

नसम-३
दस्त क्र. (५००२०२५)
२०२-५७



- Allottee/s/Purchaser/s the Owner/Promoter shall not be responsible for any defects occurring due to the same.
- 35.6 It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee/s/Purchaser/s, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials use, in the structure built of the **"said premises"**/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.
36. The Purchaser/s hereby agree/s and undertake/s that in case if any payments are required to be made to the Government of Maharashtra or the statutory/ revenue / administrative bodies and authorities under any head or name whatsoever, arising strictly on account of construction of the Buildings or Wings proposed to be constructed on the said property and sale of **"said premises"** to the new purchasers at any point of time either during the work of construction being carried out on the said property or after the juridical and physical possession of the **"said premises"** is handed over by the Owner/ Promoter to the Purchaser/s or otherwise, then in that event, such payments shall be made by **"said premises"** purchasers alone or association of the Purchaser/s. The Owner/ Promoter shall not be called upon to make any payments for the aforesaid purpose or contribute towards the same in any manner whatsoever.
37. The Purchaser/s for himself / herself / itself / themselves and his/her/its/their nominee/s, heirs, executors, administrators and assigns and to the intent that the covenants herein contained shall be binding upon all the persons in whose hands the **"said premises"** shall come, hereby covenant/s with the / Owner/ Promoter as follows: -
- To maintain the **"said premises"** at Purchaser/s' own cost in good tenantable repair and condition from the date of possession of the **"said premises"** are taken or from the date of expiry of a period of 7 (seven) days from the date of the Owner/ Promoter offering possession of the **"said premises"** to the Purchasers, whichever is earlier and shall not do or suffer to be done anything in or to the building or wing in which the **"said premises"** are situated, staircase or any passages which may be against the rule, regulations or bye-laws of concerned local or any other authority or change/alter or make addition in or to the building or wing in which the **"said premises"** are situated and the **"said premises"** itself or any part thereof;
 - Not to store in the **"said premises"** any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the **"said premises"** situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircase, common passages or any other structure of the building in which the **"said premises"** situated, including entrances of the building in which

FFA-3	
फॉर्म	1500 (2021)
26/1/2	



- j) The Purchaser/s shall not let, sub-let, transfer, assign or part with its interest or benefit under this Agreement or part with the possession of the "said premises" until all the dues payable by the Purchaser/s to the Owner/ Promoter under this Agreement are fully paid up.
- k) The Purchaser/s shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Buildings and the "said premises" therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies and the Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the "said premises" in the Building or Wing or Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement:
- l) The Purchaser/s shall allow the Owner/ Promoter and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the "said premises" or any part thereof for the purpose of making, maintaining, repairing, improving, replacing, re-building, cleaning, lighting and keeping in order and good condition the said infrastructural facilities as also services, drains, pipes, cables, water connections, telephone and electric connections, wires, part structures and other conveniences belonging to or serving the "said premises" or the building in which the "said premises" are located and for the purpose of laying down, maintaining, repairing and testing drainage lines, water pipes and electric wires and for similar purposes.
- m) The Purchaser/s shall not do or permit to be done any act or thing which may render or void able any insurance of any "said premises" or any part of the Buildings or cause any increased premium to be payable in respect thereof or which is likely to cause nuisance or annoyance to users and occupiers of the other "said premises" in the Buildings or Wings. However, it is clarified that this does not cast any obligation upon the Owner/ Promoter to insure the building or "said premises" agreed to be sold to the Purchaser/s.
- n) The Purchaser/s shall not do any act or deed which shall be in violation of the terms and conditions attached to the various sanctions/approvals/NOCs etc. set out in the recitals hereinabove:
- o) The Purchaser hereby expressly agrees that all obligations on the part of Purchaser shall be complied with Purchaser as may be required by the Owner/ Promoter and Owner/ Promoter shall be entitled to call upon the Purchaser to comply with the same and/or rectify or take any action in respect thereof. Nothing contained in these Presents is intended to be nor shall be construed to be a grant, demise or assignment in law of the "said premises" or of the said property, hereditaments and "said premises" or any part thereof or of the Buildings or Wings thereon or any part thereof.

77-1-3

प्लान (१०० ० १२०११)



24-4-6

38.

- a. The Purchaser/s hereby agree/s and undertake/s that in case if any payments are required to be made to the Government of Maharashtra or the statutory/ revenue / administrative bodies and authorities under any head or name whatsoever, arising on account of construction of the Buildings or Wings proposed to be strictly on account of construction of the "said premises" to the new constructed on the said property and sale of "said premises" being purchasers at any point of time either during the work of construction being carried out on the "said premises" or after the juridical and physical possession of the "said premises" is handed over by the Owner/ Promoter to the Purchaser/s or otherwise, then in that event, such payments shall be made by the "said premises" purchasers alone. The Owner/ Promoter shall not be called upon to make any payments for the aforesaid purpose or contribute towards the same in any manner whatsoever.
- b. The Purchaser/s shall carry all interior and other works with due care and caution and take proper care of the "said premises". Provided further that notwithstanding any provisions regarding the liability of the Owner/ Promoter about any structural defect in "said premises" or building or wing or any account of workmanship, quality or provision of service, the Owner/ Promoter shall be ceased to be liable in respect thereof for all acts arising out of or related to the works carried out by the Purchaser/s or arising due to failure on the part of Purchaser/s to take proper care. Provided further that the liability of the Owner/ Promoter regarding structure or workmanship shall cease on any change or alteration in the original is made or disturbed by the Purchaser/s.
39. The Purchaser/s hereby agree/s and undertake/s to indemnify and keep indemnified the Owner/ Promoter and the association from and against any loss, damage, inconvenience, disturbance, litigation, that they may suffer or be put to by reason of the Purchaser/s committing a breach of any of the terms and conditions set out in this Agreement and/or in the bye-laws of the said Society and/or any applicable laws, rules and regulations.
40. The Purchaser/s for himself / herself / itself / themselves and his/her/its/their nominee/s, heirs, executors, administrators and assigns and to the intent that the covenants herein contained shall be binding upon all the persons in whose hands the "said premises" shall come, hereby covenant/s as follows: -
- 1 The Purchaser/s shall maintain at his/her/their own costs the "said premises" agreed to be purchased by him/her/them from the date of possession of the "said premises" are taken or from the date of expiry of a period of 15 (Fifteen) days from the date of the Owner/ Promoter offering possession of the "said premises" to the Purchaser/s and shall abide by all bye-laws, rules and regulations of the Government, Local Bodies and Authorities, Electricity Supply Company, the Co-operative Society (as the case may be) and shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.

FFM-3	फॉर्म 3
4502/2021	२०२१-२२



- II The Purchaser/s shall after obtaining the possession of the "said premises" and in the event of any amount becoming payable by way of levy or premium to the Concerned Local Authority or to the State Government or any amount becoming payable by way of betterment charges or development levies or any other payment of a similar nature in respect of the "said premises", the same shall be reimbursed by the Purchaser/s to the Owner/ Promoter in the proportion of the area of the "said premises".
- III The Purchaser/s shall on demand, deposit with the Owner/ Promoter his/her/their proportionate share towards the installation of water meter and electric meter and/or any other charges/deposit to be paid by the Owner/ Promoter to the Local Authority or Body concerned and/or to any other Concerned Authority;
- IV The Purchaser/s shall make the payments of instalment of purchase price, as herein in this Agreement stipulated on time to the Owner/ Promoter and all other amounts payable to the Owner/ Promoter in time. In the event of the Purchaser/s making any default in payment of the purchase price installments to the Owner/ Promoter and/or his/her/their share in taxes, maintenance, deposits and other outgoings regularly as agreed to herein by him/her/them, to the Owner/ Promoter, the Owner/ Promoter will have right to terminate his Agreement or seek specific performance against the Purchaser/s for recovering the same.
- V After the possession of the "said premises" is handed over to the Purchaser/s if any additions or alterations in or about or relating to the Buildings are required to be carried out by the Government, Local Authority or any other Statutory Authority, the same shall be carried out of various "said premises" in the Buildings or Wings at purchasers own costs and the Owner/ Promoter shall not be in any manner liable or responsible for the same.
- VI The Promoter/s will pay all stamp duty and registration charges on this Agreement and the purchaser will lodge this Agreement for Registration with Sub-Registrar of Assurances and Owner/ Promoter will attend the Sub-Registrar and admit execution thereof after the Purchaser/s informs them of the number under which it is lodged for Registration by the Purchaser/s.
- VII The Deed of Conveyance and other documents for transferring the title in favour of the said association or in respect of the said property on which the Buildings is constructed (subject to the right of way as provided hereinabove) and the Buildings shall be prepared by Owner/ Promoter Advocates and Solicitors and the same will contain such Covenant and conditions as the Owner/ Promoter shall think reasonable and necessary having regard to the development of the said Property. All the expenses incidental to the Deed of Conveyance including stamp duty and registration charges will be borne by the proposed Society/ Apartment Association or the Purchaser/s in his/ their/ her proportion.
41. All payments, which are to be made under this Agreement, shall be made/effectcd by Account Payee Cheques drawn in favor of the Owner/ Promoter, and no payments made otherwise than as aforesaid, shall be valid or binding upon the Owner/ Promoter. Further, no receipts for any payments shall be valid or binding unless it is issued by the Owner/ Promoter on their printed letterhead/receipt form and duly signed.

THE UNIVERSITY OF CHICAGO



THE UNIVERSITY OF CHICAGO
OFFICE OF THE PRESIDENT
5500 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637
TEL: 773/936-3000
WWW.CHICAGO.EDU

THE UNIVERSITY OF CHICAGO
OFFICE OF THE PRESIDENT
5500 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637
TEL: 773/936-3000
WWW.CHICAGO.EDU

नशिक-३

फ्लॉट नं. ५४०२ (१०२५)

२०-५६



42. The Owner/ Promoter shall be entitled to alter the terms and conditions of the Agreement relating to the unsold Flat in the Buildings of which the "said premises" form part and the Purchaser/s shall have no right to object to the same.

43. The Promoters declares that the title of the said property is free clear marketable and free from encumbrances, and there are no encumbrances such as –

- i) The said property is not subjected to any kind of encumbrances including gifts, lien, will, annuity, easements, licenses, tenancy, mortgage, agreement to sale etc. (except for the project loan if availed by the Promoters for the project. The Promoters will have to obtain no objection certificate from the said bank for the sale of the "said premises" in case of project loan). As on today there is no project loan availed by the Promoter.
- ii) The said property is not offered as surety or security.
- iii) The said property is not acquired, reserved or requisitioned nor is any notice of such proceedings issued or initiated till today.
- iv) The said property is not subjected to court litigation.
- v) That there are no prohibitory orders, injunction orders issued restraining the transaction.
- vi) That the title of the said property is clear marketable and free from encumbrance.

44. The Allottee(s)/s has also verified the title of the said property and is fully satisfied about the title of the property being free, clear and marketable. The Allottee(s)/s does hereby admit that all the necessary details as to the said property are verified by him/them and further accepts that all the details are disclosed to him/ them by the Promoters and after due verification the Allottee(s)/s has/have decided to purchase the said apartment. The Allottee(s)/s has/have no doubt about the title.

45. The Promoter/s has/have made it clear to the Allottee(s)/s that unless and until the necessary completion/occupancy certificate is obtained from the local authority i.e. Nashik Municipal Corporation Nashik, the Allottee(s)/s will not be entitled to occupy the said "said premises".

46. The Promoters expect to complete the construction of the project within the time frame mentioned in Maha RERA. If the construction is not obstructed or held up for any reason. The promoter expects the delivery of possession of the said premises before the date of completion as mentioned herein above to and in favor of the purchaser. The possession shall be against payment of all amenities of construction expenses, out goings payments, including Rs. 1,07,000/- for maintenance deposit. The possession shall be delivered on obtaining completion certificate from Nashik Municipal Corporation Nashik. The amount to be deposited for maintenance of common areas of the project presently calculated /

१११-३	१११-३
१११-३	१११-३



fixed at Rs. 1,07,000/- subject to additional demand as necessary, if the corpus of the amount become insufficient for maintenance of the facilities, shall be payable in the name of Association / Society. One Time Maintenance referred in this Agreement shall be understood as maintenance for One Time Maintenance for lift and other Common allied building activities.

The amount of Monthly Maintenance (in addition to the onetime maintenance as stated herein above) will be calculated/ attracted according to the total carpet area + terrace / balcony area of the unit @ Rs. 2,00/- per Sq. Ft. (Approximately) according to the undivided share in common area/ amenities. And the amount of maintenance is payable to the Allotee/Purchaser's to the Promoters/Society/Associates of Apartment separately.

That the amount of maintenance as stated herein before (i.e. One Time Maintenance & / or Monthly Maintenance) shall be in respect of maintenance of the Association, Building and Common Amenities, it has no way concern with the Promoters.

47. The Promoters will form an Apartment Association or Society.

48. The Promoters shall take care of items of common maintenance till the society is formed or an Apartment is formed and declared and the office bearers are in control of the matters related to the day to day activities of the said society/ Apartment / Association of Persons. The items of common maintenance are provided in Schedule. The apartment holders are obliged to pay and incur expenses for common items without fail.

Maintenance will not be collected for unsold units. If the unit is sold & Allotee (s)/s is/are not staying still it is mandatory for him/her/them to pay his outgoings for the same.

49. The Allotee (s) shall use the "said premises" for the residential purpose only for which the plan is sanctioned.

50. The Allotee(s) along with the other Allotee (s) of the constructed "said premises" shall join for formation and registration of the Apartment Association. The Allotee (s) shall sign all the applications, affidavits, forms, declarations and shall accept all the rules and Bye-Laws. The Allotee (s) shall sign all the said documents within 8 days from the demand thereof. The Allotee (s) shall not at any time raise any objections about the same. If the Allotee (s) fails to sign the agreements immediately, then it will amount to breach of this agreement and the Promoters have right to terminate the agreement. It is made clear that the Allotee(s) shall not get the "said premises" separated or partitioned nor shall get his share separated in the said property.

amount of Monthly Maintenance (in addition to the onetime maintenance as mentioned herein above) will be calculated/ attracted according to the total carpet area of the unit @ Rs. 2,00/- per Sq. Ft. (Approximately) to the undivided share in common area/ amenities. And the amount of maintenance is payable to the Allottee/Purchaser's to the promoters/Society/Associates of Apartment separately.

the amount of maintenance as stated herein before (i.e. One Time Maintenance & / or Monthly Maintenance) shall be in respect of the Association of the Association, Building and Common Amenities, it has no concern with the Promoters.

Promoters will form an Apartment Association or Society.

Promoters shall take care of items of common maintenance till the society is formed or an Apartment is formed and declared and the office bearers are in place. All the matters related to the day to day activities of the said society/ Association / Association of Persons. The items of common maintenance are mentioned in Schedule. The apartment holders are obliged to pay and incur expenses for common items without fail.

Maintenance will not be collected for unsold units. If the unit is sold & the allottee (s) takes over staying still it is mandatory for him/her/them to pay his share for the same.

Allottee (s) shall use the "sold premises" for the residential purpose only for the plan is sanctioned.

Allottee (s) along with the other Allottee (s) of the constructed "sold premises" shall join for formation and registration of the Apartment Association. Allottee (s) shall sign all the applications, affidavits, forms, declarations and consent to all the rules and Bye-Laws. The Allottee (s) shall sign all the bills within 8 days from the demand thereof. The Allottee (s) shall

HHH-3	
श्री 51	प्लॉट 12/27/1
अ. 52	



777-3	
श्री 1 (1/20/1021)	
20-11-16	



51. The Allottee (s) may obtain loan facility from financial institute for the payment of consideration amount. The loan taken by Promoters shall not prohibit the Allottee (s) from taking his/ her/ their individual loan for purchase of "**said premises**" and the Promoters shall provide necessary No Objection Certificate to the financial institution for grant of loan to the Allottee(s) by the financial institute of the choice of the Allottee (s). The Promoters shall provide all the necessary documents to the Allottee (s) for availing the said loan facility.
- It is further agreed by the Allottee (s) that whole of the payment as contemplated herein shall be made by the Allottee (s) to the Promoters, towards consideration money and other charges as per this Agreement and Owner/ Promoter shall have lien for unpaid amount on the "**said premises**".
52. The Allottee (s)/s is/are not entitled to get partition of the said property i.e. the plot upon which the building is constructed.
53. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Apartment or of the said plot and building or any part thereof. The Allottee (s)/s shall have no claim save and except in respect of the "**said premises**" hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc., will remain the property of the Promoters until the said land and Building is transferred to the Apartment association as hereinabove mentioned.
54. That the Stamp Duty and Registration charges in respect of the Present Agreement shall be borne by the Owner/Promoters.
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:-

११११-३	१००१२०३४
१०	११६



PROMOTERS / OWNERS

Promoter name -

M/S. JSM ENTERPRISES, A Partnership

Firm,

Through its Partners

1. MR. SACHIN SUMATILAL SHAH

2. MR. VINOD KANAYALAL MANWANI

Fourth Floor, Archit Leon, Patil Lane No. 3,

Opp. Big Bazar, College Road, Nashik -422005.

(Promoter Address) -

Notified Email ID: -

architgroup@gmail.com

ALOTTEES / PURCHASERS

Name of Allottee

1. MR. YADNESH RAMESH ZAWAR

2. MRS. MEENAKSHI YADNESH ZAWAR

Both Add- B -11, New Ushakiran Society,

Opp. Vasant Market, Canada Corner, Nashik

Notified Email ID:

yadnesh.zawar@sbi.co.in

3. 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/ phase/ project as and when they require to do so for carrying out further development and the construction of entire project.

4. 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, boardings, 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.

5. 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.

6. This is not a works contract. The Promoters are not a contractor appointed by the Allottee (s)/s.

INCOME TAX DEPARTMENT

Receipt

क्रमांक	१११-३
दिनांक	१२/०६/२०१७
स्थान	अहमदाबाद



PROMOTERS / OWNERS Promoter Name

क्रमांक	१११-३
दिनांक	१२/०६/२०१७
स्थान	अहमदाबाद



(Promoter Address) -

Notified Email ID: -

M/S. JSM ENTERPRISES, A Partnership
Firm,
Through its Partners
1. **M/S. SACHIN SUMATLAL SHAH**
Fourth Floor, Archbi Leon, Paldi Lane No. 3,
Opp. Big Bazar, College Road, Nashik - 422005.
archbiLeon@gmail.com

ALOTTEES / PURCHASERS
Name of Allottee

1. **MR. YADNESH RAMESH ZAWAR**
Both Add- B-11, New Ushiktran Society,
Opp. Vasani Market, Camala Corner, Nashik
2. **MRS. MEENAKSHI YADNESH ZAWAR**
Opp. Vasani Market, Camala Corner, Nashik

Notified Email ID:

yadneshzawar@shisala.in

Allottee (s)'s consents and authorizes the promoters to utilize and take access marginal open areas of the building or wing or project and take access existing water, electricity, sewage and drainage lines and other connections the said building/ phase/ project as and when they require to do so for **use out further development and the construction of entire project.**

It is hereby made clear that the furniture layout, colour scheme, specifications, literature, boardings, trees, lawns, garden etc. shown in the pamphlets, advertisement and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement.

The promoters shall always be subject to the provisions of the Maharashtra Ownership Act (Mah. Act No. XV of 1971) and the rules made there under.

The promoters are bound by the terms and conditions of the contract.

श्री श्री रमेश लाल शर्मा
39-47



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

All that piece and parcel of N.A land area adm. 1658.43 Sq. Mtrs., bearing Plot No. 4/5/1 total area adm. 2648.43 Sq. Mtrs. out of S. No. 62/1/72/1, Plot No. 4/5/1, the property situated at Anandwalli, Tal & Dist. Nashik, within the limits of Nashik Municipal Corporation, Within the local limits of the Nashik Municipal Corporation Nashik, and bounded as follows -

East - area out of the said Plot owned by Mr. Ashok Fakirao Sope.
West - 12 Mtrs. Wide Road
South - Adjacent Gangapur Road.
North - Adj. S. No. 72/1 and 65/1/1A and 65/1/1B out of

sanctioned Lay-out plan.

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

SCHEDULE-II

The Flat in ongoing scheme/project known as "ASHOK TOWER" having Flat No. 304 on Third Floor, Carpet Area admeasuring 118.80 Sq. Mtrs. Balcony Area 13.25 Sq. Mtrs. constructed / to be constructed in the building of the project called "ASHOK TOWER". The same is bounded as shown below: -

East : By Common Staircase & Lobby
West : By Side Margin
South : By Common Passage & Flat No 303
North : By Side Margin

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 disemper of Asian makes with two coats of putti.
5. M. S. grill for windows with powder coated Aluminium windows with mosquito net.
6. Lift.

१११-३	१११-३
१११-३	१११-३



7. Double Basement car parking facility 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 mound 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 toilets.
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.
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.



THE TAX DEPARTMENT

2024-25



✓ Wooden glasswork on the parking facility per the
✓ as per common staircase with Kota stone finish & green marble/diamond
✓ tiles in handings

✓ Shower parking with granite counter

✓ Acoustic/insulation wall with M.S. gate & security cabin

✓ Main door of wooden flush door with glass around having metal hardware

✓ fittings

✓ other rooms with wooden flush door with emulsion paint having Aluminium
✓ hardware fittings

✓ Shower pan will have Vertical tiles

✓ All walls in the wall have 6kx6k up to 7' height with good quality glaze tiles

✓ Tiles flooring will be of ceramic tiles

✓ All roller will have shower & mixer

✓ Wash hand basin in all rollers

✓ Kitchen wall have 6" length granite cotta with stainless steel sink

✓ Drinking water & inverted water connection in kitchen sink with One additional
✓ connection for water filter

✓ Separate under-ground & separate overhead water tanks for washing, drinking &
✓ cooking purpose

✓ Attached terrace will have ceramic flooring

✓ Electrification will be with concealed switchboard

✓ Cable & telephone point in living room

✓ Drainage line connected to NMC sewerage line through septic tank

✓ Recreational Floor with Kids Pool, Gym, Café Area, Steam and Sauna, Jacuzzi,

✓ Multipurpose Community hall and other Facilities

✓ Video Doorbell

✓ Lower ground floor lobby

✓ Children's play area

✓ Garbage Chute

✓ Intercom

✓ CCTV Monitoring system for common area

✓ Aerobic Area

✓ Indoor Games

✓ Senior Citizen sitting area on terrace

✓ Gathering Space

SCHEDULE-IV

COMMON MAINTENANCE TO BE PAID BY THE OCCUPANTS

IN THE BUILDING:-

✓ Lift, escalator, and staircase etc. of the main structure

1000-3

श्री श्री (2021)



5. The cost of maintenance of lifts, lifts and service charges; 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 HERETO SET AND SUBSCRIBED THEIR HANDS AND SEALS ON THE DAY, MONTH AND YEAR HEREINABOVE MENTIONED.

**SIGNED DEALER AND DELIVERED
BY THE WITHIN NAMED THE OWNER / PROMOTERS / DEVELOPERS
M/S. JSM ENTERPRISES, A PARTNERSHIP FIRM,
THROUGH ITS PARTNERS-**



1. **MR. SACHIN SUMATLAL SHAH**

PROMOTER



2. **MR. VINOD KANAYLAL MANWANI**

PROMOTER

FRF-3	
36-48	27/01/2024



SIGNED SEALED & DELIVERED BY
THE WITHIN NAMED ALLOTTEE



1. MR. YADNESH RAMESH ZAWAR



[Signature]
ALLOTTEE



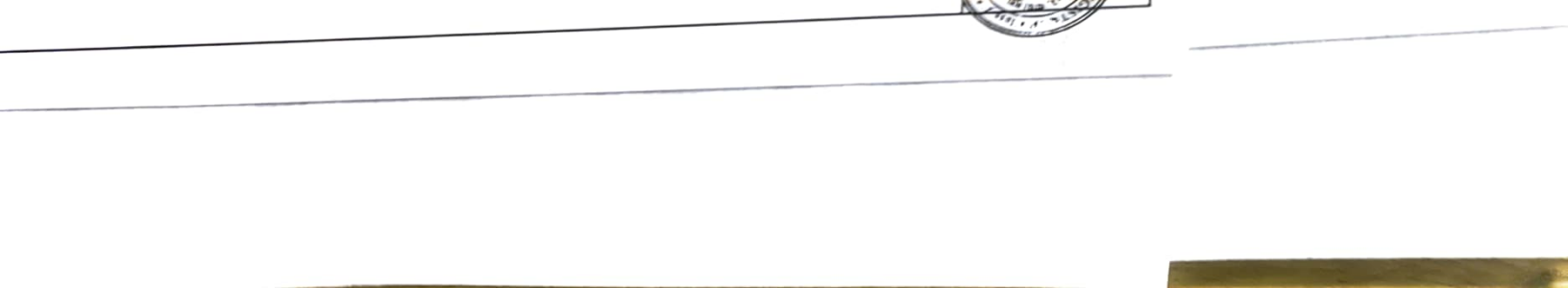
2. MRS. MEENAKSHI YADNESH ZAWAR



[Signature]
ALLOTTEE

IN THE PRESENCE OF WITNESSES

1. *[Signature]*
[Nishant K. Dargare] 0-0-0-0
2. *[Signature]*
(Bhanu Kumar D. Baiskary)



37-576



CONSENT LETTER BY THE ALLOTTEE

I, the Allottee herein, do hereby accord my irrevocable consent for the Promoter to effect any changes, revisions, renewals, alterations, modifications, additions et cetera in the layout of the said Project Land as shown in proposed Layout Plan Annexed hereto at Annexure- C2 and/or building and/or structures on the said Project land.

I, Allottee herein, further accord my "no objection" for the Nashik Municipal Corporation I to accordingly pass such layout/s or plans, as may be submitted by the Promoter.

However, the construction of the said Apartment agreed to be purchased by me shall not be adversely affected (Allotment/s)

APARTMENT FLAT NO. 304, THIRD FLOOR, "ASHOK TOWER"


AGREEMENT FOR SALE
// BETWEEN //

**SIGNED SEALED & DELIVERED BY
THE WITHIN NAMED ALLOTTEE**

1. MR. YADNESH RAMESH ZAWAR


ALLOTTEE

2. MRS. MEENAKSHI YADNESH ZAWAR


ALLOTTEE



INFORMATION DEPARTMENT
1-800-832-8343

[The following text is extremely blurry and illegible, appearing as a series of horizontal lines.]



INCOME TAX DEPARTMENT

Challan Receipt

727176
 4800
 94-42



e-Filing Anytime Anywhere
 From the Department, Government of India

PAN	:	AAPZ7689L
Name	:	YADNESH RAMESH ZAWAR
Assessment Year	:	2025-26
Financial Year	:	2024-25
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 1,05,000
Amount (in words)	:	Rupees One Lakh Five Thousand Only
CIN	:	Z4053000072730HDFC
Acknowledgment Number	:	AL03423350
Mode of Payment	:	Net Banking
Bank Name	:	HDFC Bank
Bank Reference Number	:	K02415118964612
Date of Deposit	:	30-May-2024
BSR code	:	0510002
Challan No	:	10858
Tender Date	:	30/05/2024

Tax Deposit Details (Amount in ₹)

Amount on which TDS to be deducted		₹ 1,05,00,000
TDS Amount		₹ 1,05,000
A	Basic Tax	₹ 1,05,000
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
Total (A+B+C)		₹ 1,05,000
Total (in Words)		Rupees One Lakh Five Thousand Only

Thanks for being a committed taxpayer!
 Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:

- Time Saver
- Paper Save Environment
- Instant Easy Access

Quick and Seamless

हरी पत्रिका - 3
110002/2024
3-1-2024



Nashik Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2024/APLU/05782
Proposal Code : NMCB-24-ENTRY-30395

Building Proposal Number - 2533119
Date : 07/05/2024

Building Name :	Floor :
ASHOK TOWER(Mixed)	LOWER GROUND FLOOR(0.00 Sq m),BASEMENT FLOOR(0.00 Sq m),GROUND FLOOR(0.00 Sq m),1ST FLOOR(0.00 Sq m),SERVICE FLOOR(0.00 Sq m),2ND FLOOR(703.98 Sq m),3RD FLOOR(703.98 Sq m),4TH FLOOR(703.98 Sq m),5TH FLOOR(703.98 Sq m),6TH FLOOR(703.98 Sq m),7TH FLOOR(703.98 Sq m),8TH FLOOR(703.98 Sq m),9TH FLOOR(703.98 Sq m),10TH FLOOR(703.98 Sq m),11TH FLOOR(703.98 Sq m),12TH FLOOR(703.98 Sq m),RECREATIONAL FLOOR(0.00 Sq m)

To,
I/Ms. J.s.m enterprises Partnership Firm, VIVEK VINAY Jaykhekar,
P NO 4+5+1, S.NO 621+721, ANANDWALI SHIVAR, NASHIK.
I/ VIVEK Jaykhekar (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in, of building / part building No / Name ASHOK TOWER(Mixed) Plot No 4+5+1, Final Plot No , City Survey No./Survey No./Khasra No./ Gut No. 621+721, Village Name/Local ANANDWALI, Sector No. , completed under the supervision of Architect, License No CA/1939/16356 as per approved plan vide Permission No. LND/BP/A/12/10/2021 Date 26/03/2021 may be occupied on the following conditions:

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system. (If applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal. (If applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No LND/BP/A/12/10/2021 Date 26/03/2021

Signature valid

Digitaly signed by PRAKASH K. A. PATIL
Name: 2024.03.07 11:43:18
Location: Nashik
Approved Name: PRAKASH K. A. PATIL
Application Number: 2533119
Certificate Number: 2533119
Certificate Name: 11NASH/2024/MLAO/08728

Yours faithfully,
Executive Engineer,

Nashik Municipal Corporation,



Scan QR code for verification of authenticity.

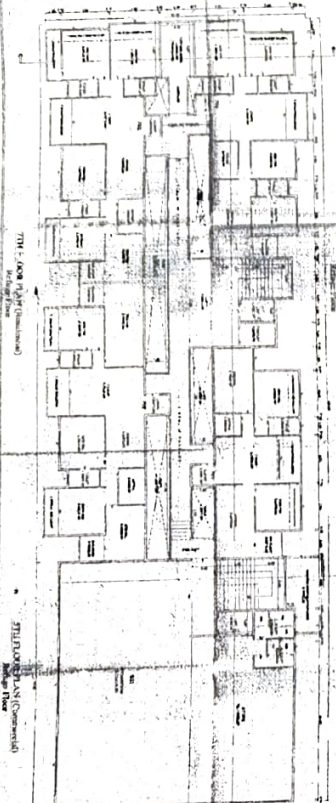
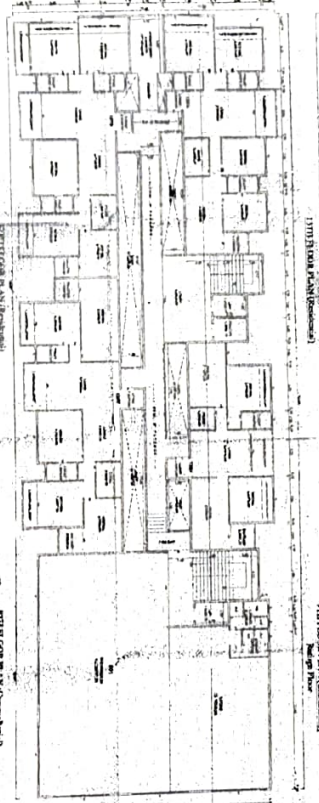
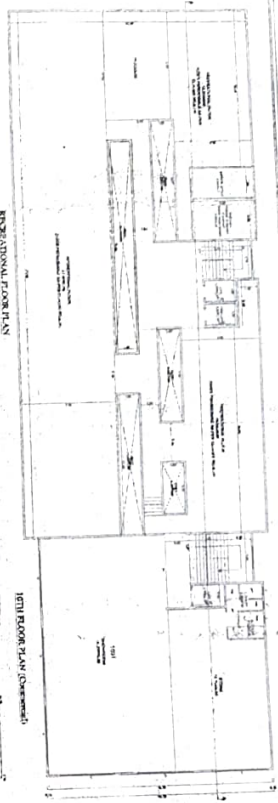


Scan QR code for Building Details.

फरफ-3
 फरफ-1 (1980-1981)
 30-5/6



REGISTERED COMMERCIAL PLAN IDENTIFIED IN
 THE NATIONAL BUILDING PLAN DRAWING
 NUMBER 11-77-127 (ANZ/2012) DRAWN
 BY ARCHT. CHITRA KUMARI SHARMA AND
 CIVIL ENGR. SURESH KANTHARAJAN
 WITH 1:500 APPROVED AUTHENTICATED DRAWING
 NUMBER OF APPROVAL OF PLAN: _____
APPROVED
 Sub-Registrar
 Masikri



ARCHT. CHITRA KUMARI SHARMA
 CIVIL ENGR. SURESH KANTHARAJAN
 11-77-127 (ANZ/2012)
 30-5/6
 12/11/2012

200-478
 2021 year (2022)
 111-3



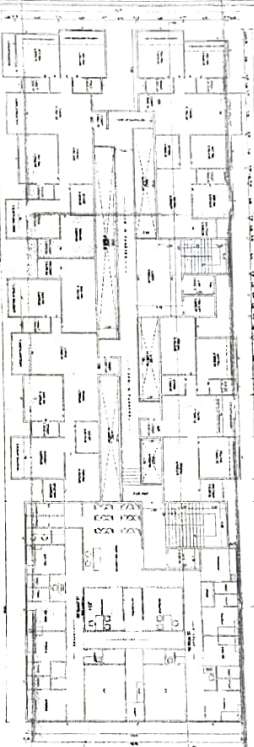
PROJECT COMMERCIAL CAN BE INSTALLED
 IN ORDER TO BE INSTALLED AND 1-1-1
 AT THE END OF THE ROAD SERVICE
 FOR THE DEVELOPMENT OF THE PROJECT AND
 FOR THE DEVELOPMENT OF THE PROJECT AND 1-1-1

APPROVED
 [Signature]
 [Signature]
 [Signature]



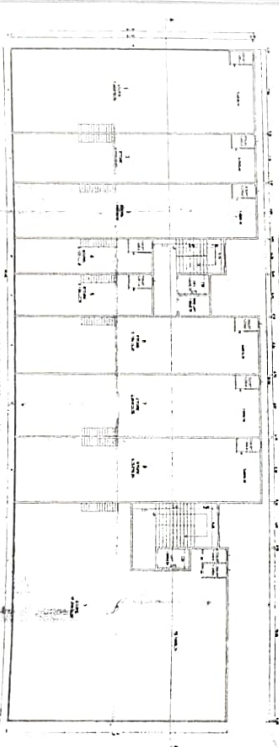
1st FLOOR PLAN (Commercial)

1st FLOOR PLAN (Commercial)

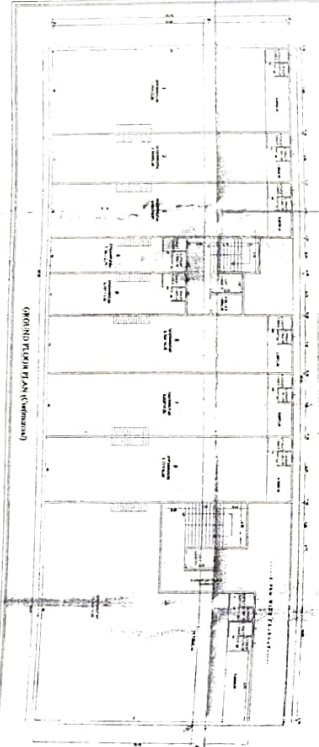


2nd FLOOR PLAN (Residential)

2nd FLOOR PLAN (Residential)



3rd FLOOR PLAN (Commercial)



4th FLOOR PLAN (Commercial)

APPROVED
 [Signature]
 [Signature]
 [Signature]



पल्ल-३
प्लॉट नं. 1
प्लॉट नं. 2/1024
२०२१-२२



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51600029425
Project: ASHOK TOWER , Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 4 PLUS 5 PLUS 1 S NO 62/1 PLUS 72/1 OF ANANDWALLI SHIVAR at Anandwadi, Nashik, Nashik, 422005.
72/1 OF ANANDWALLI SHIVAR at Anandwadi, Nashik, Nashik, 422005.
72/1 OF ANANDWALLI SHIVAR at Anandwadi, Nashik, Nashik, 422005.

1. Jsm Enterprises having its registered office / principal place of business at *Tehsil: Nashik, District: Nashik, Pin: 422005.*
2. This registration is granted subject to the following conditions, namely:
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
- OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- o The Registration shall be valid for a period commencing from 29/05/2021 and ending with 31/03/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- o That the promoter shall take all the pending approvals from the competent authorities
- o That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasudha Mahanand Prabh
(Secretary, Maharashtra)
Date: 29-05-2021 11:23:36

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 29/05/2021
Place: Mumbai