



महाराष्ट्र MAHARASHTRA

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CG 363748

NOTARY	
NOTED & REGISTERED	
at Serial	438/20
DATE	8/5/20
THIS DOCUMENT	015 Pages
Contains

TREASURY OFFICE NASHIK	
6 MAY 2024	
STPHC	ATO

Zoon No. 1.2.19

Government Valuation. Rs. 35,46,000.00/-

Consideration Amount. Rs. 35,46,000.00/-



Earnest Receipt

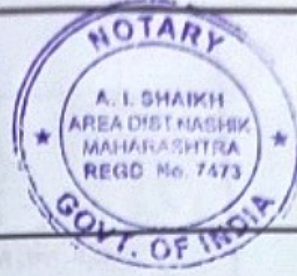
(Visar Pavti)

This Earnest Receipt is made and executed on this 24th Day of April 2024 at Taluka & District Nashik.



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BETWEEN

Mr. Eknath Sakharam Kolte [Died].
Through Its Lega Haires,

1. Mr. Gunwant Eknath Kolte [Died].
Through Its Lega Haires,

1. A. Mrs. Jyotsna Gunwant Kolte.
Age. 74 Years, Occupation. Housewife.
PAN Card No. ADMPK4724E.
Aadhaar Card No. 3109 5564 3505.
Mobile No. +91 9969006404.
Email id. jyotsanakolte013@gmail.com
Residing at. Near Tilak Nagar Station, 4/71 Shivjan Society,
Nakar Nagar No.5, Shail Colony Road, Chembur,
Mumbai, Maharashtra, India – 400071.

1. B. Mrs. Rachana Krushnakumar Naidu.
Age. 51 Years, Occupation. Housewife.
PAN Card No. AIPP6557J.
Aadhaar Card No. 8950 3241 2020.
Mobile No. +91 8652893085.
Email id. naisurachna03@rediffmail.com
Residing at. R. L. 69, Indraprastha R. Zone,
Near Vicco Naka. Milap Nagar, Dombivli, East,
Kalyan, Thane, Maharashtra, India – 421203

2. Mr. Suresh Eknath Kolte [Died].
Through Its Lega Haires,

2. A. Mrs. Usha Suresh Kolte.
Age. 70 Years, Occupation. Retired.
PAN Card No. EYBPK9063G.
Aadhaar Card No. 3160 5128 1179.
Mobile No. +91 9422751575.
Email id. ushakolte2020@gmail.com
Residing at. Plot No. 11, A-Wing, Jayesh Park,
Near Matale Mangal Karyalay, Kamatwade,
Ambad Link Road, Cidco, Nashik, Maharashtra, India – 422009.



2. B. Mr. Milind Suresh Kolte.

Age. **42** Years, Occupation. **Business.**

PAN Card No. **BAFPK0770H.**

Aadhaar Card No. **9899 7384 8531.**

Mobile No. **+91 9284121101.**

Email id. mskolte@gmail.com

Residing at. Plot No. 503 B, Suyog Safron,
Kalewadi, Rahatani Main Road, Opposite,
Thopte, Lawn Rahatani, Pune City, Pimpri Colony,
Pune, Maharashtra, India – 411017.

2. C. Mrs. Minal Suresh Kolte. Alise

Mrs. Minal Devendra Kolhe.

Age. **41** Years, Occupation. **Housewife.**

PAN Card No. **BNKPK9736P.**

Aadhaar Card No. **9457 7198 5082.**

Mobile No. **+91 7272744131.**

Email id. minalkolte@rediffmail.com

Residing at. Indrayani Nagar, Sector No. 7,
Plot No. 88/2, C103 Aditwa Apartment, Moshi Pradhikaran,
Bhosarigoan, Pune, Maharashtra, India – 411039.

3. Mr. Chandrakant Eknath Kolte [Died].

Through Its Lega Haires,

3. A. Mrs. Kalpana Chandrakant Kolte.

Age. **77** Years, Occupation. **Housewife.**

PAN Card No. **FKEPK7001Q.**

Aadhaar Card No. **3909 7738 0224.**

Mobile No. **+91 9372744131.**

Email id. bhups009k@gmail.com

Residing at. Nandur Chas Road, at post Chas,
Taluka Sinnar, Nashik, Maharashtra, India – 422606.

3. B. Mr. Bhupesh Chandrakant Kolte.

Age. **38** Years, Occupation. **Business.**

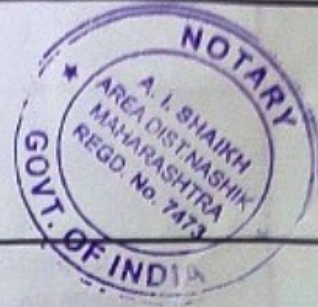
PAN Card No. **BFTPK1153B.**

Aadhaar Card No. **7610 3982 2168.**

Mobile No. **+91 9960744188.**

Email id. bhupesh.kolte009k@gmail.com





Residing at. M. P. Chas Taluka Sinnar,
Nashik, Maharashtra, India – 422606.

3. C. Mrs. Deepika Chandrakant Kolte Alise
Mrs. Deepika Jitendra Chaudhari.

Age. **37** Years, Occupation. **Housewife.**

PAN Card No. **ALEPC5369D.**

Aadhaar Card No. **4792 2039 3962.**

Mobile No. +91 7410092727.

Email id. komalchaudhari@gmail.com

Residing at. Survey No. 41/2/3 to 41/2/13 &
41/2/15, Behind Kirloskar Office, Niya C Wing, Sus Gaon
Apartment, Pune, Maharashtra, India – 411021.

4. Mrs. Mangala Eknath Kolte Alise

Mrs. Mangala Motiram Jawale [Died].

Through Its Lega Haires,

4. A. Mr. Ajay Motiram Jawale.

Age. **39** Years, Occupation. **Business.**

PAN Card No. **AHHPJ3280D.**

Mobile No. +91 658348168.

Email id. ajuj20@gmail.com

Residing at. Mangalmoti Gadkari Nagar,
Kadka Road, Bhusawal, Jalgaon, Maharashtra,
India.

4. B. Mr. Nilesh Motiram Jawale.

Age. **37** Years, Occupation. **Business.**

PAN Card No. **AVAPJ4540P.**

Aadhaar Card No. **3439 6926 0107.**

Mobile No. +91 9021972088.

Email id. jawalenilesh3082@gmail.com

Residing at. Kamlaj Duttvihar Society,
Chikhali, Moshi Road, Near Priyadrashini School,
Pune, Maharashtra, India – 412105.

Through its G.P.A. Holder.

Mr. Ajay Motiram Jawale.

Age. **39** Years, Occupation. **Business.**





PAN Card No. AHHPJ3280D.
Mobile No. +91 658348168.
Email id. ajuj20@gmail.com
Residing at. Mangalmoti Gadkari Nagar,
Kadka Road, Bhusawal, Jalgaon, Maharashtra,
India.

5. Mrs. Shital Eknath Kolte Alise
Mrs. Shital Pramod Chaudhari [Died].
Through Its Lega Haires,

5. A. Mr. Ashish Pramod Chaudhari.
Age. 37 Years, Occupation. Business.
PAN Card No. ANMPC6195M.
Aadhaar Card No. 2727 2605 0078.
Mobile No. +91 9594080849.
Email id. ashishchaudhari@gmail.com
Residing at. Plot No. 603, 6th Floor, Triveni Laurel Apollonia,
Birla Collage Road, Near RTO Office, Gauripada, Kalyan, West,
Thane, Maharashtra, India – 421301.

5. B. Mrs. Pooja Pramod Chaudhari.
Age. 32 Years, Occupation. Housewife.
PAN Card No. ANMPC6194L.
Aadhaar Card No. 5257 7529 5502.
Mobile No. +91 8828348820.
Email id. chaudharipooja12@gmail.com
Residing at. Plot No. 603, 6th Floor, Triveni Laurel Apollonia,
Birla Collage Road, Near RTO Office, Gauripada, Kalyan, West,
Thane, Maharashtra, India – 421301.

6. Mrs. Nalini Eknath Kolte Alise
Mrs. Nalini Yashwanth Bharambe.
Age. 74 Years, Occupation. Retired.
PAN Card No. AZTPB4980E.
Aadhaar Card No. 5834 7004 4564.
Mobile No. +91 7016439694.
Email id. bharambesantosh71@gmail.com





Residing at. 10, Chakrapani, Mangal Prabhat Co-Operative,
Society, Near Dadasaheb Gaikwad Sabagruh, Hirve Nagar,
Nashik, Maharashtra, India – 422010.

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Hereinafter referred to as "The Vendors" (Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his legal heirs, its, his legal heirs, legal representatives, executors, administrators). of the First Part.

IN FAVOUR OF

1. **Mr. Juned Shermohmad Shaikh.**
Age. 40 Years, Occupation. Business.
PAN Card No. BQFPS2155A.
Aadhaar Card No. 7095 9727 1018.
Mobile No. +91 8208833042.
Email id. junaids.h@gmail.com
2. **Mr. Awez Shermohmad Shaikh.**
Age. 38 Years, Occupation. Service.
PAN Card No. BRTPS2746C.
Aadhaar Card No. 8742 5758 2991.
Mobile No. +91 9922367862.
Email id. awezaishaikh1985@gmail.com
3. **Mr. Shoaib Shermohmad Shaikh.**
Age. 36 Years, Occupation. Service.
PAN Card No. CEOPS8442C.
Aadhaar Card No. 9355 3478 8850.
Mobile No. +91 9922367570.
Email id. Shoaibshaikh39841@gmail.com

No. 1, 2 & 3, Residing at. Survey No. 902, Plot No. 23,
Sharifa Ahmed Manjil, Chetana Nagar, Opposite Reliance Tower,
Rane Nagar, Cidco, Nashik, Maharashtra - 422009.

Hereinafter referred to as "The Purchasers" (Which expression shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators, and assigns). of the Second Part.

WHEREAS the Vendors, hereinafter referred to as the "Plot Owners" and the Vendors are the absolute and exclusive owner and otherwise is well and sufficiently entitled to all the piece and parcel of the **Survey No. 501/2to15/3/4/plot/4, Plot No. 4, area admeasuring 244.55 Square Meters** out of **City Survey No. 7195**, This plot is situated in the **Mauje Nashik City 4**, Nashik within the limits of Nashik Municipal Corporation and Sub-Registration of Nashik city, Taluka and District Nashik. which is more particularly described in **SCHEDULE - I & II** is owned by Vendor.

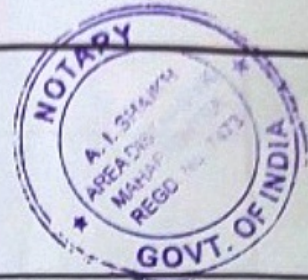
AND WHEREAS the Vendors i.e., **Mr. Eknath Sakharam Kolte** has purchased **Survey No. 501/2to15/3/4/plot/4, Plot No. 4, area admeasuring 244.55 Square Meters** out of **City Survey No. 7195**, This plot is situated in the **Mauje Nashik City 4**, Nashik within the limits of Nashik Municipal Corporation and Sub-Registration of Nashik city, Taluka and District Nashik. From **Mrs. Tarabai Kashinath Pardeshi and others** by way of **Sale Deed**, on dated **04/08/1973**, duly registered at the office of **Hon. Joint Sub Registrar, Class 2, Nashik at Sr. No. NSN-1431-1973**

AND WHEREAS the Collector, Nashik has allowed to convert the use of the properties mentioned in the Schedule-I hereinbefore for Non-agricultural purpose as per the Section-44 of the Maharashtra Land Revenue Code, 1966. Accordingly, the **Non-Agricultural land permission** that is use for residential purpose has been approved and granted by the District Collector, Nashik by Sanction Order bearing **No. R/Desk III/LNA/SR/20/1981, on dated 04/02/1981.**

AND WHEREAS the Developers & Builders prepared **Final Layout Plan** which was approved by the Town Planning Department of Nashik Municipal Corporation vide its letter bearing **No. Ja.Kra./LND/BP/B-215, on dated 30/12/1980.**

AND WHEREAS the "**Mangal Prabhat Co-operative Housing Society Limited Nashik**" registered under the Maharashtra Co-op. Society's act 1960 by registration Number No. **NSK/HSG/482** Dated **16/07/1973.**

AND WHEREAS **Mr. Eknath Sakharam Kolte** died on **29/08/1984** leaving behind legal heirs i.e., Mention in Above therefore, names of the above-mentioned legal heirs were brought on record of rights of **Survey No. 501/2to15/3/4/plot/4** and to that effect, Mutation Entry No. **58821** duly certified on **23/07/2007**, The entry further reveals that the names of married daughters were entered in other rights column since they were not having actual possession of the properties.



NOW THIS EARNEST RECEIPT (VISAR PAVTI) WITNESSETH AND IT IS HEREBY AGREED, UNDERSTOOD & SETTLED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

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1. That the Vendors has hereby Agree to sold, transferred, and conveyed to the Purchasers the constructed **Plot No. 4, area admeasuring 244.55 Square Meters** out of **City Survey No. 7195**, This plot is situated in the **Mauje Nashik City 4**, more particularly described in the **SCHEDULE-I** subject to the terms and conditions stated in this Agreement.
2. That in pursuance of the terms and conditions agreed to in between the Vendors and Purchasers of the total consideration for the said Plot is fixed and agreed at **Rs. 35,46,000/- (Rupees Thirty-Five Lakhs Foty-Six Thousand Only)** and the Purchasers have paid part amount as mentioned in the payment schedule written herein below.

PAYMENT SCHEDULE

Amount of Rs.	Particulars
Rs. 5,50,000/-	(An amount of Rupees Five Lakhs Fifty Thousand only) paid by the Purchaser No. 1 to the Vendors by Cash and the Vendor No.1 acknowledges the receipt of same.
Rs. 2,00,000/-	(An amount of Rupees Two Lakhs only) paid by the Purchaser No. 1 to the Vendor No. 4. 2. B by Cheque No. 004514 of Bank of Baroda, Mumbai Naka Branch, Nashik, and the Vendor No. 4. A. acknowledges the receipt of same.
Rs. 27,96,000/-	(An amount of Rupees Twenty-Seven Lakhs Ninety-Six Thousand Only) Will be paid by the Purchasers to Vendors by Taking Loan from Any Bank or Institution within 2 Months.
Rs. 35,46,000/-	Total Amount of Rupees Thirty-Five Lakhs Foty-Six Thousand Only.



3. The Vendors hereby further declare and assure, that Vendors have not created any charges burden, encumbrances, lien, lease, gift, will deed or any other upon the said property, and Vendors agreed to satisfy the Purchasers or their representatives, advocates, about clear and marketable title. Vendors hereby further declare and assure, that if any defect in the title of the said property, Vendors transpire hereinafter, the Vendors shall remove the same at their own cost and consequences, and in that event the Vendors shall compensate the loss sustained by the Purchasers on account of defect in the title of Vendors, And Vendors also declare that the said property is not a subject of mortgage with any other financial institution. Vendors also agreed that they will not create any type of encroachment after the conveyance on any part of the said property in future.

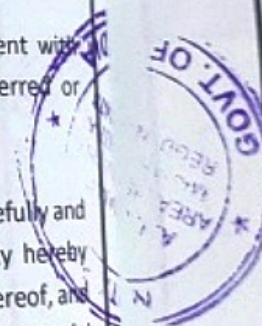
4. The Vendors have paid all the N. A. taxes of Govt. and outgoings of the said property till this date of indenture and undertake to pay the same if any are found due till today and Vendors shall not claim the same.

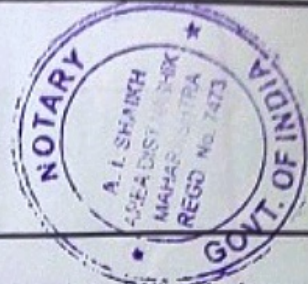
5. The Vendors declare that they have not entered into any Agreement with anyone prior to execution of this Sale Deed nor they have transferred or alienated their right, title and interest to anyone in any manner.

6. The Purchasers may from time to time and at all times hereafter peacefully and quietly enter upon, occupy or possess and enjoy the said property hereby conveyed with their appurtenances, and receive the issues, profits thereof, and every part thereof for their own use and benefit without any suit lawful eviction or interruption, claim, and demand whatsoever from or by them the Vendors or their heirs, or by any person or persons claiming or to claim from under or in trust for them or any of them.

7. That all necessary co-operation regarding the transfer the name in record of rights and record of concerned authorities and other legal papers, documents, i.e. Nashik Municipal Corporation, etc., Vendors will be ready for the same without any excess charges and they are ready to present before the various authorities for the said purpose, and for signatures, affidavits, notices etc.,

8. That there is no legal litigation or any dispute of any such nature is pending before any court of law, or authorities against the said property, if any such disputes arise then Vendors are liable to settle the same at their own cost and consequences.





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9. The vendors shall undertake all city survey-related work, including the issuance of a separate property card as listed in the schedule of properties, which shall be the responsibility of the vendors.
10. That all the charges, costs, stamp-duty, registration fees, advocate fees, xerox or any other charges, which came to expend for this indentures borne by Purchasers only at the time of Final Deed.
11. The vendors have duly delivered clear and vacant possession of the aforementioned plot at the time of executing this **Earnest Receipt (Visar Pavati)** to the Purchasers. The Purchasers have taken possession thereof in the presence of two attested witnesses. In the event that the actual area is less than specified, the Purchasers reserve the right to adjust the value proportionately based on the reduced area in square meters.

SCHEDULE

(DESCRIPTION OF SURVEY NO. Survey No. 501/2to15/3/4/plot/4)

All that piece & parcel of the immovable property bearing Survey No. 501/2to15/3/4/plot/4, Plot No. 4, measuring an area of 244.55 Square Meters, forming part of the Society Developed by the Name 'Mangal Prabhat Co-operative Housing Society Limited Nashik,' of City Survey No. 7195. Situated at Mauje Nashik City 4, Nashik, within the jurisdiction of Nashik Municipal Corporation and the Sub-Registrar's Office of Nashik city, Taluka, and District Nashik.

On or towards by

Survey No. 501/2to15/3/4/plot/4.	
East	: 6 Meters Road.
West	: Attached Survey Number.
South	: Plot No. 5.
North	: 9 Meters Road.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS DAY, MONTH AND YEAR HEREINABOVE MENTIONED.

Dated. 24/04/2024.

At. Taluka & District Nashik.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED
"THE VENDORS"

Mr. Eknath Sakharam Kolte [Died] Through Its Lega Haires,

1. Mr. Gunwant Eknath Kolte [Died] Through Its Lega Haires,

Handwritten signature



1. A. Mrs. Jyotsna Gunwant Kolte.



Handwritten signature

1. B. Mrs. Rachana Krushnakumar Naidu.



2. Mr. Suresh Eknath Kolte [Died] Through Its Lega Haires,

2. A. Mrs. Usha Suresh Kolte. *उषा सुरेश कोलते*



2. B. Mr. Milind Suresh Kolte.

Handwritten signature

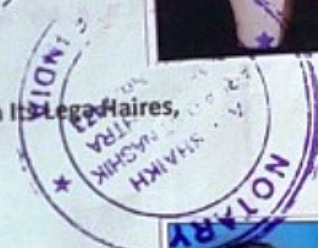


2. C. Mrs. Minal Suresh Kolte. Alise
Mrs. Minal Devendra Kolhe.

Minal



3. Mr. Chandrakant Eknath Kolte [Died] Through Its Legal Haires,



Smt. Kalpana C. Kolhe

3. A. Mrs. Kalpana Chandrakant Kolte.



3. B. Mr. Bhupesh Chandrakant Kolte.

Bhupesh



3. C. Mrs. Deepika Chandrakant Kolte Alise
Mrs. Deepika Jitendra Chaudhari.

D.J. Chaudhari



4. Mrs. Mangala Eknath Kolte Alise
Mrs. Mangala Motiram Jawale [Died] Through Its Lega Haires,

4. A. Mr. Ajay Motiram Jawale.

Ajay



4. B. Mr. Nilesh Motiram Jawale.
Through its G.P.A. Holder.
Mr. Ajay Motiram Jawale.

Ajay



5. Mrs. Shital Eknath Kolte Alise
Mrs. Shital Pramod Chaudhari [Died] Through Its Lega Haires,

5. A. Mr. Ashish Pramod Chaudhari.

Ashish



5. B. Mrs. Pooja Pramod Chaudhari.

Pooja





6. Mrs. Nalini Eknath Kolte Alise
Mrs. Nalini Yashwanth Bharambe.

श्री. नालिनी शिरडे



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED
"THE PURCHASERS"



1. Mr. Juned Shermohmad Shaikh.

Juned Shaikh



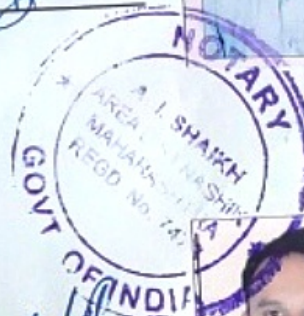
2. Mr. Awez Shermohmad Shaikh.

Awez Shaikh



3. Mr. Shoaib Shermohmad Shaikh.

Shoaib Shaikh



IN PRESENCE OF

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1. Sign [Signature]
Name.: श्री. श्री. शिवशंकर शिंदे
Address.: शिव. 1-202 लॉड. ट. 23
पुणे शहर नगरपालिका

2. Sign _____
Name.: _____
Address.: _____



BEFORE ME
[Signature]
A. I. SHAIKH
Advocate & Notary Govt. of India
R/O Malang Society, Jail Road
Nashik-Road NASHIK