



09/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 4759/2024

नोंदणी :

Regn.63m

गावाचे नाव : अरदकल्ली

(1) विलेखाचा प्रकार	ऑरीमेंट टू सेल
(2) मोबदला	7600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार जाकारणी देतो की पट्टेदार ते नमुद करावे)	6634230
(4) मू-माघन, पोटहिस्ता व परक्यांक(असल्यास)	1) पानिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: हुकडी खिन्हा नाशिक पोट हुकडी वासुका नाशिक पैकी नाशिक महानगर पानिका हद्दीतील मीजे आनंदकल्ली या गावचे शिवारातील मिळकड(7/12 उताऱ्या प्रमाणे सर्व्हे नंबर 62/1/प्लॉट/1/2/3/ब)यासी सर्व्हे नंबर 62/1, प्लॉट नंबर 1+2+3/ब यासी क्षेत्र 1142.79 चौ.मी. रस्ता रुंदीकरणाले गेलेले बाडीव एन एन आय क्षेत्र 283.41 चौ.मी. या मिळकतीवर बांधण्यात आलेल्या भारत टॉवर या इमारतीतील पाचव्या मजल्यावरील मिळकड यासी अपार्टमेंट / युनिट / फ्लॅट नंबर 503 यासी कार्पेट क्षेत्र 96.71 चौ.मी. + मुबैबल बाल्कनी क्षेत्र 13.75 चौ.मी. अने एकत्रित क्षेत्र 110.46 चौ.मी. या मिळकती बाबत ((Survey Number : 62/1/प्लॉट/1/2/3/ब :)) -
(5) क्षेत्रफळ	1) 110.46 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-भारत भारत सोपे, उज्वला भारत सोपे, पल्लवी भारत सोपे उर्फ मी.पल्लवी विवेक स्वामी सोपे तर्फे देव्हलपर आणि जनरल मुखत्यार म्हणून मेसर्स जे एन एम एंटरप्रायजेस भागीदारी संस्था तर्फे भागीदार सचिन मुयलीलाल महा भ्या तर्फे दस्तऐवज प्रवेशासाठी विशेष मुखत्यार म्हणून रजित राजेश शाहू बय:-25; पत्ता:-प्लॉट नं:-, माळा नं:- चौथा मजला,, इमारतीचे नाव: अर्चित आयकॉन,, ब्लॉक नं: पाटील लेन नंबर 3,, रोड नं: कॉलेजरोड, नाशिक, महाराष्ट्र, गासू:ईक. पिन कोड:-422005 पंत नं:- 2): नाव:-भारत भारत सोपे, उज्वला भारत सोपे, पल्लवी भारत सोपे उर्फ मी.पल्लवी विवेक स्वामी सोपे तर्फे देव्हलपर आणि जनरल मुखत्यार म्हणून मेसर्स जे एन एम एंटरप्रायजेस भागीदारी संस्था तर्फे भागीदार विनोद कन्हैयालाल मनवाणी ज्या तर्फे दस्तऐवज प्रवेशासाठी विशेष मुखत्यार म्हणून रजित राजेश शाहू बय:-25; पत्ता:-प्लॉट नं:-, माळा नं:- चौथा मजला,, इमारतीचे नाव: अर्चित आयकॉन,, ब्लॉक नं: पाटील लेन नंबर 3,, रोड नं: कॉलेजरोड, नाशिक, महाराष्ट्र, गासू:ईक. पिन कोड:-422005 पंत नं:-
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-रिचा विराज पेन्सले बय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रजनीगंधा बंगलो,, ब्लॉक नं: लॅम रोड, सौभाग्य नगर पोलीस चौकी अवळ,, रोड नं: सौभाग्य नगर, नाशिक, महाराष्ट्र, गासू:ईक. पिन कोड:-422101 पंत नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	09/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4759/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	456000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) वेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सुची क्र. II

नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत
अरसल वरहुकुम नवकलमह. दुय्यम निबंधक वर्ग-६
नाशिक-३.



नसन-३

दस्तावेज क्र. (204 E/3028)

CHALLAN
MTR Form Number-6



GRN MHC017J0719202425P		BARCODE		Date 07/05/2024-17:47:27	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) AAPFJ3817R	
Office Name NSK3_NASHIK 3 JOINT SUB REGISTRAR		Full Name		JSM ENTERPRISES	
Location NASHIK		Flat/Block No.		FLAT NO 503 BHARAT TOWER BUILDING	
Year 2024-2025 One Time		Premises/Building		GANGAPUR ROAD ANANDWALI SHIWAR	
Account Head Details		Amount In Rs.		Road/Street	
0030046401 Stamp Duty		456000.00		Area/Locality	
0030063301 Registration Fee		30000.00		Town/City/District	
				PIN	
				4 2 2 0 1 3	
				Remarks (If Any)	
				PAN2=AOJPK7635J-SecondPartyName=MRS RICHA VIRAJ	
				PEKHALE-CA=7600000-Marketval=6634230	
				Amount In Four Lakh Eighty Six Thousand Rupees Only	
Total		4,86,000.00		Words	
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	10000502024050708148	1169964089027
Cheque/DD No.		Bank Date	RBI Date	07/05/2024-17:47:52	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 8484959596
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर घालन केवल दस्तावेज निबटका कार्यालयत मोदणी करवावयाच्या दस्तावेजां लागू आहे. मोदणी व करवावयाच्या दस्तावेजां सदर घालन लागू नाही.

नसम-३
दस्तावेज क्र. (2024/2024)
२-५५



Section / Index no.	:	5.1
Rate as per Ready Reknor	:	52,000/- Per Sq. Mtrs.
Bharat Tower Flat No	:	503
Carpet Area	:	96.71 Sq. Mtrs.
Usable Balcony Area	:	13.75 Sq. Mtrs.
Market Valuation	:	Rs. 66,34,230/-
Consideration	:	Rs. 76,00,000/-
Stamp 5%	:	Rs. 3,80,000/-
Reg. Fee	:	Rs. 30,000/-
Total	:	Rs. 4,10,000/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AND EXECUTED ON THIS 7th DAY OF MAY IN THE CHRISTIAN YEAR 2024 A.D.

नसतन-३
दस्त क्र. (Kroye/2028)
३-५७



BETWEEN

- 1. MR. BHARGAV BHARAT SOPE.**
Age- 35 years, Occu- Business.
Pan No. BEKPS8323B
Adhar No. 7920 9413 0812.
Add- Pyramid Arcade, Raka Colony, Nashik-422002.
- 2. UJWALA BHARAT SOPE.**
Age- 58 years, Occu- House-wife
Pan No. BZUPS1534F
Adhar No. 8055 0784 4729.
Add- Pyramid Arcade, Raka Colony, Nashik-422002.
- 3. PALLAVI BHARAT SOPE (Maiden name)**
Alias MRS. PALLAVI VIVEK SWAMI.
Age- 33 years, Occu- House-wife.
Pan No. DOAPS4163B
Adhar No. 3802 2924 2119.

Through the Developer and General Power of Attorney holder-
M/S. JSM ENTERPRISES, A Partnership Firm,
having PAN - AAPFJ3817R
having its registered office at-4th Floor,
Archit Icon, Patil Lane No. 3, College Road,
Nashik 422005.
Through its Partners

- 1. MR. SACHIN SUMATILAL SHAH**
Age: -52, Occ.: - Business
Adhar No. - 3235 6482 8980
- 2. MR. VINOD KANAYALAL MANWANI**
Age: - 49, Occ.: - Business
Adhar No. - 3530 2005 6094

Hereinafter referred to as the "The Promoters/Developers" (Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said Proprietary Concern, its proprietor, executors, administrators and assigns) of the **ONE PART;**

नस-३	
दस्तावेज क्र. १०५२/२०२१	
३२-५२	



25. Recreational Floor with Kids Pool, Gym, Café Area, Steam and Sauna, Jacuzzi, Multipurpose Community hall and other Facilities.
26. Video Doorbell.
27. Lower ground floor lobby.
28. Children's play area.
29. Garbage Chute.
30. Intercom.
31. CCTV Monitoring system for common area.
32. Aerobic Area.
33. Indoor Games.
34. Senior Citizen sitting area on terrace.
35. Gathering Space.

SCHEDULE-IV
COMMON MAINTENANCE TO BE PAID BY THE OCCUPANTS IN THE BUILDING

1. The expenses of maintaining, repairing, redecoration etc. of the main structure and in particular the roof, gutters and rain water pipes, gas pipes if any, enjoyed entrances, passages, landings and staircase used by him/her in common with others as aforesaid.
2. The cost of cleaning and lighting the passages, landings, staircases and other parts of the building, staircases and other parts of the building or enjoyed or used by the Allottee(s) in common as aforesaid.
3. The costs of decorating the exterior of the building.
4. The costs of salaries of clerks, bill collectors, chowkidars.
5. The costs of maintenance of other lights and service charges.
6. Municipal and other charge of taxes to be paid in common for common areas.
7. Insurance of the building.
8. The running expenses as necessary or incidental for maintenance.
9. Such other expenses as necessary or incidental for maintenance and upkeep of the building.

IN WITNESS WHEREOF THE PARTIES HERETO AND HEREUNTO SET AND SUBSCRIBED THEIR HANDS AND SEALS ON THE DAY, MONTH AND YEAR HEREINABOVE MENTIONED.

SIGNED AND DELIVERED BY THE WITHIN NAMED THE PROMOTER, BUILDER AND THE DEVELOPER,

1. MR. BHARGAV BHARAT SOPE.

2. UJWALA BHARAT SOPE.

3. PALLAVI BHARAT SOPE (Maiden name)
Alias MRS. PALLAVI VIVEK SWAMI.

नसिन - ३
दाख. क्र. ५४५१/२०१४
५-५५



The details of the same areas under: -

FLOOR	AREA
Ground Floor(Lower)	56.09 Sq. Mtrs.
Ground floor (Commercial Unit)	567.30 Sq. Mtrs.
First floor (Commercial Unit)	509.00 Sq. Mtrs.
Total Area	1102.39 Sq. Mtrs.

2.11 RIGHTS AND POWERS OF THE PROMOTER: -

Thus the Developer/Promoters herein have acquired rights of Development and Powers to do acts and deeds (as envisaged in the Power of Attorney executed along with Development Agreement) on behalf of the land owners, over the area adm. 1142.79 Sq. Mtrs. along with additional Road widening FSI adm. 280.41 Sq. Mtrs. of the S. No. 62/1/Plot/1/2/3/B, the property situated at Anandwalli, within the limits of registration and sub-registration District, Nashik, and also within the limits of Nashik Municipal corporation, Nashik, as described hereinbefore and has every right to construct a building thereon (for the sake of brevity hereafter in the present Agreement referred as 'the said property').

1. The Promoter has appointed "RUPALI & VIVEK JAYKHEDKAR" as an architect for the said project registered with the Council of Architects, and a standard Agreement is executed between the Promoters and the Architects.
2. The Promoter has appointed R.C.C. consultant MR SANJEEV PATEL for specifications for the construction of the building to be put up on the said property and have entered into standard agreement with the said structural engineers. The Promoter accepts the professional supervision of the Architect and the R.C.C. Consultant, Engineers till the completion of the building/ buildings.
3. The Promoter/s has/have proposed to develop a Building of Residential as well as Commercial Use under Real Estate project name "BHARAT TOWER" and have prepared the plan(s)/layout for the construction of said residential + commercial building and the said plan(s)/layout are duly approved by the plans for the scheme of construction on the said property is also approved by Nashik Municipal Corporation Nashik vide letter no. LND/BP/A1/186/2021 dated 15/03/2021. And the sanctioned plan provides for construction of the units and in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work on the said property.

The copy/ies of the approved Building Plan is annexed hereto. The Project "BHARAT TOWER" consists of units (as per Approved Building Plan dated 15/03/2021 as described herein below: -

नसलन - ३
दस्तावेज क्र. (मोये / २०२३)
२६ - ५२



54. That the Stamp Duty and Registration charges in respect of the Present Agreement shall be borne by the Owner/Promoters.
As per the circular issued by Revenue and Forests Department Dated 26th May 2023, The Present Agreement has been affixed 5% Stamp Duty by taking relaxation of 1% as the purchased in the present agreement is a woman only.

55. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee (s)/s by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the "said premises" Allottee (s) nor shall the same in any manner prejudice the rights of the Promoters.

56. The "said premises" Allottee (s)/s shall present this Agreement as well as the conveyance at the proper registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

57. All notices to be served on the parties hereto as contemplated by this Agreement shall be deemed to have been duly served if sent to the parties, by Registered Post A.D./Under Certificate of posting at his/her address specified below: -

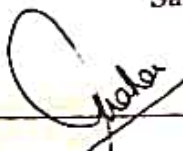
PROMOTERS / OWNERS

Promoter name - M/S. JSM ENTERPRISES, A Partnership Firm,
Through its Partners
1. MR. SACHIN SUMATILAL SHAH
2. MR. VINOD KANAYALAL MANWANI
(Promoter Address) - Fourth Floor, Icon, Patil Lane No. 3, Opp. Big Bazar,
College Road, Nashik - 422005.
Notified Email ID: - architgroup@gmail.com

ALOTTEES / PURCHASERS

Name of Allottee & **1. MRS. RICHIA VIRAJ PEKHALE**
Age - 43 Years, Occ - Services,
Add - Rajanigandha Bunglow, Lam Road,
Near Saubhagya Nagar Police Chowki,
Saubhagya Nagar, Nashik - 422101.

Notified Email ID:

 richakatar@gmail.com

नसम-३	
दल.क.।	२०५२ (२०२४)
४-२	५२



AND

1. **MRS. RICHA VIRAJ PEKHALE**
 Age - 43 Years, Occ - Services,
 PAN - AOJPK7635J
 Adhar - 8630 3767 2530
 Add - Rajanigandha Bungalow, Lam Road,
 Near Saubhagya Nagar Police Chowki,
 Saubhagya Nagar, Nashik - 422101.

Hereinafter called "The Purchaser/s/Allottee (s)" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his /her/their heir's executors, administrators and assigns) of the **OTHER PART**;

WHEREAS -

01. PERMISSIONS OF LAND: -

c NON-AGRICULTURAL PERMISSIONS: -

- A. The use of the area adm. 2195.55 Sq. Mtrs. out of S. No. 62/1 out of S. No. 62/1(P) of Village Anandwalli total area adm. 8244.30 Sq. Mtrs. converted into Non - Agricultural Purpose as per the order passed by the Collector Nashik, vide order no. **Masha/Kaksha/3/7-2/S.R/21/2019 Nashik.dtd. 21/05/2019.**
- B. The area adm. 6048.75 Sq. Mtrs. out of S. No. 62/1(P) area adm. 8244.30 Sq. Mtrs. has been converted to Non-Agricultural purpose by the order of the Collector, Nashik vide order no. **Masha/Kaksha/3/7-2/S.R/75/2019 Nashik.dtd. 02/08/2019.**
- C. The use of the land bearing S. No. 62/1/Plot/8/72/1/Plot/1 has been converted into Non-Agricultural purpose vide order no. **Masha/Kaksha/3/7-2/Nahda/S.R/21/2019/2020.**
- D. The use of the said land (partially) converted for commercial purpose as per the order the collector, Nashik vide order no. **Masha/Kaksha/3/7-2/R.K.A./C.R/377/2021 Nashik. Dtd 15.07.2021**

- o **LAY - OUT:** - And whereas in respect of S. No. 62/1, the Competent Authority as sanctioned the layout vide order no. Nashik Municipal Corporation, Nashik, letter no. **LND/WS/198/2426 on 12/08/1997** to sanction the Lay-out of the land.

02. HISTORY OF LAND: -

2.1 **WHEREAS**, S. No. 62/1 area adm. 8244.30 Sq. Mtrs. and S. No. 72/1 area adm. 2181.32 Sq. Mtrs. the properties situated at Anandwalli were owned and possessed by Shri. Fakirrao Tukaram Sope before the year 1989.

2.2 **AND WHEREAS**, Shri. Fakirrao Tukaram Sope prepared a joint Lay-out plan in respect of S. No. 72/1 and some other properties [S. No. 65/1/1A(P) and S. no. 65/1/1B(p)] and the same has been tentatively sanctioned by the Nashik Municipal

नम-३
राज/ २०२१
३९-५२



SCHEDULE-II
The Flat in ongoing scheme/project known as "BHARAT TOWER" having Apartment / Unit / Flat No. 503 on Fifth Floor, area admeasuring Carpet Area 96.71 Sq. Mtrs and Usable Balcony Area 13.75 Sq. Mtrs. constructed / to be constructed in the building of the project called "BHARAT TOWER". The same is bounded as shown below: -

- East : By Side Margin & Flat No 502
- West : By Side Margin
- South : By Side Margin
- North : By Common Passage and Staircase

Together with right to use the Lift provided to the building in common and together with right to use common spaces, staircase, terrace etc.

SCHEDULE-III
SPECIFICATION & COMMON AMENITIES

1. R.C.C. Frame structure with tested steel & Portland cement.
2. 6 "thick external & 4" thick internal brick walls with external sand face & internal Gypsum plaster.
3. External single coat of white cement & two coats of external paint.
4. Internal oil bond tractor distemper of Asian makes with two coats of putti.
5. M. S. grill for windows with powder coated Aluminium windows with mosquito net.
6. Lift.
7. Double Basement car parking space per flat.
8. Wide common staircase with kota stone finish & green marble/Diamond tiles in landing.
9. Entire parking with trimix concrete.
10. Decorative compound wall with M.S. gate & security cabin.
11. Main door of wooden flush door with glow mould having metal hardware fittings.
12. All other rooms with wooden flush door with emulsion paint having Aluminium hardware fittings.
13. Entire flat will have Vitrified tiles.
14. All toilets in flat will have dado up to 7' height with good quality glaze tiles.
15. Toilets flooring will be of ceramic tiles.
16. All toilet will have shower & mixer.
17. Wash hand basin in all toilet.
18. Kitchen will have 9' length granite otta with stainless steel sink.
19. Drinking water & normal water connection in kitchen sink with One additional connection for water filter.
20. Separate under-ground & separate overhead water tanks for washing, drinking & cooking purpose.
21. Attached terrace will have ceramic flooring.
22. Electrification will be with concealed switchboard.
23. Cable & telephone point in living room.
24. Drainage line connected to NMC sewerage line through septic tank.

नसम-३	
दस्ता क्र. (३०५६/२०२५)	
३०-५६	



58. The Allottee (s)/s consents and authorizes the promoters to utilize and take access from marginal open areas of the building or wing or project and take connections from existing water, electricity, sewage and drainage lines and other convenience etc. in the said Building/ Project as and when they require to do so for carrying out further development and the construction of entire project.
59. It is hereby made clear that the furniture layout, colour scheme, specifications, amenities, elevation treatment, trees, lawns, garden etc. shown in the pamphlets, brochure, literature, hoardings, website and other promotional media are shown only for advertisement and the same are not agreed to be provided by the Promoters unless specifically mentioned and agreed in this agreement.
60. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No. XV of 1971) and the rules made hereunder/said Act and the rules made there under.
61. Service tax & any other taxes levied by the Central or State Government will be paid by the Allottee(s)/s at actual other than the said amount.
62. This is not a works contract. The Promoters are not a contractor appointed by the Allottee (s)/s.

SCHEDULE-I
OF THE SAID PROPERTY ABOVE REFERRED TO
(Description of the Property)

All that piece and parcel of N.A land bearing property i.e. area adm. 1142.79 Sq. Mtrs. along with additional Road widening FSI adm. 280.41 Sq. Mtrs, out of the S. No. 62/1, Plot No. 1+2+3/B, the property situated at Anandwalli, within the limits of registration and sub-registration district, Nashik, and also within the limits of Nashik Municipal Corporation, Nashik., and bounded as follows -

- East : Adj. Road.
West : Adjacent Plot No. 1+2+3/A.
South : Adjacent Gangapur Road.
North : Sanctioned Lay-Out in the Adj. S. No. 72/1 and S. No. 65/1/1A and 65/1/1B.

The Property as mentioned hereinabove with all its easement rights and common passage, easement rights, etc.

नसम-३
दस्ता क्र. (20/12/2018)
Case



Floor	Total unit	Share of Developer / Land Owners
Lower Ground	1 (Store)	Land Owner
Upper Ground Floor	2 (Showroom) 1 (Shop)	Land Owners
First Floor	3 (Store)	Land Owners
Second to Ninth Floor	28 (Residential units.)	Developer

4. The Promoter/s have every right to sale, transfer, alienate and to deal with the property came to their share / owned by them with prospective purchaser/s.
5. **AND WHEREAS** the Promoter has registered the project i.e. "BHARAT TOWER" a project of Residential + Commercial, under the provisions of the Real Estate (Regulations and Development) Act, 2016 with the Real Estate Regulatory Authority vide Registration no. P51600029436.
6. **AND WHEREAS** the Promoter is entitled for sale, transfer assignment or to otherwise deal with the Flat/Apartment/Unit No. 503 on Fifth Floor, area admeasuring Carpet Area 96.71 Sq. Mtrs and Usable Balcony Area 13.75 Sq. Mtrs to be constructed (herein after referred to as the "said premises") in the building of the project called "BHARAT TOWER" (herein after referred to as the said "Building") being constructed / to be constructed on the said property described in the First Schedule hereunder written.
7. **AND WHEREAS** the Allottee (s) has/have approached the Promoter/s and expressed his / her / their desire to purchase and acquire from the Promoter the "said Premises";
8. **AND WHEREAS** the Promoter/s has /have made available to the Allottee(s) the information relating to the said property i.e. the Building/Project along with plans sanctioned as well as proposed, designs, specifications, layout plans, details of the Architect and Structural Engineer and such other documents as required under the provisions of the Maharashtra Ownership of Flats and/or Real Estate (Regulation and Development) Act, 2016 ("the said RERA") and the rules framed there under and as demanded by the Purchaser/s; The purchaser/s have also received the copies of following documents at the time of booking of the "said premises".
 - i) Copy of N.A. Order.
 - ii) Copy of Building Permission and Commencement Certificate
 - iii) Copy of Title Certificate.

नसन-३
दस्तावेज (२०१२/३०२४)
६-४२



Ganpatrao Surjuse by way of Release Deed. The same is registered in the office of Sub-Registrar Nashik-5, vide, Reg. No. 7991 on 17/12/2015. Thereby, Asha Ganpatrao Surjuse acquired ownership rights in respect of the area released in her favour and accordingly, her name mutated to the owner's column of the property extract. There was a typographical error in respect of the right released mentioned in the said release deed and therefore, with an intention to correct the typographical mistake, the parties executed a Correction Deed and the same is registered in the office of Sub-Registrar Nashik -5, vide, Reg. No. 4208 on 01/06/2018. The same is reflected vide Mutation Entry No. 10252 dated 17/12/2015.

2.7 AND WHEREAS Vatsalabai Fakirrao Sope died on 19/09/2016, leaving behind legal heirs, the names were already mutated to the revenue record as being the heirs of late Fakirrao T. Sope. The name of the deceased Vatsalabai Fakirrao Sope deleted from the owner's column of the property extract.

2.8 AND WHEREAS in respect of S. No. 62/1, the Competent Authority passed an order to sanction the Lay-out of the said land and thereby, as per the Lay-out Plot No. 1 to 8 have been formed and 7/12 extract of S. no. 62/1 have been closed. The 7/12 extract of the respective plots in respect of their areas (respective ownership area) came into existence. The effect of the same is reflected in the Mutation Entry No. 12174 dated 25/10/2020.

2.9 AND WHEREAS in respect of the Plot Numbers 1 to 5 of S. No. 62/1, the Competent Authority passed an order for amalgamation of the said plots vide order no. Javak No./Nagar Niyojan Vibhag/Tatpurta Abhi. /82/2020 dated 25/11/2019. The new Survey Numbers formed and old 7/12 extract are closed. As a result of amalgamation new record of the property subject matter (part) of the present land came into existence and the record of S. No. 62/1, Plot No. 1+2+3/B area adm. 1142.79 Sq. Mtrs. came to the share of Mr. Bhargav Bharat Sope, Pallavi Bharat Sope, Ujwala Bharat Sope. Accordingly, the Mutation Entry No. 12194 dated 01/02/2020 certified and affected to the revenue record.

2.10 DEVELOPMENT AGREEMENT AND GENERAL POWER OF ATTORNEY: -

Mr. Bhargav Bharat Sope, Ujwala Bharat Sope, Pallavi Bharat Sope alias Pallavi Vivek Swami executed a Development Agreement and a General Power of Attorney in respect of S. No. 62/1/Plot/1/2/3/B area adm. 1142.79 Sq. Mtrs. with the consent of Mr. Ashok Fakirrao Sope, Mrs. Asha Ashok Sope, Dr. Amit Ashok Sope, Aparna S. Nalavde, Mrs. Asha Ganpatrao Surjuse, Manisha Ganpatrao Surjuse, Bhushan Ganpatrao Surjuse in favour of M/s. J.S.M. Enterprises, a Partnership Firm The same is registered in the office of Sub-Registrar Nashik-5, vide, Reg. No. 4297 and Reg. No. 4299 on 26/03/2021.

As per the terms and conditions of the Development Agreement, the Developer has agreed to give the entire constructed Ground Floor (Lower), Ground floor, and First Floor area, which consists of Commercial units, to the Land Owner No. 2 and 3 as a consideration for development Agreement.

गणपति - ३
२०१८/२०१९
५०



Through the Developer and General Power of Attorney holder,
M/S. JSM ENTERPRISES, A Partnership Firm,
Through its Partners



1. MR. SACHIN SUMATILAL SHAH



PROMOTER



2. MR. VINOD KANAYALAL MANWANI



PROMOTER

SIGNED SEALED & DELIVERED BY
THE WITHIN NAMED ALLOTTEE



1. MRS. RICHIA VIRAJ PEKHALE



IN THE PRESENCE OF WITNESSES

1. (Bhanu Kumar D. Bantekar)
2. (Prachintra D. Chauhan)

ALLOTTEE