



महाराष्ट्र MAHARASHTRA

2023 M.O.U. काशी 81AA 460165

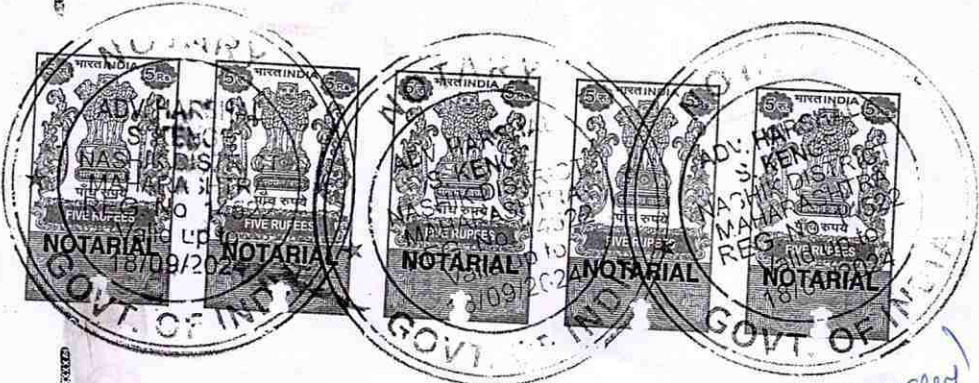
अ.न. 10004 दि. 9/13/2024 रु. 900/- पैकी 900/-
मुद्रांक घेणान्याचे नांव श्री. / श्रीमती / सा. आनंद संभाजी वाघमारे
पुष्पक पॅराडाईज, डिजेरीरोड, पंचवटी, नाशिक
हस्त वसा अशोक देवांग
सही

(Signature)
विश्वरूप इंदिरावल्लभ
रामेश शिक
मु.वि.प. 10002
!! ॐ श्री गणेशाय नमः !!

TREASURY OFFICE NASIK
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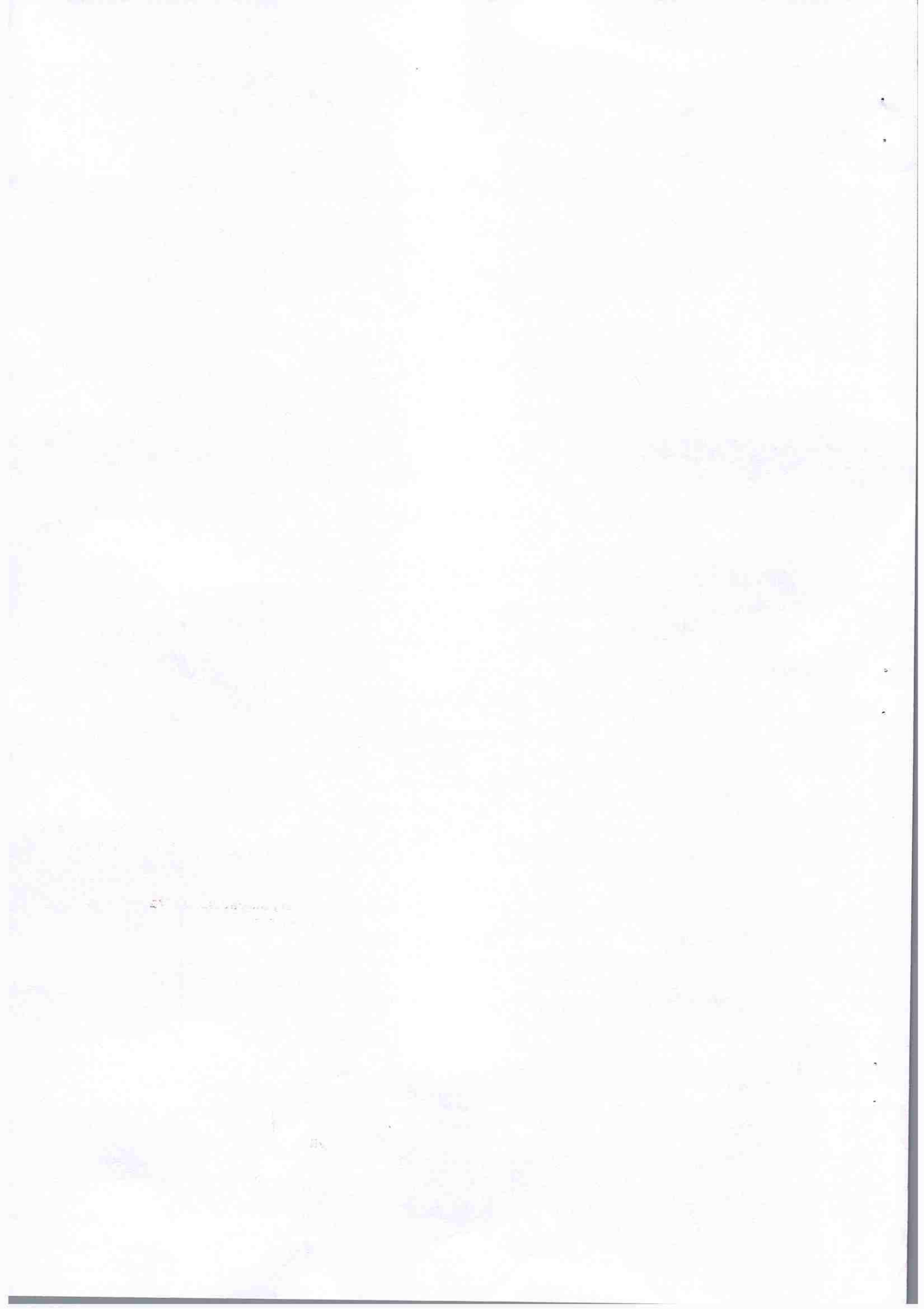
NOTARY
NOTED & REGISTERED
at Serial No. 703/24
DATE 18/3/2024
THIS DOCUMENT CONTAINS
1524 Total Pages 25

AGREEMENT FOR SALE
THIS ARTICLES OF AGREEMENT is made and executed
at Nashik on this day of the month **March** in the Christian
Year **TWO THOUSAND AND TWENTY FOUR, A. D**



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**B E T W E E N**

**KRISHNA DEVELOPERS (PARTNERSHIP FIRM),
(PAN No. AAMFK 5022 G)**

THROUGH ITS PARTNER,

MR. VINODBHAI ISHWARBHAI PATEL,

(Mob No. 9423182967) (Email ID- krishna95developers@gmail.com)

Age: 49 Years, Occupation: Business,

Add: Flat No. 04, Bansidhar Apartment, Kala Nagar, Dindori Road,
Mhasrul, Nashik - 422004.

Hereinafter referred to and called as the "**VENDOR**" [which expression, shall unless it be repugnant to the context or meaning thereof, shall always deem to mean and include its existing Partners, legal heirs, executors, administrators, representatives and assignees] **PARTY OF THE ONE PART,**

A N D

MR. ANAND SAMBHAJI WAGHMARE,

Age: 29 Years, Occupation: Service,

(PAN No. ACQPW 5239 F) (Aadhar No. 8992 4713 5347)

(Mob No. 9146350112) (Email ID- anandwagh111@gmail.com)

R/o: Flat No. 07, Pushpak Paradise, Near Omkar Park, Kala Nagar,
Dindori Road, Mhasrul, Nashik- 422004.

Hereinafter collectively referred to and called as "**PURCHASER/S**" [which expression, unless it be repugnant to the context or meaning thereof, shall always deem to mean and include his/her/their legal heirs, executors, administrators, representatives and assigns] **PARTY OF THE SECOND / OTHER PART,**

WHEREAS The Vendor/s is absolute and exclusive owner & sufficiently entitled to all that piece and parcel of the land situated at Mhasrul, Nashik more particularly described in the **SCHEDULE - I** written hereunder referred to as the said "Property".

The Vendor herein has purchased / acquired the said land of **Plot Nos. 10/11 total admeasuring area 1104.23 Square Meters** bearing **Survey No. 212/2** lying, being and situated at **Village: MHASRUL, Taluka & District: Nashik,** (hereinafter referred to as the "**said Property**") and more particularly described in **Schedule-I** written hereunder from erstwhile owners of Plot No. 10 Mr. Pandharinath Jagannath Nere and other 04 vide a registered sale deed duly registered at Sr. Nos. 7574 on 26/08/2014 and of Plot No. 11 M/s. S.K. Buildware LLP through its partners Mr. Arvind Shamjibhai Patel and other 02 vide a registered sale deed duly registered at Sr. No. 8573 on 18/12/2018. The name of the Vendor herein is recorded in revenue records vide M.E. Nos. 19446 and 21264. Since then the said Vendor is in possession of the said property with absolute rights, authorities and powers to deal with and dispose of the same to any individual, firm and/or institution of their own choice.

AND WHEREAS the Competent Authority, Nashik Municipal Corporation, Nashik vide his Order No. **Ja.No./Nagarrachana Vibhag/Final/Panchvati/C-**

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2/101 dtd. 07/02/2014 has approved the final lay-out plan of the said land Property.



AND WHEREAS the Competent Authority, Collector of Nashik, vide his Order No. **Mah/Kaksha-3/4/Bi.she.pra.kra./154/2011 dtd. 16/08/2011** later corrected to Order No. **Mah/Kaksha-3/7/Bi.she.pra.kra./124/2011 dtd. 05/06/2014** has granted permission for the Non-Agricultural use of the said land Property for Residential and Commercial purpose.

AND WHEREAS the said Property is earmarked for the purpose of building of commercial and residential Project comprising of multistor ed building which comprising of residential Apartments / Flats and commercial Shops under the name and style of "**PUSHPAK PARADISE**" (Hereinafter referred to and called as the said "**PROJECT**" / "**BUILDING**").

AND WHEREAS Considering the need of the said Project, the Vendor has purchased an additional TDR admeasuring **670.00 sq. mtrs.**, from Mr. Murlidhar Baburao Waghmare by absolute Sale Deed which is registered before the Sub-Registrar, Nashik at Serial No. 2237 dated 16/05/2019. Considering the said TDR the Vendor have prepared a building plan of the construction caused on the said Property and submitted it to the Nashik Municipal Corporation, Nashik and the same is duly approved and sanctioned vide its Order No. **LND/ BP/ Mhasrul/DCR/1851/2019 dtd. 18/11/2019**. The Vendor has completed the building as per the approved building plan and in respect of the said building the Nashik Municipal Corporation has issued Completion certificate Letter no. **Javak Kr./Nanivi/C2/29562/2022 dtd. 31/03/2022**. This Agreement between the parties hereto is of **PUSHPAK PARADISE** which consists of Residential and Commercial units. Accordingly, work of proposed construction of **PUSHPAK PARADISE** is commenced on the said property as per the said approved plan which is constructing upon **Lower Basement, Ground, First, Second, Third, Fourth, Fifth, Sixth and Seventh Floor** having independent approach to each Unit as per the said approved and sanctioned building plan and also having all the required facilities and civic amenities.

AND WHEREAS the Purchaser/s has applied to the Vendor for allotment of an Apartment/Flat No. **27** (herein after referred to as the said "Apartment") on **Seventh Floor** in the Building called **PUSHPAK PARADISE** being constructed by the Vendor.

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

AND WHEREAS the Vendor has registered the said Project under the provision of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai no. **P51600024537**; authenticated copy is attached in Annexure;

AND WHEREAS the Vendor has appointed a Structural Engineer for the preparation of the structural design drawings of the buildings and the Vendor has accepted the professional supervision of the Architect and Structural Engineer till the completion of the building/buildings.

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AND WHEREAS on demand from the Purchaser, the Vendor has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Vendor's Architects Mr. Suresh N. Patel and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Vendor, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Vendor to the project land on which the Apartments are constructed have been annexed hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Vendor and according to which the construction of the building and open spaces are provided for on the said project have been annexed hereto,

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority has been annexed.

AND WHEREAS the Vendor has got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building.

AND WHEREAS the Purchaser/s has applied to the Vendor for allotment of an Apartment/Flat No. **27** on **Seventh** Floor in the building being constructed in the said project.

AND WHEREAS the carpet area of the said residential Apartment / Flat No. **27** is admeasuring **77.87 Square Meters + usable area of Balcony admeasuring 14.46 Square Meters + Terrace admeasuring 3.78 Square Meters** (carpet area as per RERA which means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Apartment.)

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

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

Suresh N. Patel *Patel*



AND WHEREAS, In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor hereby agrees to sell and the Purchaser hereby agrees to purchase the Apartment.

AND WHEREAS in pursuance to the development of the said property, it is necessary to have a perfect title and legal status to each independent constructed tenement proposed to be constructed upon the said property, therefore, for that purpose, the Vendor has decided to submit the said property, building on it and the constructed tenements therein under a **Scheme of Apartment U/s. 2 & 11 of the MAHARASHTRA OWNERSHIP ACT, 1970**, hereinafter referred to as the "said Act" and under Rule 3 of THE MAHARASHTRA APARTMENT RULES, 1972, hereinafter referred to as the "said Rules".

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

1. The Vendor has constructed the said building/s consisting of lower basement, ground and sever upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Vendor shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the apartment of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

- 1(a) The Purchaser/s hereby agrees to purchase from the Vendor and the Vendor hereby agrees to sell to the Purchaser/s a residential Apartment / Flat No. **27** of having carpet area admeasuring **77.87** Square Meters + usable area of Balcony admeasuring **14.46** Square Meters + Terrace admeasuring **3.78** Square Meters on **Seventh** Floor in the Building / Project "PUSHPAK PARADISE" (The aforesaid Apartment / Flat No. 27 is hereinafter referred to and called as the "FLAT" / "Apartment") which is more particularly described in SCHEDULE - II hereunder as shown in the Floor plan thereof hereto annexed for the total consideration of Rupees **44,50,000/- (In Words : Rupees Forty Four Lakh Fifty Thousand Only)**.

- 1(b) The Purchaser/s hereby and hereunder agrees and undertakes to pay to the Vendor the aforesaid agreed consideration amount in the manner appearing here-in-below:

<u>Amount</u>	<u>Particulars</u>
Rs. 10,000/-	Paid by UPI/NEFT/IMPS Dated 15/03/2024.
Rs. 44,40,000/-	To be paid within One Month from the date of execution of these presents.
Rs. 44,50,000/-	

The Vendor is hereby acknowledged receipt of above mentioned amounts received from the said Purchasers as aforesaid before execution of these

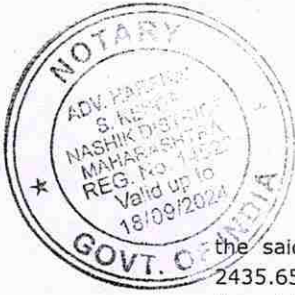
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presents and hereby agrees to receive the remaining consideration amount of the said Flat premises as described herein above.

- 1(c) The total price above excludes Taxes (consisting of tax paid or payable by the Vendor by way of Goods & Services Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Vendor) up to the date of handing over the possession of the [Apartment/Plot].
- 1(d) The total price is escalation-free, save and except escalations/increases, due to increase, 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 competent authority Local Bodies/Government from time to time. The Vendor undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Vendor 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.
- 1(e) The Purchaser authorizes the Vendor to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Vendor may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Vendor to adjust his payments in any manner.
- 2.1 The Vendor hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
- 2.2 Time is essence for the Vendor as well as the Purchaser. The Vendor shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the agreement subject to the simultaneous completion of construction by the Vendor as provided in clause 1(b) herein above. ("payment Plan").
3. The Vendor hereby declares that the Floor Space Index available as on date in respect of the project land is 1104.23 square meters only and Vendor has planned to utilize Floor Space Index of 670.00 sq. mtrs. by availing of TDR and 518.00 sq. mtrs. 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

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the said project. The Vendor has disclosed the Floor Space Index of 2435.65 sq. mtrs. as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said Apartment based on the proposed construction and sale of Apartments to be carried out by the Vendor by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Vendor only.

- 4.1 If the Vendor fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Purchaser, the Vendor agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over the possession. The Purchaser agrees to pay to the Vendor, interest as specified in the rule, on all the delayed payment which become due and payable by the Purchaser to the Vendor under the terms of this agreement from the date the said amount is payable by the allottee(s) to the Vendor.
- 4.2 Without prejudice to the right of Vendor to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Vendor under this agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Vendor shall at his own option, may terminate this Agreement:
 Provided that, Vendor shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Vendor within the period of notice then at the end of such notice period, Vendor shall be entitled to terminate this Agreement.
 Provided further that upon termination of this agreement as aforesaid, the Vendor shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Vendor) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Purchaser to the Vendor.
5. The fixtures and fittings with regard to the flooring and sanitary fittings to be provided by the Vendor in the said building and the Apartment as are mentioned in schedule III.
6. The Vendor shall give possession of the apartment to the Purchaser by obtaining the full consideration of apartment. If the Vendor fails or neglects to give possession of the apartment to the Purchaser on account of reasons beyond his control and of his agents by the decided date then the Vendor shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the apartment with interest at the same rate as may be mentioned in the clause 4.1 hereinabove from the date the Vendor received the sum till the date amounts and interest thereon is repaid.

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31/08/2024



- 7.1 **Procedure for taking possession** – The Vendor, the payment made by the Purchaser as per the agreement shall offer in writing the possession of the apartment, to the Purchaser in terms of this agreement to be taken within 15 days from the date of issue of such notice and the Vendor shall give possession of the apartment to the Purchaser. The Vendor agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Vendor. The Purchaser agree(s) to pay the maintenance charges as determined by the Vendor or association of Purchasers, as the case may be. The Vendor on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the project.
- 7.2 The Purchaser shall take possession of the apartment within 15 days of the written notice from the Vendor to the Purchaser intimating that the said apartments are ready for use and occupancy.
- 7.3 **Failure of Purchaser to take Possession of Apartment** : Upon receiving a written intimation from the Vendor as per clause 7.1 the Purchaser shall take possession of the apartment from the Vendor by executing necessary indemnities, undertakings and such other documentations as prescribed in this agreement, and the Vendor shall give possession of the apartment to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.
- 7.4 **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 Vendor any structural defect in the Flat or the building in which the Flat is situated or any defects on account of workmanship, quality or provision of service, such defects shall be rectified by the Vendor 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 Vendor 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 Vendor such as lifts, CCTV camera system, Fire Fighting system, Intercom phone system, pumps, C.P. Fittings, Hardware Fittings, Sliding Windows, Electrical Fittings etc. 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 Vendors. Whereas the Granite Stone Frames for toilets

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doors, windows, kitchen Otta etc. provided by the Vendors herein may have shade variation and the Vendor 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 Vendor to the Flat Purchaser/s, wherein any defect with respect to such facilities shall not be rectified by the Vendor and hence Vendor is not in any way responsible for damage of the same.

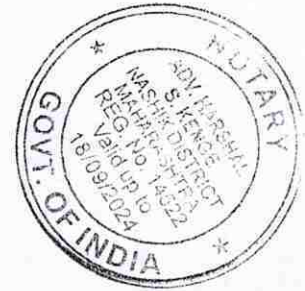
C. Disclosure regarding manufacturer's warranty;

The Vendor specifically discloses that, the manufacturers of certain appliances, equipments, standard fittings, machineries including electric pumps, etc 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 Vendor is in no way responsible for their performance or for any condition beyond the manufacturer's warranty.

D. The Vendor 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 Vendor 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 society/ association of apartment, such society/association of apartment 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 Vendor herein being consideration of the said Flat. This condition is the essence of contract and Purchaser/s herein undertakes to abide the same.

E. The word defect herein above stated shall mean only the manufacturing defects caused on account of wilful neglect of the Vendor themselves and shall not mean defects caused by normal wear and tear, negligent use of the said Flat or 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 flat or 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 Vendor, the defect liability shall become void.

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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.

8. The Purchaser shall use the Apartment or any part thereof or permit the same to be used only for residential purpose. He/she shall use the allotted Shaded parking space only on the ground floor for purpose of parking vehicle.
9. The Purchaser along with other Purchaser(s) of apartments in the building shall join in forming and registering the Society or Apartment Association to be known by such name as the Vendor may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the society or Apartment association and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Vendor within seven days of the same being forwarded by the Vendor to the Purchaser, so as to enable the Vendor to register the common organization of Purchaser. No objection shall be taken by the purchasers if any changes or modifications are made in the draft bye-laws, or the memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or Apartment Association, as the case may be or any other Competent Authority.
 - 9.1 The Vendor shall, within three months of registration of the Association or within three months from the completion certificate from Nashik Municipal Corporation, whichever is later cause to be transferred to the association all the right, title and the interest of the Vendor and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.
 - 9.2 Within 15 days after notice in writing is given by the Vendor to the Purchaser that the Apartment is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment as per sanctioned building plan of NMC) of outgoings in respect of the project land and building/s namely, local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Apartment Association is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Vendor such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Vendor provisional monthly contribution towards the outgoings. The amount so paid by the Purchaser to the

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Vendor shall not carry any interest and remain with the Vendor until a conveyance of the structure of the building or wing is executed in favor of the Society or Apartment Association as aforesaid. On such conveyance being executed for the structure of the building or wing the aforesaid deposits shall be paid over by the Vendor to the Society or Apartment Association, as the case may be.

10. The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Vendor, the following amounts:-
- (i) Amount for share money, application entrance fee, formation, registration of the Society or Association of Apartments.
 - (ii) Amount for deposit towards Water, Electric, and other utility and services connection charges and deposits of electrical receiving and Sub Station provided in Layout.
 - (iii) Amount towards maintenance deposit covering provisional outgoing for common municipal taxes, common water bills and common electric bills.
 - (iv) Amount for meeting all legal costs, charges and expenses, including professional cost of the attorney at law/advocates of the Vendor in connector with formation of said society or Apartment association and preparing its rules, regulations and by-laws and the cost of preparing and engrossing the conveyance.
 - (v) Amount towards Goods & Service Tax.
11. At the time of registration of conveyance of the structure of the building or wing of the building, the Purchaser shall pay to the Vendor, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Association of Apartment or any document or instrument of transfer in respect of the structure of the said building/wing of the building. At the time of Registration of conveyance of the project land, the Purchaser shall pay to the Vendor, the Purchasers' share of stamp duty and registration charges payable, by the said Apex body or Federation on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favor of the Apex Body or Federation.

12. REPRESENTATIONS AND WARRANTIES OF THE VENDOR

The Vendor hereby represents and warrants to the Purchaser as follows:

- i. The Vendor has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for implementation of the Project;
- ii. The Vendor has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

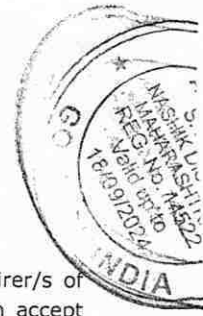
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- iv. There are no litigations pending before any court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building is valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building shall be obtained by following due process of law and the Vendor has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building and common areas;
- vi. The Vendor has the right to enter into Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Vendor has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in manner, affect the rights of Purchaser under this Agreement;
- viii. The Vendor confirms that the Vendor is not restricted in any manner whatsoever from selling the said Apartment to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the said Property and structure of the building to the association of Purchasers, the Vendor shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Purchasers.
- x. The Vendor has duly paid, and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Vendor in respect of the project land and/or the Project except those disclosed in the title report.

12.1 It is further agreed by and between the parties that the Vendor shall not be liable to pay the adhoc maintenance charges for the UNSOLD premises till final conveyance of the said UNSOLD premises. It is further agreed and understood between the Parties that after the formation of the Organization, the Vendors shall be absolutely entitled to hold and shall have absolute authority and control as regards the unsold premises, units, etc. and all the amenities and facilities in the said Project. The Vendors shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the unsold flats along with the other amenities in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice without payment of any premium or transfer fees or charges, donation or compensation or costs in any form. Neither the Purchasers herein, nor the Organization shall object to or dispute to any such transaction dealing with the unsold units. The vendors upon intimating to

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the Organization the name or names of the Purchasers or acquirer/s of such unsold flats and amenities, the Organization shall forthwith accept and admit such Purchasers and acquirer/s as the Flat Purchasers and shareholder/s and/or members of the Organization, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same, and without charging/ recovering from such Purchasers and acquirer/s as any premium, fees, donation or any other amount of whatsoever nature in respect thereof.

13. The Purchaser or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Vendor as follows :-
- i. To maintain the said Flat premises, at the Purchaser/s own costs, in good tenable, repair and condition from the date of License to enter the said Flat premises is taken and shall not change/alter or make addition in or to the building or in or to the said Flat premises itself or any part thereof or do or suffer to be done anything in the staircase or any passages, which, may be against rules, regulations or bye-laws concerned local or any other authority.
 - ii. Not to store in the said Flat premises any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure or the building or storing of which goods is objected by the concerned Local or other Authority and shall not carry or cause to be carried any heavy packages on the upper floors which may damage or are likely to damage the staircase, common passage or any other structure of the building and in the event of any such loss, injury or damage caused to the said Flat premises on account of negligence or default of the Purchaser/s, the Purchaser/s shall be liable to make good the same at his/her/their own costs and shall be liable for all the consequences arising on account of the breach thereof.
 - iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Vendor to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
 - iv. Not to demolish or cause to be demolished the said Flat premises or any part thereof nor at any time make or cause to be made any addition or alteration in the elevation and outside color scheme of the building and shall keep the walls and partition walls, sewers, drains, pipes in the said Flat premises and appurtenances thereto

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in good and tenable, 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, girders or RCC, Parsi or any other structure member in the said Flat premises without the prior written permission of the Vendor, and/or the said **PUSHPAK PARADISE**.

- v. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat premises of the said land and building.
- vi. To bear and pay increase in local taxes, NA taxes, water charges, insurance and such other levies, if any, from the date of completion certificate in respect of the said Apartment and also 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.
- vii. The Purchaser/s shall observe and perform all the rules and regulations which the Association of Apartment may adopt at its inception and the additions, alterations thereof that may be made from time to time for protection and maintenance of the said building and the apartments 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 Government and other Public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Association of Apartment regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Deed.
- viii. Till a conveyance of the structure of the building in which Apartment is situated is executed in favor of Association of Apartment shall permit the Vendor and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings and Project Land or any part thereof to view and examine the state and condition thereof.
- ix. The Purchaser/s shall keep the facade and outer surfaces of the building in the same condition and maintain the same to the extent of his/her unit. Purchaser/s shall not do or cause to be done or abstain from doing any act which will affect the beauty, grandeur and peace of the building. No one can disturb the outer elevation as well as allowed encroachments on the common and restricted areas. The Purchaser/s shall not cause any nuisance to other Purchaser/s and occupiers and Vendor in any manner whatever.

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If the unit allotted is a residential unit then the Purchaser/s shall use the same only for agreed / sanctioned / permitted purpose and shall not change the use.

- xi. Till a separate electric meter or a water meter is installed/ allotted by the MSEB/concerned authority, the Purchaser/s herein, hereby agrees to bear and pay punctually the amounts and charges of the common electric and water meter and also the expenses for the maintenance of the common areas and facilities in proportion to the area of his / her apartment / unit.
 - xii. If after delivery of possession of the said unit, the vendor or association is required to carry out repairs including for stopping leakage of water in the toilet, then the Purchaser/s herein shall permit association to carry out such repairs without delay and shall give required help therefore. If such leakage is due to alterations made by the Purchaser/s or due to negligence of the Purchaser/s then the Purchaser/s shall be liable to carry out the said repairs and to pay the costs therefore.
 - xiii. Not to cause nuisance and annoyance to occupiers and not to use the premises for immoral or illegal purposes.
 - xiv. Not to carry out additional structures in the building or cover the terrace outside the building.
 - xv. The apartment Purchaser/s shall observe and perform all the rules and regulations which the association of apartment owners may adopt at its inception and the additions, alteration or modifications thereof may be made for the protection and maintenance of the said building. Further the apartment Purchaser/s shall observe and perform the building rules, regulations and bye laws for the time being of the concerned local authorities.
 - xvi. The Vendor shall not be responsible for the consequences arising out of the changes in law or changes in Municipal and other Laws, rules, regulations, etc.
14. The Vendor shall maintain a separate account in respect of sums received by the Vendor from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association of Apartment or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
15. The Purchaser shall have no claim of any nature whatsoever, save and except in respect of the said Premises agreed to be sold to him/her/them hereunder by the Vendors. All open spaces, lobbies, terraces and all other common areas and other premises will remain the property of the Vendor until the ownership rights of the said Property is duly assigned or transferred together with the said Buildings to the proposed Co-operative Society or Apartment Association as hereinafter mentioned, subject, however, to the rights of the Vendors as herein stated.

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16. After the possession of the said Premises is handed over to the Purchaser, if any additions or alterations in or about or relating to the said Building and/or the said Parking Tower are required to be carried out by the Government, NMC, Local Authority or any other statutory Authority, the same shall be carried out by the Purchasers of various premises in the said Buildings, including the Purchaser herein, at his/her/their own costs and the Vendors shall not be in any manner liable or responsible for the same.
17. Within a period of 12 (Twelve) months after (i) the said Building and all other structures and premises intended to be constructed by the Vendors on the said Property are duly completed and the same are ready for occupation; (ii) the Society or Apartment Association as aforesaid is formed and registered; (iii) all saleable premises in the said Building, have been duly sold and disposed off by the Vendors, (iv) the Vendors shall have received all dues receivable by them in terms of the respective agreements with the purchasers of all the said Premises in the said Building, including the Purchaser herein and (v) the NMC shall have granted it no objection and consent for the assignment of the said property unto and in favour of the Society or Apartment Association, the Vendors will execute the Deed of Assignment in respect of the said property together with the said Building, the electric Sub-Meter, if any, in favour of such Society or Apartment Association, and till then, possession of the said Property and the said Building shall be deemed to be with the Vendors. Vendor and Purchaser have agreed on this.
18. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, will remain the property of the Vendor until the said structure of the building is transferred to the Society/Association of Apartment and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.
19. VENDOR SHALL NOT MORTGAGE OR CREATE A CHARGE
- After the Vendor executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such Apartment.
20. BINDING EFFECT
- Forwarding this Agreement to the Purchaser by the Vendor does not create a binding obligation on the part of the Vendor or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Vendor. If the Purchaser(s) fails to execute and deliver to the Vendor this agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the

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Vendor, then the Vendor shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

21. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

22. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

23. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Purchasers of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

24. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the rules and Regulations made there under or other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain and enforceable as applicable at the time of execution of this Agreement.

25. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

26. FURTHER ASSURANCES

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to

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effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred or pursuant to any such transaction.

27. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Vendor through its authorized signatory at the Vendor's Office, or at some other place, which may be mutually agreed between the Vendor and the Purchaser, after the Agreement is duly executed by the Purchaser and the Vendor or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nashik.

28. The Purchaser and/or Vendor shall present this Agreement at proper registration office of registration within the time limit prescribed by the Registration Act and the Vendor will attend such office and admit execution thereof.

29. That all notices to be served on the Purchasers and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers or the Promoters by Registered Post A.D. or notified Email ID/Under Certificate of Posting at their respective addresses specified in the title clause of this agreement. It shall be the duty of the Purchasers and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Purchasers, as the case may be.

30. JOINT ALLOTEES

That in case there are Joint Purchasers all communications shall be sent by the Vendor to the Purchaser 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 Purchasers.

31. Stamp Duty and Registration: The charges towards stamp duty and Registration of this Agreement shall be borne by the purchaser.

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

33. GOVERNING LAW

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

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SCHEDULE - I
OF THE SAID "PROPERTY" HERE-IN-ABOVE REFERRED TO

All that piece and parcel of the Non-Agricultural land property of **Plot No. 10/11 total admeasuring area 1104.23 Square Meters** bearing **Survey No. 212/2** lying, being and situated at **Village: MHASRUL, Taluka & District: Nashik**, within the limits of Nashik Municipal Corporation and within the Registration and Sub-Registration District of Nashik, and the aforesaid Plots respectively bounded as under:-

On or towards

East : Adjacent 18.00 meter Wide Road
West : Adjacent Plot Nos. 2 to 7
South : Adjacent Plot No. 12
North : Adjacent Plot for Mhada.

All the said property together with all things appurtenant thereto and all rights of access and easement thereof.

SCHEDULE - II
OF THE SAID "FLAT" / "APARTMENT" PREMISES HERE-IN-ABOVE
REFERRED TO

ALL THAT part and parcel of the constructed residential **Flat / Apartment No. 27** admeasuring **carpet area 77.87 Square Meters + usable area of Balcony admeasuring area 14.46 Square Meters + Terrace admeasuring area 3.78 Square Meters** on **Seventh Floor** in building from and out of **PUSHPAK PARADISE**, duly constructed on the Property, which is more particularly described in **Schedule - I** written herein above, and the aforesaid Flat is bounded as under:-

on or towards

East : Marginal Space and Road
West : Flat No. 28
South : Marginal Space
North : Flat No. 26

All the said Flat premises together with the amenities listed and written hereunder in the Schedule-III, together with all rights of easement and common facilities appurtenant thereto.

SCHEDULE - III
OF "AMENITIES" TO BE PROVIDED IN SAID FLAT PREMISES

Structure :-

RCC frame structure
External Walls: Weather shield/ Apex paint on exterior walls or Equivalent make.
Internal Walls: Neru Finish with 2 coats of acrylic emulsion paints.

Celiling :- Decorative POP for Celiling in Living Room.

Flooring :-

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surely!



Mirror finished 32" x 32" or 24" x 24" Vitrified tiles with skirting in living, kitchen, all bedroom & passage.

Kitchen :-

Granite Kitchen Platform with Stainless Steel Single Bowl Sink
12" x 18" / 12" x 24" Glazed Digital Tiles above kitchen platform up to full height
Dry Balcony % for common use Gas Geyser provision

Doors & Windows:-

Main Door: Decorative mica Laminated Main Door with plywood frame provided with premium lock & Fittings. Additional Decorative Safety door & door bell.
Rest Door: Internal Rest mica Laminated Doors with plywood frame with Premium fixtures.
Bath & WC Doors: Internal Bath & WC door frame of granite with Designer waterproof Door with premium Fixures.
Windows Frame & Shutter: All window openings provided with granite stone frame with anodized aluminium section with mosquito net & sun reflective / one way glasses.

Electification :-

Sufficient points in concealed copper wiring of Plycab or Equivalent make and modular switches of Legrand/ Greatwhite or Equivalent make
Acquaguard point, Chimney/Exhaust Fan point in kitchen
T. V. point in living room
Provision for Washing Machine point only in Dry Balcony
AC Points in Master Bed Room

Bath/Toilet :-

Walls: 12" x 18" / 12" x 24" Glazed Digital Tiles up to full height
Floor: Anti-slip or Rustik flooring
Sanitary ware of Parry ware/Hind ware/Cera or Equivalent make.
Bath Fittings of Jaquar/Plumber/Hindware or Equivalent make.
CPVC Concealed Piping of Astral/True flow/Prince or of Equivalent make and PVC piping for drainage supply.

COMMON EXPENDITURE TO BE PAID BY THE OCCUPANTS IN THE BUILDING

1. For the maintenance and upkeep of the total building and also for the maintenance of the electric wiring and motor pipe lines, drainage pipe lines.
2. For the maintenance of the overhead tanks and electric pump. Common electric expenses for the passage light in the landing, staircase marginal space as well as bore well electric consumption charges and relevant electrical common consumption charges.
3. Proportionate share for the payment of the N.A taxes,
4. For the payment of the watchman, and the sweeper and also for the regular maintenance of the cleanliness of the building.
5. Proportionate share for the payment of the salaries of the appointed servants and staff.
6. Salary to the person appointed for the recovery of the maintenance charges.
7. For the maintenance and repairs of Lifts.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day, month and year first hereinabove written.

SIGNED, SEALED & DELIVERED BY THE]
WITHIN NAMED "VENDOR"]

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M/s. KRISHNA DEVELOPERS,
THROUGH ITS PARTNER,
MR. VINODBHAI ISHWARBHAI PATEL,



]
] *mas*
] _____
] [VENDOR]



SIGNED, SEALED & DELIVERED BY THE
WITHIN NAMED "PURCHASER/S"

MR. ANAND SAMBHAJI WAGHMARE,



]
] *Waghmare*
] _____
] [PURCHASER/S]



In the presence of Witnesses:

1. *Ashish V. Purmar*
_____ *Ashish V. Purmar*

2. *Rishi Patel*
_____ *Rishi Patel*



BEFORE ME
Harshal S. Kenge
HARSHAL S. KENGE
Advocate & Notary Govt. & India
GD 09 & 10, Back Side of Godavari Tea Stall,
Thakkar Bazaar, Nashik

Waghmare
mas



भारत सरकार
Government of India

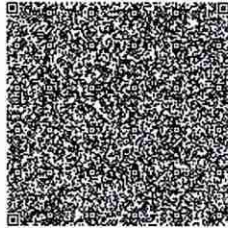
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 1088/00450/01396

Download Date: 04/11/2021

To
विनोदकुमार ईश्वरभाई पटेल
Vinodkumar Ishwarbhai Patel
C/O: Vinod Ishwarbhai Patel
4 BANSIDHAR APARTMENT
DINDORI ROAD
KALA NAGAR
Nashik
Meri Colony
Nashik Maharashtra - 422004
9423182967

Issue Date: 10/10/2017



आपला आधार क्रमांक / Your Aadhaar No. :

4178 7046 0733

VID : 9166 5593 5924 3722

माझे आधार, माझी ओळख

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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भारत सरकार
Government of India



Download Date: 04/11/2021



विनोदकुमार ईश्वरभाई पटेल
Vinodkumar Ishwarbhai Patel
जन्म तारीख/DOB: 14/06/1973
पुरुष/ MALE

Issue Date: 10/10/2017

4178 7046 0733

VID : 9166 5593 5924 3722

माझे आधार, माझी ओळख

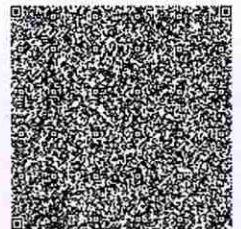


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
C/O: विनोद ईश्वरभाई पटेल, 4 बन्सीधर अपार्टमेंट,
दिंडोरी रोड, कला नगर, नाशिक, महाराष्ट्र - 422004

Address:
C/O: Vinod Ishwarbhai Patel, 4 BANSIDHAR
APARTMENT, DINDORI ROAD, KALA
NAGAR, Nashik, Maharashtra - 422004

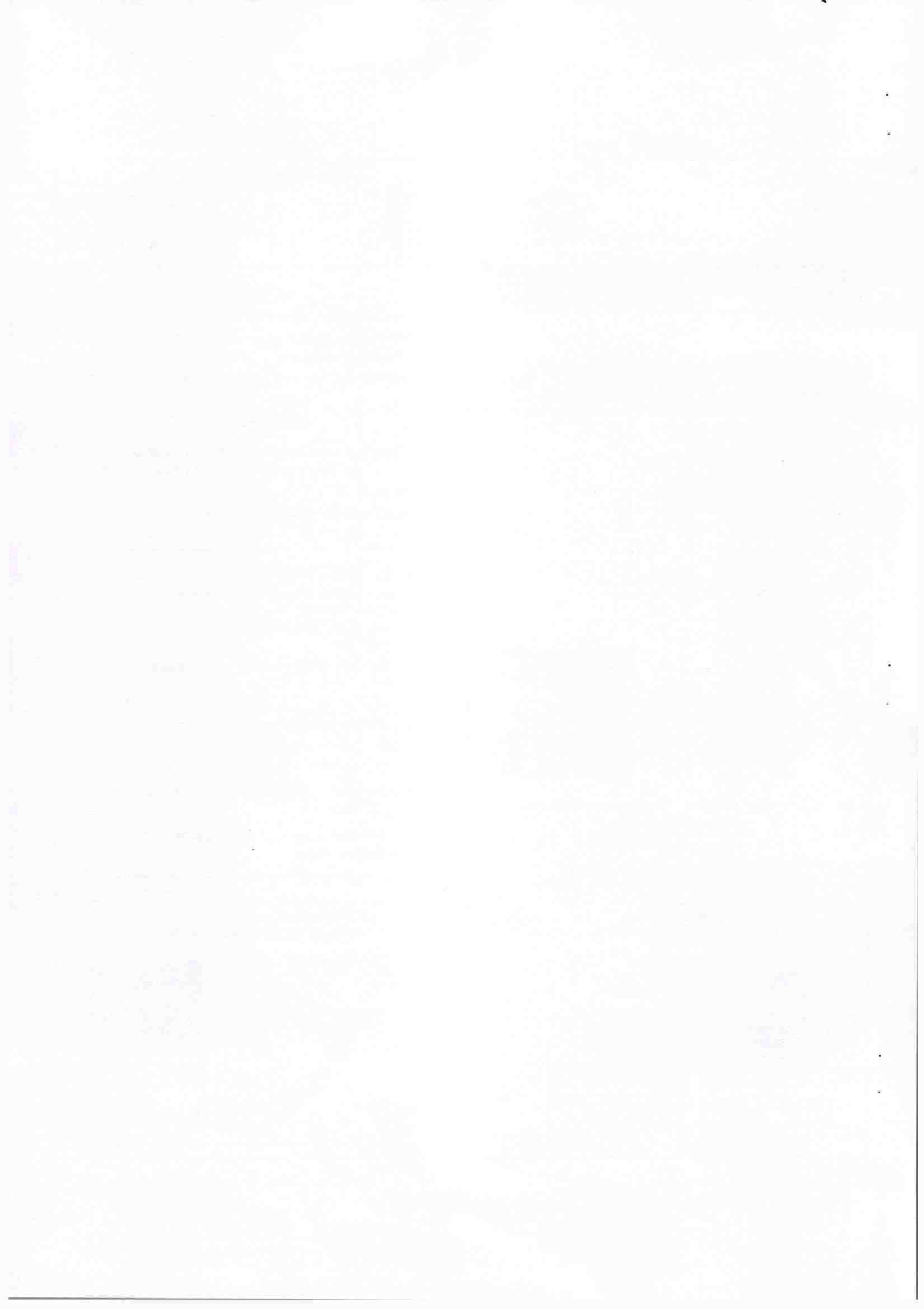


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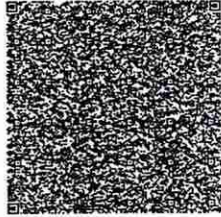
ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0000/00940/48090

To
આનંદ સંભાજી વાઘમારે
Anand Sambhaji Waghmare
S/O Sambhaji Waghmare
Flat No-07
Pushpak Paradise, Near Omkar Park
Meri-Mhasrul
Kala Nagar
Nashik
Nashik Maharashtra - 422004
9146350112

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2023.11.06 07:01:45
UTC



તમારો આધાર નંબર / Your Aadhaar No. :

8992 4713 5347

VID : 9173 2379 3242 8888

મારો આધાર, મારી ઓળખ



ભારત સરકાર
Government of India



આનંદ સંભાજી વાઘમારે
Anand Sambhaji Waghmare
જન્મ તારીખ/DOB: 01/01/1995
પુરુષ/ MALE

8992 4713 5347

VID : 9173 2379 3242 8888

મારો આધાર, મારી ઓળખ



Government of India



માહિતી / INFORMATION

- આધાર એ ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિ.
- આધાર અનન્ય અને સુરક્ષિત છે.
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ/ ઓફલાઇન XML/ ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો
- આધારના તમામ સ્વરૂપો જેમ કે આધાર કાર્ડ, PVC કાર્ડ્સ, eAadhaar અને mAadhaar સમાન રીતે માન્ય છે. 12-અંકના આધાર નંબરની જગ્યાએ વ્યૂઝબલ આધાર ઓળખ (VID)નો પણ ઉપયોગ કરી શકાય છે.
- 10 વર્ષમાં ઓછામાં ઓછું એકવાર આધાર અપડેટ કરો.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી વાસ્તો/સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- આધારમાં તમારો મોબાઇલ નંબર અને ઈમેલ આઈડી અપડેટ રાખો.
- આધાર સેવાઓ મેળવવા માટે સ્માર્ટફોન પર mAadhaar એપ ડાઉનલોડ કરો.
- સુરક્ષા સુનિશ્ચિત કરવા માટે લોક/અનલોક બાયોમેટ્રિક્સ/આધાર સુવિધાનો ઉપયોગ કરો.
- આધાર મેળવવા માંગતા સંગઠનોએ યોગ્ય સંમતિ મેળવવી જરૂરી છે.
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

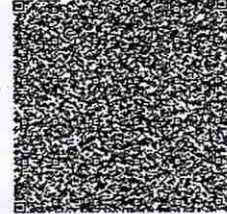


ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India



સરનામું :
૨/ ઓ સંભાજી વાઘમારે, ફ્લેટ નં-૦૭, પુષ્પક પારાડિસ, નેર
ઠાકર પાર્ક, મેરી મહાસરુલ, કાલા નગર, નાશિક, મહારાષ્ટ્ર - 422004

Address:
S/O Sambhaji Waghmare, Flat No-07, Pushpak
Paradise, Near Omkar Park, Meri-Mhasrul,
Kala Nagar, Nashik, Maharashtra - 422004



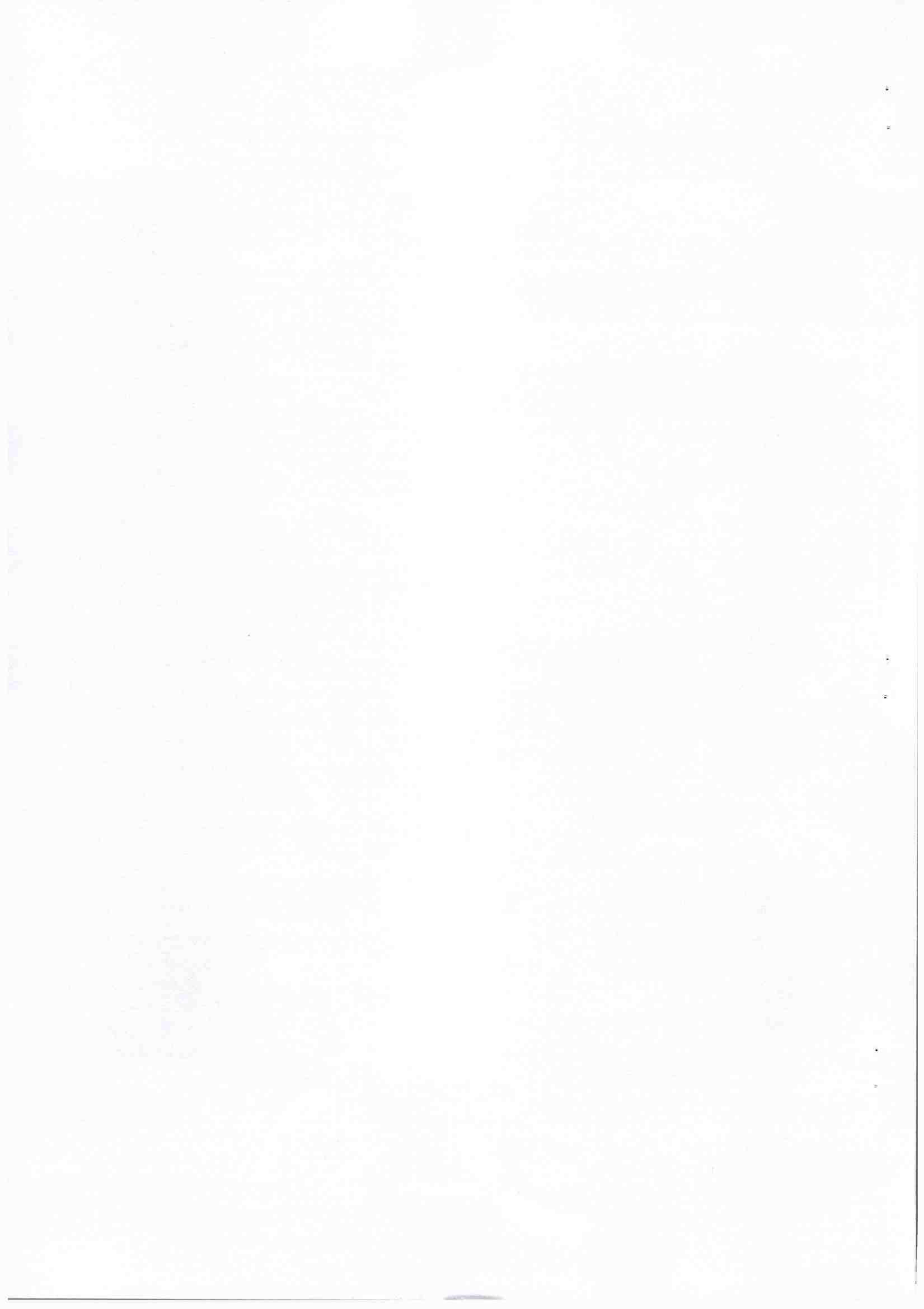
8992 4713 5347

VID : 9173 2379 3242 8888

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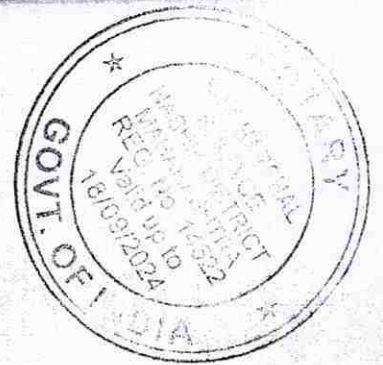
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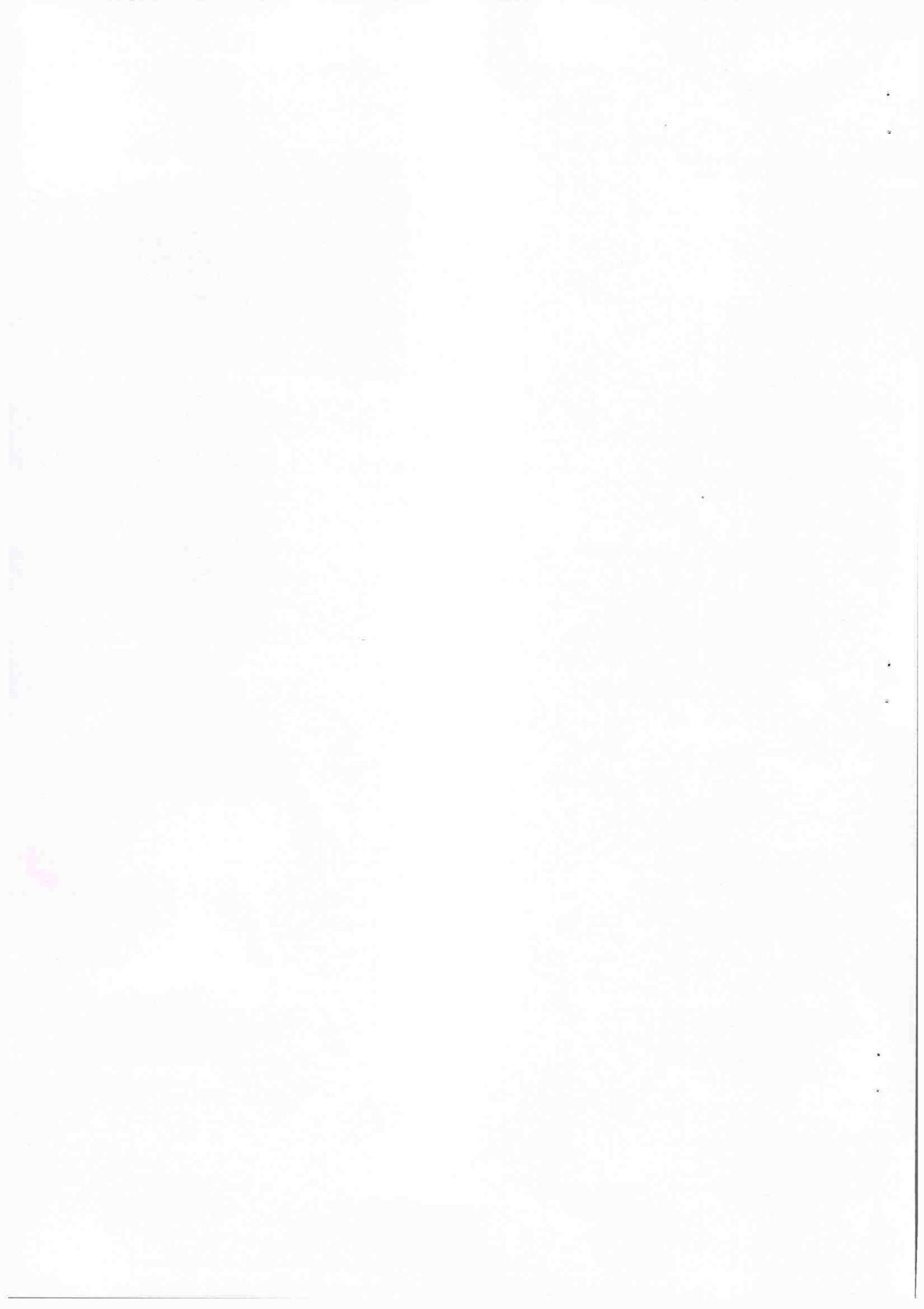




Anand
Anand Waghmare
PF - 7840667
S.S. - W663

Waghmare





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VINODKUMAR PATEL
IG PATEL

60061973
Permanent Account Number
AKMPP1304Q

Vinod Patel
Signature



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