



नाशिक महानगर पालिका

मिळकतकर देयक सन 2014-2015

(महाराष्ट्र महानगरपालिका अधिनियम, कलम १२८ व अनुसुची ८, नियम ३९, ४०)

विभागीय कार्यालय : NEW NASIK

नविन भाग क्र. : 411-A

देयक क्रमांक : 0001043

देयक दिनांक : 30/07/2014

इंडेक्स क्रमांक : 41101472

बिलासाठी नांव : KHAIRNAR VIJAYA KARBHARI /

घर क्र : 411/53/S/F4/01/02

पत्रव्यवहाराचा पत्ता : SARVESHWAR CHOWK UTTAM NAGAR NEW NASIK 5TH SCEAM NASIK

वापराचा प्रकार	निवासी	बिगर निवासी	एकुण	मिळकतीचे स्वरूप	आकारणी दिनांक
वार्षिक करपात्र मुल्य रूपये	626		626	Res.	01/04/2009

ऑनलाईन बिल पेमेंट सुविधा
nm in व nashikcorporation.gov.in
या संकेत स्थळावर
उपलब्ध आहे.

विविध कर रूपाने जमा
होणारा निधी करतो नागरी
सेवा सुविधांमध्ये वृद्धी

मालमत्ता कर नियमित भरा
दंड, व्याज, जमी अशी कटु
कारवाई टाळा

● भाडेकरू वापर असल्याचे
मनपास लेखी कळविणे आवश्यक
आहे. अन्यथा एक पट मुल्य
विचारात घेऊन दंडात्मक
आकारणी करणेत येईल.

● अनाधिकृत बांधकामास कर
आकारणी केल्याने / शास्ती
बजावल्याने अथवा त्याचा कर /
नी भरल्याने बांधकाम
आवकृत होत नाही. तसेच कर
आकारणीने अथवा कर भरल्याने
कोर्टातील कामकाजास व
निकालावर कार्यवाही करण्यास
बाधा येणार नाही याची नोंद घ्यावी.

● महाराष्ट्र महानगरपालिका
अधिनियम, प्रकरण ८ नियम ३०
अन्वये मालमत्ता कर हा प्रत्येक
वर्षी १ एप्रिल व १ ऑक्टोबर या
प्रमाणे दर सहामाही हप्त्याने
आगाउ देय आहे.

● मिळकत करांचा भरणा
महानगरपालिकेच्या कोणत्याही
विभागीय कार्या / उपकार्यालय सोम.
ते शनिवार सकाळी १० ते दुपारी ५
पर्यंत, (दुसरा व चौथा शनिवार व
शासकिय सुट्या सोडून) कार्यालयीन
वेळेत स्विकारण्यात येईल.

● पोस्टल बिल करीता व
संपर्क करीता आपत्कालीन
व्यवस्थेकरीता तसेच मनपास
आवश्यक त्या सुविधा उपलब्ध करून
देणे कामी, मिळकतीचा पुर्ण पत्ता, व
मोबाईल क्रमांक, फोन क्र. तसेच ई
मेल आयडी संबंधित कर्मचारी अथवा
विभागीय कार्यालयात देणे अनिवार्य
आहे.

करांचे नांव	टक्के %	पहिली सहामाही (१ एप्रिल ते ३० सप्टेंबर)	दुसरी सहामाही (१ ऑक्टोबर ते ३१ मार्च)	एकुण रक्कम
म सर्व साधारण कर (Genral Tax)	A	79	78	157
आग निवारण कर (Fire Tax)	2	7	6	13
वृक्ष संवर्धन कर (Tree Tax)	1	3	3	6
न जल लाभ कर (Water Tax)	2	7	6	13
स. स्वच्छता कर (Gen. Conservancy Tax)	3	10	9	19
पा मलनिसःरण लाभ कर (Sewerage Benefit Tax)	5	16	15	31
पथ कर (Street Tax)	3	10	9	19
क मनपा शिक्षण कर (NMC Education Tax)	2	7	6	13
र सर्व्हिस चार्जेस (Service Charge)	0	0	0	0
स सरकारी शिक्षण कर (Govt. Education Tax)	C	13	12	25
का रोजगार हमी कर (Employee G. Cess)	D	0	0	0
क निवासी कर (Tax On Larges Premises)	10	0	0	0
निव्वळ मागणी रक्कम		152	144	296

विवरण	रक्कम
सौर उर्जा वापर असलेल्या निवासी मिळकतीना मनपा करांमध्ये ५% सवलतीची रक्कम	0
देयकाच्या दिनांकापासुन १५ दिवसांच्या आत संपुर्ण कराचा भरणा केल्यास मनपा करांमध्ये १% सवलत वजा जाता भरावयाची रक्कम	293
धकबाकी	1484
मालमत्ता	296
एकुण मागणी	1780
समायोजित	0
भरावयाची र.	1780

● नियम ४१ (१) अन्वये बिल विहीत मुदतीत न भरल्यास मनपा करांवर शास्ती दरमहा २% देय आहे.

* शास्ती आकारणी बाबतचा उदाहरणादाखल नमुना तक्ता मागील पानावर दर्शविला आहे.

(नविन नाशिक)
विभागीय अधिकारी
नाशिक महानगरपालिका नाशिक
सुचना मागील पानावर



29/12/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 4

दस्त क्रमांक : 11687/2014

नोदणी :

Regn:63m

गावाचे नाव : 1) अंबड (खुर्द)

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	2350000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2349000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी मौजे अंबड खुर्द या गावाचे शिवारातील सर्व्हे नं. 305/अ/2 यांसी क्षेत्र 1952.00 चौ.मी. या वर बांधण्यात आलेल्या श्री. तिरुमाला प्लाझा अपार्टमेंट या इमारती मधील पहिल्या मजल्यावरील फ्लॉट नं. 3 यांसी क्षेत्र 72.50 चौ.मी. कार्पेट + पार्किंग नं. 5 हि मिळकत((Survey Number : 305/अ/2 ;))
(5) क्षेत्रफळ	1) 72.50 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. तिरुमाला डेव्हलपर्स भागीदारी फर्म तर्फे भागीदार श्री. ललित सत्यनारायण रंगटा यांचे तर्फे वि.मु.श्री. रामगोपाल रामबल्लभ बिदावतका वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा. राजीव नगर, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422009 पॅन नं:-ABYFS1474M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री कारभारी बाबुराव खैरनार वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा. एन-53, एस एफ 4, 1-2, उत्तम नगर कॉलेज समोर, सिडको, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422009 पॅन नं:-ACNPK0643C 2): नाव:-सौ. विजया कारभारी खैरनार वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा. एन-53, एस एफ 4, 1-2, उत्तम नगर कॉलेज समोर, सिडको, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422009 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2014
(10) दस्त नोंदणी केल्याचा दिनांक	29/12/2014
(11) अनुक्रमांक, खंड व पृष्ठ	11687/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	141000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23500
(14) शेरा	

सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
अरसल विरहकुम नवकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



CHALLAN

MTR Form Number - 6

GRN NUMBER	MH004573751201415R	BARCODE	Form ID :	Date: 18-12-2014
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR314- NSK4_NASHIK 4 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-ACNPK0643C
Year	Period: From : 18/12/2014 To : 31/03/2099		Full Name	KARBHARI BABURAO KHAIRNAR
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 3 SHRI TIRUMALA	
0030046401-75	141000.00	Road/Street, Area /Locality	PLAZA APARTMENT	
0030063301-70	23500.00	Town/ City/ District	UTTAM NAGAR NASH NASHIK Maharashtra	
	0.00	PIN	4 2 2 0 1 0	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	164500.00	Amount in words	Rupees One Lakhs Sixty Fo Thousand Five Hundred Only	
Payment Details:IDBI NetBanking Payment ID : 54044984		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332014121852024		
Cheque- DD No.		Date	18-12-2014	
Name of Bank	IDBI BANK	Bank-Branch	103 NASHIK	
Name of Branch		Scroll No.		

नसम-४
दस्तावेज क्र. (११६८० / २०१४)
१ - ३५



(Signature)
(Signature)

Govt. Valuation Rs. :-23,49,000 /-

Consideration Rs. :- 23,50,000/-

Stamp Rs. :- 1,41,000/-

Zone No. :- 4.1

**AGREEMENT FOR SALE OF FLAT NO. 3
SITUATED IN "SHREE TIRUMALA PLAZA
APARTMENT"**

THIS AGREEMENT FOR SALE MADE AND EXECUTED AT
NASHIK ON THIS 29th DAY OF Dec IN THE CHRISTIAN
YEAR TWO THOUSAND FOURTEEN A.D.

BETWEEN

**SHREE TIRUMALA DEVELOPERS,
A PARTNERSHIP FIRM**

Having its office at - Shree Tirumala Ashirwad Apartment,
Pethe Nagar Road, Indira Nagar, Nashik - 9.

Pan No. :- ABYFS 1474 M

THROUGH ITS PARTNER

SHRI. LALIT SATYANARAYAN ROONGTA.

Age. :- 54, Occ. :- Business

(Hereinafter referred to as "THE VENDOR/PROMOTER" for
the sake of brevity and convenience 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 FIRST
PART**

AND

1. MR. KARBHARI BABURAO KHAIRNAR.

Age: - 46 years, Occ.:- Business,

PAN NO. : ACNPK 0643C

2. MRS. VIJAYA KARBHARI KHAIRNAR.

Age: - 40 years, Occ.:- Housewife,

Both R/At: N-53, SF 4, 1-2, Opposite Uttam Nagar College,
Cidco, Nashik-422009.

Hereinafter referred to as "THE PURCHASER " (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.**



Ashirwad

Khairnar

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WHEREAS the property mentioned in Schedule "I" herein below bearing S. No. 305/A/ 2 , admeasuring 1952.00 sq. mtrs lying and being at Ambad Khurd Dist Nashik, more particularly described in the First Schedule written hereunder and hereinafter referred to as "The said Property" is owned by vendor. (hereinafter called as "The Owner").

AND WHEREAS the said land owners have purchased the said property from previous owner Shri. Sandeep Chandrakant Shah by Registered Sale Deed dated 08/09/2011 which was duly registered at the office of Sub-Registrar, Nashik 4 at document Sr. no. 9034. On the basis of the said sale Deed Mutation Entry No. 7978 is certified for recording their names in the "Ownership" column of the 7/12 extract.

AND WHEREAS the said property is plot from and out of the Final Layout Plan, is approved and Sanctioned by the Assistant director town planning Nashik, Nashik Municipal Corporation vide their letter No. Nagarrachana vibhag / Final / B4 / 001 , Dated 11/04/2002. As per the said layout survey no. 305/ A/ 2 admeasuring 1952.00 Sq. Mtrs. was declared as retention land.

AND WHEREAS the said property is converted to Non-Agricultural use and a permission U/s. 44 of Maharashtra Land Revenue Code from Collector, Nashik, Bearing No. kra. Maha / Kaksha - 3 / 4/ NA/136 /2011, Nashik dated 15/07/2011. Accordingly the N.A. cess and taxes are paid up-to-date. Therefore, the said Property is fit for causing construction of a building consisting of Residential and Commercial tenements.

AND WHEREAS the Vendor had purchased T.D.R of 560.00 sq. mtrs of D Zone from D.R.C No. 526 from Shri. Durgaprasad Kallumal Agrawal and other through their power of attorney holder and developer M/s. Creaters through its partner Shri. Manoj Hariom Gupta by registered sale deed, dated 27/03/2012. The said sale deed was registered at Sr.No. 3154 in Sub-registrar Office Nashik -3

AND WHEREAS by virtue of the said sale deed in respect of the said property, the Vendor as Vendor of the said property has absolute right to develop the said property by constructing a building thereon and enter into Agreement for Sale of the tenements to the prospective Purchasers at such price and to decide the terms and conditions as the Vendor may deem fit and right to construct a building on the said property and sell the flats / shops and other constructions and to appropriate the sale proceeds thereof.

AND WHEREAS the title of said property is clear, valid, marketable and free from all encumbrances. Therefore, the said property is a fit property for causing development on it by constructing a building of Residential and Commercial tenements thereon:

AND WHEREAS the Vendor had prepared building plan for the said property and the plan for the construction of the building consisting of Residential and Commercial premises is approved by the Nashik Municipal Corporation by their Commencement Certificate No. LND / BP/ B3 / 548 / 5652 / 14 , dated 13/03/2014. with permission to use T.D.R. 560.00 sq. mtrs.

AND WHEREAS the Vendor has commenced with the work of construction and specifications, which is herewith attached and marked as "Annexure B"

AND WHEREAS each Purchaser of the respective premises has to pay and bear the outgoing expenses individually or in common as shown in "Annexure C".

AND WHEREAS the Vendor has appointed and engaged services of competent Architects namely Sagar A. Kabre and R.C.C. Consultant namely Shri. Sanjeev Patel .

AND WHEREAS the plans and specifications are displayed for inspection at the site and also in the office of the Vendor.

AND WHEREAS the Vendor is executing the Agreements of like nature with other Purchasers of the other constructed areas.

AND WHEREAS the builder intends to sale different premises forming part of the building of the proposed Complex to such persons who are interested in purchasing such premises.

AND WHEREAS the Purchaser approached the Vendor with a request to sell on ownership basis the premises more particularly described in the Schedule "II" written hereunder

AND WHEREAS after due deliberations and discussion, the Purchaser and the Vendor have entered into a concluded contract where under the Vendor has agreed to sell the Purchaser the carpet premises for the consideration as agreed upon between the parties.

AND WHEREAS the title of the Vendor/owner to the said property was investigated by Adv. Sau. Tated V.K. whose title certificate has been enclosed to these present.

AND WHEREAS the Purchaser has also satisfied himself/herself about the free and marketable title of the Vendor to the said property.

AND WHEREAS the Purchaser has been given full free and complete inspection of the plan and specifications duly sanctioned by the Corporation and all other title deeds and documents.

AND WHEREAS the Purchaser with an intention to purchase constructed premise, demanded inspection of the documents herein above, including the Sale deed and Agreement with the Architect etc. which are specified under Maharashtra Ownership Flat Act, 1963 and the Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as "The said Act") (Regulation of



99880 (2088)
4 - 37

Promotion of Construction, Sale, Management and Transfer) and Rules there under further the Vendor has adopted the mode of the Maharashtra Apartment Ownership Act, 1970 and rules framed there under for commencing and completing the said Housing Project to be constructed upon the said property under his sale discretion and choice available under the concerned Law. Further, the purchaser and his/her their legal Advisor has/have inspected the same and they are satisfied with all such documents, deeds and title of the Vendor / Promoter to the said property and the Purchaser admits to have received the copies of the following documents ;

- A)7/12 Extracts and Mutation Entries
- B)Copy of N. A. Order.
- C)Copy of Sale deed.
- D)Title Certificate.
- E) Building Plan & Commencement Certificate

And the Purchaser admits to have received the copies thereof which are not annexed to this Agreement.

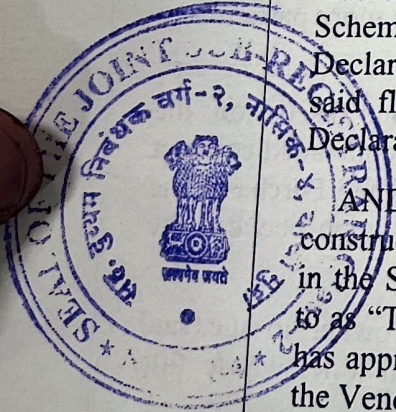
AND WHEREAS the Vendor undertakes to comply with all terms and conditions, of sanction order and get the renewal thereof as and when required.

AND WHEREAS the Vendor has observed all necessary norms and technicalities required to be completed before entering into transaction with the purchaser in respect of said Flat /Shop premises. Further a clear understanding is given to the purchaser that the said property shall be submitted under an Apartment Scheme and accordingly shall be declared under the said Declaration Deed. Hence, the purchaser will have to purchase the said flat/shop under the scope and under the provisions of said Declaration Deed.

AND WHEREAS the Purchaser wants to purchase the constructed premises of the Flat No. 3 More particularly described in the Second Schedule of this Agreement and hereinafter referred to as "The said Premises" for the sake of brevity and the Purchaser has approved the specifications for the construction as proposed by the Vendor.

AND WHEREAS the Purchaser has applied to the Vendor for allotment of the Flat No. 3 on First Floor in the Building known as "SHREE TIRUMALA PLAZA APARTMENT".

AND WHEREAS the total consideration of the said premises with the common share in the area of staircase and landing, passages in the building is fixed at Rs. 23,50,000/- (Rupees Twenty Three Lacs Fifty Thousands Only) excluding all other expenses and costs as specified hereinafter to be borne by the Purchaser.



The purchaser has accepted certain restrictions willingly for his/ her/their benefit and for the benefit of other owners with respect to the use and enjoyment of the said flat.

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

1. The Vendor shall construct the said building consisting of 11 Shops and 35 Flats in on Ground + Seven Floors on the said property according to the plans, designs, approved by the concerned Local Authority and the specifications annexed hereto with such variations and modifications as the Vendor may consider necessary or as may be required by the concerned Local Authority or the Government and

the Purchaser has given his irrevocable consent to such variations and modifications, and it shall be treated and considered as consent by the Purchaser in writing.

2. The carpet area is calculated including all the areas in the said premises including balcony, area of walls of flats and their passages of the said premises. The area includes W.C., Bath, internal passage etc. Further, it is expressly agreed by the purchaser while entering into transaction of purchase of the said Flat that the area of the said Flat shall be calculated and measured on the basis of Carpet area.

If on final measurement the area increases or decreases, the price shall be accordingly increased or decreased In case of dispute regarding measurement the decision of the Architect will be final.

3. a) The Purchaser has agreed to purchase the said premises and the Vendor has agreed to sell the same at or for **Rs. 23,50,000/- (Rupees Twenty Three Lacs Fifty Thousands Only)** and the price mentioned above is the lump sum price for the said premises having Carpet area 780.00 sq. fts. i.e. 72.50 sq. mtrs. The said price is with the proportionate common share of the stair case and landing passages.

b) The Purchaser hereby agrees and declares that the aforesaid total amount of consideration to be paid to the Vendor in respect of the said premises which is intended to be purchased by the Purchaser and shall have no grievance if the total carpet area of the said flat differs than agreed upon while taking possession.

4. The Purchaser hereby and hereunder agree and confirm that the price of **Rs. 23,50,000/- (Rupees Twenty Three Lacs Fifty Thousands Only)** of the said Flat is fair and Reasonable and as per the prevailing market price and is Fixed after due negotiations amongst themselves and the Purchaser has no dispute on it. The said price is exclusive of all expenses, deposits, contributions etc. as set out in this agreement in various clauses. The said price shall be paid by the purchaser in the following manner:

Amount (Rs.)

Particulars



10 - 34

50,000=00

(Rs. Fifty Thousands Only)
Recd by Cheque No.027042
dated 06.09.2014 Drawn on
State Bank of Patiala, Cidco,
Nashik.

10,00,000=00

(Rs. Ten Lacs Only) to be paid
on completion of RCC 5th Slab.

5,00,000=00

(Rs. Five Lacs Only) to be paid
on completion of Brick Work of
said flat.

3,00,000=00

(Rs. Three Lacs Only) to be
paid on completion of RCC
Work.

2,00,000=00

(Rs. Two Lacs Only) to be paid
on completion of Brick Work of
whole building.

3,00,000=00

(Rs. Three Lacs Only) to be
paid on completion of Tiles
Work of said flat.

23,50,000=00

(Rs. Twenty Three Lacs Fifty
Thousands Only)

The Vendor hereby admits and acknowledges receipt of Rs.50,000/- paid by the purchaser to him and further agrees to receive the balance consideration as stated hereinabove. If the purchaser decides to obtain loan facility for payments of the consideration or part thereof, in that event the institution from which the loan is obtained shall adhere to the payment Schedule as far as possible.

5. The Purchaser agrees to pay the aforesaid sums on due dates without defaults whether formal demand is made or not. The payment of the remaining amount as mentioned in stages hereinabove is the condition precedent to the continuance of Agreement and is the essence of the Agreement between the parties.

6. The said consideration does not include expenses / payments which are to be borne by the purchaser only viz

- i) The payment of stamp duty, registration, charges and related expenses required for this agreement and up to final conveyance.
- ii) Expenses for getting electric connection, water connection.
- iii) Common Maintenance, Lift Maintenance charges deposit and payment of monthly maintenance charges.

दस्ता क्र. (७९६९०/२०१४)
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iv) Demand of Service Tax, VAT, Local Body Tax or any other Tax as may be levied on the transaction under this agreement by state Govt. or Central Govt. or local authorities. The purchaser undertakes to pay such demands, even the same are made by the concerned authorities even after the final conveyance for the said flat is executed by the Vendor/ Promoter.

v) Additional costs which may be required to incurred by the Vendor / Promoter as per the direction of the authorities even after execution of this agreement.

The purchaser shall bear the expenses of item no. (i) to (iv) completely and expenses of item nos. (v) Proportionately as may be finalized by the Vendor / Promoter. The amounts shall be paid within 7 (Seven) days from the date of demand thereof. The purchaser accepts his liability to pay the said amount and further agree to pay interest as accrued. If there is failure to pay the amounts within the time specified, then interest at the rate of 18 % per annum shall be paid as damages for the delayed period. If the purchaser fails to make payment within reasonable time, the Vendor / Promoter may proceed to terminate this agreement as provided herein.

7. It is further provided that if any additional amenities or modifications are demanded by the purchaser or the specifications are changed at the direction of the purchaser, then the purchaser in both the events has to pay additional amounts for the changes and also the purchaser does hereby agree to pay the said amounts due as and when demanded by the Vendor / Promoter. The cost of such modifications, additional amenities shall be determined by the project architect and his decision shall be final. The payment of the amounts is condition precedent.

8. The Vendor hereby agrees to observe, perform and comply with all the terms and conditions, stipulations and restrictions, if any, which, may have been imposed by the Local Authority at the time of sanction of the said plans or thereafter and shall before handing over the possession of the said premises to the Purchaser obtain from the concerned Local Authority, Occupation and/or Completion Certificate in respect of the said premises.

9. The Vendor hereby declare that no part of the floor space index in respect of the said property has been utilised by the Vendor else where for any purpose whatsoever.

10. The Vendor hereby declares and the Purchaser hereby agrees that;

- I) If any additional F.S.I. made available by the Authority, the Vendor alone shall be entitled to the benefit thereof.
- II) The Purchaser shall not raise any objection for the utilisation of the F.S. I. As aforesaid by the Vendor for the construction of the additional premises and the sell thereof.



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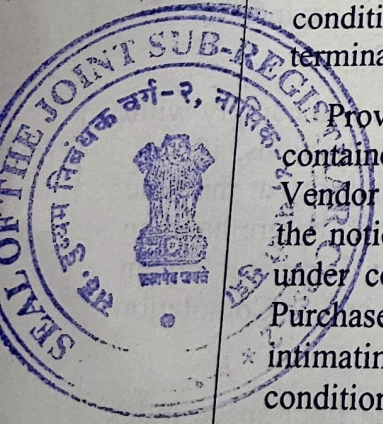
11. The Vendor is developing the property in his own name and right. The Vendor declares that the Purchaser on the verification of title deeds admits that the said property is free from all encumbrances.

12. It is expressly agreed by the Purchaser that time for payment of each of the aforesaid installment of consideration is the ESSENCE of this Agreement. In the event of the purchaser making any default of payment of any one installments of the Purchase price on the due date, as stated above, the vendor shall be entitled to terminate this Agreement and in that event to forfeit all or any and / or any of the amounts paid by the purchaser, towards installment of purchase price. However any indulgence or leniency shown by the Vendor to the purchaser for the delay caused in payment of any of the due installments shall not be construed as a right by the purchaser. The purchaser for any such delayed payment undertakes to pay interest @ 18% p.a. till such defaulted installments is not cleared by him. Such condition of delay shall be totally at the discretion of the Vendor. Therefore, the Vendor shall be at liberty and entitled to sell the said Flat/Shop premises to any other party, firm or institution for any such consideration as the Vendor in his discretion may deem fit, in caser of any default of payment schedule. For claim of any amount payable, issuance of a notice shall not be a requirement, as expressly agreed by the parties.

13. On the Purchaser committing default in payment the amount on due dates or stages or any amount becoming due and payable by the Purchaser to the Vendor under this Agreement (including his/her proportionate share of taxes levied by the concerned local authority and/or other outgoings the deposit amounts of electric and water meter or any other expenses) and upon the Purchaser committing breach of any of the terms and conditions therein contained, then the promoter is entitled to terminate this agreement at his option.

Provided always that the power of termination hereinbefore contained shall not be exercised by the Vendor unless and until the Vendor has given to the Purchaser 15 days prior notice in writing (the notice being sent by registered post acknowledgement due or under certificate of posting or being personally delivered on the Purchaser) of his intention to terminate this Agreement and intimating of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the Agreement and defaults made by the Purchaser and calling upon the Purchaser to remedy such breach or breaches within the specific period after giving of such notice.

PROVIDED FURTHER that upon termination of this agreement as aforesaid, the Vendor / Promoter shall have right to deduct the expenses and charges, compensation and other dues and return the remaining amounts to the purchaser and thereafter, the said flat/Shop shall be at sole disposal of the Vendor / Promoter. However refund of amount by Vendor / Promoter to purchaser shall



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be simultaneous to cancellation of this agreement. The Vendor shall not be liable to pay the Purchaser any interest on the amount so refunded and the termination of this Agreement on refund of the aforesaid amount by the Vendor shall be at liberty to dispose off and sell the said premises to such person and at such price as the Vendor may in their absolute discretion think fit. Upon termination of this agreement the Purchaser shall handover the documents received by him to the Vendor and further agrees to register the Cancellation Deed.

Provided that the Vendor shall be entitled to reasonable extension of the time for giving the delivery of flat/shop/said premises later than the aforesaid date if the completion of the building is delayed on account of :

- a) Non availability of steel, cement other building materials, water and/or electric supply; or
- b) War, civil commotion or act of God; or
- c) Any notice, order, rule, notification of the Government and/or other public or competent authority.
- d) Non availability of Labour and also contingency of Labour Strike.
- e) Any act beyond the control of the Vendor. Provided always that if the construction cannot be completed within the said period on account of acts hereinbefore referred, then the Purchaser may, if the Purchaser wants to cancel and terminate this agreement and does not want to wait further till completion of the building, the Purchaser may call upon the Vendor to refund the consideration and the amount paid under this agreement and the Vendor on deduction of the expenses, if any, refund sum of payment at simple interest @ 9% p.a. on such refund the Vendor is entitled to deal with and dispose off the said premises as deemed fit.

14. The Vendor shall give actual possession of the said premises to the Purchaser on full payment of agreed consideration and after duly completing the construction of the said premises with all the amenities as specified in the Schedule subject to making payment in due time.

15. The Vendor / Promoter expect the delivery of **Possession** of the said flat/Shop within a period of **15 months** from the execution hereof i.e. on or before **28/02/2016** if there is no delay on account of any of the causes as mentioned herein after, and for any of the causes which are beyond the control of the Vendor / Promoter. The vendor / Promoter also expects to complete the construction of building within the said period approximately subject to booking of expected the said flat and the payment of price by prospective buyers to the Vendor / Promoter.

16. The Purchaser shall receive actual possession of the said premises on payment of all the sums to be paid under this agreement to the Vendor. The delivery of possession shall be at



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the time of conveyance only. If sums to be paid by the Purchaser remain unpaid on demand, the Vendor shall terminate and cancel this agreement.

17. It is further agreed that if there shall be any dispute about how the delivery possession should be given, then the Purchaser is entitled to ask for refund of money after deducting the expenses of Promoters) with simple interest @ 9% p.a

18. The Purchaser shall take possession of the said flat within 15 days of the Vendor / Promoter giving written notice to the purchaser intimating that, the said apartments are ready for use and occupation on payment of all the amounts including consideration as per this agreement. As soon as the said flat are ready and purchaser fails to take possession of the said flat, the purchaser shall be under obligation to pay the maintenance charges and other outgoings relating to the said flat including Nashik Municipal Corporation taxes. The purchaser shall also pay interest by way of damages for delayed payments.

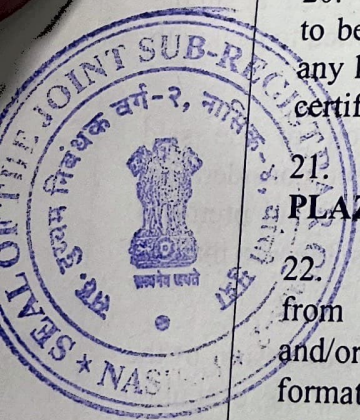
19. It is further agreed by the Vendor that:

- a) If within one year from the date of the possession, there is any structural defect brought to the notice of the Vendor by the Purchaser, necessary repairs shall be carried out by the Vendor.
- b) It is the responsibility of the Purchaser to maintain the premises in good condition.
- c) It is further made clear that the Vendor is not responsible for reasonable wear and tear of the said premises.
- d) It is further agreed that as regards standard of material, opinion of the appointed Architect shall always prevail.

20. The Purchaser shall use the said premise or permit the same to be used for the residential purpose without creating nuisance of any kind for which the plans are sanctioned and as the completion certificate may be obtained.

21. The building shall be named as "SHREE TIRUMALA PLAZA APARTMENT"

22. The Purchaser agrees and undertakes to sign and execute from time to time the applications, affidavits for registration and/or membership and other papers and documents necessary for formation and registration of the apartment and bye-laws of the proposed apartment and duly fill in sign, and return to the Vendor within eight days for the same being forwarded by the Vendor to register the organization of the Purchasers under the relevant provisions of laws applicable thereto. If the Purchaser fails to sign the agreements immediately, then it will amount to breach of this agreement and the VENDOR / PROMOTER has right to terminate the agreement. It is made clear that the purchasers shall not get the said flat separated or partitioned nor shall get his share separated in



the said property. The rights of the purchaser shall be protected for the respective areas and the common areas.

The Vendor of the project state that, no objection shall be taken by the Purchaser if any changes or modifications are made in draft, bye-laws, Memorandum and/or Articles of Association as may be required the Registrar of Co-operative Societies or the Registrar of Companies as the case may be, or any other competent Authority. The Purchaser also gives his consent for the provisions of rules and bye-laws being included for the protection of rights of the Vendor for unsold premises, use of terrace, the rights of the increased F.S.I. The Purchaser agrees to pay his /her share and proportionate expenses for formation and registration of the Society/Limited Company/Apartment and the documents to be prepared there under.

23. It is agreed between the Purchaser and the Vendor that even though the Apartment/Society or Limited Company is formed earlier, still the Conveyance of the said property shall be executed and registered after the whole of the constructed area is sold and whole of the F.S.I. of the plot is consumed by the Vendor.

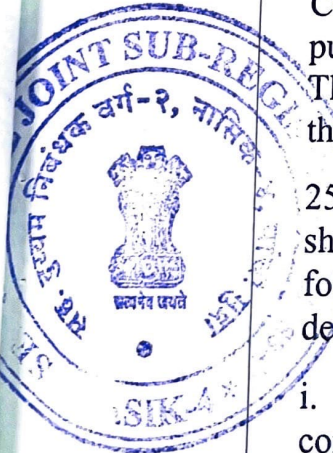
The Purchaser, if wants to get the possession of the said premises earlier before the conveyance of the said property, the Purchaser will get individual sale deed executed forth said premises at his own costs and the Purchaser shall thereafter also bear proportionate expenses for the conveyance of the said property.

Provided always that the individual final conveyance the ultimate conveyance of the said property shall be in accordance with the Agreement and also subject to the terms and conditions.

24. The Vendor / Promoter may obtain loan facilities from the financial institutes for carrying the construction. The Vendor / Promoter shall be solely responsible for repayment of such loans. The loans taken by Vendor / Promoter shall not prohibit the purchaser from taking his individual loan for purchase of said flat and the Vendor / Promoter shall provide necessary No Objection Certificate from his financial institute for grant of loan to the purchaser by the financial institute of the choice of the purchaser. The Vendor / Promoter shall provide all the necessary documents to the purchaser for availing the said loan facilities.

25. In addition to the consideration as fixed hereunder the purchaser shall also deposit, contribute and pay to the Vendor / Promoter the following amounts as and when demanded and within 7 days from demand:-

- i. The amounts to be deposited for getting electric connection, common water connection, meter connection, SLC charges, etc.
- ii. Any other additional works required to be attended and complied as may be directed by authorities from time to time.



If these amounts are not paid on demand then the purchaser shall have to pay interest by way of damages at 18% Per Annum. However, failure to pay amount would result into termination of agreement as provided hereinabove

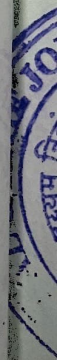
26. The purchaser shall pay:-

- 1) Monthly Maintenance charges as may be calculated by the vendor / Promoter or office bearers of Apartment Association for meeting common expenses.
- 2) Rs.25, 000/- are to be paid against lift maintenance deposit.
- 3) The purchaser also admits to pay additional amount for any additional expenses as and when demanded by the Apartment Association or the Vendor / Promoter.

The deposit amounts received by the Vendor / Promoter for the common maintenance charges shall be handed over by the Vendor / Promoter to the association after deducting the expenses incurred till handing over project to office bearers.

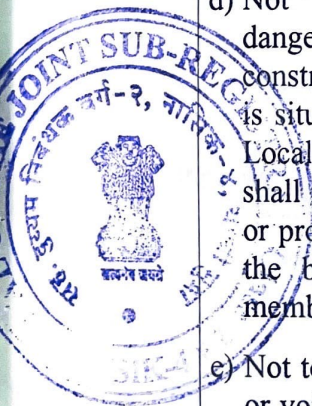
The purchaser undertakes to pay the said charges without fail as and when demanded by the Vendor/ Promoter or Apartment Association. If the amounts as mentioned are not paid on time basis, the purchaser shall be liable for action as may be deem fit by the Vendor / Promoter or Apartment Association.

27. Commencing a week after notice in writing is given by the Vendor to the Purchaser that the said premises are ready for the use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of outgoings in respect of the said land and building/s namely local taxes, betterment charges or such other levies by the concern local authority and/or Government, water charges, insurance, common lights, repairs and salaries of Clerks, Bill Collectors, Chowkidars, Sweepers and all other expenses necessary for and incidental to the management and maintenance of the said land and building. Until the Society/Apartment or Limited Company is formed and the said land and building are transferred to it. The Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Vendor provisional monthly contribution of Rs. 300/- (Rupees Three Hundred only) per month towards the outgoings. The Purchaser undertakes to pay such proportionate/provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever, if the said amounts are not paid, then the Vendor Society/Association/Apartment may withhold the water or other supply to the premises of the said Purchaser.



28. The Purchaser himself with an intention to bring all persons into whomsoever hands the said premises, may come, doth hereby covenant with the Vendor as follows:

- a) To maintain the said premises at the Purchaser's own cost in good tenable repair and condition from the date of possession of the said premises is taken and shall not do or suffer to be done any thing in or to the building in which the said premises is situated and shall not in any manner cause damage to the premises or part thereof or the parts of the building.
- b) To carry at his own costs all internal repairs to the said flat and maintain the said premises in the same condition, state and order in which it was delivered by the Vendor to the Purchaser and shall not do or suffer to be done anything in or to building in which the aid premises is situated and carry out all instructions as may be given by the concerned Local Authority under the rules and regulations and bye-laws thereof. And in the event of Purchaser committing any act in contravention of the above provisions, the Purchaser shall solely responsible and liable for the consequences thereof to the concerned Local authority and/or other Public Authority.
- c) Not to demolish or cause to be demolished the said premises or any part thereof nor at any time make or cause to be made any additions or alterations of whatsoever nature, in or to the said premises or any part thereof nor any alterations in the elevation or outside color scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains, pipes in the said premises and appearances thereto in good, tenable repair and condition and in particulars so also to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any manner damage to columns, beams, walls, slabs or R.C.C. parapet or other structural items in the flat without the prior written permission of the Vendor and/or the Society or the Limited Company.
- d) Not to store any goods which are hazardous, combustible or dangerous nature or are so heavy so as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected by the concerned Local Authority or by any other purchaser in the said premises and shall not carry on or caused to be carried any kind of other business or professional activities which will affect peace and tranquility of the building and which will be objected by other occupiers, members of the building.
- e) Not to do or permit to be done any act or thing which renders void or voidable any insurance of the premises situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to allow to be thrown the dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the



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compound or any portion of the said premises, land and building in which the said premises is situated.

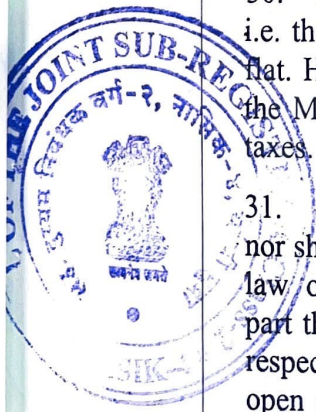
- g) To pay the Vendor within the seven days of demand by the Promoter, his share of security deposit, demanded by the concerned Local Authority or the Government for giving water, electricity or any other service in connection to the building in which the said premises is situated.
- h) To bear and pay the local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned Local Authority and/or Government and/or other Public Authority and pay the said amounts punctually.
- i) The Purchaser shall not let, sub-let, transfer, assign or part with the Purchaser's intention or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the said Purchaser to the promoter under this Agreement are fully paid up and also thereafter with intimation and consent of the Promoters.
- j) The Purchaser shall observe and perform all the rules and regulations which the Apartment or Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises therein and for the observance and performance of the building rules and regulations and bye-laws for the time being enforce of the concerned Local Authority and of Government and other Public Bodies. The Purchaser shall also observed and performed all the stipulations and conditions laid down by the Society and/or the Limited Company/Apartments regarding the occupation and use of the said premises and in the building and shall pay the contribution regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of the Apartment;
- k) Till conveyance of building in which the said premises is situated is executed, the Purchaser shall permit it the Vendor and their Surveyors, Agents, with or without workmen and others at all reasonable times to enter into and upon the said land and building or any part thereof to view and examine the state of and condition thereof and after formation of Society/Association allow the said office bearers to enter to the said premises for the said purposes;
- l) The Purchaser shall not use the premises for the industrial manufacturing purposes, workshop., Auto garage, flour mill, printing press and liquor shop, Bar shop or for any other immoral or illegal purposes, whether the premises agreed to be sold are residential or commercial ;
- m) The Purchaser shall not have his premises painted from outside by different color than provided to the building nor the Purchaser shall change the elevation of the building. The Purchaser shall also not use additional doors, windows, ventilators, opened other than already provided.

- n) All the Owners of Shops are restricted to display any such name-board or any advertisement material beyond the height of their respective Shops which will spoil the beauty of look of the elevation of building **“SHREE TIRUMALA PLAZA APARTMENT”**
This restriction is as well applicable to other owners of the Residential Units.
- o) The open space in front of shops is reserved for the parking of vehicles of the shop owners and their visitors while the parking provided on the back side of the shops, is reserved for the vehicles of the occupants of residential units. To this effect the occupants of commercial units and residential units shall restrict their use of parking.
- p) The toilet block provided behind the building shall be used by the shop owners and their visitors only. The owners of Flat shall not be entitled to use the said toilet block.
- q) All the owners of Shops are restricted to erect type of temporary or permanent type of shed covering the ota/steps and / or the open space thereafter.
- r) The purchaser shall use the only said flat agreed to be sold to him. No other areas shall be occupied by the purchaser.
- m) The purchasers admit that the carpet area shall subject to variation of plus/minus 2%. If the actual carpet area differs by 2% or less than the carpet area mentioned herein. The purchaser shall not demand reduction in consideration thereof.

29. The Purchaser may obtain a loan for the purchase of the said flat. The responsibility of repayment of the said loan amount along with the interest accrued is completely upon the purchaser. The Vendor / Promoter shall provide necessary copies of the documents to the purchaser. Unless and until whole of the payment as contemplated herein is made by the purchaser to the Vendor / Promoter, the said flat described in schedule II shall not be responsible for the satisfaction of the loan.

30. The Purchaser shall not demand partition of the said property i.e. the plot upon which the building is constructed or for the said flat. However the name of the purchaser shall only be recorded in the Municipal Corporation record for the assessment of the house taxes.

31. Nothing contained in this Agreement is intended to be nor shall it be construed as a grant, demise or assignment in law of the said premises or of the said plot and building or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies staircases terraces recreation spaces etc. will remain the property of the Vendor until the said land and building is transferred to the Society/Apartment/Limited Company as hereinbefore mentioned.



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It is at the discretion of the Vendor to allot the adjoining terraces of the flats to the respective flat holders and also to the lawn areas, parking areas exclusively to the owners of the concerned apartment. The Purchaser shall not raise any objection thereof.

32. The Vendor shall have a right and paramount lien and charge on the said premises in respect of any amount not paid by the Purchaser under the terms and conditions of this Agreement.

33. The Vendor shall be at liberty to sell, assign, transfer or otherwise deal with the right, title and interest in the plot and building subject to the rights of the Purchaser in respect of the said premises.

34. If the Purchaser neglects, omits or fails for any reason whatsoever to the Vendor any part of the amount due and payable to the Vendor by the Purchaser under the terms and conditions of this Agreement (whether or after the delivery of possession) within the time limit specified or if the Purchaser shall in any other way fails to prefer or observe any of the covenants and stipulations therein contained or referred to the Vendor shall be entitled to re-enter upon and resume the possession of the said premises and every thing whatsoever therein and this Agreement shall cease and stand terminated subject to the clause mentioned above.

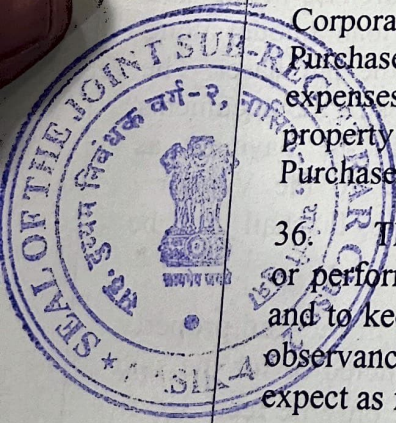
The Purchaser herein agrees that on the Vendor's re-enter on the said premises as aforesaid, all the rights, title and interest of the Purchasers in the said premises and under this Agreement shall cause and that the Purchaser shall also be liable for immediate ejection as trespasser.

35. If the Purchaser is desirous to obtain loan from any Corporation or Financial Institution then it will be the liability of the Purchaser to make the same available and also to bear all the expenses for additional copies of plans, agreements, certificates of property described in the Schedule - "II" to be purchased by the Purchaser shall only be encumbered with the liability of the loan.

36. The Purchaser hereby covenants with the Vendor to observe or perform the covenants, conditions contained in this Agreement and to keep the Vendor indemnified against the said payment and observance or performance of the said covenants and conditions except as far as same ought to be observed by the Vendor.

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

38. The Purchaser shall present this Agreement as well as the Conveyance at the proper registration office for the registration



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within the time limit prescribed by the Registration Act and the Vendor will attend such office and admit execution thereof.

39. All the notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A.D./Under Certificate of Posting at his/her address specified below:

1. MR. KARBHARI BABURAO KHAIRNAR.

2. MRS. VIJAYA KARBHARI KHAIRNAR.

Both R/At: N-53, SF 4, 1-2, Opposite Uttam Nagar College,
Cidco, Nashik-422009.

Any change of the Purchaser's address should be made known to the Vendor by the Purchaser.

40. It is specifically agreed by the purchasers that purchasers shall not carry out any additions, alterations, in the constructed said flat without permission from the Vendor / Promoter and/or of the office bearers as appointed under the Deed of Declaration / Society.

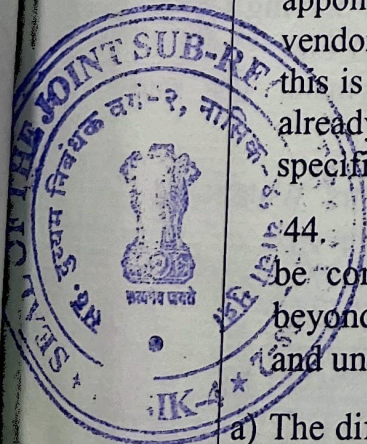
41. It is made clear that upon purchaser taking possession of the said flat and passing necessary receipt in favour of the Vendor / Promoter for having received the possession, shall be deemed that the purchaser has fully satisfied about the workmanship and condition of the said flat, no grievance shall at any time be entertained after the possession is handed over to the purchaser.

42. Service tax, VAT, Sales Tax, Local Body Tax & any other taxes levied by the Central or State Government upon the transaction between the parties will be paid by the purchaser at actual to the concerned authority timely and the vendor shall not be responsible for any delay of such payment. The Purchaser shall keep the Vendor / Promoter indemnified against any action on account of non payment of such statutory charges.

43. The parties hereto admit that this agreement is not between employer and employee This agreement is in respect of the complete premises, though the price is to be received by installments, The purchaser admits that the vendor is not contractor appointed by the purchaser. The specification are prepared by the vendor and accepted by the Purchaser. It is further declared that this is not a works contract. The Purchaser admits that Vendor has already commenced the work of construction as per the specifications.

44. The Purchaser further agrees that if construction could not be completed within the specified time on account of the acts beyond the control of the Vendor then the Purchaser hereby agrees and undertakes to pay the following amount:

a) The difference as on account of escalated price of building material and Labour charges and decision thereof will be given by the Architect of the Vendor.



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१२ - ३५

- b) The additional taxes or new taxes imposed by the Central Government, State Government or any Authorities on this transaction.
- c) The additional expenses, if any, required to be incurred by the Vendor for installing additional machinery equipment of nature and type.
45. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 or the provisions of the Maharashtra Apartment ownership Act 1970 or the Maharashtra Co-operative Societies Act. 1960 and rules made there under.
46. The purchaser agrees that in the said building Vendor has allotted **Parking No. 5** to purchaser. The purchaser has taken inspection about measurement of Parking at site and he is satisfied about the area of Parking. He is not having any complaint about the said parking.
47. The Vendor have obtained construction finance from ICICI Bank Limited on this Project. The responsibility of repayment of the said Loan amount obtained by the Vendor from ICICI Bank Ltd along with interest accrued is completely upon the Vendor. The payment to be received from the purchaser needs to be deposited in the Shree Tirumala Developers Escrow Account Opened with ICICI Bank Limited.

SCHEDULE- I

(THE SAID PROPERTY REFERRED TO ABOVE)

All that piece and parcel of the land bearing S. No. 305/A/ 2 , admeasuring 1952.00 sq. mtrs lying and being at Ambad Khurd Dist Nashik, which property is jointly bounded as shown below:

- On or towards East : 18 Mtr Road
- On or towards West : Open Space
- On or towards South : Side Margin and 12. Mtr Road
- On or towards North : Survey No. 304

SCHEDULE- II

(OF THE SAID PREMISES REFERRED TO ABOVE)

The premises of Flat No. 3 on the First Floor having Carpet area 780.00 sq. fts. i.e. 72.50 sq. mtrs. The said Flat is allotted Parking No. 5 for its exclusive use and enjoyment. The said constructed premises is bounded as shown below:

- On or towards East : Side Margin and 18 Mtrs. Wide Road
- On or towards West : Landing
- On or towards South : Flat No. 4
- On or towards North : Side Margin



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

SIGNED SEALED & DELIVERED]
BY THE WITHIN NAMED]
"VENDOR / PROMOTER "
SHREE TIRUMALA DEVELOPERS,
A PARTNERSHIP FIRM
THROUGH ITS PARTNER
SHRI.LALIT SATYANARAYAN ROONGTA.



Lalit R.

VENDOR/PROMOTER

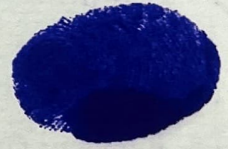
SIGNED SEALED & DELIVERED]
BY THE WITHIN NAMED]
1. MR. KARBHARI BABURAO KHAIRNAR



Bhairnar

PURCHASER

2. MRS. VIJAYA KARBHARI KHAIRNAR]



V. Khairnar

PURCHASER

IN THE PRESENCE OF
WITNEESES

Mahale (K.A. Mahale)
old cidco, Nashik.

Mund (Manish Jadhav) Dealali camp Nashik.



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ANNEXURE- "A"

TITLE CLEARANCE CERTIFICATE

Mrs. Vidyullata K. Tated,
Advocate
206, Damodar Chambers
Kenherewadi, Near C.B.S, Nashik
Phone- 0253-2324769

TO WHOMSOEVER IT MAY CONCERN:

On verification of all the documents produced before me, it appears that the title of the property bearing S. No. 305/A/ 2, admeasuring 1952.00 sq. mtrs lying and being at Ambad Khurd Dist Nashik, which is owned by Shree Tirumala Developers Partnership Firm is cleared & marketable and has right to develop the plot and to sale the constructed premises thereon.

Sd/- xxx

Mrs. Vidyullata K. Tated,
Advocate

ANNEXURE - "B" OF THE SPECIFICATIONS REFERRED

TO ABOVE CIVIL WORK:

1. **R.C.C:** Rcc Frame structure, Brickwork, External wall 6" & internal walls 4" thick brick.
2. **Plaster:** External Sandfaced & Internal neeru finish.
3. **Doors:** Laminated Main door with attracted fittings. Good quality internal flush doors.
4. **Windows:** 3 track powder coated aluminium sliding windows with mosquito net, safety grills & granite sill patti.
5. **Kitchen:** Granite kitchen platform (10 feet) with stainless steel sink. Ceramic Tile dado above Kitchen Platform
6. **Toilets:** Concealed plumbing with Hot & cold mixture system. Designer glazed tile upto 7 feet and anti skid tiled floor, Provision for geyser Point.
7. **Flooring:** 2 X 2 vitrified tiles, Terrace floor to be in rustique ceramic tiles.
8. **Electrification:** Concealed electrification, Anchor Roma or equivalent switches, adequate electrical points in every room.
9. **Lift:** Lift with battery backup.
0. **Parking:** Paved with chequered tiles.

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ANNEXURE- 'C' REFERRED TO ABOVE.

1. The expenses of maintaining, repairing, redecoration etc. of the main structure in particular the roof, gutter, rain, water pipes, gas pipes, if any, passage, entrances, landings and staircase used and enjoyed by the Purchaser in common with others as aforesaid.
2. The cost of cleaning and lighting the passage, landings, staircase and other parts of the building as enjoyed or used by the Purchaser in common as aforesaid.
3. The cost of the decorating exterior of the building.
4. The cost of the salaries of Clerks, Bill Collectors, Chowkidars , sweepers etc. appointed by developers / Co-op. Society to manage and look after the building.
5. The cost of maintenance of other light and service charges.
6. Municipal and other charges of taxes to be paid in common for common areas.
7. Insurance of the Building.
8. The running expenses as necessary or incidental for maintenance.
9. Such other expenses as necessary or incidental for maintenance and upkeep of the building.
10. N.A. Tax after completion of building.

