

लिहून घेणार : श्री संजय बाबुरूप लोकर

लिहून देणार : श्री प्रकाश संतुल्य शाहीदास संतुल्य पुष्पराज

१) मुल्यांकन श्रेय :

दस्तऐवजाचे पुष्ठांतर किंवा शेवटच्या शे-याच्या आधी नोंदणी आधिका-याने खालील स्वरूपाचा श्रेय गारणे बंधनकारक आहे.

मिळकतीचे स्वरूप : रहिवासी सदनिका / बंगला / वाणिज्य गाळे / ऑफिस / बिगर शेती जमिनी / प्लॉट / शेत जमिनी / जिरायती / हंगामी बागायत / बागायत स.नं.

क्षेत्र : ६२.५५

लावलेला दर :

बाजारमुल्य दर तक्त्यांतील मुल्य विभाग/उपविभाग कमांक : २,५३,५००/-

स्काना कमांक :

इतर आदेशांचा संदर्भ घेतला असल्यास त्याचा कमांक : ३,७९,०००

२२५.७३६०/-

दुर्यम निबंधक
नाशिक-२



नां, रोड अ, न, 9662 किमत रु. 5000 पैसे - दिनांक 9/10/2000
 स्टॅम्प विना वेंचराचें नांव ज्यो संजय बाळकृष्ण लोळगे
 ह्या पाटीचे

उत्तम के. तेजाळ
 स्टॅम्प बॅंडर, ना, रोड

93634
 कतुपनाक
 सन 2000 चे श्लोक्ये
 20 दिनाकांन 12 ते 9
 दरम्यान दुपयन निवधरु, नाशिक-१
 यांचे कार्यालयात हुजर केला.

फ्री घेतली ती रु. १
 नोंदणी 8410200
 फोटो पाने (3९) 92420
 शेर 2-
 रुजवात 2-
 फायलिंग 92-
 मेमो
 टपाल
 पदव्या 1025

दुर्यम निबंधक, नाशिक-१.

दुर्यम निबंधक, नाशिक-१.

Govt. cost : Rs. 4,53,500/-
 Agreement cost : Rs. 3,71,000/- Stamp : Rs.7,360/-

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 93634/9-35
 2000

"SHREE"
 AGREEMENT
 THIS AGREEMENT OF SALE of constructed
 Area made and executed on this 20 day of
 October in the year Two Thousand.
 ... 2/-



ना, रोड अ, नं, ४० डेहबनू मंशियन रु. १०००० पेसे - दिनांक १८/१०/२०००
 स्टॅम्प विक्रत वेगवेगवेनांत जी. सजय बाण्डखण कोळगे

ह... पावीत... उतम के. तेजाळे
 स्टॅम्प वेंडर, ना, रोड

M. Sanklecha
 स्टॅम्प विक्रत वेगवेगवेनांत



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 १३४३५/२-३९
 २०००

B E T W E E N

M/S. Sanklecha Constructions,
 A Registered Partnership Firm,
 having its office at
 40, Dehbanoo Mansion,
 near Kalantri Mangal Karyalaya,
 Nashik Road, through its Partner
 Mr. Prakash Kachardas Sanklecha
 Age Major, Occ : Business,
 Address as above.

... 3/-



ना, रोड अ, नं, १९७२ किमत रु. २० पैसे — दिनांक १०/१०/२०१३

स्टॅम्प विकत घेंगाराचे नांव श्री सत्यम जाळकण लोळगे

हजार पाटील

उत्तम के. तेजाळे

स्टॅम्प वेंडर, ना, रोड

सत्यम जाळकण घेंगाराची सही

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hereinafter referred to
as the "VENDORS" (which
expression shall, unless

it be repugnant to the context or meaning
thereof, mean and include the said partner-
ship firm, its partners, their heirs, legal
representatives, executors, administrators)
of the FIRST PART.

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१३४३६/३-३९

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A N D

... 4/-



ना, रोड व, नं, १९७७ किमत रु. १०० पैसे - दिनांक १८/१०/२०००
स्टैम्प विकत पेंगाराचे नांव श्री संजय बाळकृष्ण ठोळगे
हस्ते पाटे ठेक उत्तम के. तेजाळे
स्टैम्प वेंडर, ना, रोड

Sanjay
स्टैम्प विकत पेंगाराची सही



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and assigns) of the
OTHER PART.

1. WHEREAS Vendors
have taken the property
described in the Schedule 1st hereunder
written on development basis from one
Baburao Vithoba Kathe and others under a
Development Agreement and Power of attorney
and the same are duly registered in the
office of Sub-Registrar, Nashik-II at
... 6/-

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१३६३६/५-३९
२०००

46 100Rs.



ना, रोड ज, नं, 1e62 किमत रु. 900 पैसे - दिनांक 9/19/2009
 स्टैम्प विकत वेंगाराचे नांव श्री संजय बाळकृष्ण लोळगे
 हस्त पारितो

उत्तम के. तेजाळे
 स्टैम्प वेंडर, ना, रोड

स्टैम्प विकत वेंगाराची सही



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Sr. No. 3868 and 3869
 respectively and Vendors
 have paid the necessary
 stamp duty for the said
 documents.

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2. AND WHEREAS after taking over the property on development basis, the Vendors amalgamated the properties together and prepared a layout and laid plots in the said property.
3. AND WHEREAS the said layout is finally



ना, रोड अ, न, 9061 किमत रु. 20 पैसे - दिनांक 20/2/1999
 स्टॅम्पिंग ऑफिस नशिक ज्येष्ठ न्यायाधीश कार्यालय
 हस्त: उत्तम के. तेजाळ
 स्टॅम्प वेंडर, ना, रोड

स्टॅम्प विकत घेणाराची बही

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approved layout approved
 by Nashik Municipal
 Corporation, Nashik as
 per layout permission No.
 423/ dated 20-2-1999.

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 2000

4. AND WHEREAS the said property is converted to Non-Agricultural use as per the order of Collector, Nashik bearing No.218/98 dated 31-7-1999.

5. AND WHEREAS the Vendors submitted the building plans for construction of the building in respect of the property described in Schedule-II hereunder written to Nashik Municipal Corporation and has also obtained

... 8/-

22 20Rs
44 20Rs.



ना, रोड अ, न, 9 ए 6 फिमत रु. ~ पेसे - दिनांक 24/10/2000
स्टैम्पिंगा संभंत जी संजय बाळकृष्ण काळगी
हस्त पाटील उत्तम के. तेजाळ
स्टैम्प वेंडर, ना, रोड

Amptil
स्टैम्प विकत घणाराची सही



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Building Commencement
Certificate bearing No.
LND/BP/1211/3253 dated
1-9-1999 and have started
construction of building

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2000

upon the said property as per approved plans.

6. AND WHEREAS the Vendors have paid all the development and betterment charges with respect to property described in Schedule-II hereunder written and as such the said property and/or the constructed premises as particularly described in Schedule-III are not at all encumbered for recovery of the development and/or betterment charges.

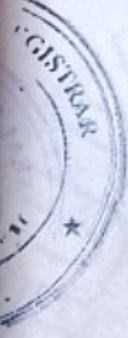
... 9/-

43 20 Rs.



ना, रोड अ, नं, 9 एल किमत रु. 20 पैसे - दिनांक 26/10/2000
स्टैम्पिंग -
हस्ताक्षर - उत्तम के. तेजाळे
स्टैम्प बँडर, ना, रोड

Amfati
स्टैम्पिंग विभाग, पंजाब रोड



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7. AND WHEREAS the Vendors has commenced the work of construction of building upon the property particularly described in schedule-II hereunder written as per the approved plans and building shall be constructed as per the specifications given in Annexure "B" which specifications are also accepted by the Purchaser herein, which plans and specifications are displayed in the office of the Vendors.

... 10/-

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8. AND WHEREAS the Vendors have every right to sell the constructed premises to the prospective purchasers of the same as particularly described in Schedule-III hereunder written.

9. AND WHEREAS the Purchaser herein is interested in purchasing a constructed premises in the building constructed by the Vendors on the said property, which premises is duly described in the Schedule III hereunder written (which premises is hereinafter for the sake of brevity referred to as the "said premises").

10. AND WHEREAS the Purchaser with an intention to purchase constructed premises described in Schedule-III i.e. the said premises, demanded inspection of the documents hereinabove and the Purchaser is fully satisfied about the title of the said property described in Schedule-II hereunder written, the rights of the Vendors to develop the said property and to sell the constructed areas and the Purchaser has also inspected approved plans, permissions and the Purchaser admits to have received the necessary copies of all the documents from the vendors. As the Purchaser has received

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dispose off or sell the said premises to such persons as the Vendors may in his absolute discretion thinks fit. Upon termination of this agreement, the Purchaser shall immediately hand over the documents received by him from the Vendors and further agrees to register the cancellation deed. The refund of the amounts by the Vendors and cancellation of the document, returning of the documents by the Purchaser to the Vendors shall be simultaneous.

11) The Vendors shall utilize the sum of Rs.1000/- paid by the Purchaser to the Vendors for meeting legal costs and charges and expenses including the professional charges, costs and expenses including the professional costs of the attorneys-at-law, advocate of the Vendors in connection with the formation and registration of the Association of the Company and other incidental expenses.

12) At the time of the execution and registration of the final conveyance, the Purchaser shall pay his share of stamp duty, registration charges for the conveyance and/or any other documents or instruments of the transfer in respect of the said land and the building to be

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On or towards East : ADJ. S.No.445 & 446

On or towards West : 15 Meter wide D.P.
Road.

On or towards South: ADJ. S.No. 444

On or towards North: ADJ. S.No. 442

All the said properties together with soil,
sub soil, casement, hereditaments, tenements,
etc.

SCHEDULE - II

OF THE SAID PROPERTY REFERRED TO ABOVE I.E.
THE PLOT GIVEN FOR DEVELOPMENT OUT OF THE
PROPERTY DESCRIBED IN SCHEDULE-I HEREINABOVE.

All that piece and parcel of land
bearing Plot bearing No.3, out of survey
No.443/1/1 to 3+2/1 to 4+3/1 to 3+4+5/2
+6+7/1A/3, measuring 970 Sq.mtrs., lying
and being at Nashik, Taluka District
Nashik, within the limits of Nashik
Municipal Corporation, Nashik and also
within Nashik Urban Agglomeration limits,
Nashik, within the Registration and Sub-
Registration District Nashik, which
property is bounded as below :-

On or towards East : Plot No. 4 & 5

On or towards West : Plot No. 1 & 2

On or towards south : 7.50 Meter Colony
Road

On or towards North : ADJ. S.No. 442

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23600 / 36.35

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SCHEDULE - III OF THE SAID PREMISES
REFERRED TO ABOVE :

On the aforesaid property a building named as "VASTU ANMOL" is under construction. From and out of the said building, the premises of residential flat bearing No. 11 on Ground Floor, having 2 Bed Rooms, Living Room - Kitchen, W.C./Bath as shown on the plan by red lines having area of 673.00 Sq.ft. equivalent to 62.55 Sq.mtrs. together with right to use common staircases, landings. The said premises is bounded as shown below :

- On or towards East : Parking
- On or towards West : Plot No. 1
- On or towards South : Plot No.2
- On or towards North : Plot No. 12

ANNEXURE - "A"

STRUCTURE :

R.C.C. Framed structure External Brick wall with 2 coats of cement plaster external.

Water proof cement paint and Internally walls with Good Quality OBD paint.

FLOORING :

all rooms, Toilet dado

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upto 7 ft. High Polish
Kotah for staircase.

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KITCHEN :

Granite top, Stainless Steel sink with
2 ft. over kitchen platform.

TOILET :

Concealed plumbing with provision for hot
and cold mixer shower. Orissa Closets
with Premium fittings.

ELECTRICITY :

Copper wiring in PVC Conducts with
Quality Plates and Switches. Separate
meter will be provided for each flat.
(All charges levied by M.S.E.B. will be
on Buyer's account.).

DOORS :

Good Quality flush door with Paint finish.

WINDOWS STEEL :

M.S. Steel windows.

Beautiful entrance Gate with compound
wall.

ANNEXURE - "B"COMMON MAINTENANCE CHARGES REGARDING THE
COMMON FACILITIES :

- 1) For the maintenance of the Roof
Gutters, Common electric wiring in
the staircase common plumbing line/

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- 2) For the maintenance of the overhead tank and lower ground level tank pump and electric meter and day today expenses of the electric meter of the same.
- 3) The expenses of the taxes of the constructed area are to be borne by the Purchasers but the N.A. assessment of the plot and other taxes are to be borne in common by the flat holders.
- 4) The persons appointed for the society watchmen, servants, clerks etc., the payment of the said persons are to be borne in common.
- 5) For the cleanliness of the building the swipers will be appointed, the payment of the said swipers and cleaners.
- 6) After obtaining the completion certificate all these common expenses are to be borne by the all occupants of the building in common, vendor / builder / developer are not responsible for the said payment.
- 7) After obtaining the completion certificate from the Municipal Corporation the each flat Purchaser will have to

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In addition to these above referred expenses if some more additional expenses rised all those to be borne by the flat Purchasers in common in proportionate share.

IN witness the Parties hereto have hereunto set and subscribed their respective hands and seals on this day, month and year first hereinabove mentioned.

SIGNED SEALED & DELIVERED BY WITHIN NAMED DEVELOPER
 M/S. SANKLECHA CONSTRUCTIONS through its Partner
 MR. PRAKASH KACHARDAS SANKLECHA

Prakash K. Sanklecha

SIGNED SEALED & DELIVERED BY WITHIN NAMED PURCHASER
 SHRI. SANJAY BALKRUSHNA LOLGE.

Sanjay B. Lolge

IN THE PRESENCE OF WITNESSES :

1) *Prakash K. Sanklecha*

2) *Sanjay B. Lolge*

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१३/०५/२०००
२०००

~~मुक्ति मधराज जग~~

~~माडल दुसरी जलवाड नगर~~

~~सी संजय साककृष्ण~~

~~छोडगे - ३३ लोकरी~~

~~माळवीप्र/त्रोक नाशिक~~

~~बस्तऐवज करून देणार~~

~~तथाकथित करांना मा~~

~~वस्तऐवज करून दिल्याचे कथुल करतात.~~

दुय्यम निबंधकास माहित असलेले
इसम अद्य निवेदन करतात की, हे
दस्तऐवज करून देणाऱ्या अपरोक्त
इसमास व्यक्तियाः जाणतात आणि
त्याची ओळख पटवितात.

Signature

Signature



दिनांक २० माहे १० सन २०००

दुय्यम निबंधक, नाशिक-१.

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१३६४५ / ३८-३८
२०००

शांतेश्वर लक्ष्मी प्रसाद
शेवर्ग - वारणा

श्री. लेखकेत्या केवळ दूधशाल
तर्फे पाटविले.

दुय्यम निबंधकास माहित असलेले
इसम असे निवेदन करतात की, हे
दस्तऐवज करून देणाऱ्या उपरोक्त
इसमास व्यक्तिशः जाणतात आणि
त्याची ओळख पटवितात.

श्री. प्रकाश कचलाल लेकारिया
लक्षाल व्यापक, नाशिक

शांतेश्वर

दस्तऐवज करून देणार

तयाकधीत करासनासा
दस्तऐवज करून दिल्याचे कबुल करतात.

दिनांक ३७ माहे १० सन २०००

दुय्यम निबंधक, नाशिक-१.

Prakash K. Sawale

पुस्तक क्रमांक एक
...१३६४५३८... क्रमांक वर
नोंदला.

दुय्यम निबंधक, नाशिक-१
दिनांक ३७ माहे १०/२०००

