


नमून-१	
क्र. (२०४१) / २०१४	
१५ - २४	

Agreement by the Purchaser nor shall the same in any manner prejudice the rights of VENDOR .

25. All Notices, letters and other correspondence, if sent Under Certificate of Posting to the Purchaser at the address cited herein above, shall be a sufficient proof of receipt of such communication by the Purchaser.
26. This Agreement shall be subject to provisions contained in THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 and the rules there under and/or any modifications and/or any re-enactment thereof and/or the rules or any other provisions of law applicable thereto and hereto, as and when formed, as well as, to the said Declaration Deed as and when executed and the rules & regulations framed there under.
27. Adequate Parking is provided to the occupants of the building and the purchaser shall park his vehicle in such manner that no obstruction is caused to other occupiers of the building. The purchaser shall use the north-east corner gate for entering into the building and movement of his vehicles.
28. The Purchaser alone have agreed to bear the stamp duty, registration, legal fees, typing, xeroxing and other incidental expenses thereto and accordingly have paid the same.

SCHEDULE-I OF THE SAID PROPERTY REFERRED TO ABOVE

All that piece and parcel of land bearing Plot no. 16, measuring 436.635 Sq. Mtrs. out of S. no. 792/1C+1A+1B+2A+2B/16 + TDR measuring 175 Sq. Mtrs., lying and being at Nashik within the limits of Nashik Municipal Corporation and also within the limits of Registration and Sub-Registration District of Nashik which property is bounded as below:-

East	-	6.00 Mtrs Colony Road
West	-	Plot No 19
South	-	S No 792/1A (p)
North	-	Plot No 15

SCHEDULE II OF THE SAID PREMISES REFERRED TO ABOVE

On the aforesaid property a building named as "KRISHNA HOMES" is constructed, From and out of the said building, the premises for residential use bearing flat No G-01 admeasuring i.e. 93.02 square meters carpet area situated on the Ground Floor with exclusive right to use side marginal spaces totally admeasuring 100.84 Sq. Mtrs as shown on plan along together with right to use common staircases, landings, terrace, lift and lift room etc. The said premises are bounded as per plan attached.

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registered sale deed the name of the vendors herein is recorded in 7/12 extract vide M.E. no.67957.

2. AND WHEREAS the said plot property is out of larger land which is duly converted for non-agricultural use, by the order issued by the Collector, Nashik bearing no. **Maha/ Kakash/ 3/ N.A. P. N./ 60/1997 dtd. 21.02.1997**. The Vendor has also paid the non-agricultural assessment till date and there are no arrears against the same.

3. AND WHEREAS the said plot property is out of larger land for which final layout order issued by Nashik Municipal Corporation, Nashik bearing no **Nagar Rachana Vibhag/ Final / 69/794 dtd. 07.051999**.

4. AND WHEREAS the Vendor also purchased TDR of C zone from Mr. Gajanan Dinkar Jadhav and others through G.P.A. Lalit Constructions, a partnership firm, with the consent of Lalit Constructions, a partnership firm, and Swapnali Bhosale Vendor Pvt Ltd through Mr. Vipul Nemichand Poddar. The said TDR sale deed is registered at **sr.no. 9719-2010 on 15.10.2010**. The vendors herein have purchased TDR area admeasuring 175 Sq. Mtrs. from and out of certificate no. 333 dtd. 16.12.2009, out of S. no. 269/2+3+4/1+4/56 of Village Nashik under the said deed.

5. AND WHEREAS the Vendor has decided to construct a building consisting of residential units and entered into a standard Agreement with Architect Registered with the Council of Architects and also appointed a structural Engineer for the preparation of the Structural Design and Drawings of the Building. The Vendor shall accept professional supervision of the Architects and the Structural Engineer till the completion of the Building;

6. AND WHEREAS the VENDOR has prepared a building plan for the construction of residential building to be constructed on the said plot property and the same is approved by the Nashik Municipal Corporation vide its Sanction of Building Permit & Commencement Certificate No. **LND/BP/CD/B3 /480 /3268 on 27.10.2010**. The said approved plans are displayed at site and also in the office of the Vendor.

7. AND WHEREAS accordingly the VENDOR has completed the construction of an exclusive residential building on the said property and obtained completion certificate from Nashik Municipal Corporation Nashik vide letter No. **Naravi/ CIDCO/ 12381/3611 dtd 10.10.2012**. The said project is named as **KRISHNA HOMES comprising of 9 residential units**. These Units have independent approach with design and specifications as per approved building plan and provided with all the required facilities and civic amenities thereof; The specifications for the construction of the building are as shown in **Schedule-III**.

8. AND WHEREAS the Purchaser is interested in purchasing the constructed premises of a residential use bearing

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VALUATION CHART No.	: 1.3.13
Carpet Area	: 93.02 Sq. Mtrs
Garden Area	: 100.84 Sq. Mtrs
Depreciation	: 5 % (CC dtd 10.10.2012)
GOVT. VALUATION	: Rs. 36,18,500 /-
CONSIDERATION COST	: Rs. 36,25,000/-
STAMP DUTY AFFIXED	: Rs. 2,17,500/-
Registration Charges	: Rs. 30,000/-

**AGREEMENT FOR SALE
OF Flat No. G-01, in the building KRISHNA HOMES**

ARTICLES OF AGREEMENT made and executed on this 16th day of **October** in the Christian Year, **Two Thousand Fourteen**, at Nashik.

B E T W E E N

Shree Krishna Constructions,
A Partnership firm,
Having its registered office at -
Unit No 1, Lal Sai Society
Development Area, Deolali Camp, Nashik
PAN- ABSFS7814H
Through its partner
Mr. Shrichand Goverdhanadas Nagdev
Age. Major., Occ. Business
Add. As above

Hereinafter referred to as the "**VENDOR**" (which expression, unless it be repugnant to the context or meaning thereof, shall always deem to mean and include the said Firm, its Partners, their legal heirs, executors, administrators, representatives and assigns] of the ONE PART;

A N D

Mr. Rahul Arvind Warkhede
Age: 35 years Occ: Business
PAN: AALPW5156G
Residing at 11, Pushparatna Apartment
Hanumanwadi, Panchwati, Nashik 422003

Hereinafter referred to as the "**PURCHASER**" (which expression, unless it be repugnant to the context or meaning thereof, shall always deem mean and include his legal heirs, successors, executors, administrators, assigns, etc.) of the OTHER PART;

WHEREAS the plot property bearing Plot no.16, measuring 435.635 Sq. Mtrs. out of S. no. 792/1C/1A+1B+2A+2B/16 of Nashik and particularly described in the Schedule I written hereunder is purchased by the VENDOR from Mr. Anil Bansilal Jain (HUF) and Mrs. Surekha Anil Jain. The said sale deed is registered at sr. no. 5395 on 18.06.2010, as per the said

Shrikrishna
Goverdhanadas

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flat No G-01 admeasuring 93.02 Square meters of Carpet Area situated on the Ground Floor alongwith the exclusive right to use marginal areas totally admeasuring 100.84 Sq. Mtrs as shown on the plan attached hereto in the building **KRISHNA HOMES**. The said premises is more particularly described in the **Schedule-II** of this Agreement and hereinafter referred to as the "said Flat". Hence, the Purchaser approached for purchase of the unit. The **VENDOR** has agreed to sell the said Flat to the Purchaser;

9. AND WHEREAS the **VENDOR** has given inspection of all necessary documents establishing the title of the **VENDOR** for the said property and rights to construct and sell flats. The **VENDOR** has given copies of Sale deed, NA order, 7/12 extract along with the approved building plan thereof and the Title Certificate issued by Advocate C. M. Bora Nashik, as contemplated under The Maharashtra Apartment Ownership Act, 1970.

Further, the Purchaser and his legal Advisor has inspected the same and they are satisfied with all such documents, deeds and title of the **VENDOR** to the said property, as well as, of the rights, authorities and powers of the **VENDOR** to develop the said property and about the discretionary powers to dispose-off the constructed premises unto parties of their choice.

10. AND WHEREAS the **VENDOR** has observed all necessary norms and technicalities required to be completed before entering into transaction with any prospective Purchaser in respect of the constructed premises. Further, a clear understanding is given to the Purchaser that the said property may be submitted under the Apartment Scheme and accordingly shall be declared under a Declaration Deed, as stated herein above;

11. AND WHEREAS the Purchaser has accepted certain restrictions willingly for his benefit and for the benefit of other owners with respect to the use and enjoyment of the premises.

12. AND WHEREAS the common expenses which are to be paid by the owners of the apartment are shown in **SCHEDULE IV**.

13. AND WHEREAS the vendor is also entering into likewise agreement for the remaining premises.

14. AND WHEREAS the **VENDOR** and Purchaser have discussed, negotiated and settled various terms, conditions and consideration in respect of sale/purchase of said Flat and accordingly the parties have decided to record all such terms, conditions, stipulations and consideration by executing this Agreement for Sale.

15. AND WHEREAS the **VENDOR** being possessed with all rights & authorities to develop the said property and further discretionary powers to sell and transfer the various constructed premises, has acquired the status of a "**PROMOTER**". Hence, the



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला
(पूर्ण/आपूर्ती)

सिडको

जावक क्र./नवि/१२३८९/३६११

दिनांक : १०/१०/२०१२

No. A 12381

श्री./श्रीमती श्रीकृष्णा कन्स्ट्रक्शन लॉफ इन्फोर्माटि२ इलेचंद्र श्री. नागदेव .

संदर्भ : तुमचा दिनांक २५ /०७ / २०१२ चा अर्ज क्रमांक ३/२५१३/६२

महाशय,

दाखला देण्यात येतो की नाशिक शिवारातील / सि/स.नं., स. नं. ७६२/१क/१अ+१ब+२अ+२ब-

प्लॉट नं. १६ मधील इमारतीच्या लकम्पल सचार मजल्ले मजल्ले

मजल्याचे इकडील बांधकाम परवानगी क्र. ७/३/४८०/३२६८ दिनांक २७/१०/२०१० अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./ सुपरवायझर, श्री. विजयकुमार के. सानप

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निवास / धर्मिक कारणासाठी खालील अटी शर्तीस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ६१०.२५ चौ.मी.

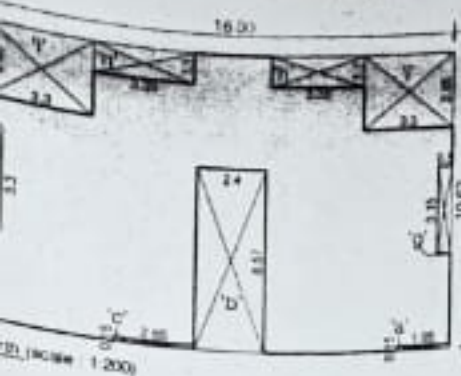
व चटई क्षेत्र ५३८.०९ चौ.मी.

- सदर इमारतीचा वापर निवासी / निवास / धर्मिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

५) कोयले क्लेशिंग मशीनेस कि २६ ४१५०१-५१६५ शेर ३५३५ कि २६
६०१३०१ दिनांक - १/१०/२०१२ पासून ११/६२६९ धर्मिक परवानगी झाली .

S

कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक



Area of block = 16.00 X 10.62 = 169.92 MP

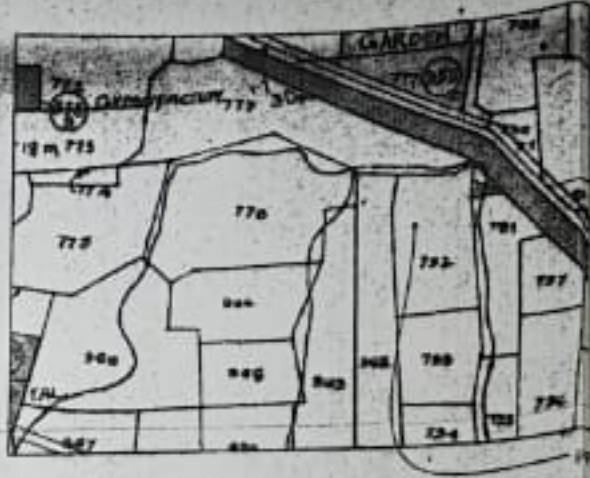
Deduction:

- a) Area of Block 'a' = 1.95 X 0.15 = 0.29 MP
- b) Area of Block 'b' = 2.40 X 0.57 = 1.37 MP
- c) Area of Block 'c' = 2.65 X 0.15 = 0.40 MP
- d) Area of Block 'd' = 0.50 X 3.30 = 1.65 MP
- e) Area of Block 'e' = 3.15 X 0.50 = 1.58 MP
- f) Area of Block 'f' = 3.35 X 1.10 X 2 = 7.37 MP
- g) Area of Block 'g' = 3.20 X 2.65 X 3 = 25.38 MP

TOTAL DEDUCTION = 44.55 MP

5) Proposed BUP on Forth Floor = 199.97 - 44.55 = 155.42 MP

TOTAL PROPOSED BUP = 69.23 + 1.83.17 + 1.06.17 + 1.56.17 + 125.37 = 609.11 MP

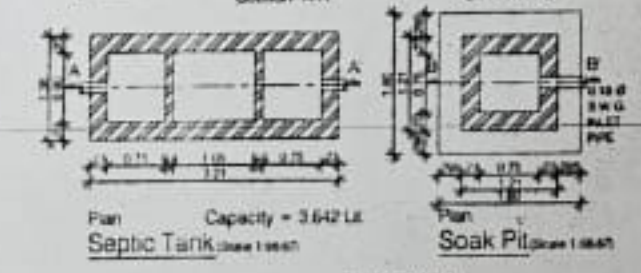
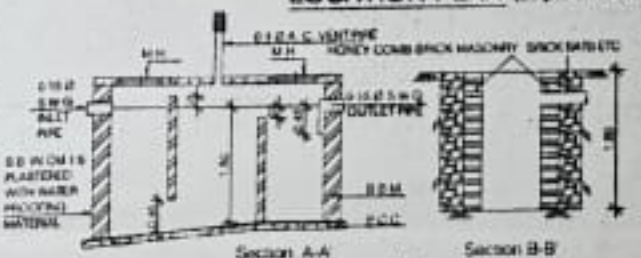
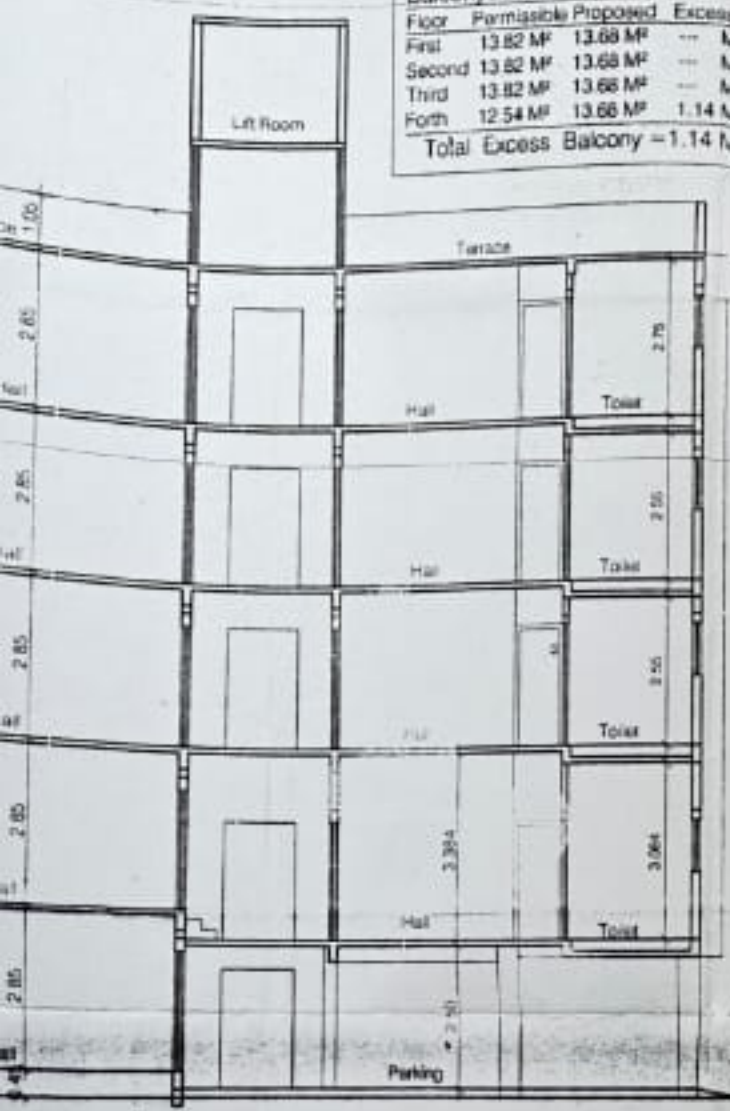


LOCATION PLAN (as per sanctioned D.P.)

Balcony Area Statement

Floor	Permissible	Proposed	Excess
First	13.82 MP	13.68 MP	- MP
Second	13.82 MP	13.68 MP	- MP
Third	13.82 MP	13.68 MP	- MP
Forth	12.54 MP	13.66 MP	1.14 MP

Total Excess Balcony = 1.14 MP

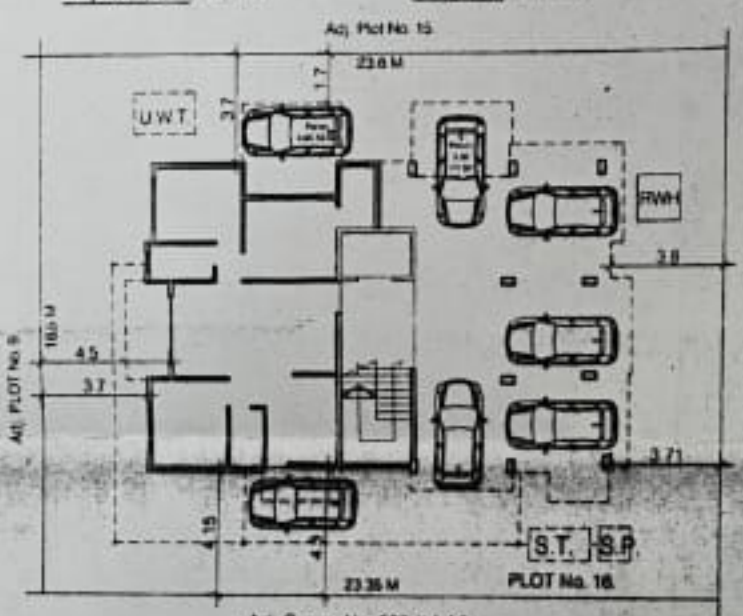


T.D.R. Statement

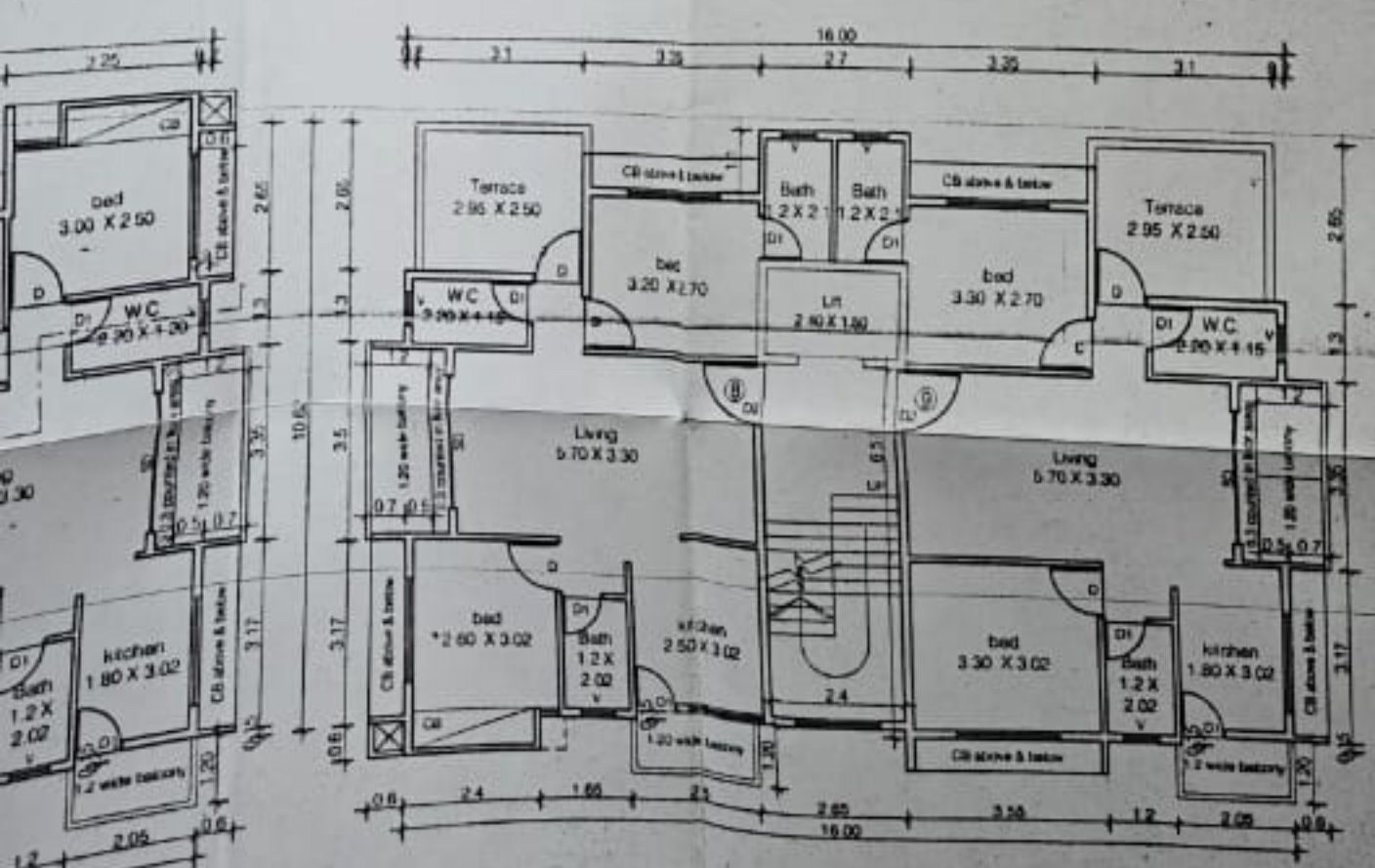
Plot Area = 438.84 sqm
 Permissible = 174.86 sqm
 T.D.R. (Zone C) = 0.40
 Purchased = 175.00 sqm
 D.R.C. No. 330 dt. 16/12/2009
 T.D.R. Rate (Zone C) No. 9118 dt. 10/10/2010
 Total F.S.I. = 611.29

Parking Statement

Required for Plot = 4 (Wheeler) 2 (Wheeler)
 for Res. Building = 4.5 4.5
 TOTAL = 8.5 8.5
 Proposed = 7 8



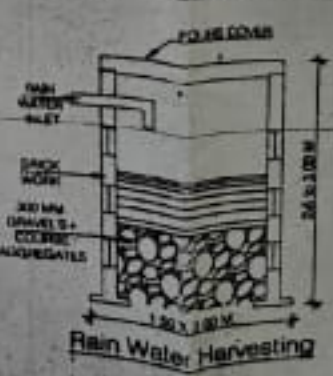
SITE PLAN (scale: 1:200)



FORTH FLOOR PLAN (scale: 1:100)
 BALCONY AREA = 12 * (3.5 + 2.5 + 2.00 + 2.30) = 13.68 MP

SCHEDULE FOR OPENINGS

TYPE	SIZE	DESCRIPTION
V	0.90 X 0.90	MS Glazed Ventilators
V1	0.90 X 1.20	
D1	0.90 X 2.10	TW Framed Parted Door
D2	1.05 X 2.10	
W1	1.50 X 1.20	
W2	0.90 X 1.20	MS Glazed Window
W3	2.10 X 1.20	
W4	3.00 X 3.00	
RS	2.40 X 2.40	Rolling Shutter
CB		Other Details
CB		All Cup Boards are min 2.4m in length, 2.1m in height.
FB		Fluor bed



APPROVED

The Plans amended in accordance with the conditions mentioned in the accompanying amendment Certificate No. CD/183/480/5263 dated 27/10/2010

Executive Engineer
 TOWN PLANNING
 Nashik Municipal Corporation
 Nashik

A) AREA STATEMENT	MP
1. AREA OF THE PLOT (As per T.D.R. extract)	438.84
2. DEDUCTIONS FOR:	
a) ROAD ACQUISITION AREA	
b) PROPOSED AREA	
c) ANY RESIGNATION	
TOTAL (a + b + c)	438.84
3. NET GROSS AREA OF THE PLOT (1-2)	438.84
4. DEDUCTIONS FOR:	
a) RECREATIONAL GROUND (as per Rule 11/87)	
b) INTERNAL ROADS	
TOTAL (a + b)	
5. NET AREA OF THE PLOT (3-4)	438.84
6. ADDITIONS FOR F.S.I. (Total Built up Area) PURPOSE	
a) 40% T.D.R. AREA	174.86
7. TOTAL AREA (5+6)	613.70
8. TOTAL F.S.I. PERMISSIBLE	611.29
9. PERMISSIBLE TOTAL FLOOR AREA (7 X 8)	611.29
10. EXISTING FLOOR AREA	NIL
11. PROPOSED AREA	609.11
12. EXCESS BALCONY AREA TAKEN IN TOTAL FLOOR AREA CALCULATIONS AS PER RULE B(C) BELOW	1.14
13. TOTAL BUILT UP AREA (10+11+12)	610.25
14. TOTAL BUILT UP AREA CONSUMED (13/7)	0.99
B) BALCONY AREA STATEMENT	MP
a) PERMISSIBLE BALCONY AREA PER FLOOR	as shown
b) PROPOSED BALCONY AREA PER FLOOR	as shown
c) EXCESS BALCONY AREA (TOTAL)	1.14
C) TENEMENT STATEMENT	MP
a) NET AREA OF THE PLOT	611.29
b) DEDUCTION OF NON RESIDENTIAL AREA (Shops, etc.)	
c) AREA OF TENEMENT (a-b)	611.29
d) TENEMENT PERMISSIBLE 100 / 200 / 250 PER HA	15 nos.
e) TENEMENT PROPOSED	09 nos.
D) PARKING STATEMENT	as shown
a) PARKING REQUIRED BY RULE	85 (SHOW)
b) GARAGES PERMISSIBLE	NOS.
c) GARAGES PROPOSED	NOS.
d) TOTAL PARKING PROVIDED	85 (SHOW)

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 04.03.2009 and dimensions of all sides etc. of plot stated in plan are as shown on site and the area so worked out tallies with the area stated in document of ownership / T.P. Act.

Er. Vijay K. Sarap
 Regd No. 115 (MCD)

AREA STATEMENT	MP
AREA OF THE PLOT	611.29
F.S.I. PERMISSIBLE	ONE
PROPOSED BUILT UP AREA AT-	
GROUND FLOOR	69.23
FIRST FLOOR	138.17
SECOND FLOOR	138.17
THIRD FLOOR	138.17
FOURTH FLOOR	126.51
TOTAL BUILT UP AREA PROPOSED	610.25

NOTES

- PLOT BOUNDARY SHOWN IN THICK BLACK
- EXTERNAL WALL - 150 MM Thick
- PROPOSED WORK SHOWN IN RED
- INTERNAL WALL - 100 MM Thick
- DRAINAGE LINE SHOWN IN DOTTED RED
- ALL DIMENSIONS ARE IN METER

Er. Vijay K. Sarap
 Signature of Owner

Proposed: Residential Building in Plot No. 16, Survey No. 792/1C/1A+1B+2B+2A, of Nashik Shivar for M/S SHRIKRISHNA CONSTRUCTIONS thru' Shri. Shrichand' Govardhandas Nagdeo.

DEALT : Ravi Pawar	DRG. NO. : M1.0
CHECKED : Vijay Sarap	SCALE : as shown
DATE : 10.10.2010	JOB NO. : SVS / 10 / 600 / N

www.sohamvastusamuh.com

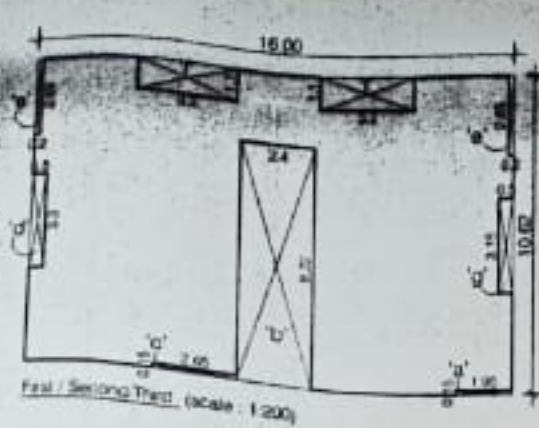
॥ सोहम वास्तु समूह ॥

CONSULTANTS

N-8, D-1, 3/2, Aadarbhau Stg, Near CIDCO, Nashik-4. Ph: 3304080

Area Diagram

10.62	= 26.02 MP
0.19	= 0.49 MP
3.30	= 1.85 MP
2.66	= 0.63 MP
1.10	= 3.57 MP
8.22	= 10.29 MP
10.29	= 10.29 MP
16.79	= 161.21 MP

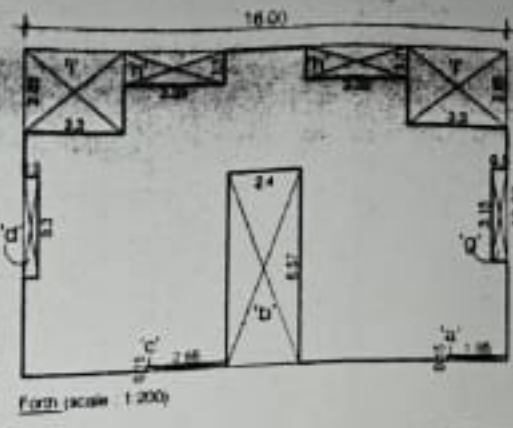


Area of block = 16.00 X 10.62 = 169.92 MP

Deduction:

a) Area of Block 'a'	= 1.95 X 0.20	= 0.39 MP
b) Area of Block 'b'	= 2.40 X 0.20	= 0.48 MP
c) Area of Block 'c'	= 2.65 X 0.15	= 0.40 MP
d) Area of Block 'd'	= 0.50 X 3.30	= 1.65 MP
e) Area of Block 'e'	= 0.20 X 2.65 X 2	= 1.06 MP
f) Area of Block 'f'	= 1.20 X 1.10 X 2	= 2.64 MP
g) Area of Block 'g'	= 0.50 X 3.15	= 1.58 MP
TOTAL DEDUCTION		11.75 MP

2) Proposed B/LP on First Floor = 138.17 MP
 3) Proposed B/LP on Second Floor = 138.17 MP
 4) Proposed B/LP on Third Floor = 138.17 MP

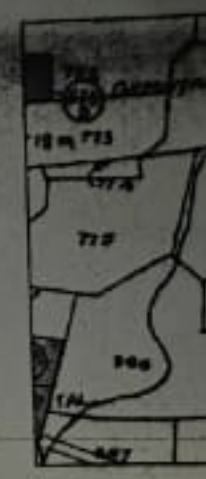


Area of block = 16.00 X 10.62 = 169.92 MP

Deduction:

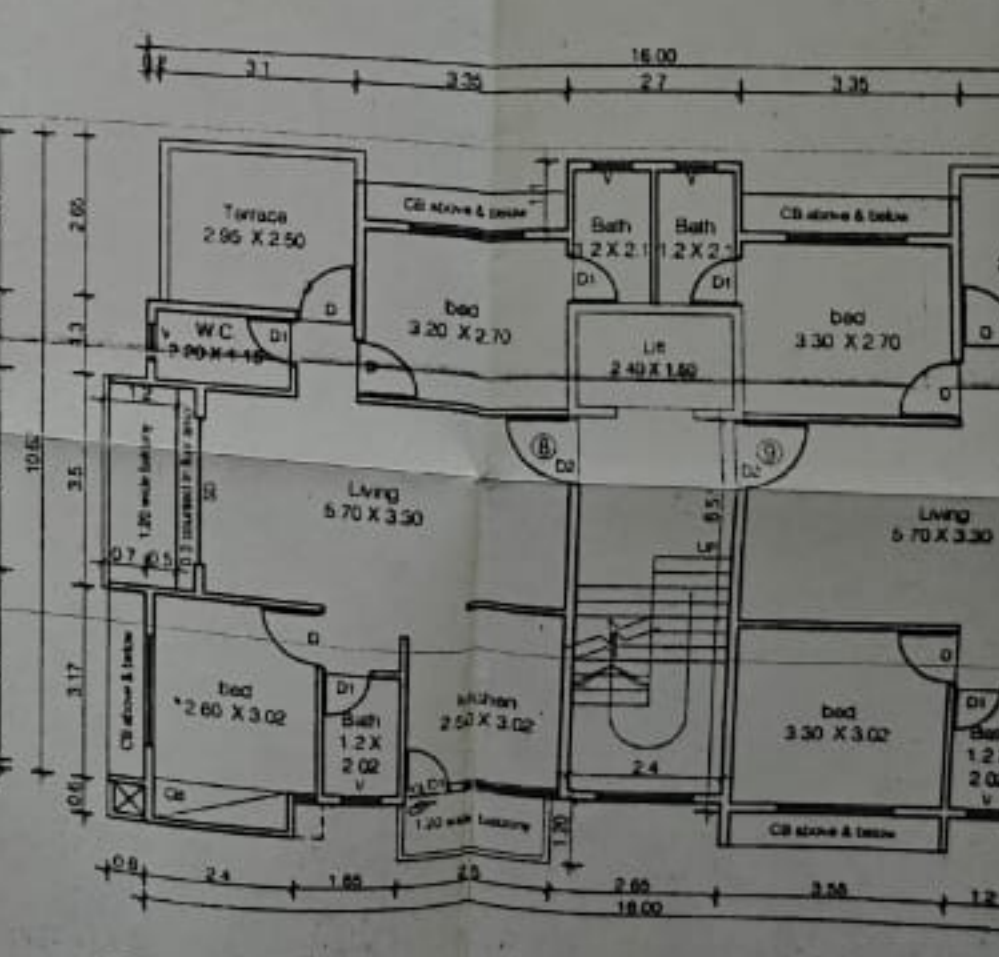
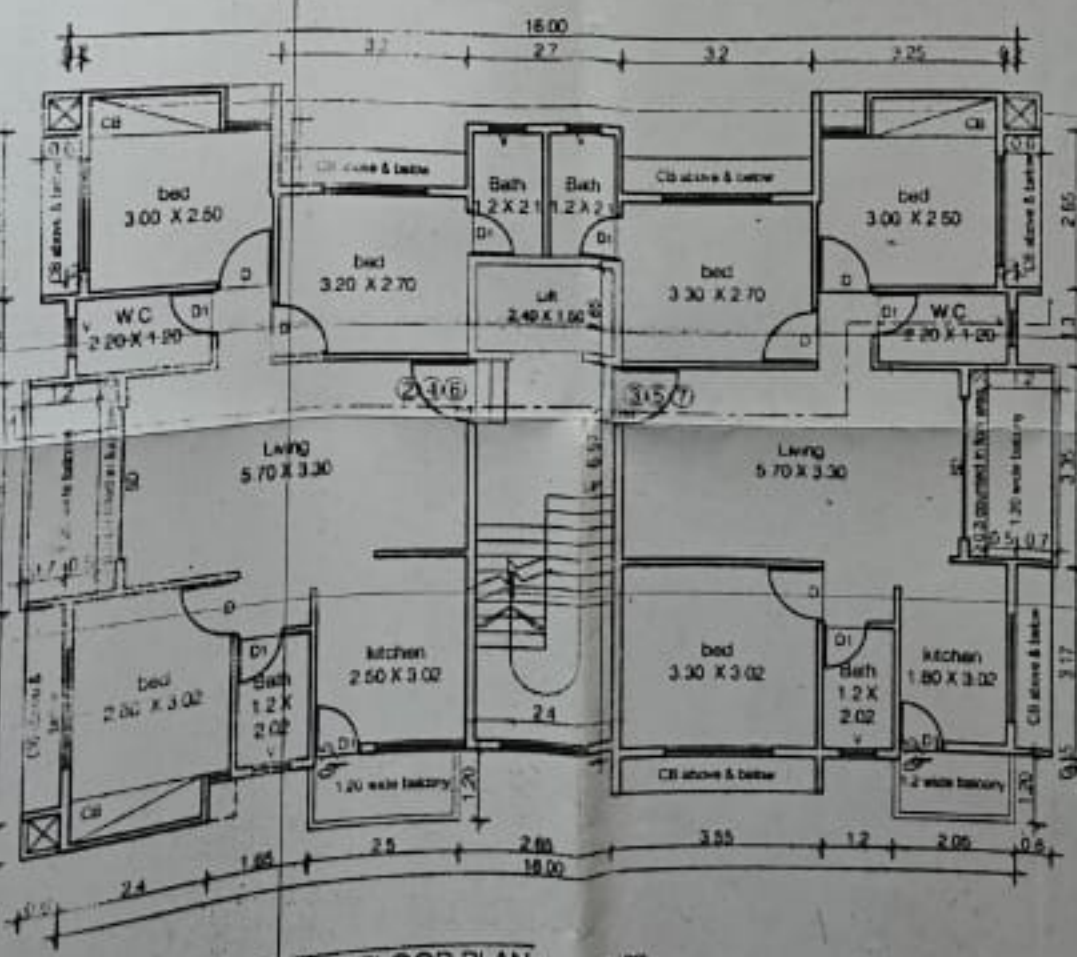
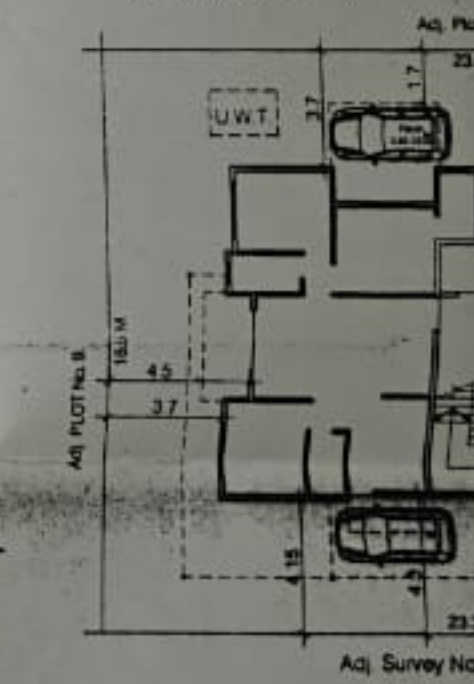
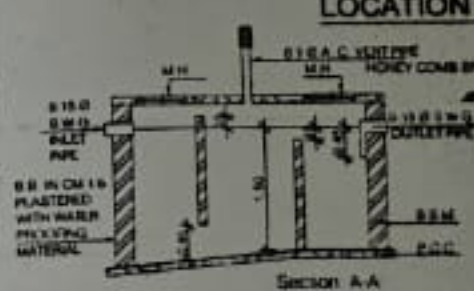
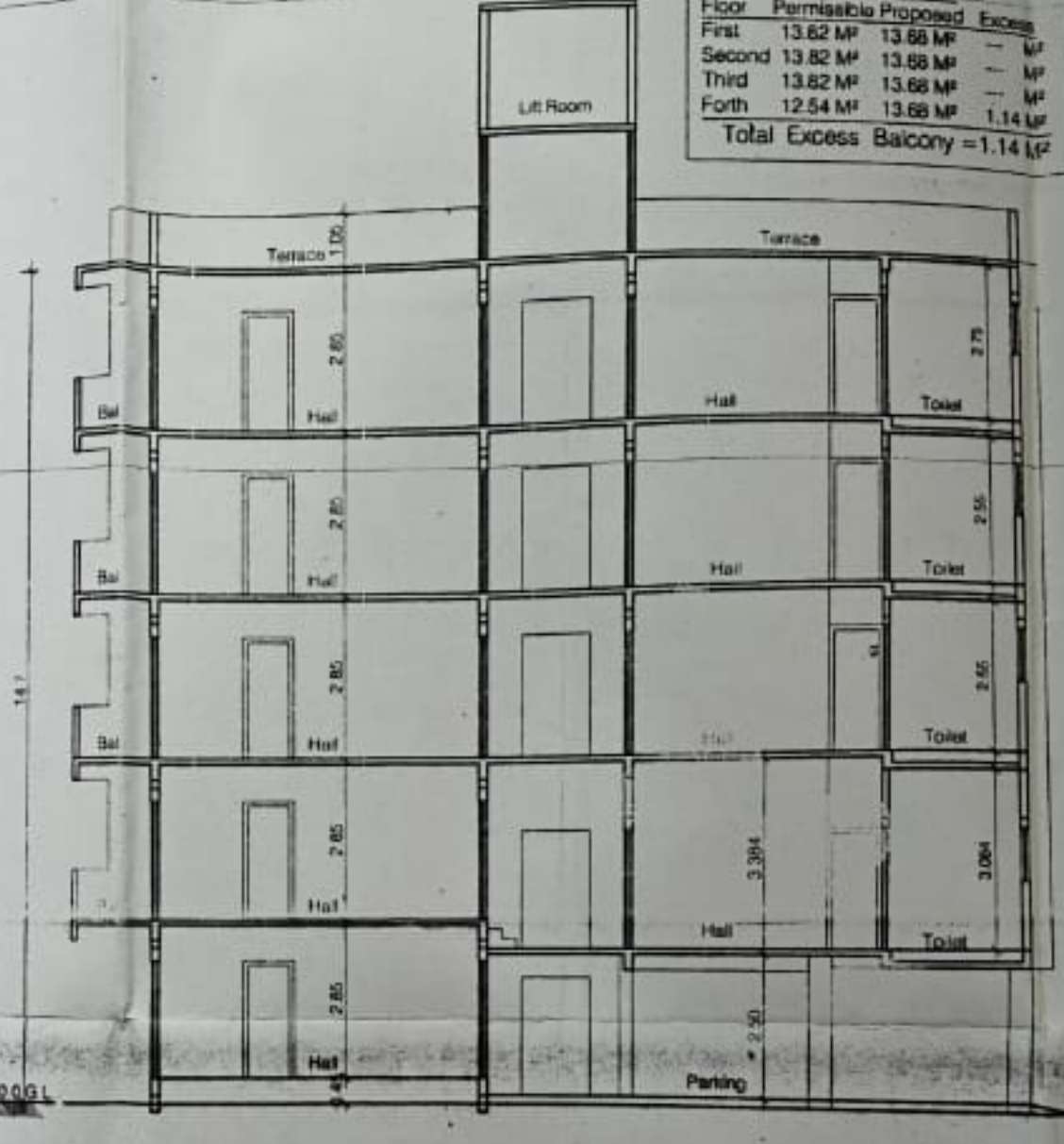
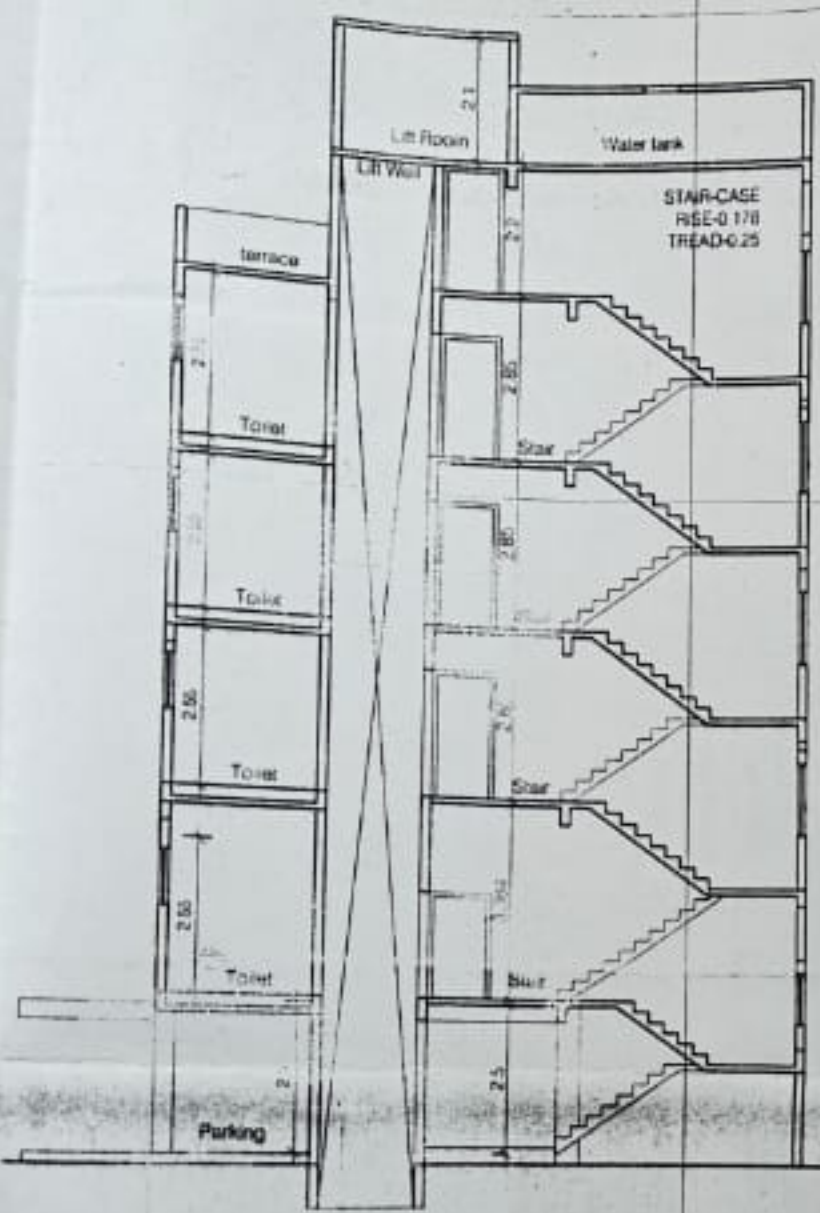
a) Area of Block 'a'	= 1.95 X 0.20	= 0.39 MP
b) Area of Block 'b'	= 2.40 X 0.20	= 0.48 MP
c) Area of Block 'c'	= 2.65 X 0.15	= 0.40 MP
d) Area of Block 'd'	= 0.50 X 3.30	= 1.65 MP
e) Area of Block 'e'	= 0.20 X 2.65 X 2	= 1.06 MP
f) Area of Block 'f'	= 1.20 X 1.10 X 2	= 2.64 MP
g) Area of Block 'g'	= 0.50 X 3.15	= 1.58 MP
TOTAL DEDUCTION		11.75 MP

5) Proposed B/LP on Forth Floor = 125.37 MP
TOTAL PROPOSED B/LP
 69.23 + 138.17 + 138.17 + 125.37 = 609.11 MP



Balcony Area Statement

Floor	Permissible	Proposed	Excess
First	13.62 MP	13.68 MP	— MP
Second	13.62 MP	13.68 MP	— MP
Third	13.62 MP	13.68 MP	— MP
Forth	12.54 MP	13.68 MP	1.14 MP
Total Excess Balcony			= 1.14 MP



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