

340/5409

पावती

Original/Duplicate

Thursday, May 30, 2024

नोंदणी क्र.: 39म

4:51 PM

Regn.: 39M

पावती क्र.: 6722 दिनांक: 30/05/2024

मात्राचे नाव: आनंदवल्ली
 दस्तऐवजाचा अनुक्रमांक: नसव3-5409-2024
 दस्तऐवजाचा प्रकार: ऑनलाईन ट्रेड सेल
 मादर करणाऱ्याचे नाव: यजेश रमेश शवर

नोंदणी फी रु. 30000.00
 दस्त हाताळणी फी रु. 1100.00
 पृष्ठांची संख्या: 55

एकूण: रु. 31100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
 5:10 PM ह्या वेळेस मिळेल.

Joint Sub-Registration
 सह. मुख्य निबंधक कार्यालय
 जयशंकर-२

बाजार मूल्य: रु. 7553300/-
 मोबदला रु. 10500000/-
 भरलेले मुद्रांक शुल्क: रु. 630000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1100/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524309710040 दिनांक: 30/05/2024
 वेवेचे नाव व पत्ता:
 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002787869202425P दिनांक: 30/05/2024
 वेवेचे नाव व पत्ता:

गुळ दस्त परत केला
 व सही घेतली.



CHALLAN
MTR Form Number-6



GRN	MH002787869202425P	BARCODE	[Barcode]		Date	30/05/2024-12:16:56	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(if Applicable)	AAPFJ3817R						
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name	JSM ENTERPRISES						
Location	NASHIK	Flat/Block No.	FLAT NO 304 ASHOK TOWER BUILDING						
Year	2024-2025 One Time	Premises/Building	ANANDWALI SHIWAR GANGAPUR ROAD						
Account Head Details	Amount In Rs.	Road/Street	NASHIK						
0030045401	Stamp Duty	630000.00	Area/Locality						
0030063301	Registration Fee	30000.00	City/District						
				4	2	2	0	1	3
				PAN No. (If Applicable) Any					
				PAN No. EPZ7689L - SecondPartyName=YADNESH RAMESH ZAWAR					
				AND OTHER ONE-CA=10500000-Marketval=7553300					
Total	8,60,000.00	Amount In Words	Six Lakh Sixty Thousand Rupees Only						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	10000502024053002274	2748938999112					
Cheque/DD No.	Bank Date	RBI Date	30/05/2024-12:17:17	Not Verified with RBI					
Name of Bank	Bank-Branch		STATE BANK OF INDIA						
Name of Branch	Scroll No. , Date		Not Verified with Scroll						

नसिन-३
दस्ता क्र. (५७०९/२०२५)
१-५७



Department ID: [Blank] Mobile No.: 8484959596
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम निबंधक कार्यालय नोंदणी करवाच्या दस्तासाठी लागू आहे - नोंदणी न करवाच्या दस्तासाठी सदर चालन लागू नाही -

नसन-३

दस्तावेज क्र. (५५०९/२०२४)

२-५-४



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0524309710040 Date 30/05/2024

Received from JSM ENTERPRISES, Mobile number 8484959596, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.

Payment Details

Bank Name SBIN Date 30/05/2024

Bank CIN 10004152024053009562 REF No. 415172653159

This is computer generated receipt, hence no signature is required.

Ready Recknor Section / Index no.	:	5.1
Rate as per Ready Recknor	:	52,000/-Per Sq. Mtrs.
Ashok Tower Apartment/Flat No.	:	304
Carpet Area	:	118.80 Sq. Mtrs.
Balcony Area	:	13.25 Sq. Mtrs.
Government/Market Valuation	:	Rs. 75,53,300/-
Consideration	:	Rs. 1,05,00,000/-
Stamp	:	Rs. 6,30,000/-
Reg. Fee	:	Rs. 30,000/-
Total	:	Rs. 6,60,000/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AND EXECUTED ON THIS 30th DAY OF MAY IN THE CHRISTIAN YEAR 2024 A.D.

For JSM

नसम-३
दस्तावेज (4502/102X)
B 40



BETWEEN

M/S. JSM ENTERPRISES

PAN NO. AAPFJ3817R

A Partnership Firm

Having its registered office at- 4th Floor,
Archit Icon, Patil Lane No. 3, Opp. Big Bazar,
College Road, Nashik 422005.

Through its Partners

1. **MR. SACHIN SUMATILAL SHAH**

Age: -52, Occ.: - Business

Adhar No. - 3235 6482 8980

2. **MR. VINOD KANAYALAL MANWANI**

Age: - 49, Occ.: - Business

Adhar No. - 3530 2005 6094

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

AND

1. **MR. YADNESH RAMESH ZAWAR**

Age - 51 Years, Occupation - Business,

Pan No - AAEPZ 7689 L

Adhar No - 7036 9205 6258

2. **MRS. MEENAKSHI YADNESH ZAWAR**

Age - 45 Years, Occupation - Business,

Pan No - ABMPL 4471 D

Adhar No - 2799 3889 9330

Both Add- B -11, New Ushakiran Society, Opp. Vasant Market,

Canada Corner, Nashik - 422005

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

नसिन-३	
दस्तावेज क्र.	५६०९ (१९९४)
	६-५४



WHEREAS -

01. PERMISSIONS OF LAND: -

Non-Agricultural permission: -

- A. The use of the area adm. 2195.55 Sq. Mtrs. out of S. No. 62/1 of Village Anandwalli total area adm. 8244.30 Sq. Mtrs. converted into Non - Agricultural Purpose as per the order passed by the Collector Nashik, vide order no. **Masha/Kaksha/3/7-2/S.R/21/2019 Nashik, dtd.21/05/2019.**
- B. The area adm. 6048.75 Sq. Mtrs. out of S. No. 62/1(P) of Village Anandwalli total area adm. 8244.30 Sq. Mtrs. has been converted to Non-Agricultural purpose by the order of the Collector, Nashik vide order no. **Masha/Kaksha/3/7-2/S.R/75/2019 Nashik, dtd.02/08/2019.**
- C. The use of the land bearing S. No. 62/1/Plot/8/72/1/Plot/1 has been converted into Non-Agricultural purpose vide order no. **Masha/Kaksha/3/7-2/Nahda/S.R/21/2019/2020.**
- D. The use of the said land (partially) converted for commercial purpose as per the order the collector, Nashik vide order no. **Masha/Kaksha/3/7-2/R.K.A./C.R/378/2021. Nashik, Dtd. 15.07.2021.**

Lav-Out: - And whereas in respect of S. No. 62/1, the Competent Authority as sanctioned the layout vide order no. Nashik Municipal Corporation, Nashik, letter no. **LND/WS/198 on 12/08/1997.**

02. HISTORY of Land: -

- 2.1 **WHEREAS,** S. No. 62/1 area adm. 8244.30 Sq. Mtrs. and S. No. 72/1 area adm. 2181.32 Sq. Mtrs. the properties situated at Anandwalli were owned and possessed by Shri. Fakirrao Tukaram Sope before the year 1989.
- 2.2 **AND WHEREAS,** Shri. Fakirrao Tukaram Sope prepared a joint Lay-out plan in respect of S. No. 72/1 and some other properties [S. No. 65/1/1A(P) and S. no. 65/1/1B(p)] and the same has been tentatively sanctioned by the Nashik Municipal Corporation, Nashik, and tentatively the land has divided into plots and the owners converted the use of the said land into Non-Agricultural purpose. The effect of the same is reflected in the revenue records vide Mutation Entry No. 2733 dated 17/07/1997.
- 2.3 **AND WHEREAS** Fakira Tukaram Sope died on 23/10/2009, leaving Behind heirs as follows: - Smt. Vatsalabai Fakirrao Sope (Wife), Shri. Ashok Sope (Son), Asha Ganpatrao Surjuse (Daughter) Late. Bharat Fakirrao Sope (Son) succeeded by heirs as follows: - Smt. Ujwala Bharat Sope (Wife), Mr. Bhargav Bharat Sope (Son), Pallavi Bharat Sope (Daughter).
- 2.4 **AND WHEREAS** Smt. Vatsalabai Fakirrao Sope and Shri. Ashok Fakirrao Sope & Smt. Aasha Ganpatrao Surjuse released their rights from area adm. 2831.21 Sq. Mtrs., situated in the central part out of S. No. 62/1(P) in favour of Ujwala Bharat Sope, Mr. Bhargav Bharat Sope, Pallavi Bharat Sope alias Pallavi Vivek Swami (name after marriage) legal heirs of Late. Mr. Bharat

नसि-३
दस्तावेज क्र. (५००२/२०१६)
५-५-२



Fakirrao Sope by way of **Release Deed**. The same is registered in the office of Sub-Registrar Nashik-1, vide, Reg. No. 10915 on 15/12/2015. Thereby, Ujwala Bharat Sope, Mr. Bhargav Bharat Sope, Pallavi Bharat Sope alias Pallavi Vivek Swami (name after marriage) acquired ownership rights over the area released in their favour and accordingly their names are mutated to the owner's column of the property extract. There was a typographical mistake in respect of released area mentioned in the said release deed and therefore, with an intention to correct the typographical mistake, the parties executed a **Correction Deed** and the same is registered in the office of Sub-Registrar Nashik- 5, vide 4209 on 01/06/2018. Mutation Entry No. 10250 dated 15/12/2015 reflects the same.

2.5 AND WHEREAS Smt. Vatsalabai Fakirrao Sope, Ujwala Bharat Sope, Mr. Bhargav Bharat Sope, Pallavi Bharat Sope alias Pallavi Vivek Swami (name after marriage) Smt. Aasha Ganpatrao Surjuse released their rights in the area adm. 2465.82 Sq. Mtrs. on the eastern side out of the S. No. 62/1 area adm. 280.00 Sq. Mtrs. and out of area adm. 595.68 Sq. Mtrs. out of S. No. 72/1 in favour of Mr. Ashok Fakirrao Sope by way of **Release Deed**. The same is registered in the office of Sub-Registrar Nashik3, vide, Reg. No. 7913 on 16/12/2015. Thereby, Mr. Ashok Fakirrao Sope acquired ownership rights in respect of the area released in his favour and accordingly his name mutated to the owner's column of the property extract. There was a typographical mistake in respect of area of the released area out of S. No. 62/1 mentioned in the said release deed and therefore, with an intention to correct the typographical mistake, the parties executed a **Correction Deed** and the same is registered in the office of Sub-Registrar Nashik 5, vide, Reg. No. 4207 on 01/06/2018. The same is reflected vide Mutation Entry No. 10251 dated 16/12/2015.

2.6 AND WHEREAS Smt. Vatsalabai Fakirrao Sope, Mr. Ashok Fakirrao Sope, Ujwala Bharat Sope, Mr. Bhargav Bharat Sope, Pallavi Bharat Sope alias Pallavi Vivek Swami (name after marriage) released their share in the area adm. 2195.55 sq.mtrs. situated on the western side, out of S. No. 62/1 in favour of Asha Ganpat Surjuse by way of **Release Deed**. The same is registered in the office of Sub-Registrar Nashik-5, vide, Reg. No. 7991 on 17/12/2015. Thereby, Asha Ganpat Surjuse acquired ownership rights in respect of the area released in her favour and accordingly, her name mutated to the owner's column of the property extract. There was a typographical error in respect of the rights released mentioned in the said release deed and therefore, with an intention to correct the typographical mistake, the parties executed a **Correction Deed** and the same is registered in the office of Sub-Registrar Nashik -5, vide, Reg. No. 4208 on 01/06/2018. The same is reflected vide Mutation Entry No. 10252 dated 17/12/2015.

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

नसिन-३

दस्त क्र. (५२०० (२०२५))

६-५७



- 2.8 AND WHEREAS** in respect of S. No. 62/1, the Competent Authority passed an order to sanction the Lay-out of the said land and thereby, as per the Lay-out Plot No. 1 to 8 have been formed and 7/12 extract of S. no. 62/1 have been closed. The 7/12 extract of the respective plots in respect of their areas (respective ownership area) came into existence. The effect of the same is reflected in the Mutation Entry No. 12174 dated 25/10/2020.
- 2.9 AND WHEREAS** in respect of the Plot Numbers 1 to 5 of S. No. 62/1, the Competent Authority passed an order for amalgamation of the said plots vide order no. Javak No./Nagar Niyojan Vibhag/Tatpurta Abhi. /82/2020 dated 25/11/2019. The new Survey Numbers formed and old 7/12 extract are closed. As a result of amalgamation new record of the property subject matter (part) of the present land came into existence and the record of S. No. 62/1/Plot/4/5 came to the share of Mr. Bhargav Bharat Sope, Pallavi Bharat Sope, Ujwala Bharat Sope & Mr. Ashok Fakirrao Sope. And accordingly the Mutation Entry No. 12194 dated 01/02/2020 certified and affected to the revenue record.
- 2.10 AND WHEREAS** further the S. No. 62/1/Plot No. 8 and S. no. 72/1, have been amalgamated and the Competent Authority passed an order for amalgamation of the said Survey Numbers vide order no. Nanivi/Vashi/2019. As a result of amalgamation new record of the property subject matter (part) of the present land came into existence and the record of S. No. 62/1/Plot/8/72/1/Plot/1 came to the share of Mr. Ashok Fakirrao Sope. The effect of the same have been taken to the revenue record vide Mutation Entry No. 12224 dated 15/02/2020.
- 2.11 AND WHEREAS** the owners prepared an amalgamation and sub-division plan in respect of S. No. 62/1/Plot /4/5 (owned by Mr. Bhargav Bharat Sope, Pallavi Bharat Sope, Ujwala Bharat Sope, Mr.Ashok Fakirrao Sope .) and S. No. 62/1/Plot/8/72/1/Plot/1 (owned by Mr. Ashok Fakirrao Sope.) and the same has been sanctioned by the Competent Authority, Nashik Municipal Corporation, Nashik vide order no. A-4/95/2019/2020 dated 23/12/2019. Accordingly, the new Survey Number formed and numbered as S. No. 62/1/72/1/Plot/4/5/1 area adm. 2648.43 Sq.Mtrs. which is the subject matter of the present Title. The effect of the same is reflected in the Mutation Entry No. 12225 dated 16/02/2020.
- 2.12 AND WHEREAS** by the order of the Tahasildar, Nashik vide order no. Kalam15 durusti/adeshane7/12 varil kshetrachi durusti/5/2020 dated 27/02/2020, the area mentioned in the online 7/12 extract was corrected in respect of S. No. 62/1/72/1/Plot/4/5/1. The ownership of the property as per respective shares of owners is as under: -

Name Of The Owner	Area
Mr. Bhargav Bharat Sope, Pallavi Bharat Sope & Ujwarala Bharat Sope,	800 Sq. Mtrs.
Mr. Ashok Fakirrao Sope	1848.43 Sq. Mtrs.

The effect of the correction in the area is found to be certified in the Mutation Entry No. 12262 dated 28/02/2020.

नसिन-३
दस्ता क्र. (यसो २/२०२४)
७-५७



- 2.13 AND WHEREAS** Ujwala Bharat Sope, Pallavi Bharat Sope alias Mrs. Pallavi Vivek Swami, Mr. Bhargav Bharat Sope owners of 800.00 Sq. Mtrs, out of S. No. 62/1/72/1/Plot/4/5/1, have executed a Sale Deed in respect of the said area adm. 800.00 Sq. Mtrs. out of S. No. 62/1/72/1/Plot/4/5/1 with the consent of (co-owners)- Mr. Ashok Fakira Sope, Mrs. Asha Ashok Sope, Mr. Amit Ashok Sope, Aparna S. Nalavde, Asha Ganpatrao Surjuse, Manisha Ganpatrao Surjuse, Bhushan Ganpat Surjuse in favour of the Owner/Promoters i.e. M/s. J.S.M. Enterprises, a Partnership Firm. The same is registered in the office of sub-Registrar Nashik-4, vide, Reg. No. 876 on 19/01/2021. Thereby, Owner/Promoters acquired ownership rights of the said property and accordingly, the name mutated to the owner's column of the property extract vide Mutation Entry No. 12741 dated 15/03/2021.
- 2.14 AND WHEREAS** Mr. Ashok Fakira Sope, Mrs. Asha Ashok Sope, Mr. Amit Ashok Sope, Aparna S. Nalavde executed a Sale Deed in respect of area adm. 858.43 Sq. Mtrs. out of area adm. 1848.43 Sq. Mtrs. out of the S. No. 62/1/72/1/Plot/4/5/1 total area adm. 2648.43 Sq. Mtrs. with the consent of (Co-owners) Ujwala Bharat Sope, Pallavi Bharat Sope alias Mrs. Pallavi Vivek Swami, Mr. Bhargav Bharat Sope and Asha Ganpatrao Surjuse, Manisha Ganpatrao Surjuse, Bhushan Ganpat Surjuse in favour of Owner/Promoters, i.e. M/s. J.S.M. Enterprises, a Partnership Firm. The same is registered in the office of sub-Registrar Nashik-4, vide, Reg. No. 878 on 19/01/2021. Thereby, Owner/Promoters acquired ownership rights of the said property and accordingly, its name mutated to the owner's column of the property extract vide Mutation Entry No. 12742 dated 01/03/2021.
- 2.15 AND WHEREAS** the Owner/ Promoters - M/s. J.S.M. Enterprises, a Partnership Firm, acquired absolute ownership rights over the total area adm. 1658.43 Sq. Mtrs, area (i.e. adm. 800.00 Sq. Mtrs. + area adm. 858.43 Sq. Mtrs.) out of S. No. 62/1/72/1/Plot/4/5/1, total area adm. 2648.43 Sq. Mtrs. the property situated at Anandwalli, within the limits of registration and sub-registration district, Nashik, and also within the limits of Nashik Municipal corporation, Nashik.
- 3.** Thus the Owner/Promoters herein have acquired ownership and have absolute and exclusive possession over the property total area adm. 1658.43 Sq. Mtrs, area (i.e. adm. 800.00 Sq. Mtrs. + area adm. 858.43 Sq. Mtrs.) out of S. No. 62/1/72/1/Plot/4/5/1, the property situated at Anandwalli, within the limits of registration and sub-registration district, Nashik, and also within the limits of Nashik Municipal corporation, Nashik, as described hereinbefore and entitled and enjoy the said property and has every right to construct a building thereon (for the sake of brevity hereafter in the present Agreement referred as 'the said property').

नसिन-३	
दस्त क्र.।	५००/२०२५
	५-५०



4. **The Promoter has appointed "Mrs. Rupali & Vivek Jaykhedkar" as an architect** for the said project registered with the Council of Architects, and a standard Agreement is executed between the Promoters and the Architects.
5. **The Promoter has appointed R.C.C. consultant Mr. Sanjeev Patel** for specifications for the construction of the building to be put up on the said property and have entered into standard agreement with the said structural engineers. The Promoter accepts the professional supervision of the Architect and the R.C.C. Consultant, Engineers till the completion of the building/ buildings.
6. The Promoter/s has/have proposed to develop a Building of Residential User under Real Estate project name **"ASHOK TOWER"** and have prepared the plan(s)/layout for the construction of said residential building and the said plan(s)/layout are duly approved by Nashik Municipal Corporation Nashik vide letter no. LND/ BP/A1/BP/210/2021 on 26/03/2021. And the sanctioned plan provides for construction of the units and in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work on the said property. The promoter has received Full Completion Certificate No. NMCB / FO / 2024 / APL / 05782, Dated 07/05/2024. The copy/ies of the approved Building Plan is annexed hereto. The Project **"ASHOK TOWER"** consist total **"48 Residential Units"**.
7. That the said building plan is being sanctioned for the property, i.e. Plot No. 4+5+1, S. No. 62/1+72/1 total area adm. 2648.43 Sq. Mtrs., consists of Residential and commercial building. Out of the total area adm. 2648.43 Sq. Mtrs, the area adm. 1658.43 Sq. Mtrs, is owned and possessed by the Owner/Promoters, i.e. M/s. J S M Enterprises, a Partnership Firm, and remaining area adm. 990.00 Sq. Mtrs, (eastern side) is owned and possessed by Mr. Ashok Sope. The building plan got sanctioned by the Owner / Developer and Mr. Ashok Sope jointly with an intention to make construction of residential and commercial project over the entire land area adm. 2648.43 Sq. Mtrs, of Plot no. 4+5+1, S. No. 62/1+72/1.
8. **AND WHEREAS** the Promoter has registered the project i.e. **"ASHOK TOWER"** a project of Residential, under the provisions of the Real Estate (Regulations and Development) Act, 2016 with the Real Estate Regulatory Authority vide Registration no. P51600029425.
9. **AND WHEREAS** the Promoter is entitled for sale, transfer assignment or to otherwise deal with the Flat No. 304 on Third Floor, Carpet Area admeasuring 118.80 Sq. Mtrs. Balcony Area 13.25 Sq. Mtrs, constructed / to be constructed (herein after referred to as the **"said premises"**) in the building of the project called **"ASHOK TOWER"** (herein after referred to as the said **"Building"**) being constructed / to be constructed on the said property described in the First Schedule hereunder written.

नसक-३
बल क्र. (Y-002/2020)
०-५०



10. **AND WHEREAS** the Allottee (s) has/have approached the Promoter/s and expressed his / her / their desire to purchase and acquire from the Promoter the "said Premises";

11. **AND WHEREAS** the Promoter/s has /have made available to the Allottee(s) the information relating to the said property all the Building/s, wings and Blocks etc, along with plans sanctioned as well as proposed, designs, specifications, layout plans, details of the Architect and Structural Engineer and such other documents as required under the provisions of the Maharashtra Ownership of Flats Real Estate (Regulation and Development) Act, 2016 ("the said RERA") and the rules framed there under and as demanded by the Purchaser/s; The purchaser/s have also received the copies of following documents at the time of booking of the "said premises"-

1. Copy of 7/ 12 extract.
2. Copy of Building Permission and Commencement Certificate
3. Copy of N.A. Order.
4. Copy of RERA Registration Certificate.
5. Copy of Title Certificate.
6. And all the relevant documents pertaining to the said property.

The purchaser/s has received the copies of documents as referred above and the purchaser/s admits and acknowledges the receipt of the same. The purchaser/s has for his/her/their benefit and for the benefit of the other occupiers of the building accepted terms and conditions for the use and enjoyment of "said premises" and also restrictions of use of Flat.

12. **AND WHEREAS** on demand from the Allottee/Purchaser/s, the Owner/Promoter has given inspection to the Allottee/Purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Owner/Promoter and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under.

13. **AND WHERAS** after the Allottee/ Purchaser/s has made an enquiry to purchase the said Premises. The Allottee/Purchaser/s has/have satisfied himself/herself/themselves in respect of the marketable title rights and authorities of the Owner/Promoter herein & other related permissions and sanctions for construction of the project. and accordingly, on satisfaction of Allottee/Purchaser/s. The Allottee/ Purchaser/s has/have agreed to purchase the residential "said premises"/ Apartment which is more particularly described in the Schedule II hereunder written and shown on the plan annexed hereto as **Annexure**

नसिन-३	
दस्त क्र.।	५००२/२०२४
१२	-५०



14. **AND WHEREAS** on demand from the Allottee/ purchaser/s, the owner/ Promoter has also given inspection to the Allottee / purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made hereunder; Allottee/Purchaser/s has/have satisfied himself/herself/ themselves in all respect.
15. The Promoter/s has /have also made available to the Allottee(s) the information relating to the stage wise time schedule of the completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity.
16. Being satisfied with the title of the Promoters to the "*said premises*" and the right of the Promoter/s to develop the said property and being satisfied with all the plans, specifications and other documents made available by the Promoters, the Allottee(s) has/have agreed to purchase and acquire the "*said premises*" more particularly described in the **Schedule II** hereunder written from the Promoters at or for the aggregate consideration is **Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only)** and on the terms and conditions contained hereinafter;
1. The Allottee (s) have prior to the execution of these presents paid to the Promoters a sum of **Rs. 9,60,000/- (Rupees Nine Lakhs Sixty Thousand Only)** towards earnest money and have agreed to pay a further sum of **Rs. 95,40,000/- (Rupees Ninety Five Lakhs Forty Thousand Only)** towards further consideration amount as per the stages of the construction.
 2. Under Section 13 of RERA, the Promoter/s is/are required to execute a written Agreement for Sale in respect of the "*said premises*" with the Allottee(s) being these presents and upon the execution of these presents and it being lodged for registration by the Allottee(s) and the Promoter/s being informed about the same, the Promoter/s is/are required to admit execution thereof before the concerned Sub-Registrar/s;
 3. The parties are accordingly executing these presents in the manner hereinafter appearing;
 4. The Allottee (s) shall bear the common maintenance charges as particularized in Schedule hereunder written after the period of maintenance by the promoter/s is /are over as herein below mentioned.
 5. The Allottee (s) and the Promoter/s has/have agreed and settled the terms of the transaction and, therefore, record and execute this agreement.
 6. The Promoter/s is/are constructing residential tenements in the project which is presently named as "**ASHOK TOWER**" and the promoter/s reserved their right to change the name of the project at later stage.
 7. A] Owner/Promoter shall mean and include "Promoter" as defined in RERA and Purchaser shall mean and include "Allottee" as defined in RERA.
B] Flats/Units shall mean the Apartment as defined in RERA.

नसम-३

दस्ता क्र. (५००२ / २०१४)

११-५०



NOW THEREFORE THIS AGREEMENT FOR SALE IS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES THAT:-

1. The recitals herein shall be deemed to be incorporated in this operative part as if reproduced herein verbatim.
2. **AND WHEREAS THE ALLOTTEE / PURCHASER/ IS / ARE WELL AWARE OF ALTERATIONS AND MODIFICATION IN SANCTIONED BUILDINGS PLANS:**
3. The Owner/Promoter herein have specifically informed the Allottee/Purchaser/s that, the present sanctioned buildings plans received from the Concerned Development Controlling Authority / Local Authority is for the, present available FSI for the said land only and further sanction to building plans for the remaining FSI (if any) of the said land and floating FSI/TDR (if any) is yet to be received and hence the plans may have to be changed and hence the Allottee/Purchaser/s hereby gives his/her/their irrevocable consent to the Owner/Promoter herein to carry out such amalgamation, alterations, modifications in the plot layout plans, layout plans of the buildings which are under construction or to be constructed on the said land. Also plan/s sanctioned or to be sanctioned for the building under construction or to be constructed and to change elevation of the building, landscaping, boundary walls or fencing and to convert constructed portion into terraces or vice a versa, as the Owner/Promoter feels right in their sole discretion he/they may think fit and proper and/or such modifications and alterations which are necessary in pursuance of any Law, rules, regulations, order or request made by the Nashik Municipal Corporation, Local Authority, Planning Authority, Competent Authority or Government or any Officer of any Local Authority.
4. **AND WHEREAS** while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Owner / Promoter while developing the project land and the said building and upon due observance and performance of which only the completion / occupancy certificate in respect of the said building/s/ phase shall be granted by the concerned local authority.
5. **AND WHEREAS** the Association or Society for the Residential and Commercial project may be separately formed or Declared as the case may be by the Owner / Promoter. The Purchaser / Allottee shall not raise any objection for the decision of formation of separate Apartment Association or Society, for the Residential and Commercial project or consolidated Apartment Association or Society for the Residential and commercial project.

नसिन-३	
दस्ता क्र.।	५००२(३०२४)
	१२-५०



6. The Allottee/Purchaser/s is /are satisfied about all the observations and performances of the Owner/ Promoter which are observed / observing and performed/performing by the Owner / Promoter while developing the said project. The Owner / Promoter will comply all the conditions stipulated as above however the Owner/Promoter shall not be responsible for any other conditions / observant which is / are not stipulated as a term of condition while sanctioning the said plans and the Owner / promoter shall not be further responsible for any or all conditions/ stipulations laid down by the Authority which is / are not as per the prevailing rules, regulation and Act.
7. **AND WHEREAS** the Allottee / Purchaser/s has agreed to purchase the "said premises" based on going through all the conditions stated in the sanctioned plans by respective competent authorities and have further confirmed that all such conditions shall be bound and abided by the Allottee / Purchaser/s strictly.
8. **AND WHEREAS** there is a refuge area on seventh floor of the building as per the sanctioned building plan. The Allottee / Purchaser/s is well aware of the same and agrees not to use the said 'refuge area' for his/her own personal use and or as play area or for any other common use/purpose. There is no ambiguity in respect of the use of the 'refuge area' and the Allottee / Purchaser/s and their heir, assignees or any person claiming through him/her/them agrees to abide by the restrictions in respect of the use of the same. The refuge area shall be locked and the keys shall be kept with the Security Guard & owners of the Flats/Units adjoining such refuge area. The maintenance of the refuge area shall be carried out of the common maintenance amount paid by the Allottee / Purchaser/s.
9. **AND WHEREAS** the Allottee / Purchaser/s on confirmation of accepting all the conditions of sanctioned plans by competent authority, has further stated that if any conditions that have been imposed on the said project/ building/ phase/ wing, which are contrary to the prevalent laws/ rules/ regulations under which sanctioned plans have been given shall not be binding on the Allottee / Purchaser/s and that the Allottee / Purchaser/s shall not hold the developer responsible for the such contrary conditions.
10. **AND WHEREAS** the Association or Society for the Residential and Commercial project may be separately formed or Declared as the case may be by the Owner / Promoter. The Purchaser / Allottee shall not raise any objection for the decision of formation of separate Apartment Association or Society, for the Residential and Commercial project or consolidated Apartment Association or Society for the Residential and commercial project.
11. **AND WHEREAS** the Allottee / Purchaser/s has independently made himself aware about the specifications provided by the Owner / Promoter in the "said premises" and he is aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings of the same and have been annexed and marked as Schedule III.

नसिन - ३
दस्तावेज नं. (५०००/२०२४)
१३ - ५०



12. The Promoter/s has/have commenced construction of a residential building and residential units thereon. The purchaser/s has/have shown willingness to purchase "said premises" i.e. 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" consisting of a Hall, Kitchen, Bedrooms along with toilets the said premises in the said building which is called "ASHOK TOWER". The "said premises" is constructed as per approved plan shown to the purchaser/s and the copy of which is provided to the purchaser/s. The Promoter/s shall not cause changes to the general design of the residential units to be constructed as per the said approved plan. If at all general design is to be changed or modified which is going to affect the "said premises" agreed to be sold vide the present Agreement to the purchasers particularly described in Schedule-II, then the Promoters shall obtain consent in writing from the purchaser/s and the purchaser/s shall not unreasonably withhold the said consent.

13. It is further provided that :-

- I In the common area of the building the Allottee (s) shall has/have share considering the total number of residential units to be constructed upon the said property.
 - II Provided always that share of the common areas may fluctuate if the Promoter/s is/are able to construct additional floors in the said property on account of availability of additional area for construction on account of change of rules of Floor Space Index during the period of the construction and completion of building. However due to the change of share in common area the consideration as settled and agreed shall not change. The Promoter shall be entitled to carry out the remaining and further additional construction in accordance with the approval they get from Nashik Municipal Corporation Nashik.
 - III The Allottee/Purchaser/s shall park their vehicles in the Apartment Owners parking area provided in the building as per the plans provided by the promoter at the time of possession. The Allottee shall use Apartment owner's car parking areas for parking his/her own vehicle for the beneficial use of the "said premises" & shall use the same as per rules and regulations of condominium, and the owner promoter shall not be responsible for the same in any manner. The Owner/Promoter has made available common car parking/s as per the rules and regulations of Municipal Corporation.
- [A] The Allottee (s), has agreed to purchase the "said premises" from the Developer/ Owner and the Owner / Promoter agrees to sell the "said premises" at or for Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only), which price is agreed to be paid in the manner hereinafter appearing. The Allottee (s)/s admits that the consideration settled is as per the market price prevailing in the said locality and the amenities offered by the promoter/s.

नसिन-३	
दस्तावेज क्र.	4002/2024
	9-48



- [B] The said consideration is inclusive of:-
- All costs & expenses, stamps, registration engrossing sale deed / deed of apartment or a deed alike nature thereof.
 - Cost of electric and water meter & connection with deposit thereof and supply thereof from the poles.
 - Share of outgoing taxes etc.
 - Cost of formation and registration of Society/ or Apartment Association or limited company and other amounts of shares etc.

[C] **The Total Price above includes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.**

14. The said consideration of Rs. 1,05,00,000/- (**Rupees One Crore Five Lakhs Only**), shall be paid by the Allottee (s)/s in the manner of installments as per stages herein below mentioned. It is not at all binding on the Promoters to issue a formal demand for the payment. The Allottee (s)/s is/are bound to make the said payment as per stages as provided herein without committing default thereof. The Promoter/s in their discretion send a formal letter of demand on the address of the Allottee (s)/s by mail or courier or by any other mode as may be deemed fit. The Allottee (s)/s is aware of the stages up to which the work is completed and shall make payment of all instalments which became due as provided hereafter within **7 days** from the date hereof and remaining instalments in time. Time is the essence of contract.
15. The Allottee/s has/have agreed to pay to the Owner/ Promoter the lump-sum purchase price of Rs. 1,05,00,000/- (**Rupees One Crore Five Lakhs Only**), being the purchase price for the "said premises" and the undivided share, right, title and interest available on completion of project in the common areas, amenities and facilities of the said Building "ASHOK TOWER" more particularly described hereunder written as under:-
- A. The Allottee/s agrees and undertakes that timely payment towards purchase of the said Apartment as per payment plan/schedule hereto is the essence of Agreement. The Allottee has / have prior to the date of execution of this presents paid consideration amount as under: -

नसन-३

दस्तावेज (५००२/२०२४)

१५ - ५०



Payment Schedule:

<u>Amount</u>	<u>Particulars</u>
Rs. 1,11,000/-	Rs. One Lakhs Eleven Thousand Only paid by Cheque No. 518333 Dated 15/05/2024.
Rs. 4,00,000/-	Rs. Four Lakhs Only paid by Cheque No. 624786 Dated 15/05/2024.
Rs. 2,50,000/-	Rs. Two Lakhs Fifty Thousand Only paid by Cheque No. 000030 Dated 21/05/2024.
Rs. 94,000/-	Rs. Ninety Four Thousand Only paid by Cheque No. 518334 Dated 30.05.2024.
Rs. 1,05,000 /-	Rs. One Lakhs Five Thousand Only paid by TDS Challan Dated 30.05.2024.
Rs. 9,60,000/-	Rs. Nine Lakhs Sixty Thousand Only

The Purchaser hereby agrees to pay the balance amount of Rs. 95,40,000/- (Rupees Ninety Five Lakhs Forty Thousand Only) within 15 days to the Promoter.

Provided further that the Allottee has seen the progress of work and shall pay all outstanding installments within 10 days from the date hereof.

Provided further that the payment of Installment shall be made as per Schedule above on progress of work irrespective of date of possession provided hereafter.

16. The total price is escalation free save and except escalations/increases due to increase on account of development charges payable to the Nashik Municipal Corporation and/or any other increase in charges which may be levied or imposed by the Nashik Municipal Corporation Nashik from time to time. The Owner/Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, costs, or levies imposed by the Nashik Municipal Corporation Nashik, the Purchaser shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
17. The construction of the building subject matter of present unit is going on and all the other allied construction works are in progress simultaneously. The Purchaser shall have to pay his part of consideration as per the stages of construction time to time. The Allottee (s) shall pay the balance amount of consideration money payable as on date, within seven days from the date hereof and shall pay further installments on due dates whether demanded or not. The time being is essence of contract.

नसमन-३	
दस्ता क्र.।	4/2020 (2020)
	9/2-2020



18. The payment as per the particulars mentioned above is the essence of this agreement. The Promoter/s may in his/her/ their own discretion decide to terminate this agreement, if there is a default in payment of the installment as per the aforesaid schedule agreed by the Allottee (s)/s.
19. It is further provided that if any additional amenities are demanded by the Allottee (s)/s or the specifications as set out are changed, then the Allottee (s)/s in both the events has to pay additional costs for the changes. The cost of the said modifications shall be as decided by the Promoter/s and his decision shall be final and the amount shall be paid as decided and agreed at the relevant time.
20. The Allottee (s)/s may in his/ her/ their own discretion inspect the materials used in the construction of building during process of the construction. However, it is made clear that any complaint as to the Standard of the material used after the particular stage of the work is complete, will not be entertained by the Promoter/s. The queries shall be answered by the architect of the project.
21. The Promoter/s shall maintain the list of the residential units sold and unsold for their record giving the details of the respective transactions.
22. The Promoter/s declares there are no outstanding against "said premises" and they have paid and satisfied the non agricultural assessment and have paid the development charges to the Nashik Municipal Corporation Nashik for the approval of the building plans.
23. Without prejudice to the right of Owner / Promoter to charge interest. The Purchaser/s hereby agree/s that if the Purchaser/s commits a default (i) in payment of any of the aforesaid installments on their respective due dates (time being of the essence of the contract), with or without interest, as the case may be, and/or, (ii) in observing and performing any of the terms and conditions of this Agreement, and if the default continues in spite of 15 (fifteen) days' notice (in writing) by Registered Post AD at the address provided by the Purchaser and/or by email having been given / sent by the Owner / Promoter to the Purchaser/s at the email address provided by the Purchaser, of his intention to terminate this Agreement and of specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Owner/ Promoter within the period of the notice, then at the end of such notice period the Owner/ Promoter shall be at liberty to unilaterally terminate this Agreement. Provided further that in the event of termination, the Owner/ Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to the Owner/ Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the

नमन-३

दस्तावेज क्र. (५२०८/२०२४)

११०-५४६



Unit/Etat which may till then have been paid by the Purchaser to the Owner/ Promoter. The Owner/ Promoter shall be entitled to deduct the earnest money that is amount equal to 20% of the consideration money paid by the Purchaser/s to the Owner/ Promoter and refund the balance installment amounts. The amounts paid by the Purchaser/s to the Owner/ Promoter till then towards G.S.T. and other like taxes shall be non-refundable. On the Owner/ Promoter terminating this Agreement under this clause, they / he shall be at liberty to sell and dispose of the "said premises" to any other persons/parties as the Owner/ Promoter may deem fit and proper, at such price and upon such terms and conditions as the Owner/ Promoter may determine and the Purchaser/s shall not be entitled to raise any dispute or objection to such sale or to claim any compensation or damages of any nature whatsoever from the Owner/ Promoter by reason of such sale or transfer being affected by the Owner/ Promoter in favor of any other person/s or party.

24. Without prejudice to the other rights of the Owner/ Promoter under this Agreement and/or in law the Purchaser/s hereby agree and undertake in case the Purchaser/s fail to pay the installment amounts on its due date as mentioned, then in that event, the Purchaser/s shall be bound and liable to pay the Owner/ Promoter interest that shall be the highest State Bank of India Marginal Cost of Lending rate plus two percent or interest as may be applicable under the provisions of RERA and in absence of any such provision at 10% p.a. whichever is higher on and from the due date till the date of actual payment. Provided further that the Owner/ Promoter shall be entitled to appropriate the amount received from Purchaser firstly towards the interest and thereafter towards consideration / installment amount or any other amount payable by the Purchaser. The Purchaser/s hereby grants its / her / his / their consent to the aforesaid appropriation.
25. The Owner/ Promoter shall upon obtaining the occupancy certificate / completion certificate and the payment made by the Purchaser as per the agreement shall offer the Possession of the "said premises" in terms of this Agreement. The Purchaser/s shall be bound and liable to take possession of the "said premises" within 15(Fifteen) days from the date of the Owner/ Promoter giving written notice to the Purchaser/s. The Purchaser/s hereby agrees and undertakes to pay the maintenance charges as determined by the Owner/ Promoter or association of Purchaser/s as the case may be. The Owner/ Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the Occupancy Certificate of the project.
26. The Purchaser shall take possession of "said premises" within 15 days of written notice from the Owner/ Promoter to the Purchaser intimating that the "said premises" is ready for use and occupancy.

नसज-३
दस्ता क्र. (५०० (१२०२५)
२८-३७



27. Upon receiving a written intimation from the Owner/ Promoter the Purchaser shall take possession of "**said premises**" from the Owner/ Promoter by executing necessary indemnities, undertakings, and such other documentation as may be required by Owner/ Promoter in this Agreement and the Owner/ Promoter shall give possession of "**said premises**" to the Purchaser. In case the Purchaser fails to take possession within the time provided such Purchaser shall continue to be liable to pay maintenance charges as applicable.

The Owner/ Promoter shall give Possession of the "**said premises**" to the Purchaser/s within such time as described hereunder, subject to the concerned authorities granting the necessary sanctions and approvals for the construction and completion of the Buildings to be constructed on the said property and subject to force majeure conditions. If the Owner/ Promoter fails to give possession of "**said premises**" to the Purchaser on account of reasons not beyond his control and his agents by the aforesaid date, then the Developer shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of "**said premises**" with interest at the same rate as may be mentioned in the Clause herein above from the date the Developer received the sum till the date the amounts and interest thereon is repaid. In the above event, neither party shall have any other claim against the other in respect of the "**said premises**" or arising out of this Agreement and the Developer shall be at liberty to sell and dispose of the "**said premises**" to any other person at such price and upon such terms and conditions as the Developer may deem fit. Provided however that the Developer shall be entitled to reasonable extension of time for giving delivery of "**said premises**" on the aforesaid date by applying to the Real Estate Regulatory Authority constituted under Section 6 of the said RERA, if completion of the building in which "**said premises**" is to be situated is delayed on account of Provided that the Owner / Promoter shall be entitled to reasonable extension of time as agreed by and between the Allottee / Purchaser/s and the Owner / Promoter for giving possession of "**said premises**" on the aforesaid date, and the same shall not include the period of extension given by the Authority for registration. Further, if the possession of "**said premises**" is delayed on account of force majeure as mentioned below.

- (i) The Allottee/Purchaser/s has/have committed any default in payment of installment as mentioned in clause No. 2.4 written herein above.
- (ii) Any extra work required to be carried in the said Flat/ Apartment as per the requirement and at the cost of the Allottee/Purchaser/s.
- (iii) War, civil commotion or any act of God.
- (iv) Non availability of Steel, Cement, Natural Sand, Small Stone (Khadi), and another building material, and Water or electric supply.
- (v) Any Notice / order Rules or notification of the Government and /or Competent Authority,
- (vi) Any Permission or Sanction from the concerned Authority/ies, being delayed in spite the same being followed up by the developer /promoter

नसम-३

दस्तावेज क्र. (५००८/२०२४)

१९-४०



- (vii) Non timely delivery and installation of any systems, plants and equipment from the manufacturers/distributors/agencies in spite of the same being followed up by the Owner/Promoter as the said project contains modern amenities and facilities.
- (viii) Any litigation or any order of any Court or judicial forum.
28. Upon possession of the "said premises" being handed over to the Purchaser/s, he/she/they/it shall be entitled to the use and occupation of the "said premises" for lawful and approved residential purpose only. Upon the Purchaser/s taking possession of the "said premises" he/she/they/it shall have no claim against Owner/ Promoter in respect of any item of work in the "said premises", which may be alleged not to have been carried out or completed. The only liability of the Owner/ Promoter shall be the statutory liability under Section 14(3) of the said Act which relates to the defect liability period of Five (5) years.
29. On and from the date of taking possession of the "said premises" from the date of expiry of a period of 15(Fifteen) days from the date of the Owner/ Promoter intimating by letter or email or by any other mode to the Purchaser to take the possession of the "said premises", whichever is earlier, the Purchaser/s shall be bound and liable to bear and pay all taxes levied by Nashik Municipal Corporation Nashik, and/or any other government bodies and authorities and/or statutory bodies and/or authorities and also all the charges for electricity and other services and all other outgoings including common area maintenance, the Society outgoings that shall be payable in respect of the said Flat/"said premises", irrespective of whether the purchaser's take the possession or not.
30. The "said premises" is intended and shall be used for approved residential purposes only and the Purchaser/s shall not use the "said premises" or any part or portion thereof for any other purposes whatsoever. The Purchaser/s shall use the parking space/s allotted to him/her/it/them only for the purpose of keeping or parking the Purchaser's own vehicle and for no other purpose and the parking space/s and the "said premises" shall always be sold/transferred together with flat and not separately for any reason whatsoever.
31. It is expressly agreed that the Purchaser/s shall be entitled to use the "Common Areas and Facilities" appurtenant to the "said premises" and the nature, extent and description of such "Common Areas and Facilities" and the "Limited Common Areas and Facilities" is set out in the Schedule-III written hereunder.
32. The fixtures, fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand or price range (if unbranded) to be provided by the Developer in the said building and project and the "said premises" are described to the purchaser/s and is satisfied himself/herself/themselves/itself about the same before taking possession of the "said premises".

नसिन-३	
दस्ता क्र.	५०० (२०२४)
२०	--५७



33. The Owner/ Promoter have informed the Purchaser/s as under: -
- The expenses for maintenance, repairs, improvements, replacements in respect of the said infrastructure facilities shall be shared/divided between the purchasers of "said premises" in the Buildings and Project "ASHOK TOWER" constructed/ proposed to be constructed on the said property;
 - The Purchaser/s shall not in any manner object to the aforesaid arrangement. The Purchaser/s in fact hereby gives his/her/their consent and approval to this arrangement.
 - Without prejudice to generality, the Purchaser shall be liable to contribute for premium payable towards general insurance and title insurance as may be applicable in the manner in which expenses for maintenance are to be shared.
34. Within 15 days after notice in writing is given by the Owner/ Promoter to the Purchaser that "said premises" is ready for use and occupancy, and from the date of entering upon the "said premises", the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in advance to the Owner/ Promoter until the conveyance of the project is executed in favor of association of the Purchasers, and thereafter to the said association for (a) Insurance Premium (b) All Municipal/ Cantonment and other taxes that may from time to time be levied in respect of the "said premises" and/or building and betterment charges or such other levies by the Nashik Municipal Corporation Nashik, and/or government water taxes and water charges, common lights, repairs, salaries of clerks bill collectors chowkidars, sweepers, and all other expenses necessary and incidental to the management and maintenance of project land and buildings (c) Outgoings for the maintenance and management of the estate, and the amenities, common lights and other outgoings such as collection charges, charges for watchmen, sweeper and maintenance of accounts, insurance premiums or any other outgoings incurred in connection with the "said premises" and the Buildings and the Project. Provided that the Owner/ Promoter shall be liable to pay only the municipal rates and taxes, at actuals, in respect of the unsold units in the Buildings to be constructed on the said property. The amounts so paid by the Purchaser to the Owner/Promoter shall not carry any interest and remain with the Owner/ Promoter until handing over possession to the particular Unit Holders.
35. **DEFECT LIABILITY**
- 35.1 If within a period of five years from the date of handing over "said premises" to the Allottee/Purchaser/s, the Allottee/Purchaser/s brings to the notice of the Owner/Promoter any structural defect in the "said premises" or the building in which the "said premises" are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Owner/Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee/Purchaser/s shall be entitled to receive from the Owner/Promoter, compensation for such defect in the manner

नसम-३

दस्ता क्र. (५१००६/२०२४)

२१-५४



as provided under the Act. Provided however, that the Allottee / Purchaser/s shall not carry out any alterations of the whatsoever nature in the "said premises" in specific the structure or the "said premises of the said building and project which shall include but no limit to columns, beams etc. on in the fittings therein, in particular it is hereby agreed that the Allottee/Purchaser shall not make any alterations in the bathroom, toilet & kitchen, which may result in seepage of the water. If any such works carried out without the written consent of Owner/Promoter the defect liability automatically shall become void.

35.2 The word defect here means only the manufacturing defect/s the Owner/Promoter and shall not mean defect/s caused by normal wear and tear, negligent use of "said premises" by the occupants, vagaries of nature, any damage caused due to mishandling, misuse or due to any modifications or furniture work carried out by the Allottee/Purchaser/s either themselves or through their agents or nominees or occupants, etc. It is specifically agreed and understood between the parties that the regular wear and tear of the "said premises"/ Building / Wing includes minor hair line cracks on the external and internal wall excluding the R.C.C. structure and which also happens due to the extreme temperature variations in Nashik leading to shrinkage cracks in the walls and such shrinkage / minor hair line cracks shall not be deemed to be any defect nor any structural defect and cannot be attributed to either bad workmanship or structural defect.

35.3 Defect/s in fittings and fixtures like plumbing fixtures, drainage pipes, sanitary ware, Switches, wires, ELCB, tiles on floor and wall, aluminum used for windows, glass used in windows etc. etc. are not included in the defect liability as separate warranties are given by their respective manufacturers. The said project as a whole has been conceived, designed and constructed based on the commitments and warranties given by such vendors / manufacturers and that all equipment, fixtures and fittings shall be maintained and covered by maintenance / warranty contracts so as it to be in sustainable and in proper working condition. It is the responsibility of the allottee/ purchaser/s to continue warranty on the products/ equipment used inside the "said premises" by renewing the annual maintenance contract at his cost and it is the responsibility of the apex body of Association of Apartment to keep on renewing the annual maintenance contract of the products / machinery / equipment etc. used in the common area of the project amenities wherever applicable. Failing to renew the annual maintenance contract or the monthly maintenance contract as applicable then in such case the defect liability of the owner/ promoter automatically becomes void.

35.4 That it shall be the responsibility of Allottee/Purchaser to maintain his "said premises" in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage.

35.5 Further where the manufacturer warranty as shown by the owner/promoter to the Allottee/Purchaser ends before the defects liability period and such warranties are covered under the maintenance of the "said premises" /building/phase/wing, and if the annual maintenance contracts are not done/renewed by the

नसम-३	
दस्ता क्र.	५००२०२४
	२२-५४



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 tenable 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

नसम-३

दस्ता क्र. (4500/2024)

23-36



the "said premises" are situated and in case any damage is caused to the building in which the "said premises" are situated or the Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach;

- c) To carry out at its own cost all internal repairs to the "said premises" and maintain the "said premises" in the same condition, state and order in which it was delivered by the Owner/ Promoter to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the "said premises" are situated or to the "said premises" which may be in contravention of the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;
- d) Not to demolish or cause to be demolished the "said premises" or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the "said premises" or any part thereof, nor any alteration in the elevation and outside colour scheme of the Buildings in which the "said premises" are situated and shall keep the portion sewers, drain pipes in the "said premises" and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the "said premises" are situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, Partis or other structural members in the "said premises" without the prior written permission of the Owner/ Promoter and/or the association;
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the building in which the "said premises" are situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance;
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the "said premises" in the compound or any portion of the said property and the building in which the "said premises" are situated;
- g) Pay to the Owner/ Promoter within 15 days of demand by the Owner/ Promoter, his/their/its share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the "said premises" are situated;
- h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of any change of user, if any, of the "said premises" by the Purchaser/s;
- i) The Purchaser/s and the persons to whom the other units in the Buildings are sold or are agreed to be sold hereby agree to sign and execute all papers, documents and do all other things for safeguarding the interest of the Owner/ Promoter and all persons acquiring the remaining units in the Buildings constructed on the said property.

नमन-३

दस्ता क्र. (4000 R/2076)

२०/१०



- 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 to 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.

नसम-३
दस्ता क्र. (५४०२/२०१६)
२१ - ५४



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 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 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: -

I 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 Purchasers 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.

नसम-३

दस्तावेज क्र. (4500/2004)

२९-५०



- 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 installment 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 this 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/effectuated 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.

नसम-३

दस्तावेज क्र. (4000/2024)

20-46



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 /

फॉर्म - 3
दस्ता क्र. (4-002/2028)
22-7-8



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: -

नसम-३
दस्ता क्र. (4500/2028)
30 - 456



PROMOTERS / OWNERS

Promoter name -

M/S. JSM ENTERPRISES, A Partnership Firm,

Through its Partners

1. MR. SACHIN SUMATILAL SHAH

2. MR. VINOD KANAYALAL MANWANI

(Promoter Address) -

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

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

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, hoardings, website and other promotional media are shown only for advertisement and the same are not agreed to be provided by the Promoters unless specifically mentioned and agreed in this agreement.
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.

नसि-३
कत.क्र. ५००२/२०२४
३१-५०



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

नसम-३

दस्ता क्र. (५००९/२०२४)

३२५७



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 Aluminum 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.

नमून-३
दस्तावेज क्र. (13028)



5. The costs of maintenance of other lights and service charges.
6. Municipal and other charge of taxes to be paid in common for common areas.
7. Insurance of the building.
8. The running expenses as necessary or incidental for maintenance.
9. Such other expenses as necessary or incidental for maintenance and upkeep of the building.

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

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



1. **MR. SACHIN SUMATILAL SHAH**

PROMOTER



2. **MR. VINOD KANAYALAL MANWANI**

PROMOTER

नसम-३	
दस्तावेज क्र.।	4000/2024
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SIGNED SEALED & DELIVERED BY
THE WITHIN NAMED ALLOTTEE



1. MR. YADNESH RAMESH ZAWAR

Zavar

ALLOTTEE



2. MRS. MEENAKSHI YADNESH ZAWAR

Zavar

ALLOTTEE

IN THE PRESENCE OF WITNEESES

1. *Nishant k. Dorgare*
[Nishant k. Dorgare] 0-0-0-0

2. *Bharatkumar D. Baviskar*
(Bharatkumar D. Baviskar)

पिन-३
दस्तावेज क्र. ५००
३५-५०



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 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)

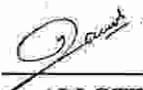
APARTMENT FLAT NO. 304, THIRD FLOOR, "ASHOK TOWER"

AGREEMENT FOR SALE

// BETWEEN //

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

1. MR. YADNESH RAMESH ZAWAR

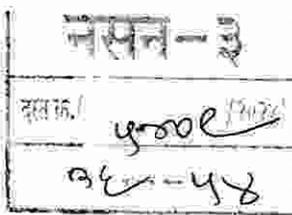


ALLOTTEE

2. MRS. MEENAKSHI YADNESH ZAWAR



ALLOTTEE



INCOME TAX DEPARTMENT

Challan Receipt



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	: AAEPZ7689L
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	: 24053000072730HDFC
Acknowledgement Number	: AL03423350
Mode of Payment	: Net Banking
Bank Name	: HDFC Bank
Bank Reference Number	: K2415118964612
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:



Vertical line of text on the left side of the page.

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Small, faint text or markings in the upper right quadrant.

Vertical column of small, faint text or markings on the right side.

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नसन-३

दस्तावेज क्र. (4500 R/2024)

30-40



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन मालकी अधिकार अधिनियम आणि नोंदपत्रका (रकम कायदे व सुविधायी ठेकेचे) नियम, १९५९ यातील नियम ३,५,६ आणि ७]



गाव :- आनंदवल्ली (944024)
PU-ID : 29394803748

तालुका :- नाशिक
भूमापन क्रमांक व उपविभाग : 62/1/72/1/प्लॉट/4/5/1

जिल्हा :- नाशिक

29394803748

भू-धारणा पध्दती :- भोगदादा वगैरे -1		शेताचे स्थानिक नाव :-					कुठ, खंड व इतर अधिकार
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगदादाचे नाव	क्षेत्र	आकार	पो.ख.	फे.क्र.	
क्षेत्राचे एकक आदि.पो.जी.सी.ने.पो. अक्षयिका क्षेत्र किम मंती 26.48.43 आकारणी 794.52	59	अशोक परशुराम गोरे	9.90.00	297.00		(12741)	मुळाचे नाव व इतर
	3827	कनकलाल मल्लिकारजुने [पल्लवकी-मल्लिकारजुने [पारमेश्वर मल्लिकारजुने सागराजी देव	8.00.00	340.00		(12741) (12741)	इतर अधिकार
	6321	ते.वे.एस.एच. वृंदावणजेस पारमेश्वरी लक्ष्मणकरे बाणेश्वर	16.58.43	497.53		(12741)	प्रत्येक क्षेत्राकर : नाही. शेताचा क्षेत्राकर क्रमांक : 14017 व दिनांक : 23/07/2022

दुरु क्षेत्राकर क्र. (12225 X 12262 X 12741 X 12742 X 14017)
सदर ७/१३ हा नगर भूमापन हद्दीत आहे.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन मालकी अधिकार अधिनियम आणि नोंदपत्रका (रकम कायदे व सुविधायी ठेकेचे) नियम, १९५९ यातील नियम २१]

गाव :- आनंदवल्ली (944024)

तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 62/1/72/1/प्लॉट/4/5/1

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेता
वर्ष	हंगाम	खाना क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					इ.आर. जी.सी	इ.आर. जी.सी				इ.आर. जी.सी

टीप : * सदरची नोंद मोजविलेले अंश द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."
दिनांक :- 22/04/2024
सांकेतिक क्रमांक :-

(Signature)
[सदरची नोंद घेण्यासाठी सिंगनाथ]
नाशिक जिल्हा :- आनंदवल्ली - पिकांचा जि :- नाशिक
ना. जि. नाशिक

नसम-३
दस्ता क्र. (५००२/२०२४)
३८५०



Nashik Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2024/APL/05782
Proposal Code : NMCB-24-ENTRY-30385

Building Proposal Number - 253319
Date : 07/05/2024

Building Name: ASHOK TOWER(Mixed)	Floor: LOWER GROUND FLOOR(0.00 Sq mt),BASEMENT FLOOR(0.00 Sq mt),GROUND FLOOR(0.00 Sq mt),1ST FLOOR(0.00 Sq mt),SERVICE FLOOR(0.00 Sq mt),2ND FLOOR(703.98 Sq mt),3RD FLOOR(703.98 Sq mt),4TH FLOOR(703.98 Sq mt),5TH FLOOR(703.98 Sq mt),6TH FLOOR(703.98 Sq mt),7TH FLOOR(703.98 Sq mt),8TH FLOOR(703.98 Sq mt),9TH FLOOR(703.98 Sq mt),10TH FLOOR(703.98 Sq mt),11TH FLOOR(703.98 Sq mt),12TH FLOOR(703.98 Sq mt),13TH FLOOR(703.98 Sq mt),RECREATIONAL FLOOR(0.00 Sq mt)
-----------------------------------	--

To,

- i) M/s. J.s.m. enterprises Partnership Firm, Vivek Vinay Jaykhedkar, P.NO.4+5+1, S.NO.62/1+72/1, ANANDWALI SHIWAR, NASHIK.
- ii) Vivek Jaykhedkar (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./Khasara No./ Gut No. 62/1+72/1, Village Name/Mouje ANANDWALI, Sector No. , completed under the supervision of Architect, License No CA/1993/16356 as per approved plan vide Permission No. LND/BP/A1/210/2021 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/A1/210/2021 Date 26/03/2021

Signature valid

Digitally signed by PRASHANT S. SAJI PARGAR
Date: 2024.05.07 15:43:16
Reason: Approved
Location: Nashik, Maharashtra, India
Project Code: NMCB/FO/2024/APL/05782
Approval Number: 2024/253319/48735
Proposal Number: 253319
Certificate Number: NMCB/FO/2024/APL/05782



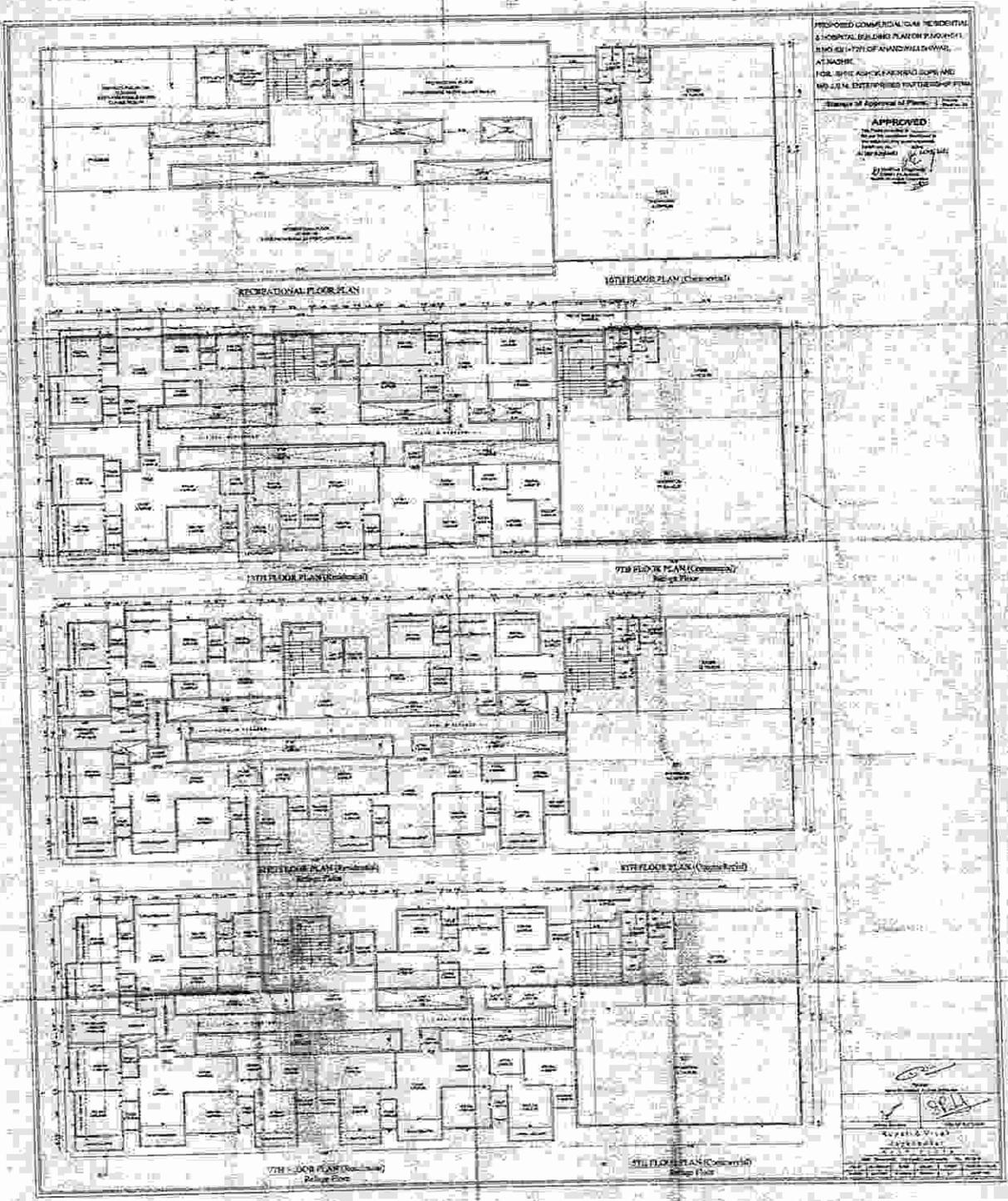
Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,
Executive Engineer,
Nashik Municipal Corporation,

नसम-३
 दस्ता क्र. (4000/2024)
 32-40

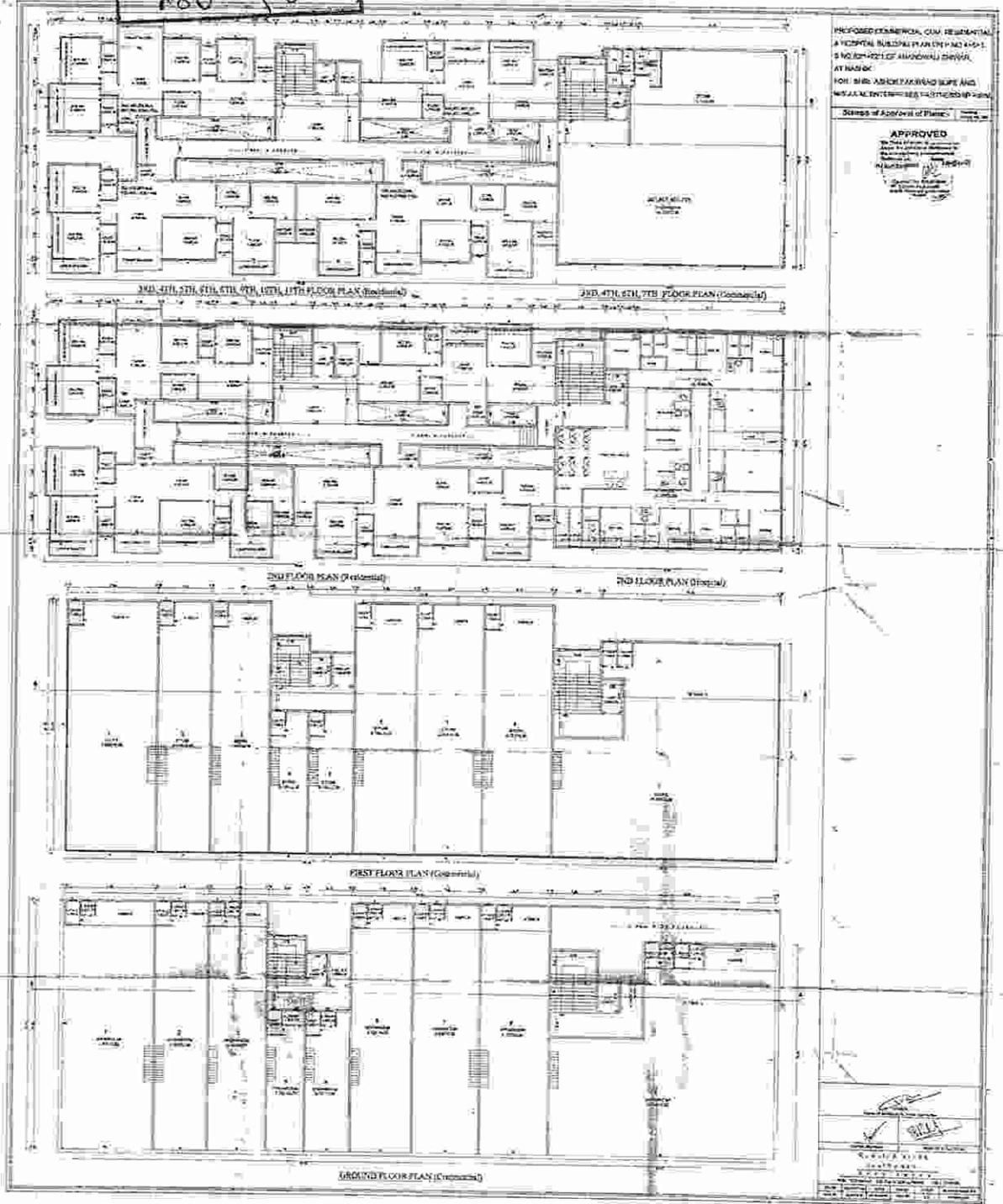


PROPOSED COMMERCIAL, RESIDENTIAL & HOSPITAL BUILDING PLAN ON PLOT NO. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

APPROVED:
 By the Joint Sub-Registrar, Nasik-3, Maharashtra.
 Date: 15/08/2024
 Signature: [Signature]

Scale: 1/400
 Date: 15/08/2024
 Signature: [Signature]

नसम-३
 क्र. ५२०९/२०२४
 २०२४



नसम-३

दस्तावेज क्र. (५००२/२०२१)

४०८-५०



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 ANANDWALI SHIWAR** at **Aanandwali, 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:-

- The promoter shall enter into an agreement for sale with the allottees;
- 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;
- 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.

- 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;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- 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. Vasan Pramanand Prabhu
(Secretary, MahaRERA)
Date: 29-05-2021 11:23:36

Dated: **29/05/2021**
Place: **Mumbai**

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

वाचले- १) शासन राजपत्र ५ जानेवारी, २०१७

२) महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४२ व अन्वये

३) उप अभियंता, नगर नियोजन विभाग, नाशिक महानगरपालिका, नाशिक यांचेकडील पत्र जा.क्र.मनपएतनिचि/वशि/१२८/२०१९ दिनांक २८/०५/२०१९

४) अर्जदार यांचा दिनांक १९/०७/२०१९ रोजीचा करारनामा/शपथपत्र.

५) अकृषिक रूपांतरीत कराचा भरणा केलेबाबतचे दिनांक ३०/०७/२०१९ चे डिफिस चलन.

६) श्री. अशोक फकीरराव सोपे व इतर रा. लक्ष्मी चेंबर, गोळे कॉलनी, नाशिक, ता.जि.नाशिक यांचा दिनांक १९/०७/२०१९ व ३०/०७/२०१९ रोजीचा अर्ज.



नसन-३
सक्र. (५००/२०१९)
००५-५४



सहायकारी कार्यालय नाशिक
क्र.ना.शा/कसा/३/७-२/एस.आर/७५/२०१९
दिनांक ७-१०/८/२०१९

श्री. अशोक फकीरराव सोपे व इतर रा. लक्ष्मी चेंबर, गोळे कॉलनी, नाशिक, ता.जि.नाशिक यांनी दिनांक १९/०७/२०१९ व ३०/०७/२०१९ रोजीचे अर्जांन्वये मौजे आनंदवल्ली ता.जि.नाशिक येथील स.नं.६३/९ चे एकूण क्षेत्र ८२४४.३० चौ.मी. पैकी अर्जदार यांचे क्षेत्र ६०४८.७५ चौ.मी. यांस रहिवास प्रयोजनार्थ अकृषिक सारा व रूपांतरीत कर भरून घेणेबाबत शासन राजपत्र दिनांक ५ जानेवारी, २०१७ अन्वये विनंती केली आहे.

अर्जदार यांनी अर्जासोबत सादर केलेल्या कागदपत्राच्या अनुषंगाने या कार्यालयाचे नोटिस दिनांक २५/०७/२०१९ अन्वये रहिवास प्रयोजनासाठी अकृषिक सारा व रूपांतरीत कर रक्कम शासकीय खजिन्यात भरणा करणेबाबत कळविले असता, अर्जदार यांनी अकृषिक सारा रक्कम रु. १८१५/- व रूपांतरीत कर रक्कम रु. ९०७५/- असे एकूण रक्कम रु. १०,८९०/- इतकी ००२९१७३७०९ या लेखाशिर्षाखाली भरणा करून दिनांक ३०/०७/२०१९ रोजीचे डिफिस चलनाची प्रत सादर केली आहे.

महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४२ व शासन राजपत्र दिनांक ५ जानेवारी, २०१७ अन्वये मौजे आनंदवल्ली ता.जि.नाशिक येथील स.नं.६३/९ चे एकूण क्षेत्र ८२४४.३० चौ.मी. पैकी अर्जदार यांचे क्षेत्र ६०४८.७५ चौ.मी. (असरी, सहा हजार अठेवाळीस पुर्णांक पंच्याहत्तर चौ.मी.) यांस रहिवास प्रयोजनाथ खालील अटी व शर्तीवर परवानगी देण्यात येत आहे.

- १) अर्जदार यांनी नियोजन प्राधिकरणाच्या नियमानुसार आवश्यक त्या परवानग्या घेणे बंधनकारक राहिल, तसेच सहाय्यक संचालक/कार्यकारी अभियंता, नगररचना यांनी मंजूर केलेल्या अभिन्यांसाठी खुली जागा (Open Space) तसेच रस्ते स्थानिक प्राधिकरणाकडे वर्ग करणे आवश्यक राहिल.
- २) सदर मिळकतीबाबत कोणताही वाद प्रलंबित असल्यास, तसेच मिळकतीबाबत भविष्यात वाद उपस्थित झाल्यास, त्यास अर्जदार सर्वस्व जबाबदार राहिल. त्यास हे कार्यालय जबाबदार राहणार नाही. व सदर अकृषिक रूपांतरण आदेश रद्द होणेस पात्र राहिल.
- ३) सदर मिळकतीबाबत भविष्यात सदर जमिन भोगवटदार वर्ग २/ न.अ.शा., न. शा., ना.ज.क.म., देवस्थान इनाम, व इतर कोणत्याही नियंत्रित सत्ता प्रकाराची असल्यास तसेच शासनास अधिभार देय असल्यास सक्षम प्राधिकाऱ्याची परवानगी घेणे तसेच त्या वेळीच्या शासनाच्या प्रचलित नियमानुसार शासनास देय होणारा नजराणा / इतर रकमा भरणेची जबाबदारी अर्जदार यांची राहिल.
- ४) सदर मिळकती संदर्भात ना.ज.क.म. बाबत भविष्यात कोही वाद अथवा शासनास अधिभार देय असल्यास सक्षम प्राधिकाऱ्याची परवानगी घेणे तसेच त्या वेळीच्या शासनाच्या प्रचलित नियमानुसार शासनास देय असलेल्या रकमा भरणेची जबाबदारी अर्जदार यांची राहिल.
- ५) सदरचा आदेश अर्जदार यांचा चालु ७/१२ व त्या अनुषंगिक कागदपत्र तसेच करारनामा/शपथपत्राच्या अधिन राहून दिलेला आहे.
- ६) प्रस्तावित मिळकतीच्या इतर हक्कांत कोणतेही वितीय वोजे असल्यास त्यास अधिन राहून सदरचे चलन मंजूर केले आहे.

नसन-३
दस्ता क्र. 1500/2024
100-48



- ७) सदरचे आदेश हे अर्ज मिळकतीच्या फक्त अकृषिक सारा व रूपांतरित कर आकारणीबाबत लागू आहेत. सदरचे आदेशाने अर्ज मिळकतीमध्ये कोणत्याही प्रकारचा हस्तांतरण अथवा मालकी हक्क ठरविला जात नाही.
- ८) अर्ज मिळकतीच्या मालकी अथवा हस्तांतरण हक्काबाबत कोणत्याही न्यायालयात कोणत्याही प्रकारचे वाद प्रलंबित असल्यास सदर प्रलंबित न्यायालयीन प्रकरणात संबंधित न्यायालय यांचे होणारे सर्व आदेश अर्ज मिळकतीच्या हस्तांतरण व मालकी हक्कावर बंधनकारक राहतील तसेच अर्ज मिळकतीच्या हस्तांतरणासाठी संबंधित न्यायालय यांची परवानगी घेणे अर्जदार यांना बंधनकारक राहिल.
- ९) अकृषिक सारा हा शासनाच्या प्रचलित नियमानुसार भरणे बंधनकारक राहिल. तसेच अकृषिक सारा बाबत फरकाची रक्कम भरावयाची असल्यास ती देखील भरणे अर्जदारास बंधनकारक राहिल.
- १०) या आदेशातील कोणत्याही शर्त अगर अटीचा भंग झाल्यास सदरची परवानगी रद्द होणेस पात्र राहिल.

मा. अपर जिल्हाधिकारी, सो. नाशिक
यांचे मंजूर टिपणीवरून



(रामदास खेडकर)
निवासी उपजिल्हाधिकारी
जिल्हाधिकारी नाशिक करीता

प्रति,

श्री. अशोक फकीरराव सोपे व इतर रा. लक्ष्मी चौब, गोळे कॉलनी, नाशिक, ता. जि. नाशिक

प्रत -१) कार्यकारी अभियंता, नगररचना विभाग नाशिक महानगरपालिका, नाशिक यांना माहितीसाठी.

२) तहसिलदार नाशिक यास माहितीसाठी रवाना.

३) स्थानिक प्राधिकरणाची मंजूरी मिळाल्यानंतर शासन राजपत्र दिनांक ५ जानेवारी, २०१७ अन्वये ६० दिवसाचे आत आवश्यक ते कागदपत्र घेवून विहित नमुन्यात अर्जदारास सतद करून देण्यात यावी तशी अधिकार अभिलेखात योग्य त्या नोंदी घेण्यात याव्यात.

३) उप अधक्षक भूमी अभिलेख, नाशिक यास माहितीसाठी रवाना.

४) तलाठी आनंदवल्ली यांना अधिकार अभिलेखात योग्य त्या नोंदी घेणेसाठी रवाना.

मा. अपर जिल्हाधिकारी, सो. नाशिक
यांचे मंजूर टिपणीवरून

स्वाक्षरीत/-
(रामदास खेडकर)
निवासी उपजिल्हाधिकारी
जिल्हाधिकारी नाशिक करीता

AT

- वाचते:-
- 1) महाराष्ट्र जमिन महसूल अधिनियम, 1966 चे कलम 42 व अन्वये.
 - 2) अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी, ना.ज.क.म. नाशिक यांचेकडील आदेश क्र.मशा/कक्ष-3/7-2/र.क.आ/सी.आर/378/2021 दिनांक 12/06/1997 व दिनांक 22/07/1997
 - 3) या आदेशाबाबत आदेश क्र.क.महा/कक्ष-3/वि.शे.प्र.क्र./81 व 1175/1997 दि.6/5/1997
 - 4) या आदेशाबाबत आदेश क्र.मशा/कक्ष/3/7-2/एस.आर/75/2019 दिनांक 2/08/2019
 - 5) या आदेशाबाबत आदेश क्र.मशा/कक्ष/3/7-2/एस.आर/75/2019 दिनांक 2/08/2019
 - 6) या आदेशाबाबत आदेश क्र.मशा/कक्ष/3/7-2/एस.आर/75/2019 दिनांक 2/08/2019
 - 7) तलाठी आनंदवली यांचेकडील दिनांक 12/04/2021 रोजीचा स्थळ निरीक्षण अहवाल.
 - 8) अर्जदार अशोक फकीरराव सोपे व इतर तर्फे ज.मु. में.जे.एस.एम. एंटरप्रायजेस भागीदारी संस्थेतर्फे भागीदार श्री.विवेक विनय जावडेकर व इतर एक रा. 4 था मजला, आर्चित आयकॉन, पाटील लेन नं.3, कॉलेज रोड, नाशिक, ता.जि.नाशिक रा. आर्चित आयकॉन, पाटील लेन नं.3, कॉलेज रोड, नाशिक, ता.जि.नाशिक यांचा दिनांक 18/05/2021 रोजीचा अर्ज.
 - 9) अर्जदार यांचे दिनांक 18/05/2021 व 16/06/2021 रोजीचा करारनामा/शपथपत्र.

नसन-3

दस्तावेज क्र. (4/5/1)

4/5/1



जिल्हाधिकारी कार्यालय, नाशिक
 क्र.मशा/कक्ष-3/7-2/र.क.आ/सी.आर/378/2021
 नाशिक दि. :- 15/07/2021

अकृषिक रुपांतरण नोटीस

अर्जदार अशोक फकीरराव सोपे व इतर तर्फे ज.मु. में.जे.एस.एम. एंटरप्रायजेस भागीदारी संस्थेतर्फे भागीदार श्री.विवेक विनय जावडेकर व इतर एक रा. 4 था मजला, आर्चित आयकॉन, पाटील लेन नं.3, कॉलेज रोड, नाशिक, ता.जि.नाशिक रा.आर्चित आयकॉन, पाटील लेन नं.3, कॉलेज रोड, नाशिक, ता.जि.नाशिक यांनी मोजे आनंदवली ता.जि.नाशिक येथील स.नं. 62/1/72/1 प्लॉट नं. 4/5/1 चे एकूण क्षेत्र 2648.43 चौ.मी. पैकी मंजूर बांधकाम आराखड्यानुसार क्षेत्र 1057.44 चौ.मी. यांस वाणिज्य प्रयोजनार्थ वापरात बदल करणेबाबत विनंती केली आहे.

ज्याअर्थी महानगरपालिका व नगर विकास विभागाच्या प्रस्तावित विकास आराखड्याची / नियोजन प्राधिकारी यांचेकडील झोन नकाशाची पाहणी केली असता आपल्या जमिन/स.नं./प्लॉट चा (रहिवास) झोन मध्ये अंतर्भाव येत आहे. त्यामुळे आपला मोजे आनंदवली ता.जि.नाशिक येथील स.नं. 62/1/72/1 प्लॉट नं. 4/5/1 चे एकूण क्षेत्र 2648.43 चौ.मी. पैकी मंजूर बांधकाम आराखड्यानुसार क्षेत्र 1057.44 चौ.मी. हा वाणिज्य कारणासाठी अकृषिक करण्यास पात्र आहे.

त्याअर्थी, या नोटीसीद्वारे आपल्या मिळकतीची खालील प्रमाणे प्रकरणी सादर केलेल्या कागदपत्राचे अधिन राहून आकारणी केलेली असून ती आपणास सादर नोटीसीद्वारे कळविणेत येत असून, सादरची अकृषिक रुपांतरण नोटीस खालील अटी व शर्तीस अधिन राहून देण्यात येत आहे.

गावाचे नांव	स.नं./ग.नं./प्लॉट नं.	क्षेत्र	अकृषिक प्रमाणदर	अकृषिक कर रूपये	रुपांतरित कर रू.	एकूण रू (3+6)
1	2	3	4	5	6	7
आनंदवली ता.जि. नाशिक	62/1/72/1 प्लॉट नं. 4/5/1	एकूण क्षेत्र 2648.43 चौ.मी. पैकी क्षेत्र 1057.44 चौ.मी.	0.90	952/-	4760/-	5712/-

सादरची रक्कम ज्या दिनांकापासून शासनाकडे अदा केली जाईल, त्या दिनांकापासून संबंधित जमिन ही विकास आराखड्यानुसार दर्शविण्यात आलेल्या वापर विभागातील प्रयोजनाकरिता अकृषिक वापरात रुपांतरित झाल्याचे मानण्यात येईल. तसेच सादर जमिनीच्या अकृषिक वापरासाठी अकृषिक परवानगीची आवश्यकता राहणार नाही.

- 1) अर्जदार यांनी निवोजन प्राधिकरणाच्या नियमानुसार आवश्यक त्या परवानग्या घेणे बंधनकारक राहिल. तसेच सहाय्यक संचालक / कार्यकारी अभियंता नगर रचना यांनी मंजूर केलेल्या अभिव्यासातील खुली जागा (Open Space) तसेच रस्ते स्थानिक प्राधिकरणाकडे वर्ग करणे आवश्यक राहिल.
- 2) सादर मिळकतीबाबत कोणताही वाद अथवा प्रलंबित असल्यास, तसेच मिळकतीबाबत भविष्यात वाद उपस्थित झाल्यास, त्यास भोगवटदार (मालक) सर्वस्व जबाबदार राहिल. त्यास हे कार्यालय जबाबदार राहणार नाही. व सादर अकृषिक रुपांतरण चलन / नोटीस रद्द होणेस पात्र राहिल.
- 3) सादर जमिन भविष्यात भोगवटदार वर्ग 2/ न.अ.श., न. श., ना.ज.क.म., देवस्थान इनाम, व इतर कोणत्याही नियंत्रित सत्ता प्रकाराची असल्यास तसेच शासनास अधिभार देय असल्यास सक्षम प्राधिका-याची परवानगी घेणे तसेच त्या वेळीच्या शासनाच्या प्रचलित नियमानुसार शासनास देय होणारा नजराणा / इतर रकमा भरणेची जबाबदारी भोगवटदार (मालक) यांची राहिल.
- 4) सादरचा आदेश अर्जदार यांचा चालू 7/12 व त्या अनुषंगिक कागदपत्रे तसेच करारनामा / शपथपत्राच्या अधिन राहून दिलेला आहे.
- 5) प्रस्तावित मिळकतीच्या इतर हक्कांत कोणतेही वित्तीय वाजे असल्यास त्यास अधिन राहून सादरचे चलन मंजूर केले आहे.

- 6) सदरची नोंदीस / चलन हे अर्ज मिळकतीच्या फक्त अकृषिक सारा व रुपांतरित कर आकारणीबाबत लागू आहेत. सदरचे आदेशाने अर्ज मिळकतीमध्ये कोणत्याही प्रकारचा हस्तांतरण अथवा मालकी हक्कावर विलास जात नाही.
- 7) अर्ज मिळकतीच्या मालकी अथवा हस्तांतरण हक्काबाबत कोणत्याही न्यायालयात कोणत्याही प्रकारचे नोंद प्रलंबित असल्यास सदर प्रलंबित न्यायालयीन प्रकरणात संबंधित न्यायालय यांचे होणारे सर्व आदेश अर्ज मिळकतीच्या हस्तांतरण व मालकी हक्कावर बंधनकारक राहतील व अर्ज मिळकतीच्या हस्तांतरणापाठी संबंधित न्यायालय यांची परवानगी घेणे भोगवटदार (मालक) यांना बंधनकारक राहिल.
- 8) अकृषिक सारा हा शासनाच्या प्रचलित नियमानुसार भरणे बंधनकारक राहिल. सुधारीत अकृषिक प्रमाणदर अद्याप निश्चित झालेला नसल्यामुळे सदरची अकृषिक आकारणी जुन्या अकृषिक प्रमाणदरानुसार निश्चित केलेली आहे. सुधारीत अकृषिक प्रमाणदरानुसार येणारी फरकाची रक्कम शासनास जमा करणे आपणास (संबंधित धारक) बंधनकारक राहिल.
- 9) सदर मिळकत पुर नियंत्रण क्षेत्रात येत असल्यास सक्षम प्राधिकारी यांचेकडून अभिन्यास मंजूर करून घेणे अर्जदार यांना बंधनकारक राहिल.
- 10) प्रस्तुत मिळकतीची मालकी व चापर अनुज्ञेयता बाबत अर्जदार व संबंधित स्थानिक स्वराज्य संस्था यांची जबाबदारी राहिल.
- 11) प्रस्तावित मिळकतीवर बांधकाम करण्यापूर्वी कार्यकारी अभियंता, नगररचना विभाग नाशिक महानगरपालिका नाशिक यांचेकडून प्रथम अभिन्यास मंजूर केल्यानंतरच बांधकाम करणे बंधनकारक राहिल. तसेच स्थानिक प्राधिकरण ज्या प्रयोजनार्थ बांधकाम मंजूर करतील त्याच अटीवर बांधकाम करणे बंधनकारक राहिल.
- 12) सदर मिळकती संदर्भात ना.ज.क.म. बाबत भविष्यात काही वाद अथवा शासनास अधिभार देय असल्यास सक्षम प्राधिका-यांची परवानगी घेणे तसेच त्या त्या वेळीच्या शासनाच्या प्रचलित नियमानुसार शासनास देय असलेल्या रकमां भरणेची जबाबदारी त्या त्या वेळेच्या भोगवटदार (मालक) यांची राहिल.
- 13) भविष्यात लेखापरिक्षणात नजराणा कमी भरणा झाला असलेबाबत शक निघाल्यास सदर फरकाची रक्कम भरणे बंधनकारक असले यांस अधिन राहून परवानगी देण्यात येत आहे.
- 14) प्रस्तुत मिळकतीबाबत महाराष्ट्र धारण जमिनीचे तुकडे पाडण्यास प्रतिबंध करण्याबाबत व त्यांचे एकत्रिकरण करण्याबाबत अधिनियम, 1947 मधील तरतुदीचा भंग झाल्यास अर्जदार यांना नियमानुसार अधिमूल्य भरणे बंधनकारक राहिल.
- 15) या अकृषिक रुपांतरण नोंदीसाठी कोणत्याही शर्त अगर अटीचा भंग झाल्यास सदरची परवानगी रद्द होणेस पात्र राहिल.
- 16) अर्जदार यांनी प्रकरणी सादर केलेल्या कागदपत्रांमध्ये त्रुटी बाबत आढळून आल्यास अथवा चुकीची माहिती आढळून आल्यास सदरचे अकृषिक रुपांतरण / चलन रद्द करण्यात येईल.



(दत्तप्रसाद नडे)
अपर जिल्हाधिकारी नाशिक

प्रति,

अर्जदार - अशोक फकीरराव सोपे व इतर तर्फे ज.मु. मं.जे.एस.एम. एंटरप्रायजेस भागीदारी संस्थेतर्फे भागीदार श्री.विवेक विनय जायखेडकर व इतर एक रा. 4 था मजला, आर्चित आयकॉन, पाटील लेन नं.3, कॉलेज रोड, नाशिक, ता.जि.नाशिक रा. आर्चित आयकॉन, पाटील लेन नं.3, कॉलेज रोड, नाशिक, ता.जि.नाशिक

प्रत- 1) कार्यकारी अभियंता/सहाय्यक संचालक, नगर नियोजन विभाग, नाशिक महानगरपालिका, नाशिक

2) उप अधिक्षक भुमी अभिलेख/नगर भुमापन अधिकारी नाशिक यांस माहितीसाठी स्वाना.

3) तहसिलदार नाशिक यांस माहितीसाठी स्वाना.

2/- अर्जदार यांनी या कार्यालयामार्फत अकृषिक सारा व रुपांतरित / बंडाची रक्कम भरणा करणेबाबत दिलेल्या अकृषिक रुपांतरण नोंदीसाठी अनुषंगाने निश्चित केलेली रक्कम (GRAS प्रणाली अंतर्गत राष्ट्रीयकृत बँकेत) 0029 या लेखाशिर्षाखाली चलनाने भरणा केल्यानंतर, महाराष्ट्र जमिन महसूल अधिनियम, 1966 चे कलम 42-ब अन्वये 60 दिवसाचे आत विहित नमुन्यात सनद देणेबाबत कार्यवाही करावी.

4) का. तलाठी आनंदवली ता.जि. नाशिक.

2/- महाराष्ट्र जमिन महसूल अधिनियम, 1966 चे कलम 42 ब अन्वये सनद देण्यात आल्यावर, उपरोक्त प्रमाणे भरणा केल्याच्या दिनांकापासून, अकृषिक चापरात रुपांतर करण्यात आले असल्याचे दशविणारी आवश्यक ती नोंद अधिकाराभिलेखात घेणेत यावी.

5) निवड नसती

स्वाक्षरीत/-
(दत्तप्रसाद नडे)
अपर जिल्हाधिकारी नाशिक

भारत सरकार
Government of India

सचिन सुभाषराव शहा
Sachin Sunilrao Shah
जन्म तारीख / DOB: 21/04/1970
पुरुष / Male

3235 6482 8980

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABYPS9576N

नाम / Name
SACHIN SUMATILAL SHAH

पिता का नाम / Father's Name
SUMATILAL MANLAL SHAH

जन्म की तारीख / Date of Birth
21/04/1970

हस्ताक्षर / Signature

नसिन-३
दस्त क्र. (4000/2024)
-000-



भारत सरकार
Government of India

विनोद कानयलाल मणवानी
Vinod Kanayalal Manwani
जन्म तारीख / DOB: 26/12/1974
पुरुष / MALE

3530 2005 6094
VID: 9186 7842 0084 8443

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPPMB258D

नाम / Name
VINOD KANAYALAL MANWANI

पिता का नाम / Father's Name
KANAYALAL CHETANDAS MANWANI

जन्म की तारीख / Date of Birth
26/12/1974

हस्ताक्षर / Signature

V. Manwani

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

MACHINDRANATH D CHAVAN
DAMODAR RAMDAS CHAVAN

14/10/1984
Permanent Account Number
AMRPC7810H

Machan
Signature

भारत सरकार
GOVT OF INDIA

रक्षित राजेश शाह
Rakshit Rajesh Shah
जन्म तारीख / DOB:
14/10/1997
पुरुष / MALE

4518 7281 6944

मेरा आधार, मेरी पहचान
Shah

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAPCJ3817R

नाम / Name
USM ENTERPRISES

जन्म की तारीख / Date of Incorporation
06/07/2013

V. Manwani

नसम-३
दस्तावेज क्र. 4000/2024
४८-५४



<p>भारत सरकार GOVERNMENT OF INDIA</p> <p>यदनेश रामेश जवार Yadnesh Ramesh Zavar जन्म तारीख / DOB: 27/01/1973 पुरुष / Male</p> <p>7036 9205 6258</p> <p>माझे आधार, माझी ओळख</p>	<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>यदनेश रामेश जवार YADNESH RAMESH ZAVAR</p> <p>पारंपरिक खाते क्र. / Permanent Account Number AAEPZ7689L</p> <p>पत्नीचे नाव / Spouse's Name RAMESH KESHARAJ ZAVAR</p> <p>जन्म तारीख / Date of Birth 27/01/1973</p>	<p>भारत सरकार GOVT OF INDIA</p>
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Handwritten signature

<p>भारत सरकार GOVERNMENT OF INDIA</p> <p>मैनाक्षी यदनेश जवार Meenakshi Yadnesh Zavar जन्म तारीख / DOB: 12/06/1978 स्त्री / Female</p> <p>2799 3889 9330</p> <p>माझे आधार, माझी ओळख</p>	<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>मैनाक्षी यदनेश जवार MEENAKSHI YADNESH ZAWAR</p> <p>सुरेश कशिनथ लड्डा SURESH KASHINATH LADDHA</p> <p>12/06/1978</p> <p>Permanent Account Number ABMPL4471D</p> <p><i>Handwritten signature</i></p>	<p>भारत सरकार GOVT OF INDIA</p>
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Handwritten signature

<p>भारत सरकार GOVERNMENT OF INDIA</p> <p>शशिकांत जगन्नाथ जाधव Shashikant Jagannath Jadhav जन्म तारीख/DOB: 19/10/1982 पुरुष/ MALE</p> <p>9694 8546 4924</p> <p>माझे आधार, माझी ओळख</p>

Handwritten signature

नसम-३
दस्ता क्र. (५००८/२०१३)
५०-५०



Declaration

I, we undersigned as per the Circular of Hon'ble Inspector General of Registration, Maharashtra, Pune dated 30/11/2013 hereby declares that, the property which is produced for registration vide document attached herewith is not a property or dealing of forgery and / or the same is not subject to double sale /two -fold sale. We have obtained search of the Revenue Record in respect to the same. The Vendor or Executants or Power of Attorney holder of the said document is /are the true / real persons and we have confirmed the same. We have confirmed that while executing the present document as per the procedure of registration, I / We are on our own responsibility as an owner / heir / possessor / a person claiming through the title of the property which is the subject matter at the present document, also the Power of Attorney holder appointed by the Owner, Vendor, all are alive and the Power of Attorney is still in existence, and the same is not suspended or cancelled as on date.

That further the property subject matter of the document is not owned by Government and we have executed the present document in front of witness's subject to loan, other rights, bank charges, changes of Development, Government charges and all the transactions if executed by Power of Attorney holder.

The Present document is as per the provisions of registration Act - 1908 and therefore the same is presented for registration as per the said Act. I / we have verified all the contents of the documents, executants, witnesses and annexure attached to the documents. I / We and the person who are executing the present document and confirming the execution of present document shall be responsible for truthfulness of content of the document, its validity, injunction order by court, any suit / litigation of court and all the legal aspects pertaining to the property.

I / We further confirm that all the documents mentioned and attached in the process of registration for documents is genuine and there is no injunction / stay, order subsisting and pending pertaining to transfer of immovable property by any competent authority / Hon'ble Court) Hon'ble High Court. We future confirm that the execution of present document is not infringed by Rule No. 44 of Maharashtra Registration Rules 1961.

We are aware that as per Rule 44 of Maharashtra Registration Rules 1961 and Judgments of Hon'ble Court / High Court it is not responsibility of Registering Authorities to check legality of document and ownership of executants and Power of Attorney.

I/We have taken precaution regarding the immovable property and related documents in respect of the subject matter property, pertaining to cheating / duplication / conspiracy and police complaints filed in respect of the same in the police station.

I / We aware that We, the executants shall be responsible for insufficient stamp duty or registration charges affixed to document as per the Rule No 82 of Registration Act 1908.

Therefore, I / We have not done any crime pertaining to the registration procedure. We are further aware that pertaining to the present document if in future any crime pertaining any act if committed, I / We shall be responsible for the punishment of 7 years as per the provisions of Indian Penal Code 1860 and Rules of Registration Act 1908. We are therefore executing the present Affidavit and the same is attached as an annexure of the document.

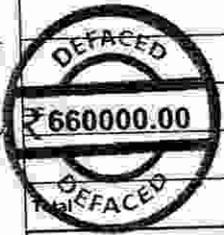
K. Navalkar
Vendor's

P. Navar
Purchaser's

नसम-३
 दस्तावेज क्र. ५००९/२०२४
 CHALLAN ५२-५६
 MTR Form Number ६



GRN	MH002787869202425P	BARCODE	Date		30/05/2024-12:16:56	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
	Registration Fee		PAN No.(If Applicable)	AAPFJ3817R			
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR		Full Name	JSM ENTERPRISES			
Location	NASHIK		Flat/Block No.	FLAT NO 304 ASHOK TOWER BUILDING			
Year	2024-2325 One Time		Premises/Building	ANANDWALI SHIWAR GANGAPUR ROAD			
Account Head Details		Amount In Rs.	Road/Street	NASHIK			
0030046401	Stamp Duty	630000.00	Area/Locality	NASHIK			
0030063301	Registration Fee	300000.00	Town/City/District	NASHIK			
			PIN	4	2	2	0 1 3
			Remarks (If Any)	PAN2=AAEPZ7689L-SecondPartyName=YADNESH RAMESH ZAWAR AND OTHER ONE-CA=10500000-MarketVal=7553300			
			Amount In	Six Lakh Sixty Thousand Rupees Only			
		6,60,000.00	Words				
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	10000502024053002274	2748936999112		
Cheque/DD No.		Bank Date	RBI Date	30/05/2024-12:17:17	Not Verified with RBI		
Name of Bank		Bank-Branch		STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			



Department ID: Mobile No. : 8484959596
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर तलन केवल दुर्यम निबंधक कार्यालयात लोदणी करावयाच्या दस्त्यासाठी लागू आहे . नोदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-340-5409	0001546987202425	30/05/2024-16:50:46	IGR313	30000.00
2	(IS)-340-5409	0001546987202425	30/05/2024-16:50:46	IGR313	630000.00
Total Defacement Amount					6,60,000.00

दस्तावेज संख्या: तलक 5409/2024
दस्तावेज प्रकार: ऑनलाइन दस्तावेज

अनु. क्र.	पक्षकारों के नाम व पता	पक्षकारों का प्रकार	छायाचित्र	उत्तर प्रमाणित
1	नाम: यजेश रमेश शर्मा पता: प्लॉट नं: बी 11, माळा नं: 4, इमारतीचे नाव: न्यू उपाकरण सोसायटी, अर्जांक नं: वसंत मार्केट समोर, रोड नं: कॅनडा कॉर्नर, नाशिक, महाराष्ट्र, पिन नंबर: AAEPZ7689L	लिहून घेणार वय: 51 स्वाधरी: <i>Dawar</i>		
2	नाम: भीमाली वजेश शर्मा पता: प्लॉट नं: बी 11, माळा नं: 4, इमारतीचे नाव: न्यू उपाकरण सोसायटी, अर्जांक नं: वसंत मार्केट समोर, रोड नं: कॅनडा कॉर्नर, नाशिक, महाराष्ट्र, पिन नंबर: ABMPL4471D	लिहून घेणार वय: 45 स्वाधरी: <i>Dawar</i>		
3	नाम: मेमर्स जे एम एम एंटरप्रायझेस भागीदारी संस्था तर्फे भागीदार सचिव सुमलीनाल थड्डा, 2) बिनोद कन्हैयालाल मनबाणी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. सु. रचित राजेश शाह पता: प्लॉट नं: 4, माळा नं: चौथा मजला, इमारतीचे नाव: अर्चित आयकॉन, अर्जांक नं: पाटील लेन नंबर 3, रोड नं: कॅलिब्रोड, नाशिक, महाराष्ट्र, पिन नंबर: GSSPS3740F	लिहून घेणार वय: 25 स्वाधरी: <i>Shah</i>		

वरील दस्तऐवज करत देणार नवाकरीत ऑनलाइन दस्तावेज करत दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 30/05/2024 04:52:09 PM

ओळख:-
खालील इमम असे निवेदीत करतात की ते दस्तऐवज करत देणाऱ्यांना व्यक्तीत ओळखतात, व त्यांची ओळख पटविताना

अनु. क्र.	पक्षकारांचे नाव व पता	छायाचित्र	उत्तर प्रमाणित
1	नाम: मच्छिंद्र रामोदर चव्हाण वय: 39 पता: नासिक पिन कोड: 422001	<i>M</i> स्वाधरी 	
2	नाम: श्रीकांत जगन्नाथ जाधव वय: 35 पता: नासिक पिन कोड: 422001	<i>JK</i> स्वाधरी 	

शिक्का क्र. 4 ची वेळ: 30/05/2024 04:52:58 PM

प्रमाणित करण्यात येते की,
या दस्तावेज एवढे एकूण *14* प्राने आहेत

Joint Sub Registrar Nashik

सह. दुय्यम निबंधक वर्ग-२

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