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विश्व क्षेत्र गंव - कर कर
दशमिण पाल लक्षण कर
पुस्तक कर निरूपण

105/4778

पावती

Original/Duplicate

Tuesday, September 22, 2020

नोंदणी क्र. :39म

5:10 PM

Regn.:39M

पावती क्र.: 7023 दिनांक: 22/09/2020

गावाचे नाव: नाशिक शहर - ५
दस्तऐवजाचा अनुक्रमांक: नसन2-4778-2020
दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल
सादर करणाऱ्याचे नाव: ऋषिकेश राजेंद्र कासार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1580.00

पृष्ठांची संख्या: 79

एकूण:

रु. 31580.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:29 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik 2

बाजार मुल्य: रु.2278000/-
मोबदला रु.4191348/-
भरलेले मुद्रांक शुल्क : रु. 125800/-

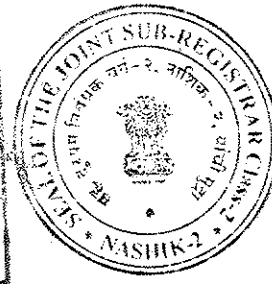
सह दुय्यम निबंधक वर्ग-२
नाशिक-२

- 1) देयकाचा प्रकार: DHC रक्कम: रु.1580/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2109202002150 दिनांक: 21/09/2020
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004548697202021E दिनांक: 19/09/2020
बँकेचे नाव व पत्ता:



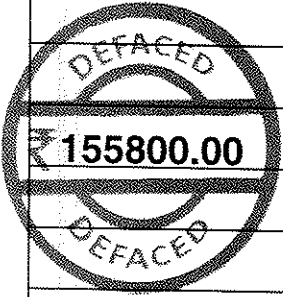
दस्त परत मिळाला

नसलन-२
 क्र. १४६०८ / २०२०
 १ CHALLAN ६०

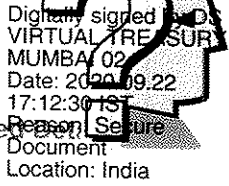


MTR Form Number-6

GRN	MH004548697202021E	BARCODE					Date	19/09/2020-18:16:06	Form ID	25.2	
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
Office Name	NSK2_NASHIK 2 JOINT SUB REGISTRAR				PAN No.(If Applicable)	BFCPK3054E					
Location	NASHIK				Full Name	RUSHIKESH RAJENDRA KASAR AND OTHER ONE					
Year	2020-2021 One Time				Flat/Block No.	S.NO.763/2/2/1 HARI KUNJ MAYFLOWER					
Account Head Details				Amount In Rs.	Premises/Building	F.NO.C-204 AREA 66.80 SQ. MTRS.					
0030046401	Stamp Duty			125800.00	Road/Street	NASHIK					
0030063301	Registration Fee			30000.00	Area/Locality	NASHIK					
					Town/City/District						
					PIN	4	2	2	0	0	8
					Remarks (If Any)	PAN2=AADCK1887B~SecondPartyName=KARDA CONSTRUCTIONS LIMITED~CA=4191348~Marketval=2278000					
					Amount In	One Lakh Fifty Five Thousand Eight Hundred Rupees					
Total				1,55,800.00	Words	Only					
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	00040572020091940174		CKN8802965		
Cheque/DD No.					Bank Date	RBI Date	19/09/2020-06:31:29		21/09/2020		
Name of Bank					Bank-Branch	STATE BANK OF INDIA					
Name of Branch					Scroll No. , Date	264 , 21/09/2020					



Department ID :
 NOTE:- This challan **Validity unknown** be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9096013150
 सदर चलन केवल दुख (विद्याल नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही).



Challan Defaced Reason: Secure Document Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-105-4778	0002076984202021	22/09/2020-17:10:00	IGR312	30000.00

GRN : MH004548697202021E Amount : 1,55,800.00 Bank : STATE BANK OF INDIA Date : 19/09/2020-18:16:06

2	(IS)-105-4778	0002076984202021	22/09/2020-17:10:00	IGR312	125800.00
Total Defacement Amount					1,55,800.00

नसल - ?
सं. क्र. (होल) (2020)
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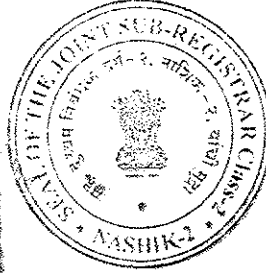
Validity unknown

Digitally signed by D.
VIRTUAL TREASURY
MUMBAI 02
Date: 2020.09.22
17:12:30 IST
Reason: Secure
Document
Location: India

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202009213788					21 September 2020,01:20:15 PM
मूल्यांकनाचे वर्ष	2020					
जिल्हा	नाशिक					
मूल्य विभाग	तालुका : नाशिक					
उप मूल्य विभाग	1.3.9-18 मी रुंद दक्षिणोत्तर रस्ता - रहिवास व तत्सम विभागातील मिळकती (नासर्डो नदीच्या दक्षिणेकडील)					
क्षेत्राचे नांव	Nashik Municipal Corporation		सर्व्हे नंबर /न. भू क्रमांक :		सर्व्हे नंबर#763	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर	
13420	31000	34100	44200	0		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	73.48चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.31000/-	
उद्गवाहन सुविधा -	आहे	मजला -	1st To 4th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर						
$= (\text{वार्षिक मूल्यदर} * \text{घसा-यानुसार टक्केवारी}) * \text{मजला निहाय घट/वाढ}$ $= (31000 * (100 / 100)) * 100 / 100$ $= \text{Rs.31000/-}$						
A) मुख्य मिळकतीचे मूल्य						
$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$ $= 31000 * 73.48$ $= \text{Rs.2277880/-}$						
एकत्रित अंतिम मूल्य						
= मुख्य मिळकतीचे मूल्य + तळधराचे मूल्य - मेडॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गळ्वीचे मूल्य + वरील गळ्वीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी $= A + B + C + D + E + F + G + H + I$ $= 2277880 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.2277880/-}$						

Home Print

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50000/-

8/10/20

CHALLAN

MTR Form Number 6



GRN	MH004548697202021E	BARCODE	[Barcode]				Date	19/09/2020-18:16:06	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	NSK2_NASHIK 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BFCPK3054E					
Location	NASHIK			Full Name	RUSHIKESH RAJENDRA KASAR AND OTHER ONE					
Year	2020-2021 One Time			Flat/Block No.	S.NO.763/2/2/1 HARI KUNJ MAYFLOWER					
Account Head Details	Amount in Rs.			Premises/Building	F.NO.C-204 AREA 66.80 SQ. MTRS.					
0030046401 Stamp Duty	125800.00			Road/Street	NASHIK					
0030063301 Registration Fee	30000.00			Area/Locality	NASHIK					
				Town/City/District						
				PIN	4 2 2 0 0 8					
				Remarks (If Any)	PAN2=AADCK1887B-SecondPartyName=KARDA CONSTRUCTIONS LIMITED-CA=4191348-Marketval=2278000					
				Amount In	One Lakh Fifty Five Thousand Eight Hundred Rupees					
Total	1,55,800.00			Words	Only					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	00040572020091940174		CKN8802965		
Cheque/DD No.				Bank Date	RBI Date	19/09/2020-18:16:46		Not Verified with RBI		
Name of Bank				Bank-Branch	STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
 Mobile No. : 9096013150

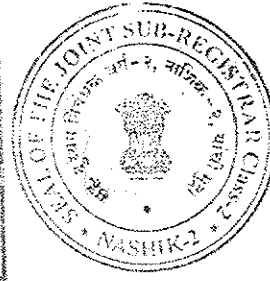
R. Kasar

7/11/20	
2020	2020
9-10	



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2109202002150	Date	21/09/2020
Received from RUSHIKESH RAJENDRA KASAR, Mobile number 0000000000, an amount of Rs.1580/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Nashik 2 of the District Nashik.			
Payment Details			
Bank Name	SBIN	Date	21/09/2020
Bank CIN	10004152020092101942	REF No.	IGAJLFOFS5
This is computer generated receipt, hence no signature is required.			

नसम - २
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| Shree |

Government Valuation	Rs. 22,78,000/-
Consideration Amount	Rs. 41,91,348/-
Stamp Duty	Rs. 1,25,800/-
Reg. Fee	Rs. 30,000/-
Zone No. 1.3.9	

AGREEMENT FOR SALE

Agreement for Sale made at Nashik Road on this 21st day September, in the year 2020.

BETWEEN

KARDA CONSTRUCTIONS LTD.

A PUBLIC LTD COMPANY, (PAN AADCK1887B), REGISTERED UNDER THE COMPANIES ACT having its registered Office at "Karda Constructions Ltd." 2nd Floor, Gulmohar Status, Samarth Nagar, Mahatma Nagar, Nashik, Maharashtra, India. (The said company was formerly known as Karda Constructions Pvt. Ltd. and has now been converted into a Public Ltd Co. under Certificate of Incorporation Dated: 17/03/2016)

**THROUGH ITS DIRECTOR,
SHRI. NARESH JAGUMAL KARDA.**

Age 48 years. Occupation: - Business

Having his/its Address "Saikripa Complex", Opposite Muktidham, Nashik Road, Nashik.

Email id: customercare.kclnashik@gmail.com

(Hereinafter called "DEVELOPER/S," which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title, executors, administrators, legal heirs, authorised representatives and assigns) of the **FIRST PART:**

AND

RUSHIKESH RAJENDRA KASAR.

AGE: 34 YEARS, OCCUPATION: SELF-EMPLOYED,

PAN. BFCPK3054E, AADHAR NO. 8354 1470 372

**BOTH RESIDING AT: N-44,CB2-16/4, TRIMURTI CHOWK,
UNTWADI, CIDCO, NASHIK, MAHARASHTRA-422008.**

(Hereinafter called "THE PURCHASER/S", which expression shall unless it be repugnant to the context or meaning thereof mean & include his/her/their respective legal heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

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श्री. गुरु (१०१)
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AND

RAHUL KANAYALAL KALANI, (PAN: ASUPK 0020 E), Occn. Agriculturist & Business, R/o.: Resident of Bungalow No.13, Manohar Garden, Jai Bhavani Road, Upnagar, Nashik Road, Pin - 422 101 hereinafter referred to as the **LAND OWNER / CONSENTING PARTY** [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective legal heirs, executors, administrators, legal representatives and assigns] Represented herein by his **GPA Holder SHRI. NARESH JAGUMAL KARDA** in his capacity as Director of **KARDA CONSTRUCTIONS LTD.** Age 47 years. Occupation: - Business, Having his/its Address "Saikripa Complex", Opposite Muktidham, Nashik Road, Nashik of the **THIRD PART**

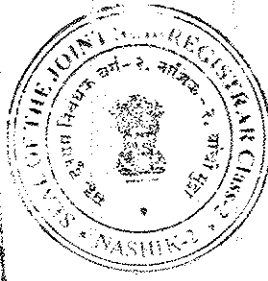
WHEREAS the Developer/s is/are absolutely seized and possessed of or otherwise well and sufficiently entitled to rights of development to the property/ies lying and being in Residential Zone bearing Revenue Survey No. 763/2/2/1 totally admeasuring 00 Hectors - 54.40 Ares, assessment Rs. 02-62 Paisa, from and out of which an area admeasuring 370 sq. mtrs. being allocated for 18 mtrs. DP Road on the eastern side of the subject property and together with the thereby resulting in net area of 5070 sq. mtrs. (together with FSI available on account of DP Road allocation as described herein above) totally admeasuring 00 Hectors - 54.40 Ares situated at revenue village named as "Nashik", Tal. and Dist. Nashik within the limits of Nashik Municipal Corporation, Nashik, and more particularly described in the **First Schedule** hereafter written hereunder and hereinafter referred to as "**Said Property**";

AND WHEREAS the said property was the subject of a joint development agreement dated 17/06/2019 entered into between the Developer and one Mr. Rahul Kanayalal Kalani and a GPA for Development of even date was also entered into by the above parties. The said Joint Development Agreement was presented & executed in the Office of the Joint Sub Registrar Class-II, Nashik-2 vide document bearing Serial No. 2-3855/2019 on 18/06/2019 and the GPA for Development was presented & executed in the Office of the Joint Sub Registrar Class-II, Nashik-2 vide document Serial No. 2-3856/2019 on 18/06/2019.

AND WHEREAS the building permit has sanctioned by Office of the Nashik Municipal Corporation, Nashik wide commencement certificate No. LND/BP/Nashik/DCR/0136/2020, dated 24/07/2020.

AND WHEREAS the NA Order for the said property was issued by the competent authority on 16/04/2016 bearing Sr. No. Kra.Mah.Kaksha-3/4/Na.Ha.Da.Pra.Kra.56/2016.

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AND WHEREAS the said Vendor/s has accordingly commenced a Residential and Commercial scheme/project known as **"HARI KUNJ MAYFLOWER"** a scheme of Residential Apartments and Commercial Units on the said property pursuant to the plans duly sanctioned by the concerned local authority.

AND WHEREAS the title of the said property has been certified by legal advisor of the said Developer/s i.e Adv. Mrs. Anita Prakash Mungase (Pawar);

AND WHEREAS the Developers herein has entered into standard agreement with Architect Mr. Sumit Kumath duly registered with the Council of Architects and Structural Engineer Shailesh Dhumne of Nashik.

AND WHEREAS the said Developer has agreed to sell and the Purchaser/s has/have agreed to purchase a **Flat No. C-204 on the Second Floor** as per the booking plan which is made on the basis of the sanctioned building plans of Nashik Municipal Authority, as stated herein above in the said building (hereinafter referred to as the said **"Flat / Premises"**) more particularly described in **Schedule A** appearing hereafter, on ownership basis for the price & on the terms & conditions hereinafter appearing;

AND WHEREAS the Purchaser/s confirm/s that the said Developers have given inspection of originals of all the aforesaid documents as well as all necessary information promptly to the Purchaser/s prior to the date of entering into these presents;

AND WHEREAS the Purchaser/s is/are aware of the fact that the said Developer/s has/have entered into or will enter into similar and/or separate agreement/s with several other person/s and party/ies in respect of other flats/premises in the said building on the said property;

AND WHEREAS relying on the Purchaser/s representation and assurance, the said Developer/s herein has agreed to sell and the Purchaser/s herein has agreed to purchase a premises more particularly described in **Schedule A** hereunder and as delineated and identified in **Schedule B** and **Annexure D** hereunder at or for the total consideration as detailed and hereunder written.

AND WHEREAS relying upon the said request, the said Developer/s agreed to sell to the Purchaser/s the said Premises for the price and on the terms & conditions hereinafter appearing;

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AND WHEREAS as per statutory requirements, the Developer is required to execute a written Agreement for sale of said Apartment with the Purchaser, 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 Developer hereby agrees to sell and the Purchaser hereby agrees to purchase the said Flat/ Premises and the garage/covered parking (if applicable).

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES AS FOLLOWS:

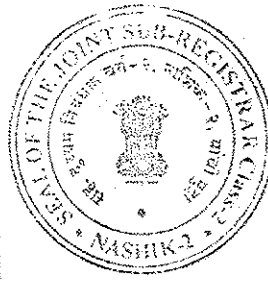
1. CONSTRUCTION AND DEVELOPMENT OF THE SAID PROPERTY.

The Developer/s herein have commenced the construction work of the Building on the said First Schedule as per the layout plan approved under the project known under the name and style as **"HARI KUNJ MAYFLOWER"** which consist of One Building consisting of Five Wings comprised of Commercial Flat on the Ground Floor Level adjoining the 18 mtr wide DP Road on the eastern side together with a Lower Ground Parking Area above which Covered Stilt Parking Area + 7 Floors thereupon meant for residential purposes on the basis of approved plans and sanctions received in this regard together with final plans as have been proposed in this regard. The Developer herein is developing the said property in accordance with the plans, designs, specifications approved by the concerned Local Authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as Developers may consider necessary or may be required and mandated by the concerned Local Authority both now and hereafter.

2. AGREEMENT AND CONSIDERATION

A. Subject to the other terms and conditions herein and relying on the Purchaser/s representation/s and assurance/s, the Developer herein has agreed to sell the **Flat No. C-204** admeasuring **Carpet Area 719.035 Square Feet i.e. 66.80 Square Meters** together with **Terrace NA Square Feet i.e. NA Square Meters & Balcony admeasuring Carpet Area Carpet Area 131.428 Square Feet i.e. 12.21 Square Meters** in **"C" Wing** situated on the **Second Floor**, in the Project named as **"HARI KUNJ MAYFLOWER"** being constructed on the said property more particularly described in First Schedule hereunder written and the Purchaser/s has/have agreed to purchase the same (hereinafter called and referred

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to jointly as the 'Said Flat/Premises', for the sake of brevity and convenience which is more particularly described in **Schedule A** hereunder written) at or for total lumpsum consideration of **Rs. 41,91,348/- (Rs. Forty One Lac Ninety One Thousand Three Hundred Forty Eight Only)** and this amount is inclusive of the price for the carpet area of the said Flat and proportionate share in the common areas and amenities but excluding all other expenses, charges and statutory separately mentioned herein below.

B. The Purchaser has paid on or before execution of this agreement a sum of **Rs. 1,25,561/- (Rs. One Lac Twenty Five Thousand Five Hundred Sixty One Only)** as advance payment or application (booking) fee in the following manner :-

Rs. 1,00,000/- Received by Cheque No. 149704, State Bank of India, Nashik, Dated: 11.07.2020.
Rs. 25,561/- Received by Cheque No.149705, State Bank of India, Nashik, Dated: 25.07.2020.

(the payment and receipt whereof the Developers do hereby admit and acknowledge). and hereby agrees to pay to that Promoter the balance amount of **Rs. 40,65,787/- (Rs. Forty Lac Sixty Five Thousand Seven Hundred Eighty Seven Only)**. The total aggregate consideration amount for the apartment is thus **Rs. 41,91,348/- (Rs. Forty One Lac Ninety One Thousand Three Hundred Forty Eight Only)**.

C. The above mentioned price is the Flat price and the area mentioned is for the purpose of paying Stamp Duty as prescribed by the registration authorities and this is not a Sq. Ft. deal but a package deal and on the terms and conditions hereinafter appearing including price for proportionate of the common areas & facilities appurtenant to the said flat, the subject to the encumbrances of the limited areas & facilities but excluding all expenses of stamp duty and registration fees, Service Tax, Value Added Tax (VAT), Local Body Tax (LBT), Goods & Service Tax (GST), any other incidental and applicable Indirect Tax etc., which will have to be paid by the Purchaser/s to the Builder or concerned authority separately.

D. The Purchaser/s herein shall pay the aforesaid agreed consideration to the Developer herein under terms of the deal arrived at between them in the manner as detailed hereunder:

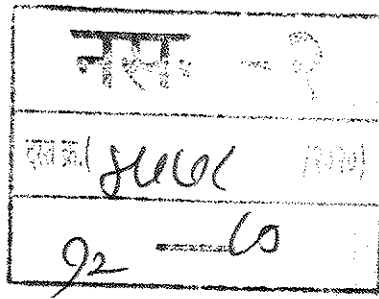
नसम-२
कम.क. (४७७८) (२०२०)
११ — ७०



PAYMENT SCHEDULE

Particulars	Percentage	Amount (in Rs.)
At the time of booking	10%	4,19,135/-
Immediately after agreement to sell	10%	4,19,135/-
After completion of Plinth/ Basement and Raft Slab	25%	10,47,839/-
After completion of 1 st Slab	5%	2,09,567/-
After completion of 2 nd Slab	4%	1,67,654/-
After completion of 3 rd Slab	4%	1,67,654/-
After completion of 4 th Slab	4%	1,67,654/-
After completion of 5 th Slab	2%	83,827/-
After completion of 6 th Slab	2%	83,827/-
After completion of 7 th Slab	2%	83,827/-
After completion of Terrace Slab	2%	83,827/-
After completion of Brickwork & Internal Plaster	5%	2,09,567/-
After completion of Staircase & Lobby	5%	2,09,567/-
After completion of Plumbing & External Plaster	5%	2,09,567/-
After completion of Water pump & Electrical fitting	5%	2,09,567/-
After completion of lift & Entrance Lobby	5%	2,09,567/-
After handing over/ Possession to Purchaser/s based on certification by Architect	5%	2,09,567/-

E. Apart from the above consideration amount the Purchaser/s herein has/have agreed to pay the necessary indirect taxes attracted by the said Agreement Value to the Developer herein. However if, anytime in future the Government of India implements Goods and Service Tax or any other incidental indirect / direct tax/es,



then the Purchaser shall be liable to pay the Goods and Service Tax and or other taxes as per the prescribed rate notified by the said Government. The rates specified herein are as per the current prevailing rules prescribed by Government. However, the current rates may vary from time to time as per the notifications issued by the Government and the Purchaser/s shall pay the same accordingly.

F. The Purchaser/s herein shall pay the aforesaid amount on the due date or within seven (7) days from the Developer giving the written intimation to the Purchaser/s calling upon the Purchaser/s to make the payment. It is hereby agreed that the time for payment as specified herein above is the essence of this contract and on failure of the Purchaser/s to pay the same on due dates, it shall be deemed that the Purchaser/s has/ have committed breach of this Agreement and in such case the Developer shall be entitled to take necessary action against the Purchaser/s under the provisions of law in this regard. The Purchaser/s agree/s not to question or challenge the said consideration, the same having been settled on lumpsum basis after considering all aspects and other terms of the agreement.

G. Payment of any installment if made in advance shall be adjusted to the installments as mentioned herein above. No interest shall be paid by the Developer for such advance payments made by the Purchaser/s or Housing Finance Companies/Banks, etc.

H. The Developer shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area within the defined limit then Developer shall refund the excess money paid by Purchaser/s within forty-five days with annual interest at the rate specified in the Rules framed under RERA from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area allotted to Purchaser/s, the Developer shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

I. The Total price is escalation-free, save and except escalations due to increase on account of development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the

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Competent Authority, Local Bodies/Government from time to time. The Developer undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost or levies imposed by the competent authorities etc., the Developer shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

3. MODE OF PAYMENT

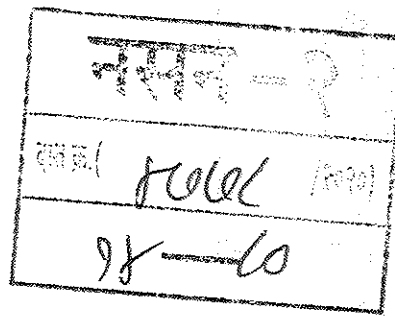
The Purchaser/s shall make all the payments by RTGS(IFSC CODE ICIC0000182, Branch – Nashik Road), demand draft or by local 'A/C Payee' cheques drawn in favour of 'Karda Constructions Ltd., ICICI Bank A/c No. 018205501254 'Payable at Nashik or at par at these stations. Only after the Cheque/Demand Draft has been cleared and the amount has been credited to the Developer's banking account, the Developer shall give effect of the same to the account of the Flat/Office/Flat Purchaser/s with such amount after deducting the commission of the Bank, (if any) charged by the bank.

4. CONDITIONS OF SANCTIONING AUTHORITY

It is hereby agreed that the Developer and the Purchaser/s shall observe and perform and comply with all terms and conditions, stipulations, restrictions, if any, which have been or which may be imposed by Local Authority at the time of sanctioning or revising the plans or any time thereafter and shall, before handing over possession of the said Flat to the Flat Purchaser/s, obtain from Local Authority Occupation and/or Completion Certificate in respect of the Flat.

5. DELAY IN PAYMENT

Without prejudice to the right of the Developer to take action for breach arising out of delay in payment of the installments on the due dates and other expenses, the Purchaser/s shall be bound and liable to pay interest at the rate of 2% + prevailing highest MCLR rate of State Bank of India, on all the amounts which become due and payable by the Purchaser/s to the Developer till the date of actual payment. Provided that tender of the principle amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the Developer under this Agreement, nor shall it be construed as condonation of the delay by the Developer.



6. REVISED SANCTIONED BUILDING PLAN

A. The Purchaser/s hereby give/s his/ her/ their irrevocable consent to the Developer herein to make such alteration, modifications, revision in the sanctioned plan/s of the said building/s as the Developer in its sole discretion thinks fit and proper provided the Developers has obtained consent from at least 2/3rd Purchaser/s and/or such modifications, revisions and alterations which are necessary in pursuance of any law, rules, regulations, order, or request made by the Local Authority, Planning Authority, Competent Authority or Government or any officer of any local authority.

7. CALCULATION OF THE AREA OF THE FLAT/ PREMISES

The carpet area of the said Flat means the net usable floor area of the said Flat, excluding the area covered by the external walls, areas under services shafts (if any) and exclusive of attached terrace/balcony (if any) appurtenant to the said Flat for exclusive use of the Purchaser/s but includes the area covered by the internal partition walls of the Flat. Purchaser/s is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately three percent.

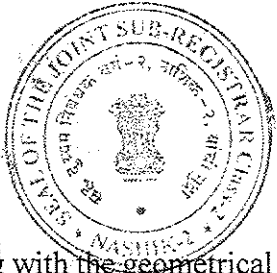
8. USE OF SAID FLAT /PREMISES

The Purchaser/s shall use the said Flat and every part thereof and/or permit the same to be used only for the purpose of Residence.

9. OBSERVATION OF CONDITIONS IMPOSED BY LOCAL AUTHORITY

It is hereby agreed that subject to the terms of this Agreement, the Purchaser/s shall observe and perform and comply with all terms and conditions, stipulations, restrictions, if any, which have been or which may be imposed by the Local Authority, State and/or Central Government including Environment Department etc. at the time of sanctioning of the plans or at the time of granting Completion Certificate. The Purchaser/s shall not be entitled to claim possession of the said Flat until the Completion Certificate in respect of the said Flat is received from the Nashik Municipal Corporation and the Purchaser pays all dues, advances, deposits, etc. payable under this Agreement in respect of the said Flat to the Promoter and has signed the Possession documents, Bonds, Receipts, etc. After receipt of the Completion Certificate from Nashik Municipal Corporation the Promoter / Developer shall be free from any liability in case of any addition and/or alteration to the Flat/Building by the Purchaser/s, any damage to the building by accident, any

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tampering with the geometrical sections of the building, lack of maintenance by the Purchaser/s / Association, any event of force majeure and any Act of God.

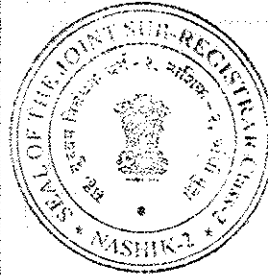
10. POSSESSION OF THE SAID FLAT/PREMISES

A. The Developers shall give possession to the Purchaser/s of Flat on or before 30th June 2024, to the Purchaser/s and after receipt of final consideration amount along with all other amount such as Service Tax/ VAT/ GST, all statutory dues and taxes and Maintenance Charges etc. from the Purchaser/s. It is specifically understood between the parties hereunto that on the purchaser/s fulfilling his/ her/ their part of the agreement, the said possession shall be confirmed, on receipt of the Completion Certificate from the Local Authority.

B. If the Developer fails to hand over the possession for the reasons beyond its control or within the extended period mentioned under applicable statute then the Developer shall be liable, on demand, to refund to the Purchaser/s the amount already received by the Developer in respect of the said Flat with 2% + prevailing highest MCLR rate of State Bank of India, from the date the Developer received the said sum till the date the amount and interest is repaid. The said amount together with interest shall be refunded by the Developer to the Purchaser/s, within 45 days of such demand. However, the Purchaser/s shall have no charge on the said flat, of whatsoever nature. Provided that the Developer shall be entitled to reasonable extension of time for giving possession of the said Flat by the aforesaid period, if the construction and completion of said Flat or the said building/s in which the said Flats situated is delayed on account of :

- i) non-availability of steel and/or cement or any such building material or by reason of war, civil commotion or any Act of God or any prohibitory order of any Court against development of the said plot; or
- ii) any notices, orders, rules or notification of the Government and/or other public or Competent Authority; or
- iii) changes in any rules, regulation, bye-laws of various statutory bodies and authorities affecting the development and the project; or
- iv) delay in grant of any NOC/permission/license/connection for installation of any services, such as lifts, electricity and water connections and

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meters to the project/premises/road or Completion Certificate from the appropriate authority; or

v) Any stay or injunction order from any Court; or

vi) Pendency of any litigation; or

vii) In case of delay or default in payment of dues by the Purchasers under these presents.

C. Before delivery of possession of the said Flat, the Purchaser/s shall satisfy himself/herself/themselves about the correctness of area of the said Flat and about the quality of construction work and specifications/ amenities provided. Thereafter the Purchaser/s shall not be entitled to make any complaint in this particular regard and all the rights regarding the same shall be deemed to have been waived. The Purchaser/s after receiving the possession of the said Flat has to duly verify all that has been handed over in this regard and if any kind of defect in respect of Fixtures and fittings, FD Doors, Aluminium Windows, etc. is noticed in the said Flat, the Purchaser/s shall inform/intimate the Developer herein immediately and the Developer shall be the responsible to repair such defects at its own cost. The Developer shall ensure that the handover of possession is conducted smoothly and due acknowledgement in writing is taken from the Purchaser as to his/her/its satisfaction regarding the same.

D. After the possession of the said Flat/ Building is handed over, if any, work thereafter is required to be carried out by the Government or Municipality or any / Cantonment Board / Statutory Authority, the same shall be carried out by the Purchaser/s in co-operation with the other Purchaser/s of the Flats and /or the Ultimate Organization in the said Building/s at their own costs and the Developer shall not be in any manner liable or responsible for the same provided the Developer has duly discharged its duties in all aspects and that it is out of purview of Developers duties and responsibilities under these presents.

E. The Developer shall give possession of the Said Flat to the Purchaser/s on or before the date prescribed herein above and on receiving all the dues payable by the Purchaser/s to the Developer, if any. The Purchaser/s hereby agrees and confirms that he/she/they does not have any objection with regard to receiving the possession of the Said Flat at such early date from the developer herein and, as such, hereby admits and undertakes to make payment of full consideration in

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respect of the Said Flat and all other amounts payable by the Purchaser/s in respect of the Said Flat at such early date, in the event the Developer is able to expedite the development of the Said Flat and handover the possession of the same at such early date. It is clarified that in the event the builder provides the possession of the Said Flat to the Purchaser/s at such early date, then such early date on which the Developer offers the possession of the Said Flat shall be construed as the possession date under this agreement and not otherwise. However, the Purchaser/s is/are well aware of the fact that regarding possession of the said Flat, if the Purchaser/s delays in acquiring possession for whatsoever reason, he/she/they shall be liable to pay interest/penalty in respect of handling charges amounting to a sum equivalent to balance (pending) consideration (if any) with interest thereupon together with actual maintenance charges incurred and the prevailing rental rate calculated on a per month basis for every delayed month.

11. TITLE

A. The Developer has made full and true disclosure to the Purchaser/s of the title of the said Land as well as the encumbrances, presently known to the Developer. The Developer has also disclosed to the Purchaser/s nature of its right, title and interest to construct building/s and to develop the said land. The Developer has also given inspection of all the relevant documents as required by law. The Purchaser/s having acquainted himself/ herself/ themselves with all the facts and right of the Developer pertaining to the said Land has entered into this Agreement.

B. The Developer herein has also requested the Purchaser/s to carry out its own search and to investigate the title of the said Land for that matter any other due diligence activity to be done on its own accord for which all necessary disclosure shall be provided by the Developer. The Purchaser/s hereinafter has/have investigated the title of the Developer to the said Land and after being completely satisfied has/have entered into the present Agreement. The Purchaser/s henceforth shall not be entitled to challenge or question the title and the right/ authority of the Developer in respect of the said land and to enter into this Agreement.

The Purchaser/s hereby confirm that he/she/it/they have satisfied himself/herself/itself/themselves of the title to the said Flat/Flat and all incidental matters thereto:

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..... (signature of Purchaser/s)

12. TAXES AND OTHER LEVIES

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

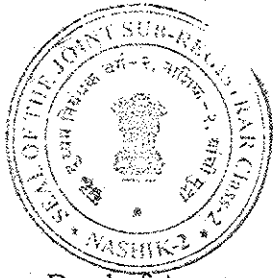
B. The Purchaser/s shall be liable to pay all taxes (direct/ indirect). The Developer shall not be liable and / or responsible for payment thereof. In the event, however if the Developer is constrained to pay any such amount, the Purchaser/s shall be liable to reimburse the same to the Developer together with penalty (if any) and interest from the date of payment by the Developer. It is agreed that the Developer shall have the right to claim such amount along with other claims of compensation/losses/burden undergone/undertaken by him. It is further agreed that there shall be a charge / lien on the said Flat in favour of the Developer in case of non-payment of amount by the Purchaser/s towards the Service Tax / VAT /GST and / or any other tax, duty, charge, premium, levies, cess, surcharge, penalties etc. relating to this transaction (Agreement).

13. OTHER EXPENSES

A. The Purchaser/s shall pay any additional increased taxes, insurance etc. which are imposed by the concerned Local Authority and / or the Government (State and / or Central) and / or other Public Authority on account of change of user of the said Flat by the Purchaser/s.

B. It is agreed and understood between the parties herein that the Purchaser/s shall contribute towards expenses for stamp duty, registration charges, other incidental charges for execution and registration of this Agreement, the

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Conveyance, Deed of Apartment or any other Agreement. The Developer shall not be liable to bear the aforesaid expenses for the same.

C. As the Developer will be applying to the concerned authorities for giving water connections for buildings and electricity meters and connections for the said Project, if there is delay in obtaining the water connection and electricity connections from the concerned department then in that case the Developer may provide electrical connections / water supply / power supply / generator supply through any other temporary arrangements because of which if there is any improper / insufficient / irregular supply of water / electricity the Developer shall not be held responsible for the same and the Purchaser/s hereby consent for any temporary arrangement that may be made in the said interim period. The Purchaser/s shall pay for the proportionate charges as demanded, determined and decided by the Developer and service tax (if applicable) thereon. Until receipt of this amount from the Purchaser/s, the Developer shall be entitled to temporarily deduct any dues of such proportion or entire charges payable by the Purchaser/s for the above from the outgoings / maintenance charges for which the Purchaser/s hereby gives his/her/their consent.

R. B. B. B.

..... (signature of Purchaser/s)

D. It is agreed and understood between the parties herein that the aforesaid amount, expenses, charges shall be borne and paid by the Purchaser/s in addition to the consideration and other charges enumerated herein. The Purchaser/s agree, assure, undertake, affirm and confirm unto the Developer that he/she/they shall indemnify the Developer against all claim/s, charge/s, expense/s and loss/es incurred by the Developer, in case the Purchaser/s fails, neglects or avoids to make the payments mentioned in this Agreement.

E. That any deduction of an amount made by the Purchaser/s on account of Tax Deducted at Source (TDS) as may be required under prevailing law while making any payment to the Developer under this Agreement (if applicable) shall be acknowledged/ credited by the Developer, only upon Purchaser/s submitting original Tax Deducted at Source Certificate and the amount mentioned in the Certificate is matching with Income Tax Department site. Provided further that at the time of handing over the possession of the Flat, if any such Certificate is not produced, the purchaser shall pay equivalent amount as interest free deposit with the Developer, which deposit shall be refunded by the Developer on the purchaser producing such Certificate within 4 months of the Possession. Provided further

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that in case the Purchaser/s fails to produce such certificate within the stipulated period of the 4 months, the Developer shall be entitled to appropriate the said Deposit against the receivable from the Purchaser/s.

F. The Purchaser/s shall be liable to bear and pay from the date of effective Completion of the building/s or the date of handing over possession of his/her/their flat, whichever is earlier, the proportionate share of outgoings in respect of the Local Taxes, Betterment charges or such other levies by the concerned Local Authority and/ or Government, Water Charges, insurance premium, electricity bills for common lights for roads, water pumps, lifts, etc., repairs, and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the common areas and amenities, in respect of said land and building/s.

14. MAINTENANCE AND OTHER PERTINENT CHARGES

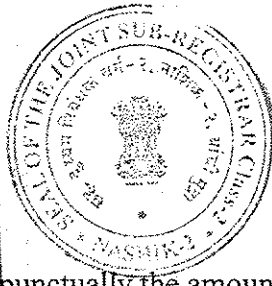
A. The Purchaser may make note of the following payments to be made:

Particulars	Amount (in Rs.)
Towards MSEDCL Charges	40,000/-
Amount calculated towards Apartment maintenance deposit covering provisional outgoing for common municipal taxes, common water bills, common electric bills, maintenance charges & other expenses	86,100/-
Towards membership fees, share money and legal expenses for setting up the said organization herein written	15,000/-
Towards Health Club Membership Cost.	35,000/-
Towards monthly maintenance charges levied, 3 PDC to be given in advance before the possession	27,552/- as the sum for one such PDC

B. It is hereby agreed that the Developer shall maintain the scheme only out of the advance received from the unit Purchaser/s. The Purchaser/s has understood the entire scheme of maintenance in detail. The Purchaser/s admits and agrees to the same, so that the maintenance of the scheme is not hampered in any way due to lack of or non payment by the Purchaser/s. It is specifically agreed between the parties hereunto that the Developer is not responsible/liable to pay or share in the aforesaid expenses, outgoings, maintenance etc. in respect of the unsold premises, flats, units etc. in the project.

C. Till a separate electric meter or a water meter is installed/allotted by the MSEDCL and any other Local Authority, the Purchaser/s herein hereby agrees to

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bear and pay punctually the amounts and charges of the common electric and water charges and also the expenses for the maintenance of the common areas and facilities in proportion to the area of his/her Flat.

D. It is further agreed between the parties hereunto that the Flat Purchaser/s or the Ultimate Organization shall be responsible for maintaining all the common areas and amenities after the Developer discontinues the maintenance or handover the maintenance to the Ultimate Organization. Thereafter, the amenities provided by the Developer shall be maintained/managed by the Society/Ultimate Organisation under proper guidance by hiring skilled and professional personnel's. The Developer shall not be responsible for any accident, injury or damage to any life or property during maintenance of the common areas and amenities due to improper practices by the Ultimate Organisation.

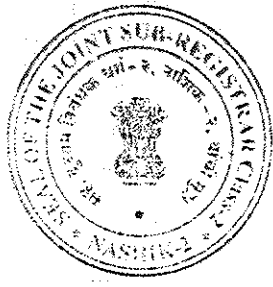
E. The maintenance charges collected from the Purchaser/s shall be incurred on expenses/charges which are basically applicable for Gardens, Lobbies, Elevators, Fire Staircase, Entrance/Exit of Building, Parking Areas, installation of Central Services such as power light and things that are necessary for the maintenance, safety and existence of the Ultimate Organisation.

F. The services for the maintenance of the above mentioned particulars are limited in nature. Any request for any additional services / maintenance would involve extra maintenance charges which will be charged separately to all Purchaser/s and shall be paid by the Purchaser/s separately to the Developer herein as and when demanded.

15. FLOOR SPACE INDEX (F.S.I.)

A. The Developer hereby declares that the Floor Space Index available as on date in respect of the said property and project thereupon has been duly disclosed by the promoter on the RERA portal and as such Promoter has plans to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said project upon the said property. The Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Developer by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Developer only.

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B. In this Agreement, the word F.S.I. or Floor area Ratio shall have the same meaning as understood by the Planning Authority under its relevant building regulations or bye laws.

C. The Developer shall be entitled to and have right of pre-emption of first right to use the present unutilized and/or additional built-up area / F.S.I. or by taking and loading T.D.R. (Transferable Development Rights) as and when the same is permitted by way of construction of new building/s or extension of the present building/s.

D. The Purchaser/s has/have given his/her/their irrevocable consent thereof and the developer shall be entitled to revise the plans, get them sanctioned from concerned Authority, construct the additional units permitted by concerned Authority and the Purchaser/s shall fully co-operate with the developer to enable the developer to make any addition/alteration, or structure/s or construct new structure/s on the said Land/Property in accordance with the plans sanctioned or which may be hereafter sanctioned by the Concerned Authority / Local Body.

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..... (Signature of Purchaser/s)

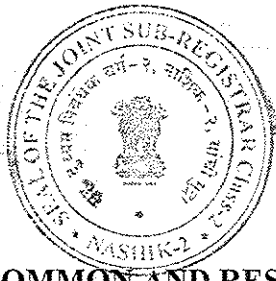
E. Notwithstanding anything contained in this Agreement the Developer shall be entitled to utilize any balance and/or additional F.S.I. and/or TDR as stated herein above on terraces above the building/s prior to completion of building/s in respect of the said Land.

F. In case the Land or any portion of the said Land is acquired by any authority before execution of the conveyance, then the Developer alone shall be entitled to take compensation for the same or get F.S.I./T.D.R. in lieu of compensation.

16. SPECIFICATIONS

The specifications of the unit and the fixtures, fittings and the amenities to be provided by the Developer to the said Flat are described in the **Annexure E** written hereunder. The Purchaser/s also agrees not to make any demand to change the existing plans. The Purchaser/s shall not deem any changes in the plan of the unit annexed herewith. The Developer shall not refund any amount for deleting any items of specifications and amenities on request of the Purchaser/s.

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17. COMMON AND RESTRICTED AREAS:

A. The nature, extent and description of the common areas and facilities, are more particularly described in the **Second Schedule** written hereunder. It is hereby agreed that the areas mentioned in said **Second Schedule** shall be the common areas and facilities. The Developer shall be entitled to declare all other areas as restricted or reserved areas and facilities and/ or alienate and dispose off other areas and facilities in such manner as the Developer thinks fit.

B. It is distinctly agreed by and between the parties that the common areas and amenities which are to be provided by the Developer shall be utilized by all the Purchaser/s in the entire project and that the Purchaser/s or the ultimate organization of the Flat holders shall have no right to claim any ownership rights or any other rights therein.

18. DEFECT LIABILITY:

A. If within a period of five years from the date of handing over the Flat to the Purchaser/s, the Purchaser/s brings to the notice of the Developer any structural defect in the Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, such defects shall be rectified by the Developer at his own cost within reasonable time thereof natural wear and tear notwithstanding. Whereas any kind of claim for defective workmanship shall have to be authentic in nature.

B. Whereas defect liability for the period of 5 years from the date of receiving possession of the said Flat is limited only to Structural Work, Waterproofing work, Brickwork and Plaster work and the same shall be rectified by the Developer at its own cost. However the rectification cost in respect of cracks emerged due to Climatic Changes and variations in temperatures shall be borne by the Purchaser/s herein. The Purchaser/s shall not ask for any compensation in respect of expenses borne by him/her/them regarding the cracks emerged due to Climatic Change and variations in temperatures. The services provided by the Developer such as lift, pumps, C.P. Fittings, Hardware Fittings, Sliding Windows, French Door, Electrical Fittings, Garbage chutes, water pumps, water Purifier, LED Lights, Battery Inverter, Video Door Phones, Fans, False Ceiling etc. as and which may be applicable to these presents will have the guarantee and warranty as per the terms and conditions of the respective manufacturers/agencies which is/are providing such services to the Developers. Whereas the Granite Stone Frames for toilets doors, dry terrace doors, windows, kitchen Otta etc. as and which may be

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applicable to these presents provided by the Developers herein may have shade variation and the Developer herein shall not be responsible for the same and as well as for Paint as it may fade in due course of time. Whereas, it is specifically understood by the Purchaser/s that certain facilities such as are provided free of charge by the Developer to the Flat Purchaser/s, wherein any defect with respect to such facilities shall not be rectified by the Developer and hence Developer is not in any way responsible for damage of the same.

C. Disclosure regarding manufacturer's warranty;

The Developer specifically discloses that, the manufacturers of certain appliances, equipments, standard fittings, machineries including generator set for backup, STP, electric pumps, waste management plants, lifts, Gas line if any, security equipments if any, electronic equipments if any, Solar System if any, Gym equipments if any, Garbage Chute, etc as and which may be applicable will be as per the warranty provided by the respective manufacturer / Supplier. The only warranty on those items is of the manufacturer's warranty and the Developer is in no way responsible for their performance or for any condition beyond the manufacturer's warranty.

D. The Developer herein by spending huge amount providing high quality specifications in the Said Flat and for the buildings which are under construction on the Said Land which Developer herein are constructing, hence Purchaser/s / unauthorised persons/ any agency shall not disturb the same under any circumstances concealed plumbing, concealed wiring etc. and considering this aspect and have the safety measures Purchaser/s are advised not to open this instrument or to try any changes with all these amenities otherwise guarantee / warranty may lapse as well as durability and stability of the building as to the R.C.C. frame work, concealed wiring load, neither Purchaser/s nor occupier of the Said Flat or any person on behalf of them is entitled to chisel such internal walls in any manner or remove the walls or any part thereof or erect any additional wall or any structural changes or in any manner increase the electrical load in the Said Flat because wires will not take additional load and such act will be amount to be breach of condition of this transaction. Similarly after completion of the project and conveyance in the name of Ultimate Organisation, such Ultimate Organisation will have absolute authority to expel the member for the Said Flat and dispose of such Flat in market and refund the amount paid by the Purchaser/s to the Developer herein being consideration of the Said Flat. This condition is the essence of contract and Purchaser/s herein undertakes to abide the same.

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E. The word defect herein above stated shall mean only the manufacturing defects caused on account of willful neglect of the Developer themselves and shall not mean defects caused by normal wear and tear, negligent use of the said Flator the building/s by the Purchaser/s, abnormal fluctuations in the temperatures, abnormal heavy rains, damages from natural calamity etc. Provided further that the Purchaser/s shall not carry out alterations of whatsoever nature in the said Flator in the fittings therein, in particular. It is hereby agreed that the Purchaser/s shall not make any alterations in any of the fittings, pipes, water supply connections or any of the erection (including Flooring / Dado) in the Toilets/ Kitchen as this may result in seepage of the water. If any of such work is carried out without the written consent of the Developer, the defect liability shall become void.

F. It is expressly agreed that before any liability of defect is claimed by or on behalf of the Purchaser/s, such defect shall have to be certified by a Registered Consulting Engineer / Professional competent to determine the problem and then shall submit a report to state the defects in materials used, in the structure built of the Flat/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

19. RIGHT TO ALLOT:

A. The Purchaser/s confirms and declares that he/she/ they shall not raise any dispute regarding the aforesaid allotment. The terrace (if any) shall not be enclosed by the said Flat Purchaser/s to whom it is allotted, till the permission in writing /is obtained from the concerned Local Authority and the Developer or the Ultimate Organization as the case may be.

20. ULTIMATE ORGANIZATION:

A. It is hereby made clear that the Ultimate Organization of all the Purchaser/s/ Unit holders of the present project will be an apartment association formulated as per statute applicable in this regard.

B. The Purchaser/s shall have no objection for the new purchaser/s to be admitted as members of the Ultimate Organization. The Ultimate Organization shall get the new transferees admitted as its members without payment of any premium or transfer fees to the Ultimate Organization.

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21. CONVEYANCE:

Unless prevented by the circumstances beyond the control of the Developer, it is agreed that the said land along with the building/s constructed thereon, will be conveyed by the Developer herein within three months from and after obtaining the full and final completion certificate in respect of the entire project and utilization of entire FSI and TDR/land potential permissible (and if applicable herein) to be utilized on the entire said land as per development control rules of Nashik (irrespective of previous sanction or not of FSI). Any other statutory provisions in this regard shall be applicable to matters related to conveyance and the Developer shall duly comply with all such necessary stipulations.

22. COVENANTS BY THE PURCHASER/S

The Flat Purchaser/s himself/herself/themselves with intention to bring all persons into whosoever hands the said Flat may come, doth hereby covenant with the Developer as follows for the said Flat and also for the Building in which the said Flat is situated.

A. To maintain the said Flat at Flat Purchaser/s own cost in good tenantable repair and condition from the date of Completion Certificate or Possession whichever is earlier and the Purchaser shall not do or cause to be done anything in or to the said Flat or the Building in which the said Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the said Flat and/or the building in which the said Flat is situated and the said Flat itself or any part thereof.

B. Not to store in/outside the said flat/building/surrounding area any goods which are of hazardous, combustible or dangerous nature or are too heavy as to cause damage to the construction or structure of the building or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages to upper floors, which may damage or are likely to damage the staircases, common passages or any other structure of the building including entrances of the building and in case any damage is caused to the building in which the said Flat is situated or to the said Flat or any fatality on account of negligence or default of the Flat Purchaser/s in this behalf, the Flat Purchaser/s shall be liable for all the consequences of the breach.

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C. To carry out at his own cost all internal repairs to the said Flat and maintain the said Flat in the same condition, state and order in which it was delivered by the Developer, provided that for the defect liability period such repairs shall be carried out by the Flat Purchaser/s with the written consent and the supervision of the Developer if deemed necessary among the parties and shall not do or cause to be done anything contrary to the rules and regulations and bye-laws of the Concerned Local Authority or other Public Authority. And in the event of the Flat Purchaser/s committing any act in contravention of the above provisions, the Flat Purchaser/s shall be responsible and liable for the consequences thereof to the Concerned Authority and/or other Public Authority.

D. Not to demolish or cause to be demolished and not to make at any time or cause to be made any addition or alteration of whatsoever nature in or to the said Flat or any part thereof, or in or to the Building in which said Flat is situated and not to make any alteration in the elevation and outside colour scheme of the building and shall keep the portion, sewers, drains, pipes and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect other parts of the building and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC, pardis or other structural components in the said Flat without the prior written permission of the Developer and/or the apartment as the case may be. After possession of the said Flat, the Purchaser/s has/have agreed to carry out regular and periodical inspection of the structure, beams, columns, projections, drainage lines, water lines, electrical lines, lift, power back up, pumps etc. and to carry out necessary repairs as and when required.

E. Not to do or cause to be done any act or thing which may render void or voidable any insurance of the said Land and the Building/s or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

F. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said Land and the Building/s.

G. To bear and pay the local taxes, water charges, insurance and such other levies, if any, from the date of handing over possession of said Flat and also pay any additional increased taxes, insurance etc. which are imposed by the concerned Local Authority and/or the Government and/or other Public Authority on account of permitted change of user of the said Flat by the Flat Purchaser/s.

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H. The Flat Purchaser/s until conveyance shall not let, sub-let, give on leave and license basis, transfer, assign or part with Flat Purchaser/s interest or benefit factor of this Agreement or part with the possession of the said Flat until all the dues payable by the Flat Purchaser/s to the Developer under this Agreement are fully paid up and only if the Flat Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchaser/s has intimated in writing to the Developer and obtained written consent thereof.

I. The Flat Purchaser/s shall observe and perform all the rules and regulations which the Apartment 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/s and the Flats therein and for the observance and performance of the Building Rules, Regulations and Bye-Laws for the time being of the concerned Local Authority and of the Government and other public bodies. The Flat Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Apartment regarding the occupation and use of the Flat in the Building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms and conditions of this Agreement.

J. Not to obstruct the development work for any reason and in any way.

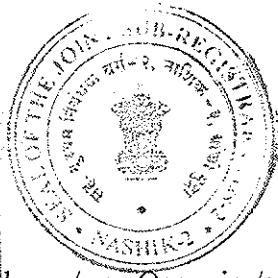
K. In the event of the Developer carrying out any work of additions and/or alterations as per instructions of the Flat Purchaser/s to keep the Developer harmless and indemnified from all or any actions if taken by any person or authority or incidentals thereof. The Developer shall not be bound to obtain Completion/Occupation Certificate as per such additions or alterations which work shall be done by the Flat Purchaser/s at his/her/its own costs and risk.

L. The Purchaser/s shall use the allotted Flat only for agreed/ sanctioned/ permitted purpose and shall not change the use without prior written permission of the Developer/ Assignor or Apartment as the case may be.

M. Not to cause any nuisance to other Flat Purchaser/s and Developer in any manner whatever.

N. The Purchaser/s shall use the said Flat or any part thereof as per permit and the same to be used only for specific purpose as shown in the sanctioned plan.

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O. The Purchaser/s or Occupier/s of the said Flat shall not use the same as and for Massage Centre, Gambling House, Classes, Service Apartment, Hostel, group accommodation, Lodging Boarding or any illegal or immoral purpose.

P. The Purchaser/s shall take required permission from the Local Authority for change of use.

Q. The Developer may complete part portion or floor of the building and obtain part occupancy certificate/s and give possession of the Flat/s to the Purchaser/s hereof and the Purchaser/s shall not be entitled to raise any objection thereto. Upon the Flat Purchaser/s taking possession of the Said Flat/s (including the Purchaser/s taking possession of the Said Flat) in such partly completed or portion or floor, the Developer or their agents or contractors shall carry on the remaining work with the Purchaser/s occupying his/her/their/its Flat. The Purchaser/s shall not object to, protest or obstruct in the execution of such work, even though the same may cause any nuisance or disturbance to him/her/them/it.

23. OTHER CONDITIONS

A. The Purchaser/s is/are well aware of the building plan sanctions received by the Developers herein as well as proposed sanctions which is to be received in future against balance FSI/TDR to be purchased/paid FSI or Future Premium/Extra FSI received from Local Authorities (**IF APPLICABLE**). Whereas the Purchaser/s is/are also aware of the Specifications & Amenities to be provided by the Developer in said Project and the same shall be as per the details attached and the Specifications hereunder mentioned. That the developer is only liable to provide the amenities which are mentioned in this Agreement. The sales representatives of the Developers have not given any verbal commitments to the Purchaser/s herein. The Purchaser/s confirms that he/she/they will not demand any changes of whatsoever nature in the said Flat/Unit which the Purchaser/s intends to book. The Purchaser/s herein is/are aware that the brochure provided by the Developers is a replica of the proposed project and whereas the actual project will be as natural as it should be. The Purchaser/s herein has/have been clearly communicated about the installments of payment to be done as per the Schedule mention hereunder written.

B. That the Purchaser/s shall be liable to pay Stamp Duty and Registration Fees to the State Revenue Department. The Developer shall provide guidance in paying the said Stamp Duty and Registration Fees. However in case, the Purchaser is not satisfied and wants to cancel the booking/Agreement then the Purchaser/s herein shall be liable to receive only the amount paid by him/her/them out of the

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Consideration Amount/Agreement Value. Whereas the Purchaser/s shall be liable to approach to the concerned Authorities for refund of Stamp duty & Registration paid by him/her/them and the Developers herein shall not be in any way responsible for the same.

C. The Purchaser/s is/are aware that the Developer will be applying for Water connection on behalf of the Ultimate Organisation to the Municipal Corporation after receiving Completion Certificate (as per rules of Nashik Municipal Corporation). However, the authority to sanction the application for waterline lies with Nashik Municipal Corporation as per its terms and conditions and whereas the supply of water by concerned Authorities shall be supplied as per daily schedule of Nashik Municipal Corporation and therefore The Developer shall not be held responsible for the supply of water or low pressure of water.

D. The Developer assures that he would do all the necessary documentation on behalf of the Ultimate Organization /Society / Apartment Complex for acquiring Electricity Connection which shall be provided by MSEDCL. The Developer herein assures that he would obtain the sanction regarding the same before possession. However, the Purchaser/s shall not have any objection if it gets delayed by whatsoever reason (i.e technical reason, shortage of Electric meters with MSEDCL etc.). If such situation occurs, the Purchaser/s herein is/are aware that he/she/they are required to obtain temporary connection from the meter of the Developer by installing sub-meter. It is hereby understood that the electricity charges for the same shall be borne by the Purchaser/s.

E. The Developer herein is aware that he is required to provide Drainage line to the Ultimate Organisation which shall be connected to drainage line of Nashik Municipal Corporation, and the same shall fall under the terms and conditions of Nashik Municipal Corporation. However, if the NMC drainage line is delayed due to any reason not attributable to Developer or beyond its control, in such case the Developer shall make necessary arrangements at the cost of the Purchaser/s.

F. The Purchaser/s is/are aware that they may be required to execute and register a Supplementary Deed in case there are any variations or inclusion of new or additional rules as per RERA.

G. It is specifically understood that the brochure/s published by developer from time to time in respect of the scheme is just an advertisement material and contain various features such as furniture layout in a flat, vegetation and plantation shown around the building, scheme, vehicles etc. to increase the aesthetic value only and

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are not facts. These specification/ amenities are not agreed to be developed or provided.

H. The Purchaser/s is/are aware that the perspectives/elevation plans shown on the plans and/or in brochures are tentative and are likely to undergo change in course of construction. The Purchaser/s shall have no objection/ complaints whatsoever on the account.

I. The Purchaser/s is/are hereby prohibited from raising any objection in the matter of allotment or sale accommodation / Flat/ garage / car parking etc., on the ground of religion / caste / creed or nuisance / annoyance / inconvenience for any profession / trade / business etc. that has been or will be permitted by Law or by Local Authority in the concerned locality.

J. In the event, the Ultimate Organization is handed over the administration of the property before the sale and disposal of all the accommodation / tenements in the building/s all the powers, authorities and right of the accommodation to Purchaser/s herein shall be always subject to the Developer's over all right to dispose of unsold flats and all other rights thereon, it is specifically agreed between the parties hereto that for the unsold flats / tenements / units the Developer herein shall and will not be liable or required to contribute towards the common expenses or maintenance charge or any amount under any head towards the share in the common expenses in respect of the unsold tenements nor will be Developer or the new incoming Purchaser/s be liable and required to pay any transfer charges, premium, etc.

K. The Purchaser/s authorizes and empower the Developer to make representation by executing such documents and forms as may be necessary, for procuring electricity connection, water connection and meter for the said Flat in the name of Purchaser/s, Municipal Assessment of the said Flat in the name of Purchaser/s. The Purchaser/s undertakes to bear all the expenses at actuals for the same, as levied by the Competent Local Authority for entire financial year, even if the possession of the said Flat is taken later.

L. The Purchaser/s understands that the work of the development and construction on the said Land by the Developer may continue even after grant of possession of the said Flat to the Purchaser/s. The Purchaser/s shall not make any claims of any nature, relating to or on account of nuisance, annoyance, damages or compensation in this respect.

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M. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said Flat or of Building/s or a part thereof. The Purchaser/s shall have no claim save and except in respect of the said Flat hereby agreed to be sold to him/her/them and all common, area and facilities as described herein below will remain the property of the Developer until the conveyance.

N. Any delay tolerated or indulgence shown or commission on the part of the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Developer of any breach or non-compliance nor shall the same in any manner prejudice the rights of the Developer.

O. The Developer has not undertaken any responsibility nor has agreed anything with the Purchaser/s orally or otherwise and there is no implied agreement or covenant on the part of the Developer other than the terms and conditions expressly provided under this Agreement.

P. The Purchaser/s herein represents, assures and declares that neither the Purchaser/s nor the members of the family are debarred or disentitled to acquire the said Flat under any statute, notification, and rule for the time being in force.

Q. The Purchaser/s has/have read and understood all the terms and conditions of indemnity bonds/undertakings, etc. given by the Developer to the Collector/Corporation or any other authority and terms and conditions mentioned in Commencement Certificate, NA order and Completion Certificate (if any) and Purchaser/s agrees that this agreement is subject to the said terms and are also binding on him/her/them.

R. The Developer herein may, if necessary and duly approved, be constructing the building/s on the said Land in phases and Purchaser/s herein undertakes not to raise any objection on any ground whatsoever & shall not obstruct the construction in any manner.

S. The Developer shall have a first charge and/lien on the said Flat in respect of any amount payable by the Purchaser/s under the terms and conditions of this Agreement.

T. The Developer shall be entitled to allot by way of lease or license a portion of the said Land to any Government / Semi Government / Local authority / MSEDCL or to any private party or parties etc. for operational services such as electricity, water, drainage, roads, access, telephone, dish antenna, cable T.V. etc.

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The Purchaser/s shall not be entitled to raise any objection or grievance about the same.

U. The Purchaser/s herein admits and agrees to always admit that, after delivery of possession of the Said Flat by the Developer to the Purchaser/s herein, it will always be presumed that, the Developer had discharged and performed all his obligations except formation of proposed Ultimate Organisation and conveyance as stated hereto before in favour of such Ultimate Organisation in which the Purchaser/s herein will be member in respect of the Said Flat, under the said agreement and as well as under The Maharashtra Ownership Flats (regulation of the promotion, of the construction, sale, management and transfer) Act, 1963 and rules made thereunder and The Real Estate (Regulation & Development) Act, 2016 and rules made thereunder. The Purchaser/s herein does not have any claim or grievance of whatsoever nature against the Builder.

V. That the Developer herein may have allotted some open/covered parking to the customers, who have registered the Agreement to Sale before 1st May 2017 (i.e. before enforcement of RERA) in respect of flats in the said Project and the Purchaser/s is/are well aware about the aforesaid allotment of parking and he/she/they have no objection for the same.

W. If necessary, The Purchaser/s hereby irrevocably authorizes and empowers the Developer to represent him before the concern authorities in all matters regarding the property Tax, Assessment and Re-assessment and the decisions taken by the Developer in this regard shall be binding on the Purchaser/s. The Developer shall represent the Purchaser/s to do all the necessary things in all the departments of the Nashik Municipal Corporation, Collector, Government, Semi-Government MSEDCL etc. and the same shall stand ratified and confirmed by the Purchaser/s personal representation in the form of signature, the Purchaser/s shall sign the same and shall not withhold the same for any reason whatsoever.

24. RESTRICTION ON PURCHASER/S:

The Developer has informed the Purchaser/s and the Purchaser/s is aware that the Purchaser/s of the said Flat shall be subject to all the following conditions:

A. Construction of a loft and other civil changes done internally shall be at the risk and cost of the Purchaser/s who shall not damage the basic R.C.C. structure. For that matter any changes done by the Purchaser/s which are not approved and

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which are not practicable and prudent shall be at the cost and risk of the said Purchaser/s herein

B. The Purchaser/s shall not join two adjacent flats and shall not demolish or cause to be demolished and is denied at any time to make any addition or alteration of whatsoever nature in or to the structure or construction of the said flat.

25. TERMINATION OF AGREEMENT:

A. If the Purchaser/s herein violates any terms and conditions of this Agreement for whatsoever reason including non-payment of agreed consideration within stipulated period as mentioned hereinabove then, UPON THREE SUCH SPECIFIC BREACHES BEING COMMITTED BY THE PURCHASER HERIEN the Developer shall have absolute right and authority to terminate this Agreement, after deducting an amount of 10% of the total consideration value towards penalty/compensation, by giving prior notice in writing of its intention to terminate this Agreement, by stating specific default, breach or breaches of the terms and conditions being grounds behind intention of termination of the Agreement and the Purchaser/s herein within reasonable time may get the default rectified and which period will not be more than 15 days from the receipt of such notice. After giving notice in writing, if the Purchaser/s herein fail to rectify the default / breach of terms and conditions within aforesaid stipulated period, then this transaction shall stand cancelled and right, title, interest of the Purchaser/s under this Agreement towards the said Flat shall also stand cancelled and the Purchaser/s shall have only right to receive the refund of the amount paid out of consideration to the Developer without any interest or compensation after deducting the aforesaid amount.

B. For whatsoever reason if the Purchaser/s herein desire to terminate this Agreement /transaction in respect of the said Flat then, the Purchaser/s herein shall issue 15 days prior notice to the Developer as to the intention of the Purchaser/s and on such receipt of notice the Developer herein shall be entitled to deal with the said Flat with prospective buyers.

C. It is specifically agreed between the parties hereto that, if the transaction in respect of the said Flat between the Developer and Purchaser/s herein is terminated as stated hereinabove, then all the instruments under whatsoever head executed between the parties hereto or between the Developer and Purchaser/s herein shall stand automatically cancelled.

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D. On termination of transaction in respect of the said Flat as aforesaid the

Purchaser/s herein shall be entitled to receive the consideration amount paid by him/her to the Developer after re-dispose of the said Flat by the Developer as under :

i. If the Developer is able to dispose off the said Flat for the same consideration or higher consideration as compared to the consideration agreed between Developer and Purchaser/s herein then, the Purchaser/s is/are entitled to receive and Developer is bound to pay the entire part consideration paid by the Purchaser/s to the Developer in pursuance of this Agreement without any interest.

ii. If the Developer able to dispose of the said Flat for a lesser consideration then the consideration agreed between Developer and Purchaser/s herein then, the Developer shall be entitled to deduct such differential amount of consideration from the amount paid by the Purchaser/s to the Developer towards the consideration of the said Flat and shall refund balance amount without any interest and accordingly the Purchaser/s herein shall be entitled to receive the same.

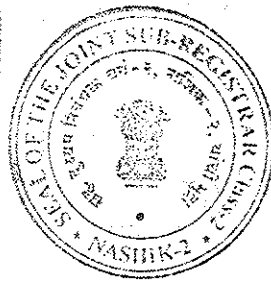
E. The Purchaser/s is/are not entitled to receive refund of amount paid by the Purchaser/s to the Developer towards Service Tax, VAT or any other Taxes, Cesses, Stamp Duty, Registration Fee, etc.

F. If the Purchaser/s has/have availed housing loan against the said Flat from any Bank / financial institute, etc. then the Purchaser/s is/are not entitled to receive the aforesaid refund till producing No-Dues Certificate and/or Release Deed executed by such Bank / financial institute for releasing the encumbrance of loan and interest thereon on said Flat.

G. Without prejudice to the aforesaid conditions, it is further agreed between the parties hereto that on termination of this Agreement and transaction between the parties hereto as aforesaid, the Purchaser/s shall only have the right to claim the refund of the amount as stated above on execution of Cancellation Deed and in such an event all other rights under this Agreement of the Purchaser/s herein stands automatically extinguished.

H. This Agreement being registered Agreement under the provision of Registration Act 1908, in light of the aforesaid cancellation or termination, the Purchaser has to execute proper Cancellation Deed and admit the execution thereon personally but if the Purchaser on termination as aforesaid, within one month fail to execute the Cancellation Deed and admit the execution personally then

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for the purpose to execute such Cancellation Deed and admit the execution, the Purchaser/s herein by executing these present, irrevocably nominate, constitute and appoint the Developer herein for such Cancellation Deed or any other document as may required to cancel this transaction in law on termination of this Agreement as aforesaid and who is entitled to do the same on refund of amount by cheque/demand draft as aforesaid by post. By executing these presents the Purchaser for himself / herself / themselves and his heirs, executors and administrators ratify and confirm and agree to ratify and confirm aforesaid act of the Constituted Attorney by virtue of the present clause.

26. 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 Laws of India for the time being in force and the Nashik District Courts shall have the Jurisdiction to try and entertain the dispute arising out of this Agreement.

27. NAME OF THE PROJECT:

The name of the Project shall be "HARI KUNJ MAYFLOWER" and this name shall not be changed without the written consent of the Developer.

28. PROJECT FINANCE:

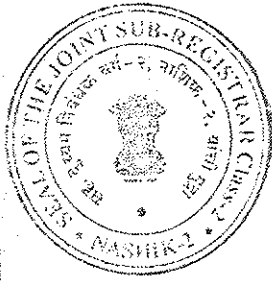
A. The Purchaser/s hereby consent/s and authorize/s the Developer for raising any finance by way mortgage or the said Land or scheme or any portion thereof, as and when so deemed necessary by the Developer. At any stage during the implementation of the scheme the Developer shall be at liberty to sell, assign or transfer or otherwise deal with its right, title and interest in the said land and building/s to be constructed thereon provide that the same does not adversely affect or prejudice the rights granted in favour of the Purchaser/s in respect of the said Flat agreed to be purchased by him/her/them in terms of this Agreement.

R. K. K. K.

(signature of Purchaser/s)

B. The Purchaser/s may obtain finance from any Bank/Financial institution or any other source for purchase of the Flat, but the Purchaser/s obligation to purchase the Flat pursuant to this Agreement shall not be contingent on the

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Purchaser/s ability or competency to obtain such finance and the Purchaser/s will remain bound by the terms of this Agreement. The Purchaser/s hereby agrees that in case he has availed any loan facility for the purchase of Flat, then upon execution and registration of Conveyance Deed in respect of the Flat, the original Conveyance Deed shall be received by the Developer on behalf of the Purchaser/s from the Registration Office directly and shall be deposited with the concerned lending institution to create equitable mortgage on the Flat in accordance with the terms of grant of the loan.

29. SERVICE OF NOTICE

All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Courier, Registered Post, Under Certificate of Posting or Ordinary Post together with e-mail at his/her/their address/s specified in the Title of this Agreement or at the address intimated in writing by the Purchaser/s by registered post after execution of this Agreement. Any change in address / other necessary details has to be duly intimated to the Developers.

30. REGISTRATION

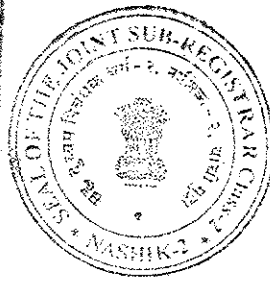
The Purchaser/s shall present this Agreement as well as any other deed, documents etc, which are to be executed by the parties hereto in pursuance of these presents, at the proper Registration Office on intimation thereof from the Developer and as per the law applicable in this regard. The Developer shall not be responsible if the Purchaser/s fails to register the Agreement as mentioned above.

31. It is specifically agreed by and between the parties hereto that in the event of any part of the present agreement or clause/s or part of the clause or clauses being found to be void or being discovered to be void or becoming void on account of any law, rules, regulations, etc., then in that case the entire agreement shall not be treated as void-ab-initio but in such case part of the present agreement or clause or clauses or part of the clause or clauses shall unless not possible be severed from rest of the present agreement or clause or of the present agreement or clause or clauses or part of the clause or clauses as if it never existed in this agreement.

32. STAMP DUTY AND REGISTRATION CHARGES

The consideration of the said Flat as agreed between the Developer and the Purchaser/s herein and also as per the prevailing market rate in the subject locality,

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which is the true and fair market value of the said Flat. The Stamp Duty for this transaction is payable as per the provisions of the Bombay Stamp Act, 1958. The parties hereto shall be entitled to get the aforesaid Stamp Duty adjusted, leviable on the conveyance, which is to be executed by the Developer herein in the name of the Ultimate Organisation in which the Flat Purchaser/s will be the member in respect of the said Flat/Accommodation. If additional Stamp Duty is required to be paid at the time of conveyance the same shall be paid by the Flat Purchaser/s.

33. JOINT ALLOTTEES /PURCHASERS

That in case there are Joint Allottees , they shall be considered as joint and severable allottees for the purpose of these clauses in the agreement and 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.

The Purchaser/s hereby declares that he/she/they has/have read and fully understood and agreed to the contents of this Agreement and thereafter the same has been executed by the Purchaser/s.



SIGNED & DELIVERED
BY THE DIRECTOR/S OF
KARDA CONSTRUCTIONS LTD.
SHRI.NARESH JAGUMALKARDA.



[Handwritten Signature]
.....
Developer



SIGNED & DELIVERED
BY PURCHASER/S
***. RUSHIKESH RAJENDRA KASAR.**



[Handwritten Signature]
.....
PURCHASER/S

[Handwritten Signature]



SIGNED & DELIVERED
BY LAND OWNER/S/ CONSENTING PARTY
MR. RAHUL KANAYALAL KALANI
Represented herein by GPA Holder
MR. NARESH JAGUMAL KARDA
In his capacity as Director of Karda Constructions Ltd.



[Handwritten signature]
.....
Consenting Party

WITNESS:

- 1) *[Signature]* Sanjay Pizgal.
- 2) *[Signature]* Ar. Jadhav
[Signature] Ar. Jadhav

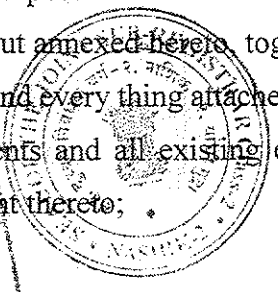
First Schedule (Description of the freehold land and all other details)

All that piece and parcel of land lying in Residential Zone bearing Revenue Survey No. 763/2/2/1 totally admeasuring 00 Hectors – 54.40 Ares, assessment Rs. 02-62 Paisa, from and out of which an area admeasuring 370 sq. mtrs. being allocated for 18 mtrs. DP Road on the eastern side of the subject property and together with the thereby resulting in net area of 5070 sq. mtrs. (together with FSI available on account of DP Road allocation as described herein above) totally admeasuring 00 Hectors – 54.40 Ares being subject matter of these presents situated at revenue village named as "Nashik", Tal. and Dist. Nashik and total area is bounded as under :

- | | |
|-------------------------|---------------------------|
| On or towards the East | : By RS No. 763/2/1; |
| On or towards the West | : By RS No. 763/1 (Part); |
| On or towards the South | : By RS No.763/2/2/2; |
| On or towards the North | : By RS No. 766/3/1; |

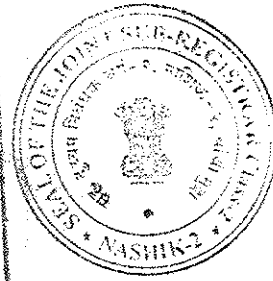
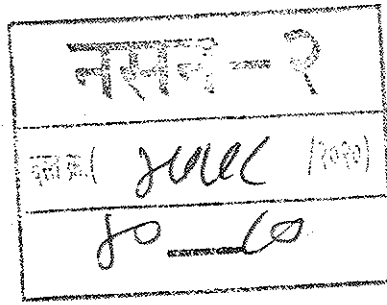
Thus, the above said land lying in Residential Zone covered by this Deed, for the purpose of identification delineated and marked red on the TILR Map/Layout annexed hereto, together with all bushes, hedges, water courses, trees and each and every thing attached, embedded and existing therein together with the hereditaments and all existing easement, access road and other rights of access appurtenant thereto;

[Handwritten notes in a box]
नशिक
763/2/2/1
30-60



Second Schedule (nature, extent and description of common areas and facilities)

1. Quality RCC Construction
2. Parking in stilt and side margin with paver blocks/trimex concrete
3. Exterior painting – Maintenance free waterproof paint



4. Building Roof in Brick Bat Coba with neat cement finishing
5. Overhead and underground water tank with plumbing arrangement and water supply to be obtained from local authority
6. Rain water harvesting with necessary recharge pit
7. Lift with battery backup
8. Clubhouse
9. Gymnasium
10. Children's Play Area
11. Weaving Steps / Sit Out
12. Acupressure Park

SCHEDULE 'A'

The Flat/premises in the project known as "HARI KUNJ MAYFLOWER" Apartment having Flat No. C-204, in "C" Wing having Carpet Area Admeasuring 719.035 Sq. Ft., i.e. 66.80 Sq. Mtrs., on the Second Floor, Which is bounded as shown below: -

East :

West : As per approved building plan.

South :

North :

ANNEXURE – E (Specification and amenities for the Shops/Commercial Premises)

1. 2'x2' Vitrified Flooring
2. Rolling Shutter
3. Interior Painting in pleasant shades

ANNEXURE – E (Specification and amenities for the Residential Premises)

1. Brickwork: 6" External and 4" Internal walls with ACC Blocks
2. Internal Plaster with Gypsum
3. External Plaster Double Coat with Sand using Waterproof Compound
4. False Ceiling in Living and Dining Area with Electric Light Points
5. Internal Paint with wall putty and Emulsion Paint
6. External Paint – Texture /Water / Weather Proof Paint of a Branded Company
7. 32"x32" Vitrified Double Charged / GVT Tiles for flooring in all rooms
8. 24"x12"/ 24"x24" Vitrified / Ceramic Tiles for all walls in bathrooms

9. 12"x12" matte finish for flooring in all bathrooms
10. 18"x12" tiles for utility wall area
11. 8"x12" for area under kitchen platform
12. Granite Kitchen Platform with Sink
13. Granite for Window and Door Framing
14. Plywood with Lamination for Door Frames
15. Laminated Pinewood Door for Main and Bedroom Door Shutter
16. 3 track PP Anodized Aluminium Sliding Window with mosquito net and safety grill
17. 3 track PP Anodized Aluminium French Door with mosquito net
18. Waterproofing Chemical Coat in Bathrooms and Terrace
19. Concealed multi strand appropriate number of electrical points for television, telephone and inverter
20. ISI Mark modular switches in all rooms
21. Concealed plumbing fittings with CPVC and UPVC Pipes
22. Branded CP Fittings with Hot and Cold Water Diverter
23. Sanitaryware – wall hung – with flush valve, health faucet and wash basin with bottle trap of branded company.

नगर-२
श्री (होले) (२०२०)
४९-८०



नसल - २
कलम १०६६
१२-८०



निकेतन - २

घोषणापत्र/शपथपत्र

मी / आम्ही खाली सही करणार ना नोंदणी सहायनिकाक म.रा.पुणे यांचे दि:३०/११/२०१३ रोजीचे परिपत्रक वाचुन असे घोषित करतो की, नोंदणीसाठी दादव करलेल्या दस्तावेजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख घाबरेवतलेला आहे. दस्तावेजाला लिहून देणार / कुलमुखत्यारधारक हे खरे असुन आम्ही स्वतः खात्री करुन या दस्तावेजात दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी येऊन आले आहे / आहेत.

खर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तावेजाला मिळकतीचे मालक / बाखर हक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र अद्यापही आहे व आजमावेतो उच्च झालेले नाही याची मी / आम्ही खात्री देत आहेत तसेच खरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व मुलमुखत्यारधारकाची केलेले व्यवहाराच्या अधीन राहुन आमचा आर्थिक व्यवहार पुर्ण करुन साक्षीदार समक्ष निष्पादित केलेला आहे.


या दस्तावेजात नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुस्तक कागदपत्र ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही न्यायालयात / शासकीय कार्यालयाचा नमूद हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहेत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाचे / उच्च न्यायालयने दिलेला निर्णयानुसार दस्तावेजातील मिळकतीचे मालक / कुलमुखत्यारधारक यांची मालकी व दस्तावेजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पुर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुके / अनावटीकरण / अंमनमत व त्या अनुशांगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे नाझ्या दस्तावेजातील मिळकतीविषयी होऊ नयेत म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी मती कमी लावली / बडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशिर यत्न उद्भवल्यास त्यास मी / आम्ही व दस्तावेजातील सर्व निष्पादक व ओळख देणार जबाबदार राहणार आहोत याची आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील नमूद असलेल्या ७ व ७० च्या विविध प्रावधानांखाली राहणार आहोत याची मला / आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्तावेजाचा भाग म्हणुन जोडत आहोत.


लिहून देणार...


लिहून देणार...

घोषणापत्र

मी श्री प्रविण पुरोय (अगाव) याद्वारे घोषित करतो की, दुय्यम निबंधक, कर्ण नासिक २ यांचे कार्यालयात ~~श्री प्रविण पुरोय~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. ~~अक्षय नासिक~~ व इ. यांनी दि. १५/११/२०१५... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पापीत करून कबुली जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

दिनांक :- 22/11/2020

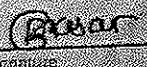
कुलमुखत्यारपत्र धारकाचे नांव व सही


नस-२
दस्ता क्र. (४०५६) / २०१०
४३-६०



आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT OF INDIA

RUSHIKESH RAJENDRA KASAR
 RAJENDRA DATTATRAY KASAR
 10/06/1986
 Permanent Account Number
 BFCPK3054E


 Signature


 12/10/2008

R Kasar
Self Attested

By Me


नसिन-२	
दस्तावेज (10000)	(10000)
४-१०	



भारत सरकार
 GOVT OF INDIA



सदीप रमेश चौधरी
 Sandeep Ramesh Chaudhari
 जन्म वर्ष/YoB: 1984
 पुरुष / Male


 Attested
 Me

8552 6188 6961

आधार - सामान्य माणसाचा अधिकार

Sandeep Ramesh Chaudhari

Self Attested

By Me

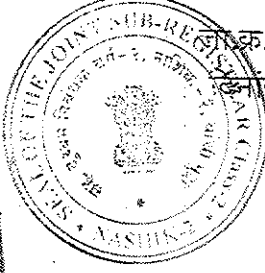
नसिन-२	
दस्तावेज (10000)	(10000)
४-१०	





नाशिक महानगरपालिका, नाशिक
राजीव गांधी भवन, शरणपुर रोड, नाशिक ४२२००२.

नसम-२
क्र. नरवि/वशि/३७३/२०१६
दिनांक: १३/८/२०१६
प्रति, मा. जि. अधिकारी, १००८ (२०१०) नाशिक.
१५-१०



विषय :- नौजे नाशिक शिवारातील स.नं. ७६३/२/२/१ क्षेत्र ५४४०.०० चौ.मी. या क्षेत्रास (N.A. NOC) अकृषिक नाहरकत दाखला देणेबाबत..

- संदर्भ :-** १) महाराष्ट्र शासन राजपत्र दि.२२ ऑगस्ट, २०१४
२) आपलेकडील पत्र क्र.मह.कक्ष-३/७/कावि/५२६/२०१४ दि. १२/१२/२०१४
३) शासन निर्णय क्र.एनएपी-२०१६/प्र.क्र.७/टी-१, दि.२२ जानेवारी, २०१६.
४) मे. एस. पी. व्हेचस पार्टनरशिप फर्म तर्फे श्री. संजय प्रेमलाल पटेल व इतर एक द्वारा-आर्कि. पंकज जाधव यांचा दि. २७/१/२०१६ अर्ज..

उक्त विषयाचे अनुषंगाने मे. एस. पी. व्हेचस पार्टनरशिप फर्म तर्फे श्री. संजय प्रेमलाल पटेल व इतर एक रुपक सात्विक नगर, तुलसीआय हॉस्पिटल जवळ, नाशिक. (मो.नं.९८२३३८७७८८) यांनी नाशिक शिवारातील स.नं. ७६३/२/२/१ क्षेत्र ५४४०.०० चौ.मी. या जागेमध्ये अकृषिक बांधकाम परवानगीसाठी संदर्भिय क्र.४ अन्वये अर्ज सादर केला आहे.
७/१२ उता-यानुसार जागेचे एकुल क्षेत्र(अनेवारी प्रमाणे) ५४४०.०० चौ. मी.
१८ मी.डी.पी. रस्त्याचे क्षेत्र १३७०.०० चौ. मी.
उर्वरीत विकसन क्षेत्र ५०७०.०० चौ. मी.

सदर जागा नाशिक शहराच्या मंजूर विकास योजनेत रहिवासी विभागात समाविष्ट आहे. उक्त संदर्भिय १, नुसार महाराष्ट्र शासन राजपत्राचे अनुषंगाने आपण संदर्भिय २ नुसार या कार्यालयास मार्गदर्शन केले आहे. तसेच संदर्भ क्र.३ मधील शासन निर्णयान्वये भोगवटादार वर्ग-१ च्या जमिनीच्या वर्गाबाबत भोगवट्याबाबत तसेच अशा जमिनीवरील भाराबाबत विनिश्चिती करण्यासाठी आपणांस विचारणा करणेविषयी मार्गदर्शन केलेले आहे.

त्याअनुषंगाने संदर्भिय ३ नुसार अर्जदार यांना रहिवासी अकृषिक परवानगी देणेबाबत आपल्या विभागाचा नाहरकत दाखला मिळावा ही विनंती.

18/8/16
लिपीक
आवक / जाबक
जिल्हाधिकारी कार्यालय, नाशिक

सहायक संचालक नगररचना
नगररचना विभाग
नाशिक महानगरपालिका, नाशिक

प्रत :- माहिती व कार्यवाहीस्तव
मे. एस. पी. व्हेचस पार्टनरशिप फर्म तर्फे श्री. संजय प्रेमलाल पटेल व इतर एक रुपक सात्विक नगर, तुलसीआय हॉस्पिटल जवळ, नाशिक. (मो.नं.९८२३३८७७८८)
/-कृपया आपण वरील कार्यालयाशी संपर्क साधून वरीलप्रमाणे नाहरकत दाखला प्राप्त करणेबाबतची कार्यवाही करावी.

नसल-२
क्र.क्र. ४७७८
४६-७०



अहवाल दिनांक : 14/01/2020

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३,५,६ आणि ७]

गाव :- नाशिक शहर - ५ तालुका :- नाशिक जिल्हा :- नाशिक शेवटचा फेरफार क्रमांक : 501524 व दिनांक : 14/01/2020
भूमापन क्रमांक व उपविभाग : 763/2/2/1

भूमापन क्रमांक व उपविभाग 763/2/2/1	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नाव				खाली क्रमांक
शेताचे स्थानिक नाव :-						
क्षेत्र एकक	हे.आर.चौ.मी	राहुल कन्हैय्यालाल कलानी	0.50.70	2.44	(501524)	36680, 500250, (502177)
जिरायत	0.54.40	मे एस पी व्हेचर्स भागीदारी संस्था	0.03.70	0.18	(501395)	कटाचे नाव इतर अधिकार
वागायत	-	[अनुप अरविंद सूर्यवंशी [अलका अरविंद सूर्यवंशी सामाईक क्षेत्र			(501524) (501524)	
तरी	-					
वरकस	-					
इतर	-					
एकूण क्षेत्र	0.54.40					
पोट-खराब (लागवडीस अयोग्य)	-					
वर्ग (अ)	-					
वर्ग (ब)	-					
एकूण पो ख	0.00.00					
आकारणी	2.62					
सुडी किंवा विशेष	-					
आकारणी	-					
जन्म फेरफार क्र. (30837),(34436),(37436),(100318),(100322),(101137),(103318),(103319),(500106),(500792), (501395)						
						सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा
पिकाची नोंदवहया

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९]
गाव :- नाशिक शहर - ५ तालुका :- नाशिक जिल्हा :- नाशिक शेवटचा फेरफार क्रमांक : 501524 व दिनांक : 14/01/2020
भूमापन क्रमांक व उपविभाग : 763/2/2/1

वर्ष	हेगाव	पिकाखालील क्षेत्राचा तपशील											लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र							
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी			
2018-19	संपूर्ण वर्ष										पडित	0.5440			

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 14/01/2020
सांकेतिक क्रमांक :- 272000114201100005120201430

न.स.प. (न.स.प. अधिकारी)
तलाठी कार्यालय :- नाशिक शहर - फता :- नाशिक जि :- नाशिक
ता. जि. नाशिक

12 JAN 2020

14 JAN 2020

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यं. का. मु. - ३०,००० पृ. (१०० पानां) - १२-२०१९-२०२०

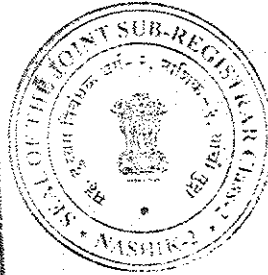
गाव नमुना नऊ ७६३/२/२१पै क्षेत्र ५०६०.०७ चौ.मी.
 दैनिक पावती पुस्तक 2367440 R.V. 19m.

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)
 गाव- नाशिक तालुका- नाशिक खाते क्र.
 दिनांक २४/३१/२०२० भोगवटादार/पैसे देणारा मे. एस. पी. व्हेचर्स, काशी

धकबाकी	चालू वर्ष म्हणजे २०२०		एकत्रीकृत जमीन महसूल संस्था ह्या वरवी			
	नियत	संकीर्ण	जिल्हा परिषद		ग्रामपंचायत	
वर्ष	र.	पै.	र.	पै.	र.	पै.
२०१९/२०			३३४६	००		

(अक्षरी) रुपये तीस हजार तीसशे चौर्याही रुपये तलाव नाशिक
 ३३४६/- ता. जि. नाशिक.

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NASHIK MUNICIPAL CORPORATION

No : LND/BP/Nashik/DCR/0136/2020

Date : 27/08/2020

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

To,
Shri/Smt.

**M/S. SP VENTURES PARTNERSHIP FIRM THROUGH MR. VIJAY FAKIRCHAND
SABADRA AND ONE**

C/o. Ar. Sumit Mohanlal Kumath & Stru.Engg. Shailesh Dhumne of Nashik

Sub - Sanction of Building Permission & Commencement Certificate in Plot No - 763/2/2/1 of City Survey No / Gut No.763/2/2/1 of Shirur Nashik.

Ref - 1) Your Application & Plan dated: 06 February, 2019 Inward No
NMC/TPD/Nashik/BP/1578/2018.

2) Final Layout/Tentative layout No:LND/BP/A3/127/4523 Date:16/11/2016

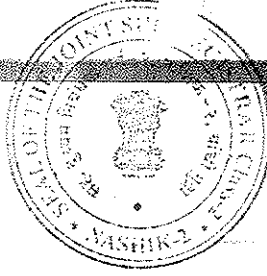
3) Previous Approved building permission No:NMC/TPD/Nashik/BP/1578/2018
Date:27/08/2020

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 permits under section 253 of The Bombay Provincial Municipal Corporation Act,1949 (Bombay Act, No.LIX of 1949) to erect Building for Resi + Commercial Purpose as per plan duly amended in — subject to the following conditions.

Permission Conditions 1 to 54

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 etc.].
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
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 balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the plot. Completion

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No : LND/BP/Nashik/DCR/0136/2020

- certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
11. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
 12. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
 13. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporations staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
 14. Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
 15. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
 16. Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
 17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
 18. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
 19. Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
 20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
 21. While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
 22. A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
 - a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - d) F.S.I. permitted.
 - e) Number of Residential/Commercial flats with their areas.
 - f) Address where copies of detailed approved plans shall be available for inspection.
 - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
 23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
 24. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
 25. Provision of rain water harvesting shall be made at site as per rule no 33 of DCPR and also as per Hon. Commissioner order No./TP/Vasi/392/2017 dt.05/6/2017 NOC shall be produced from Rain water harvesting cell in plot area more than 5000 sqm.
 26. NMC shall not supply water for construction purpose.
 27. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.

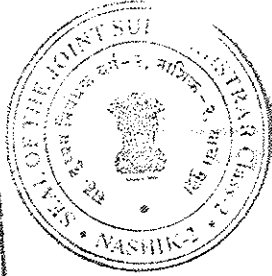
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33. Total TDR Loaded 2400+1235.84 Sq.Mt. which is utilize from DRC No : 834 Dt : 13/05/2019 & DRC No : 814 Dt : 16/02/2019 Vide Formula 2400X13420/13820 = 2330.53 Sq.Mt & Vide Formula 1235.84X13420/10520 = 1576.51 Sq.Mt.TDR area utilized from the same.
34. " Charges for "Premium Paid FSI" is Rs.7110300/- paid vide R.No./B.No.93/8149 Dt:20/07/2020.
35. NMC Tax for Vacant plot shall be paid before Completion.
36. Commercial N.A. Order shall be produce before Occupancy Certificate
37. Construction site should be covered with Green Net/Shed Net & in addition,necessary precautions should be taken to reduce air pollution. Document certified by ANKUSH NABAJLSONKAMBLE
38. Development / redevelopment of plots having Built up area of 5000 sq.m. or more shall have provision for internal plant for composting. See_tp@nmc.gov.in
39. Arrangement of solar water heater system shall be done at site & Red Occupancy Certificate must be provided before occupancy certificate. MUNICIPAL CORPORATION NASHIK
40. Provision of Grey water reuse shall be made as per rule no.34 of DCR. Desks on vacant
41. Provision of rain water harvesting shall be made at site as per rule no.35 of DCR. Desks on vacant as per Hon. Commissioner order No./TP/Vas/392/2017 dt.05/6/2017 NOC shall be produced before Rain/Water harvesting cell in plot area more than 5000 sqm. Certificate No. 397/DCB5
42. Infrastructure Improvement Charges Rs:3999500/- is paid vide R.No./B.No.68/8682 Dt:20/07/2020.
43. Welfare Cess charges Rs.80950/- is paid vide R.No./B.No.68/8682 Dt:20/07/2020
44. Agreement of handing over D.P.Road widening area to NMC is Produced & 7/12 extract in the name of NMC shall be produced before occupancy certificate.
45. Rs.4400/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.68/8682 Dt:20/07/2020.
46. N.A. order No. 56/2016 Dt:16/05/2016 submitted with the application.
47. As per solid waste management Rule - 2016 segregation of dry & wet waste is compulsory.
48. Welfare Cess charges Rs.284945 + 780+1,026,300 /- is paid vide R.No./B.No.77/2688 & 04/2887 & Receipt No.NMC/3912/2018 Receipt Date,28 December, 2018 & Dt:26/09/2016 & 13/11/2016.
49. Drainage Connection Charges Rs. 35000+75,500/- is paid vide R.No./ B.No. 77/2688 & Receipt No.NMC/3912/2018 Receipt Date,28 December, 2018 & Dt:26/09/2016.
50. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.Rs.21540/- Deposited vide R.No./B.No.53/2746 Dt:26/09/2016.
51. Rs.347630+870+1,357,700/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.74/626 & 05/634 & Receipt No.NMC/3912/2018 Receipt Date,28 December, 2018 & Dt:26/09/2016 & 13/11/2016 B) Rs.452340/- is paid for development charges w.r.to the proposed land development Vide R.No./B.No.46/623 Dt:05/11/2016.
52. Previously approved building permission vide C.C.No.LND/BP/NASHIK/DCR/0015/2019 Dt: 04/01/2019 is hereby as cancelled.
53. It is necessary to cover the construction site with green net/shed net & garbage shoot to avoid air pollution & Geo tag photo should be Produce Before occupancy Certificate.
54. CCTV arrangements shall be done for Commercial building before Occupancy.

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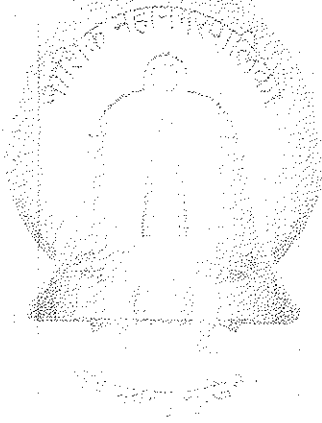
28. The commencement certificate/Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement 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.

29. Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, in case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.

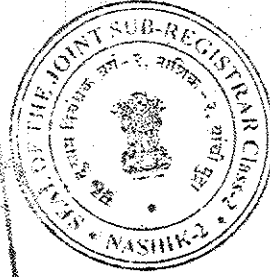
30. The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018. Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.

31. Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)

32. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.



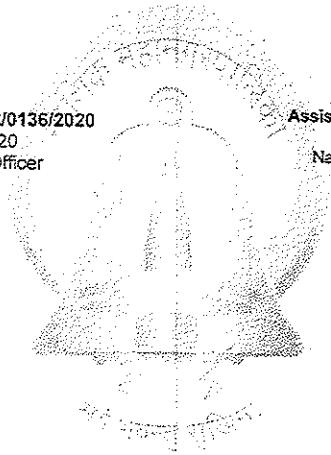
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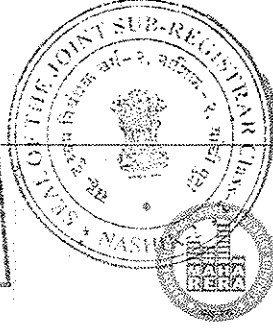
No : LND/BP/Nashik/DCR/0136/2020

No.LND/BP/Nashik/DCR/0136/2020
Nashik, Dt.27 August, 2020
Copy to : Divisional Officer

Assistant Director Town Planning
(Town Planning)
Nashik Municipal Corporation



नसम-२
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Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Hari Kunj Mayflower, Plot Bearing / CTS / Survey / Final Plot No.: SR NO 763/2/2/1 at Nashik, Nashik, Nashik, 422009** registered with the regulatory authority vide project registration certificate bearing No **P51600020249** of

1. **Karda Constructions Limited** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422005.**
2. This renewal of registration is granted subject to the following conditions, namely:-
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The registration shall be valid up to **30/06/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
 - If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 18/05/2020

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 14-06-2020 10:33:41
Maharashtra Real Estate Regulatory Authority

- वाचले:-
- १) महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४२ ब ४४ अन्वये.
 - २) सहाय्यक संचालक, नगर नियोजन विभाग नाशिक महानगरपालिका नाशिक यांचेकडील पत्र क्र. एलएनडी/बीपी/नाशिक/डीसीआर/००१५/२०१७ दि. ४/०१/२०१९
 - ३) या कार्यालयाचे आदेश क्र. मह/कक्ष-३/४/ना.ह.दा. प्र.क्र. ५६/२०१६ दि. १६/५/२०१६
 - ४) अर्जदार श्री. राहुल कन्हैयालाल कलानी यांचे ज.मु. कार्डा कन्स्ट्रक्शन लि. तर्फे डायरेक्टर श्री. नरेश जगुमल कारडा रा. नाशिकरोड, ता. जि. नाशिक यांचा दि. ९/३/२०२० रोजीचा अर्ज.
 - ५) अर्जदार यांचे दि. ९/०३/२०२० रोजीचे प्रतिज्ञापत्र / करारनामा / बंधपत्र.



आदेश

क्र. प्रशा/कक्ष/३/२/क.आ./एस आर/१०३/२०२०
नाशिक दि. १९/०६/२०२०

जिल्हाधिकारी कार्यालय नाशिक
क्र. प्रशा/कक्ष/३/२/क.आ./एस आर/१०३/२०२०
नाशिक दि. १९/०६/२०२०

अर्जदार श्री. राहुल कन्हैयालाल कलानी यांचे ज.मु. कार्डा कन्स्ट्रक्शन लि. तर्फे डायरेक्टर श्री. नरेश जगुमल कारडा रा. नाशिकरोड, ता. जि. नाशिक यांनी मौजे नाशिक ता. जि. नाशिक येथील स.न/ग.नं. ७६३/२/२/१ यांसी एकुण क्षेत्र ५४४०.०० चौ.मी. पैकी डी.पी. रोड ३३४.५५ चौ.मी. वजा जाता उर्वरीत क्षेत्र ५१०५.४६ चौ.मी. पैकी क्षेत्र ५७५.४६ चौ.मी. यांस वाणिज्य प्रयोजनार्थ वापरात बदल करणेबाबत विनंती केली आहे.

अर्जदार यांनी अर्जासोबत सादर केलेल्या कागदपत्राच्या अनुषंगाने या कार्यालयाचे दि. १०/६/२०२० अन्वये वाणिज्य प्रयोजनासाठी अकृषिक सारा व रुपांतरीत कर भरणा करणेबाबत कळविले असता त्यांनी वाणिज्य प्रयोजनार्थ अकृषिक सारा र.रु. १,१३९/- रुपांतरीत कर र.रु. ५,६९५/- व ४० पट टॅड रक्कम रु. ४५,५६०/- अशी एकूण रक्कम रु. ५२,३९४/- दि. १५/६/२०२० रोजी ००२९१७३७०१ या लेखाशिर्षाखाली भरणा करून डिफ्रेस चलनाची प्रत सादर केली आहे.

उपोद्घातातील वाचले क्र. २ अन्वये सहाय्यक संचालक, नगर रचना विभाग नाशिक महानगरपालिका नाशिक यांनी सदर मिळकतीस निवासी + वाणिज्य प्रयोजनार्थ बांधकाम नकाशा मंजूर केलेला आहे. महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४२ ब अन्वये मौजे नाशिक ता. जि. नाशिक येथील स.न/ग.नं. ७६३/२/२/१ यांसी एकुण क्षेत्र ५४४०.०० चौ.मी. पैकी डी.पी. रोड ३३४.५५ चौ.मी. वजा जाता उर्वरीत क्षेत्र ५१०५.४६ चौ.मी. पैकी क्षेत्र ५७५.४६ चौ.मी. (अक्षरी पाचशे पंच्याहत्तर पुर्णांक सेहेचाळीस चौ.मी.) यांस वाणिज्य या अकृषिक प्रयोजनार्थ खालील अटी व शर्तीवर परवानगी देण्यात येत आहे.

- १) अर्जदार यांनी नियोजन प्राधिकरणाच्या नियमानुसार आवश्यक त्या परवानग्या घेणे बंधनकारक राहिल. तसेच सहाय्यक संचालक / कार्यकारी अभियंता नगर रचना यांनी मंजूर केलेल्या अभिन्यांसाठी खुली जागा (Open Space) तसेच रस्ते स्थानिक प्राधिकरणाकडे वर्ग करणे आवश्यक राहिल.
- २) सदर मिळकतीबाबत कोणताही वाद अथवा प्रलंबित असल्यास, तसेच मिळकतीबाबत भविष्यात वाद उपस्थित झाल्यास, त्यास भोगवटदार (मालक) सर्वस्व जबाबदार राहिल. त्यास हे कार्यालय जबाबदार राहणार नाही. व सदर अकृषिक रुपांतरण चलन मंजुरीचा आदेश रद्द होणेस पात्र राहिल.
- ३) सदर जमिन भविष्यात भोगवटदार वर्ग २/ न.अ.श., न. श., ना.ज.क.म., देवस्थान इनाम, व इतर कोणत्याही नियंत्रित सत्ता प्रकाराची असल्यास तसेच शासनास अधिभार देव असल्यास सक्षम प्राधिका-याची परवानगी घेणे तसेच त्या वेळीच्या शासनाच्या प्रचलित नियमानुसार शासनास देव होणारा नजराणा / इतर रकमां भरणेची जबाबदारी भोगवटदार (मालक) यांची राहिल.
- ४) सदरचा आदेश अर्जदार यांचा चालू ७/१२ व त्या अनुषंगिक कागदपत्रे तसेच करारनामा/ प्रतिज्ञापत्राच्या अधिन राहून दिलेला आहे.
- ५) प्रश्नांकित मिळकतीच्या इतर हक्कांत कोणतेही वित्तीय बोजे असल्यास त्यास अधिन राहून सदरचे चलन मंजूर केले आहे.
- ६) सदरचे आदेश हे अर्ज मिळकतीच्या फक्त अकृषिक सारा व रुपांतरीत कर आकारणीबाबत लागू आहेत. सदरचे आदेशाने अर्ज मिळकतीमध्ये कोणत्याही प्रकारचा हस्तांतरण अथवा मालकी हक्क ठरविला जात नाही.

- ७) अर्ज मिळकतीच्या मालकी अथवा हस्तांतरण हक्काबाबत कोणत्याही न्यायालयात कोणत्याही प्रकारचे वाद प्रलंबित असल्यास सदर प्रलंबित न्यायालयीन प्रकरणात संबंधीत न्यायालय यांचे होणारे सर्व आदेश अर्ज मिळकतीच्या हस्तांतरण व मालकी हक्कावर बंधनकारक राहतील व अर्ज मिळकतीच्या हस्तांतरणासाठी संबंधीत न्यायालय यांची परवानगी घेणे भोगवटदार (मालक) यांना बंधनकारक राहिल.
- ८) अकृषिक सारा हा शासनाच्या प्रचलित नियमानुसार भरणे बंधनकारक राहिल. सुधारीत अकृषिक प्रमाणदर अद्याप निश्चित झालेला नसल्यामुळे सदरची अकृषिक आकारणी जुन्या अकृषिक प्रमाणदरानुसार निश्चित केलेली आहे. सुधारीत अकृषिक प्रमाणदरानुसार येणारी फरकाची रक्कम शासनास जमा करणे आपणास (संबंधित भूधारक) बंधनकारक राहिल.
- ९) सदर मिळकत पुर नियंत्रण क्षेत्रात येत असल्यास सक्षम प्राधिकारी यांचेकडून अभिन्यास मंजूर करून घेणे अर्जदार यांना बंधनकारक राहिल.
- १०) प्रस्तूत मिळकतीची मालकी व वापर अनुज्ञेयता याबाबत अर्जदार व संबंधित स्थानिक स्वराज्य संस्था यांची जबाबदारी राहिल.
- ११) प्रश्नांकित मिळकतीवर बांधकाम करण्यापूर्वी कार्यकारी अभियंता, नगररचना विभाग नाशिक महानगरपालिका नाशिक यांचेकडून प्रथम अभिन्यास मंजूर केल्यानंतरच बांधकाम करणे बंधनकारक राहिल. तसेच स्थानिक प्राधिकरण ज्या प्रयोजनार्थ बांधकाम मंजूर करतील त्याच अटीवर बांधकाम करणे बंधनकारक राहिल.
- १२) या आदेशातील कोणत्याही शर्त अगर अटीचा भंग झाल्यास सदरची परवानगी रद्द होणेस पात्र राहिल.
- १३) अर्जदार यांनी प्रकरणी सादर केलेल्या कागदपत्रांमध्ये तफावत आढळून आल्यास अथवा चुकीची माहिती आढळून आल्यास सदरचे अकृषिक चलन आदेश रद्द करणेत येईल.



(भागवत डोईफोडे)

निवासी उपजिल्हाधिकारी
अपर जिल्हाधिकारी नाशिक करीता

मा. अपर जिल्हाधिकारी सो. }
यांचे मंजूर टिपणीवरून }

प्रति,

अर्जदार श्री. राहुल कन्हैयालाल कलानी यांचे ज.मु. कारडा कन्स्ट्रक्शन लि. तर्फे डायरेक्टर श्री. नरेश जगुमल कारडा रा. नाशिकरोड, ता. जि. नाशिक

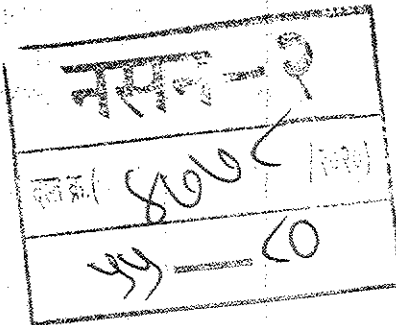
- प्रत- १) कार्यकारी अभियंता / सहाय्यक संचालक नगर रचना नाशिक महानगर पालिका नाशिक यांना माहितीसाठी
२) तहसिलदार नाशिक यांस माहितीसाठी रवाना
३) तलाठी नाशिक यांना अधिकार अभिलेखात योग्य त्या नोंदी घेणेसाठी रवाना.

स्वाक्षरीत/—

(भागवत डोईफोडे)

निवासी उपजिल्हाधिकारी
अपर जिल्हाधिकारी नाशिक करीता

मा. अपर जिल्हाधिकारी सो. }
यांचे मंजूर टिपणीवरून }



नसम-२
दिनांक (JUG) (2020)
५९-६०



105/0
Saturday, 29 June 2019 1:29 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6307 दिनांक: 29/06/2019

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसम-2-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड अनिता प्रकाश मुंगसे (पवार)

वर्णन अर्ज क्र 1938/2019 मौजे नाशिक स न 763/2/2/1 क्षेत्र 5440.00 चौ मी.सन 1989 ते 2019 30 वर्षे

SEARCHFEE

₹. 750.00

एकूण:

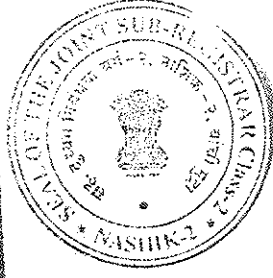
₹. 750.00

Joint Sub Registrar Nashik 2

1): देयकाचा प्रकार: By Cash रकम: ₹ 750/-

५९-६०-२

नाशिक-२
जका (१०९०)
५१०-६०



ANITA PRAKASH MUNGASE(PAWAR)

Advocate

B.COM. LL.B.

Mobile No -9763375860

Address: Off: - Basement "A" wing No-8"THAKKER'S BUZZ'R",New C.B.S.,
Below Savitri Agencies(Crackers Shop), Nashik- 2.
Resi :- Flat NO. B-401,Fourth Floor, Hari-Sankul Phase-1, Ashoka Marg,
Nashik-422001.

Date: 27/06/2019

SUPPLEMENTARY TITLE SEARCH REPORT

To,

1. Karda Construction Ltd.

Through Director

Mr. Naresh Jagumal Karda

2. Mr. Rahul Kannhaiyalal Kalani

Off:- Sai-Kripa Complex, Opp. Muktidham,

Nashik Road, Nashik

Subject: Title Report for property mention herein below.

DESCRIPTION OF PROPERTY:

All that piece and parcel of Non-Agricultural land an area admeasuring 00 H.50.70 Ares, Assessed at Rs. 2.62 Paise of Survey No.763/2/2/1,+ F.S.1 370. 00 Sq.mtrs (for allocation for 18.00 mtrs. D.P.Road from the Eastern side),Thus total area admeasuring 00 H 54.40 Ares(i.e 5,440 Sq. mtrs.) situated, lying and being at village Nasik ,Taluka-Dist Nashik, within limits of Registration, Sub-Registration Taluka Nashik,Dist-Nashik.

The said property bounded as per record of rights.

The land here in referred to as "Said property"

Sir,

On the oral instructions and information given by Karda Construction Ltd., I the undersigned hereby issuing title report for the aforesaid subject property,for that purpose, submitted following document for my perusal.

1. 7/12 Extract 1989 to 2019
2. Mutation Entries (more particularly described hereunder)
3. Sale Deed

नाम - ?
बता (HLOC 1900)
५६-६०



2

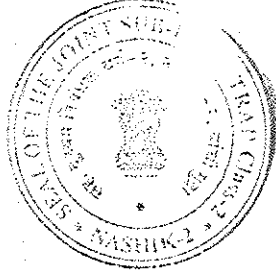
4. N.A. Order
5. G.P.A.
6. Joint Development Agreement

After going through documents mentioned above, my observations and findings are as under:

1. It reveals from M.E.No.4728 dated 24/06/1947 that , Mr. Madhavrao Vinayakrao Kibe Purchased the Survey No. 763/2 from Mrs. Juganbai Agarwal for the consideration of Rs. 1626/- by way of Sale Deed dated 30/03/1947 and accordingly the name of the purchaser muted in the record of rights and accordingly M.E.No. 4728 certified to that effect.
2. It reveals from M.E.No.9030 dated 31/08/1964 that . Mr. Shankarrao Krishnarao Phadtare Purchased the Survey No. 763/2 from Mr. Sharakumar Madhavrao Kibe, Mr. Arvind Madhavrao, Shrimati Kamlabai Madhavrao Kibe, Mrs. Indirabai Balkrushna Bhadkamkar and Mrs. Manoramabai Narayan Dandekar for the consideration of Rs. 8,000/- by way of Sale Deed dated 23/06/1964 and accordingly the name of the purchaser muted in the record of rights and accordingly M.E.No. 9030 certified to that effect.
3. It reveals from M.E.No.9144 dated 16/11/1964 that, The name of Mr. Lahuram Manoramal, Mr. Balkrushna deleted from the other rights column and accordingly M.E.No. 9144 certified to that effect.
4. It reveals from M.E.No.12378 dated 19/05/1971 that the Maharashtra Govt. enacted Indian weights and measures act (enforcement act)1958 and Indian Coinage act 1955 the said effect was brought in the records of the said land and others lands by certifying M.E. No.12378.
5. It reveals from M.E.No.10434 dated 14/02/1967 that , Shrimati Vimalbai Dhanusingh Pardeshi Purchased the Survey No. 763/2 from Mr. Shankarrao Krushnarao Phadtare by way of Sale Deed dated 17/06/1965 and accordingly the name of the purchaser muted in the record of rights and accordingly M.E.No. 10434 certified to that effect.
6. It reveals from M.E.No.13540 dated 25/11/1972 that , Shrimati Vimalbai Dhanusingh Pardeshi borrowed a Loan of Rs. 7,500/- from The Nasik Jilha Sahkari Zameen Vikas Bank, hence the name of the said bank muted in the record of rights and the name of Shrimati Vimalbai Dhanusingh Pardeshi muted in the other rights column of the said land and accordingly M.E.No. 13540 certified to that effect.
7. It reveals from M.E.No.18964 dated 13/04/1982 that , Shrimati Vimalbai Dhanusingh Pardeshi repaid all Loan of Rs. 7,500/- obtained from The Nasik Jilha Sahkari Zameen Vikas Bank, hence the name of the said bank deleted from the record of rights and the

(Signature)

नसिक-२
वसु. (8000 / 1984)
ये-६०

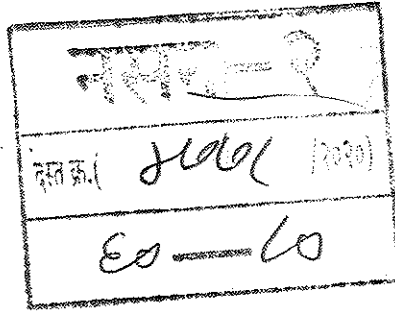


3

name of Shrimati Vimalbai Dhanusingh Pardeshi muted in the record of rights of the said land and accordingly M.E.No. 18964 certified to that effect.

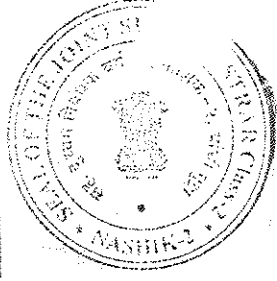
8. It reveals from M.E.No.21138 dated 09/10/1984 that, Shri. Amir AbdulKadir Mondhe, Shri. Ahmedsaheb Abdulkadir Mondhe, Shri. Hajiabdul Gafaar Abdulkadir Mondhe, Shri.Sadrudhin Abdulkadir Mondhe, Tahirabi Abdulkadir Mondhe, Rehanabi Mard Ahmedsaheb Mondhe, Shafidabi Mard Hajiabdul Gafaar Mondhe, Shri Abdulkadir Ahmedsaheb Mondhe, Shri. Mohammed Asif Ahmedsaheb Mondhe, Shri. Gulammohiuddhin Ahmedsaheb Mondhe, Shri Ahmedakil Hajiabdul Gafaar Mondhe, Shri. Mohammed Avishaji Abdul Gafaar Mondhe, Shri. Ayaas Sarodhin Mondhe, Shri. Sheikh Hussain Abdul rehman Patkari, Shri. Mohammed Saddiq Sheikhhussain Patkari, Shri. Amir Abdulrehman Patkari Purchased the Survey No. 763/2 from Shrimati Vimalbai Dhanusingh Pardeshi for the consideration of Rs. 1,75,000/- by way of Sale Deed dated 17/09/1984 and accordingly the name of the purchasers muted in the record of rights and accordingly M.E.No. 21138 certified to that effect.
9. It reveals from M.E.No.30837 dated 12/8/1993 that, Shri. Amir Abdulkadir Mondhe and others effected a partition amongst themselves and accordingly Shri. Amir Abdulrehman Mondhe became entitled to an area admeasuring 00 H 58.6 Ares, from in and out of Survey No. 763/2, (New Survey No. 763/2/1) Shri. Haji Abdul Gafaar Abdulkadir Mondhe and others 6 became entitled to an area admeasuring 01 H 34.4 Ares, from in and out of Survey No. 763/2, (New Survey No. 763/2/2) and Shri.Sadrudhin Abdulkadir Mondhe and others 4 became entitled to an area admeasuring 01 H 00 Ares, from in and out of Survey No. 763/2, (New Survey No. 763/2/3) and accordingly M.E.No. 30837 certified to that effect.
10. It reveals from M.E.No.37436 Certified on 16/09/1999 that, Barkha Agriculture Pvt. Ltd. through Director Shri. Vilas Rasiklal Shah, Suffa Agriculture Pvt. Ltd. through Director Shri. Shailesh Ramniklal Shah, Shri. Shivaji Ramchandra Jachak and Shri. Subhash Pannalal Desai Purchased an area admeasuring 00 H 80 Ares from in and out of Survey Survey No. 763/2/2 (New Survey No. 763/2/2/2) from Shri. Hajiabdul Gafaar Abdulkadir Mondhe, Shakila Mard Hajiabdul Gafaar Mondhe, Shri. Akil Hajiabdul Gafaar Mondhe, Avira Hajiabdul Gafaar Mondhe, Jakira Salil Pathan, Nadira Hajiabdul Gafaar Mondhe and Nasira Hajiabdul Gafaar Mondhe for the consideration of Rs. 12,00,000/- by way of Sale Deed dated 17/01/1997 and accordingly the name of the purchasers muted in the record of rights and accordingly M.E.No. 37436 certified to that effect.
11. It reveals from M.E.No.A318 certified on 05/03/2016 that, Shri. Hajiabdul Gafaar Mondhe died on 23/11/2007, at Nasik, living behind 4 sons, 3 married daughters and widow Viz. Sakiya Mard Haji Abdul Gafaar Mondhe, Akil Haji Abdul Gafaar Mondhe, Aavesh Haji Abdul Gafaar Mondhe, Jakira Salim Pathan, Nadira Haji Abdul Gafaar Mondhe and Nasira

Handwritten signature/initials



- Haji Abdul Gafaar Mondhe as his only legal heirs and representative as per law of succession and accordingly the name of the deceased was deleted from the record of the said land and names of his legal heirs were entered in record of rights and accordingly M.E.No A318 was certified to that effect.
12. It reveals from M.E.No.A322 Certified on 05/03/2016 that ,S.P. VENTURE, Partnership Firm Through Partner's Mr.Vijay Fakirchand Sabadhra & Mr. Sanjay Premal Patel Purchased an area admeasuring 00 H 54.4 Ares of Survey No. 763/2/2/1, situated, lying, being at Village Nasik, Tal. Nasik Dist. Nasik from Sakiya Mard Haji Abdul Gafaar Mondhe, Akil Haji Abdul Gafaar Mondhe, Aavesh Haji Abdul Gafaar Mondhe, Jakira Salim Pathan,Nadira Haji Abdul Gafaar Mondhe and Nasira Haji Abdul Gafaar Mondhe for the consideration of Rs. 5,17,13,000/- by way of Sale Deed No. NASAN -3-7239/2015 dated 26/11/2015 and accordingly the name of the purchasers muted in the record of rights and accordingly M.E.No. A322 certified to that effect.
 13. It reveals from M.E.No.A1137 Certified on 20/04/2016 that Mr. Abdul Gaffar Abdul Kadir Mondhe repaid all the loan taken from The Kalika Vivid Karykari Sahkari(Vikas)Seva Sanstha Ltd. Nasik, hence as per the letter from the The Kalika Vivid Karykari Sahkari(Vikas)Seva Sanstha Ltd. Nasik, the charge of the said Sanstha deleted from the other rights column of the said land and accordingly M.E.No. A1137 certified to that effect.
 14. Whereas the said land owners obtained a Non-Agriculture N.O.C. from Hon'ble Collector Nasik Vide N.O.C. MASHA/KAKSHA/3/7-1/NA.HA.DA./SR/76/2016 dated 29/08/2016 and MASHA/KAKSHA/3/7-1/NA.HA.DA./SR/87/2016 dated 05/11/2016.
 15. It reveals that ,Mrs. Alka Arvind Suryavanshi and Mr. Anup Arvind Suryavanshi Purchased an area admeasuring 5070.00 Sq.mtrs. + F.S.I.from in and out of Survey No. 763/2/2/1, situated, lying, being at Village Nasik, Tal. Nasik Dist. Nasik from S.P. VENTURE, Partnership Firm Through Partner's Mr.Vijay Fakirchand Sabadhra & Mr. Sanjay Premal Patel for the consideration of Rs. 6,20,00,000/- by way of Sale Deed No. NASAN -7-5735/2018 dated 14/12/2018.
 16. It reveals that ,Mr. Rahul Kannhaiyal Kalani Purchased an area admeasuring 5070.00 Sq.mtrs. + F.S.I. 370.00 Sq.mtrs.from in and out of Survey No. 763/2/2/1, situated, lying, being at Village Nasik, Tal. Nasik Dist. Nasik from Mrs. Alka Arvind Suryavanshi and Mr. Anup Arvind Suryavanshi for the consideration of Rs. 10,00,00,000/- by way of Sale Deed No. NASAN -2-3847/2019 dated 17/06/2019.
 17. AND WHEREAS Karda Construction Ltd. through Director Mr. Naresh Jagumal Karda and Mr. Rahul Kannhaiyal Kalani executed a Joint Development Agreement and G.P.A.(General Power of Attorney)for all that piece and parcel of Non-Agricultural

नसिन-१	
कत.सं. (१०६०)	(१०७०)
६९-६०	



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land an area admeasuring 00 H.50.70 Ares, Assessed at Rs. 2.62 Paise of Survey No.763/2/2/1,+ F.S.I 370. 00 Sq.mtrs (for allocation for 18.00 mtrs. D.P.Road from the Eastern side),Thus total area admeasuring 00 H 54.40 Ares(i.e 5,440 Sq. mtrs.) situated, lying and being at village Nasik ,Taluka-Dist Nashik, within limits of Registration, Sub-Registration Taluka Nashik,Dist-Nashik.and the said Joint Development Agreement and G.P.A.was registered respctively with the Jt. Sub-Registrar Nasik, vide document Sr. Nos. NASAN2- 3855/2019 & NASAN2-3856/2019, dated 18/06/2019.

Thus,I am of the opinion that:-

Mr. Rahul Kannhaiyalal Kalani is the absolute owner and whereas Karda Construction Ltd. through Director Mr. Naresh Jagumal Karda and Mr. Rahul Kannhaiyalal Kalani have Joint Development Rights of all that piece and parcel of Non-Agricultural land an area admeasuring 00 H.50.70 Ares, Assessed at Rs. 2.62 Paise of Survey No.763/2/2/1,+ F.S.I 370. 00 Sq.mtrs (for allocation for 18.00 mtrs. D.P.Road from the Eastern side),Thus total area admeasuring 00 H 54.40 Ares(i.e 5,440 Sq. mtrs.) situated, lying and being at village Nasik ,Taluka-Dist Nashik, within limits of Registration, Sub-Registration Taluka Nashik,Dist-Nashik.

And also the aforesaid property is Clean, Marketable and Free from all Encumbrances.

The above narration and findings are on the strength of available documents only, submitted by Karda Construction Ltd. and the said documents returned to you.

Hence, this Supplementary Title Search Report

Place: Nasik

Date: 29/06/2019


Advocate

Anita Prakash Mungase (Pawar)
Advocate
Office - Basant W. Wing No. - 08,
"The Star & Buzar" Near C.S.S.,
Bahu Bazar, Agriway, Nashik 422001
Mob.9743775840 Email: anita.mungase@yahoo.com



जिल्हाधिकारी कार्यालय, नाशिक

दु.क्र. ०२५३/२५७५६६९, फॅक्स २५७५७०३

महसुल शाखा

Email id- estnashik@gmail.com

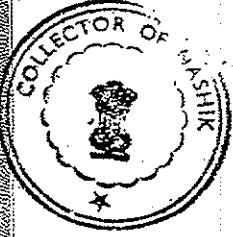
पत्र:

प्रति,

सहायक संचालक,
नगररचना विभाग,
नाशिक महानगरपालिका

वस्तु क्र. (४००६ / २०१०)
६२ - ६०

क्र. मह. क्र. ३/४/ना.ह.दा.प्र.क्र.५६/२०१६
नाशिक, दि. १६/०५/२०१६



ना-हरकत दाखला

विषय:- शासन राजपत्र दि. २२/८/२०१४ अन्वये भोगवटदार वर्ग-१ जमिनीचे बाबतीत करावयाचे कार्यवाही बाबत.

- संदर्भ - १. महाराष्ट्र जमीन महसुल संहिता, १९६६ यात आणखी सुधारणा करण्यासाठी सन २०१४ चा महाराष्ट्र अध्यादेश क्रमांक १७, दिनांक २२/०८/२०१४
२. महाराष्ट्र जमीन महसुल अधिनियम, १९६६ चे कलम ४२(अ), ४७(अ)
३. आपलेकडील पत्र क्र.जा.क्र./नरवि/वशि/३७३/२०१६, दि. १३/०४/२०१६

मे. एस.पी. व्हॅचर्स पार्टनरशिप फर्म तर्फे श्री. संजय प्रेमलाल पटेल व इ. रा. रूपक सात्विक नगर, तलसीआय हॉस्पिटल जवळ, नाशिक यांनी मौजे नाशिक, ता. जि. नाशिक येथील ग.नं/स.नं. ७६३/२/२१ क्षेत्र ५४४०.०० चौ.मी. पैकी डी.पी.रस्त्याचे क्षेत्र ३७०.०० चौ.मी. वजा जाता उर्वरित क्षेत्र ५०७०.०० चौ.मी. यास निवासी प्रयोजनासाठी बिनशेती परवानगी मिळणेबाबत आपणाकडेस मागणी केलेली आहे.

सदर अर्जाचे अनुषंगाने आपण आपलेकडील पत्र क्र. जा.क्र./नरवि/वशि/३७३/२०१६, दि. १३/०४/२०१६ अन्वये उक्त जमिनीचा वर्ग, तिचा भोगवटा व भार याबाबत विचारणा केली आहे. त्या अनुषंगाने सदर जमिनीचे ७/१२ व त्यावरील नोंदी यांचे अवलोकन केले असता, खालील बाबी निदर्शनांस येतात.

गाव	जमिनीचा गट.नं/ सव्हे. नं.	एकूण क्षेत्र.	भोगवटदाराचे नाव	जमिनीचा वर्ग.	जमिनीवर तल भार.	प्रयोजना
नाशिक ता.जि. नाशिक	७६३/२/२१	५४४० चौ.मी. पै. ३७० चौ.मी. डी.पी. रोडचे क्षेत्र वजा जाता उर्वरित क्षेत्र ५०७० चौ.मी.	मे. एस.पी. व्हॅचर्स पार्टनरशिप फर्म तर्फे श्री. संजय प्रेमलाल पटेल व इ.	भोगवटदार वर्ग-१	निरंक	निवासी

७/१२ व त्यावरील नोंदीचे अवलोकन करता सदरची जमीन भोगवटदार वर्ग-१ ची आहे.

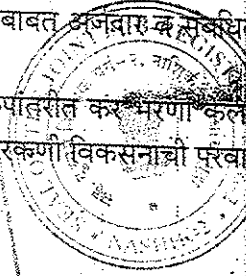
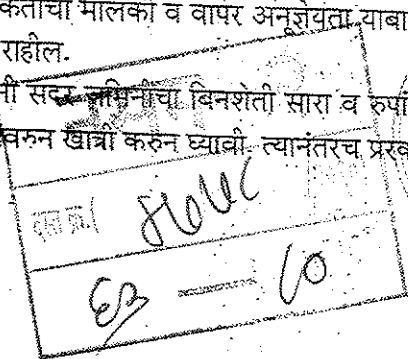
निवासी प्रयोजनासाठी अकृषिक आकारणीचा प्रमाण दर	वार्षिक बिनशेती सारा	पाच पट रुपांतरित कर	एकूण वसुल करवावयाची एकूण रक्कम
रु. ०.६६ रुपये	३३४६/-	१६७३०/-	२००७६/-

सदर जमिनीचा वार्षिक बिनशेती सारा रक्कम रु. ३३४६/-, ५ पट रुपांतरित कर रक्कम रु. १६७३०/- असे एकूण रक्कम रु. २००७६/- इतकी रक्कम अर्जदार यांनी तहसिलदार नाशिक यांचेकडून चलन मंजूर करून घेवून सरकारी खजिन्यात ०२९ जमिन महसुल संकिर्ण २ बिनशेती रुपांतरित कर ई हया लेखाशिर्षाखाली भरणा करून त्या चलनाची प्रत मा. आयुक्त महा नगरपालिका नाशिक यांचेकडेस सादर करावी.

तराहा नियोजन प्राधिकारी यांनी अर्जदार यांस जमिनीचे वापरात बदलास परवानगी देणेकामी या कार्यालयाचे खालील अटी व शर्तीचे अधिन राहून नाहरकत दाखला देण्यांत येत आहे.

- १) नियोजन प्राधिकारी यांनी अर्जदारांस वापरात बदलास परवानगी देणेपूर्वी भूसंपादन, ना.ज.क.म, पाटबंधारे विभाग, सार्वजनिक बांधकाम विभाग, महाराष्ट्र राज्य विद्युत वितरण कंपनी यांचा व इ. आवश्यक असे सर्व विभाग/प्राधिकरण यांचा नाहरकत दाखले नियोजन आराखडयातील परिस्थितीनुरूप आवश्यकते नुसार आपले स्तरावर खात्री करून घ्यावेत. त्यानंतर विकसनाची परवानगी देण्यांत यावी.
- २) सदर बिनशेती सा-याचा दर दिनांक ०१/०८/२०१६ नंतर लागू होणा-या सुधारित दरानुसार बदलणेस पात्र राहिल.
- ३) स्थानिक प्राधिकरणाकडून विकासाची परवानगी मिळाल्यानंतर अर्जदार यांनी ज्या दिनांकापासून जमिनीच्या वापरामध्ये बदलास सुरुवात केली असेल अशा दिनांकापासून ३० दिवसांच्या आत त्याबाबत ग्रामअधिकारी व तहसिलदारास लेखी कळविणे बंधनकारक राहिल. तसे न केल्यास तो अर्जदार अकृषिक आकारणी देण्याबरोबरच आणखी पंचवीस हजार रुपायांच्या द्रव्यदंड किंवा अकृषिक आकारणीच्या चाळीस पट इतकी रक्कम, यापैकी जी अधिक असेल ती रक्कम देण्यास पात्र राहिल.
- ४) स्थानिक प्राधिकरणाकडून विकासाची परवानगी मिळाल्यावर व शासकीय भरणा केल्यावर अर्जदार यांनी ३० दिवसांचे आत नियमान्वये विहित करण्यांत आलेल्या नमुन्यांत तहसिलदार यांचेकडून सनद प्राप्त करून घ्यावी.
- ५) सदरच्या जमिनीच्या मालकी हक्काबाबत संबंधित जमीनमालक जबाबदार राहिल. याबाबत महसूल विभाग/अधिकारी जबाबदार राहणार नाही.
- ६) प्रस्तूत ना हरकत प्रमाणण दिव्यानंतरही सदर जमीन दान/भोगवटदार वर्ग-२ संवर्गातील असल्याचे सिध्द झाल्यास व त्यापोटी प्रचलित नियमाद्वारे नजराणा/अनर्जित रकमेतील विशिष्ट हिस्सा शासनास देय होत असल्याचे सिध्द झाल्यास अशा रकमेची वसुली ही बाब निदर्शनास येईल, त्यावेळेच्या चातू बाजारमुल्याचे आधारे तत्कालिन जमीन धारकाकडून कसूर केलेस ती जमीन महसूलाच्या थकबाकीप्रमाणे सक्तीने वसूल करण्यात येईल.
- ७) अर्जदार यांनी सदर जमीनीबाबत दिलेली माहिती चुकीची आढळल्यास सदरचे प्रमाणपत्र रद्द समजण्यांत येईल.
- ८) प्रस्तूत मिळकतीची मालकी व वापर अनुज्ञेयता याबाबत अर्जदारास संबंधित स्थानिक स्वराज्य संस्था यांची जबाबदारी राहिल.
- ९) अर्जदार यांनी सदर जमिनीचा बिनशेती सारा व रुपातरीत कर भरणा केल्याबत नियोजन प्राधिकारी यांनी आपले स्तरावर खात्री करून घ्यावी. त्यानंतरच प्रकणी विकसनाची परवानगी देण्यात यावी.

मा.जिल्हाधिकारी सा. यांचे मंजूर टिपणीवरून



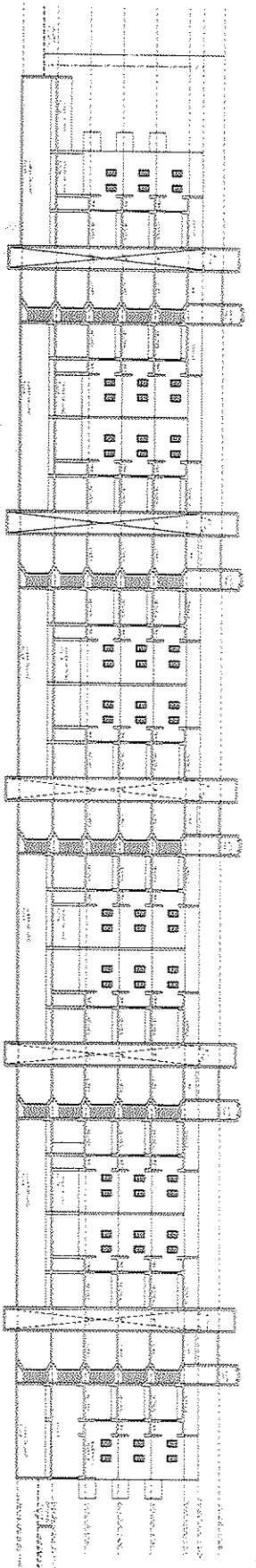
स्वाक्षरीत/-
जिल्हाधिकारी नाशिक करीता

- प्रति- मा. आयुक्त, नाशिक महानगरपालिका, नाशिक
 प्रत- तहसिलदार नाशिक, यांचेकडेस माहिती व पुढील आवश्यक त्या कार्यवाहीसाठी.
 प्रत- अंतर्गत लेखा परीक्षण शाखा, जिल्हाधिकारी कार्यालय, नाशिक
 प्रत- नगर भुमापन अधिकारी/उपअधिक्षर, भूमि अभिलेख, नाशिक यांचेकडेस माहिती व पुढील आवश्यक त्या कार्यवाहीसाठी
- २/- मंजूर अभिन्यासाप्रमाणे नियमानुसार होणारी मोजणी फी वसूल करून कार्यवाही करावी.
 प्रत- तलाठी नाशिक, ता.जि. नाशिक यांचेकडेस माहिती व पुढील आवश्यक त्या कार्यवाहीसाठी रवाना.
 प्रत- भोगवटदार, मे. एस.पी. व्हॅचर्स पार्टनरशिप फर्म तर्फे श्री. संजय प्रेमलाल पटेल व इ. रा. रुपक सात्वीक नगर, तुलसी आय हॉस्पिटल जवळ, नाशिक ता.जि. नाशिक

मा.जिल्हाधिकारी सा. यांचे मंजूर टिपणीवरून



जिल्हाधिकारी नाशिक करीता

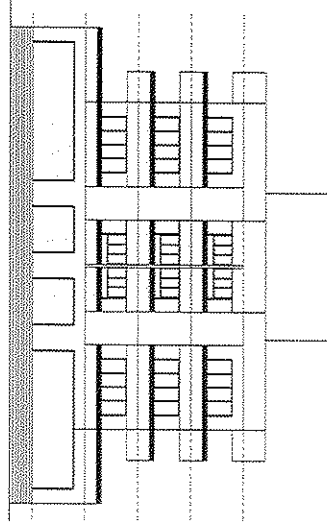


SECTION B-B

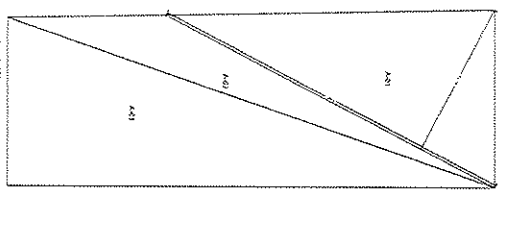
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	STEEL	50	TON	200.00	10000.00
3	BRICK	2000	SQ YD	10.00	20000.00
4	CEMENT	500	TON	40.00	20000.00
5	WOOD	100	CU YD	100.00	10000.00
6	PAINT	100	TON	100.00	10000.00
7	LABOR	1000	HOUR	10.00	10000.00
8	PERMITS	1	SET	5000.00	5000.00
9	INSURANCE	1	YEAR	1000.00	1000.00
10	UTILITIES	1	MONTH	100.00	100.00
11	TRAVEL	1	DAY	100.00	100.00
12	MEALS	1	DAY	100.00	100.00
13	HOUSING	1	MONTH	1000.00	1000.00
14	PHONE	1	MONTH	100.00	100.00
15	POSTAGE	1	MONTH	100.00	100.00
16	CONTINGENCY	1	PERCENT	10000.00	10000.00
17	TOTAL				100000.00



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	100	CU YD	120.00	12000.00
2	WALLS	200	SQ YD	10.00	2000.00
3	FLOORS	100	SQ YD	10.00	1000.00
4	ROOF	50	SQ YD	10.00	500.00
5	MECHANICAL	100	HOUR	10.00	1000.00
6	ELECTRICAL	100	HOUR	10.00	1000.00
7	PLUMBING	100	HOUR	10.00	1000.00
8	PAINT	100	TON	100.00	10000.00
9	LABOR	1000	HOUR	10.00	10000.00
10	PERMITS	1	SET	5000.00	5000.00
11	INSURANCE	1	YEAR	1000.00	1000.00
12	UTILITIES	1	MONTH	100.00	100.00
13	TRAVEL	1	DAY	100.00	100.00
14	MEALS	1	DAY	100.00	100.00
15	HOUSING	1	MONTH	1000.00	1000.00
16	PHONE	1	MONTH	100.00	100.00
17	POSTAGE	1	MONTH	100.00	100.00
18	CONTINGENCY	1	PERCENT	10000.00	10000.00
19	TOTAL				100000.00



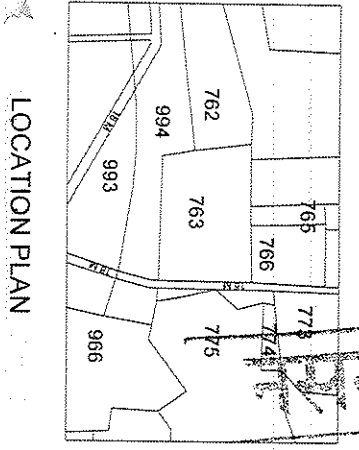
ELEVATION



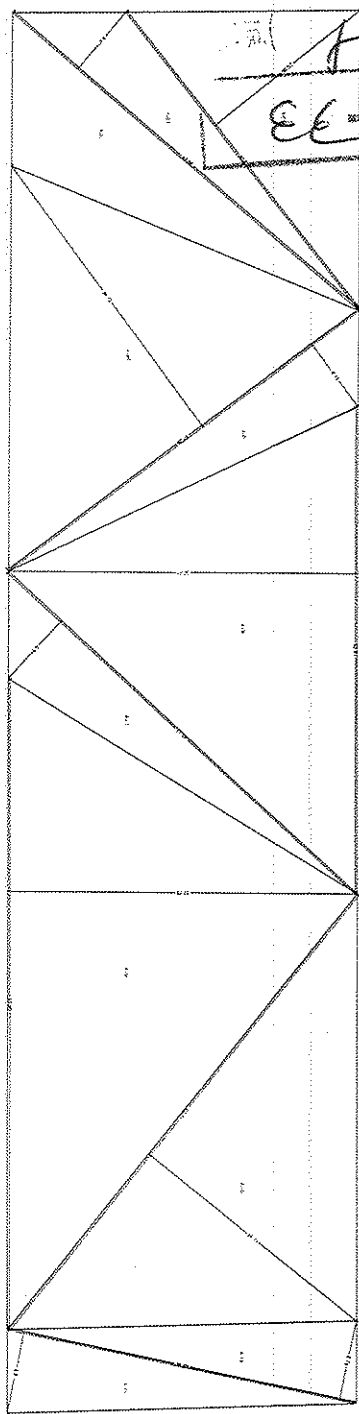
Area of Open Space by Impedance - OPEN SPACE

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	100	CU YD	120.00	12000.00
2	WALLS	200	SQ YD	10.00	2000.00
3	FLOORS	100	SQ YD	10.00	1000.00
4	ROOF	50	SQ YD	10.00	500.00
5	MECHANICAL	100	HOUR	10.00	1000.00
6	ELECTRICAL	100	HOUR	10.00	1000.00
7	PLUMBING	100	HOUR	10.00	1000.00
8	PAINT	100	TON	100.00	10000.00
9	LABOR	1000	HOUR	10.00	10000.00
10	PERMITS	1	SET	5000.00	5000.00
11	INSURANCE	1	YEAR	1000.00	1000.00
12	UTILITIES	1	MONTH	100.00	100.00
13	TRAVEL	1	DAY	100.00	100.00
14	MEALS	1	DAY	100.00	100.00
15	HOUSING	1	MONTH	1000.00	1000.00
16	PHONE	1	MONTH	100.00	100.00
17	POSTAGE	1	MONTH	100.00	100.00
18	CONTINGENCY	1	PERCENT	10000.00	10000.00
19	TOTAL				100000.00

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	100	CU YD	120.00	12000.00
2	WALLS	200	SQ YD	10.00	2000.00
3	FLOORS	100	SQ YD	10.00	1000.00
4	ROOF	50	SQ YD	10.00	500.00
5	MECHANICAL	100	HOUR	10.00	1000.00
6	ELECTRICAL	100	HOUR	10.00	1000.00
7	PLUMBING	100	HOUR	10.00	1000.00
8	PAINT	100	TON	100.00	10000.00
9	LABOR	1000	HOUR	10.00	10000.00
10	PERMITS	1	SET	5000.00	5000.00
11	INSURANCE	1	YEAR	1000.00	1000.00
12	UTILITIES	1	MONTH	100.00	100.00
13	TRAVEL	1	DAY	100.00	100.00
14	MEALS	1	DAY	100.00	100.00
15	HOUSING	1	MONTH	1000.00	1000.00
16	PHONE	1	MONTH	100.00	100.00
17	POSTAGE	1	MONTH	100.00	100.00
18	CONTINGENCY	1	PERCENT	10000.00	10000.00
19	TOTAL				100000.00



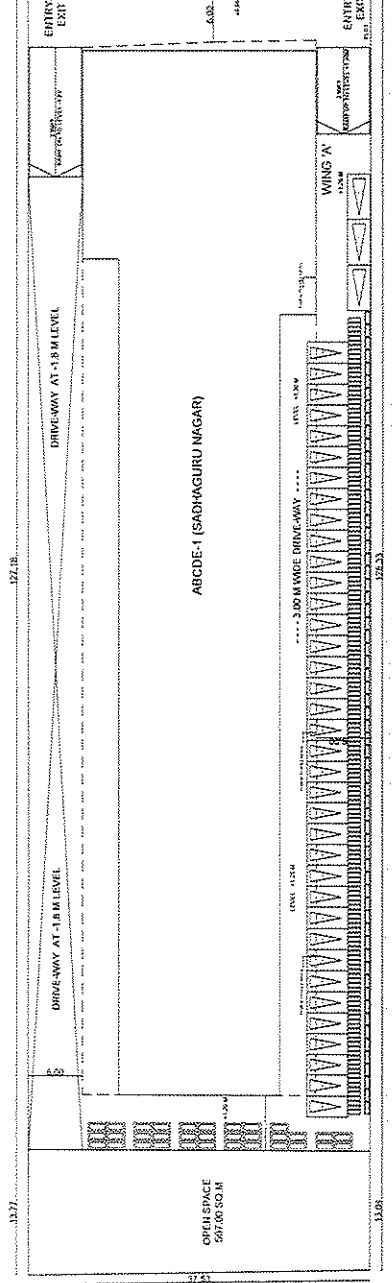
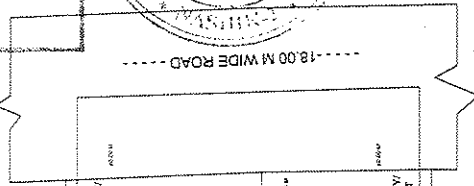
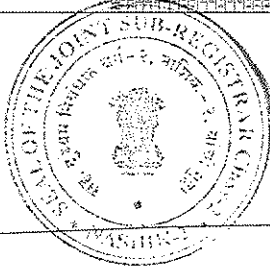
LOCATION PLAN



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	100	CU YD	120.00	12000.00
2	WALLS	200	SQ YD	10.00	2000.00
3	FLOORS	100	SQ YD	10.00	1000.00
4	ROOF	50	SQ YD	10.00	500.00
5	MECHANICAL	100	HOUR	10.00	1000.00
6	ELECTRICAL	100	HOUR	10.00	1000.00
7	PLUMBING	100	HOUR	10.00	1000.00
8	PAINT	100	TON	100.00	10000.00
9	LABOR	1000	HOUR	10.00	10000.00
10	PERMITS	1	SET	5000.00	5000.00
11	INSURANCE	1	YEAR	1000.00	1000.00
12	UTILITIES	1	MONTH	100.00	100.00
13	TRAVEL	1	DAY	100.00	100.00
14	MEALS	1	DAY	100.00	100.00
15	HOUSING	1	MONTH	1000.00	1000.00
16	PHONE	1	MONTH	100.00	100.00
17	POSTAGE	1	MONTH	100.00	100.00
18	CONTINGENCY	1	PERCENT	10000.00	10000.00
19	TOTAL				100000.00

STATE OF APPROVAL

नमन-२
 २२/०२/२०२०
 २०-२०



NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1
2
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OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, hereby declare that the same is being offered for sale in accordance with the provisions of the Real Estate Regulation Act, 1962 and the Real Estate (Regulation and Development) Act, 2016.

DATE: 22/02/2020

SIGNATURE OF OWNER: _____

NAME OF OWNER: _____

ADDRESS OF OWNER: _____

CONTACT NO: _____

MOBILE NO: _____

EMAIL ID: _____

STATE: _____

CITY: _____

DISTRICT: _____

LOCALITY: _____

POSTAL CODE: _____

REGISTRATION NO: _____

REGISTRATION DATE: _____

REGISTRATION FEE: _____

STAMP DUTY: _____

TOTAL: _____

नसल-२
दस्त क्र. (fucce / 1020)
El-60



Saturday, April 15, 2017.
4:35 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 3254 दिनांक: 15/04/2017

गावाचे नाव: देवळाली

दस्तऐवजाचा अनुक्रमांक: नसल2-2239-2017

दस्तऐवजाचा प्रकार: स्पेशल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: श्री. प्रविण मुरलीधर जगताप

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 200.00

पृष्ठांची संख्या: 10

एकूण:

₹. 300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:51 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik 2
सह दुय्यम निबंधक वर्ग-२
नाशिक-२

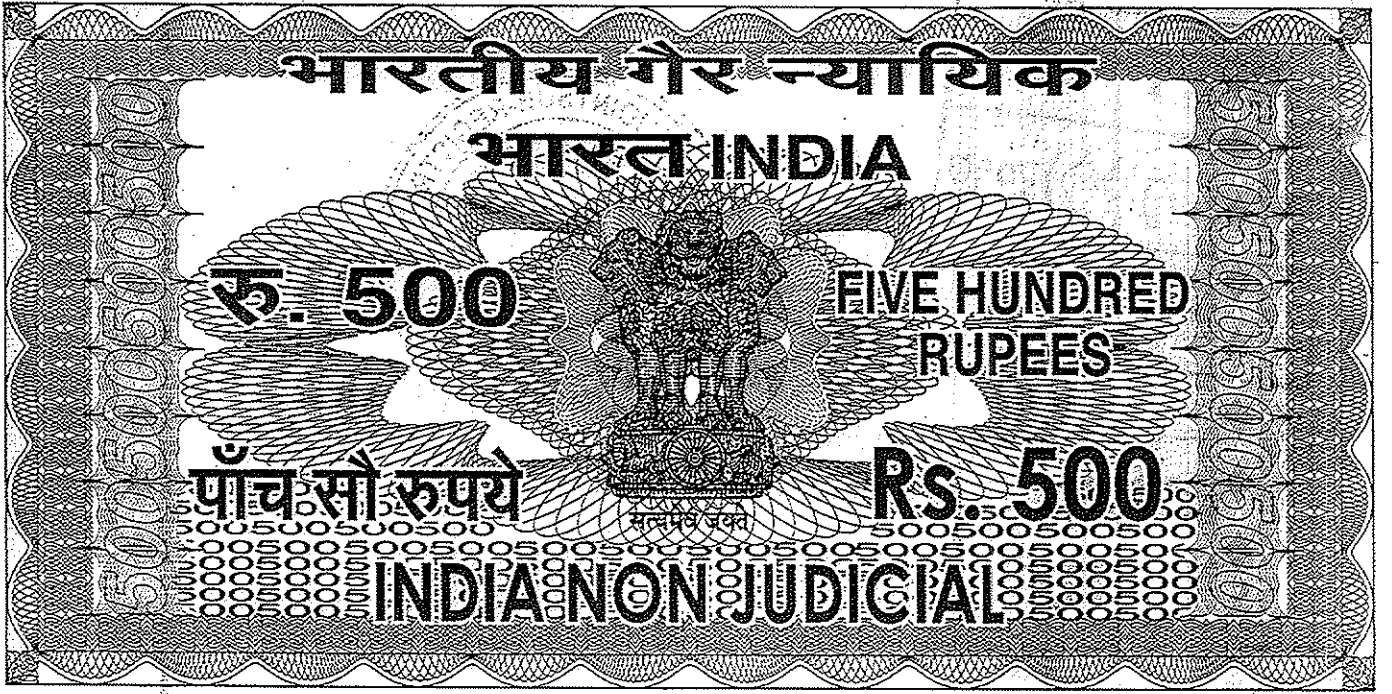
बाजार मूल्य: ₹. 1/-

मोबदला ₹. 1/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

- 1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 200/-

दस्त परत केला



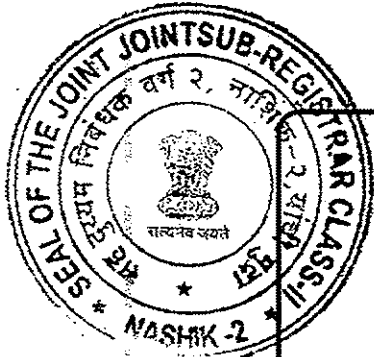
महाराष्ट्र MAHARASHTRA

● 2016 ●

AA 160730

प्रतिज्ञापत्र कोणाकडे सादर —	प्रतिज्ञापत्र कारण
दस्ताचा प्रकार - स्वशासक कुलघात	दस्त नोंदणी करणार आहेत का ? होय/नाही
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव-नाशिक	२.
मिळकतीचे वर्णन —	
मोबदला रक्कम	—
मुद्रांक विकत घेणाराचे नांव व पत्ता	श्री प्रविण एम जयराव नाशिक
दुसऱ्या पक्षकाराचे नांव	श्री नरेश जयराव कर्नाट नाशिक
हस्ते असल्यास, त्याचे नांव व पत्ता	स्वशासक
मुद्रांक शुल्क रक्कम रु. ५००/ प्रेकी	मु. वि. नोंदवही अनु.क्र. १०२५
उत्तम कचरु तेजाळे, मु. वि. ७/९४	मु. वि. दिनांक ०९/३/२०१६
अबोली झेरॉक्स सेंटर, प्रेस्टीज पॉइन्ट, नाशिक	दस्त नोंदणीची सही

TREASURY OFFICE NASIK
30 MAR 2017
ATTO



दस्त क्र. (११६) २०१७

स्टॅम्प रुपये ५००/-

१ / १०
॥ श्री ॥

स्पेशल मुखत्यार पत्र

स्पेशल मुखत्यार पत्र आज दिनांक १५ माहे एप्रिल इसवी सन २०१७ रोज शनिवार दिवशी नाशिकरोड मुक्कामी

...२

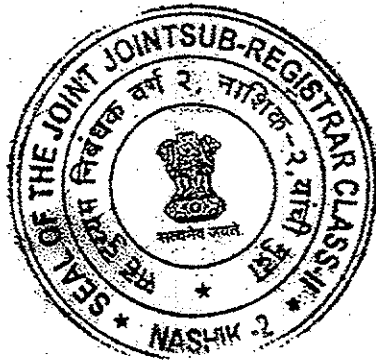
नसम-१
नाशिक/१०/१०
१०-१०



नसन-२
क्र. (Helle / 2090)
६०-६०



नसन - २
क्र. (२२५) २०१०
२ / १०

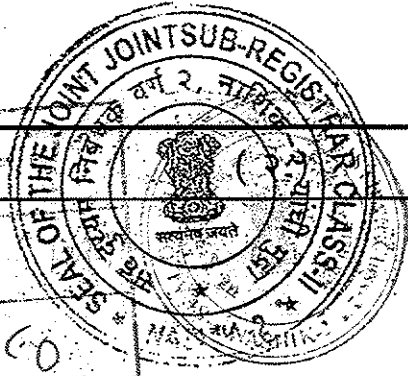


कोरा
कागद
BLANK
PAGE

Blank lined area with faint text and a diagonal line drawn across it.

Handwritten signature and a circular stamp.

नस	नस - २
क्र. ४००	दस्तावेज क्र. (२११)२०१७
७१ - ६०	३ / १०



श्री. प्रविण मुरलीधर जगताप
वय ४० वर्ष, धंदा - नोकरी
पॅन : एजीव्हीपीजे ९०४१ एम
रा. ५, सरस्वती नगर, पंचक, जेलरोड
नाशिकरोड, ता.जि. नाशिक

लिहून घेणार

- यांसी -

- १) श्री. नरेश जगुमल कारडा
पॅन : एबीबीपीके ८०८४ अ
- २) कारडा कन्स्ट्रक्शन्स लि., तर्फे डायरेक्टर -
पॅन : एएडीसीके १८८७ बी
- ३) कारडा बिल्डकॉन प्रा. लि. तर्फे डायरेक्टर
पॅन : एएएफसीके ४२४३ एफ
- ४) कारडा इन्फ्रास्ट्रक्चर्स तर्फे भागीदार -
पॅन : एएएनएफके २४६२ के

श्री. नरेश जगुमल कारडा
उ. वय ४४, व्यवसाय - व्यापार
रा. कारडा हाऊस, आनंद नगर, नाशिकरोड
नाशिक
कार्यालय : दुसरा मजला, साईकृपा कमर्शियल
कॉम्प्लेक्स, टिळक पथ, नाशिकरोड, नाशिक

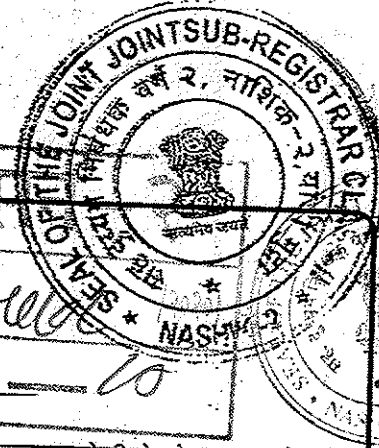
लिहून देणार

कारणे स्पेशल मुखत्यार पत्र लिहून व नोंदवून देतो ऐसा जे की :

- १) मी वर नमुद केलेल्या व्यापारी संस्थांचा भागीदार व कंपनीचा संचालक असून माझा/आमचा बिल्डर्स, डेव्हलपर्सचा व्यवसाय असून मी/आम्ही आमच्या संस्थेच्या व कंपनीच्या नावे ब-याच ठिकाणी स्थावर मिळकती विकसित

नसना - २
दस्ता नं. (१२/१००)
४/१

दस्ता नं.	४/१
२-१०	



करण्यासाठी घेतलेल्या आहेत व ब-याच मिळकती ह्या खरेदी केलेल्या आहेत व यापुढे घेणार आहेत. त्यानुसार मी/आम्ही आजपावेतो खरेदी घेतलेल्या व विकसनास घेतलेल्या मिळकतींवर व यापुढे विकत/विकसनास घेणार असलेल्या मिळकतींवर मी/आम्ही वेगवेगळ्या नावाने ओळखल्या जाणा-या रहिवासी व वाणिज्य इमारतीचे, ग्रुप हौसिंग प्रोजेक्टचे बांधकाम सुरु केलले आहे व करणार आहेत व त्यातील बांधीव मिळकती मला/आम्हांस विक्री करण्याचा पूर्ण हक्क व अधिकार आहे. आमच्या व्यवसायामुळे व इतर कामधंद्यामुळे सदरहू मिळकती मधील बांधीव भाग विक्री करण्याकामी प्रत्येक ठिकाणी, प्रत्येक वेळी हजार राहून मिळकतीच्या अनुषंगाने कामे करता येणार नाहीत, त्यामुळे सदरहू मिळकती मधील बांधीव भाग विक्री करण्याच्या अनुषंगाने तसेच नाशिक महानगरपालिका हददीत, देवळाली कॅन्टोमेंट हददीत, नाशिक तालुका, नाशिक जिल्हा परिषद, महाराष्ट्रात व भारतात स्थावर मिळकती खरेदी घेणे व विक्री करणे या अनुषंगाने आवश्यक ती कामे करणेकरीता मी/आम्ही तुमचे लाभात सदरचे स्पेशल मुखत्यार पत्र लिहून व नोंदवून देत आहोत. तुम्ही आमचे स्पेशल मुखत्यार म्हणून खालील प्रमाणे कामे करावयाची आहेत.

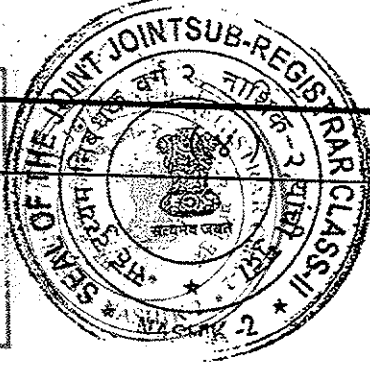
३) सदरहू मिळकती मधील बांधीव भाग विक्री करण्याबाबत तसेच स्थावर मिळकती खरेदी घेणे बाबत व विक्री करणे बाबत मी/आम्ही लिहून दिलेले दस्तऐवज व माझे/आमचे सहया व अंगठ्यांनी निष्पादित केलेले सर्व प्रकारचे दस्तऐवज जसे अॅग्रीमेंट फॉर सेल, डीड ऑफ अपार्टमेंट, साठेखत करारनामा, कायम फरोक्त खरेदीखत, डिक्लरेशन, मॉर्गेज डीड, डीड ऑफ मॉर्गेज, रिकन्वेन्स डीड इत्यादी तत्सम दस्तऐवजे मे. सह दुय्यम निबंधक साहेब, वर्ग -२ नाशिक यांचे कार्यालयात किंवा तत्सम अधिकारी यांचे कार्यालयात हजर करणे, त्यांचे कार्यालयातील दसरावर सहया / अंगठे करणे, दस्तऐवज मान्य व कबुल करणे

नसन - २

नसन - २

वस्तु क्र. १००

७३-६०



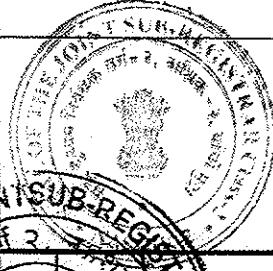
२२/१२०१७

५ / १०

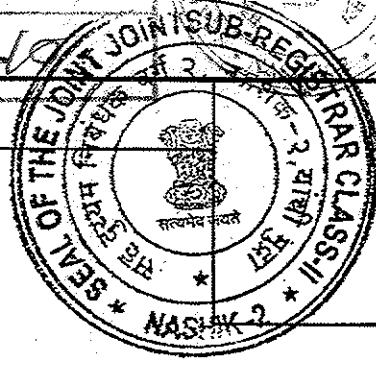
वगैरे संपूर्ण कामे उपरोक्त मिळकती संदर्भात तुम्ही माझे/आमचे वतीने माझे/आमचे स्पेशल मुखत्यार या नात्याने करावयाचे आहेत. तसेच सदरहू मिळकती संदर्भात लिहून दिलेल्या दस्तऐवजांमध्ये काही चुका झाल्यास त्या अनुषंगाने माझ्या/आमच्या सहयांनी निष्पादित केलेले चुक दुरुस्त पत्राचे लेख मे. सह दुय्यम निबंधक साहेब, वर्ग २ नाशिक यांचे कार्यालयात किंवा तत्सम अधिकारी यांचे कार्यालयात नोंदविण्याकामी आवश्यक त्या कागदपत्रांवर आमच्या वतीने माझे/आमचे स्पेशल मुखत्यार या नात्याने सहया / अंगठे देणे व त्याकामी योग्य ती संपूर्ण पुर्तता करून नोंदवून देणे तसेच यापुर्वी लिहून दिलेल्या व आमच्या सहयांनी निष्पादित केलेल्या दस्तऐवजांमध्ये काही चुका झालेल्या असल्यास त्याबाबतचे चुक दुरुस्तीचे लेख लिहून देणे तसेच यापुर्वी विक्री केलेल्या बांधीव मिळकतीचे / स्थावर मिळकतीचे आमच्या सहया व अंगठ्यांनी निष्पादित झालेले अंतिम दस्तऐवजे जसे खरेदीखते, डिड ऑफ अपार्टमेंट इत्यादी दस्तऐवजे हे मे. सह दुय्यम निबंधक, वर्ग II, नाशिक यांचे कार्यालयात किंवा तत्सम अधिकारी यांचे कार्यालयात नोंदविणेसाठी हजर करणे, दस्तऐवजे नोंदणी करून घेणे, माझे/आमचे वतीने माझे/आमचे करीता नोंदणी पुस्तकावर सहया / आंगठे देणे, दस्तऐवज मान्य व कबुल करणे इत्यादी कामे तुम्ही आमचे स्पेशल मुखत्यार या नात्याने करावयाची आहेत.

येणे प्रमाणे हे स्पेशल मुखत्यार पत्र मी/माझे राजीखुशीने व स्वसंतोषाने मुक्त संमतीने लिहून देत असून त्याचे सत्यतेकामी मी/आम्ही माझ्या/आमच्या सहया खालील साक्षीदारा समक्ष केल्या असे.

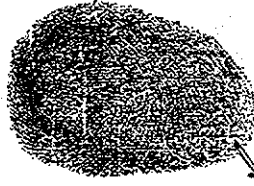
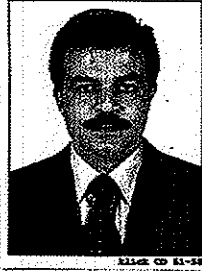
नसम - २
 दा. क्र. (H) 1000
 (५)



नसम - २
 दा. क्र. २२४/२०१७
 ८/१०



हे स्पेशल मुखत्यार पत्र.



(Handwritten signature)

- १) श्री. नरेश जगुमल कारडा
 - २) कारडा कन्स्ट्रक्शन्स लि., तर्फे डायरेक्टर -
 - ३) कारडा बिल्डकॉन प्रा. लि. तर्फे डायरेक्टर
 - ४) कारडा इन्फ्रास्ट्रक्चर्स तर्फे भागीदार -
- श्री. नरेश जगुमल कारडा

लिहून देणार



(Handwritten signature)

(श्री. प्रविण मुरलीधर जगताप)

लिहून घेणार

साक्षीदार

१) *(Handwritten signature)* Pinky Khatri

२) *(Handwritten signature)* Mrs. Vidya S. Kajale

आयकर विभाग
INCOME TAX DEPARTMENT
KARDA CONSTRUCTIONS LIMITED

17/09/2007

AADCK1387B

SELF ATTESTED

BY ME

आयकर विभाग
INCOME TAX DEPARTMENT
KARDA BUILDCON PRIVATE LIMITED

07/01/2014

AAFCK4243F

SELF ATTESTED

BY ME

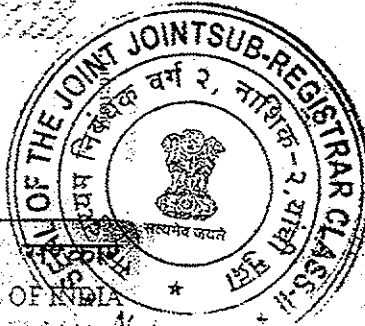
आयकर विभाग
INCOME TAX DEPARTMENT
KARDA INFRASTRUCTURES

17/06/2013

AAAFK2462K

SELF ATTESTED

BY ME



नसम - २
दिनांक 17/06/2013
व्य - 6

PERMANENT ACCOUNT NUMBER
ABBPK8084A

NARESH JAGJIVAN KARDA

JAGJIVAN CHATURNAL KARDA

SELF ATTESTED

BY ME

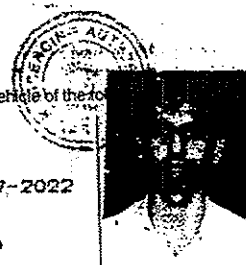
नसम - २
दिनांक 17/06/2013
व्य - 6

Form No. 7 (See Rule 16 (2)) MAHARASHTRA STATE
Driving Licence No.: MH15/02/128583
Name & Address Date of Issue: 04 JUL - 2002
MR. MANISH SHIVDASANI
APT - LABO APTS JAYABAI COLONY
MINSIK RD, NASHIK

Son/Wife/Daughter of
MR. HIRANAND
is licensed to drive, throughout India, vehicle of the following category,

Validity for Non-Transport Vehicle
From 04-07-2002 To 03-07-2022
Validity for Transport Vehicle

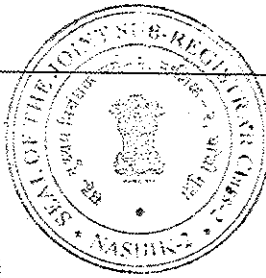
Signature of the licence holder



SELF ATTESTED

BY ME

नाम - ?
दस्तावेज (JDB) / 2020
वे - Co



आयकर विभाग
 INCOME TAX DEPARTMENT
 JAGTAP PRAVIN MURLIDHAR
 MURLIDHAR PUNJAJI JAGTAP
 03/02/1977
 AGVPJ9041M
 भारत सरकार
 GOVT. OF INDIA

SELF ATTESTED
 BY ME



Common Education Society
RNC Arts, JDB Commerce & NSC Science College, Nashik Road.
 'NAAC' Re-accredited with Grade 'B' ISO 9001:2008 Certified College
 IDENTITY CARD - SENIOR COLLEGE 2013-14

	Name: KHARJAU BHUSHAN B.	Div: A
	Class: TY B COM	LibNo: 8
	Roll No: 119	
	DOB: 14/01/1993	

(Signature)
 (Dr. Ram M. Kulkarni)
 Principal

SELF ATTESTED
 BY ME

नाम - ?
दस्तावेज (JDB) / 2020
वे - Co

Summary1 (GoshwaraBhag-1)

शनिवार, 15 एप्रिल 2017 4:35 म.नं.

दस्त गोषवारा भाग-1

नसन2 2190
दस्त क्रमांक: 2239/2017

दस्त क्रमांक: नसन2 /2239/2017

बाजार मुल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. नसन2 यांचे कार्यालयात

पावती:3254

पावती दिनांक: 15/04/2017

अ. क्र. 2239 वर दि.15-04-2017

सादरकरणाराचे नाव: श्री. प्रविण मुरलीधर जगताप

रोजी 4:31 म.नं. वा. हजर केला.

दस्त हजर करण्याची सही:

सह दय्यम निबंधक वर्ग-२
Joint Sub Registrar Nashik 2
नाशिक-२

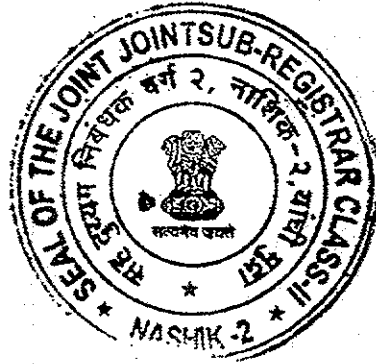
सह दय्यम निबंधक वर्ग-२
Joint Sub Registrar Nashik 2
नाशिक-२

दस्ताचा प्रकार: स्पेशल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 15 / 04 / 2017 04 : 31 : 35 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 15 / 04 / 2017 04 : 31 : 59 PM ची वेळ: (फी)

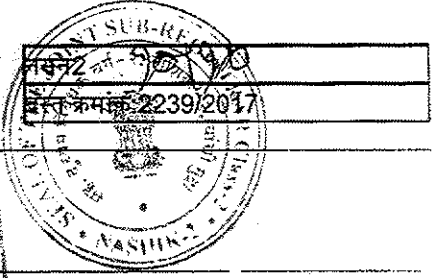


Summary-2(दस्त गोषवारा भाग - २)



15/04/2017 4 37:40 PM

दस्त क्र. 123456789
 स्वाक्षरी: [Signature]



दस्त क्रमांक : नसन2/2239/2017
 दस्ताचा प्रकार :- स्पेशल पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री. प्रविण मुरलीधर जगताप पत्ता: प्लॉट नं. -, माळा नं: 5, इमारतीचे नाव: सरस्वती नगर, पंचक, सायद्रीक, जेलरोड, ब्लॉक नं: नाशिकरोड, रोड नं: ता.जि. नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर: AGVPJ9041M	पॉवर ऑफ अॅटर्नी होल्डर वय :- 40 स्वाक्षरी: [Signature]		
2	नाव: 1 श्री नरेश जगुमल कारडा 2 कारडा कन्स्ट्रक्शन लि तर्फे डायरेक्टर 3 कारडा बिल्डकॉन प्रा लि तर्फे डायरेक्टर 4 कारडा इन्फ्रास्ट्रक्चर्स तर्फे भागीदार श्री नरेश जगुमल कारडा पत्ता: प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: कारडा हाऊस आनंद नगर, ब्लॉक नं: नाशिकरोड, रोड नं: ता.जि. नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर: ABBPK8084A	कुलमुखत्यार देणार वय :- 44 स्वाक्षरी: [Signature]		

वरील दस्तऐवज करून देणार तथाकथित स्पेशल पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.
 शिक्का क्र.3 ची वेळ: 15 / 04 / 2017 04 : 33 : 05 PM

ओळख:-
 खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री भूषण वाळासाहेब खर्जुल वय: 25 पत्ता: ओडा रोड नाशिकरोड नाशिक पिन कोड: 422101	 स्वाक्षरी: [Signature]	
2	नाव: श्री मनिष हिरानंद शिवदासानी वय: 35 पत्ता: लोबो अपार्टमेंट नाशिकरोड नाशिक पिन कोड: 422101	 स्वाक्षरी: [Signature]	

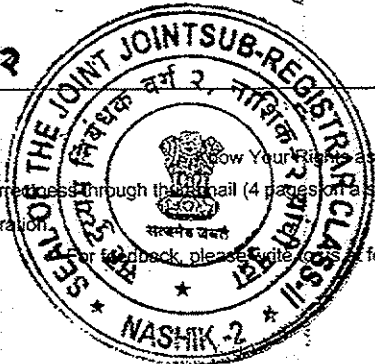
शिक्का क्र.4 ची वेळ: 15 / 04 / 2017 04 : 33 : 59 PM

शिक्का क्र.5 ची वेळ: 15 / 04 / 2017 04 : 34 : 11 PM नोंदणी पुस्तक 4 मध्ये

प्रमाणित करण्यात येते की,
 या दस्तामध्ये 90 पाने
 पुस्तक क्रमांक 9 क्रमांक 2282
 वर नोंदला.

दिनांक: 14 / 4 / 2017

सह दुय्यम निबंधक वर्ग 2
 नाशिक-2

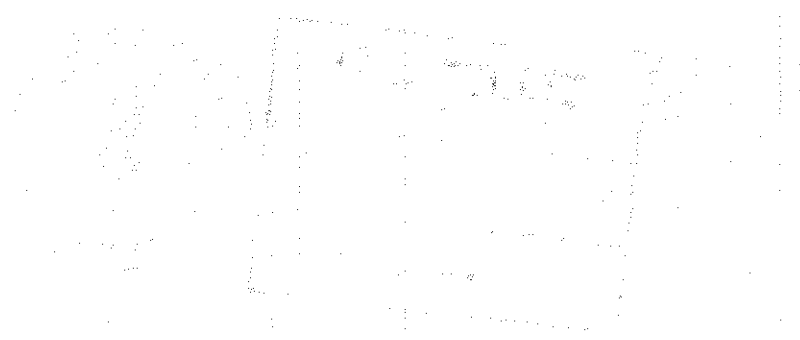


सह दुय्यम निबंधक वर्ग - 2
 नाशिक - 2

2239 / 2017

1. Verify Scanned Document for correctness through the e-mail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to feedback.isarita@gmail.com



105/4778

मंगळवार, 22 सप्टेंबर 2020 5:10 म.नं.

दस्त गोषवारा भाग-1

नसन2

दस्त क्रमांक: 4778/2020

दस्त क्रमांक: नसन2 /4778/2020

वाजार मुल्य: रु. 22,78,000/- मोबदला: रु. 41,91,348/-

भरलेले मुद्रांक शुल्क: रु.1,25,800/-

दु. नि. सह. दु. नि. नसन2 यांचे कार्यालयात

पावती:7023

पावती दिनांक: 22/09/2020

अ. क्र. 4778 वर दि.22-09-2020

सादरकरणाचे नाव: ऋषिकेश राजेंद्र कासार

रोजी 5:08 म.नं. वा. हजर केला.


नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1580.00

पृष्ठांची संख्या: 79



एकुण: 31580.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Nashik 2

Joint Sub Registrar Nashik 2

सह दुय्यम निबंधक वर्ग-२

सह दुय्यम निबंधक वर्ग-२

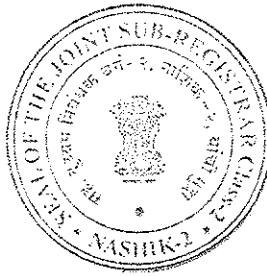
दस्ताचा प्रकार: अॅप्रीवेट ट्रेड सेल

नाशिक-२

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 क्रं. 1 22 / 09 / 2020 05 : 08 : 39 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 22 / 09 / 2020 05 : 09 : 50 PM ची वेळ: (फी)







दस्त गोषवारा भाग-2

नसम2

दस्त क्रमांक:4778/2020

22/09/2020 5 12:04 PM

दस्त क्रमांक :नसम2/4778/2020

दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:ऋषिकेश राजेंद्र कामार पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एन-44,सीवी2-16/4, ब्लॉक नं: त्रिमुर्ती चौक, रोड नं: उटवाडी,सिडको,नाशिक, महाराष्ट्र, नाशिक. पॅन नंबर:BFCKP3054E	लिहून देणार वय :-34 स्वाक्षरी:- <i>R.Kasar</i>		
2	नाव:कारडा कन्स्ट्रक्शन्स लि. तर्फे डायरेक्टर नरेश जगुमल कारडा यांचे स्पे.मु. म्हणून प्रविण मुरलीधर जगताप पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: नरम्बती नगर,मायट्रीक, रोड नं: पंचक,जेलरोड,नाशिकरोड,ता.जि.नाशिक, महाराष्ट्र, नाशिक. पॅन नंबर:AADCK1887B	लिहून देणार वय :-42 स्वाक्षरी:- <i>S.M.</i>		
3	नाव:राहुल कन्स्ट्रक्शन्स कलानी यांचे ज.मु.म्हणून कारडा कन्स्ट्रक्शन्स लि. तर्फे डायरेक्टर नरेश जगुमल कारडा यांचे स्पे.मु. म्हणून प्रविण मुरलीधर जगताप पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: नरम्बती नगर,मायट्रीक, रोड नं: पंचक,जेलरोड,नाशिकरोड,ता.जि.नाशिक, महाराष्ट्र, नाशिक. पॅन नंबर:AADCK1887B	मान्यता देणार वय :-42 स्वाक्षरी:- <i>S.M.</i>		

वरील दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:22 / 09 / 2020 05 : 11 : 14 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात. व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:मंदिप रमेश चौधरी वय:36 पत्ता:गणुजी भुवन,नाशिकरोड,नाशिक पिन कोड:422101	<i>M.P.</i> स्वाक्षरी	
2	नाव:मनिष हिरानंद शिवदामानी वय:38 पत्ता:लोबो अपार्टमेंट,जयाबाई कॉलनी,नाशिकरोड,ता.जि.नाशिक पिन कोड:422101	<i>M.P.</i> स्वाक्षरी	

शिक्रा क्र.4 ची वेळ:22 / 09 / 2020 05 : 11 : 50 PM

Joint Sub Registrar Nashik-2
सह दुर्यम निव्वधक वर्ग-२

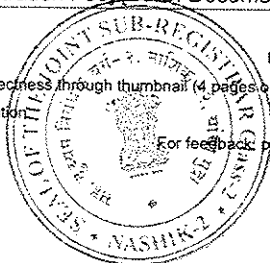
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RUSHIKESH RAJENDRA KASAR AND OTHER ONE	eChallan	00040572020091940174	MH004548697202021E	125800.00	SD	0002076984202021	22/09/2020
2		DHC		2109202002150	1580	RF	2109202002150D	22/09/2020
3	RUSHIKESH RAJENDRA KASAR AND OTHER ONE	eChallan		MH004548697202021E	30000	RF	0002076984202021	22/09/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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नाशिक-२

