

2390
2329

40.82
x 1.2
Market value (370000)

31500
- 7900

23600
- 151

20960
+ 9900

27960/-

PAD

11.15 x 257. =

Carpet

48.984

Paint

2.98

6.70 x 40.1 =

6.76

58.464

> 27960

16,35,000



Monday, April 13, 2009

4:55:44 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 2343

गावाचे नाव आडगांव

दिनांक 13/04/2009

दस्तऐवजाचा अनुक्रमांक

नसंन3 - 02321 - 2009

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: संदिप कचरु गिते -

नोंदणी फी

:-

8000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)

:-

340.00

एकूण

रु.

8340.00

आपणास हा दस्त अंदाजे 5:09PM ह्या वेळेस मिळेल

दुय्यम निबंधक

नाशिक 3

सह. दुय्यम निबंधक वर्ग-२

नाशिक-३.

बाजार मुल्य: 651000 रु.

मोबदला: 800000 रु.

भरलेले मुद्रांक शुल्क: 22600 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि. जनलक्ष्मी को ऑप बँक लि, नाशिक;

डीडी/घनाकर्ष क्रमांक: 041138; रक्कम: 8000 रु.; दिनांक: 13/04/2009

Received (Original Document)



THE JANALAXMI CO-OP BANK LTD., NASHIK (Scheduled Bank)

No. D-5/STP (V) / C.R. 1043/01/05/1792-95/2008 DT. 17/12/2008

CUSTOMER COPY Sr. No. **580**

Date : 13/04/2009

Deposit Br. Nashik

Pay to 0030 Acct. Stamp Duty

Franching Value	Rs.	₹ 2600.00
Service Charges	Rs.	10.00
Total	Rs.	₹ 2610.00

Name of Stamp Duty Paying Party

संजीव कचर, जिने

मालिक

वस - तुषार कुठकार

DD/Cheque No.

(FOR BANK USE ONLY)

Item No.

Franching Sr. No.

6/555

160936

Office
M.S. Deshmukh

नसत-३
दस्त क्र. (२३२) / २००९
१ - १०

नाम : संजीव कचर जिने
वस : मालिक

संजीव कचर जिने
580

For The Janalaxmi Co-op Bank Ltd. Br. Nashik

Authorized Signature
M.S. Deshmukh

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

READY RECKNER CHART NO. 2.15
RATE RS. 11,600/- PER SQ. MTRS.
CARPET AREA OF FLAT 40.82 SQ. MTRS.
PARKING AREA 11.15 SQ. MTRS.
TERRACE AREA 6.70 SQ. MTRS.
CONSIDERATION RS. 8,00,000/-
MARKET VALUE RS. 6,51,000/-
STAMP RS. 22,600/-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik this 13th day of APRIL 2009



भारत 61555
160936
R.00226001-PB5365
13:53
SPECIAL ADHESIVE
APR 13 2009
INDIA STAMP DUTY MAHARASHTRA

नसिन-३	
दस्त क्र.	२३२१/२००९)
२	१०

BETWEEN

[1] MRS. SAVITA SANJAY SHINDE, Age 34 Years, PAN ATCPS 3251 L [2] MRS. ALKA UTTAM SHINDE, age 36 Years, PAN ATCPS 3250 M, Both Occupation Agriculturist and Business, Both R/o. Adgaon, Taluka and District Nashik, BOTH PARTNERS OF M/S. MATOSHREE CONSTRUCTIONS AND DEVELOPERS, NASHIK, Hereinafter referred to as the "VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, Executors, Administrators, assigns, etc.) of the FIRST PART.

AND

MR. SANDEEP KACHARU GITE, Age 34 Years, Occupation Architect, PAN AFD.P.G. 8492C, R/o. Jatra Hotel, Nandur naka Link Road, Adgaon Shivar, Nashik, hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, Administrators, assigns, etc.) of the OTHER PART.

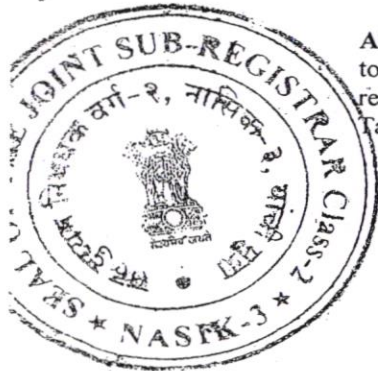
WHEREAS the vendors, hereinafter referred to as the land owners are the absolute & exclusive owners & otherwise is well & sufficiently entitled to all that piece & parcel of the land situated at Nashik, more particularly described in the first schedule written hereunder and hereinafter referred to as the SAID PROPERTY.

AND WHEREAS the vendors have purchased the said property from the previous owners Mr. Maruti Mahadu Mali and Kashinath Maruti Mali by sale deed dated 27-6-2007 which is duly registered at the office of Sub Registrar, Nashik at Sr. No.5378 on 27-6-2007 and accordingly names of the vendors are mutated in the owners column of the record of rights and since then the vendors are in actual possession and enjoyment of the said property as absolute and exclusive owners thereof and the vendor is competent to develop the said property by constructing building thereon and sell the super structure as the vendor may deem fit and proper.

AND WHEREAS the vendor prepared a building plan which is duly sanctioned by the Nashik Municipal Corporation under commencement certificate NO. LND / BP / PANCH/C-1/637 dated 26-12-2008 and as per the building plan the vendor has commenced the construction on the said property and proposes to construct a building, hereinafter referred to as the SAID BUILDING and the vendor intends to obtain the TDR as applicable on the said property and intends to revise the building plan after the TDR is obtained and construct additional floors and construction as may be allowed by the Nashik Municipal Corporation from time to time.

AND WHEREAS the vendor has entered into a standard Agreement with Architect registered with council of Architects and the vendor has appointed a structural engineer for the preparation of the structural design and drawings of the building and the vendor shall accept the professional supervision of the Architects and structural engineer till the completion of the building.

AND WHEREAS the purchaser/s has agreed to purchase and the vendor has agreed to sell the Flat as described in the second schedule written hereunder, hereinafter referred to as the said Flat in RAHUL APARTMENT situated at Village Adgaon, Tal. Dist. Nashik.



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AND WHEREAS the purchaser/s demanded from the Vendor and the vendor has given inspection to the Purchaser/s and delivered the copies of all the documents, Agreements, Plans, Designs and Specifications prepared by the Architect of the vendor and of such documents which are specified under Mah. Ownership Flat (Regulation of promotion of Construction, Sale, Management and Transfer) Act 1963 (Hereinafter referred to as the said act) and rules thereunder, the purchaser/s is satisfied about the same.

AND WHEREAS under section 4 of the Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management & transfer) Act 1963, the vendor is required to execute agreement for sale of the said Flat to the purchaser/s being this present & also to register the said agreement under the registration Act.

NOW THIS AGREEMENT WITNESSETHAS HEREIN AND IT IS AGREED BY AND BETWEEN THE PARTIES THAT :-

(1) The vendor shall construct the said building on the said property in accordance with plans, and specifications approved by Nashik Municipal Corporation which have been seen and approved by the purchaser/s with liberty to the vendor of making such variations and modifications as the vendor may consider necessary or as may be required by Nashik Municipal Corporation and the Purchaser/s shall not raise any objection regarding the variation as may be made by the vendor in the sanctioned building plan from time to time.

(2) The purchaser/s docs hereby agree to purchase from the vendor and the vendor agrees to sell to the purchaser/s a flat as described in the second schedule written hereunder, hereinafter referred to as the said Flat for a total price and consideration of Rs. 8,00,000/- (Rs. Eight Lac only). This amount of consideration includes the proportionate price of common areas, facilities appurtenant to the said Flat. This amount of consideration is fixed with mutual consent and there is no dispute about the same. The purchaser/s agrees to pay to the vendor the amount of the consideration in the following manner:-

Rs. 1,20,000/-	Received before execution of this agreement by Cash
Rs. 6,80,000/-	To be paid within Four month from the date hereof

Rs. 8,00,000/- (Rs. Eight Lac only).

That the payment of the aforesaid instalment on the due dates is the essence of the contract. The vendor is not liable to give any intimation or notice of the instalment becoming due, even oral demand is sufficient.

That this amount of consideration does not include the following expenses which the purchaser/s agrees to pay separately.

Proportionate expenses of installation charges for Water meter & Electric meter etc. The deposit for individual Electric meter, connection shall be paid by the purchaser/s to the vendor. The purchaser/s agrees to pay the proportionate amount towards the MSEB ORC charges and deposit and installation charges as may be required from time to time and as may be demanded by the vendor.



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दस्त.क्र. (२३२) / २००९)	
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- All the expenses of stamp duty, registration fee, legal expenses for this agreement and the final deed of apartment and proportionate expenses for Declaration of Apartment.

(3) Carpet area shall be a clear dimension from unfinished wall to unfinished wall including the balcony and otta. No deductions shall be made for structural members of the building like columns, beams, shafts, skirtings, dados in the rooms, passages, shelves in the walls at floor level shall be considered as full dimensions for carpet area measurement. The built up area of the flat is calculated by adding 25% to the carpet area. The purchaser/s is satisfied about the said conversion.

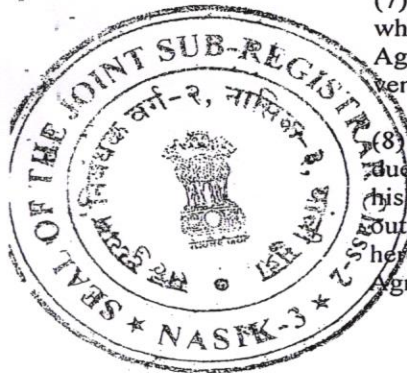
(4) That the aforesaid amount of consideration is based on the market rate of the building material as on the date of this agreement, in case the rates of the building material is escalated then the amount of consideration is liable to be increased by such percentage as may be decided by the vendor and his architects which will be binding on the purchaser/s. In case of any Tax as may be levied by Govt. like Service Tax, VAT, the purchaser/s shall be liable for the same and the vendor shall be liable to recover the same from the purchaser/s.

(5) The vendor hereby declare that Floor space Index available in respect of the said property is 1:1 only & that no part of the said FSI has been utilised by the vendor elsewhere for any purpose whatsoever and in case any FSI as may be remaining or as may be increased due to any change in the municipal rules, the same shall be available to the vendor only and the vendor shall be entitled to consume the said unused FSI and the vendor shall be entitled to construct the additional floors or any additional construction as may be approved by the local authority without disturbing the constructions of the purchaser/s and shall be further entitled to sell the said construction to any third party and the purchaser/s or other purchaser/s in the building shall not object or obstruct the vendor from doing so. That the vendor shall be entitled to use additional FSI by way of TDR on the said property and shall be entitled to construct additional floors as may be sanctioned by Nashik Municipal Corporation so also the vendor shall be entitled to use and consume the residual FSI of the said property elsewhere by way of TDR. The purchaser/s shall not object for utilising the aforesaid TDR by the vendor.

(6) The vendor declare that, the said property is free from encumbrances and charges and that the original owners have clear and marketable title to the said property and the vendor & the land owner has nor subjected the same to any charge and encumbrance.

(7) The purchaser/s agrees to pay to vendor interest at 21% p.a. of all amounts, which become due and payable by purchaser/s to the vendor, under the terms of this Agreement from the date the said amount is payable by the purchaser/s to the vendor.

(8) On the purchaser/s committing default in payment on due date of any amount due and payable by the purchaser/s to the vendor under this Agreement (including his proportionate share of taxes levied by the concerned local authority and other outgoing) or the purchaser/s committing breach of any of the terms and conditions herein contained, the vendor shall be entitled at his own option to terminate this agreement.



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PROVIDED always that the power of termination shall not be exercised by the vendor unless and until the vendor has given to the purchaser/s 15 days prior notice in writing of his intention to terminate this Agreement and of his specific breach or breaches of the terms and conditions of which he intends to terminate this Agreement and in case the purchaser/s commits default in remedying such breach or breaches within such time as mentioned in the notice.

PROVIDED further that upon termination of this Agreement, the vendor shall refund to the purchaser/s the installment of sale price of the Flat which may till then have been paid by the purchaser/s within 3 months and the vendor shall be at liberty to sell and dispose of the Flat to any such person at any such price as the vendor may in his description think fit.

(9) The fixture, fittings and amenities to be provided by the vendor in the said building and Flat are those that are set out in Annexure annexed hereto. In case the purchaser/s needs any additional amenities, the purchaser/s shall pay extra charges towards the same.

(10) The vendor shall give possession of the Flat to purchaser/s within 18 months from the date hereof, on receipt of balance amount of the consideration. Provided that the vendor shall be entitled to reasonable extension for giving delivery of possession within the aforesaid period, if the completion of the building in which flat is to be situated is delayed on account of; -

- Non availability of steel, cement & Other building material, water or electric supply ;
- War, civil commotion or act of god ;
- Any notice, order, rule, notification of Govt. and/or other public notice or competent authority.

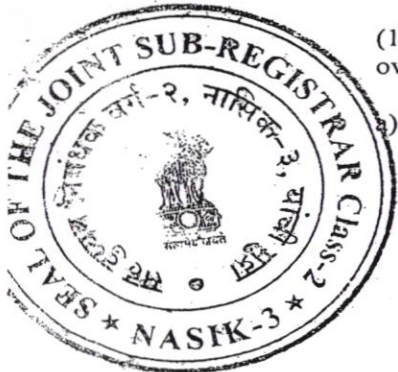
(11) The purchaser/s shall take possession of the Flat within 15 days of vendor giving written notice to the purchaser/s intimating that the said Flat is ready for use and occupation. The purchaser/s shall not insist for the completion certificate for taking possession.

(12) The purchaser/s shall use the Flat or any part thereof or permit the same to be used only for the purpose, it is legally allowed for.

(13) The purchaser/s along with other purchaser/s in the building shall join forming and registration the association of apartment / Co.Op. Housing Society owners to be known by such name as vendor may decide. No objection shall be taken by the purchaser/s of any changes or modifications and/or articles of association as may be required by Registrar of Co-op Societies as the case as the case may be or any other competent Authority.

(14) The purchaser/s/s himself with intention to bring all persons into whose hands over the Flat may come, do hereby covenant with the vendor as follows;

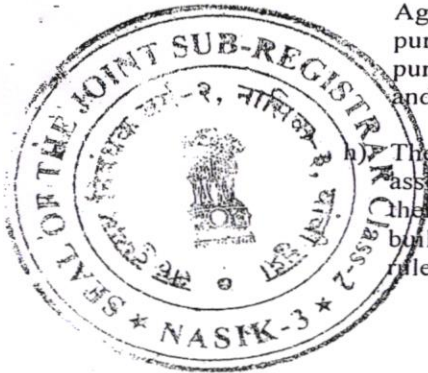
To maintain the Flat at purchaser/s own cost in good and tenantable repairs and conditions from the date possession and shall not do or suffered to be done, anything in or around the building in which the Flat is situated, stair case or



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any passage which may be against rules, regulations and bye laws of concerned local or other authority or change, alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.

- b) Not to store in the Flat any goods which are hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of building in which the Flat is situated, will be caused or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages or upper floors which may damage or likely to damage the stair case, common passage of any other structure of the building, entrance of the building in which the Flat is situated on account of negligence or default of the purchaser/s and the purchaser/s shall be liable for the consequences of the breach.
- c) To carry at his own cost all internal repairs of the said Flat and maintain the same in the same condition, state and order in which it was delivered by the vendor to purchaser/s and shall not do or suffered to be done anything or building in which the Flat is situated or the Flat which may be given the rules and regulations and bye laws of concerned legal authority or other public authority and keep the portion sewer, drain pipes in the Flat, consequences of the breach and in the event of the purchaser/s committing any act in contravention of the above provisions, the purchaser/s shall be responsible for the consequences thereof to the concerned legal authority and/or other public author.
- d) Not to demolish or to cause to be demolished the Flat or any part thereof nor at any time make or cause to be made any addition or alterations of whatever nature in or to the Flat or any part thereof nor any alterations in the elevations & on the colour scheme of the building in which the Flat is situate and appurtenances thereto in good tenantable repair condition.
- e) Not to throw dirt, rubbish, ranges, garbage or refuse or permit the same to be thrown from said flat in compound or any portion of said land and building in which the Flat is situated.
- f) To bear and pay increase in local taxes, water charges, insurance and other such levys, if any which are imposed by concerned local authority on account of change of user of the Flat by the purchaser/s viz. User of any purpose other than for residential purpose.
- g) The purchaser/s shall not without written consent of the vendor, let, sublet, transfer, assign or part with Flat or purchaser/s interest or benefit factor of this Agreement or part with possession of the Flat/shop until all dues by the purchaser/s to the vendor under this Agreement are fully paid and only the purchaser/s had not been guilty of breach of or non observance of any of terms and conditions of this Agreement.
- h) The purchaser/s shall observe and perform all rules and regulations which the association may adopt at its inception and addition, alterations and amenities thereof that may be from time to time, for protection and maintenance of said building and Flat therein and for the observance and performance of building rules, regulations & bye laws for the time being of concerned local authority and



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of Govt. and other public bodies. The purchaser/s shall observe and perform all stipulations and conditions laid down by association, regarding the occupation and use of the Flat in building and shall pay and contribute outgoing in accordance with the terms of this Agreement.

(15) Nothing contained in this Agreement is intended to be nor shall be construed as a grant demise or assignment in law or the said Flat or of said plot and building or any part thereof. The purchaser/s shall have no claim save and except in respect of Flat hereby agreed to be sold to him and all open spaces, terrace, and marginal open space etc. will remain the property of the vendor if not allotted to the purchaser/s. The vendor shall be entitled to transfer the marginal open spaces, stilt, parking places, terrace, adjoining terrace, etc. to anybody on any such terms and conditions as the vendor may deem fit and necessary. That the vendor shall be entitled to allot the adjoining terraces to the Flat purchaser/s and except such Flat purchaser/s nobody shall have any right on the said terrace, so also the vendor shall be entitled to allot the exclusive and absolute right to use and enjoy the ground floor marginal space to the adjoining Flat purchaser/s or such other Flat purchaser/s as the vendor may decide and except such allottee nobody shall claim any right on the said marginal space. The vendor shall be entitled to allot the stilt parking to anybody as he may deem fit. The purchaser/s in the building shall not object and obstruct such allotment by the vendor. That for the sake of knowledge to all the flat purchaser/ss the copy of the plan showing the adjoining terraces, parking spaces, etc. is delivered to the purchaser. As per the approved building plan, separate individual parking is allotted to Flat No.1 and 2 on the ground floor alongwith adjoining marginal space for garden purpose. The stilt parking is available to all the remaining flat owners for joint use with undivided proportionate right. No flat owner shall claim specific parking space for use and occupation.

(16) Any delay tolerated or indulgences shown by promoter in enforcing the terms of this Agreement or any forbearance or giving of time to purchaser/s by vendor shall not be construed as a waiver on the part of vendor or any breach of non compliance of any of terms and conditions of this Agreement by the purchaser/s not shall be made in any manner prejudice the right of the vendor.

(17) The purchaser/s shall present this agreement as well as conveyance at proper registration office within time limit prescribed by registration act and vendor will attend such office and admit the execution thereof.

(18) All notice to be served on purchaser/s as contemplated by this Agreement shall have deemed to have been duly served if sent to purchaser/s by R.P.A.D. / Under certificate of posting at his address specified above.

(19) This agreement shall always be subject to provisions of Mah. Ownership Flats (Regulation of Promotion of Construction, Sale, Management Transfer) Act 1963 and rules made there under or the provisions of Maharashtra Apartment Ownership Act 1970 and Maharashtra Apartment Ownership Rules 1972.

FIRST SCHEDULE OF THE PROPERTY

All that piece and parcel of the property bearing Plot No. 18+19 out of Gat No. 522 total admeasuring 356.92 Sq. Mtrs. situated at Village Adgaon, Taluka and District



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Nashik within Nashik Municipal Corporation within registration district of Nashik and sub registration taluka Nashik jointly boundaries as follows:

On or towards East	:	Colony Road
On or towards West	:	Plot No. 13 and 14
On or towards South	:	Colony Road
On or towards North	:	Plot No. 20

SECOND SCHEDULE OF THE PROPERTY, AGREED TO BE TRANSFERED

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing Flat No. 5 on First floor admeasuring 40.82 Sq. Mtrs. carpet area alongwith the absolute and exclusive right to use, utilize and enjoy the adjoining Terrace area admeasuring 6.70, Sq. Mtrs and undivided common Parking area admeasuring 11.15 Sq. Mtrs. in RAHUL APARTMENT.

ANNEXURE
AMENITIES TO BE PROVIDED IN THE FLAT

- Structure shall be of RCC Frame type.
- Brick Masonary : External 6" brick masonry and internal 4" thick brick masonry work.
- Plastering : External sand plastering work and internal smooth neeru finished plaster work.
- Flooring : All flooring will be done in 24" x 24" plain porceleno Tiles.
- For bath :- Tandoor stone flooring with full high white glazed tiles dado.
- For W.C. :- White glazed tiles flooring with 3' high white glazed tiles dado.
- Electrification :- Electrification will be in casing - capping Patti fittings with necessary points and power points as per standard.
- Doors and windows :- Door - Main door frames will be in pure Malesiya Teakwood and Doors Shutters will be water-proof flush door with oil paints in two coat and all other doors frames will be of cement frames with flush doors.
- W. C. and Bath :- Cement frame.
- Windows :- Windows will be in three track powder coating aluminum sliding windows with green marble sill.
- Kitchen Platform :- 8' Kitchen platform will be of green marble with stainless steel sink, etc.
- Loft :- 1 loft of 1'6" wide in kitchen and one in bedroom.



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- Colouring :- External water proof cement paint in pleasant shade and internal oil bound distemper.
- Common staircase will be provided with tandoor stone on entire steps and mid landing.
- All sanitary and plumbing fittings of economy quality.
- One wash basin will be provided in attached toilet.
- Glazed tiles above kitchen otta upto full height.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED
HEREUNTO ON THIS DAY DATE AND YEAR FIRST MENTIONED
HEREINABOVE.**

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
[1] MRS. SAVITA SANJAY SHINDE

Shinde

[2] MRS. ALKA UTTAM SHINDE
BOTH PARTNERS OF M/S. MATOSHREE
CONSTRUCTIONS AND DEVELOPERS
[VENDOR]

Alka Shinde

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
MR. SANDEEP KACHARU GITE
[PURCHASER]

Gite

WITNESSES:

1. _____ 2. _____

prasad-builder / shinde-adgaon



नक्कल करिता
गां. न. नं. ७, ७अ, व १२

गांव आडगांव
ता. जि. नाशिक

(अंतिम, अंतिम)

भूमापन क्र.मांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
५२२	९९		भोगवटदाराचे नाव (२२०७)	कुळाचे नांव खंड
भू. का. क्रमांकचे स्थानिक नाव	७० नं. ९९		मि. रुनी महाद्व. ठाकी	
लागवडी योग्य क्षेत्र	सख्त मुठे		सविना संजय शिंदे	
	हेक्टर आर		प्रबलका उन्नम शिंदे	
जिरायत	चौरस मिटर			इतर अधिकार
वागायत	१७८ - ४६			एका वटाच्या आले विंगड... अक्याम पुत्र धरवा
भात शेती				रिजल जेड डेव्हलपमेंट अँड विटर्स
एकूण-	१७८ - ४६			तुळे विधान कुटुंबीन बागड व
पो. ख.				मनय मोडकालकर साखळी क्लियर
वर्ग (अ)				करगमा व ज. पु. म. फिडिंग कर
वर्ग (ब)				
एकूण-	१७८ - ४६			
आकार विनशेती- जुडी किंवा विशेष	रूपये	पैसे		
आकार पाण्यावावट-				
एकूण-				

नसन-३
दस्त क्र. (२३२१/२००९)
१० — १७

वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्र									पदांत पिकास निरूपयोगी जमिनीचा तपशील	पाणी पुरवठ्याचे साधन	शेरा	
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकांतल प्रत्येक पिकांचे क्षेत्र			अ मिश्र पिकांचे क्षेत्र						
				मि. पी. संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित				
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नक्कल फी

तलाठी आडगांव
ता. जि. नाशिक



16 FEB 2009

गाव नमुना नऊ
दैनिक पावती पुस्तक

५२२१८०९५ R. V. 19 m.
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महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)

गाव-आडगांव तालुका- नाशिक खाते क्र.

दिनांक ११/११/०८ भोगवटदाराचे/पैसे देणाऱ्या २००८ साधिता संजय शिंदे

एकत्रीकृत जमीन २००९

धकबाकी	चालू वर्ष म्हणजे						स्थानिक उपकर			
	नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत			
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(अक्षरी) रुपये / ति न शर्ताने देणारे / फक्त मिळाले.

तलाठी
आडगांव, ता. जि. नाशिक

नक्कल करिता

गां. नं. ७, ७अ, व १२

गांव आडगांव

ता. जि. नाशिक

(अभिलेख, नाशिक)

भूमापन क्रमांक ५२२/१८	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
भू.का. क्रमांकाचे स्थानिक नाव लागवडी योग्य क्षेत्र	एकूण नं. १८	एकर मुंडे इकर आर चौरस मिटर	भोगवटदाराचे नाव (२०९)	कुळाचे नाव खंड
जिरायत वागायत भात शेती	एकूण- १७८-४६		[मिस्त्री मधकृ माकी] स्विला स्वयं शिंदे अजय, इतम शिंदे	इतर अधिकार (२०४)
पो. ख. र्ग (अ) वर्ग (ब)	एकूण- १७८-४६			एका पत्राच्या अंतर्गत दिनदर्शनी करण्यात येऊ नये
आकार विनशेती- जुडी किंवा विशेष आकार पाण्यावाढत	एकूण- १७८-४६	रूपये पैसे		रिमल केवड देवळपती भेंदुरिदादी तळे विधान संघटिंत बागडव गौतम मोहनबाळसाशाळा विकसन केंद्रावर मा. व. च. क्र. ५७६ जि. नाशिक
				नसन - ३ दस्त क्र. (२३२)/२००९ ११ - १७

गां. नं. क्र. ७ अ				गां. नं. क्र. १२												
वर्ष	जमीन कसणाच्याचे नांव	रीत	हंगाम	पिकारखालील क्षेत्र									पडोत पिकास निरुपयोगी जमिनीचा तपशील		पानी पुरवठ्याचे साधन	शेता
				मिश्र पिकांचे एकूण क्षेत्र	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र				
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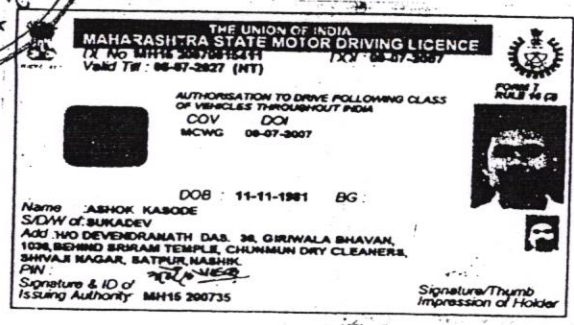
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तलाठी आडगांव
ता. जि. नाशिक



10 FEB / 2009





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NASHIK MUNICIPAL CORPORATION

NO:LND/BPI Panch/G-1/6375

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE :- 26 DEC 2008

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

नसन-३
दस्त क्र. (232) / 2008
१२ — १०

TO, **Sau. Savita Sanjay Shinde & Sau. Alka Uttam Shinde.**
C/o. **Manav Consultant for Er. A. S. Wagh of Nashik.**

Sub - Sanction of Building Permit & Commencement Certificate in Plot No.-- 18+19.
of G. No. 522/18+19 of Adgaon Shiwar.

Ref - Your Application & Plan dated: 24 / 11 /2008 Inward No. C1/BP/446/416.
Case No :- ----

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work / and building permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act, No. LIX of 1949) to erect building for **Residential**.

Purpose as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 29)

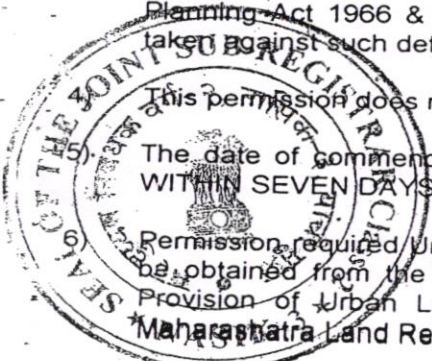
- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.

This permission does not entitles you to develop the land which does not vest in you.

- 5) The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS

- 6) Remission required Under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].

- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.



नसमन-३

दस्त क्र. (232)/2009

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- 8) The building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled. 21)
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. 22)
The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity. 23)
- In case if there is no Municipal drain within 60 meters should be connected to a soakpit to be provided by the owner.
- The size of soak pit should be properly worked out on-the basis of tenements% A pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 11) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the Preservation of Tree Act, 1975.
- 12) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 13) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned. 24
- 14) Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner. 25
26
27
- 15) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and Bombay Provincial Municipal Corporation Act, 1949. 28
29
- 16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony / Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site." 30
- 17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 18) N. A. order No. 239/05 Dated 19 / 11 /2005 submitted with the application.
- 19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.
- 20) A) Rs. 13,650/- is paid for development charges w.r. to the proposed Construction Vide R.No./B.No. 14/320 Dtd:- 15 / 12 /2008.
B) Rs. ---- is paid for development charges w.r. to proposed land development vide R. No./ B.No. ---- Dtd:- ----



नसन-३

दस्तक्र. (232)/2008

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C. C. for Plot No:- 18+19 of G. No. 522/18+19 of Adgaon Shiwar.

- 21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

Sum of Rs. 1000/- Deposited vide B. No. / R.No. 29/1302
Date:- 15 / 12 /2008 As per Order No 137 Dt. 18/03/2003.

- 22) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.

- 23) A) Before commencing the construction on site the owner / developer shall install a "Display Board" on the conspicuous place on site indicating following details.

a) Name and Address of the owner / developer, Architect / Engineer and Contractor.

b) Survey Number / City Survey Number / Ward Number of land under reference alongwith description of its boundaries.

c) Order Number and date of grant of development permission / redevelopment permission issued by the Planning Authority or any other authority.

d) F.S.I. permitted.

e) Number of Residential / Commercial flats with their areas.

f) Address where copies of detailed approved plans shall be available for inspection.

B) A notice in the form of an advertisement, giving all the details mentioned in 23 A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

- 24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

25) Proper arrangement for rain water harvesting should be made at site.

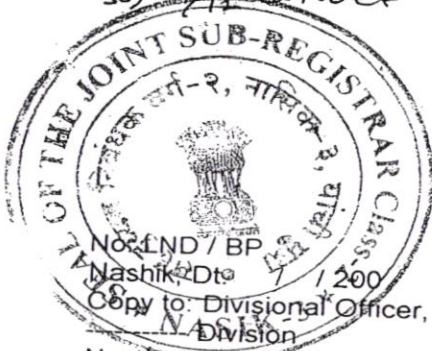
26) Drainage connection charges Rs. 2000/- is paid vide R.No./B.No. 100/0404
Dtd:- 15 / 12 /2008.

27) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

28) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

29) NMC Tax for Vacant plot shall be paid before Completion.

30) ~~7/4 extract~~ as per amalgamation should be produced before completion



Call Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik

Nashik Municipal Corporation, Nashik
mm/2008.

नसम-३

दस्ता क्र. (232)/2009

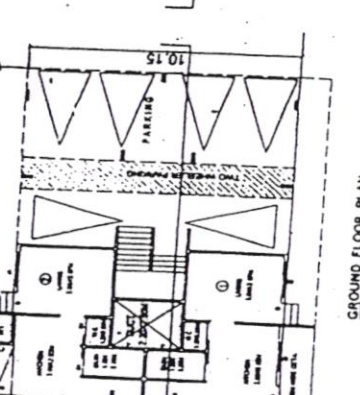
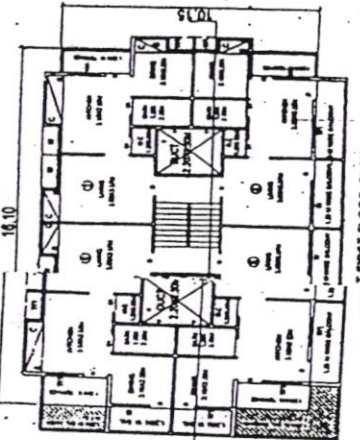
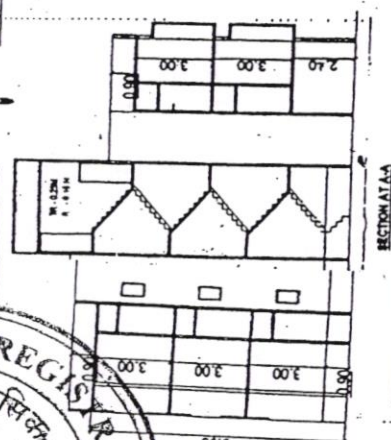
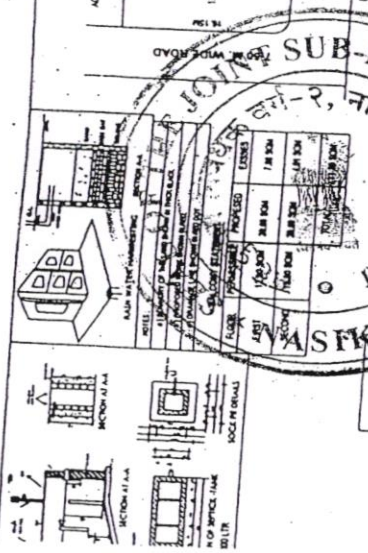
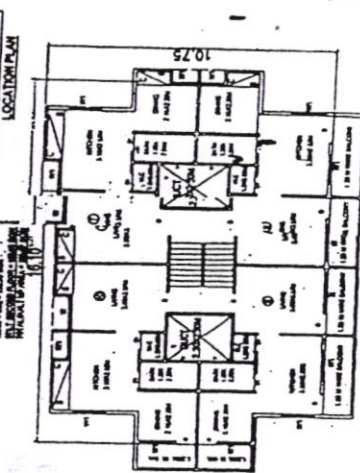
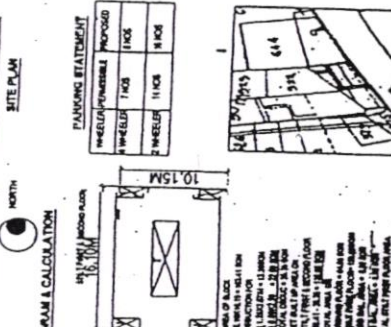
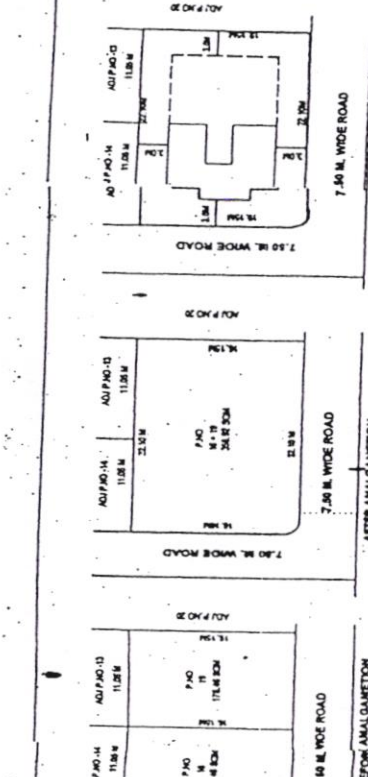
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APPROVED

The Plans submitted in this application are approved for the construction of the building as per the conditions mentioned in the approval order.

Manav Consultant
14, Laxmi Park, New Delhi-110016
Phone: 011-26101111

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MANAV CONSULTANT
14, Laxmi Park, New Delhi-110016
Phone: 011-26101111



13/04/2009

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

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दस्त क्र 2321/2009




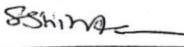


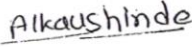


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नाशिक 3

दस्त क्रमांक : 2321/2009

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: संदिप कचरु गिते - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: आडगाव तालुका: नाशिक पिन: - पॅन नम्बर: -	लिहून घेणार वय 34 सही 		
2	नाव: मातोश्री कन्स. अॅन्ड डेव्ह. करीता भागीदार - 1) सविता संजय शिंदे - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: आडगाव तालुका: नाशिक पिन: - र	लिहून देणार वय 34 सही 		
3	नाव: 2) अलका उत्तम शिंदे - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: आडगाव तालुका: नाशिक पिन: - पॅन नम्बर: -	लिहून देणार वय 36 सही 		



दस्तऐवज करुन देणार तथाकथीत [करारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.



दस्त गोषवारा भाग - 2

नसन3

दस्त क्रमांक (2321/2009)

१७/१७

दस्त क्र. [नसन3-2321-20C9] चा गोषवारा
बाजार मुल्य :651000 मोबदला 800000 भरलेले मुद्रांक शुल्क : 22300

पावती क्र.:2343 दिनांक:13/04/2009
पावतीचे वर्णन
नांव: संदिप कचरु गिते - -

दस्त हजर केल्याचा दिनांक :13/04/2009 04:51 PM
नेष्यादनाचा दिनांक : 13/04/2009
दस्त हजर करणा-याची सही :

8000 :नोंदणी फी
340 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

8340: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 13/04/2009 04:51 PM
शिकका क्र. 2 ची वेळ : (फी) 13/04/2009 04:55 PM
शिकका क्र. 3 ची वेळ : (कबुली) 13/04/2009 04:57 PM
शिकका क्र. 4 ची वेळ : (ओळख) 13/04/2009 04:57 PM

दस्त नोंद केल्याचा दिनांक : 13/04/2009 04:57 PM

द. निबंधकाची सही (नेष्यादक वर्ग-२)
सह दुय्यम निष्यादक वर्ग-२
नाशिक -३.

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-गाना व्यक्तीशः ओळखतात
व त्यांची ओळख पटवितात.

1) तुषार नंदकुमार कुलकर्णी - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: नाशिक
तालुका: -
पिन: -

2) संजय दामु शिंदे - - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: आडगाव , नाशिक
तालुका: -
पिन: -



सह. निष्यादक वर्ग-२
नाशिक -३.
सह. निष्यादक वर्ग-२
नाशिक -३.

प्रमाणित करण्यात येते की,
या दस्तामागे एवढ्या ए. ए. पाने
आहेत.

मुद्रांक शुल्क: सवलत 11 मे 2008 पासुन आर्टिकल 25 डी साठी मु.शु. मध्ये
सुट देण्यात आली आहे

सह. निष्यादक वर्ग-२
द. निबंधकाची सही
नाशिक नाशिक -३.

दस्ता क्र. १, क्रमांक
२३.२७ वर नोंदल.
दिनांक १३ मार्च २००९

सह. दुय्यम निष्यादक वर्ग-२
नाशिक -३.

