



29/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 5368/2024

नोंदणी :

Regn.63m

गावाचे नाव : आनंदवल्ली

(1) विलेखाचा प्रकार	ऑफीशियल ड्र शेड
(2) मोबदला	8000000
(3) बाजारभाव(माझेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराने)	6634230
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: तुळशी जिल्हा नाशिक पोट तुळशी तालुका नाशिक पैकी नाशिक महानगर पालिका हद्दीतील मौजे आनंदवल्ली या गावचे शिवारातील मिळकत(7/12 उताऱ्या प्रमाणे सर्व्हे नंबर 62/1/प्लॉट/1/2/3/ब)यासी सर्व्हे नंबर 62/1,प्लॉट नंबर 1+2+3/ब यासी क्षेत्र 1142.79 चौ.मी. रस्ता कडीकरणाल गेलेले बाबीव एफ एस आय क्षेत्र 280.41 चौ.मी. या मिळकतीवर बांधण्यात आलेल्या भारत टॉवर वा इमारतीतील सातव्या मजल्यावरील मिळकत यासी अपार्टमेंट / युनिट / प्लॉट नंबर 703 यासी कार्पेट क्षेत्र 96.71 चौ.मी. + युजियल बाल्कनी क्षेत्र 13.75 चौ.मी. असे एकत्रित क्षेत्र 110.46 चौ.मी. या मिळकती बाबत (Survey Number : 62/1/प्लॉट/1/2/3/ब ;)
(5) क्षेत्रफळ	1) 110.46 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भारत भारत सोपे, उज्वला भारत सोपे, पल्लवी भारत सोपे उर्फ सी.पल्लवी विवेक स्वामी यांचे तर्फे देव्हळपर आणि ज. सु. म्हणून मे जे एन एम एंटरप्रायजेस भाषीदारी संस्था तर्फे भागीदार 1. सचिन सुजतीलाल महा 2.विनोद कन्हैयालाल मनवाणी च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. रश्मि रानेश साहू वय:-25; पत्ता:-प्लॉट नं:- , माळा नं: चौथा मजला, , इमारतीचे नाव: अर्चित ज्यकार्नि, , ब्लॉक नं: पाटील सेन नंबर 3, , रोड नं: काळेजरोड, नाशिक , महाराष्ट्र, पॉस्ट:ईक. पिन कोड:-422005 पॅन नं:-GSSPS3740F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अभिजीत विनायक पाचपुते वय:-43; पत्ता:-प्लॉट नं: घर नंबर 4497, , माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आग्रारोड, बँक ऑफ महाराष्ट्रा जवळ,, रोड नं: देवपुर, धुळे, महाराष्ट्र, धुळे. पिन कोड:-424001 पॅन नं:-ALLPP1861E 2): नाव:-मिनल अभिजीत पाचपुते वय:-40; पत्ता:-प्लॉट नं: घर नंबर 4497, , माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: आग्रारोड, बँक ऑफ महाराष्ट्रा जवळ, , रोड नं: देवपुर, धुळे, महाराष्ट्र, धुळे. पिन कोड:-424001 पॅन नं:-BDQPP3124G
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	29/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5368/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	480000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत
अरस्तल बरहुकुम नक्कलसह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

नसम-३
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0524299108347	Date 29/05/2024
Received from JSM ENTERPRISES, Mobile number 8484959596, an amount of Rs.1060/-, 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 29/05/2024
Bank CIN 10004152024052907912	REF No. 415072053658
This is computer generated receipt, hence no signature is required.	

Section / Index no.	:	5.1
Rate as per Ready Reknor	:	52,000/- Per Sq. Mtrs.
Bharat Tower Flat No	:	703
Carpet Area	:	96.71 Sq. Mtrs.
Usable Balcony Area	:	13.75 Sq. Mtrs.
Market Valuation	:	Rs. 66,34,230/-
Consideration	:	Rs. 80,00,000/-
Stamp	:	Rs. 4,80,000/-
Reg. Fee	:	Rs. 30,000/-
Total	:	Rs. 5,10,000/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AND EXECUTED ON THIS 29TH
DAY OF MAY IN THE CHRISTIAN YEAR 2024 A.D.

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BETWEEN

- 1. MR. BHARGAV BHARAT SOPE.**
Age- 35 years, Occu- Business.
Pan No. **BEKPS8323B**
Adhar No. **7920 9413 0812.**
Add- Pyramid Arcade, Raka Colony, Nashik-422002.
- 2. UJWALA BHARAT SOPE.**
Age- 58 years, Occu- House-wife
Pan No. **BZUPS1534F**
Adhar No. **8055 0784 4729.**
Add- Pyramid Arcade, Raka Colony, Nashik-422002.
- 3. PALLAVI BHARAT SOPE (Maiden name)**
Alias **MRS. PALLAVI VIVEK SWAMI.**
Age- 33 years, Occu- House-wife,
Pan No. **DOAPS4163B**
Adhar No. **3802 2924 2119.**

**Through the Developer and General Power of Attorney holder-
M/S. JSM ENTERPRISES, A Partnership Firm,
having PAN - AAPFJ3817R**
having its registered office at-4th Floor,
Archit Icon, Patil Lane No. 3, 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 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;**

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AND

1. MR. ABHIJIT VINAYAK PACHPUTE

Age - 43 Years, Occ - Service,

PAN - ALLPP1861E

Adhar - 5177 6893 7562

2. MRS. MINAL ABHIJIT PACHPUTE

Age - 40 Years, Occ - Service,

PAN - BDQPP3124G

Adhar - 5772 0933 9293

Both Add - H. No. 4497, Agra Road, Near Bank of Maharashtra,
Deopur, Dhule - 424001.

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 heirs executors, administrators and assigns) of the **OTHER PART**;

WHEREAS -

01. PERMISSIONS OF LAND: -

○ **NON-AGRICULTURAL PERMISSIONS: -**

A. The use of the area adm. 2195.55 Sq. Mtrs. out of S. No. 62/1 out of S. No. 62/1(P) 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) 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/377/2021 Nashik. Dtd 15.07.2021**

○ **LAY - 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/198/2426 on 12/08/1997** to sanction the Lay-out of the land.

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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 (married daughter), Late. Bharat Fakirrao Sope 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 released their right in the Plot No. 2,3,5,6,7 out of S. No. 65/1/1A+65/1/1B+72/1 and 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 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 favor 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) released their right in the area adm. 2465.82 Sq. Mtrs. on the eastern side out of the S. No. 62/1 and 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(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 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 favor 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.

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consent of Mr. Ashok Fakirrao Sope, Mrs. Asha Ashok Sope, Dr. Amit Ashok Sope, Aparna S. Nalavde, Mrs. Asha Ganpatrao Surjuse, Manisha Ganpatrao Surjuse, Bhushan Ganpatrao Surjuse in favour of **M/s. J.S.M. Enterprises, a Partnership Firm** The same is registered in the office of Sub-Registrar Nashik-5, vide, Reg. No. 4297 and Reg. No. 4299 on 26/03/2021.

As per the terms and conditions of the **Development Agreement**, the Developer has agreed to give the entire constructed Ground Floor (Lower), Ground floor, and First Floor area, which consists of Commercial units, to the Land Owner No. 2 and 3 as a consideration for development Agreement.

The details of the same areas under: -

FLOOR	AREA
Ground Floor(Lower)	56.09 Sq. Mtrs.
Ground floor (Commercial Unit)	567.30 Sq. Mtrs.
First floor (Commercial Unit)	509.00 Sq. Mtrs.
Total Area	1102.39 Sq. Mtrs.

2.11 **RIGHTS AND POWERS OF THE PROMOTER: -**

Thus the Developer/Promoters herein have acquired rights of Development and Powers to do acts and deeds (as envisaged in the Power of Attorney executed along with Development Agreement) on behalf of the land owners, over the area adm. 1142.79 Sq. Mtrs. along with additional Road widening FSI adm. 280.41 Sq. Mtrs. of the S. No. 62/1/Plot/1/2/3/B, 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 has every right to construct a building thereon (for the sake of brevity hereafter in the present Agreement referred as **'the said property'**).

1. **The Promoter has appointed "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.
2. **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.
3. The Promoter/s has/have proposed to develop a Building of **Residential as well as Commercial Use** under Real Estate project name **"BHARAT TOWER"** and have prepared the plan(s)/layout for the construction of said **residential + commercial building** and the said plan(s)/layout are duly approved by the plans for the scheme of construction on the said property is also approved by **Nashik Municipal Corporation Nashik vide letter no. LND/BP/A1/186/2021 dated 15/03/2021**. And the sanctioned plan provides for construction of the units and in pursuance to the

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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 / 05781, Dated 07/05/2024. The copy/ies of the approved Building Plan is annexed hereto. The Project "BHARAT TOWER" consists of units (as per Approved Building Plan dated 15/03/2021 as described herein below: -

<u>Floor</u>	<u>Total unit</u>	<u>Share of Developer / Land Owners</u>
Lower Ground	1 (Store)	Land Owner
Upper Ground Floor	2 (Showroom) 1 (Shop)	Land Owners
First Floor	3 (Store)	Land Owners
Second to Ninth Floor	28 (Residential units.)	Developer

4. The Promoter/s have every right to sale, transfer, alienate and to deal with the property came to their share / owned by them with prospective purchaser/s.
5. **AND WHEREAS** the Promoter has registered the project i.e. "BHARAT TOWER" a project of **Residential + Commercial**, under the provisions of the Real Estate (Regulations and Development) Act, 2016 with the **Real Estate Regulatory Authority vide Registration no. P51600029436.**
6. **AND WHEREAS** the Promoter is entitled for sale, transfer assignment or to otherwise deal with the **Flat/Apartment/Unit No. 703 on Seventh Floor**, area admeasuring **Carpet Area 96.71 Sq. Mtrs and Usable Balcony Area 13.75 Sq. Mtrs** to be constructed (herein after referred to as the "said premises") in the building of the project called "BHARAT 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.
7. **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";
8. **AND WHEREAS** the Promoter/s has /have made available to the Allottee(s) the information relating to the said property i.e. the Building/Project 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 and/or Real Estate (Regulation and Development) Act, 2016 ("the said RERA") and the rules framed there under and as

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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 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 premises 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/Flat 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 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: -

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PROMOTERS / OWNERS

Promoter name - M/S. JSM ENTERPRISES, A Partnership Firm,
Through its Partner
1. MR. SACHIN SUMATILAL SHAH
2. MR. VINOD KANAYALAL MANWANI

(Promoter Address) - Fourth Floor , 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. ABHIJIT VINAYAK PACHPUTE
Age - 43 Years, Occ - Service,
PAN - ALLPP1861E
Adhar - 5177 6893 7562

2. MRS. MINAL ABHIJIT PACHPUTE
Age - 40 Years, Occ - Service,
PAN - BDQPP3124G
Adhar - 5772 0933 9293
Both Add - H. No. 4497, Agra Road, Near
Bank of Maharashtra, Deopur, Dhule - 424001.

Notified Email ID: Pbablur@gmail.com

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

59. 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.

60. 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.

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61. Service tax & any other taxes levied by the Central or State Government will be paid by the Allottee(s)/s at actual other than the said amount.
62. This is not a works contract. The Promoters are not a contractor appointed by the Allottee (s)/s.

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

All that piece and parcel of N.A land bearing property i.e. area adm. 1142.79 Sq. Mtrs. along with additional Road widening FSI adm. 280.41 Sq. Mtrs, out of the S. No. 62/1, Plot No. 1+2+3/B, 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., and bounded as follows -

- East : Adj. Road.
West : Adjacent Plot No. 1+2+3/A.
South : Adjacent Gangapur Road.
North : Sanctioned Lay-Out in the Adj. S. No. 72/1 and S. No. 65/1/1A and 65/1/1B.

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 "**BHARAT TOWER**" having Apartment / Unit / Flat No. 703 on Seventh Floor, area admeasuring Carpet Area 96.71 Sq. Mtrs and Usable Balcony Area 13.75 Sq. Mtrs. constructed / to be constructed in the building of the project called "**BHARAT TOWER**". The same is bounded as shown below: -

- East : By Common Passage and Flat No. 702
West : By Side Margin
South : By Side Margin
North : By Staircase and Flat No. 704

Together with right to use the Lift provided to the building in common and together with right to use common spaces, staircase, terrace etc.

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SCHEDULE

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 Aluminium windows with mosquito net.
6. Lift.
7. Double Basement car parking space 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 mould having metal hardware fittings.
12. All other rooms with wooden flush door with emulsion paint having Aluminium hardware fittings.
13. Entire flat will have Vitrified tiles.
14. All toilets in flat will have dado up to 7' height with good quality glaze tiles.
15. Toilets flooring will be of ceramic tiles.
16. All toilet will have shower & mixer.
17. Wash hand basin in all toilet.
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, Jaccuzi, 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.

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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.
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 AND DELIVERED BY THE WITHIN NAMED
THE PROMOTER, BUILDER AND THE DEVELOPER,**

1. MR. BHARGAV BHARAT SOPE.
2. UJWALA BHARAT SOPE.
3. PALLAVI BHARAT SOPE (Maiden name)
Alias MRS. PALLAVI VIVEK SWAMI.

Through the Developer and General Power of Attorney holder-
M/S. JSM ENTERPRISES, A Partnership Firm,
Through its Partners



1. MR. SACHIN SUMATILAL SHAH



PROMOTER

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2. MR. VINOD KANAYALAL MANWANI

K. Manwani

PROMOTER

SIGNED SEALED & DELIVERED BY
THE WITHIN NAMED ALLOTTEE



1. MR. ABHIJIT VINAYAK PACHPUTE



A. Pachpute
ALLOTTEE



2. MRS. MINAL ABHIJIT PACHPUTE



M. Pachpute
ALLOTTEE

IN THE PRESENCE OF WITNEESES

1. *N. Dongare*
[Nishant K. Dongare]

2. *B. M. D.*
0-0-0-0 (Bhamburda Kumar D. Baviskar)

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३६-१४



Nashik Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2024/APL/05781
Proposal Code : NMCB-24-ENTRY-28370

Building Proposal Number - 251975
Date : 07/05/2024

This register
P5160002
Project: B
ANANDV

Building Name : BHARAT TOWER(Mixed)	Floor :	LOWER GROUND FLOOR(0.00 Sq mt),BASEMENT FLOOR(0.00 Sq mt),GROUND FLOOR(0.00 Sq mt),FIRST FLOOR(0.00 Sq mt),SERVICE FLOOR(0.00 Sq mt),SECOND FLOOR(503.08 Sq mt),THIRD FLOOR(503.08 Sq mt),FOURTH FLOOR(503.08 Sq mt),FIFTH FLOOR(503.08 Sq mt),SIXTH FLOOR(503.08 Sq mt),SEVENTH FLOOR(503.08 Sq mt),EIGHTH FLOOR(512.98 Sq mt),NINTH(510.41 Sq mt),RECREATIONAL(0.00 Sq mt)
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2. T

To,
i) M/s. J.s.m. enterprises Partnership Firm, Vivek Vinay Jaykhedkar,
P.NO.1/2/3/B, S.NO.62/1, 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 BHARAT TOWER(Mixed) Plot No 1/2/3/B, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. 62/1, 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/A1/186/2021 Date 15/03/2021 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/A1/186/2021 Date 15/03/2021

Signature valid

Digitally signed by PRASHANT K. LAJ PAGER
Date: 2024.05.07 14:09:36
Reason: Approved
Location: Nashik Municipal Corporation
Project Code: NMCB/FO/2024-ENTRY-28370
Application Number: 2024-2024-231975/48737
Proposal Number: 251975
Certificate Number: NMCB/FO/2024/APL/05781



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,
Executive Engineer,
Nashik Municipal Corporation.



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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 :
P51600029436

Project: **BHARAT TOWER**, Plot Bearing / CTS / Survey / Final Plot No. **PLOT NO 1/2/3/B OF S NO 62/1 OF ANANDWALLI SHIVAR 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 scheduled 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 (l) 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 **31/03/2025** 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. Vagdevi Pramanand Prabhu
(Secretary, MahaRERA)
Date: 29-05-2021 11:26:29

Dated: 29/05/2021
Place: Mumbai

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