

नमून ४ CUSTOMER COPY Sr. No. 16412 Date 29/5/2012		Name of Stamp Duty Paying Party श्री. राजमिना गंगाधर कोल्हापूर वसति निवृत्ती, लोकरकरनागर नाशिक २३ एके. २१६, सी एफ. राठी
Stamp Duty	Rs.	155000/-
Service Charges	Rs.	10/-
Total	Rs.	155210/-

Item No. \_\_\_\_\_  
 (FOR BANK USE ONLY)  
 Franking Sr. No. 72235  
 180919  
 Officer: B. P. Ghumre

नांब : श्री. राजमिना गंगाधर कोल्हापूर  
 पत्ता : श्री. राजमिना गंगाधर कोल्हापूर  
 नाशिक-२३  
 हस्ते नांव : श्री. राजमिना गंगाधर कोल्हापूर सही : B. P. Ghumre  
 पालकी क्र. 16412

For The Janalaxmi Co-op Bank Ltd., Br. Nashik  
 B. P. Ghumre  
 Authorised Signature  
**B. P. Ghumre**

उपट भूदांक फ्रॅकिंग अल्दा व्हायलेट लेन्क्वल्ली तपासले. मस. एच. एस. / संबधित प्रपिकृत अधिकाऱ्यांशी मोबाईलवरून संपर्क साधून नेह प्रपिकृत आढळून आला.  
 Index No. 5.4  
 Rate of flat per sq.mtr. Rs. 22,300/-  
 Carpet Area of Flat 111.5 sq.mtr.  
 Builtup Area of Flat 133.8 sq.mtr.  
 Valuation of flat Rs. 29,71,000/-  
 Consideration Rs. 31,00,000/-  
 Stamp of Rs. 1,55,000/-  
 Registration Fee Rs. 30,000/-  
 Building Completion Certificate dt.3/5/2012



**AGREEMENT OF SALE**

THIS AGREEMENT OF SALE is made at Nasik on this 30 day of May in the Christian Year Two Thousand Twelve.

Janalaxmi Co-op Bank Ltd.,  
 Jadhav Towers,  
 Sr.No.628/9, Gala No.6,  
 Ashok Stambh,  
 Old Agra Road,  
 Nashik-422 001.  
 D-5/STP(V)/C.R.1043/01/  
 05/1792-95/2008

भारत 72736  
 180939  
 SPECIAL APRESENTATION  
 MAY 29 2012  
 14:08  
 R.0155000f-P85365  
 INDIA STAMP DUTY MAHARASHTRA

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दस्तावेज क्र. ( 41832 / 2012 )

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BETWEEN

Mr. Brij Kishor Bhatia, Age 50, Occ: Business,  
[PAN - AHOPB 8060 E],

R/o. M.M. Woodland & Co., Ambad Satpur Link Road,  
Chinchole, Nashik

Hereinafter for the sake of brevity referred to as the  
"VENDOR" (which expression shall mean and include his  
heirs, legal representatives, executors, administrators and  
assigns) of the FIRST PART.

AND

1. Shri. Ranjeet Gangadhar Kotwal, Age- 50 years,  
Occ.- Service & Agriculture, [PAN - AFRPK 2736 B]

2. Sau. Jyoti Ranjeet Kotwal, Age- 47 years, Occ.- Service,  
[PAN - ABRPK 7065 M]

Both R/o. Archit Regency Co.op. Housing Society, Savarkar  
Road, Gangapur Road, Nashik-422013. Hereinafter for the  
sake of brevity referred to as the "PURCHASERS" (which  
expression shall mean and include their heirs, legal  
representatives, executors, administrators and assigns) of  
the SECOND PART.

AND

M/s. Srushti Buildcon, Partnership Firm through its  
Partner Shri. Hrishikesh Sham Summanwar, Age-39 years,  
Occ.- Business , PAN - ABDFS 4844 E

R/o. 14, Liberty Point, Racca Colony, Sharanpur Road,  
Nashik. Hereinafter referred to as "THE CONFIRMING  
PARTY" (which expression unless it be repugnant to the  
context or meaning thereof shall be deemed to mean and





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Confirming Party has completed the construction of the building and has obtained Occupancy Certificate from the Executive Engineer, Town Planning Dept. Nashik Municipal Corporation, Nashik under No. Town Planing/10779/ 572 dtd. 3/5/2012. The building which is constructed on the said property is named as Liberty Royal Apartment;

AND WHEREAS the Confirming Party complied with all terms and conditions of sanction orders and got the renewal thereof as and when required;

AND WHEREAS the Confirming Party has entered into Agreement of Sale dt.7/2/2011 with the Vendor herein for sale of constructed primises bearing Flat No.101 (One hundred one) having carpet area 111.5 sq.mtr. approximately, with exclusive right to use parking space marked with red colour in the plan which is affixed herewith. The said Agreement of Sale is duly registered at document Serial No.1746/2011 dt.8/2/2011 in the office of the Sub Registrar of Nashik-3. The Vendor herein has paid total agreed consideration of of said Flat No.101 (One hundred one) to the Confirming Party and the Confirming Party admits that he has received total consideration of Flat No.101 (One hundred one) from the Vendor. The Confirming Party has handed over the vacant and actual peaceful possession of said Flat by measuring the said Flat and showing its boundaries to the Vendor and the Vendor has admitted/acknowledged to have received the vacant & actual peaceful possession of said Flat from the Confirming Party and there is no complaint about giving/taking of the possession by either party;



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d) Not to store any goods which are of hazardous, combustible or storing of which goods is objected to by the concerned Local Authority or other Authority or by Purchasers of adjoining Flats.

e) Not to allow to be thrown the dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat.

7) The Vendor do hereby covenant to the Purchasers as follows :-

a) That the Vendor has every right to sale the said Flat by virtue of Agreement of Sale dt.7/2/2011 and on the strength of said Agreement the Vendor is executing this Agreement of Sale in favour of the Purchasers.

The Vendor declares that the title of said Flat is clear and marketable. The Vendor declares that he has not encumbered the said Flat by lease, reward, leave & licence agreement, assignment deed etc. or by any other document anywhere. There are no pending litigation in any court or Government office in respect of the said Flat of any types. Even though, if any defect is found in the title of said Flat hereinafter, the same shall be removed by the Vendor and it is not affected to the enjoyment of the Purchasers.

d) That the said Flat has not been subjected to any attachment either by Government and/or any Local Authority or Institution or Corporation.



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8) The Vendor shall pay the assessed house tax, amount and amount of other taxes, maintenance charges, electricity bill in respect of the said Flat till the possession of said flat handed over to the Purchasers.

9) That for the beneficial enjoyment of the title to the said Flat, the Vendor has placed the Purchasers in possession of the following documents.

1. Copy of 7/12 th extract & mutation entries
2. Copy of title report
3. Copy of the approved building plan.
4. Copy of commencement certificate.
5. Copy of Building Completion Certificate dt. 3/5/2012.
6. Original Agreement of Sale dt. 7/2/2011.

The Purchasers admit to have received the copies of above documents.

All the expenses in respect of Stamp duty, Registration Charges is paid and borne by the Purchasers herein.

11] The Confirming Party have no concern with the transaction between the Purchasers and the Vendor, only to have proper title to the Purchasers, the Confirming Party has joined to execute this Agreement. The Purchasers hereby agreed that they shall have no right to raise any grievance against the Confirming Party.



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12] The Vendor and the Confirming Party shall execute final conveyance or deed of apartment in favour of the purchasers herein as and when required by the purchasers.

13] This agreement always subject to provisions of the Maharashtra Ownership Flat Act 1963 or the provisions of the Maharashtra Apartment Ownership Act 1970 or the Maharashtra Co-operative Society Act 1960 & rules made there under. The Confirming party undertakes to Form a Co-operative Housing Society or Association of Apartment owners of Libery Royal Apartment building and to get it register .

SCHEDULE - 1 OF THE SAID PREMISES

REFERRED TO ABOVE



That piece and parcel of Non Agricultural land bearing Rights No.7, admeasuring 418.08 sq.mtrs. of Survey No. 65/1A, lying and being at village Anandvalli, within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub Registration District of Nashik, which plot is bounded as shown below-

On or towards East : By 9 mtr. wide colony road

On or towards West : By open space

On or towards South : By plot No. 6

On or towards North : By plot No. 8

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SCHEDULE - II OF THE SAID FLAT

REFERRED TO ABOVE

The premises of Flat bearing No.101 (One hundred one), having carpet area of 111.5 sq.mtr. situated on First floor consisting of four rooms, kitchen, three toilets, balcony, utility, two terrace in the building known as Libery Royal Apartment, which is constructed on plot described in Schedule I above alongwith exclusive right to use parking space marked with red colour in the plan, which is affixed herewith and with right to use the common areas of staircase and landing, pump house, terrace on the top of the building and lift etc. The said Flat is bounded as under -

On or towards East : By side marginal space and  
beyond that colony road

On or towards West : By staircase

On or towards South : By side marginal space

On or towards North : By side marginal space

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED ON  
THIS DAY, DATE AND YEAR FIRST MENTIONED ABOVE.

SIGNED & DELIVERED  
BY THE WITHIN NAMED  
VENDOR

Mr. Brij Kishor Bhatia

(VENDOR)





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SIGNED & DELIVERED  
BY THE WITHIN NAMED  
PURCHASERS

1. Shri. Ranjeet Gangadhar Kotwal

*[Signature]*

2. Smt. Jyoti Ranjeet Kotwal

*[Signature]*

(PURCHASERS)

SIGNED & DELIVERED  
BY THE WITHIN NAMED  
CONFIRMING PARTY

M/s. Srushti Buildcon,  
through its Partner

Shri. Hrishikesh Sham Summanwar

*[Signature]*

(CONFIRMING PARTY)

WITNESS

*[Signature]*  
V. Patel

2. *[Signature]*  
(V.P. Kulkarni)





नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/संशोधनः)

नायक क्र./नायि/१०७७०६/५७०२

दिनांक : ०३/०५/२०१२

No. A 1.0773

श्री./श्रीमती सुधी विल्केल इमारतीची संस्था लि. नाशिक  
श्री. उजर एच. राजगणेश व इतर ए.के.  
संदर्भ : तुमचा दिनांक 20/08/2002 चा अर्ज क्रमांक ७१/३३६

महाराज,

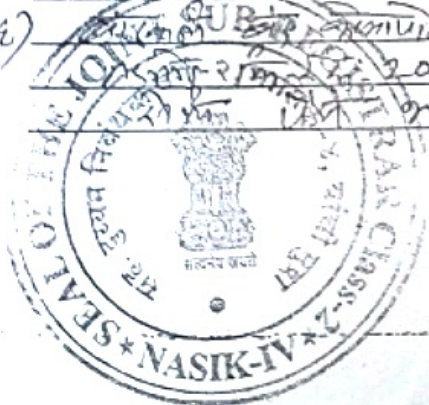
दाखला देण्यात येतो की आनंदवल्ली शिवारातील / सि.स.नं., स.नं. EY/9/9A(P)  
प्लॉट नं. ०१० मधील इमारतीचा वाणिज्य + रिटेल + सहा मजले प्लॉट  
मजल्याचे इकडील बांधकाम परवानगी क्र. Sec(5)/264/09 दिनांक 18/12/2009 अन्वये  
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुधारकांसार, श्री. सागर ए. काजर स्ट्र. इंजी. मोहाद कृष्णकांत  
यांचे निरीक्षणाखाली पूर्ण झाली असून निवेशी / निवेशेतर / सैवजनिक कारणासाठी खालील अटीबाबत  
इमारतीचा वापर करणेस परवानगी देण्यात येत आहे. ५८५-३० चौ.फु.  
त्याचे एकूण बांधकाम क्षेत्र ५४५.९३ चौ.फु.  
व घटई क्षेत्र ५४५.९३ चौ.फु.

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दस्ता क्र. (4183) चौ.मी. / 2012  
चौ.मी. ९०

- सदर इमारतीचा वापर निवेशी / निवेशेतर / सैवजनिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करायचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

५) बांधकाम परवानगी अर्ज जाहीर करू पडू नये. किंवा टर्न ७५ हजार  
१५.०२.२०१२ रोजी जसे केल्या जाईल.

६) वापरणी अर्ज देण्याची मर्यादा किंवा ५४००००० रु. किंवा ०५५/२०१२  
२०१५-१६ किंवा ५६८५०६ रु. किंवा ०५५/२०१२  
अनुषंगाने घ्यावे.



कार्यकारी अभियंता  
नगर रचना विभाग  
नाशिक महानगरपालिका, नाशिक