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दस्ता क्र. (५०६३) २०१७
3/83

BETWEEN  
KARDA CONSTRUCTIONS LTD.,  
A PUBLIC LTD COMPANY, (PAN AADCK1887B),  
REGISTERED UNDER COMPANY ACT.  
Having its registered Office at "Karda Constructions Ltd." Shop  
No.UG 109, Dreams-The Mall, LBS Marg, Kanjur, Bhandup (W),  
Kurla-400078, Maharashtra, India.  
(Previously Known As Karda Constructions Pvt. Ltd.) Now  
converted into Public Ltd Co. under a Certificate of Incorporation  
Dated: 17/03/2016.  
THROUGH ITS DIRECTOR,  
SHRI. NARESH JAGUMAL KARDA.  
Age 44 years. Occupation: - Business

Hereinafter called "Builders/Promoters/Developers" (which  
expression shall unless it be repugnant to the context or  
meaning thereof mean and include its executors, administrators,  
legal heirs and assigns) of the FIRST PART:

AND

**MRS. MANGALA KISHOR DHOTE.**  
**AGE: - 55 Years, OCCUPATION: - HOUSEWIFE,**  
**PAN. AEDPD0008C.**  
**RESIDING AT: - FLAT NO. A - 401, "HARI NIWAS**  
**GROUP HOUSING PROJECT APARTMENT"**  
**NASHIK ROAD.**

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

WHEREAS the Builders/ Promoters/ Developers is absolutely  
seized & possessed of or otherwise well and sufficiently  
entitled to the properties bearing Survey No.9/1 to 18/15 area  
admeasuring 2785.00 Sq. Mtrs. & Survey No. 9/1 to 18/16  
area admeasuring 2615.00 Sq. Mtrs. total area admeasuring  
5400.00 Sq. Mtrs. situated at Village Deolali, and more  
particularly described in the SCHEDULE 1 hereafter  
hereunder written:

AND WHEREAS the said land properties are taken for the  
purpose of Development from Shri. Naresh Jagumal Karda &

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Purchaser & the above agreement for Sale has been registered with the office of Jt. Sub-Registrar, Class-II, Nashik 2 on Dated 15.09.2010, vide Serial No. NSN 2-10110-2010, & the amount of Rs. 22,610/- being Registration fees on the Government Valuation of Rs. 21,02,000/- & consideration amount of the said flat is Rs. 22,60,800/- At the time of Agreement for Sale the Built up Area of said Flat No. A- 401 was mentioned 1413.00 Sq. Ft that is 131.319 Sq. Mtrs but in this Document of Deed of Apartment (Sale Deed) the Area of said Flat No.A-401 is mention carpet Area 105.016 Sq.Mtrs.

### FIRST SCHEDULE

All the Piece and parcel of land bearing City Survey No. 6888, Survey No. 9/1 to 18/15 area admeasuring 2785.00 Sq. Mtrs. & Survey No. 9/1 to 18/16 area admeasuring 2615.00 Sq. Mtrs. total area admeasuring 5400.00 Sq. Mtrs. situated at Village Deolali, Tal & Dist Nashik within the limits of Nashik Municipal Corporation, Nashik & jointly & commonly bounded as follows: -

- East : D.P. Road.
- West : Part area belonging to land owners & part Area of S. No. 9/1 to 18/15 & S. No. 9/1 to 18/14 & S. No. 9/1 to 18/17.
- South : Adj. S. No. 9/1 to 18/16, area belonging to Mr. Pathak by way of Sale Deed.
- North : 12 Mtr. D.P. Road.

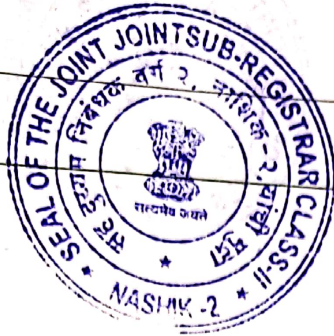
Together with all things lying or being under, upon embedded, in or attached to earth right of way & all easementary rights pertaining thereof.

### SECOND SCHEDULE OF THE SAID PREMISES

#### REFERRES TO ABOVE.

The premises to Commercial building on going scheme/project known as "Hari Niwas Group Housing Project Apartment" out of the project "A" Building having Flat No. A - 401 on the Fourth Floor having Carpet Area admeasuring 105.016 Sq. Mtrs. Which is bounded as shown below: -

- East : Passage & Flat No.A -402 of same Building.
- West : Garden View of Project.
- South : Flat No.A -404 of same Building
- North : Marginal Space of the Building.



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Together with rights of easements, common amenities, electric fittings, electric meter, rights of common parking with parking the any type of vehicle with rights of membership of Apartment.

### THIRD SCHEDULE

Pro-rata right along with all the Purchaser/s of Premises in the said property in limited common area and facilities as follows (This does not apply in the case of premises other than Flats/ Pent Houses).

- 1) Staircase, Mid landings and main landing.
- 2) Ground floor entrance lobby & entrance area as marked on site.
- 3) Lift & lift room.
- 4) Common overhead tanks, septic tanks & water pumps.

### FOURTH SCHEDULE

#### AMENITIES GIVEN IN THE SAID PREMISES

- 1) RCC frame structure with plastered brick work for external & internal walls.
- 2) One side laminated main door with security night latch and flush doors with cylindrical lock for bedrooms.
- 3) Edge cut vitrified 2'X2' tiles in the rest of the flat/row-bungalow other than toilet/s, WC, baths, store, terrace, utility/dry balcony and under the granite top in the kitchen.
- 4) Glazed tiles flooring in the bathrooms/ WC's and dado in bathrooms and WC's
- 5) Granite kitchen top with glazed tiles dado upto 2.5' only.
- 6) One stainless steel kitchen sink.
- 7) concealed plumbing line with hot & cold shower mixture & other fittings and sanitary ware for bathroom & WC.
- 8) One wash basin.
- 9) Concealed electric wiring with wiring accessories, LV wires and modular switches and electric points.
- 10) One door bell.
- 11) Powder coated aluminum sliding windows with SS mosquito net.
- 12) Emulsion paint for the interior of the premises and exterior cement paint for the common area and the building.

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- 13) One telephone point in the living room & master bedroom.
- 14) One inverter point in all the rooms.  
**(Only for Pent House)**
- 15) Internal staircase for accessing the terrace directly above the said premises.
- 16) Uncovered terrace admeasuring area as indicated in the building plan annexed herewith.
- 17) The terrace attached to the premises is the absolute ownership of the Purchaser/s and no other member or Purchaser/s of the organization will have any right on the same.

**NOTE:** Due to constant developments the above specifications and amenities are subject to change without any notice on account of non-availability of amenity, non-availability of material or non-feasibility. The above amenities should be constructed suitably in case of Shops, if any.

### FIFTH SCHEDULE

#### Firstly

- 1) Five feet high compound wall.
- 2) Landscape garden & multi equipped play area for children's.
- 3) Jogging track in the garden area & site office in the garden area.
- 4) Gymnasium hall - well equipped with exercising equipment for the use of the Purchaser/s.
- 5) Main gate entrance & exit gate complete with Security Cabin.
- 6) Water fountain in the garden area.
- 7) Common club house for use of the Purchaser/s along with other Purchaser/s of the premises in the property at a concessional charges.
- 8) Battery backup for lift and common electric points in staircase, parking & common areas.
- 9) Underground water reservoir.
- 10) Fire fighting system as required.



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**Secondly**

- 1) The expenses of maintaining, repairing, re-decorating etc. of the main structure and in particular the terrace, garden and main water pipes, lifts and electric wires in under or upon the building and enjoyed or used by the premises holder/s in common with the other occupiers of premises and the main entrance, passage, landings, lifts and staircase of the building are enjoyed by the premises holder/s used by him/her/them in common as aforesaid and the boundary wall of the building compound etc.
- 2) The cost of cleaning & lighting the passages, water pump, landing, staircases lift, common lights and other parts of the building used by the premises holder/s in common as aforesaid.
- 3) The cost of the salaries of clerks, bill collectors, lift men and security, pump man, sweepers etc.
- 4) The cost of working and maintenance of common light, water pump, lift & other service charges.
- 5) Deposits for building, water meters, electric meter, sewer line etc.
- 6) Municipal & other taxed such as water charges, bills, common electricity charges bills, cess, levy and revenue N.A. taxes etc.
- 7) Insurance of the building.
- 8) Such other expenses as are necessary or incidental for the maintenance and upkeep of building/s.

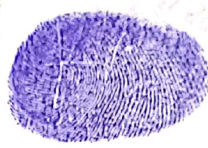
**SIXTH SCHEDULE**

- 1) Managed service of maintenance of garden property of Purchaser/s along with other Purchaser/s of the premises in the property as contracted and paid for to the organization managing the service at the rate decided mutually.
- 2) Single point managed service for sending/receiving courier as well as payment of bills at a cost as decided by the organization operating the service.
- 3) Temporary use of the club-house for a period of 6 (six) hours on any day at the cost of Rs. 1,000/- (Rs. One Thousand Only) payable in advance to the organization.
- 4) Regular use of Gymnasium at the cost of Rs. 100.00 per person per month payable in advance to the organization.

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SIGNED SEALED & DELIVERED  
BY THE WITHIN NAMED VENDOR/S.  
KARDA CONSTRUCTIONS LTD.,  
THROUGH ITS DIRECTOR  
SHRI. NARESH JAGUMAL KARDA.

*[Handwritten Signature]*  
.....  
VENDOR/S.



SIGNED SEALED & DELIVERED  
BY THE WITHIN NAMED  
PURCHASER/S.  
MRS.MANGALA KISHOR DHOTE.

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

In the presence of  
WITNESSES: -

- 1) J.v. waghchaurse (JYOTI WAGHCHAURSE)
- 2) Deepika (Deepika Mangurde)

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व लिहुन  
हरी निव

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आलेले

हे हमी/

लिहुन

सौ. मंग