

104/1078

पावती

Original/Dup

Tuesday, February 06, 2018

नोंदणी क्र.

3:41 PM

Regn.:3

पावती क्र.: 2038 दिनांक: 06/02/20

गावाचे नाव: चांदशी

दस्तऐवजाचा अनुक्रमांक: नसन1-1078-2018

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: श्री.नरेश जगदीश सिरसाट

रु. 25000.00

नोंदणी फी

रु. 480.00

दस्त हाताळणी फी

पृष्ठांची संख्या: 24

एकूण:

रु. 25480.00

Sub Registrar Nashik1

सह.पुणे जिल्हाधिकारी कार्यालय
नाशिक-१.

वाजार मूल्य: रु.1680960 /-

मोबदला रु.2500000/-

भरलेले मुद्रांक शुल्क : रु. 150000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.25000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010232262201718E दिनांक: 06/02/2018

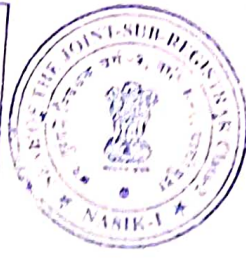
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 480/-

Received Original Document
Date - 7 FEB 2018

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नसन-१
दस्तावेज क्र. (१०७८) /२०१८
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CHALLAN
MTR Form Number-6

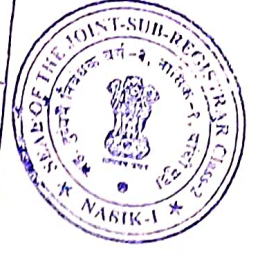
NSK1	MH010232262201718E	BARCODE	Date 05/02/2018-16:39:37		Form ID 252
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)		
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1		PAN No.(If Applicable)	AAYFA7711G	
Location	NASHIK		Full Name	Atharva Builders and Developers	
Year	2017-2018 One Time		Flat/Block No.	S.No 62/1 62/2 63 64 P.No.195	
Account Head Details	Amount In Rs.	Premises/Building	Aaradhya Gauri-B Flat No 202 as per plan F.No.05		
0030046401 Stamp Duty	150000.00	Road/Street	area 70.04 Sq.Mtr. Chandashi		
0030063301 Registration Fee	25000.00	Area/Locality	Town/City/District		
		PIN	4	2	2 0 1 3
		Remarks (If Any)	PAN2=EKWPS5363G-SecondPartyName=Mr Naresh Jagdish Sirsath and Other-		
		Amount In	One Lakh Seventy Five Thousand Rupees Only		
		Words	1,75,000.00		
Total	1,75,000.00	FOR USE IN RECEIVING BANK			
Payment Details	INDIAN BANK		Bank CIN	Ref. No.	02608672018020581118 1119967067
Cheque/DD Details			Bank Date	RBI Date	05/02/2018-16:38:19 Not Verified with RBI
Cheque/DD No.			Bank-Branch	INDIAN BANK	
Name of Bank			Scroll No. , Date	Not Verified with Scroll	
Name of Branch			Mobile No. :	Not Available	

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम 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)-104-1078	0005672561201718	06/02/2018-15:28:00	IGR311	25000.00
2	(IS)-104-1078	0005672561201718	06/02/2018-15:28:00	IGR311	150000.00
Total Defacement Amount					1,75,000.00

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दस्तक्र. (१०७८ / २०१८
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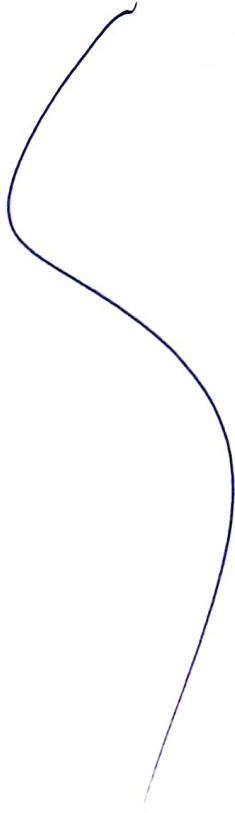
CHALLAN
MTR Form Number-6

N MH010232262201718E		BARCODE		Date 05/02/2018-16:39:37		Form ID 25.2	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)		AAYFA7711Q	
Office Name NSK1_HQR SUB REGISTRAR NASHIK 1				Full Name		Aharva Builders and Developers	
Location NASHIK				Flat/Block No.		S.No.62/1 62/2 63 64 P.No.195	
Year 2017-2018 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030046401 Stamp Duty			150000.00		Aaradhya Gauri-B Flat No.202 as per plan F.No.06		
0030063301 Registration Fee			25000.00		Area/Locality		
					area 70.04 Sq.Mtr. Chandashi		
					Town/City/District		
					PIN		
					4 2 2 0 1 3		
				Remarks (If Any)			
				PAN2=EKWPS5363G~SecondPartyName=Mr Naresh Jagdish Sirsath and			
				Other-			
				Amount In One Lakh Seventy Five Thousand Rupees Only			
				Words			
Total 1,75,000.00							
Payment Details INDIAN BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02608672018020581118		1119967067	
Cheque/DD No.				Bank Date		RBI Date	
				05/02/2018-16:38:19		Not Verified with RBI	
Name of Bank				Bank-Branch			
				INDIAN BANK			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Handwritten signatures and initials.

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दस्तक्र. (१०७८) १२०१८
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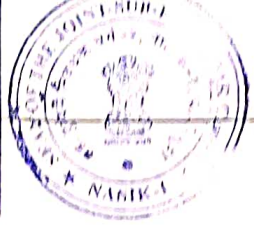
नसन-१
दस्तक्र. (१०७८ / २०१८)
४ - २४



Zone No.	:	27.1
Govt. Rate/ Sq.mtrs.	:	20,000/-
Govt. Valuation	:	16,81,000/-
Consideration Cost	:	25,00,000/-
Stamp Duty	:	1,50,000/-
Registration Fee	:	25,000/-

|| SHREE ||
AGREEMENT FOR SALE
AGREEMENT FOR SALE made & executed at Nashik on
this 05th day of February 2018 at Nashik.

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BETWEEN

- M/s. Atharva Builders & Developers**
Partnership Firm Through Its Partners
PAN.AAYFA7711Q
- 1. Mr.Rajendra Mohanrao Abhale**
Age:45, Occ. Bussinees,
R/o. Flat No.2, Vishwanath Park,
Ayodhya Colony, Gangapur Road,
Nashik.
 - 2. Mr.Kishor Uttamrao Salgude**
Age:35, Occ.Engineers,
R/o.Flat No.1, Vishwanath Park-B,
Ayodhya Colony, Gangapur Road,
Nashik.

Hereinafter referred to as the **VENDOR/SELLER** (which expression shall unless it be repugnant to the context or meaning thereof shall unless and include the said partnership firm mean and include executors, administrators, representative and assigns, etc.) of the **ONE PART.**

AND

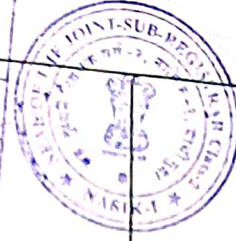
- 1. Mr.Naresh Jagdish Sirsath**
Age : 41, Yrs, Occ.Business.
PAN.EKWPS5363G
Aadhar No.443175465520
- 2. Mrs.Dipali Naresh Sirsath**
Age : 31, Yrs, Occ.Housewife.
PAN.AYQPB6457JJ
Aadhar No.422893519749
Both R/o.Flat No.12, Mansi-B,
Tejoprabha Colony, Narsinh Nagar,
Gangapur Road, Nashik

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

WHEREAS:-

- 1. M/s.Atharva Builders & Developers partnership firm** (Hereinafter referred to as the plot Owner) is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of Non-Agricultural land Bearing **Plot No.195** Total admeasuring 515.50 Sq.Mtrs. out of Revenue **Survey No.62/1+62/2+63+64** Situated, lying & being at Village **Chandashi**, Taluka and District Nashik, within the limits of Taluka Panchayat Samiti Nashik & Zilha Parishad Nashik

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(more particularly described in the scheduled-I, hereunder written and hereinafter referred to as the "Said Property for the sake of brevity). The said property has been purchased by plot owners from Mr. Sameer Vinodkumar Kapoor vide Sale Deed dtd.05.01.2017. The said Sale Deed is duly registered at the office of Sub-Registrar Nashik-1 vide Registration No.93/2017 Dated 05.01.2017. In pursuance of the said Sale Deed the name of the Purchaser therein i.e. the present plot owner is duly mutated in the Revenue Records by mutation No.6144.

2. **AND WHEREAS** layout of the said property has been finally approved by the then Sub-Divisional Officer, Sub Division Nashik vide his **Permission No.Jamabandi/Ka-Vi/836/2000, Dated.20.06.2000.**

3. **AND WHEREAS** the said property has been converted for Non Agricultural use vide order of Collector bearing **No.Jamabandi/N.A.S.R./29/1997, Dated 30.12.1997.**

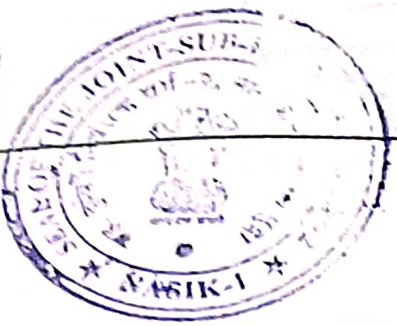
4. **AND WHEREAS** the said property falls within the residential Zone of the Development plan and that the tenure of the said property is free hold and marketable.

5. **AND WHEREAS** the vendor has prepared Building Plan of the proposed building and got it sanctioned from the **Asst. Director of Town Planning Nashik vide its letter No.Ja.Kra.Bha.P/mouje Chandashi, Tal.Nashik/S.No.62/1, 62/2 & other/Sa.Sa.Na./609 dtd.06.03.2017.** & same was confirm **Sub-Divisional Officer, Nashik Sub-Division vide building permission order No.Jamabandi/Kavi/07/2017 dtd.20.06.2017.** Thereafter the Vendor Developer has completed the work of the construction as per building plan. The Vendor Developer has also obtained the **Completion Certificate from Gram panchayat Chandshi Dated 09.10.2017 vide Resolution Letter Bearing No.954/2017** The copy of the said Completion Certificate obtained from Gram Panchayat, Chandshi has been attached to this present Agreement.

6. **AND WHEREAS** the title of the present plot owner in respect of the said property is clear, marketable & without any encumbrances and accordingly Title Certificate has been issued by their Advocate on 17.07.2017.

7. **AND WHEREAS,** the vendor has at the request of the Purchaser agreed to sell to the Purchaser **Family Unit as per broucher Flat No.202 and as per building plan Flat No.06 Admeasuring Carpet Area 70.04 Sq.Mtrs. On Second Floor & allotted parking** of the said "**AARADHYA GAURI-B**" on the terms and condition appearing hereunder. The measurements of Family Units are calculated on the basis of carpet area. The proportionate area of staircase, passage, lift and parking have been added in the carpet area and thereafter the net built-up area of each family unit is clear. The carpet area of the said family unit is less than the built-up area as per building plan. Built-up area is calculated on the basis of actual carpet plus proportionate area of staircase, lift, passage, stilt, slab, parking etc.

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8. AND WHEREAS the Purchaser's have seen all the documents relating to the title of the said property and also the Building permission, N.A. permission, Title Clearance Certificate, Building plan of the said building and have satisfied themselves about the title of Vendor to build the proposed building on the said property and shall not hereafter question the same. Being satisfied with the Title of the said property and the title of the Vendors to construct and to sale the aforesaid premises, the Vendors on the terms and conditions appearing hereunder.

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

1. The Vendor has completed construction of a residential complex known as "AARADHYA GAURI-B" (hereinafter referred to as THE SAID BUILDING) on the said property, described in the First Schedule annexed hereunder and in accordance with the approved building plans specifications. The building plans of the said building are prepared by Engineer Mr. Ravi Amrutkar of Nashik and R.C.C. designs prepared by M/s Strucon Designers Pvt.Ltd.Nashik.
2. The Purchaser's have inspected building plans and also the particulars of the specification and amenities in accordance with which the building constructed and the Purchaser hereby agrees to the same.
3. The Vendor shall sell and the Purchaser shall purchase Family Unit as per broucher Flat No.202 and as per building plan Flat No.06 out of the said building (hereinafter for the sake of brevity referred to as "THE SAID PREMISES") Admeasuring Carpet Area 70.04 Sq.Mtrs. On Second Floor & allotted parking vide No.202 (hereinafter for the sake of brevity referred to as "THE SAID PARKING") (more particularly described in the second schedule written hereunder).
4. The deal is fixed on the carpet area and as per carpet area the Purchaser have agreed to pay to the Vendor sum of **Rs.25,00,000/- (In Words Twenty Five Lakh Only)** as the purchase price in respect of the said premises. The Purchaser agreed to pay the vendors the agreed price in respect of the said premises in the manner appearing as under.

<u>AMOUNT</u>	<u>DETAILS</u>
1,00,000/-	(In Words One Lakh Only) vendor received from purchaser by Cheque No.313309 dtd.05.02.2018 drawn on State Bank of India, Gangapur Road, Nashik Branch.
24,00,000/-	(In Words Twenty Four Lakh Only) to be paid within one month by obtaining loan or any other adjustment.
<u>25,00,000/-</u>	<u>Total Rupees</u> <u>(In Words Twenty Five Lakh Only)</u>

5. The Vendor agreed to give possession of the said premises to the Purchaser on receipt and realization of full and final payment of the agreed amount of consideration in respect of the said premises.

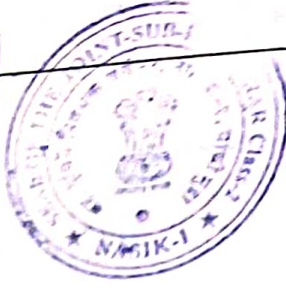
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6. It is specifically agreed that the consideration fixed under this Agreement is agreed to be paid by Purchaser to vendor the structure of the said premises only. The Purchaser herein shall be entitled to use the open space in front of the said flat as an access thereto. The Purchaser shall not park any vehicle, cart, Hand cart, bicycle or anything used for transportation other than space provided for it in the "SAID BUILDING" by the Vendor.
7. It is hereby expressly agreed that the Vendor shall be entitle to sell the premises in the said project for the purposes of residential or any lawful use.
8. It is specifically agreed that the Purchaser herein shall have no right of any nature whatsoever to object to the Vendor and/or others authorized by them for carrying out any other construction or development work on the said property described in the First Schedule written hereunder without disturbing the Purchaser life style and the said allotted parking. The occupation/possession of the respective premises is handed over to the Purchaser of the various premises therein, the vendor and / or others authorized by him shall have a right to carry out further development work on the said property.
9. The terrace on the top floor of flat 401 & 402 is given to the owner of respective flat purchaser and the remaining east side terrace on the said building including the parapet wall shall always be treated as the common property of the all flat owners.
10. The Vendor shall have a right to make additions to the said building which shall be the property of the Vendor & the Vendor shall be entitled to dispose of the same in such manner as he may deem fit & the purpose will not in any manner object to the Vendor carrying out any additional construction work in the building & disposing off the same. However it is expressly agreed between the parties hereto that the consent in writing of the Purchaser shall be necessary if the additional construction is to be constructed in their flat.
11. It is hereby expressly agreed and provided that, so long as it does not in any way affect or prejudice the right hereunder granted in favor of the Purchaser in respect of the said premises and the said allotted parking agreed to be purchases by the Purchaser, the Vendor shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose of his right, title or interest in the various premises out of the said project.
12. In case if any amount in respect of the said premises remains unpaid by the Purchaser under the terms and conditions of this Agreement to the Vendor, the Vendor shall have a right of first lien and charge on the said premises agreed to be purchased by the Purchaser.
13. The various Purchaser (including the Purchaser herein) shall maintain at their own costs the said premises agreed to be purchased by them and shall abide by the bye-laws, rules, and regulations of the Government, and any other Authori-

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ties and local bodies and shall observe and perform all the terms and conditions contained in this Agreement.

14. The Purchaser hereby agreed to pay all the amounts payable under the terms of this agreement as well as tax applicable if any said by Government as & when they become due & payable, time in this respect being the "ESSENCE OF CONTRACT". Further the vendor is not bound to give notice requiring such payment & the failure thereof shall not be pleaded as an excuse for non-payment on respective due dates by the Purchaser.
15. The Purchaser hereby covenants with the vendor to pay the amounts liable to be paid by the Purchaser under this agreement & to observe & perform the covenants & conditions contained in this agreement & to keep the vendor indemnified against the said covenants & conditions except so far as the same ought to be observed by the vendor.
16. The Purchaser shall deposit with the vendor a sum towards the installation of Electric connection, Meter and water charges connection. The Purchaser have also agreed to pay to the Vendor a sum towards legal charges of this Agreement and towards the charges of Society Registration. On demand the Purchaser agreed to pay to the Vendor the expenses in respect of the aforesaid facilities i.e. electric connection, water connection, bore well, D.P. transformer charges, documentation charges, one time monthly maintenance charges, documentation charges and legal fees etc. before delivery of possession of the said premises. In the event of any portion of the said plot is required by M.S.E.B. Company for installing transformer or any other units, the vendor shall be empowered to give such portion on such terms and conditions as the vendor may deem fit. The Purchaser shall pay towards one time maintenance of Lift.
17. Upon delivery of possession of the premises the Purchaser shall not any time demolish or cause to be done any alternations or additions of whatsoever nature to the said premises of any part thereof. The Purchaser shall keep the said premises walls, Partition walls, sewers, drains, pipes and appurtenants in good and tenantable conditions and repair so as to provide shelter and protect the arts of the said building other than his premises.
18. After the possession of the premises is handed over to the purchaser if any addition or alterations in or about or relation to the said building are required to be carried out by the Government, or any other statutory authority the same shall be carried out by the purchaser and vendor shall not be in any manner liable or responsible for the same.
19. Letters, receipt and/or notice issued by the Vendor dispatched Under Certificate of Posting to the address known to him of the Purchaser will be sufficient proof / receipt of the same by the Purchaser and shall completely discharge the Vendor.

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20. The Purchaser shall not without the written permission of the Vendor let, sub-let, sell, transfer convey, mortgage, charge or in any way encumber or deal with or dispose of his premises nor assign under let or part with his interest under or the benefit of this Agreement or any Part thereof in the premises, until the execution of final conveyance in favor of the purchaser and till the purchaser shall have paid to the vendor all the dues payable hereunder. However the Purchaser shall be entitled to obtain loan from any financial instruction or bank with the written consent of the Vendor.
21. The Purchaser shall not use the premises or permit the same to be used for any purpose which any or is likely to cause nuisance or annoyance to the occupiers of the other premises of the said Building and the said project or to the owners or occupiers of the neighboring properties nor for any illegal or immoral purpose.
22. The Purchaser shall not decorate the exterior of their premises otherwise than in the manner as near as may be in which the same was previously decorated.
23. The Purchaser shall not throw dirt, rubbish, garbage or other refuse or permit the same to be thrown out of his premises in the compound or any portion of the Said Building.
24. The Purchaser themselves with an intention to bind all persons into whose hands the premises may come, both hereby covenant with the Vendor as follows.
- a) Not to store in the premises any goods which are hazardous, combustible or dangerous in nature or are so heavy so as to damage the construction or structure of the said flat, or storing of which goods is objected to by the concerned local or other authorities. On the account of negligence or default of the Purchaser, in this behalf the Purchaser shall be liable for the consequences of the breach.
- b) To carry at his/ her own costs all internal repairs to the said premise and Maintain the premises in the same condition, state and order in which it was delivered by the vendor to the Purchaser and shall not do or suffering to be done anything in or the relating to the building in which the premises is situated or the premises which may be given under the rules, regulation 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 provision, the Purchaser shall be Responsible and liable for the consequences thereof to the concerned Local Authority and / or other public authority.
- c) To bear and pay increase in local taxes, water charges, GST, insurance and such other levies, if any, which as imposed by the concerned local Authority and / or Government and / or other Public Authority on account of change of Use of the premises by the Purchaser. If any applicable will be bear by the Purchaser.

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e) The Purchaser agreed to pay to the vendor One time maintenance charges at time of obtaining possession of the said premises from the vendor until alternate system is formed.

25. Nothing contained in the Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said property and Building or any part thereof. The Purchaser shall have no claim save and expect in respect of the premises hereby agreed to be sold to them.

26. The Purchaser shall not be entitled to claim partition of his / her share in the said building and the same shall always remain undivided and impartable.

27. The original hereof shall remain with the Purchaser who will lodge the same for registration with the Sub-Registrar of Nashik and the Vendor will attend the Sub-Registrar and admit execution thereof after the Purchaser sends written information of the number and on which the same is lodged for registration.

28. It is hereby expressly agreed that the costs of extra amenities and specification in the said premises provided by the vendor shall be charged separately. The cost and expenses of such extra amenities and specifications shall be paid by the Purchaser on demand by the Vendor the said amount shall be paid by the Purchaser on the demand of the Vendor, in advance.

29. The seller/vendore shall have to bear expenses of stamp duty, typing, Xerox, registration charges and such other expenses for the registration of this agreement and final conveyance or Sale Deed in respect of the said premises.

30. The Purchaser herein agreed that they will become member of the said Building Owners Association. The said Building Owners Association will be known as "AARADHYA GAURI-B". The Rules Regulations and bye-laws of the Building Owners Association shall be binding upon the Purchaser and the Purchaser shall be liable and responsible to pay the subscription fees and any other charges of the said Association from time to time.

31. The purchaser hereby declares that before execution of this Agreement, the vendor has made full and free complete disclosure and the purchaser has taken full and free inspection of the particulars and disclosure of the following.

a) Nature of Vendors title to the said property and all encumbrances if any thereto along with all relevant documents.

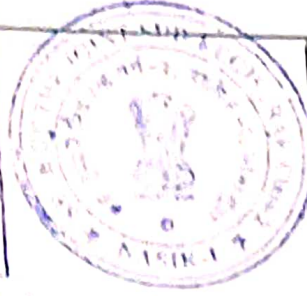
b) All plans and specifications duly approved and sanctioned by the Sub-Divisional Officer Nashik.

c) Nature and particulars of fixtures, fitting and amenities to be provided in the said premises which shall be constructed on the said property.

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- d) All particulars of design and materials used in construction of the said premises on the said property.
- e) The Various amounts that are to be paid inter alia towards the ground rent, revenue assessment, municipal and other taxes, water and electricity charges deposits etc.
- f) The purchaser of the said premises herein shall have proportionate right, claim or interest in respect of the open spaces, parking spaces and common areas under this agreement.

32. The purchaser hereby agrees to pay all the amounts due and payable under this Agreement on the stipulated date. If the Purchaser fail to comply with or contravene the provision of this Agreement, he shall be liable to actions taken by vendor.

33. The Vendor hereby agree on demand and payment of reasonable charges to give true copies of the documents to the Purchaser.

34. The vendor hereby agree to execute a Sale Deed of the said premises in favour of the Purchaser and shall be put in actual possession of the said premises. Until the said property is conveyed and transferred by the Vendor to the Building Owners Association by execution of a document of transfer as herein provided and / or possession of the said property is delivered by the Vendor to the Building Owners Association and intimation of the same is received by the Purchaser from the vendor, the Purchaser shall be bound and liable to pay to the vendor regularly and punctually all contribution and other amount to be paid by the Purchaser to the Vendor under this Agreement and the Purchaser shall not withhold any such payment to the Vendor. However, if the Vendor in his absolute discretion so desire, he shall be entitled to entrust Owners Association, the adhoc committee of the Purchaser of the said premises for looking after maintenance and management only, including collection and disbursement of contribution from the Purchaser of the said premises in the said property towards payment of outgoings and expenses referred to herein, then in such event the vendor shall not be under any obligation or be liable for any consequence arising due to delay in payment or non-payment thereof or for any matter concerning maintained or management of the said property and all responsibilities and liabilities in that behalf shall be of the said Building Owners Association or the Adhoc Committee of the Purchaser to the said premises as the case may be. In the event not affect the rights of the vendor provided under this Agreement, not such act on the management being entrusted as provided hereinabove the rights to manage the said premises and the said property and pay the outgoings and the same shall be the part of the vendor shall be deemed to be a waiver of the right of the Vendor under this Agreement.

35. The Purchaser are aware that the Vendor shall be paying the maintenance, municipal taxes and all other outgoings in respect of whole or part of the said

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Property for and on behalf of the Purchaser of the said premises and it shall be paramount responsibility of the Purchaser to pay all the outstanding regularly in the event of the default being committed by the Purchaser herein or any of the Purchaser of any other premises in the said property and in such an event the vendor shall not be bound to pay outgoings for and on behalf of such defaulting Purchaser. In the event of any essential supply being disconnected, it shall be the responsibility of the Purchaser in respect of the said premises in respect of which possession has given to the Purchaser by the vendor.

36. The Purchaser of the said premises shall be admitted as member of the said association that may be formed with the same obligation as to of other Purchaser and other members of such Association as the case may be without any reservation or conditions. No transfer fees, premium or any other amount save and except nominal entrance fees, share money and other moneys paid by all Purchaser at the time of formation, shall be charge, to and collected from such members.

37. The name of the said building shall always be known as "AARADHYA GAURI-B" and the name of the apartment Owners Association shall bear the name of "AARADHYA GAURI-B" as its first name and this name shall not be changed without the written consent of the vendor, things, documents, letters, writings and papers as may be reasonably, letters, writings and papers as may be reasonably required by the vendor for further better or more perfectly effectuating or preserving the right and interest of the vendor for securing the due fulfillment of the provisions thereof.

38. Irrespective of disputes if any, arising between the vendor & the Purchaser & building owners association, all amount contribution & deposits including amount payable by Purchaser to the Vendor under this agreement shall always be paid punctually by the Purchaser to the vendor & shall not be withheld by the purchaser for any reason whatsoever.

39. If the Purchaser neglects, omits or fails for any reason whatsoever to pay to the vendor any of the amount due and payment by the Purchaser under the terms and conditions of this Agreement (whether before or after delivery of possession) within the herein specified or if the Purchaser in any other way defaults or fails to perform or observe any of the covenants and stipulations on his part herein contained or referred to or prevents the vendor from exerting the vendor rights as provided in this Agreements, then in that event the vendor shall be entitled to resume possession of the said premises and Agreement shall cease and stand terminated.

40. Any delay or indulgence by the vendor in enforcing terms of this Agreement or any indulgence of giving time to the Purchaser shall not be construed as waiver on the part of the vendor of any breach of non-compliance of any of the terms and conditions of this Agreement by the Purchasers not shall the same in any manner prejudice the right of the vendor hereunder.

41. The Purchaser shall use the said premises for residential purpose or any other lawful purpose permitted by local Authority in this respect.

नसम-१
सम. (१०६०८) / १०६
११ - २१



42. The Purchaser shall also deposit with the vendor as amount of Taxes applicable which is / are imposed by government or local authority for premises.

SCHEDULE-I

Description of the said property referred to above.

All that piece and parcel of non-agricultural land bearing Revenue Survey No.62/1+62/2+63+64, Plot No.195 admeasuring 515.50 Sq.Mtrs. Situated, lying & being at Chandashi Taluka and District Nashik, within the limits of Taluka Panchayat Samiti Nashik & Zilha Parishad Nashik and bounded as under:-

East	:	Plot No.202
West	:	6 Meter Colony Road.
South	:	6 Meter Colony Road.
North	:	Plot No.196

SCHEDULE - II

Description of the said premises sold under this Agerment.

On the aforesaid property a building namded as "AARADHYA GAURI-B" is constructed, out of the said building the premises of Family Unit as per broucher Flat No.202 and as per building plan Flat No.06 Admeasuring Carpet area 70.04 Sq.Mtrs. On Second Floor & allotted parking (The flat No.and parking No.mention as per Brochure) bounded as under.

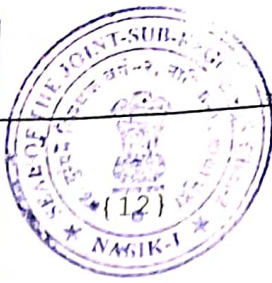
	:	<u>As per Brochure</u>
East	:	Lift, Passage & Flat No.203.
West	:	Margine Space.
South	:	Flat No.201
North	:	Margine Space.

SCHEDULE - III

LIST OF THE AMENITIES TO BE PROVIDED IN SAID FLAT PREMISES

- 1) Earthquake resistant R.C.C. framed structure.
- 2) All External walls will be 6" thick Brick work and internal wall 4.5" thick.
- 3) Concealed wiring with anchor roma switches with polycab wire having single points & power points.
- 4) Concealed Plumbing.
- 5) 32 X 32 double charge vitrified Tile Flooring in the Flats.
- 6) Anodise Coated 4 track Aluminum sliding windows with grill.
- 7) Flooring of Bathroom in Ceramic Tiles, Bathroom wall tiles, upto slab level imported tiles in toilet.
- 8) Telephone Black granite kitchen Platform 9" long with stainless Steel sink & full hight high glazed tile dado above kitchen platform.
- 9) External plaster with acrylic paint, internal paint in royal aspira Paint.
- 10) Kone made Lift with 5 passenger capacity with battery backup.
- 11) Compound wall with M.S. gate.
- 12) Flat will be connected with intercom system & video camera.
- 13) Terrace with Brick bat Koba & china mosaic.
- 14) All doors will be Barma teak wood.
- 15) All internal wall will be gypsum P.O.P. & all rooms will have fall cealing.

नसम-१
दस्तावेज क्र. (१०७८) / २०१८
१५ - २०



IN WITNESS WHEREOF, the parties hereto and on the duplicate hereof, set and subscribed their respective hands, seals on the day and month and the year first hereinabove mentioned.



SIGNED, SEALS AND DELIVERED BY
THE WITHIN NAMED VENDOR
M/s. Atharva Builders & Developers
Partnership Firm Through its Partners
1. Mr. Rajendra Mohanrao Abhale

Abhale



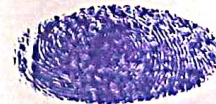
2. Mr. Kishor Uttamrao Salgude

Kishor
VENDOR



SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASER
1. Mr. Naresh Jagdish Sirsath

Sirsath



2. Mrs. Dipali Naresh Sirsath

D.N. Sirsath
PURCHASER

:: IN PRESENCE OF WITNESSES ::

1] *[Signature]*

2] *[Signature]*

the hereof and the

माधव मन्सुमा देवत

अधिकार अधिकार पत्र

अधिकार अधिकार पत्र (समाप्त करणीय मुद्रितपत्र) दिनांक १९९१ मधील नियम ३, ५, ६ आणि ७

ता. १९९१ - १९९२

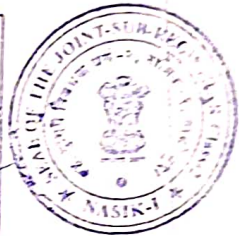
जिल्हा - सांगली

दिनांक - १९९१/१९९२ मधील अधिसूचना

सोमनाथ देवत देवत

क्र.सं.	विवरण	दर	प्रमाण	एकूण
१	सोमनाथ देवत देवत	३.१५	३०	९४.५०
२	विशेष उल्लेखित कर	०.००	१	०.००
३	सोमनाथ देवत देवत	३.१५	३०	९४.५०
४	विशेष उल्लेखित कर	०.००	१	०.००
५	सोमनाथ देवत देवत	३.१५	३०	९४.५०
६	विशेष उल्लेखित कर	०.००	१	०.००
७	सोमनाथ देवत देवत	३.१५	३०	९४.५०
८	विशेष उल्लेखित कर	०.००	१	०.००
९	सोमनाथ देवत देवत	३.१५	३०	९४.५०
१०	विशेष उल्लेखित कर	०.००	१	०.००

नसना-१
 वल.क्र. (१०७८/२०१८)
 १९ - २४



माधव मन्सुमा देवत

अधिकार अधिकार पत्र

अधिकार अधिकार पत्र (समाप्त करणीय मुद्रितपत्र) दिनांक १९९१ मधील नियम ३, ५, ६ आणि ७

ता. १९९१ - १९९२

जिल्हा - सांगली

दिनांक - १९९१/१९९२ मधील अधिसूचना

क्र.सं.	विवरण	दर		प्रमाण	एकूण
		दर	प्रमाण		
१	सोमनाथ देवत देवत	३.१५	३०	९४.५०	
२	विशेष उल्लेखित कर	०.००	१	०.००	
३	सोमनाथ देवत देवत	३.१५	३०	९४.५०	
४	विशेष उल्लेखित कर	०.००	१	०.००	
५	सोमनाथ देवत देवत	३.१५	३०	९४.५०	
६	विशेष उल्लेखित कर	०.००	१	०.००	
७	सोमनाथ देवत देवत	३.१५	३०	९४.५०	
८	विशेष उल्लेखित कर	०.००	१	०.००	
९	सोमनाथ देवत देवत	३.१५	३०	९४.५०	
१०	विशेष उल्लेखित कर	०.००	१	०.००	

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माधव मन्सुमा देवत
 अधिकार अधिकार पत्र
 १४३३९९६
 दिनांक १९९१/१९९२ मधील अधिसूचना
 सांगली जिल्हा - सांगली
 २२/१२/९१

क्र.सं.	विवरण	दर	प्रमाण	एकूण
१	सोमनाथ देवत देवत	३.१५	३०	९४.५०
२	विशेष उल्लेखित कर	०.००	१	०.००
३	सोमनाथ देवत देवत	३.१५	३०	९४.५०
४	विशेष उल्लेखित कर	०.००	१	०.००
५	सोमनाथ देवत देवत	३.१५	३०	९४.५०
६	विशेष उल्लेखित कर	०.००	१	०.००
७	सोमनाथ देवत देवत	३.१५	३०	९४.५०
८	विशेष उल्लेखित कर	०.००	१	०.००
९	सोमनाथ देवत देवत	३.१५	३०	९४.५०
१०	विशेष उल्लेखित कर	०.००	१	०.००

नसमन-१
दस्त क्र. (१०७८) /२०१८
१७ — २१



Office : 2571569
Resi. : 2312005
Ravi Amrutkar
B.E. (Civil)
CONSULTING ENGINEER & DESIGNER
AND GOVT. APPROVED VALUER
Regd. No. M. 1000
F.V. P. 0000
CAT. 1000
Office : Yedekar Mala Road, Near Shradha Patra
Collogo Road, Nashik.
E-mail : r.amrutkar.usso@gmail.com
Resi. : Ravi-Jay Bungalow, Sahadev Nagar, Near Chintamani
Mangal Karyalaya, Gangapur Road, Nashik.

COMPLETION CERTIFICATE

I Mr. Ravi Amrutkar hereby certify that Atharva Builders & Developers for Residential of plot No. 195 of Village Chandshi, Tal. & Dist. Nashik has been completed as per the plan of Residential Building approved and sanctioned by the Gramsevek Chandshi, Tal. & Dist. Nashik vide their letter dated 29/05/2017 Resolution No. 11/6 sanctioned 2017.

The construction work of the Residential building work has been completed under my supervision and is as per sanctioned plans. The workmanship of the construction and all the material (type and grade) used and consumed is strictly as per and in accordance with the general and detailed specifications.

The Total built area of Residential Building Named as Aaradhya Gauri 'B' Four Floor shall consists of 614.73 sq.mtr. which is as per Sanctioned and Approved plan by Town Planning, Nashik vide lette No. 609 Dt.6.3.2017.

CONSULTING ENGINEER &
BUILDING PLANNER

Mr. Ravi Amrutkar
RAVI AMRUTKAR
B.E. (CIVIL) M. I. E. F. V.
CONSULTING ENGINEERS
BUILDING PLANNERS & DESIGNERS
& GOVT. APPROVED VALUER
Yedekar Mala Collogo Road
Nashik - 422 005.
☎-0253-2571569 Mob. 9823068177

नसन-१

दस्तावेज (१०७८ / २०१६)

१८ - २४



ग्रामपंचायत कार्यालय चांदशी ता. जि. नाशिक

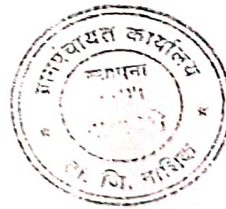
जाति क्र. १५५/२०१७

दिनांक-०२/१०/२०१७

बांधकाम पूर्णत्वाचा दाखला

ग्रामसेवक ग्रामपंचायत चांदशी ता. जि. नाशिक यांचकडून दाखला देण्यात येतो कि, मे. अर्थ व बिल्डर्स व डेव्हलपर्स चांदशी नाशिक कारिता भागीदार श्री राजेंद्र मोहनराव आभाळे व श्री किशोर उत्तमराव सालगुडे श्री केंतन अशोक त्रिभुवन यांचे नावे व मालकीचे मौजे चांदशी ता जि नाशिक येथील विनशेती सर्वे. नं ६२/१५-१२/२+६३+६४ मधील प्लॉट नं. ११५ असून त्याचे एकूण क्षेत्र चौ.मी ५१५.५० आहे तरी सदरचे विनशेती प्लॉट क्षेत्रामध्ये त्यांनी ना.उपविभागीय अधिकारी नाशिक यांचकडील आदेश क्र. जनाबंदी/कावी/०७/२०१६ दिनांक २०/०६/२०१७ व सहाय्यक संचालक नगररचना नाशिक यांच कडील मंजूरी आदेश क्रमांक ६०९ दिनांक ०६/०३/२०१७ तसेच ग्रामपंचायत चांदशी नाशिक सभा दिनांक २२/०५/२०१७ ठराव क्र. ११/६ अन्वये ६१४/७३ ची नोंद इमारत बांधकामास परवानगी/मंजूरी घेतलेली आहे. सदर इमारत बांधकामाचे नकाशे संबंधित वकरीतयाकडून मंजूर करून घेतलेले आहे. सदर इमारत बांधकाम अर्किटेक्ट श्री रवी अमृतकर नाशिक यांचे देखरेखी खाली पूर्ण केले आहे. सदर इमारत बांधकामाबाबतची सर्व जबाबदारी अर्जदार यांची राहिल सदर इमारत बांधकामास महाराष्ट्र ग्रामपंचायत आणि महाराष्ट्र प्रादेशिक नियोजन व नगररचना (सुधारणा) अधिनियम २०१४ नियमक्र. ४३ मधील महाराष्ट्र ग्रामपंचायत अधिनियम १९५८ कलम ५२ पोटकलम १ (घांन) नुसार अर्जदार यांना परवानग्या घेतलेल्या आहेत. सदर इमारत बांधकामालाबतचे संबंधित विभागांचे अटी व शर्तीची पूर्तता करणे अर्जदार यांची जबाबदारी राहिल.

सदर दाखला अर्जदार यांचे लेखी अर्ज , अर्किटेक्ट श्री. रवी अमृतकर नाशिक यांचे बांधकाम पूर्णत्वाचा दाखला व ग्रामपंचायत नाशिक सभा दिनांक २८/०९/२०१७ ठराव नं ११/३ अन्वये दिला असे



[Signature]
ग्रामसेवक
ग्रामपंचायत चांदशी
ता. जि. नाशिक

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJENDRA M ABHALE
MOHANRAO DAMODHAR ABHALE

03/03/1972

Permanent Account Number
AIRP499110C

Abhale

2/1/11



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नसल - १



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नाresh जगदीश सिरसत
Naresh Jagdish Sirsat
जन्म तारीख: Year of Birth: 1978
पुरुष / Male

4431 7549 5520

आयकर - सहायक संचालक अधिकारी

आयकर विभाग, मुंबई
Income Tax Department, Mumbai

पता: C/O दिपाली नरेश सिरसत, ०२
अश्विन पार्क सोसायटी, पंचवटी,
मुंबई-४२२००३
Address: C/O Dipali Naresh Sirsat Aher,
02 Ashwin Park Sns Flats,
Colony, Akshar Aherani Naka,
Panchavati, Mumbai, Maharashtra,
422003

हस्ताक्षर
Signature

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Signature

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Signature

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Signature

आयकर विभाग, मुंबई
Income Tax Department, Mumbai

पता: C/O दिपाली नरेश सिरसत,
०२ अश्विन पार्क सोसायटी,
राजवाडी कॉलोनी,
महाप्रभाबंद मार्ग, पंचवटी,
मुंबई,
महाराष्ट्र - ४२२००३
Address: C/O Dipali Naresh Sirsat, 2 Ashwin
Park, Rajwadi colony,
Mahapraband Nera, Panchavati,
Mumbai,
Maharashtra - 422003

Shirsat

आयकर विभाग
INCOME TAX DEPARTMENT
UPALAKSHMI ABHALE
ASRO/CH/AB/1/IND/12/00

०३/०३/१९७२

D.N. Shirsat

आयकर विभाग, मुंबई
Income Tax Department, Mumbai

दिपाली नरेश सिरसत
Dipali Naresh Sirsat
जन्म तारीख: DOB: 12/12/1966
महिला / FEMALE

4228 9351 9749

ADVOCATE
D.N. Shirsat Bar Association
Dhuley Court Compound, Nashik

Home: Ingale Prantod Khat, Chandra
Bar Court, Nashik. Mob: 9422040005
Date of Birth: 16-01-1981
E-Mail: dnshirsat@rediffmail.com
Cell: 922771773
Residential Phone No.: 6423212430
Office Phone No.:
President



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 2007
 2007

LINE OF TOWN PLANNING
 AREA OF TOWN PLANNING - 1500 SQ. M.
 AREA OF TOWN PLANNING - 1500 SQ. M.
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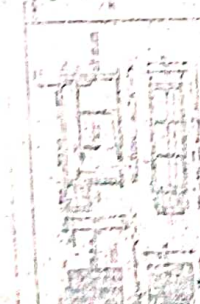
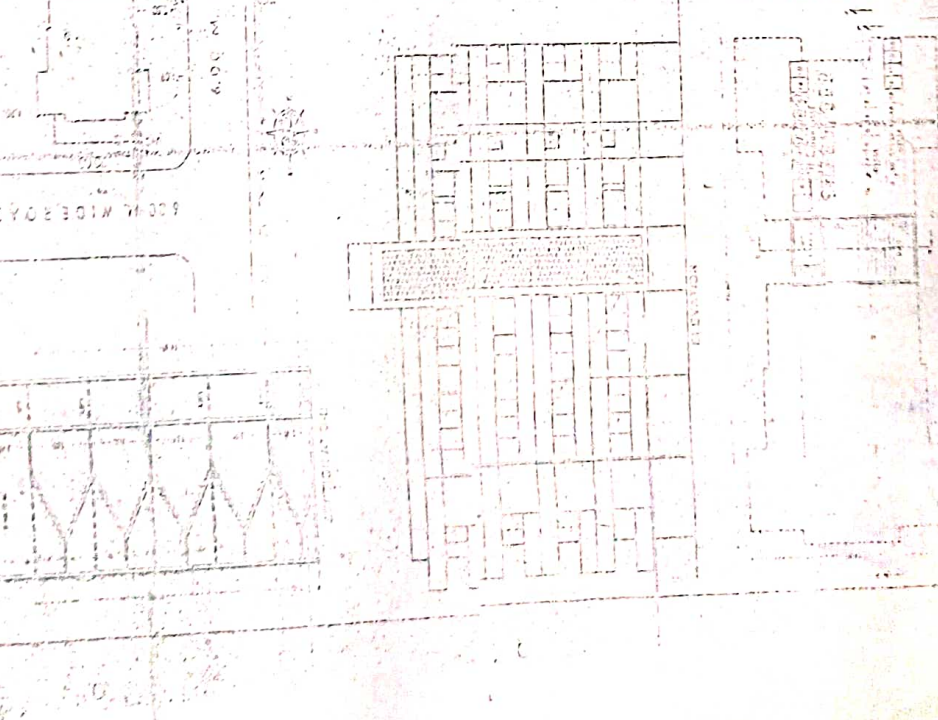
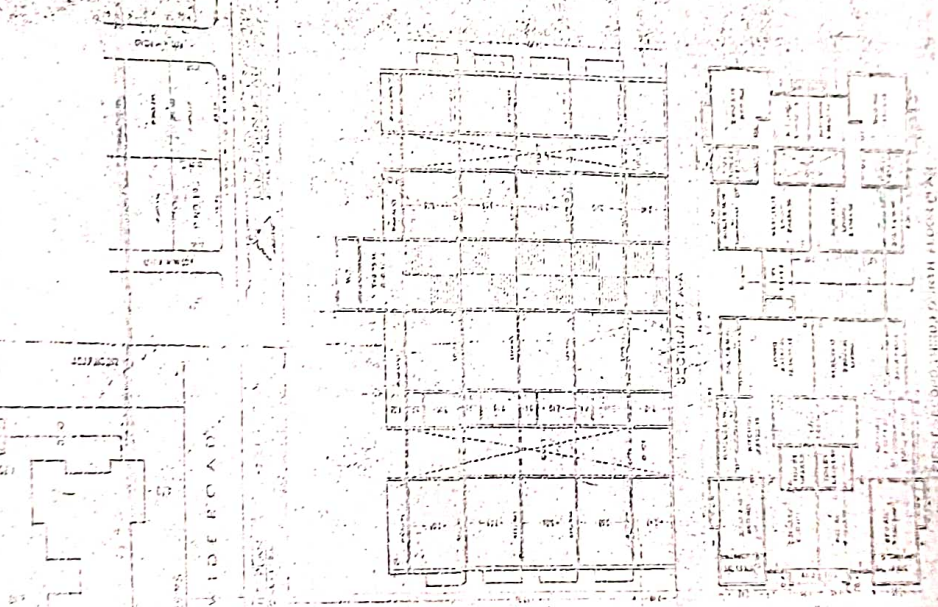
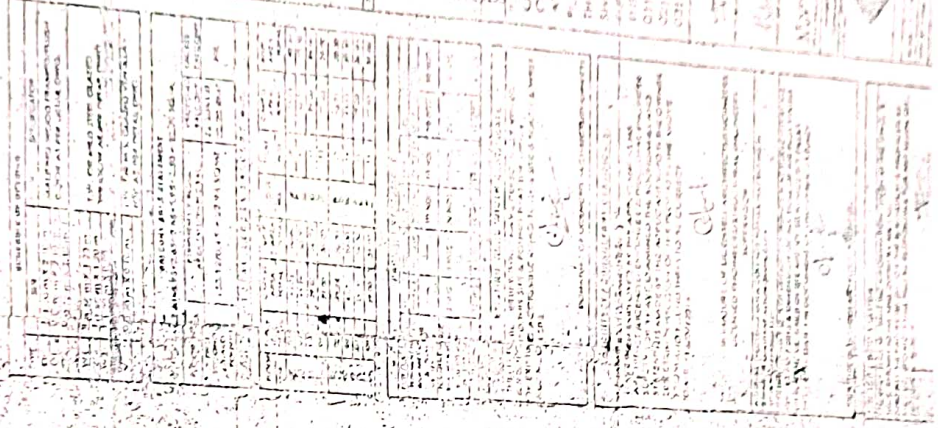
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घोषणापत्र/शपथपत्र

मी / आम्ही खाली सही करणार वा नोंदणी महानिरीक्षक मं.रा.पुणे यांचे दि. 30/09/2019 रोजीचे परिपत्रकांनुसार आमी घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकतीची फसवणुकीद्वारे अथवा दुसरे विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही सतत खात्री करून घेतलेली आहे / आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / चारस हक्कदार / कळोदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे, ह्यात आहेत व सदर मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा 1908 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही रक्षक अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम 1969 चे नियम 88 नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम, 1969 चे नियम 88 व वेळोवेळी मा. न्यायालयाचे / मा. उच्च न्यायालयाने दिलेला निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम 1908 चे कलम 12 नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 12 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य, केलेले नाही. जर भविष्यात सदर प्रकारणी कायदानुसार कोणत्याही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम 1908 चे कलम 12 व भारतीय दंड-संहिता 1960 मधील तरतुदीनुसार 19 वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हांला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

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नसन - १	
दस्तक्र. (१००८ / २०१८)	
२१	२०

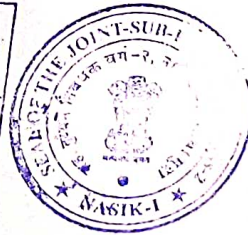


मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)					
Valuation ID	201802063703				
दिनांक	06 February 2018,03:36:21 PM				
मूल्यांकनाचे वर्ष	2017				
जिल्हा	नाशिक				
तालुक्याचे नांव :	नाशिक				
गांवाचे नांव :	मौजे : चांदशी				
प्रमुख मूल्य विभाग :	27				
उप मूल्य विभाग :	27.1				
क्षेत्राचे नांव	Influence Area				
सदर नंबर / न. भू क्रमांक :					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मोजमापनाचे एकक				
मूल्यदर	चौ. मीटर				
20000					
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र	84.048 चौ. मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी	मिळकतीचे वय	0 TO 2 वर्ष	मूल्यदर/बांधकामाचा दर	Rs.20000/-
उद्ववाहन सुविधा	नाही	मजला	Ground Floor/Stilt Floor		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(वार्षिक मूल्यदर * घसा-यानुसार नविन दर)			
		=(20000 * (100 / 100))			
		= Rs.20000/-			
मजला निहाय घट/वाढ		= 100% of 20000 = Rs.20000/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 20000 * 84.048			
		= Rs.1680960/-			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेडॅननाईन मजला क्षेत्र मूल्य			
		= A + B + C + D + E + F + G + H			
		= 1680960 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.1680960/-			

Home

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नसमन - १
दस्त क्र. (4660 / 2018)
22 - 28



सह. दुय्यम निबंधक वर्ग-२
नाशिक-१.

दस्त गोपवारा भाग-1

नसन1

231 28

दग्न क्रमांक: 1078/2018

क्रमांक: नसन1 /1078/2018

ज्वार मुल्य: रु. 16,80,960/-

मोवदला: रु. 25,00,000/-

लेले मुद्रांक शुल्क: रु.1,50,000/-

दु. नि. सह. दु. नि. नसन1 यांचे कार्यालयात

पावती:2038

पावती दिनांक: 06/02/2018

अ. क्र. 1078 वर दि.06-02-2018

सादरकरणाराचे नाव: श्री.नरेश जगदीश मिरमाट

रोजी 3:18 म.नं. वा. हजर केला.

नोंदणी फी

रु. 25000.00

दस्त हाताळणी फी

रु. 480.00

पृथांची संख्या: 24

एकुण: 25480.00

[Signature]

दस्त हजर करणाऱ्याची सही:

[Signature]
Sub Registrar Nashik1
नाशिक-१.

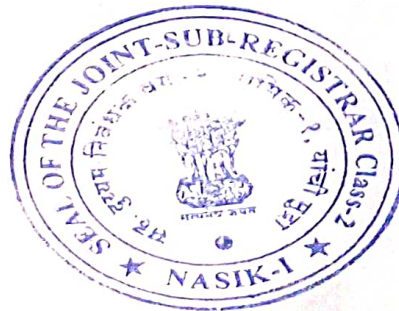
[Signature]
Sub Registrar Nashik1
सह.दु. नि. निबंधक वर्ग-२
नाशिक-१.

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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

शिक्का क्र. 1 06 / 02 / 2018 03 : 18 : 14 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 02 / 2018 03 : 19 : 51 PM ची वेळ: (फी)





02/2018 3 44:47 PM

दस्त गोपवारा भाग-2

नमन 1 28128
दस्त क्रमांक: 1078/2018

त क्रमांक :नमन1/1078/2018
स्ताचा प्रकार :-अॅप्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.अथर्व बिल्डर्स अॅण्ड डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार श्री.राजेंद्र मोहनराव आभाळे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.2, विश्वनाथ पार्क, अयोध्या कॉलनी, गंगापूर रोड, नाशिक, रोड नं: -, महाराष्ट्र, णास्:ईक्र. पॅन नंबर: AAYFA7711Q	लिहून देणार वय :-45 स्वाक्षरी:-		
2	नाव:मे.अथर्व बिल्डर्स अॅण्ड डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार श्री.किशोर उत्तमराव सालगुडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.1, विश्वनाथ पार्क वी, अयोध्या कॉलनी, गंगापूर रोड, नाशिक, रोड नं: -, महाराष्ट्र, णास्:ईक्र. पॅन नंबर: AAYFA7711Q	लिहून देणार वय :-35 स्वाक्षरी:-		
3	नाव:श्री.नरेश जगदीश सिरसाट पत्ता:-, -, प्लॉट नं.12, मानसी-वी, तेजोप्रभा कॉलनी, नरसिंह नगर, गंगापूर रोड, नाशिक, -, सावरकर नगर, MAHARASHTRA, NASHIK, Non-Government. पॅन नंबर: EKWPS5363G	लिहून घेणार वय :-41 स्वाक्षरी:-		
4	नाव:सौ.दिपाली नरेश सिरसाट पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.12, मानसी-वी, तेजोप्रभा कॉलनी, नरसिंह नगर, गंगापूर रोड, नाशिक, रोड नं: -, महाराष्ट्र, णास्:ईक्र. पॅन नंबर: AYQP6457J	लिहून घेणार वय :-31 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अॅप्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 06 / 02 / 2018 03 : 24 : 09 PM

ओळख:-
सदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी
1	नाव:अॅड.प्रमोद रामचंद्र इंगळे - - वय:37 पत्ता:जिल्हा न्यायालय आवार, नाशिक पिन कोड:422002	



पुस्तक क्रमांक १
अनुक्रमांक १०७८ वर दिनांक
६-फेब्रुवारी २०१८ रोजी नोंदला.

शिकका क्र.4 ची वेळ: 06 / 02 / 2018 03 : 24 : 48 PM

शिक्का क्र.5 ची वेळ: 06 / 02 / 2018 03 : 25 : 03 PM नोंदणी पुस्तक 1 मध्ये

सह.दुय्यम निबंधक वर्ग-२
नाशिक-१. EPayment Details.

सह.दुय्यम निबंधक वर्ग-२, नाशिक-१

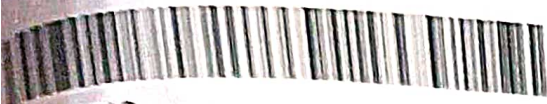
sr.	Epayment Number	Defacement Number
1	MH010232262201718E	0005672561201718

स्वागत करण्यात येत की
या दस्तावज्य एकुण १ ते 20
पाने आहेत



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सह दुय्यम निबंधक वर्ग
नाशिक-१



05/02/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. नाशिक 1

दम्न क्रमांक : 1078/2018

नोंदणी :

Regn.63m

गावाचे नाव : 1) चांदशी

(1) विनेखाचा प्रकार अॅग्रीमेंट टू मेन

(2) मोबदला 2500000

(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते मसुदा करावे 1680960

(4) मूल्यापत,पोटाहिम्मा व घरक्रमांक (अमल्यान) 1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: मीजे चांदशी येथील मळें नं.62/1+62/2+63+64 यातील प्लॉट नं.195 यामी क्षेत्र 515.50 चौ.मी. यावरील आराध्य गौरी-बी या इमारतीतील दुसऱ्या मजल्यावरील मदतिका नं.202 मंजूर इमारत नकाशाप्रमाण मदतिका नं.06 यामी कारपेट क्षेत्र 70.04 चौ.मी.((Survey Number : 62 ;))

(5) क्षेत्ररुळ 1) 70.04 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दम्नऐवज करत देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान,प्रतिवादिचे नाव व पत्ता. 1): नाव:-मे.अयव विल्डर्स अॅण्ड डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार श्री.राजेंद्र मोहनराव आभाळे वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- फ्लॅट नं.2, विश्वनाथ पार्क, अयोध्या कॉलनी, गंगापूर रोड, नाशिक, रोड नं:-, महाराष्ट्र, पाम्:ई.क. पिन कोड:-422013 पॅन नं:-AAYFA7711Q 2): नाव:-मे.अयव विल्डर्स अॅण्ड डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार श्री.किशोर उत्तमराव मालगुडे वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- फ्लॅट नं.1, विश्वनाथ पार्क बी, अयोध्या कॉलनी, गंगापूर रोड, नाशिक, रोड नं:-, महाराष्ट्र, पाम्:ई.क. पिन कोड:-422013 पॅन नं:-AAYFA7711Q

(8) दम्नऐवज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान,प्रतिवादिचे नाव व पत्ता 1): नाव:-श्री.नरेश जगदीश मिरसाट वय:-41; पत्ता:-, -, -, फ्लॅट नं.12, मानसी-बी, तेजोप्रभा कॉलनी, नरसिंह नगर, गंगापूर रोड, नाशिक, -, सावरकर नगर, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422013 पॅन नं:-EKWPS5363G 2): नाव:-मौ.दिपाली नरेश मिरसाट वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- फ्लॅट नं.12, मानसी-बी, तेजोप्रभा कॉलनी, नरसिंह नगर, गंगापूर रोड, नाशिक, रोड नं:-, महाराष्ट्र, पाम्:ई.क. पिन कोड:-422013 पॅन नं:-AYQP6457J

(9) दम्नऐवज करत दिल्याचा दिनांक 05/02/2018

(10) दम्न नोंदणी केल्याचा दिनांक 06/02/2018

(11) अतुक्रमांक,खंड व पृष्ठ 1078/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 150000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 25000

(14) शेरग

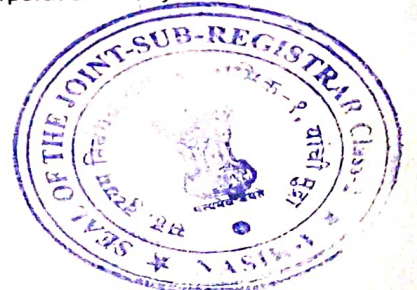
नोंदणी नंतरची प्रथम
सूची क्र. II प्रत
अरस्सल वर हुकुम नकल

सह.दुय्यम निबंधक वर्ग-२
नाशिक-२.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाता निवडलेला अनुच्छेद :- :

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



उपविभागीय अधिकारी नाशिक उपविभाग नाशिक यांचे कार्यालय

दुरध्वनी क्र. (0253-257840)

e-mail:- sdnashik23@gmail.com

क्र. जगाबंदी/क्रावि/07/2017
नाशिक दिनांक: 26.06.2017

श्री. आरंभ मसंतपाम हरी
श्री. प्रवीण परगुणत हरी
रा. आसरा निवास, आसरा कॉलनी, गंगापूर रोड, ता. जि. नाशिक

विषय :- बांधकाम परवानगी मिळणे बाबत... (विनारी प्रयोजनार्थ)
मौजे चांदशी ता. जि. नाशिक येथील स.नं. 62/1, 62/2, 63, 64 मधील प्लॉट नं. 195 चे एकूण क्षेत्र
515.50 चौ.मी.

- संदर्भ: 1) आपला दिनांक 07.01.2017 रोजीचा अर्ज.
2) या कार्यालयकडील विनशीती क्र. जगा/एनएएसआर/29/1997 दिनांक 30.12.1997
3) सहा.संचालक नगररचना विभाग, नाशिक यांचेकडील पत्र जा.क्र. बाण/मौजे चांदशी
ता.नाशिक/स.नं.62/1,62/2 व इतर/ससं.ना/609 दि.06.03.2017
4) मंडळ अधिकारी मुखमलाबाद यांचेकडील पत्र जा.क्र.नशि/248/2016-17 दि.16.01.2017
स्थळ निरीक्षण अहवाल.


उपरोक्त विषयान्वये वक्तव्यांत येते की, मौजे चांदशी ता. जि. नाशिक येथील स.नं. 62/1, 62/2, 63, 64 मधील प्लॉट नं. 195 चे एकूण क्षेत्र 515.50 चौ.मी. मध्ये निवासी प्रयोजनार्थ बांधकाम परवानगी मिळणे बाबत आपण संदर्भात नमुद 1 च्या अर्जावर विनंती केली आहे.

मौजे चांदशी, ता. नाशिक येथील स.नं. 62, 63, 64 मध्ये 319050.00 चौ.मी. (प्लॉट नं. 01 ते 504/2) क्षेत्रास महाराष्ट्र जमिन महसूल अधिनियम 1966 कलम 44 मधील तरतुदीनुसार या कार्यालयाचे संदर्भ क्र. 2 अन्वये विनारी प्रयोजनासाठी विनशीती परवानगी दिलेली आहे.

सहा.संचालक नगररचना विभाग, नाशिक यांनी संदर्भ नमुद क्र. 3 च्या पत्रानुसार विनयांकित मिळकतीच्या बांधकाम प्रस्तावास निवास प्रयोजनार्थ मंजुरी दिलेली आहे.

त्यानुसार विनयांकित मिळकती संदर्भात सहा.संचालक नगररचना नाशिक यांचेकडील दि. 06.03.2017 रोजीचे पत्र व या कार्यालयाच्या दि. 30.12.1997 रोजीच्या विनशीती आदेशांमधील नमुद असलेल्या अटी व शर्तीस व घालील अटी व शर्तीस अधिन राहून आपणास मौजे चांदशी ता. जि. नाशिक येथील स.नं. 62/1, 62/2, 63, 64 मधील प्लॉट नं. 195 चे एकूण क्षेत्र 515.50 चौ.मी. क्षेत्राचे बांधकामास परवानगी देण्यात येत आहे.

मौजे चांदशी ता. जि. नाशिक येथील स.नं. 62/1, 62/2, 63, 64 मधील प्लॉट नं. 195 चे एकूण क्षेत्र 515.50 चौ.मी. क्षेत्रावर बांधकाम करतांना आवश्यक असलेले गौण खनिज खरेदी करतांना शासनातर्फे देण्यात आलेला गौण खनिज परवाना सोबत ठेवणे व वेळोवेळी बांधकाम स्थळी महसूल अधिकाऱ्यांनी भेट दिली असता संबंधित ठिकाणी उपलब्ध असलेला व बांधकामासाठी वापरण्यात आलेल्या गौण खनिज साठ्याचे परवाने दाखवणे हे अर्जदारावर बंधनकारक आहे. तसेच बांधकाम पूर्णत्वाचा दाखला घेते समयी बांधकामासाठी वापरण्यात आलेल्या गौण खनिजाची आकडेवारी व सदरील गौण खनिजासाठी शासनाकडील परवाना पावत्या सादर करणे अर्जदारावर बंधनकारक आहे. वरील बाबीचे अनुपालन न झाल्यास आपल्यावर महाराष्ट्र जमिन महसूल अधिनियम, 1966 चे कलम 48(7) अन्वये दंडात्मक कारवाई करण्यात येईल याची नोंद घ्यावी. सोबत बांधकाम नकाशा मंजूर अभिन्यास व त्याबाबतचे पत्र जोडले आहे.


सहाय्यक जिल्हाधिकारी
तथा उपविभागीय अधिकारी
नाशिक उपविभाग नाशिक

- प्रत: 1) तलाठी चांदशी ता. नाशिक यांचेकडेस माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी रवाना.
2) म.उप अधिकारी भुमी अभिलेख, नाशिक, ता. नाशिक यांचेकडेस माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी रवाना.

26/6
सहाय्यक जिल्हाधिकारी
तथा उपविभागीय अधिकारी
नाशिक उपविभाग नाशिक