Significant risks and rewards of ownership and effective control of the flat shall be deemed to have been transferred on delivery of possession though ownership and effective control of scheme shall remain with the Vendor.

27. The flat Purchaser shall be liable to bear and pay from the date of the possession, monthly amount as may be decided by the premises owners towards outgoings in respect of the said flat and building/s till the association of apartment is formed namely maintenance charges or such other levies by the concerned local authority and or Govt. NA taxes, water charges, repairs and salaries of clerks, bill collectors, security, cleaners, electric bill, water pumps, etc. and all expenses necessary and incidental to the management and maintenance and upkeep of the said flat building/s and its common areas.

28. The Purchaser for himself/herself/themselves with intention to bring any persons into whosoever hands the flat may come do hereby covenant with the Vendor for the said flat and also for the building in which the said flat is situated as follows:

- a) To maintain the flat at Purchaser's own cost in good tenable/repair and condition from the date of possession and shall not do or suffer to be done anything in or to the building/s, staircase or any passage, entrance lobbies, common areas, which may be against the rules regulations or bye-laws of concerned local or any other authority or



पत्रांक-३
कृपया (Date) _____
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change / alter or make addition in or to the building/s in which the flat is situated and the flat itself or any part thereof.

- b) Not to store in the flat / building/s / surrounding area any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building/s or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of building/s, including entrances of building/s and in case any damage is caused to the building/s or the flat on account of negligence or default of the Purchaser then the purchaser shall solely be liable for the consequences of such breach.
- c) To carry at his own cost all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Vendor to the Purchaser and shall not do or suffer to be done anything in or to the building or the flat violating any rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the flat or any part thereof, nor at any time make or cause to be made any addition to or alteration of whatsoever nature in or to the elevation and outside colour scheme of the building and shall keep the sewers, drains, pipes in the flat and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building shall not chisel or any other manner damage to columns, beams, walls, slabs or RCC Partis or other structural members in the flat or construct additional walls or structures in the flat without the prior written permission of the Promotee or an Association of Apartment Owners as the case may be.
- e) Not to make any changes in elevation such as enclosures in terraces, balconies, dry balconies, addition of grills etc. and installations of dish antenna's without the permission of the Vendor.
- f) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land, building/s in which the flat is situated or any part thereof or whereby any increased premium shall become payable in respect of insurance.
- g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said land and the building in which the flat is situated.
- h) The Vendor within seven days from demand by the Vendor, his heirs or security deposit and expenses demanded by concerned local authority or Government for giving water, electricity or any other service in connection to the building in which the accommodation is situated shall pay the local taxes, House Tax, NA taxes, water charges, insurance and such other levies, if any, from the date of completion certificate in respect of the said flat and also any additional increased taxes, insurance etc. which are imposed by the concerned local authority



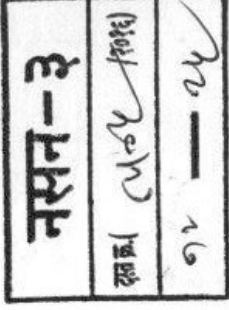
नमून-३
दस्तावेज (2016)
११-२५

and/or the Government and/or other public authority on account of permitted change of user of the said flat by the Purchaser.

- j) The Purchaser shall not let, sub-let, transfer, assign or part with his/her/their interest or benefit occurring from this Agreement or part with the possession of the flat until all the dues payable by the Purchaser to the Vendor under the terms and conditions stated herein are fully paid up.
- k) The Purchaser shall observe and perform all the rules and regulations and bye-laws which the Association of Apartment Owners 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 flats 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Association of Apartment Owners regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses, maintenance charges or other outgoings in accordance with the terms of this Agreement.
- l) The Purchaser shall permit the Vendor and their surveyors and agents, workmen and others, at all reasonable times, to enter into and upon the said land and building/s or any part thereof to view and examine the state and condition thereof. The Vendor shall have such right to enter into and upon the said land/building/flat even after the Purchaser is put into possession of the said flat during the statutory defect liability period.
- m) The Purchaser is hereby prohibited from altering the external and internal structure of the building constructed as per the sanctioned plan.
- n) Nothing contained in THESE PRESENTS shall be construed to confer upon the Purchaser any right, title or interest of any kind whatsoever into or upon the said land or the said building/s to be constructed thereon or in any part thereof.
- o) Till a separate electric meter or a water meter is installed/allotted by the MSEDCL / N.M.C. and any other authority, the purchaser herein hereby agrees to bear and pay punctually the amounts and charges of the common electric and water meter and also the expenses for the maintenance of the common areas and facilities in proportion.
- p) Not to use lift for carrying any goods to be used for procuring furniture alteration in the flat or heavy material but use the same for carrying passengers only.
- q) Not to install any additional separate water storage tank in the flat.
- r) Not to cover or enclose in any manner whatsoever the open terrace, close terrace/deck, open balcony or other open spaces forming part of the said flat.
- s) Not to change the windows, window grills, railings of the said flat.

28. It is hereby agreed that the control of the vendor and their rights, interest, benefits, powers, authorities and discretion shall always be paramount and supreme as regards:





[j] The construction and completed of all the apartments, car parking, spaces, tower/s and structures proposed, planned and envisaged to be constructed in the said complex and of all alterations, modifications, additions and extensions thereto/therein/thereof and of all common and other areas, amenities and facilities appertaining thereto and to be provided in respect thereof, and

[jii] The sale, transfer and disposal of all the unsold or unallotted apartments, areas and parking spaces in the said complex. The purchaser shall not park more than one four wheeler and two two wheelers in his parking space.

29. Any delay tolerated or indulgence shown or omission on the part of the Vendor in enforcing the terms of this Agreement, or any forbearance or giving of time to the Purchaser by the Vendor shall not be construed as the waiver on the part of the Vendor of any breach or non-compliance of any of the terms and conditions, by the Purchaser nor shall the same in any manner prejudice the rights of the Vendor.

30. All notices served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser Under Certificate of Posting/courier at his/her/their address specified in the title of this Agreement or at the address intimated in writing by the Purchaser after execution of this Agreement.

31. That the purchaser shall not make any furniture or any other interior work without obtaining the possession from the vendor or without any balance payment to the vendors.

32. It is specifically understood that the matters related to service providers such as security services, managerial services and other service appointed by the vendor for the association of owners is entirely the responsibility and liability of the association. The apartment association has to handle all the financial and other matters with such service providers and the vendor shall not be financially liable towards the association and/or the service providers.

33. The areas described in the schedule II hereto state common areas and facilities and which shall be for the more beneficial use and enjoyment in common with other purchasers. The purchaser shall have no exclusive claim whatsoever in the same including all lobbies, staircases, lifts, which will always remain the property of the association and the same shall be for the common use for all the shop purchasers.

34. Parking and surrounding open marginal space and garden shall be common for all the premises owners and individual parking shall be allotted to the flat owners on formation of apartment under the provisions of Ownership Act. Shop owners shall be entitled to park their vehicle in front of their respective shop and no where else.

FIRST SCHEDULE OF THE PROPERTY

All that parcel and parcel of land bearing **S. No. 206/A/1 + 206/B/2 bearing 18,19,20,21 and 23 total admeasuring 1501-48 Sq. Mtrs.** situated at **Mhasrul, Taluka and District Nashik**, within registration and sub registration District of Nashik within Nashik Municipal Corporation Bounded as follows

On or towards East : By Plot No. 16
 On or towards West : By 9 Mtrs. Road
 On or towards South : By Plot No. 22, MSEB Land & 7.5 Mtrs Colony Road



नसना-३
प्लॉट नं. (1076)
93-2E

On or towards North : By S. No. 206/B Part

SECOND SCHEDULE OF THE PROPERTY AGREED TO BE TRANSFERRED
 ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing **Flat No. 204** on **Second floor carpet** area admeasuring **63-35 Sq. Mtrs.** In **A WING** in **SKY-ELEGANCE APARTMENT.**

ANNEXURE
AMENITIES TO BE PROVIDED IN THE FLAT

- ◆ Flooring: 24x24 vitrified granamite tiles.
- ◆ Kota stone in wash area.
- ◆ Special water proofing treatment.
- ◆ Kitchen: Granite platform with S.S. Sink.
- ◆ Decorative glazed tiles upto full height.
- ◆ Toilet Plumbing: Decorative glazed tiles upto full height in toilet and bath.
- ◆ Concealed plumbing fitting with standard company and good quality sanitary fittings.
- ◆ Bracklite door sheet for WC and bath.
- ◆ Paint: Oil bound distemper paint for internal and acrylic paint for external walls.
- ◆ Electrification: Concealed Electrification with good quality modular switches.
- ◆ A.C. point in master bed rooms.
- ◆ TV point in living room.
- ◆ Window: All windows are in marble frame. Powder coated aluminium 3 rack sliding windows with mosquito net and sun reflected glasses.
- ◆ Lift: Lift of standard company with 5 passenger's capacity.
- ◆ Door: Decorative main door and flush door with attractive fittings.

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

SIGNED SEALED AND DELIVERED
 BY THE WITHINNAMED

M/s. KRISHNA DEVELOPERS through its
 PARTNER MR. KETAN RAMESHBHAI DOMADIYA
 (VENDOR)

SIGNED SEALED AND DELIVERED
 BY THE WITHIN NAMED
 [1] SMT. INDUBAI KEDU JADHAV

[2] MR. KIRAN KEDU JADHAV
 [PURCHASERS]

WITNESSES:

1. _____

2. _____



केतन रमेशभाई डोमाडिया



नसलन-३

कल म् (२०१६)

२४ - २५

परवर्षी विमशेती शेतसारा भरणा



गाव म् १९२२ / २०२१ का २
शेतिक पावती पुस्तक

महाराष्ट्र शासन (रोजकीर्त व पीवती पुस्तक) २३

गाव- म्हसखळ तासुका- नासिक

कारे क्र.

दिनांक २०/१०/२०१६ शेतसारा भिसे शिमे व वृक्षा-डोरलपल

R. V. 19 m.

एकत्रीकृत योगीन महसूल

वर्ष	र.	पै.	र.	पै.	र.	पै.
२०१५						
२०१६						
२०१७						

पकबाकी
चासू वर्ष म्हसखळ २०१५ स्थानिक उपकर
नियत संकीर्ण शिल्हा परिषद ग्रामपंचायत

महाराष्ट्र शासन
राज्य माली खाता
गाव म् १९२२ / २०२१ का २
शेतिक पावती पुस्तक

(अधारी) स्वये माले गळामासकाय फसल विळारे तलाठी
म्हसखळ, ता. जि. नासिक

आयकर विभाग
INCOME TAX DEPARTMENT
KRISHNA DEVELOPERS

भारत सरकार
GOVT OF INDIA



08/05/2013
Permanent Account Number
AANFK0993R

Dr. AC. BSI 2-420492206
VAD/ 28 37-11-1828 (RT)

Dr. AC BSI 2-420492206
VAD/ 28 37-11-1828 (RT)



NAME : TUSHAR KOTGARRI
SO/W OF NARICHOLAN
A/51 A, URJA ESTATE SOC, NEW A/5/10N NAKA,
TAKALE NIGAR, PANDHARVAI, NASHIK.
PIN :
Signature & ID of
Issuing Authority MSHS 26/2/13

DOB 05-10-1986 BG

DOB 05-10-1986 BG
Name : ASHOK NABODE
C/O : BUKADEV
EVERORANA H OAS, 38 DRIVALABHAVAR
BRAMTEMPLE, CHUNAM DRY CLEANERS
S/O : P. NASHIK
MSHS 26/2/13

DOB 11-11-1981 BG
Name : ASHOK NABODE
C/O : BUKADEV
EVERORANA H OAS, 38 DRIVALABHAVAR
BRAMTEMPLE, CHUNAM DRY CLEANERS
S/O : P. NASHIK
MSHS 26/2/13



आयकर विभाग
INCOME TAX DEPARTMENT
JADHAV KIRAN KEDU
KEDU PARASARAM JADHAV
30/03/1990
Permanent Account Number
ALRPJ806 1E
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
JADHAV INDUBAI KEDU
TRAMBAK SHANKAR BASTE
22/07/1964
Permanent Account Number
ASYPJ4020B
Signature

भारत सरकार
GOVT OF INDIA



नक्कल करिता
गां. नं. ७, ७३अ, व १२

गांव
तालुका

भूमापन क्रमांक	हि. क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
२०६१११२०६८८१२	२०६१११२०६८८१२			
को. क्रमांकाचे स्थानिक नाव	एकर गुंठे			
गाववडी योग्य क्षेत्र	एकर आर			
	चौस मिटर			
निरायत	६७१-६०			
गायत				
गत शेती	६७१-६०			
एकूण-				
घ. ख.				
गं (अ)				
गं (ब)				
एकूण-	६७१-६०			
आकार बिनशेती-	रूपये	पैसे		
शेती किंवा विशेष	२२२००			
आकार पाण्याबाबत-				
एकूण-	२२२००			

भोगवटदाराचे नाव
[अफरुन सैदिन खल्सि]
१७६३३ ०६११८
सै कृष्ण डेव्हलपर्स

नसन-३
कस.क्र. ६५४५
१५-११११

इतर अधिकार
बिनशेतकडे
१७६३३

गां. नं. क्र. ७ अ		गां. नं. क्र. १२															
वर्ष	जमीन कसणाऱ्याचे नांव	रीत हंगाम	पिकाखालील क्षेत्रांचा तपशिल				पडीत पिकाय निरूपयोगी जमिनीचा तपशील	पणी पूर्ववशात संशय									
			मिश्र एकूण क्षेत्र	मिश्र प्रत्येक पिकाचे क्षेत्र	अ मिश्र पिकाचे क्षेत्र	पडीत पिकाय निरूपयोगी जमिनीचा तपशील											
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	

नक्कल फी
प्रमाणे खरी नक्कल तयार ता. २०/३/२०१५
तयारी २०/३/२०१५
SUB-REGISTRAR Class २, सांची मुद्रा
SEAL OF THE JOINT SUB-REGISTRAR Class २, सांची मुद्रा

गांव नक्कल करिता
गा. नं. ७, ७अ, व १२ तालुका

गां. नं. क्र. ७ खाते क्रमांक

भोगवटदाराचे नाव कुळाचे नांव खंड

[सुपरफिन सोईंग मॅजिस्ट्रेट]
१७८५३ ११२८
श्री कृष्णा डेव्हलपर्स

इतर अधिकार
क्रिनेशेलिकडे
१७८३५

नसन-३
समा. क्र. (५६५४१०१६)
१६-२९

भूमापन क्रमांक	२०६	धारणा प्रकार	२०६/११२
भू. का. क्रमांकाचे स्थानिक नाव	११२६. २१	एकर गुंठे	
लागवडी योग्य क्षेत्र	एकर	हेक्टर	असर
		चौरस मिटर	
जिजायत	-		
बागायत	-	२५२	२०
भात शेती	-		
एकूण-		२५२	२०
पो.ख.	-		
वर्ग (अ)	-		
वर्ग (ब)	-		
एकूण-		२५२	२०
आकार	बिनशेती-	रूपये	पैसे
	जुडी किंवा विशेष		(२००)
आकसर	पाण्याबाबत-		
एकूण-		२००	००

गां. नं. क्र. ७ अ

गां. नं. क्र. १२

वर्ष	जमीन कसणाऱ्याचे नांव	रीत हंगाम	पिकाखालील क्षेत्रांचा तपशिल					पडीत पिकास निरूपयोगी जमिनीचा तपशील									
			मिश्र पिकाचे एकूण क्षेत्र	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र	अ मिश्र पिकाचे क्षेत्र		एकर	एकर	एकर								
					पिकाचे क्षेत्र	पिकाचे क्षेत्र											
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	
			एकर	एकर	एकर	एकर	एकर	एकर	एकर	एकर	एकर	एकर	एकर	एकर	एकर	एकर	एकर



२०१४/२०१५

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता. २०/३/२०१५

समीक्षा
तलाठी-महाराष्ट्र
सा. वि. नाशिक

नक्कल करिता
गां. नं. ७, ७३अ, व १२

गांव _____
तालुका _____

भाषापन क्रमांक २०६/२१२२६/२०१२
 धारणा प्रकार १२
 गां. नं. क्र. ७
 भोगवटदाराचे नाव
 भोगवटदाराचे नाव
 खंड

इतर अधिकार विनशेतोळी
 १७७३५

भू.क्र. १३५-७०
 रूपाये १५००
 रूपाये १५००

भाकार विनशेती-
 मुडी किंवा विशेष -
 भाकर पाण्याबाबत-
 एकूण- १५५०

नसस-३
 कृत क्र. १७७६
 १७-१६

गां. नं. क्र. ७ अ

वर्ष	जमीन कसणाऱ्याचे नांव	रीत हंगाम	पिकाखालील क्षेत्रांचा तपशिल				पडीत पिकास निरूपयोगी जमिनीचा तपशील	पती पुरवठ्याचे साधन									
			मिश्र एकूण क्षेत्र	मिश्र प्रत्येक पिकाचे क्षेत्र	मिश्र पिकातील पिकाचे क्षेत्र	अ मिश्र पिकाचे क्षेत्र											
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	



नक्कल फी
 अस्सल प्रमाणे खरी नक्कल तयार ता. २७/३/२०१५

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
१०६/१५१/२०६/१८				
भू. का. क्रमांकाचे स्वाधिक नाव				
लागवडी योग्य क्षेत्र	एक मुठे			
	हेक्टर आर			
	चौरस मिटर			
जिरायत				
बागायत	१४८-७०			
भात शेती				
एकूण-	१४८-७०			
पो. ख.				
वर्ग (अ)				
वर्ग (ब)				
एकूण-	१४८-७०			
आकार	रूपये			
विशेषी-	पैसे			
जुडी किंवा विशेष -	५०-००			
आकर पाण्याबाबत-				
एकूण-	५०-००			

खुळाचे नांव

कुळाचा जिजापोदरीन कोठारा

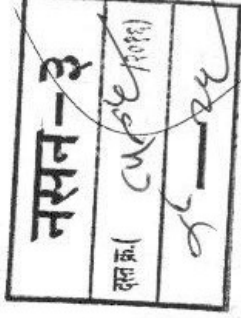
१८१२० १७८३५ १८४७

मॅ. कुळा उद्येल्प

इतर अधिकार

जिनाशेसिकडे

१७८३५



गां. नं. क्र. ७ अ गां. नं. क्र. १२

वर्ष	जमीन कसणाऱ्याचे नांव	रीत हंगाम	पिकाखालील क्षेत्रांचा तपशिल				पडीत पिकास निरूपयोगी जमिनीचा तपशिल	पिकास					
			मिश्र एकूण क्षेत्र	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र	अ मिश्र पिकाचे क्षेत्र	अ मिश्र पिकाचे क्षेत्र							
१			६	८	९	१०	११	१२	१३	१४	१५	१६	१७
२			७	९	१०	११	१२	१३	१४	१५	१६	१७	१८



नक्कल फी

अस्मल प्रमाणे खरी नक्कल तयार ता. २४/३/२०१५

तलाठी नंदसरकर ता. जि. नाशिक

गांव _____ तालुका _____
 नक्कल करिता
 गां. क्र. नं. ७, ७३५, व १२

भूमापन क्रमांक	हि. क्र.	धारणा प्रकार	खाते क्रमांक
१०६/१०१५/०६/७५			
पु. का. क्रमांकाचे स्थानिक नाव	एकर गुठे		
लागवडी योग्य क्षेत्र	एकर		
	चौस मिटर		
जिरायत			
बागायत			
भात शेती			
एकूण-			
पो. ख.			
वर्ग (अ)			
वर्ग (ब)			
एकूण-			
आकार विनशेती-			
जुडी किंवा विशेष -			
आकर पाण्याबाबत-			
एकूण-			

भोगवटदाराचे नाव
 कुळाचे नांव
 खंड

[कुळाचा विजापोरसिंग नोकरी]
 १७८३५ ११११०
 से. वृष्णा डोहमपल

इतर अधिकार
 विनशेतीकडे
 (१७८३५)

नसल-३
 रक. क्र. (१७८६)
 १२-२२

गां. नं. क्र. ७ अ		गां. नं. क्र. १२												
वर्ष	जमीन कसणाऱ्याचे नांव	रीत हंगाम	पिकाखालील क्षेत्रांचा तपशिल				पडीत/विकास निरूपयोगी जमिनीचा तपशील	एकर						
			मिश्र पिकांचे एकूण क्षेत्र	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र	अ मिश्र पिकाचे क्षेत्र	पडीत/विकास निरूपयोगी जमिनीचा तपशील								
१			५	७	८	९	१०	११	१२	१३	१४	१५	१६	१७

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता. २७/३ २०१५



गांव नकल करिता पुढेपुढे
 गां. नं. ७, ७अ, व १२ तालुका मुहसल

भूमापन क्रमांक	२०६/११/१२०६/१२	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
का. क्रमांकाचे स्थानिक नाव	१८	एकर गुंटे	भोगवटदाराचे नाव	खंड
गावडी योग्य क्षेत्र	एकर	हेक्टर	मुळावा निजापोसिलेकोक	कुळीचे नांव
मेरायत	चौरस मिटर	चौरस मिटर	१७३३	
गायत	१४६-८५		३०६३५	
गात शंती	१४६-८५			
ो. ख.				
र्ग (अ)				
र्ग (ब)				
एकूण- ाकार बिनशेती- खे किंवा विशेष - ाकर पाण्याबाबत-	१४६-८५ रूपये ४८-०	१४६-८५ रूपये		
एकूण-	४८-०			

इतर अधिकार बिनशेतीकडे

नसन-३
 क्लास (१४६/१११)
 २०-२६

वर्ष	जमीन कसणाऱ्याचे नांव	रीत हंगाम	पिकाखालील क्षेत्रांचा तपशील				पडीत पिकास निरूपयोगी जमिनीचा तपशील	एकर	रुपये			
			मिश्र पिकांचे एकूण क्षेत्र		अ मिश्र पिकांचे क्षेत्र							
			मिश्र प्रत्येक क्षेत्र	पिकातील क्षेत्र	पिकाचे क्षेत्र	अ मिश्र पिकांचे क्षेत्र						
१			७	९	१०	११	१२	१३	१४	१५	१६	१७
१४			७	९	१०	११	१२	१३	१४	१५	१६	१७



नकल फी
 आसल प्रमाणे खरी नकल तयार ता. २२/३/२०१५
 तलाठी २०२४/१३
 तलाठी-मुहसल
 ता. जि. नाशिक



NASHIK MUNICIPAL CORPORATION

NO. LND/BP/ Panch/C-5/275/1674

1/3

OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE :- 05/07/2013

परम - 3
सं. (Code No.)
09-194

Shri. Lubana N. Kokani & Others.
C/o. Ar. Shradul V.B. Stru. Engg. Singh S.N. of Nashik.

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

Sub - Sanction of Building Permit & Commencement Certificate in Plot No. 17+18+19+20+21+23

of S. No. 206/A1+206/B/2 of Mhasrul Shiwar.

Ref. - Your Application & Plan dated: 15/04/2013 Inward No. C2/BP/295/23

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

CONDITIONS (1 to 38)

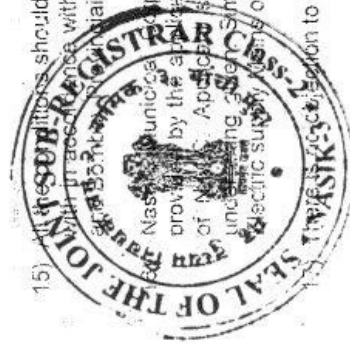
- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless 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 Bombay Provincial Municipal Corporation Act 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in this office
- 5) The date of commencement of the construction work shall be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required Under the provision of any other Act for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].
- 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



नमून-३
संख्या (क.स.ए. 10/16)
२२-२५

2/3

- 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 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 in vert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity.
- In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.
- The size of soak pit should be properly worked out on the basis of tenements. A pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) 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 balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 11) 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.
- 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 co. incurred in the removal of such material shall be recovered from the owner.
- 15) All 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 Municipal Corporation Act, 1949.
- Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony/Society etc. on their own accord as per the specifications of Maharashtra Municipal Corporation Act, 1949. Applicant should make necessary arrangement for water supply as per the undulating street. Similarly street lights will not be provided by Municipal Corporation till electric supply of M.S.E.B. is available at site.
- 16) The applicant should obtain electricity connection for construction purpose from M.S.E.B.
- 17) This is acknowledged with reference to the application submitted with the application.
- 18) N. A. order No. 278/2012 Dated: 11/10/2012 submitted with the application.
- 19) Adequate space from the plot will be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.
- 20) A) Rs. 2,21,500/- is paid for development charges w. r. to the proposed Construction vide R. No./B. No. 23/520 Dtd:- 04/06/2013.
B) Rs./- is paid for development charges w. r. to proposed land development vide R. No./B. No. Dtd:-



C. C. for P. No:- 17+18+19+20+21+23
of S. No. 206/A/1+206/B/2 of Mhasrul Shiwar.

21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

Sum of Rs.7500/- Deposited vide B.No./R.No.08/2249
Date:- 04/06/2013.As per Order No 137 Dt. 18/03/2003.

22) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.

23) 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 23A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

25) Proper arrangement for rain water harvesting should be made at site.

26) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

27) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

28) NMC Tax for Vacant plot shall be paid before applying for occupancy certificate.

29) Drainage connection charges Rs.44,500/- is paid vide R.No./B.No.517378

Dtd:- 04/06/2013.

30) Welfare cess charges Rs. 2,66,570/- is paid vide R.No./B.No. 517378 dtd: 04/06/2013.

31) This permission is given on the strength of DRC No:635 dtd: 25/06/13 and 600.00 Sq mt. TDR area utilized from the same.

32) This permission is given on the strength of provisional fire NOC from CEO NMC vide letter No: FIRE/WS/11/103/2013, dt: 14/06/2013 & conditions their in strictly followed.

33) Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with part IV fire protection of National Building Code of India. Final NOC of CFO to be obtained before occupancy certificate & conditions mentioned in it should be strictly observed.

34) The corrected 7/12 extract as per amalgamated plots shall be produced before occupancy certificate.

35) The 7/12 extract for open space & D.P. road in the name of NMC should be produced before occupancy

36) Commercial N. A. order & N. A. Tax receipt shall be produced before occupancy certificate.

37) This permission is given on the basis of affidavit given by applicant dtd: 16/05/2013, regarding N.M.C. supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of

N.M.C. regarding drinking water supply connection shall be binding on applicant.

38) N.M.C. shall not supply water for construction purpose.

39) This permission is given on the basis of Affidavit given by owner dt 5/4/2013 regarding disposal of excavated/land form is over site.

Executive Engineer
Town Planning

Nashik Municipal Corporation, Nashik.

No. LND / BP

Nashik, Dt. / / 20

Copy to: Divisional Officer,

