

315 - 61793

99029
2028

DEED OF APARTMENT

**NAME :- MR. NIVRUTTI KACHARU BAGUL
MRS. PRATIDNYA NIVRUTTI BAGUL**

FLAT NO. :- A-204

MS

PROJECT NAME : SHREE TIRUMALA OMKAR APARTMENT

538/1175

Saturday, February 03, 2024

1:51 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1401 दिनांक: 03/02/2024

गावाचे नाव: आनंदवल्ली
दस्तऐवजाचा अनुक्रमांक: नसन6-1175-2024
दस्तऐवजाचा प्रकार: डीड ऑफ अपार्टमेंट
सादर करणाऱ्याचे नाव: निवृत्ती कचरू बागुल

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 50

रु. 100.00

रु. 1000.00

एकूण:

रु. 1100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:11 PM ह्या वेळेस मिळेल.

Jointly Nashik-6

बाजार मुल्य: रु. 2436000/-
मोबदला रु. 3981150/-
भरलेले मुद्रांक शुल्क: रु. 100/-

सह. मुख्य निबंधक वर्ग-३
नाशिक-६.

- देयकाचा प्रकार: DHC रकम: रु. 1000/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: 0124121409264 दिनांक: 03/02/2024
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रकम: रु. 100/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH014980070202324E दिनांक: 03/02/2024
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

- Fee Adjusted : Old Doc.No5604-2023 Amt. 30000

Signature

मुळ दस्त परत

03/02/2024

गावाचे नाव : आनंदवल्ली

(1) विलेखाचा प्रकार डीड ऑफ अपार्टमेंट

(2) मोबदला 3981150

(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2436000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिऱ्हा नाशिक पोट तुकडी ताऱुका नाशिक पैकी नाशिक महानगरपालिका नाशिक हद्दीतील मौजे आनंदवल्ली नाशिक येथील सर्व्हे नं. 45/1ए 1बी 1सी 1डी 1इ /1 यांसी क्षेत्र 5309.13 चौ. मी. या मिळकतीवरील बांधीव श्री तिरुमाला ओमकार अपार्टमेंट मधील ए विंग मधील दुसऱ्या मजल्यावरील फ्लॅट नं. ए - 204 यांसी कार्पेट क्षेत्र 51.42 चौ.मी. बाल्कनी क्षेत्र 8.20 चौ.मी. हि मिळकत((Survey Number : 45/1A 1B 1C 1D 1E/1 ;)

(5) क्षेत्रफळ 1) 59.62 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:-श्री तिरुमाला बिल्डकॉन तर्फे श्री.अखिल जलित रंगटा तर्फे वि.मु. श्री. चेतन सुरेश परदेशी वय:-; पत्ता:-प्लॉट नं. -, माळा नं:-, इमारतीचे नाव: श्री तिरुमाला आशिर्वाद अपार्टमेंट, ब्लॉक नं: पेटेनगर रोड, रोड नं: नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422009 पॅन नं:-ACYFS9672G

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-निवृत्ती कचरू बागुल वय:-37; पत्ता:-प्लॉट नं: फ्लॅट नं. ए-204,, माळा नं:-, इमारतीचे नाव: श्री तिरुमाला ओमकार अपार्टमेंट, ब्लॉक नं: आनंदवल्ली, रोड नं: डिस्ट. नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422013 पॅन नं:-BCSPB9700P

2): नाव:-प्रतिज्ञा निवृत्ती बागुल वय:-25; पत्ता:-प्लॉट नं: फ्लॅट नं. ए-204,, माळा नं:-, इमारतीचे नाव: श्री तिरुमाला ओमकार अपार्टमेंट, ब्लॉक नं: आनंदवल्ली, रोड नं: डिस्ट. नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422013 पॅन नं:-EJFPB2894R

(9) दस्तऐवज करून दिल्याचा दिनांक 03/02/2024

(10)दस्त नोंदणी केल्याचा दिनांक 03/02/2024

(11)अनुक्रमांक,खंड व पृष्ठ 1175/2024

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 100

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14)शेरा

सूची क्र. II

नोंदणी नंबरची प्रथम प्रत

असुरावळ कुकुम जयकल

सह दुय्यम विबंधक वर्ग-२.

नाशिक-६

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





CHALLAN
MTR Form Number-6



GRN	MH014980070202324E	BARCODE					Date	02/02/2024-18:37:28	Form ID	25.3
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BCSPB9700P					
Location	NASHIK			Full Name	MR. NIVRUTTI KACHARU BAGUL and other					
Year	2023-2024 One Time			Flat/Block No.	Flat No. A-204, Shree Tirumala Omkar Apartment					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	100.00		Road/Street	Anandwalli					
0030063301	Registration Fee	100.00		Area/Locality	Nashik					
				Town/City/District						
				PIN	4	2	2	0	1	3
				Remarks (If Any)	PAN2=ACYFS9672G-SecondPartyName=SHREE TIRUMALA BUILDCON-CA=1-Marketval=1					
				Amount In	Two Hundred Rupees Only					
Total				Words						
				FOR USE IN RECEIVING BANK						
Payment Details				Bank CIN	Ref. No.	02901792024020219950 522585741				
Cheque-DD Details				Bank Date	RBI Date	02/02/2024-18:38:32 Not Verified with RBI				
Name of Bank				Bank-Branch	UNION BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Mobile No. : 70284457C7

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-538-1175	0007913922202324	03/02/2024-13:51:26	IGR578	100.00
2	(IS)-538-1175	0007913922202324	03/02/2024-13:51:26	IGR578	100.00
Total Defacement Amount					200.00

CHALLAN
MTR Form Number-6



GRN	MH014980070202324E	BARCODE					Date	02/02/2024-18:37:26	Form ID	25.3
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR			PAN No. (If Applicable)	BC5PB9700P					
Location	NASHIK			Full Name	MR. NIVRUTTI KACHARU BAGUL and other					
Year	2023-2024 One Time			Flat/Block No.	Flat No. A-204, Shree Tirumala Omkar Apartment					
Account Head Details		Amount In Rs.		Premises/Building	Anandwalli					
0030046401	Stamp Duty		100.00	Road/Street						
0030063301	Registration Fee		100.00	Area/Locality	Nashik					
				Town/City/District						
				PIN	4 2 2 0 1 3					
				Remarks (If Any)	PAN2=ACYFS9672G~SecondPartyName=SHREE TIRUMALA BUILDCON~CA=1~Marketval=1					
				Amount In	Two Hundred Rupees Only					
				Words						
Total			200.00							
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	02901792024020219950		522585741		
Cheque/DD No.				Bank Date	RBI Date	02/02/2024-18:38:32		Not Verified with RBI		
Name of Bank				Bank-Branch		UNION BANK OF INDIA				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

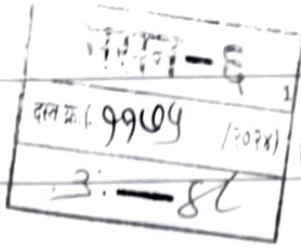
चलन-६
वस्तु क्र. (११०५) / २०२४
२. — ६



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0124121409264
Date	12/01/2024
Received from SELF, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office S.R. Nashik 1 of the District Nashik.	
Payment Details	
Bank Name	SBIN
Date	12/01/2024
Bank CIN	10004152024011208685
REF No.	401213664477
This is computer generated receipt, hence no signature is required.	

06:38:43



|| Shree ||

Zone No. 5.5

Govt. Valuation Rs. 24,36,000/-

Consideration Rs. 39,81,150/-

AGREEMENT FOR SALE REGISTRATION NO. 5604 DATED 02/06/2023.

STAMP DUTY RS. 2,38,900/- PAID ON AGREEMENT FOR SALE

REG. FEE RS. 30,000/- PAID ON AGREEMENT FOR SALE

**DEED OF APARTMENT
(CONVEYANCE DEED)**

This DEED OF APARTMENT (Conveyance Deed) made and executed at Nashik on this 3rd day of Feb in the year Two Thousand Twenty-Four.

BY AND BETWEEN

SHREE TIRUMALA BUILDCON, A Partnership Firm,

PAN NO: ACYFS 9672G

Having its office at- Shree Tirumala Ashirwad Apartment,
Pethe Nagar Road, Indira Nagar, Nashik – 422009.

Through its partner

MR. AKHIL LALIT ROONGTA.

Age: 35, Occ.: - Business

Hereinafter called as “**PROMOTER/BUILDER/DEVELOPER,**”
(which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Promoter, Builder and the Developer and/or all person/s claiming under or through the said PROMOTER, and their present and future partners, legal heirs, representatives and assigns); **PARTY OF THE FIRST PART.**

AND

1. MR. NIVRUTTI KACHARU BAGUL

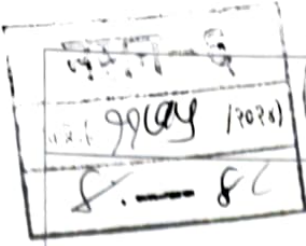
Age: 37 years,

Pan No. : BCSPB9700P

Aadhar No: 9652 2337 9554

2. MRS. PRATIDNYA NIVRUTTI BAGUL

Age: 25 years,



Pan No. : EJFPB2894R

Aadhar No: 6157 1254 9228

Both R/At: Flat No. A-204, Shree Tirumala Omkar Apartment,
Anandwalli, Dist. Nashik-422013.

Hereinafter referred to as **"THE PURCHASER/ALLOTTEE"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/they) **OF THE SECOND PART.**

DEED OF APARTMENT / FINAL CONVEYANCE FOR FAMILY UNIT NO. 30 i.e. FLAT NO. A-204 on Second Floor, (herein after referred to as the said "Flat") in the 'A' Wing of the project called as **SHREE TIRUMALA OMKAR APARTMENT** DECLARED AS APARTMENT UNDER THE PROVISIONS OF THE MAHARASHTRA APARTMENT OWNERSHIP ACT BY DEED OF DECLARATION DATED 06/07/2023.

WHEREAS the property mentioned in Schedule "I" herein below bearing **S. No. 45/1A 1B 1C 1D 1E/1 admeasuring land area 5309.13 sq. mtrs.,** lying and being at Mauje Anandwalli, Dist. Nashik more particularly described in the First Schedule written hereunder and hereinafter referred to as "The said Property" is owned by the Promoter. (Hereinafter referred to as "the project land").

AND WHEREAS the said property is purchased by the said Promoters from the previous owner Mr. Manoj Jaikumar Tibrewala and Smt. Gunvanti Jaikumar Tibrewala by registered Sale Deed which was duly registered at the office of Sub-Registrar, Nashik 4 at document Sr. No. 207 on 07.01.2019. On the basis of the said Sale Deed Mutation Entry No. 11614 is certified for recording the names of the Promoter in the "Ownership" column of the 7/12 extract.

AND WHEREAS the said property is converted to Non-Agricultural use and a permission U/s. 44 of Maharashtra Land Revenue Code from Collector, Nashik, Bearing No. Maha/Kaksha-3/4/NAPN/260/2010, Nashik dated 30.04.2011 and also Tahsildar Nashik has issued non-agricultural sanad vide their order No. Kra. Jama-1/SR/1741/2013 Nashik dated 23/10/2013. AND WHEREAS out of the said property, area admeasuring 287.99 Sq. meters is converted for **Commercial Non-Agricultural** use as per order of Collector,

क्र. म. (११०१ / २०१९)
५. १२



Nashik, Bearing No. Kra. Masha/Kaksha-3/7-2/S.R./52/2019, Nashik dated 09.07.2019 and also Tahsildar Nashik has issued non-agricultural sanad vide their order No. Kra. Jama-1/Regi. No./100/2019 Nashik dated 16/12/2019 Accordingly, the N.A. cess and taxes are paid up-to-date. Therefore, the said Property is fit for causing construction of a project consisting of Residential and Commercial tenements.

AND WHEREAS by virtue of the said Sale Deed in respect of the said property, the Promoter as owner of the said property has absolute right to develop the said property by constructing a project thereon and enter into Agreement for Sale of the tenements to the prospective Purchasers at such price and to decide the terms and conditions as the Promoter may deem fit and right to construct a project on the said property and sell the flats and shops and other constructions and to appropriate the sale proceeds thereof.

AND WHEREAS the title of the said property is clear, valid and marketable. Therefore, the said property is a fit property for causing development on it by constructing a project of Residential and Commercial tenements.

AND WHEREAS the Promoter had purchased T.D.R for utilisation on this project from D.R.C. No.801 from Mr. Viraj Vilas Shah by registered Sale Deed which was duly registered at the office of Sub-Registrar, Nashik - 5 at document Sr. No. 1148 dated 08.02.2019.

AND WHEREAS the Promoter had prepared building plan for the said property and the plan for the construction of the building consisting of Residential and Commercial premises is approved by the Nashik Municipal Corporation by their **Commencement Certificate No. LND/BP/A1/49/2019, dated 11.02.2019**. Thereafter, the Promoter has revised the Building Plan and the revised plan is approved by the Nashik Municipal Corporation by their **Commencement Certificate No. LND/BP/A1/166/2020, dated 06.01.2020**.

AND WHEREAS the construction of the proposed **SHREE TIRUMALA OMKAR APARTMENT** is commenced and completed by the Promoter and the Nashik Municipal Corporation has issued Completion/ Occupancy certificate for Basement + Ground Floor vide letter No. **Jawak No / Nagar Nivasi Vibhag / A1 / 27518 / 2021 dated 10/02/2021**. Thereafter, the Nashik Municipal Corporation has issued the Completion/ Occupancy Certificate

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दि. ११/०५/२०२४
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for First to Fourteenth Floor vide their letter No. **Jawak**
No/Nanivi/A1/30569/2023 dated 19.01.2023.

AND WHEREAS the Promoter has agreed to submit the said property namely "**SHREE TIRUMALA OMKAR APARTMENT**" under the provisions of Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as the 'SAID ACT'). The Promoter being the Grantor under the said Act has executed a **Deed of Declaration** as per the provision of the said Act, which has been duly registered in the office of the Sub-Registrar **Nashik-4 at Sr. No. 7877 on 06/07/2023.**

AND WHEREAS the Allottee herein was in need of Residential premises and therefore approached the Promoters. On mutual discussion between the Allottee and the Promoters, transaction was settled for sale of unit i.e. **Flat No. A-204 in A wing** more particularly described in Schedule-II hereunder written and herein after referred to as the "said premises" together with rights available thereto, the Allottee decided to purchase the said premises at or for **Rs. 39,81,150/- (Rupees Thirty Nine Lakhs Eighty One Thousands One Hundred Fifty Only)**. Accordingly, an Agreement for Sale had been registered in the office of the **Sub-Registrar Nashik-3 at Sr. No. 5604 on 02/06/2023.**

AND WHEREAS the Promoters have already delivered the copies of approved plans and other relevant documents regarding the said premises to the Allottee and the Allottee hereby agrees to have received the same.

AND WHEREAS as per the terms and conditions as agreed by the parties, the Promoters hereby as per the Allottees request execute this Conveyance Deed of the said premises in favour of the Allottee, so as to transfer title interest and rights of the ownership of the said premises in favour of the Allottee as per the provisions of Maharashtra Apartment Ownership Act, 1970.

AND WHEREAS the Promoters desirous of executing the Conveyance Deed in favour of the Allottee for the said premises along with all rights of ownership under the scheme of **SHREE TIRUMALA OMKAR APARTMENT** registered under the provision of the said Act.

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दस्ता क्र. (११७५ / २०२४)
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AND WHEREAS the title of the said premises is now transferred by this Deed of Apartment, from the Promoters to the Allottee/s on the strength of the Apartment formed.

NOW THIS DEED WITNESSETH AS UNDER.

1. The terms and conditions were settled by and between the parties and the consideration of the said premises as agreed between the Allottee and the promoters to the tune of **Rs. 39,81,150/- (Rupees Thirty Nine Lakhs Eighty One Thousands One Hundred Fifty Only)**. was agreed. The parties declare that the said amount of consideration is true and correct and is relevant and reasonable on considering the prevailing market rates of the said premises. The said amount of consideration has been paid by the Allottee to the promoters before execution of this deed and separate receipts are issued for the same.
2. The Promoters hereby admits the receipt of the said consideration amount and the Promoters do hereby grant and transfer by way of sale to the Allottee forever all that the said premises along with percentage of ownership right of the said premises having description in detail as per Schedule II hereunder written.
3. The said declaration of **SHREE TIRUMALA OMKAR APARTMENT** is registered with the Sub-registrar, Nashik and all sales are subject to the said declaration of Apartment.
4. The said premises are constructed and designed as per the approved plan, a copy of which is already supplied to the Allottee /s & therefore not annexed hereto.
5. The Promoters has assigned and transferred all the rights, title and interest over the said unit, in favour of the Allottee so as to use and possess the said unit for the valid Residential purpose and to hold it and to have it, as a perpetual owner along with all the benefits and rights available and granted for the said unit and under the provisions of the Maharashtra Apartment Ownership Act, 1970, and the said premises are hereby finally conveyed, in favour of the said Allottee.
6. The Allottee/s have hereby become the owner/s of the said premises, the promoter has registered the Apartment Declaration in respect of the

नम-६
म. नं. ११७५ (२०२१)
८-८८



project and the terms and conditions of the Deed of Declaration and all the bye-laws of **SHREE TIRUMALA OMKAR APARTMENT** and the rules and regulations of the said Act will be binding on the said Allottee/s.

7. The Allottee/s shall pay from the date of application made to the Nashik Municipal Corporation for obtaining occupancy certificate all the required rents, taxes, House Tax, assessments, maintenance charges, proportionate share or NA taxes, expenditure or any other dues or amounts payable to the Government of Maharashtra, Nashik Municipal Corporation or Govt. of Semi Govt. Organization or to be Body of the said Apartment. An electric connection provided to the said unit will be of the ownership of the Allottee and he will be liable to pay the bills thereof.

8. It is hereby expressly agreed and confirmed by the Purchaser/s that the Allottee shall use the Flat or any part thereof or permit the same to be used only for the valid Residential purpose and shall not utilize them for purposes such that is in contravention of any legislation enacted by, Local body, Government of Maharashtra or Union of India nor for storage of firecrackers, any inflammable substances or any substance that has been declared as illegal under any law enacted by Government of Maharashtra or Union of India.

9. The Promoters do hereby covenant with the Allottee/s that: -

A. The Promoters have in themselves good right, full power and absolute authority to grant and sell the said premises & hereby granted and sold and intended so to be unto and to the use of the Allottee/s in the manner aforesaid.

B. The Allottee/s shall and may at all times hereinafter peacefully and quietly enter upon, hold, occupy, possess and enjoy exclusively the said premises hereby granted or expressed to be with the said appurtenances and receive the rents, issues, income and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction, interruption and claim and demanded whatsoever from or by the Promoters or any person or persons lawfully claiming or to claim by from under or in trust for the Promoters and all persons having or lawfully claiming any estate, right or interest whatsoever at law in the said premises hereby granted.

C. The said premises are free and clear and freely and clearly and absolutely and forever released and discharged by the Promoters. The Allottees have themselves verified the title of the property/premises and are satisfied about the same.

नसिन-६

प्लान नं. ११७५ / १९९५

२-८६



10. The Allottee agree that.

A. The Allottee shall not do any work which would jeopardize the soundness or safety of the property or which will cause nuisance for the occupation of the said unit or the act which will reduce the value or impair any easement.

B. The Allottee herein agrees that they shall have equal rights in the common staircase, landing and parking place except the marginal open spaces, stilt, allotted parking places, adjoining terraces, garden places etc. which are allotted to the particular Allottees or allotted by unit holder among themselves. The Allottee herein shall not object and obstruct such allotment to any member by the promoters.

C. The Allottee further agrees that he will not held the promoters responsible for any losses caused to the above said premises due to the natural calamities like storm, earthquake, flood etc.

11. The Purchaser have received a copy of the Deed of Declaration of **SHREE TIRUMALA OMKAR APARTMENT CONDOMINIUM**, and expressly agreed to obey and follow the said claim, any action of the said Purchaser/s against the stipulations, described and declared in the Deed of Declaration and bye-laws thereof on formation of the same, can be prevented by the said Promoters or their legal heirs, executors, administrators or any person claiming the rightful authority to the Promoters, by initiating appropriate legal remedy.

12. The clear and vacant possession of the said premises has been already handed over to the Allottee as the owner of the said premises and the Allottee admits to have inspected the construction of the said premises in all respects, which is to the satisfaction. The Allottees have also verified the areas of the unit and it is to the satisfaction of him. The Allottee agrees that he do not have any complaint, claim against the Promoters, on any ground of completion of construction of the said premises, on the present condition of the premises and the project, areas etc.

13. The Allottee has inspected and is fully satisfied himself/herself/themselves with his/her/their Residential flat in respect of construction and workmanship of flat, project, amenities, specifications,

नमून-६
दि. ११/०५/२०२४
१०-५८



carpet area of the Flat, and overall development of the project, gate, lift, Generator the party of the Allottee has no objection or any complaint against the same and is satisfied that said Flat and project is conveyed properly and is up to the mark as regards construction quality and that all the common area and facilities provided are in accordance with the agreement. The Allottee does not have any objection regarding said flat, building and project and its construction and development. The Allottee has no dispute or complaints.

14. The Allottee is aware that the "Carpet area" is calculated as the net usable floor area of a Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat. The allottee has satisfied himself with the carpet area of the said Flat and acknowledges the actual carpet area is as agreed between the parties in the agreement for sale in respect of the said Flat and allottee has re-measured the carpet area of the said Flat by appointing his own architect and have no-objection what so ever in relation to the same.

15. The Promoters have received all amounts of consideration and no claims of the Promoters are due against the Allottee/s on account of any amount of consideration or any of the expenditure of the said transaction.

16. The required expenses for the stamp, registration fees, miscellaneous expenses, required for obtaining this conveyance deed of the said premises are borne by the Allottee.

17. The Allottee declares that information of any further transaction of the said premises along with appropriate copies of agreement or deed will be recorded at the office of the said **SHREE TIRUMALA OMKAR APARTMENT** by the Allottee without fail.

18. The Allottee is/are free to record their name in the record of rights and where-ever necessary and the Promoters shall consent the same.

19. The present deed is the final conveyance in favour of the Allottee.

नसन-६
दस्ता क्र. 19904/2023
११. — १८



20. The Agreement for Sale has been registered in the office of the Sub-Registrar Nashik-3 at Sr. No. 5604 on 02/06/2023. The required stamp duty of Rs. 2,38,900/- along with registration fees of Rs. 30,000/- are duly paid and therefore this deed is made and registered on a E-Challan of Rs. 100/-.

SCHEDULE- I

(THE SAID PROJECT LAND REFERRED TO ABOVE)

All that piece and parcel of the land bearing S. No. 45/1A 1B 1C 1D 1E/1 admeasuring land area 5309.13 sq. mtrs., lying and being at Mauje Anandwalli, Dist. Nashik, which property is bounded as shown below:

- On or towards East : Adj. Sv. No. 45/1A 1B 1C 1D 1E/2
- On or towards West : area out of Adj. Sv. No. 45
- On or towards South : 24 mtrs DP road
- On or towards North : Sv. No. 47/1

SCHEDULE- II

(OF THE SAID PREMISES REFERRED TO ABOVE)

Carpet area of Flat about 51.42 square meters i.e. 553.28 square feet along with balcony area admeasuring 8.20 square meters i.e. 88.23 square feet, having 0.35% ownership and voting rights as per the said Declaration.

1. Flat No: A-204

2. Wing : A wing

2. Floor: Second

3. In the Project Known as : SHREE TIRUMALA OMKAR APARTMENT

On or towards East :

On or towards West : AS PER APPROVED BUILDING PLAN

On or towards South :

On or towards North :


IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands and set their seals on the day, month and year hereinabove mentioned for Flat No. A-204 in "SHREE TIRUMALA OMKAR APARTMENT".

नसत-६
क्र.सं. ११८५ / २०२४
१२: --- १८



SIGNED SEALED & DELIVERED]
 BY THE WITHIN NAMED]
 "PROMOTER/BUILDER/DEVELOPER"]
 SHREE TIRUMALA BUILDCON,]
 A partnership Firm,]
 Through its partner]
 MR. AKHIL LALIT ROONGTA]




Akhil

PROMOTER/BUILDERS/DEVELOPER

SIGNED SEALED & DELIVERED BY
 THE WITHIN NAMED PURCHASER/ALLOTTEE

1. MR. NIVRUTTI KACHARU BAGUL



Nivrutti

PURCHASER/ALLOTTEE

2. MRS. PRATIDNYA NIVRUTTI BAGUL



Pratidnya

PURCHASER/ALLOTTEE

IN THE PRESENCE OF WITNEESES

1. Pratidnya Deane 2. Sandeesh Kach



05/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 5604/2023

नोंदणी :

Regn:63m

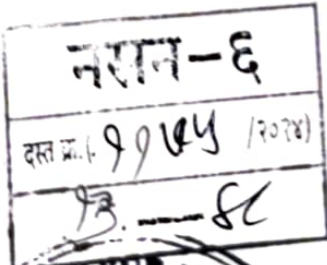
गावाचे नाव : आनंदवल्सी

(1) विलेखाचा प्रकार	अॅरीमेंट टू सेल
(2) मोबदला	3981150
(3) बाजारभाव (माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2436000
(4) दू-मापन, पोटहिस्सा व घटकक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुळसी जिल्हा नाशिक पोट तुळसी तालुका नाशिक पैकी नाशिक महानगरपालिका नाशिक हद्दीतील मौजे आनंदवल्सी नाशिक येथील सर्व्हे नं. 45/1ए 1बी 1सी 1डी 1इ /1 यांनी क्षेत्र 5309.13 चौ. मी. या मिळकतीवरील बांधीव श्री तिरुमाला ओमकार अपार्टमेंट मधील ए बिंग मधील दुसऱ्या मजल्यावरील फ्लॅट नं. ए -204 यांनी कार्पेट क्षेत्र 51.42 चौ.मी. बाल्कनी क्षेत्र 8.20 चौ.मी. हि मिळकत (Survey Number : 45/1A 1B 1C 1D 1E/1 ;)
(5) क्षेत्रफळ	1) 59.62 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-श्री तिरुमाला बिल्डकॉन तर्फे श्री.अखिल सलिल रंगदा तर्फे वि.मु. श्री. बेतन सुरेश परदेशी बय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: श्री तिरुमाला आशिर्वाद अपार्टमेंट, पेठेनगर रोड, नाशिक, महाराष्ट्र, गासू-ई.क. पिन कोड:-422009 फोन नं:-ACYFS9872G
(7) दस्तऐवज करून देणा-या/मिळून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-निवृत्ती कृषक बागुल बय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: मु खराज, पो. चिंकटगाव, औरंगाबाद, महाराष्ट्र, महाराष्ट्र, औरंगाबाद. पिन कोड:-431116 फोन नं:-BCSPB9700P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	2): नाव:-प्रतिज्ञा निवृत्ती बागुल बय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: मु खराज, पो. चिंकटगाव, औरंगाबाद, महाराष्ट्र, महाराष्ट्र, औरंगाबाद. पिन कोड:-431116 फोन नं:-EJFPB2894R
(9) दस्तऐवज करून दिल्याचा दिनांक	02/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	02/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5604/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	238900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सुची क्र. II

नोंदणी भंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत
अस्यल बरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२

नाशिक-३.

अभी खोलने का सावधानी रखें बैंक
 Issuing Branch: R A S E Bank, India
 कोड नं / CODE No: 10518
 Tel No. 0253-2501640

श्री श्री श्री SHREE TIRUMAL
 ON DEMAND PAY
 रुपये RUPEES
 Fifty Thousand Only



DEMAND DRAFT

Key: WOHLIT Sr. No: 145754
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या दस्तावेज़ का
 OR ORDER

₹ 50000.00

Key: WOHLIT Sr. No: 145754
 NIVRUTTI BAGUL

ICI 000560865448
 Name of Applicant

₹ 50000.00 / VALUE RECEIVED

Nivritti Bagul
 NIVRUTTI BAGUL

राजस्थान स्टेट बैंक

STATE BANK OF INDIA
 ड्रावकी शाखा / DRAWEE BRANCH: OLD AGRA ROAD (NASI)

कृपया 3 महीने के लिए ही
 VALID ONLY IF COMPUTER PRINTED

₹ 50000.00 का दस्तावेज़ का प्रभावकारी शक्ति प्राप्त होने पर ही ही है।
 INSTRUMENTS FOR VALUE ARE NOT VALID UNLESS SIGNED BY THE OFFICER

⑈865448⑈ 000002000⑈ 000560⑈ 16

अवधारीत दिनांक: 04/01/2024



महाराष्ट्र शासन

गाय नमुना सार (अधिकार अधिलेख पत्रिका)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (नया सारचे व सुविभागीय वेबचे) नियम, १९७६ यातील नियम ३२.१ अन्वये]

गाय :- आनंदवल्ली (944024)
ULPIN : 37532438687

तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग :- 45/1 अ 1 ब 1 क 1 द 1 इ/1



क्षेत्र, एकक व आकारणी	खाले क्र.	भोगवटावाटाचे नाव	क्षेत्र	आकार	सौ.ख.	के.पा.	पुस्तक, खंड व इतर अधिकाय
क्षेत्रीय एकक: अग्रा.श्री.श्री.श्री.श्री.श्री. अक्षयिक क्षेत्र क्षेत्र क्षेत्री आकारणी 61.61.86 1592.73	8328	[न्यूनिक-अभ्युत्पन्न विक्रीकरण [मुसली-अभ्युत्पन्न विक्रीकरण ---साधारण क्षेत्र---		0.00,00	0	[11614] [11614]	पुस्तक नं. १४४
	4879	नाशिक पहासगलसिखा नाशिक		8.52.73		(8483)	पुस्तक नं. १४४ नवा न्यूनिककरण क्षेत्र 8.52.73 अग्रा.श्री.श्री. (8441)
	5089	श्री.शिवायना शिवकामेन पार्लेनाशिक जमने अर्धे पार्लेनाशिक जमने अर्धे		53.09.13	1372.31	(11614)	पुस्तक नं. १४४ नवा न्यूनिककरण क्षेत्र 2.87.99 अग्रा.श्री.श्री. (11960) क्षेत्रीय प्रतीसारी क्षेत्र 31.60,000/- सा दिनांक : 03/11/2021 ऐसी नयास नॉटि सं. 1202 नॉटि (13408) क्षेत्र श्री.शिवायना जमने अर्धे अर्धे अर्धे अर्धे अर्धे अर्धे अर्धे अर्धे अर्धे अर्धे क्षेत्र 20,00,000/- दि. 03/03/2023 ऐसी नयास नॉटि सं. 1454 नॉटि सं. 304 नॉटि (14544)

नसम-६
दस्ता क्र. ११७५ /२०२४
१५-१८



सदर क्षेत्रा क्र. (8441) (8442) (8483) (10840) (11273) (14974)

सदर ७/१२ हा नगर भूमापन हद्दीत आहे.

गाय नमुना सार (पिकाची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (नया सारचे व सुविभागीय वेबचे) नियम, १९७६ यातील नियम १९]

गाय :- आनंदवल्ली (944024)

तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग :- 45/1 अ 1 ब 1 क 1 द 1 इ/1

पिकाखालील क्षेत्राचा संपर्काल							सांगवडीसाठी उपलब्ध मसलेली जमीन		शेता		
वर्ष	हंगाम	खाला क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	शेता	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
					हे.आग. श्री.श्री	हे.आग. श्री.श्री				हे.आग. श्री.श्री	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."
दिनांक :- 04/01/2024
सांकेतिक क्रमांक :-

(Signature)
नयास नोंदवही
तालुका सारणी :- आनंदवल्लीतला :- नाशिक जिल्हा :- नाशिक

बि. शे. सारा भरलेची
पावती/कोबत आणावी.

1398540

उपे नं. ४४/१९५५/१६५५१६५५१६५५
खाते नं. ५१३-१

गाव मगुना नक
दैनिक पावती पुस्तक
महाराष्ट्र शासन (शेजकीय व पावती पुस्तक)
गाव- श्रीमंत वल्लभिका-जामनी
दिनांक ०१/०२/२०२१

श्रीमंत वल्लभिका-जामनी - लि. श्रीमहाराष्ट्र वि. अ. कां. न.

एकत्रीकृत जमीन महसूल										१६६६.००	
वक्रबाकी		बाणू वयं म्हणजे	२२/२६	स्वानिक उपकर							
		नियत		संकीर्ण	जिल्हा परिषद	ग्रामपंचायत					
वयं	र.	प.	र.	प.	र.	प.	र.	प.	र.	प.	१६६६.००
२२/२३		२८०५०५									
		विवरणी-									
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नसून-६
सं. नं. ११०५/२०२१
१६-१-२६
341/1800
Friday, February 05, 2021
1:08 PM



पावती

Original/Duplicate
नोंदणी क्र. :39M
Regn..39M

आचार्य नाव:
दस्तऐवजाचा अनुक्रमांक: महसूल-1800-2021
दस्तऐवजाचा प्रकार : स्पेशल चॉकर ऑफ फ्रंटो
सादर करणाऱ्याचे नाव: श्री. धतान विवेक गरुड

पावती क्र.: 2436 दिनांक: 05/02/2021

नोंदणी की	₹. 100.00
दस्त हाताळणी की	₹. 300.00
पृक्षांची संख्या: 15	
एकूण:	₹. 400.00

आपणाला मूळ दस्त, यंत्रनेल प्रिंट, सुची-२ अंदाजे
1:54 PM ह्या वेळीस मिळेल.

सह-दूरव्युत्पादन अधिकारक वर्ग-२
Joint Sub-Registrar Nashik 4
नाशिक-४.

बाजार शुल्क: ₹. 1/-
नोंददता: ₹. 1/-
भरलेले मुद्रांक शुल्क: ₹. 500/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 300/-
डीडी/घनादेशाचे ऑर्डर क्रमांक: 2701202101168 दिनांक: 05/02/2021
डि.के.चा नाव व पत्ता:
- 2) देयकाचा प्रकार: eChellan रकम: ₹. 100/-
डीडी/घनादेशाचे ऑर्डर क्रमांक: MH010659334202021E दिनांक: 05/02/2021
डि.के.चा नाव व पत्ता:

बुक क्रमांक धरता

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
Permanet Account Number Card
ACYP59672G
भारत सरकार
श्री/Name
SHREE TIRUMALA BULOCON
दिनांक/Date of Incorporation/Creation
18/12/2015

ADVOCATE
Nashik Bar Association
District Court Compound, Nashik
Name: Ghorpade Vilas Lahanu
Bar Council Enrollment : MAH-2454-2005
Date Of Birth : 27/10/1979
Email : vilasghorpade.vlg@gmail.com
Cell : 9850202706
Resi. Phone No. :
Office Phone No. :
President



नाशिक महानगरपालिका, नाशिक

इमारत वापर करणे दाखला

No. 27518

(पूर्वी/भागशः)

जाचक क्र./ननिधि/ 20430/2029
दिनांक : 90/02/2029

श्री./श्रीमती विशुभाका विठ्ठल पाटील शिप फॅक्ट्री प्राणिकार निव्वीण
प्रकल्पाचे ठिकाण व पत्ता : कलिन 25001

संदर्भ : आपला दिनांक 28/09/2029 चा अर्ज क्रमांक 2913051/280

महाशय,

दाखला देण्यात येतो की,

प्लॉट नं. अं.भू. क्र. मानंदवळी शिवारातील/मि.मं., स.नं. 85/95/96/95/95/95/95
मजल्याचे इकडील बांधकाम परवानगी क्र. 29/98E/2020 मधील इमारतीच्या एक बेसमेंट + एक मजला फ्लॉट
दिल्याप्रमाणे आर्किटेक्टर/इंजि./सुपरवायझर, श्री. नागर कांबरे दिनांक 08/09/2020 अन्वये
यांचे निरीक्षणाखाली पूर्ण झाली असून निव्वसी/निवासेतर/शैक्षणिक/ निवासेतर रजिस्ट्रेशन क्र. सी 2/2000/2430
शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे. कारणासाठी खालील अटी

- १) एकूण बांधकाम क्षेत्र 240.00 चौ.मी. या पैकी निवासी - निवासेतर 240.00 चौ.मी.
- २) एकूण चटई क्षेत्र 289.05 चौ.मी. या पैकी निवासी - निवासेतर 289.05 चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासेतर कारणाकारिताच करता येईल.

२) सदर इमारतीत म.न.पा.च्या पूर्वपरवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही. परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

३) व्हॅकट प्लॉट / घरपट्टी इंडेक्स नं. 13990824

४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक _____

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक _____

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा..

७) लपासणी क्र. 9250-प.म. 92198E दिनांक 08/02/2029
रोजी भरले आहे 2001-प.म. 92198E दिनांक
08/02/2029 रोजी भरले आहे

[Signature]

नसन-६
दस्त क्र. 9904 /2028
90-82



कार्यकारी अभियंता (नगररचना)
नाशिक महानगरपालिका, नाशिक

SHEET NO. 1
STAMP OF APPROVAL

APPROVED

Signature and stamp of the approving authority.

FLOOR	AREA (SQ. M)	PERMITTED TERRACE (SQ. M)	TERRACE AT (SQ. M)
1ST FLOOR	1,483.74	238.15	1,721.89
2ND FLOOR	1,483.74	238.15	1,721.89
3RD FLOOR	1,483.74	238.15	1,721.89
4TH FLOOR	1,483.74	238.15	1,721.89
5TH FLOOR	1,483.74	238.15	1,721.89
6TH FLOOR	1,483.74	238.15	1,721.89
7TH FLOOR	1,483.74	238.15	1,721.89
8TH FLOOR	1,483.74	238.15	1,721.89
9TH FLOOR	1,483.74	238.15	1,721.89
10TH FLOOR	1,483.74	238.15	1,721.89
TOTAL	14,837.40	2,381.50	17,218.90

FLOOR	AREA (SQ. M)	PERMITTED TERRACE (SQ. M)	TERRACE AT (SQ. M)
1ST FLOOR	1,483.74	238.15	1,721.89
2ND FLOOR	1,483.74	238.15	1,721.89
3RD FLOOR	1,483.74	238.15	1,721.89
4TH FLOOR	1,483.74	238.15	1,721.89
5TH FLOOR	1,483.74	238.15	1,721.89
6TH FLOOR	1,483.74	238.15	1,721.89
7TH FLOOR	1,483.74	238.15	1,721.89
8TH FLOOR	1,483.74	238.15	1,721.89
9TH FLOOR	1,483.74	238.15	1,721.89
10TH FLOOR	1,483.74	238.15	1,721.89
TOTAL	14,837.40	2,381.50	17,218.90

PARKING STATEMENT		REQUIRED PARKING		PROVIDED PARKING	
NO. OF VEHICLES	NO. OF SPACES	NO. OF SPACES	NO. OF SPACES	NO. OF SPACES	NO. OF SPACES
100	100	100	100	100	100
200	200	200	200	200	200
300	300	300	300	300	300
400	400	400	400	400	400
500	500	500	500	500	500
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL



CARPET AREA (AS PER PERAN)

FLOOR	AREA (SQ. M)	CARPET AREA (SQ. M)
1ST FLOOR	1,483.74	1,483.74
2ND FLOOR	1,483.74	1,483.74
3RD FLOOR	1,483.74	1,483.74
4TH FLOOR	1,483.74	1,483.74
5TH FLOOR	1,483.74	1,483.74
6TH FLOOR	1,483.74	1,483.74
7TH FLOOR	1,483.74	1,483.74
8TH FLOOR	1,483.74	1,483.74
9TH FLOOR	1,483.74	1,483.74
10TH FLOOR	1,483.74	1,483.74
TOTAL	14,837.40	14,837.40

CARPET AREA (AS PER PERAN)

FLOOR	FLAT NO.	CARPET AREA (SQ. M)
1ST FLOOR	101	148.37
	102	148.37
	103	148.37
	104	148.37
	105	148.37
	106	148.37
	107	148.37
	108	148.37
	109	148.37
	110	148.37
2ND FLOOR	201	148.37
	202	148.37
	203	148.37
	204	148.37
	205	148.37
	206	148.37
	207	148.37
	208	148.37
	209	148.37
	210	148.37
3RD FLOOR	301	148.37
	302	148.37
	303	148.37
	304	148.37
	305	148.37
	306	148.37
	307	148.37
	308	148.37
	309	148.37
	310	148.37
4TH FLOOR	401	148.37
	402	148.37
	403	148.37
	404	148.37
	405	148.37
	406	148.37
	407	148.37
	408	148.37
	409	148.37
	410	148.37
5TH FLOOR	501	148.37
	502	148.37
	503	148.37
	504	148.37
	505	148.37
	506	148.37
	507	148.37
	508	148.37
	509	148.37
	510	148.37
6TH FLOOR	601	148.37
	602	148.37
	603	148.37
	604	148.37
	605	148.37
	606	148.37
	607	148.37
	608	148.37
	609	148.37
	610	148.37
7TH FLOOR	701	148.37
	702	148.37
	703	148.37
	704	148.37
	705	148.37
	706	148.37
	707	148.37
	708	148.37
	709	148.37
	710	148.37
8TH FLOOR	801	148.37
	802	148.37
	803	148.37
	804	148.37
	805	148.37
	806	148.37
	807	148.37
	808	148.37
	809	148.37
	810	148.37
9TH FLOOR	901	148.37
	902	148.37
	903	148.37
	904	148.37
	905	148.37
	906	148.37
	907	148.37
	908	148.37
	909	148.37
	910	148.37
10TH FLOOR	1001	148.37
	1002	148.37
	1003	148.37
	1004	148.37
	1005	148.37
	1006	148.37
	1007	148.37
	1008	148.37
	1009	148.37
	1010	148.37
TOTAL	14,837.40	14,837.40



Handwritten text: 9904, 30-86, and other markings.

COMPLETION PLAN OF RESIDENTIAL
CUM COMMERCIAL BUILDING ON
LOT NO. 100/101/102/103/104/105
AT ANANDWALI, MASIK
FOR SHREE TRIMALA BUILDCON

KABIR CONSULTANTS

REVISIONS
1. 10/10/2024

3-17-8
29-1-8
19964 / 2024



COMPLETION PLAN OF RESIDENTIAL
CUM COMMERCIAL BUILDING ON
S NO. 45, 1A, 1B, 1C, 1D, 1E, 1F
AT ANANDWADI NASHIK
FOR THREE TOWNHALL BUILDING

KABRE CONSULTANTS
A/E. SUDAR & GURJAN
Plot No. 10, Sector 10, MIDC, Nashik



PARKING



EAR MARK 10%

COMPLETION RECEIVED BY
10/10/2024

VEHICULAR ABOVE

PARKING

PARKING



AREA DIAGRAM
SCALE 1:500



GROUND FLOOR PLAN
SCALE 1:500
COMPLETION RECEIVED BY
10/10/2024

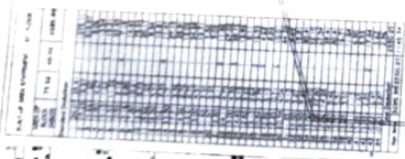
HEET NO. 1
STAMP OF APPROVAL

APPROVED
[Signature]
[Name]
[Address]

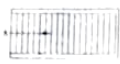
9904/1028
32
SC



COMPLETION PLAN OF RESIDENTIAL
CUM COMMERCIAL BUILDING ON
S. NO. 45/1A 1B 1C 1D 1E 1F
AT ANANDPUR NASHIK
FOR THREE TIRUMALA BUILDING



PODIUM GARAGE AT
FIRST FLOOR ONLY



AREA ENDS
1ST FLOOR
SCALE 1:100

KABRE CONSULTANTS

1ST FLOOR PLAN

9997-8
 99904 / 2124
 33 - 81



COMPLETION PLAN OF RESIDENTIAL
 OR COMMERCIAL BUILDING OR
 A MIXED USE BUILDING
 FOR STATE NOTIFICATION

KASRE CONSULTANTS
 10/1, LAKSHMI NAGAR
 CHENNAI - 600 036



TYPICAL FLOOR PLAN 2ND, 4TH, 6TH, 10TH & 12TH FLOOR
 SCALE 1:100

SHEET NO. 5

STAMP OF APPROVAL

APPROVED

By: *[Signature]*
13/04/2016

[Signature]

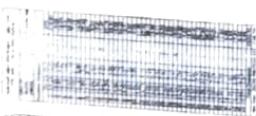
38-11-82
99004 / 2016
38-11-82



COMPLETION PLAN OF RESIDENTIAL
CUM COMMERCIAL BUILDING ON
P. NO. 40, 18, 19, 10, 17, 1
AND 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

14 10 27 76

A WING



72.86
AREA DIAGRAM
SCALE: 1:100

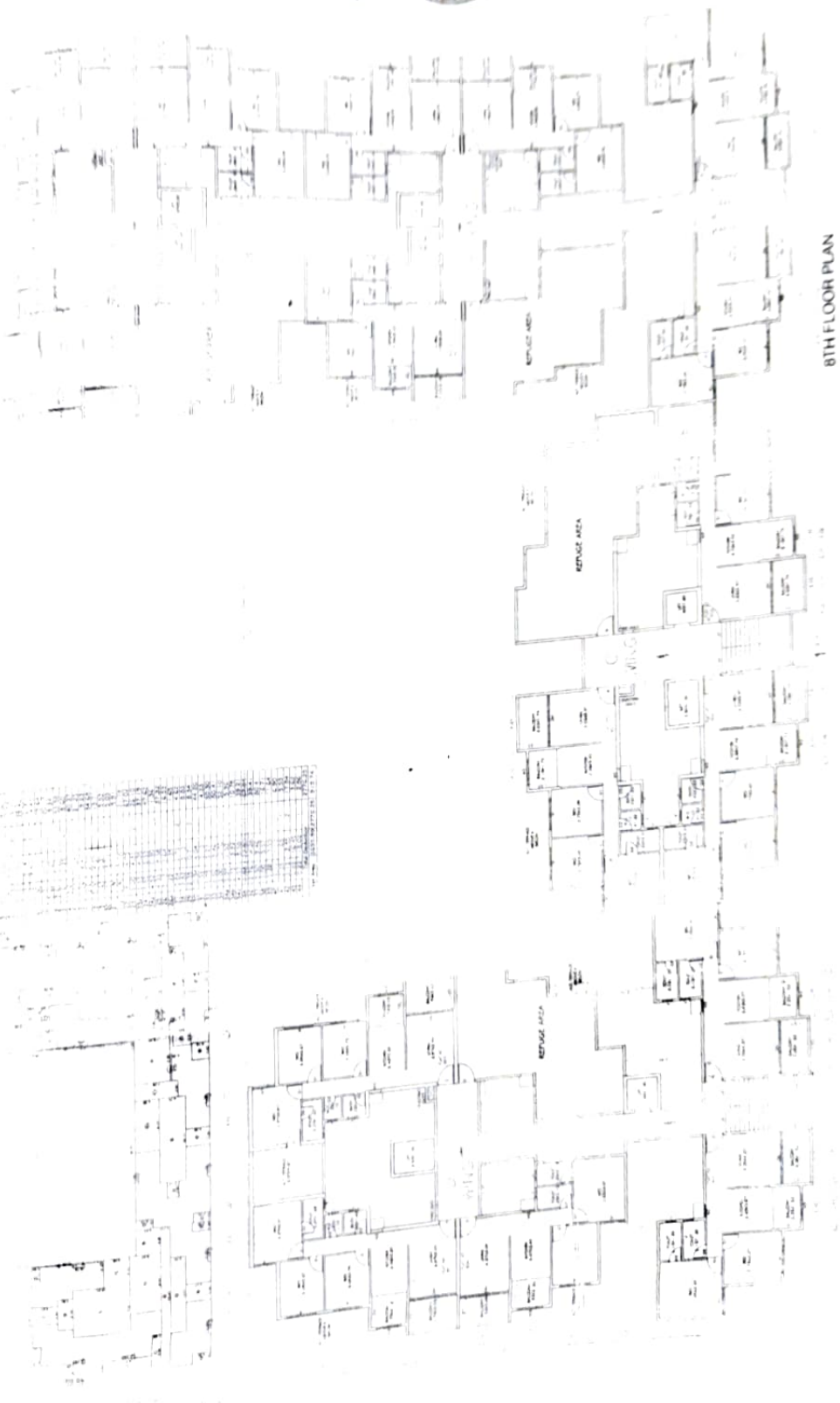
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नमन-६
 १७१९९०४ / २०२४
 ३५-१८



COMPLETION PLAN OF RESIDENCE
 COM-1 COMMERCIAL RESIDENCE IN
 1 NO. ADULAKH ROAD, 1ST FLOOR,
 AT ANANDHALL NAGAR,
 PUNE, DISTRICT THANE, MAHARASHTRA.

MAHARASHTRA STATE REGISTRATION AUTHORITY
MABRE CONSULTANTS
 DR. ENIGANT & MABRE
 108, PUNE-1, PUNE-411 004, MAHARASHTRA.



8TH FLOOR PLAN
 SCALE: 1:100

SHEET NO. 7
STAMP OF APPROVAL

APPROVED
[Signature]
[Signature]

[Handwritten signature]

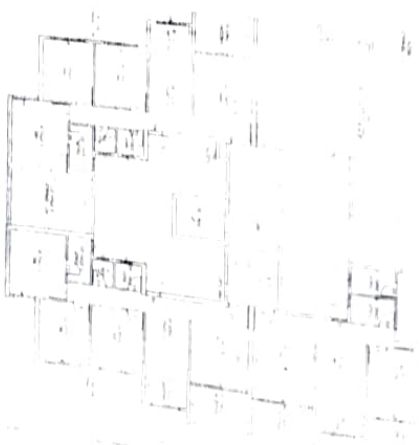
38-1-82
99104/2078
3-1-82



COMPOUND PLAN OF RESIDENTIAL
TYPE APARTMENT BUILDING ON
[Address]
[Address]
[Address]



Table with 4 columns: No., Area, Volume, and Remarks. The table contains a grid of data points, likely representing room specifications or material quantities.



APPROVED FOR CONSTRUCTION

7777-5
 9904
 26-82



COMPLETION PLAN OF RESIDENTIAL
 COMMERICAL BUILDING ON
 S. NO. 46/1A, 1B, 1C TO 1E, 1
 AT ANANDHALLI, NAGARK
 FOR THREE DEPARTMENTAL BUILDING

KABRE CONSULTANTS
 ANJAN K. KABRE
 ARCHT. & CIVIL ENGRG.
 P.O. BOX 100, KATHMANDU, NEPAL

ADJ. S. NO. 70 / (PART)
 77.51 M

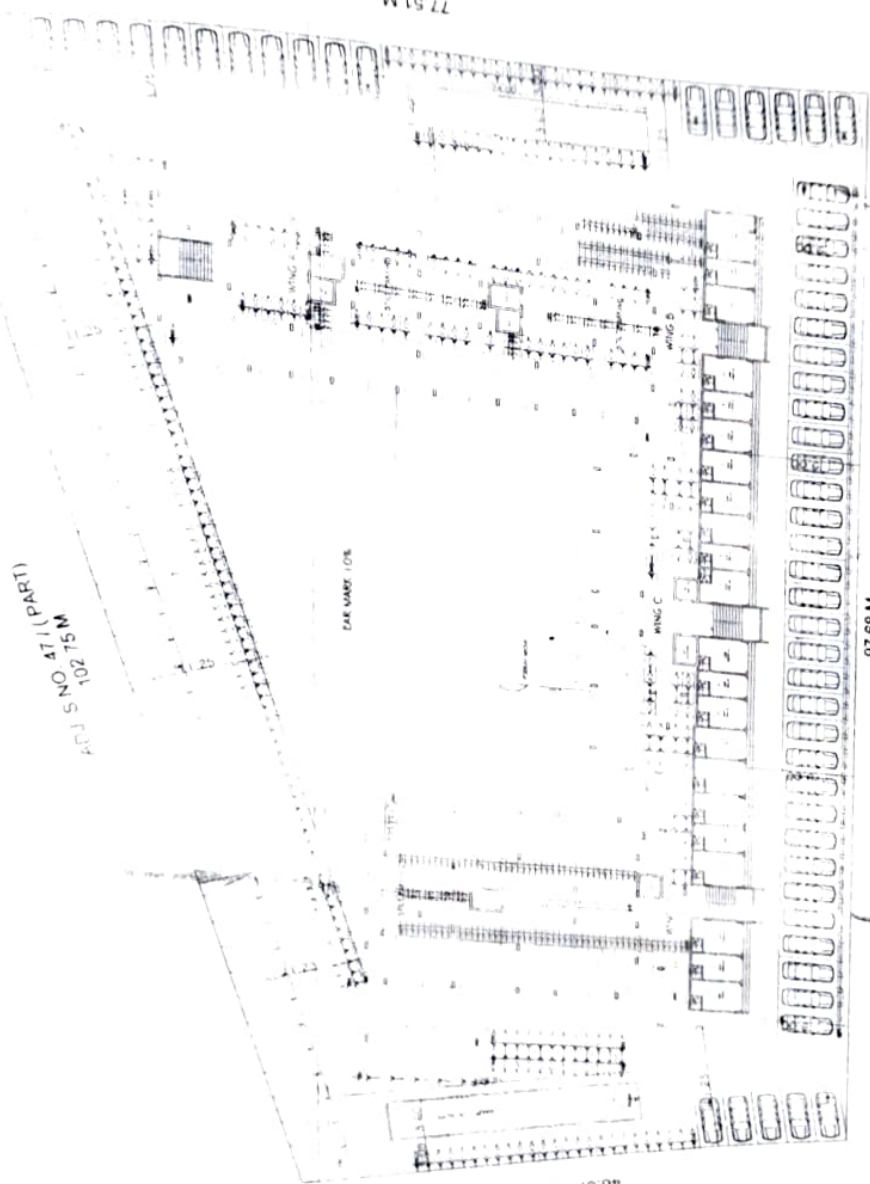
GROUND FLOOR / SITE PLAN
 SCALE : 1/200

ADJ. S. NO. 47 / (PART)
 102.75 M

24 M. WIDE D.P. ROAD

97.68 M

ADJ. S. NO. 46 / (PART)
 46.67 M



SHEET NO. 1
STAMP OF APPROVAL

APPROVED
As per the specifications
of the Government of Maharashtra
for the purpose of **ADJ S NO 46/1 PART I**
on 19/04/2015

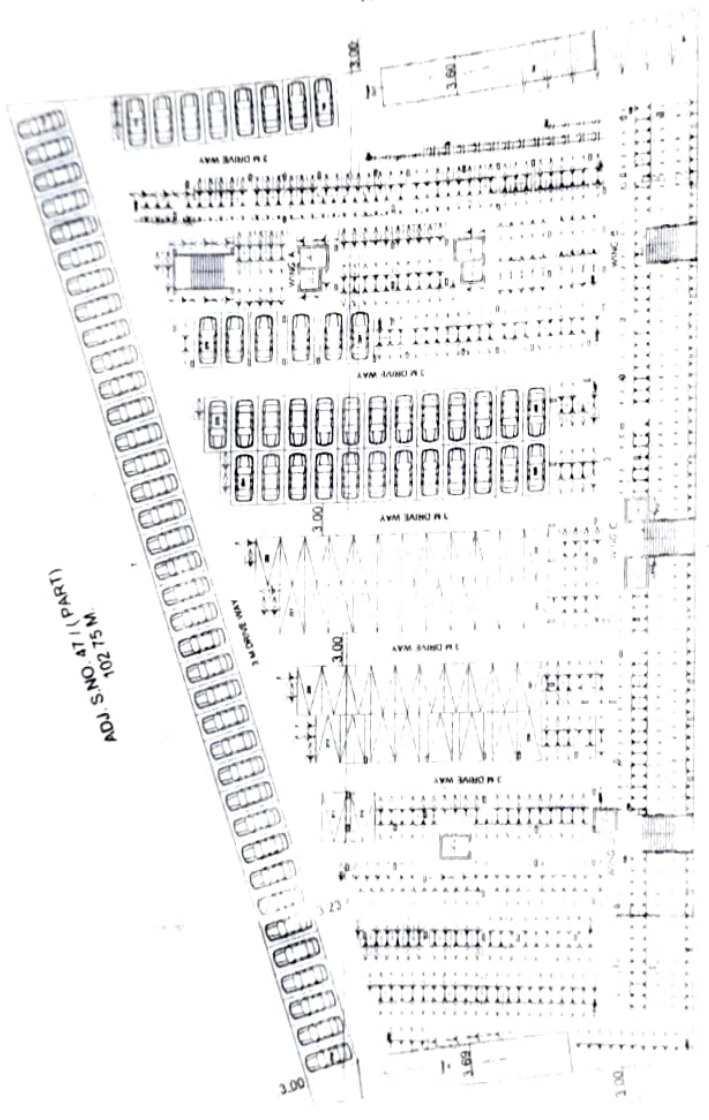


नस्ता-६
10/20/15
36-82
77.51 M
ADJ S NO 46/1 PART I



COMPLETION PLAN OF RESIDENTIAL
CUM COMMERCIAL BUILDING ON
S NO 45/1A/1B/1C/1D/1E/1
AT ANANDWALI NASHIK
FOR THREE TRIMULALA BUILDCON

KABRE CONSULTANTS



ADJ S NO 46/1 PART I
77.51 M

ADJ S NO 46/1 PART I
46.67 M

24 M WIDE D.P. ROAD

BASEMENT FLOOR PLAN

SCALE: 1:200
COMPLETION RECEIVED BY
19/04/2015

00.0

नसिन-६
 (9904 / 028)
 ३०-८६



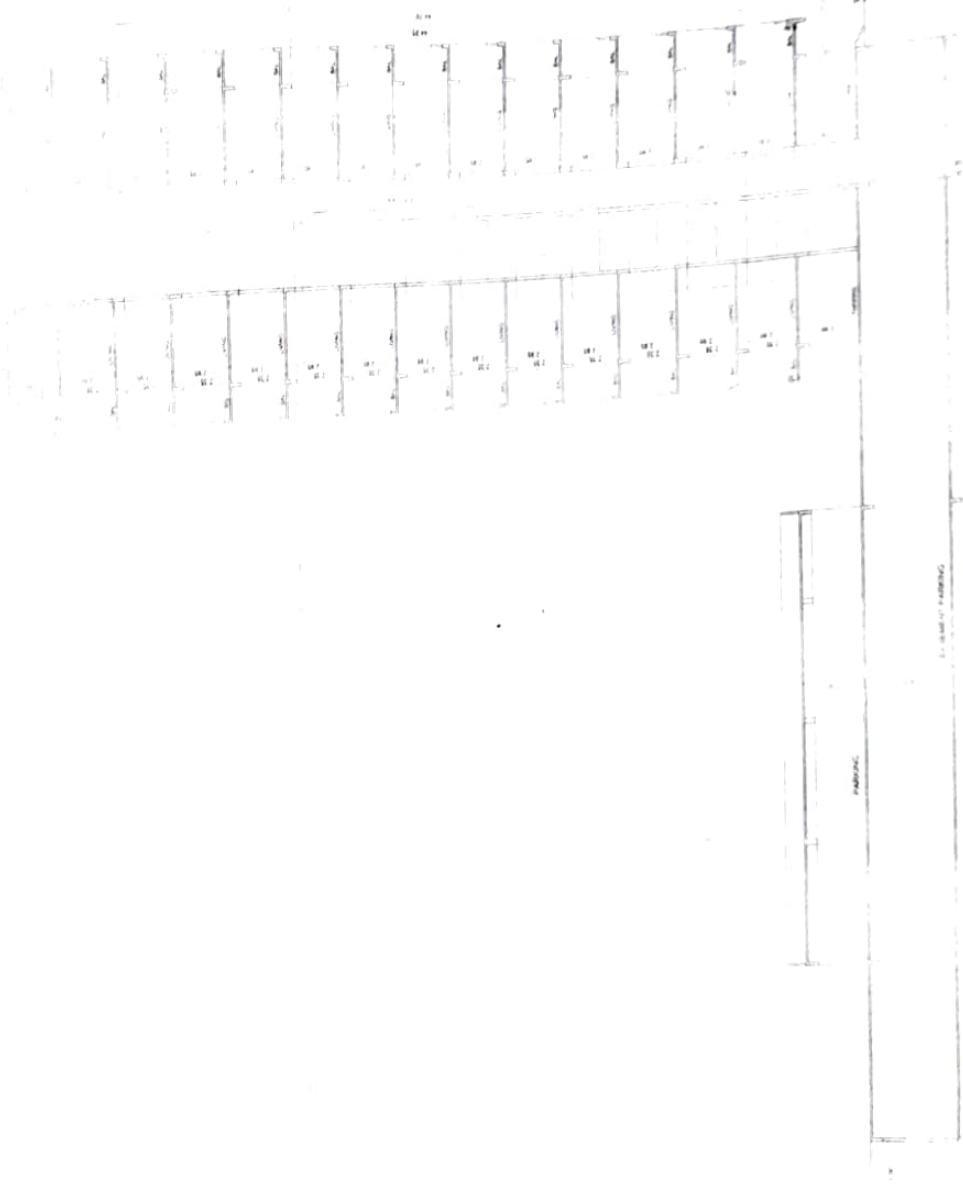
COMPLETION PLAN OF RESIDENTIAL
 AND COMMERCIAL BUILDING ON
 S. NO. 45/1A, 1B, 1C, 1D, 1E
 AT ANANDNAGAR, VARANASI
 FOR SHREERISHABHAI MISHRA, SON

ADDRESS NO. 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

COMPLETION RECEIVED BY
 SHREERISHABHAI MISHRA, SON

SECTION 11
 SCALE 1:100

KABRE CONSULTANTS
 101, BANGALORE - GAZIABAD
 UTTAR PRADESH - INDIA
 TEL: 0522-2222222



FORM NO. 1
STAMP OF APPROVAL

APPROVED

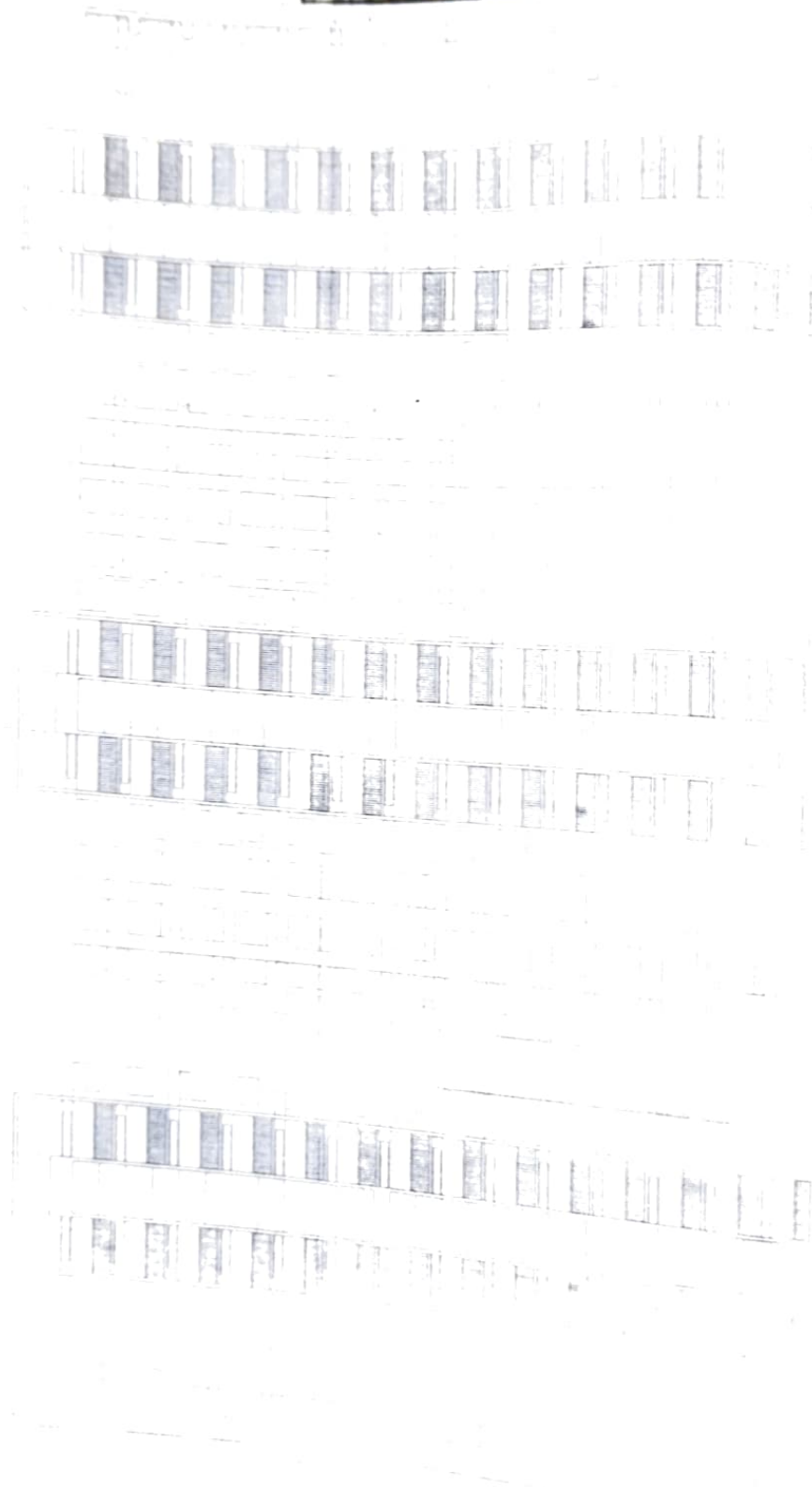
DATE: 12/12/2014

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नस्यन - ६
Plot 99004/12/2014
80-80



COMPLETION PLAN OF RESIDENTIAL
OR COMMERCIAL BUILDING ON
A GRANT OF SUB-REGISTRATION
AT MUNICIPAL NAGAR
FOR THREE YEARS & BUILDING



COMPLETED BY

DATE: 12/12/2014

REGISTERED ARCHITECTS
KARRE CONSULTANTS

SR NO	FLOOR	SHOP NO	AREA (S2 M)	PERCENT	DATE
1			12.75		
2			10.61		
3			12.49		
4			12.46		
5			10.41		
6			12.16		
7			13.78		
8			12.06		
9			11.64		
10			9.15		
11			12.70		
12			12.70		
13			9.15		
14			11.44		
15			11.44		
16			11.82		
17			11.54		
18			9.86		
19			12.80		
20			12.80		
21			9.86		
22			17.20		
TOTAL					261.86

SR NO	FLOOR	WALL	FLAT NO	AREA (S2 M)	PERCENT	DATE
1	1ST TO 14TH	A		51.67	8	56.67
2	1ST TO 14TH	E		48.17	8.56	54.76
3	1ST TO 14TH	D		51.42	5.20	59.62
4	1ST TO 14TH	D		51.83	8.20	60.02
5	1ST TO 14TH	D		59.39	9.02	68.01
6	1ST TO 14TH	D		51.71	8.20	60.02

नसल-६
 दि. ०९/०५/२०२४
 ८९-१८



COMPLETION PLAN OF RESIDENTIAL
 CHIM COMMERCIAL BUILDING ON
 S. NO. 45/14, B. CL. 1
 AT ANANDWAL, DISTRICT
 FOR SHREE TRIRAMBA BUILDING
 PARTNER

SHREE TRIRAMBA BUILDING
 PARTNER

KABRE CONSULTANTS
 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



06/07/2023

सूची क्र.2

दुय्यम निबंधक नं. 2 पिन कोड 4
 इत्य क्रमांक 7877/2023

नोंदणी

गोषाचे नाव अरसल - ६

सू. क्र. 9904 / 2023
 ६२. - - - ६८



- 2) गोषवारा
- 3) आकाराचा (आहेपरतयाच्या पाचविकपरतयाकार आकाराची वेंची पी पठरेवार क मर्याद करावे)
- 4) अ बागम पानडकिना व परकचाक आकाराचा
- 5) अचक्र
- 6) आकाराची किंवा जुडी वेण्यात अमेव तेव्हा.
- 7) इन्फॉर्मर वरून देणा-या/विहीन ठेवणा-या अचक्राचे नाव किंवा दिवाणी न्यायालयाचा वचमुनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता
- 8) इन्फॉर्मर वरून घेणा-या अचक्राचे नाव किंवा दिवाणी न्यायालयाचा वचमुनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता

1) पाविषेचे नाव; वाशिक म न या इतर वर्णन . इतर माहिती तुकडी जिल्हा वाशिक म न या वरुडी इतर वाशिक पीची वाशिक महानगरपालिका वाशिक इंदीनीय मीने अंतदखली वाशिक म न या मळे व 45/1A 1B 1C 1D 1E या मली क्षेत्र 5309 13 ची मी या मिळकतीवरील बांधीव धी निरुमाला मर्यादा अचक्राचे मिळकतीचे पोपणापत्र (Survey Number S. No. 45/1A 1B 1C 1D 1E)
 1) 5309.13 ची मीटर

1) नाव :- धी निरुमाला विन्डकान नं. १, अखिल वलिन रस्ता नं. 6 म, धी वलिन म न या मळे, म पत्ता - प्लॉट नं. - माळा नं. - इमान्तीचे नाव धी निरुमाला आशियाई अपार्टमेंट, इतर म पत्त्याचे गेट नं. नाशिक, महाराष्ट्र, पॉस्टकॉड - 422009 पिन नं.

9) इन्फॉर्मर वरून दिल्याचा दिनांक	06/07/2023
10) इतर नोंदणी केल्याचा दिनांक	06/07/2023
11) अचक्राच खट व गुप्त	7877/2023
12) आकार नावाप्रमाणे मुद्राक शुल्क	500
13) आकार नावाप्रमाणे नोंदणी शुल्क	100
14) अचक्र	



नोंदणीकरणासाठी दिवांगत पत्रलेखा तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दुसरेप्रकारानुसार आवश्यक नाही कारणाना तपशील दिल्याप्रमाणे
 आवश्यक नाही
 मुद्राक शुल्क आकारनाना निवडलेला Affidavit
 अचक्र

नोंदणी नंतरची प्रथम प्रत
 संगणकीय अभिलेखातील प्रत
 अरसल बरहुकुम नवकल
 सह. दुय्यम निबंधक नं. 2
 नाशिक - ४

777-3
9904 (702)
B - H



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 :
P51600021906

Project **SHREE TIRUMALA OMKAR APARTMENT** Plot Bearing / CTS / Survey / Final Plot No.: **S. NO. 45/1A, 1B, 1C, 1D, 1E/1** at **Anandwall, Nashik, Nashik, 422013;**

1. **Shree Tirumala Bulldcon** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422009.**

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 (1) 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 08/08/2019 and ending with 30/06/2023 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. Vasantrao Remanand Prabhu
(Secretary, MahaRERA)
Date: 26-04-2020 10:35:38

Dated: 08/08/2019
Place: Mumbai

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

घोषणापत्र / शपथपत्र

मी / आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्त ऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेखशोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे / आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारसहक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) नमूद मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहारपूर्ण करून साक्षीदार समक्ष निष्पादीत केलेला आहे.

सादर दस्त ऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्चन्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम, १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाचे / मा. उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्त ऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांनी मालकी व दस्त ऐवजाची वैधता तपासली ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकती विषयी सध्या होत असलेली फसवणुक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमीलावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सादर प्रकरणी कायद्यानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदी नुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार ...

नसत-६
११/०४/२०१४
४४-४४



लिहून घेणार ...

नसन-६
दस्त क्र. (११७५ / २०२४)
१५-८८



घोषणापत्र

मी चेतन सुरेश परदेशी याद्वारे घोषित करतो/करते की मे. दुय्यम निबंधक नाशिक
चे कार्यालयात २२३ ऑफिस भाग या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला
आहे.

२८०० दि. २३/०२/२०२४
ने मे. दुय्यम निबंधक नाशिक यांचे कार्यालयात नोंदवून दिलेल्या मला दिलेल्या कुलमुखत्यार
पत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुली जबाब दिलेला आहे.
सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा कुलमुखत्यारपत्र लिहून
देणार व्यक्तीपैकी कुणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल
ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे.
सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ कलम ८२ अन्वये शिक्षेस पात्र राहून
याची मला जाणीव आहे.

हे घोषणापत्र लिहून दिले असे.

दिनांक : ०३ / ०२ / २०२४

C.S.P

कुलमुखत्यारपत्र नाव व सही

भारत सरकार
Government of India

चेतन सुरेश परदेशी
Chetan Suresh Pardeshi
जन्म तारीख/DOB: 08/07/1996
पुरुष/ MALE

7553 3791 3189
VID : 9174 9802 9902 8002

भारतीय विशिष्टताधिकरण
Unique Identification Authority of India

पत्ता:
S/O: Suresh Pardeshi, Siddharth Nagar, Chhatrapati Hathi
Shankar Jambhale, Makhmalabad, Nashik, Maharashtra - 422003

Address:
S/O: Suresh Pardeshi, Siddharth Nagar, near
Chhatrapati High School, Makhmalabad, Nashik,
Maharashtra - 422003

7553 3791 3189
VID : 9174 9802 9902 8002

1947 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
NIVRUTTI KACHARU BAGUL
KACHARU TATYABA BAGUL
03/04/1986
Permanent Account Number
BCSPB9700P
Signature

Bagul

भारत सरकार
Government of India
निवृत्ती काचरु बागुल
Nivruti Kacharu Bagul
जन्म तारीख/DOB: 03/04/1986
पुंस/ MALE
9652 2337 9554
VID : 9155 9538 2377 3998
माझे आधार, माझी ओळख

Bagul

आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EJFPB2894R
नाम/Name
PRATIDNYA NIVRUTTI BAGUL
पिता का नाम / Father's Name
KARBHARI KACHARU WAGH
जन्म की तारीख /
Date of Birth
20/07/1997
04032015
PAN Application Digitally Signed. Card for
Transacting Through Bank

Pratidnya

भारत सरकार
Government of India
प्रतिद्व्या निवृत्ती बागुल
Pratidnya Nivrutti Bagul
जन्म तारीख/DOB: 20/07/1997
महिला/ FEMALE
Mobile No: 9764945847
6157 1254 9228
VID : 9118 2378 3927 7463
माझे आधार, माझी ओळख

Pratidnya

नसत-६
दस्त क्र. (११७५ / २०२०)
SE-SC



1175
03 फेब्रुवारी 2024 1:51 म.नं.

दस्त गोथबारा भाग-1

नसन6 80-86
दस्त क्रमांक: 1175/2024

दस्त क्रमांक: नसन6 /1175/2024

दस्त मूल्य: रु. 24,36,000/-

दस्तवले मुद्रांक शुल्क: रु. 100/-

मोबदला: रु. 39,81,150/-

नौदणी फी माफी असल्यास तपशिल :-

Fee Adjusted : Old Doc.No5604-2023 Amt. 30000

दि. सह. दु. नि. नसन6 यांचे कार्यालयात

क्र. 1175 वर दि.03-02-2024

वेळी 1.49 म.नं. वा. हजर केला.

पावती: 1401

पावती दिनांक: 03/02/2024

सादरकरणाऱ्याचे नाव: निवृत्ती कचरू बागुल

नौदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1000.00
पुष्टांची संख्या: 50	

एकूण: 1100.00

Signature

हजर करणाऱ्याची सही:

Signature

सह. दुय्यम निबंधक वर्ग-2
नाशिक-६.

Joint Reg. Nashik-6
सह. दुय्यम निबंधक वर्ग-2
नाशिक-६.

दस्ताचा प्रकार: डीड ऑफ अपार्टमेंट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 03 / 02 / 2024 01 : 49 : 40 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 03 / 02 / 2024 01 : 51 : 16 PM ची वेळ: (फी)



- शु.क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: श्री तिरुमाला बिल्डकॉन तर्फे श्री अखिल ललित रंगटा तर्फे
बि.मु. श्री. चेतन सुरेश परदेशी
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्री तिरुमाला
अशिर्बाद अपार्टमेंट, ब्लॉक नं: पेठेनगर रोड, रोड नं: नाशिक,
महाराष्ट्र, शास्:ईक.
पॅन नंबर: ACYFS9672G
 - 2 नाव: निवृत्ती कचरू बागुल
पत्ता: प्लॉट नं: फ्लॅट नं. ए-204, माळा नं: -, इमारतीचे नाव: श्री
तिरुमाला ओमकार अपार्टमेंट, ब्लॉक नं: आनंदबल्ली, रोड नं:
डिस्ट. नाशिक, महाराष्ट्र, शास्:ईक.
पॅन नंबर: BCSPB9700P
 - 3 नाव: प्रतिज्ञा निवृत्ती बागुल
पत्ता: प्लॉट नं: फ्लॅट नं. ए-204, माळा नं: -, इमारतीचे नाव: श्री
तिरुमाला ओमकार अपार्टमेंट, ब्लॉक नं: आनंदबल्ली, रोड नं:
डिस्ट. नाशिक, महाराष्ट्र, शास्:ईक.
पॅन नंबर: EJFPB2894R

पक्षकाराचा प्रकार
लिहून देणार
वय -
स्वाक्षरी -

लिहून घेणार
वय :- 37
स्वाक्षरी -

लिहून घेणार
वय :- 25
स्वाक्षरी -

छायाचित्र

ठसा प्रमाणित



दस्त एवज करून देणार तथाकथित डीड ऑफ अपार्टमेंट चा दस्त एवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 03 / 02 / 2024 02 : 14 : 05 PM

ओळख:-

दर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

शु.क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: अडवोकेट विलास लहानू धोरपडे
वय: 42
पत्ता: नाशिक जिल्हा न्यायालय
पिन कोड: 422002

छायाचित्र

ठसा प्रमाणित



स्वाक्षरी

प्रमाणित करण्यात येते की
या दस्तामध्ये एकुण ११ पाने आहेत.

पुस्तक क्रमांक १, क्रमांक
०३ वर नोंदला.

दिनांक ०३ माह ०२ सन २०२४

शिक्का क्र.4 ची वेळ: 03 / 02 / 2024 02 : 14 : 26 PM

Joint Entry Nashik-6

ह. दुय्यम निबंधक वर्ग-२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR. NIVRUTTI KACHARU BAGUL and other	eChallan	02901792024020219950	MH014990070202324E	100.00	SD	0007913922202324	03/02/2024
2		DHC		0124121409264	1000	RF	0124121409264D	03/02/2024
3	MR. NIVRUTTI KACHARU BAGUL and other	eChallan		MH014980070202324E	100	RF	0007913922202324	03/02/2024



[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]