



20/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 7
दस्त क्रमांक : 2064/2024
गोदणी :
Regn:63m

गावाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार	अॅप्रीमेंट टू सेल
(2) मोबदला	3000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2856000
(4) भू-सापन,पोटहिस्सा व घरक्रमांक(असल्यास)	
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2064/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: मीजे नाशिक शहर-1,ता.जि. नाशिक येथील रेव्ह्यु सव्हे नंबर 200/6/1 मधील प्लॉट नं. 1अ यांची एकूण क्षेत्र 4581.90 चौ.मी. यावरील मिनेजियम टॉवर या योजनेतील ए विंग मधील तिसऱ्या मजल्यावरील फ्लॉट नंबर ए-303 यांची बटई क्षेत्र 62.55 चौ.मी. + बाल्कनी क्षेत्र 6.68 चौ.मी. मिळकत. ((Survey Number : 200/6/1 ;))

1) 69.23 चौ.मीटर

1) नाव:-नासा कन्स्ट्रक्शन प्रा.लि. तर्फे डायरेक्टर - सागर महादेवराव बोडे तर्फे विशेष मुखत्यार स्वप्रिल सागर बोडे वय:-34 पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: सागर पॅलेस, ब्लॉक नं. साबरजस्तनगर, रोड नं: गंगापूरराड, नाशिक, महाराष्ट्र, शास्:ईक. पिन कोड:-422013 पॅन नं:- AAACN6201D

1) नाव:-हेमंत मधुकर तारखेडे वय:-43 पत्ता:-प्लॉट नं: फ्लॉट नंबर 1, , माळा नं: -, इमारतीचे नाव: प्रभु ग्रीन्स अपार्टमेंट, , ब्लॉक नं: विद्यानेनगर, रोड नं: बडळा शिबार, नाशिक, महाराष्ट्र, शास्:ईक. पिन कोड:-422006 पॅन नं:-AGWPN6049E

2) नाव:-अर्चना हेमंत तारखेडे वय:-36 पत्ता:-प्लॉट नं: फ्लॉट नंबर 1, , माळा नं: -, इमारतीचे नाव: प्रभु ग्रीन्स अपार्टमेंट, , ब्लॉक नं: विद्यानेनगर, रोड नं: बडळा शिबार, नाशिक, महाराष्ट्र, शास्:ईक. पिन कोड:-422006 पॅन नं:-AMQPN6988G

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
अस्सल बरहुकुम नवकल
सह दुय्यम निबंधक वर्ग-२
नाशिक-७.

नसम-७	
दस्ता क्र. (2024)	(2024)
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Zone No. : 1.3.39
 Rate As per Ready Reknor : For flat -37,500/- Per Sq. mtrs., for shop Rs. 46,870/- per sq.mtrs.
 Market Valuation Rs. : 28,56,000/-
 Consideration Rs. : 30,00,000/-
 Stamp Rs. : 1,80,000/-
 Registration Fee Rs. : 30,000/-

AGREEMENT FOR SALE

H. Narkhede
 THIS AGREEMENT FOR SALE MADE AT NASHIK ON THIS 20th DAY OF FEBRUARY IN THE CHRISTIAN YEAR TWO THOUSAND TWENTY FOUR.

BETWEEN

M/S. NASA CONSTRUCTION PVT. LTD.

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

Pan - AAACN 6201 D

Through It's Director

SHRI. SAGAR MAHADEORAO BONDE

Age :- 62, Occ. :- Agriculturist & Business

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

AND

- MR. HEMANT MADHUKAR NARKHEDE**
 Age:- 43 Years, Occ.:- Service,
 Pan - AGWPN 6049 E
- MRS. ARCHANA HEMANT NARKHEDE**
 Age : 36 Years, Occ.:- House-Wife
 Pan - AMQPN 6988 G
 Both R/at- Flat No. 1, Prabhu Greens Apartment,
 Vidhate Nagar, Wadala Shiwar, Nashik - 422006.

नसिन-७
दस्त क्र. (2026 / 2028)
७ — ७



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

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

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

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

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

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

नसा-७	
वसा क्र. (२००४)	(२०२४)
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31/10/2022. As per the said Sub Division plan, plot no 1 was sub divided as plot no. 1A admeasuring 4581.90 sq.mtrs. and plot no 1 B admeasuring 1942 sq.mtrs.

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

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

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

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

AND WHEREAS the Allottee is offered an Apartment bearing number **Flat No. A-303 on Third Floor in A wing**, (herein after referred to as the said "Apartment") of the building called "**MILLENNIUM TOWER**" (herein after referred to as the said "Building") being constructed in the Project land by the Promoter;

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016, with the Real Estate Regulatory Authority, at no. P51600048892 authenticated copy is attached in Annexure 'F';

नसिन-७
दस्ता क्र. (२०२६/२०२४)
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AND WHEREAS the Promoter has got some approvals from the concerned local authority (s) to the plans, the specifications, elevations, sections and of the said buildings/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building shall be granted by the concerned local authority;

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

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment **Flat No. A-303 on Third Floor** in A wing in building being constructed in the said Project land;

AND WHEREAS the carpet area of the said Apartment in square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment;

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum of **Rs. 51,000/- (Rupees Fifty One Thousand only)**, being part payment of the sale consideration of the said Apartment agreed to be sold by the Promoter to the Allottee/s,

नसम-७	
दस्त क्र.	2006/2028
९ — ८७	



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

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

AND WHEREAS under section 13 of the said Act ,the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

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

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

1. The Promoter shall construct a building consisting of Ground + 15 floors in A wing which consist of 12 shops on Ground Floor & 4 Flats on each Floor and Ground +8 Floors in B wing consist of 4 Flats on each Floor on the Project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except (i) any alteration or addition required by any Government authorities or due to change in law.

- 1.(a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee

नं.सं-७
दस्तावेज (2024 / 2024)
63



- (i) Apartment Flat No. A-303
- (ii) On Third Floor in A Wing
- (iii) Carpet area admeasuring 62.55 sq. metres.
- (iv) In the building along with area of balcony attached to Apartment admeasuring 6.68 sq.mtrs.,

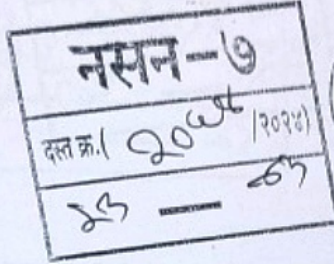
(hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of **Rs. 30,00,000/- (Rupees Thirty Lakh only)** - including the proportionate price of the common areas and facilities which are more particularly described in the second schedule annexed herewith. (the price of the Apartment including the proportionate price of common areas and facilities and parking space should be shown separately)

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

The total aggregate consideration amount for the apartment is thus **Rs. 30,00,000/- (Rupees Thirty Lakh Only)**.

1(b) The Allottee has paid on or before execution of this agreement a sum of **Rs. 51,000/- (Rupees Fifty One Thousand only)** as advance payment / part payment of consideration as mentioned below :-

AMOUNT	PARTICULAR
Rs. 51,000/-	Rupees Fifty One Thousand Only Received by Cheque No. 552392 Dtd. 05/05/2023 Drawn on State Bank of India.
Rs. 51,000/-	Total Rupees Fifty One Thousand Only



27. NOTICES

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

Name of Allottee- 1) MR. HEMANT MADHUKAR NARKHEDE
2) MRS. ARCHANA HEMANT NARKHEDE

(Allottee's Address) - R/at- Flat No. 1, Prabhu Greens Apartment,
Vidhate Nagar, Wadala Shiwar,
Nashik - 422006.

Notified Email ID: - narkhede.hemant33@gmail.com

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

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

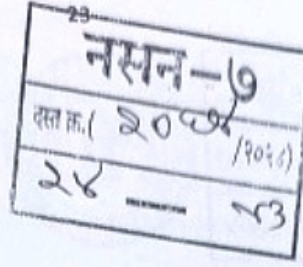
Notified Email ID: - anand.sagar74@gmail.com

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

28. JOINT ALLOTTEES

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

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



30. Dispute Resolution

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

31. GOVERNING LAW

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

SCHEDULE- I

(THE SAID PROPERTY REFERRED TO ABOVE)

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

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

SCHEDULE- II

(OF THE SAID PREMISES REFERRED TO ABOVE)

The premises of Flat No. A-303 on the Third Floor in A wing in "MILLENNIUM TOWER" having Carpet area admeasuring 62.55 sq. metres. in the building along with area of balcony attached to Apartment admeasuring 6.68 sq.mtrs. which is bounded as shown below:-

On or towards East	:	By Marginal Space
On or towards West	:	By Marginal Space & Flat No. A-304
On or towards South	:	By Marginal Space
On or towards North	:	By Staircase & Flat No. A-302

नमन-७	
दस्ता क्र. (2026)	/2028)
2	67



IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this Agreement for sale at Nashik, in the presence of attesting witnesses , signing as such on the day first above written.

SIGNED SEALED & DELIVERED BY
THE WITHIN NAMED ALLOTTEE

1) MR. HEMANT MADHUKAR NARKHEDE



H. Narkhede



2) MRS. ARCHANA HEMANT NARKHEDE

A.H. Narkhede

ALLOTTEE



SIGNED SEALED & DELIVERED BY
THE WITHIN NAMED PROMOTER
M/S NASA CONSTRUCTION PVT LTD

Through It's Director

SHRI. SAGAR MAHADEORAO BONDE



Sagar Bonde

PROMOTER



IN THE PRESENCE OF WITNEESES

1. *Sushant Jatin* *Jatin*
2. *Meejlee*

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२००८/२०११
२६-०३-०८



ANNEXURE - A

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

Title Report

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

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

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

(Mrs. Vidyullata K. Tated)
ADVOCATE,

0-0-0-0-0



NASHIK MUNICIPAL CORPORATION	
नशिक-७	OFFICE NO. C1/352/2022
दस्तावेज (2006/2090)	DATE: 11/01/2022
30 SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE	

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

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

- Ref -: 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 27/12/2021 Inward C1/BP/4050/2021
2) Final Approved Layout NO LNDWS/325/2022 Dt. 31/03/2022

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

CONDITIONS (1 to 49)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS.
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work (viz) under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.)
After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.