



27/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 4

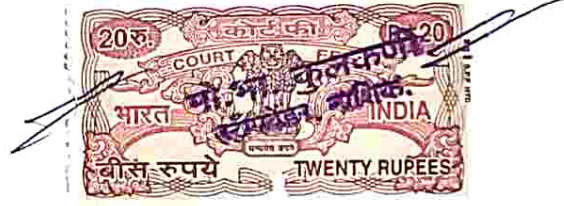
दस्त क्रमांक : 3206/2024

नोंदणी :

Regn:63m

गावाचे नाव : नाशिक शहर - ४

(1) विलेखाचा प्रकार	बिंबी करारनामा
(2) मोबदला	3839000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3839000
(4) मू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: नाशिक येथील मळें नंबर 866/ब/50 पैकी प्लॉट नंबर 50अ याचे क्षेत्र 300.00 चौरस मीटर व प्लॉट नंबर 50ब याचे क्षेत्र 300.00 चौरस मीटर यावर बांधण्यात येणाऱ्या आशापुरी इम्पेरियल अपार्टमेंट मधील तिसऱ्या मजल्यावरील फ्लॉट नंबर 301 याचे चटई क्षेत्र 80.61 चौरस मीटर व बंधिस्त बाल्कनी क्षेत्र 6.92 चौरस मीटर असे एकूण चटई क्षेत्र 87.53 चौरस मीटर व खुली बाल्कनी क्षेत्र 11.46 चौरस मीटर व पार्किंग क्षेत्र 9.29 चौरस मीटर हि मिळकत((Survey Number : 866/B/50 ; Plot Number : 50A and 50B ;))
(5) क्षेत्रफळ	1) 80.61 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-रिशी विल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार सुयोग संजय कोठावडे वय:-26; पत्ता:-प्लॉट नं: 3, , माळा नं: -, इमारतीचे नाव: गुलमोहर आर्केड, , ब्लॉक नं: कुलकर्णी गार्डन समोर, नाशिक, रोड नं: शरणपूर रोड, , महाराष्ट्र, शास्:ईक्र. पिन कोड:-422002 पॅन नं:-ABCFR5564M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-सचिन अशोक साबळे वय:-46; पत्ता:-प्लॉट नं: 1, , माळा नं: -, इमारतीचे नाव: समृद्धी पार्क, , ब्लॉक नं: दीपाली नगर, , रोड नं: नाशिक, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422009 पॅन नं:-ATOPS6572L
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	27/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3206/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	230400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) क्षेत्र	



मुन्दीरनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सूची क्र.11
नोंदणी नंतरची प्रथम प्रत
संगणकीय अभिलेखातील प्रत
अरसल बरहुकुम नक्कल
मह. दुय्यम निबंधक वर्ग-२
नाशिक-४



दस्त क्र. (320E / 2024)

9 — 30

CHALLAN

MTR Form Number-6



571316

25.2

341/3206
Wednesday, March 27, 2024
8:57 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4271 दिनांक: 27/03/2024

RS

गावाचे नाव: नाशिक शहर - ४
दम्नगेवजाचा अनुक्रमांक: नसन4-3206-2024
दम्नगेवजाचा प्रकार: विक्री करारनामा
मादर करणाऱ्याचे नाव: सचिन अशोक साबळे

नोंदणी फी ₹. 30000.00
दम्न हाताळणी फी ₹. 800.00
पृष्ठांची संख्या: 40

पकूण: ₹. 30800.00

0 0 9

आपणाम मूळ दम्न, थंबनेल प्रिंट, मूची-२ अंदाजे
9:17 AM ह्या वेळेस मिळेल.

Joint Sub Registrar, Nashik 4
सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

बाजार मूल्य: ₹. 3839000/-
मोबदला ₹. 3839000/-
भरवलेले मुद्रांक शुल्क: ₹. 230400/-

- देयकाचा प्रकार: DHC रकम: ₹. 800/-
टीटी/घनादेश/पि ऑर्डर क्रमांक: 0324260919407 दिनांक: 27/03/2024
वैचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
टीटी/घनादेश/पि ऑर्डर क्रमांक: MH018139735202324E दिनांक: 27/03/2024
वैचे नाव व पत्ता:

मुळ दस्ता परत

es Only

210

ed with RBI

9822112115

न लागू



नस्रन-४
दस्त क्र. (३२०६ / २०२४)
९ — ३०



CHALLAN
MTR Form Number-6

GRN	MH018139735202324E	BARCODE	Date		26/03/2024-18:27:03	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR		Full Name	RISHI BUILDERS AND DEVELOPERS			
Location	NASHIK		Flat/Block No.	Flat No. 301, Ashapuri Imperial,			
Year	2023-2024 One Time		Premises/Building	Plot No. 50A 50B, S. No. 866/B/50,			
Account Head Details	Amount In Rs.	Road/Street	Nashik				
0030046401 Stamp Duty	230400.00	Area/Locality	Nashik				
0030063301 Registration Fee	30000.00	Town/City/District					
		PIN	4	2	2	0	0
		Remarks (If Any)	SecondPartyName=SACHIN ASHOK SABALE-				
		Amount In	Two Lakh Sixty Thousand Four Hundred Rupees Only				
Total	2,60,400.00	Words					
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	69103332024032622802	2860731210			
Cheque/DD No.	Bank Date	RBI Date	26/03/2024-18:28:41	Not Verified with RBI			
Name of Bank	Bank-Branch		IDBI BANK				
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 दृश्य निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तासाठी लागू आहे. नोंदणी न करवावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9822112115

[Handwritten Signature]

[Handwritten Signature]

नसन-४
दस्तावेज (3208/2024)
30 — 30



||Shree||

Valuation Chart No.	:	1.3.6
Govt. Rate / Sq.mtrs.	:	37,200/- Sq.Mtrs.
Carpet Area of the Flat	:	80.61 Sq.Mtrs.
Enclosed Balcony Area	:	6.92 Sq.Mtrs.
TOTAL Carpet Area	:	87.53 sq. mtrs.
Normal / Open Balcony Area	:	11.46 Sq.Mtrs.
Parking Area	:	9.29 Sq.Mtrs.
Govt. Valuation	:	38,39,000/-
Consideration Cost	:	38,39,000/-
Stamp Duty	:	2,30,400/-
Registration Fee	:	30,000/-

AGREEMENT FOR SALE

This AGREEMENT FOR SALE made at Nashik on this 26th day of March in the year Two Thousand Twenty Four.

BETWEEN

RISHI BUILDERS AND DEVELOPERS, (PAN - ABCFR5564M), a partnership firm through its partner MR. SUYOG SANJAY KOTHAWADE, (Adhar No. 2952 6832 3424) age 27 years, occupation Business, Residing at 3, Gulmohor Arcade, Sharanpur Road, Nashik - 422002. (Mobile No. 7588815825)

Hereinafter referred to as the PROMOTER / OWNERS / VENDOR / SELLER / DEVELOPER (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Partnership Firm, its partners for the time being constituting the said Firm, their executors, administrators, representatives and assignsetc.).

AND

MR. SACHINASHOK SABALE,
age 46 years, occupation Service,
(PAN - ATOPS6572L) (AADHAR No. 8588 5897 3310)
(MOBILE No. 8888881718)
Residing at 1, Samruddhi Park, Deepali Nagar, Nashik.
422009.

Hereinafter referred to as the PURCHASER/S /ALOTTEE (which expression shall unless it be repugnant to the context or meaning thereof be deemed mean and include his /her heirs, executors, administrators, successors in interest, executors, administrators & permitted assignees etc.).



WHEREAS the Party of the first part, the Owners are absolutely entitled to and /or seized and possessed of free from all encumbrances whatsoever landed properties bearing Plot No. 50A admeasuring 300.00 and Plot No. 50B admeasuring 300.00 from and out of Survey No. 866/B/50, lying and being at Nashik, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka and Dist. Nashik, (more particularly described in Schedule-I written hereunder and hereinafter for the sake of brevity is referred to as the said property)

AND WHEREAS the Vendor /Promoter has purchased Plot No. 50A along with construction thereon from Shri. Mangesh Harishchandra Joshi under a Sale deed dated 7/9/2022, which is registered in Jt. Sub Registrar office Class II, Nashik 4 at Sr. No. 9902 on 8/9/2022. Accordingly, the name of the Vendor /Promoter is been recorded in the record of rights vide mutation entry No. 406568, dated 15/9/2022.

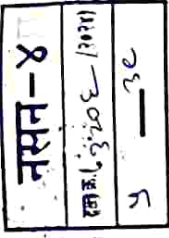
AND WHEREAS the Vendor /Promoter has purchased plot No. 50B along with construction thereon from Smt. Anuradha Chandrakant Joshi and others under a Sale deed dated 31/3/2022, which is registered in Jt. Sub Registrar office Class II, Nashik 4 at Sr. No. 4048 on 5/4/2023. Accordingly, the name of the Vendor /Promoter is been recorded in the record of rights vide mutation entry No. 407455, dated 11/4/2023.

AND WHEREAS the title of the said property is clear, marketable and free from all encumbrances. The Promoter has submitted to the purchaser/s all necessary documents of title regarding the said property along with approved building plan and after ascertainment of the purchaser/s regarding title of the Vendor / Promoter, purchaser/s has entered in to this Agreement and executed the same.

AND WHEREAS the said layout of the property was sanctioned by Assistant Director Town Planning and Valuation Department, Jalgaon vide their letter No. DV/ NSK/ 2277, dated 20/6/1970 and which was approved by the Nashik Municipal Corporation vide letter No./ LND/ WS/ 232, dated 24/8/1970.

AND WHEREAS the Collector, Nashik had issued an order for non-agricultural use of the said property bearing No. LNA/ SR/ 275/ 70/ NASHIK, dated 11/12/1970.

AND WHEREAS the sub-division plans of the said plot No. 50 is approved by the Nashik Municipal Corporation, Nashik vide letter No. Javak No./ 360, dated 3/11/1985.



AND WHEREAS the Promoters /Vendors have purchased TDR to construct additional areas on the said plot of 644.44 sq. mtrs. from Shri. Ashok Shrawan Sonje, vide sale deed dated 25/4/2023, which is registered in the office of the Jt. Sub-Registrar, Class II, Nashik 5 at Sr.No. 5519 on 2/5/2023.

AND WHEREAS the Vendor /Promoter have decided to construct jointly on plot No. 50A and 50B and prepared building plans having 21 residential units (Ground Floor Parking + 3 Units on each floor from First to Seventh Floor) on the schedule-I property.

AND WHEREAS the Allottee /Purchaser/s is desire to purchase an Unit more particularly mentioned in the Schedule II hereunder written (herein after referred to as the 'said unit/premises') in the building called "ASHAPURI IMPERIAL" being constructed on property mentioned on Schedule-I by the Promoter /Vendor /Seller.

AND WHEREAS the Promoter /Vendor /Seller has entered into an standard Agreement with Architect.

AND WHEREAS the Promoter /Vendor /Seller has registered the project under the provisions of the Real Estate Act, 2016 with the Real Estate Regulatory Authority at Maharashtra Registration No. P51600053972 authenticated copy is attached to this agreement.

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

AND WHEREAS by virtue of the deeds as above, the Promoter / Vendor /Seller has sole and exclusive right to sell the units in the said building to be constructed by the Promoter /Vendor /Seller on the schedule property and to enter into Agreement/s with the purchaser/s/s of the units to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the purchaser/s, the Promoter / Vendor /Seller has /had given inspection to the purchaser/s of all the documents of title relating to the schedule property and the plans, designs and specifications prepared by the Promoter / Vendor /Seller Architects 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 thereunder.



11.46 Sq.Mtr. on Third Floor with Parking area of 9.29 sq. mtrs. in the building "ASHAPURI IMPERIAL" (hereinafter referred to as "the Building") as shown in the Floor plan thereof hereto annexed for a total consideration of Rs. 38,39,000/- (In Words Thirty Eight Lakhs Thirty Nine Thousands Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

(ii) The Allottee hereby agrees to purchase from the Promoter / Vendor / Seller and the Promoter / Vendor / Seller hereby agrees to sell to the Allottee covered parking spaces situated at Basement and/or stilt and /or podium being constructed in the layout for the consideration of Rs. Nil.

1 b. The Purchaser/s have agreed to pay to the Promoter / Vendor / Seller sum of Rs. 25,000/- (In Words Twenty Thousands Only) as the advance payment out of the purchase price in respect of the said premises as under ..

Amount	Particulars
Rs. 25,000/-	(In Words Rupees Twenty Five Thousands Only) paid by NEFT No. N05124289378593, dated 20/2/2024.
.....
Rs. 25,000/-	(In Words Rupees Twenty Thousands Only)
.....

The Promoter /Vendor /Seller agrees to have received the said amount. Further the Purchaser /s agrees to pay the Promoter / Vendor /Seller the remaining agreed price in respect of the said premises in the manner appearing as under ..

1. 10% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of plinth level of the building in which the said apartment is located.
2. 05% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of first slab of the building in which the said apartment is located.
3. 05% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of second slab of the building in which the said apartment is located.
4. 05% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of third slab of the building in which the said apartment is located.



5. 05% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of fourth slab of the building in which the said apartment is located.
6. 05% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of fifth slab of the building in which the said apartment is located.
7. 05% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of sixth slab of the building in which the said apartment is located.
8. 05% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of seventh slab of the building in which the said apartment is located.
9. 05% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of eighth slab of the building in which the said apartment is located.
10. 10% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of block /brick work of the building in which the said apartment is located.
11. 10% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of outer plaster of the building in which the said apartment is located.
12. 10% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on the completion of flooring of the building in which the said apartment is located.
13. 10% of the amount to be paid to the promoter by the purchaser on the completion of electrical work of the building in which the said apartment is located.
14. 10% of the amount to be paid to the Promoter /Vendor /Seller by the purchaser on receiving the occupancy certificate of the building in which the said apartment is located.

1.c The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter /Vendor /Seller by way of Value Added Tax, GST, 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 Promoter /Vendor /Seller) up to the date of handing over the possession of the Flat.

1.d The Total Price is escalation-free, save and except escalations/increases, 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 Promoter /Vendor /Seller 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 Promoter /Vendor /Seller will enclose the said notification /order /rule /regulation published /issued in that



Vendor /Seller and the purchaser/s, in after the Agreement is duly executed by the purchaser/s and the Promoter /Vendor /Seller or simultaneously with the execution of the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at.

26. This Agreement shall always be subject to the provisions contained in THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 and the rules there under and /or any modifications and /or any re-enactment thereof and /or the rules or any other provisions of law applicable thereto and hereto.

27. The purchaser/s and /or Promoter /Vendor /Seller shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter /Vendor /Seller will attend such office and admit execution thereof.

28. That all notices to be served on the purchaser/s and the Promoter /Vendor /Seller as contemplated by this Agreement shall be deemed to have been duly served if sent to the purchaser/s or the Promoter /Vendor /Seller by Registered Post A.D and notified Email ID /Under Certificate of Posting at their respective addresses given by them.

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

29. JOINT PURCHASER/S

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

30. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the Promoter /Vendor /Seller.

31. 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 as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.



32. GOVERNING LAW

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

33. The Promoter /Vendor /Seller has informed the allottee and the all other is aware that the purchase of the said apartment shall be subject to all the following conditions :-

- A. The access to the individual flat shall be as per the sanctioned plan and or revised plan from time to time.
- B. Construction of a loft and other civil changes done internally shall be at the risk and cost of the purchaser, the purchaser shall not damage the basic RCC Structure.
- C. The installations of any grill or any doors shall be as per the form prescribed by the Promoter /Vendor /Seller architect.
- D. The car parking area shall not be enclosed under any circumstances.

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

SCHEDULE -I

(OF THE SAID PLOT PROPERTY HEREINABOVE REFERRED TO)

All that piece and parcel of the land being Plot No. 50A admeasuring 300.00 sq. mtrs. and Plot No. 50B admeasuring 300.00 sq. mtrs. from and out of S.No. 866/B/50, lying and being at village Nashik, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka and Dist. Nashik, which property is jointly bounded as shown below :-

- On or towards East : by 9 Mtrs. vide Road.
- On or towards West : by Plot No. 51.
- On or towards North : by Plot NO. 49.
- On or towards South : by 9 Mtrs. vide Road.

At the said properties together with soil, sub soil, easement, and right to use of open space and colony road etc.

SCHEDULE -II

(OF THE SAID PREMISES AGREED TO PURCHASE BY PURCHASER/S HEREIN ABOVE REFERRED TO)

On the aforesaid property a building named as "ASHAPURI IMPERIAL" is under construction, from and out of the said building, the premises of Residential Unit details are as follows ..



नसम-४
सं. १२०६ / २०११
२५ - ३६

Name of the Project : ASHAPURI IMPERIAL
Flat No. : 301
Floor No. : Third
Carpet Area of the Flat : 80.61 Sq. Mtrs.
Enclosed Balcony Area : 6.92 Sq. Mtrs.
TOTAL Carpet Area : 87.53 sq. mtrs.
Normal / Open Balcony Area : 11.46 Sq. Mtrs.
Parking Area : 9.29 Sq. Mtrs.

The said premises is bounded as shows below.

On or towards East : by Side Margin.
On or towards West : by Side Margin.
On or towards North : by Side Margin.
On or towards South : by Flat No. 302, Lift and Staircase.

Together with the common right to easement, common passage, staircase, terrace, Allotted Car Parking etc.

SCHEDULE - III

OF THE SPECIFICATION AND AMENITIES PROVIDED IN THE SAID UNIT
/ BUILDING HEREIN ABOVE REFERRED TO

R.C.C. :- Frame Structure

Brickwork :- External Walls of "6" and Internal Walls "4" thick of A.C. CLC.

Plastering :- External Wall Surface to be sand faced Double plaster in cement Mortar. Internal wall surface to be cement plaster with Gypsum.

Door Shutters :- Laminated doors with photo frame.

Windows :- Powder coated / anodized aluminium sliding windows with mosquito net.

Flooring :- For all rooms Vitrified flooring. For bathroom ceramic flooring, for W.C. Ceramic glaze tiles.

Toilet :- Ceramic / Glazed tile dado upto lintel level.

Orriisa pan / wall hung western commode-with value / Half turn / Flush tank.
Wash basin with cock.

Electrification:-

Supply main upto Input D.B within the premises i.e from meter to D.B.in premise only.



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Painting: - Washable emulsion paint for internal and external walls and Oil paint for Grills & Railings, Shutters etc.

LIFT :- Lift for vertical transportation / movement in the building with power backup facility.

Any Additional or other extra work demanded by the allottee will be carried out at extra cost to be paid in advance as per the estimate given by the Promoter.

PARKING .. The Promoter / Vendor / Seller have shown the parking for the vehicles and out of the same, Allottee have selected and are satisfied for the parking slot for his/ her/ their vehicle.

SCHEDULE IV

COMMON EXPENSES TO BE PAID BY THE OCCUPANTS IN BUILDING.

- 1) The expenses of maintaining repairing, redecoration etc. of the main structure and in particular the roof, gutter and rain water pipes of the building, water pipes, Sewer pipes, Septic Tank, Sewer Lines; If any and electric wires in under and upon the Building and enjoyed or used by the purchaser in common with other occupiers of other Flat and main entrance, passages, landing and staircase, roofs of the building as enjoyed by the purchaser or used by him in common as aforesaid.
- 2) The cost of cleaning and lighting the passages, landings, staircase and other parts of the Building or enjoyed or used by the purchaser in common as aforesaid.
- 3) AMC's cost with respect to LIFT, Pumps, CCTV, Fire fighting, Security systems, equipment installed in the Project.
- 4) The cost of the decorating the exterior of the Building.
- 5) The cost of salaries of clerks, bill collectors, chowkidars, sweepers, etc. appointed by Vendors / promoter / Apartments Association or Co. Op. Society to manage and look after the building.
- 6) The cost of maintenance of other lights and service charged.
- 7) Municipal and other taxes, Insurance of the Building.
- 8) Such others expenses as are necessary or incidental for the maintenance and upkeep of the Building.
- 9) N.A. Tax.

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

ACCEPTED
BY ME
[Signature]



Nashik Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE

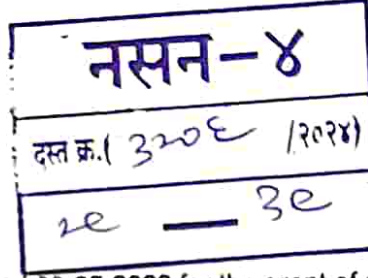


Building Permit No - 190210
Municipal Code : NMCB-23-43749

Permit No. : NMCB/B/2023/APL/07735
Date : 31/08/2023

Building Name : RESIDENTIAL(Residential) Floors : GROUND FLOOR,TYPICAL 1ST TO 7TH FLOOR

To,
Rishi Builders And Developers,
S.NO.866/B/50 P.NO.50A +50B
Darshan Sancheli (Architect)



Sir/Madam,

With reference to your application No NMCB202302417, dated 23-05-2023 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No 50A,50B, City Survey No./Survey No./Revenue S.No./Khasra No./Gul No. S.NO.866/B/50, Final Plot No. 50A+50B,00, Sector No. -, Mouje NASHIK SHIVAR,NASHIK SHIWAR situated at Road / Street , Society . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

- The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- This permission does not entitle you to develop the land which does not vest in you.
- This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
- Information Board to be displayed at site till Occupation Certificate.
- If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority within 6 months from the commencement certificate.
- All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
- Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
- Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
- Authority will not supply water for construction.
- Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
- The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

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Nashik Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 190210
Proposal Code : NMCB-23-43749

Permit No. : NMCB/B/2023/APL
Date : 31/08

15. Residential building permission for approval. Ground (parking) + seven floor with TDR proposed. Previous Existing structure shall be demolished and amalgamation of plot no. 50a+50b. Building height is 23.65 m. and 21 tenements are proposed. Existing structure hence Land development charges not recovered decision to be taken for it. Condition :-1) Existing structure to be demolished, 2) Amalgamated 7/12 extract to be produced prior to occupancy certificate, 3) This building permission is given in the strength of DRC no. 1064 Dated 30/08/2022 and 240.00 sq.m. TDR utilized from the same. 4) Fire NOC to be produced per govt Gazette Dated 19/05/2023.
16. NMC Vacant plot tax to be paid before completion.

Signature of

Digitally signed by SANJAY L. PATIL
Date: 2023.08.31 08:31:55 PGT
Reason: Approved
Location: Nashik Municipal Corporation
Project Code : NMCB-23-43749
Application Number : 190210
Proposal Number : 190210
Certificate Number : NMCB-23-43749



Scan QR code for verification of authenticity.

Executive Engineer
Nashik Municipal Corporation

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51600053972

Project: **ASHAPURI IMPERIAL**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO. 866/B/50 PLOT No. 50A+50B, MOUJE NASHIK SHIVAR, NASHIK at Nashik, Nashik, Nashik, 422009;**

1. **Rishi Builders And Developers** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422002.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- 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 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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by 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 for a period commencing from **18/12/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- 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

3. 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: 18/12/2023
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 18-12-2023 13:48:30

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority