

341/6643

पावती

Original/Duplicate

Tuesday, July 02, 2024

नोंदणी क्र. 39म

9:54 AM

Regn. 39M

पावती क्र.: 8655 दिनांक: 02/07/2024

साबाचे नाव: नाशिक शहर - ४
 दस्तऐवजाचा अनुक्रमांक: नसन4-6643-2024
 दस्तऐवजाचा प्रकार: विक्री करारनामा
 सादर करणाऱ्याचे नाव: हिरामण गोविंद ठाकरे

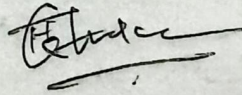
नोंदणी फी ₹. 30000.00
 दस्त हाताळणी फी ₹. 780.00
 पृष्ठांची संख्या: 39
 एकूण: ₹. 30780.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
 10:13 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik 4
 नाशिक-४.

ब्राजार मूल्य: ₹. 2895000 /-
 मोबदला ₹. 4500000 /-
 भरलेले मुद्रांक शुल्क : ₹. 270000 /-

1) देयकाचा प्रकार: DHC रकम: ₹. 780 /-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724015817212 दिनांक: 02/07/2024
 बँकेचे नाव व पत्ता:
 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000 /-
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004553942202425E दिनांक: 02/07/2024
 बँकेचे नाव व पत्ता:



मूळ दस्त परत



CHALLAN
MTR Form Number-6



GRN	MH004553942202425E	BARCODE			Date	01/07/2024-17:24:50	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	NSK5_NASHIK 5 JOINT SUB REGISTRAR			Full Name	RISHI BUILDERS AND DEVELOPERS			
Location	NASHIK			Flat/Block No.	Flat No. 702, Ashapuri Imperial,			
Year	2024-2025 One Time			Premises/Building	Plot No. 50A 50B, S. No. 866/B/50,			
Account Head Details		Amount In Rs.		Road/Street	Plot No. 50A 50B, S. No. 866/B/50,			
0030046401	Stamp Duty	270000.00		Area/Locality	Nashik			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4	2	2	0
				PIN	0	0	9	
				Remarks (If Any)				
				SecondPartyName=HIRAMAN GOVIND THAKARE-				
				Amount In	Three Lakh Rupees Only			
Total				3,00,000.00	Words			
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332024070118406	2876656318	
Cheque/DD No.				Bank Date	RBI Date	01/07/2024-17:25:42	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9822112115

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0724015817212
Date	01/07/2024
Received from Self, Mobile number 9075835845, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nashik 5 of the District Nashik.	
Payment Details	
Bank Name	IBKL
Date	01/07/2024
Bank CIN	10004152024070116250
REF No.	2912613676
This is computer generated receipt, hence no signature is required.	

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दस्त क्र. (६६४७ / २०२४)
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Valuation Chart No.	:	1.3.6
Govt. Rate / Sq.mtrs.	:	37,200/- Sq.Mtrs.
5% rise	:	39,060/- Sq.Mtrs.
Carpet Area of the Flat	:	55.87 Sq.Mtrs.
Enclosed Balcony Area	:	6.03 Sq.Mtrs.
TOTAL Carpet Area	:	61.90 sq. mtrs.
Normal / Open Balcony Area	:	9.24 Sq.Mtrs.
Parking Area	:	9.29 Sq.Mtrs.
Govt. Valuation	:	28,95,000/-
Consideration Cost	:	45,00,000/-
Stamp Duty	:	2,70,000/-
Registration Fee	:	30,000/-

AGREEMENT FOR SALE

This AGREEMENT FOR SALE made at Nashik on this 2nd day of July in the year Two Thousand Twenty Four.

BETWEEN

RISHI BUILDERS AND DEVELOPERS, (PAN - ABCFR5564M), a partnership firm through its partner MR. SUYOG SANJAY KOTHAWADE, (Adhar No. 2952 6832 3424) age 26 years, occupation Business, Residing at 3, Gulmohor Arcade, Sharanpur Road, Nashik - 422002. (Mobile No. 7588815825)

Hereinafter referred to as the PROMOTER / OWNERS / VENDOR / SELLER / DEVELOPER (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Partnership Firm, its partners for the time being constituting the said Firm, their executors, administrators, representatives and assignsetc.).

AND

- 1) MR. HIRAMAN GOVIND THAKARE,
age 59 years, occupation Service,
(PAN - AALPT5052C) (AADHAR No. 6382 4967 0687)
(MOBILE No. 8087120115)
- 2) MRS. PRABHAVATI HIRAMAN THAKARE,
age 49 years, occupation Housewife,
(PAN - ASWPT 6523 B) (AADHAR No. 7782 8633 3873)

Both residing at Flat No. A204, Building No 3, Mangeshi Dream City, Gandhari road, Bhagirathi nagar, Koliwali, Kalyan West. 421301.

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Hereinafter referred to as the PURCHASER/S /ALOTTEE (which expression shall unless it be repugnant to the context or meaning thereof be deemed mean and include his /her heirs, executors, administrators, successors in interest, executors, administrators & permitted assignees etc.).

WHEREAS the Party of the first part, the Owners are absolutely entitled to and /or seized and possessed of free from all encumbrances whatsoever landed properties bearing Plot No. 50A admeasuring 300.00 and Plot No. 50B admeasuring 300.00 from and out of Survey No. 866/B/50, lying and being at Nashik, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka and Dist. Nashik, (more particularly described in Schedule-I written hereunder and hereinafter for the sake of brevity is referred to as the said property)

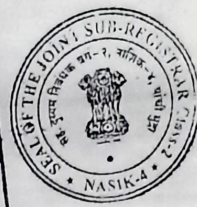
AND WHEREAS the Vendor /Promoter has purchased Plot No. 50A along with construction thereon from Shri. Mangesh Harishchandra Joshi under a Sale deed dated 7/9/2022, which is registered in Jt. Sub Registrar office Class II, Nashik 4 at Sr. No. 9902 on 8/9/2022. Accordingly, the name of the Vendor /Promoter is been recorded in the record of rights vide mutation entry No. 406568, dated 15/9/2022.

AND WHEREAS the Vendor /Promoter has purchased plot No. 50B along with construction thereon from Smt. Anuradha chandrakant Joshi and others under a Sale deed dated 31/3/2022, which is registered in Jt. Sub Registrar office Class II, Nashik 4 at Sr. No. 4048 on 5/4/2023. Accordingly, the name of the Vendor /Promoter is been recorded in the record of rights vide mutation entry No. 407455, dated 11/4/2023.

AND WHEREAS the title of the said property is clear, marketable and free from all encumbrances. The Promoter has submitted to the purchaser/s all necessary documents of title regarding the said property along with approved building plan and after ascertainment of the purchaser/s regarding title of the Vendor / Promoter, purchaser/s has entered in to this Agreement and executed the same.

AND WHEREAS the said layout of the property was sanctioned by Assistant Director Town Planning and Valluation Department, Jalgaon vide their letter No. DV/ NSK/ 2277, dated 20/6/1970 and which was approved by the Nashik Municipal Corporation vide letter No. / LND/ WS/ 232, dated 24/8/1970.

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AND WHEREAS the Collector, Nashik had issued an order for non-agricultural use of the said property bearing No. LNA/ SR/ 275/ 70/ NASHIK, dated 11/12/1970.

AND WHEREAS the sub-division plans of the said plot No. 50 is approved by the Nashik Municipal Corporation, Nashik vide letter No. Javak No. /360, dated 3/11/1985.

AND WHEREAS the Promoters /Vendors have purchased TDR to construct additional areas on the said plot of 644.44 sq. mtrs. from Shri. Ashok Shraavan Sonje, vide sale deed dated 25/4/2023, which is registered in the office of the Jt. Sub-Registrar, Class II, Nashik 5 at Sr.No. 5519 on 2/5/2023.

AND WHEREAS the Vendor /Promoter have decided to construct jointly on plot No. 50A and 50B and prepared building plans having 21 residential units (Ground Floor Parking + 3 Units on each floor from First to Seventh Floor) on the schedule-I property.

AND WHEREAS the Allottee / Purchaser/s is desire to purchase an Unit more particularly mentioned in the Schedule II hereunder written (herein after referred to as the 'said unit/premises') in the building called "ASHAPURI IMPERIAL" being constructed on property mentioned on Schedule-I by the Promoter /Vendor / Seller.

AND WHEREAS the Promoter /Vendor / Seller has entered into an standard Agreement with Architect.

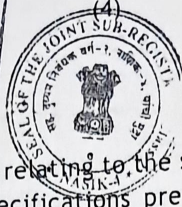
AND WHEREAS the Promoter /Vendor / Seller has registered the project under the provisions of the Real Estate Act, 2016 with the Real Estate Regulatory Authority at Maharashtra Registration No. P51600053972 authenticated copy is attached to this agreement.

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter /Vendor / Seller accepts the professional supervision of the Architect and the structural Engineer till the completion of the building /buildings.

AND WHEREAS by virtue of the deeds as above, the Promoter / Vendor / Seller has sole and exclusive right to sell the units in the said building to be constructed by the Promoter /Vendor / Seller on the schedule property and to enter into Agreement/s with the purchaser/s/s of the units to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the purchaser/s, the Promoter / Vendor / Seller has /had given inspection to the purchaser/s of all

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the documents of title relating to the schedule property and the plans, designs and specifications prepared by the Promoter / Vendor / Seller Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.

AND WHEREAS the copy of Certificate of Title issued by Advocate Mr. Tushar Nagare of the Promoter / Vendor / Seller, authenticated copies of 7/12 extract and other related Documents, of the schedule property on which the building / units are to be constructed have been shown to the purchaser/s and required documents are annexed to this agreement.

AND WHEREAS the authenticated copies of the Building plans as approved by the Asst. Director of Town Planning Department of Nashik Municipal Corporation vide their building permit and Commencement Certificate bearing No. NMCB/ B/ 2023/ APL/ 07735, dated 31/8/2023 annexed hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter / Vendor / Seller and according to which the construction of the buildings and open spaces are proposed to be provided for the building have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Building / Unit agreed to be purchased by the Purchaser/s, as sanctioned and approved by the Nashik Municipal Corporation have been annexed hereto.

AND WHEREAS the Promoter / Vendor / Seller shall obtain the balance approvals from various required authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and /or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter / Vendor / Seller while developing the schedule-I property and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the Nashik Municipal Corporation, Nashik.

AND WHEREAS the Promoter / Vendor / Seller has accordingly commenced construction of the said building (to be ...)

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AND WHEREAS the Purchaser/s have /has applied to the Promoter / Vendor /Seller for purchase of said unit in the building being constructed.

AND WHEREAS the carpet area of the said unit mentioned in the Schedule II hereunder written.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

AND WHEREAS, prior to the execution of these presents the Purchaser/s has /had paid to the Promoter /Vendor / Seller a sum of Rs. 5,000/- (In Words Five Thousands Only), being part payment of the sale consideration of the Flat Unit agreed to be sold by the Promoter /Vendor /Seller to the purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Promoter / Vendor /Seller both hereby admit and acknowledge) and the Purchaser/s/s has agreed to pay to the Promoter /Vendor /Seller the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the Real Estate (Regulation & Redevelopment) Act, 2016 the Promoter is required to execute a written Agreement for sale of said Unit with the Purchaser/s/ Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter /Vendor /Seller hereby agrees to sell and the Purchaser/s/s hereby agrees to purchase the unit.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Promoter /Vendor /Seller shall construct the said building consisting of Ground Floor Parking and three Flats on each floor from First to Seventh Floor on the project land in accordance with the plans, designs and specifications as approved by the Nashik Municipal Corporation, Nashik.

Provided that the Promoter /Vendor /Seller shall have to obtain prior consent in writing of the purchaser/s in respect of variations or modifications which may adversely affect the Flat of the

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purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

1.a.i. The Purchaser/s/s hereby agrees to purchase and the Promoter /Vendor / Seller hereby agrees to sell the Unit / Flat No. 702 having Carpet Area 55.87 Sq.Mtrs., + Enclosed Balcony Area 6.03 Sq.Mtrs. (TOTAL carpet area 61.90 sq. mtrs.) + Normal Balcony Area 9.24 Sq.Mtrs. on Seventh Floor with Parking area of 9.29 sq. mtrs. in the building "ASHAPURI IMPERIAL" (hereinafter referred to as "the Building") as shown in the Floor plan thereof hereto annexed for a total consideration of Rs. 45,00,000/- (In Words Forty Five Lakhs Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

(ii) The Allottee hereby agrees to purchase from the Promoter / Vendor / Seller and the Promoter / Vendor / Seller hereby agrees to sell to the Allottee covered parking spaces situated at Basement and/or stilt and /or podium being constructed in the layout for the consideration of Rs. NIL.

1 b. The Purchaser/s have paid to the Promoter / Vendor / Seller sum of Rs. 5,000/- (In Words Rupees Five Thousands Only) as the advance payment out of the purchase price in respect of the said premises as under ..

<u>Amount</u>	<u>Particulars</u>
Rs. 5,000/-	(In Words Rupees Five Thousands Only) paid by Cheque No. 000702, dated 28/6/2024 drawn on Bank of India, Palus Branch.

Rs. 5,000/-	(In Words Rupees Five Thousands Only)

The Promoter /Vendor /Seller agrees to have received the said amount. Further the Purchaser/s agrees to pay the Promoter / Vendor / Seller the remaining agreed price in respect of the said premises in the manner appearing as under ..

- 10% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of plinth level of the building in which the said apartment is located.
- 05% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of first slab of the building in which the said apartment is located.

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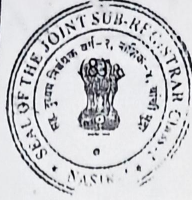


3. 05% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of second slab of the building in which the said apartment is located.
4. 05% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of third slab of the building in which the said apartment is located.
5. 05% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of fourth slab of the building in which the said apartment is located.
6. 05% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of fifth slab of the building in which the said apartment is located.
7. 05% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of sixth slab of the building in which the said apartment is located.
8. 05% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of seventh slab of the building in which the said apartment is located.
9. 05% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of eighth slab of the building in which the said apartment is located.
10. 10% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of block / brick work of the building in which the said apartment is located.
11. 10% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of outer plaster of the building in which the said apartment is located.
12. 10% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on the completion of flooring of the building in which the said apartment is located.
13. 10% of the amount to be paid to the promoter by the purchaser on the completion of electrical work of the building in which the said apartment is located.
14. 10% of the amount to be paid to the Promoter / Vendor / Seller by the purchaser on receiving the occupancy certificate of the building in which the said apartment is located.

1.c The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter / Vendor / Seller by way of Value Added Tax, GST, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter / Vendor / Seller) up to the date of handing over the possession of the Flat.

1.d The Total Price is escalation-free, save and except escalations / increases, due to increase on account of development charges payable to the competent authority and /or any other increase in charges which may be levied or imposed by the

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competent authority Local Bodies / Government from time to time. The Promoter / Vendor / Seller undertakes and agrees that while raising a demand on the purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter / Vendor / Seller will enclose the said notification / order / rule / regulation published / issued in that behalf to that effect along with the demand letter being issued to the purchaser/s, which shall only be applicable on subsequent payments.

1.e The Promoter / Vendor / Seller will confirm the final carpet area that has been allotted to the purchaser/s/s after the construction of the Building is complete and the occupancy or completion certificate is granted by the Nashik Municipal Corporation, Nashik, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter / Vendor / Seller. If there is any reduction in the carpet area within the defined limit then Promoter / Vendor / Seller will refund the excess money paid by purchaser/s/s within forty-five days with annual interest at the rate specified in the Real Estate Rules, from the date when such an excess amount was paid by the Purchaser/s/s. If there is any increase in the carpet area allotted to Purchaser/s the Promoter / Vendor / Seller shall demand additional amount from the purchaser/s/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

2. The Promoter / Vendor / Seller hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the NMC at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Unit to the purchaser/s/s, obtain from the NMC occupancy and /or completion certificates in respect of the Unit / Building.

2.1 Time is essence for the Promoter / Vendor / Seller as well as the purchaser/s. The Promoter / Vendor / Seller shall abide by the time schedule for completing the project and handing over the Unit / building to the purchaser/s/s and the common areas to the association of the purchaser/s/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the purchaser/s/s shall make timely payments of the installment and other dues payable by him / her / them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter / Vendor /

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3. The Promoter / Vendor / Seller hereby declares that the Floor Space Index available as on date in respect of the project land as mentioned in the approved plans and Promoter has planned to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter / Vendor / Seller has disclosed the Floor Space Index as proposed to be utilized by him on the project land in the said Project and purchaser/s has agreed to purchase the said Units based on the proposed construction and sale of units to be carried out by the Promoter / Vendor / Seller by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter / Vendor / Seller only.

4. If the Promoter / Vendor / Seller fails to abide by the time schedule for completing the project and handing over the Unit to the purchaser/s, the Promoter / Vendor / Seller agrees to pay to the purchaser/s, who does not intend to withdraw from the project, interest as specified in the RERA Rule, on all the amounts paid by the purchaser/s, for every month of delay, till the handing over of the possession. The Purchaser/s agrees to pay to the Promoter / Vendor / Seller, interest as specified in The Maharashtra Real Estate Rules, on all the delayed payment which become due and payable by the purchaser/s to the Promoter / Vendor / Seller under the terms of this Agreement from the date the said amount is payable by the purchaser/s(s) to the Promoter / Vendor / Seller.

4.1 Without prejudice to the right of Promoter / Vendor / Seller to charge interest in terms of sub clause 4 above, on the purchaser/s committing default in payment on due date of any amount due and payable by the purchaser/s to the Promoter / Vendor / Seller under this Agreement (including his /her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee / purchaser/s committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement: But Promoter / Vendor / Seller have to give notice of fifteen days in writing to the purchaser/s, by Registered Post AD at the address provided by the purchaser/s and mail at the e-mail address provided by the purchaser/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the purchaser/s fails to rectify the breach or breaches mentioned by the Promoter / Vendor / Seller within the

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period of notice then at the end of such notice period, Promoter / Vendor / Seller shall be entitled to terminate this Agreement.

And upon termination of this Agreement as aforesaid, the Promoter / Vendor / Seller shall refund to the purchaser/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter / Vendor / Seller) within a period of thirty days of the termination, the installments of sale consideration of the unit which may till then have been paid by the purchaser/s to the Promoter / Vendor / Seller.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter / Vendor / Seller in the said building and the Apartment as are annexed hereto.

It is further provided that if any additional amenities or modifications are demanded by the purchaser/s or the specifications are changes at the direction of the purchaser/s, then the purchaser/s in both the events has to pay additional amounts for the changes and also the purchaser/s does hereby agree to pay the said amount due as and when demanded by the Promoter / Vendor / Seller. The cost of such modifications, additional amenities shall be determined by the project architect and his decision shall be final. The payment of the amounts is condition precedent.

6. POSSESSION :- The Promoter / Vendor / Seller will give possession of the unit to the purchaser/s on or before 31/12/2026. If the Promoter / Vendor / Seller fails or neglects to give possession of the Unit to the purchaser/s on account of reasons beyond his control by the aforesaid date then the Promoter / Vendor / Seller will be liable on demand to refund to the purchaser/s the amounts already received by him in respect of the Unit with interest at the same rate as may mentioned in the clause 4.1 herein above from the date Promoter / Vendor / Seller received the sum till the date amounts and interest thereon is repaid.

Provided that the Promoter / Vendor / Seller shall be entitled to reasonable extension of time for giving delivery of Unit on the aforesaid date, if the completion of building in which the Unit is to be situated is delayed on account of -

- i) War, civil commotion or act of God.
- ii) Any Notice, order, rule, notification of the Government and / or other public of competent authority.

7. Procedure for taking possession. The Promoter / Vendor / Seller shall

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Seller, upon obtaining the occupancy certificate from the NMC and the payment made by the purchaser/s as per the agreement shall offer in writing the possession of the Unit to the purchaser/s in terms of this Agreement to be taken within 15 (fifteen days from the date of issue of such notice and the Promoter /Vendor /Seller shall give possession of the Unit to the purchaser/s. The Promoter / Vendor /Seller agrees and undertakes to indemnify the purchaser/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter /Vendor / Seller. The purchaser/s agree(s) to pay the maintenance charges as determined by the Promoter /Vendor /Seller or association of purchaser/s, as the case may be. The Promoter /Vendor /Seller on its behalf shall offer the possession to the purchaser/s in writing within 15 days of receiving the occupancy certificate of the Project.

7.1 The Purchaser/s/s shall take possession of the unit within 15 days of the written notice from the Promoter /Vendor /Seller to the purchaser/s intimating that the said unit is ready for use and occupancy :-

7.2 Failure of purchaser/s to take Possession of Unit Upon receiving a written intimation from the Promoter /Vendor /Seller as per clause 7 the purchaser/s shall take possession of the Unit from the Promoter /Vendor /Seller by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter /Vendor / Seller shall give possession of the Unit to the purchaser/s. In case the purchaser/s fails to take possession within the time provided in clause 7 such purchaser/s shall continue to be liable to pay maintenance charges as applicable.

7.3 The building is situated at Nashik, the city which has extreme seasonal temperature variations due to which cracks appear on the interior as well as exterior of the building. If within a period of five years from the date of handing over the Unit / building to the purchaser/s, the purchaser/s brings to the notice of the Promoter /Vendor / Seller any structural defect in the Unit or the building in which the Unit is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter /Vendor / Seller at his own cost and in case it is not possible to rectify such defects, then the purchaser/s shall be entitled to receive from the Promoter /Vendor / Seller, compensation for such defect in the manner as provided under the Rera Act.

8. The purchaser/s shall use the Unit or any part thereof or

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permit the same to be used only for purpose of residence. He /she shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. FORMATION OF APARTMENT :- The purchaser/s along with other purchaser/s of Apartments in the building shall join in forming and registering the Apartment to be known as "ASHAPURI IMPERIAL" and for this purpose also from time to time sign and execute the application for registration and /or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company or Apartment and for becoming a member, including the byelaws of the proposed Apartment and duly fill in, sign and return to the Promoter /Vendor / Seller within 15 days of the same being forwarded by the Promoter /Vendor / Seller to the purchaser/s, so as to enable the Promoter / Vendor / Seller to register the common organization of purchaser/s. No objection shall be taken by the purchaser/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and /or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter /Vendor / Seller shall, within three months of registration of Apartment, as aforesaid, cause to be transferred to the Apartment all the right, title and the interest of the Promoter /Vendor / Seller and /or the owners in the said structure of the Building in which the said Unit is situated. And after formation of the apartment, the apartment will be the member of existing society.

9.2 The Promoter /Vendor / Seller shall within three months of registration of the Federation /apex body of the Societies or Limited Company or Apartment, as aforesaid, cause to be transferred to the Federation /Apex body all the right, title and the interest of the Promoter /Vendor / Seller and /or the owners in the land on which the building is constructed.

9.3 Within 15 days after notice in writing is given by the Promoter /Vendor / Seller to the purchaser/s that the Unit is ready for use and occupancy, the purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Unit) of outgoings in respect of the project land and Building/ namely local taxes, betterment charges or such other levies by the concerned local authority and /or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project

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Apartment is formed and the said structure of the building is transferred to it, the purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined.

10. The purchaser/s shall on or before delivery of possession of the said premises make payment to the Promoter /Vendor / Seller, the following amounts :-

(i) Each purchaser of the apartment shall deposit amounts towards one time maintenance of the apartment to the Apartment / Association which ever formed. This collected one time maintenance amount will be utilized for the monthly maintenance of the building until the apartment formation. Once the apartment is formed and its Bank account is opened, the remaining one time maintenance amount shall be deposited in the apartments account by the builder. Thereafter all the purchasers shall pay monthly / annually maintenance for maintaining the building as may be decided from time to time by all the members of the apartment.

(ii) GST and any other Tax as may be levied on the transaction under this agreement by state Govt or Central Govt. or local authorities. The purchaser/s undertakes to pay such demands, even the same are made by the concerned authorities even after the final conveyance for the said Unit is executed by the Promoter / Vendor / Seller. And the purchaser/s has given amount of against GST to the Promoter /Vendor / Seller.

(iii) Water, Electric, Legal Fee, Apartment Formation Charges, other utility and services charge should be paid by the purchaser to the Promoter /Vendor / Seller on time as demanded by the Promoter /Vendor / Seller.

11. The purchaser/s shall pay to the Promoter /Vendor / Seller amount required for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at Law /Advocates of the Promoter /Vendor / Seller in connection with formation of the said Society, or Limited Company, or Apartment or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance of the structure of the building, the purchaser/s shall pay to the Promoter /Vendor / Seller, the purchaser/s's share of stamp duty and registration charges payable, by the said Society or Limited Company or Apartment on such conveyance or any document or instrument of transfer in respect of the structure of the said Building. At the time of registration of conveyance of the schedule land, the purchaser /

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s shall pay to the Promoter / Vendor / Seller, the purchaser /s's share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favor of the Apex Body of Apartment.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER/ VENDOR / SELLER.

The Promoter / Vendor / Seller hereby represents and warrants to the Allottee as follows :-

- i. The Promoter / Vendor / Seller has clear and marketable title with respect to the project land; as declared in the title report and has the requisite rights to carry out development upon the schedule-I property land and also has actual, physical and legal possession of the land for the implementation of the Project;
- ii. The Promoter / Vendor / Seller has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report.
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and building shall be obtained by following due process of law and the Promoter / Vendor / Seller has been and shall, at all times, remain to be in compliance with all applicable laws in relation to Project, project land, building and common areas
- vi. The Promoter / Vendor / Seller has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the purchaser/s created herein, may prejudicially be affected;
- vii. The Promoter / Vendor / Seller has not entered into any agreement for sale and /or development agreement or any other agreement /arrangement with any person or party with respect to the project land, including the Project and the said Flat Unit which will, in any manner, affect the rights

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- viii. The Promoter / Vendor / Seller confirms that the Promoter / Vendor / Seller is not restricted in any manner whatsoever from selling the said Unit to the purchaser/s in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of purchaser/s the Promoter / Vendor / Seller shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the purchasers;
- x. The Promoter / Vendor / Seller has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and /or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter / Vendor / Seller in respect of the project land and /or the Project except those disclosed in the title report.
14. The purchaser/s or himself /themselves with intention to bring all persons into whosoever hands the unit may come, hereby covenants with the Promoter / Vendor / Seller as follows :-
- i. To maintain the unit at the purchaser's own cost in good and tenantable repair and condition from the date that of possession of the unit is taken and shall not do or suffer to be done anything in or to the building in which the unit is situated which may be against the rules, regulations or bye-laws or change /alter or make addition in or to the building in which the unit is situated and the Apartment Unit itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the unit is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the unit is situated, including entrances of the building in which the unit is situated and in case any damage is caused to the building in which the unit is situated or the unit on account of

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- negligence or default of the purchaser/s in this behalf, the purchaser/s shall be liable for the consequences of the breach.
- iii. To carry out at his /her own cost all internal repairs to the said unit and maintain the unit in the same condition, state and order in which it was delivered by the Promoter /Vendor / Seller to the purchaser/s and shall not do or suffer to be done anything in or to the building in which the unit is situated or the unit which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
 - iv. Not to demolish or cause to be demolished the unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the unit or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the unit is situated and shall keep the portion, sewers, drains and pipes in the unit and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the unit without the prior written permission of the Promoter /Vendor / Seller and /or the Apartment or Society or the Limited Company.
 - v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
 - vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said unit in the compound or any portion of the project land and the building in which the unit is situated.
 - vii. Pay to the Promoter /Vendor / Seller within fifteen days of demand by the Promoter /Vendor / Seller, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the unit is situated.
 - viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and /or Government and /or

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- unit by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Unit until all the dues payable by the Allottee to the Promoter /Vendor / Seller under this Agreement are fully paid up.
 - x. The purchaser/s shall observe and perform all the rules and regulations which the Apartment Association /Society or the Limited Company or unit or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the unit therein and for the observance and performance of the Building Rules, Regulations and Bye- laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society /Limited Company /Apartment /Apex Body / Federation regarding the occupancy and use of the unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
 - xi. Till a conveyance of the structure of the building in which unit is situated is executed in favour of Society /Limited Society /Apartment, the purchaser/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
 - xii. Till a conveyance of the project land on which the building in which unit is situated is executed in favour of Apex Body or Federation, the purchaser/s shall permit the vendor / seller/s and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
 - xiii. The purchaser shall not make any changes in elevation of the building such as enclosures in terraces, balconies, dry balconies, addition of grills etc. and installation of antennas without permission of Promoter /Vendor / Seller. The purchaser shall not change the windows, windows grill railings of said flat.
15. The Promoter /Vendor /Seller shall maintain a separate account in respect of sums received by the Promoter /Vendor / Seller from the purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the

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Co-operative Society or association or Company or Apartment or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said unit or of the said Plot and Building or any part thereof. The purchaser/s shall have no claim save and except in respect of the unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society /Limited Company /Apartment or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTER/ VENDOR /SELLER/S SHALL NOT MORTGAGE OR CREATE A CHARGE.

After the Promoter /Vendor / Seller executes this Agreement they shall not mortgage or create a charge on the Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the purchaser/s who has taken or agreed to take such Apartment. The Promoter /Vendor / Seller if required then may be obtained project loan on the building.

18. BINDING EFFECT

Forwarding this Agreement to the purchaser/s by the Promoter / Vendor /Seller does not create a binding obligation on the part of the Promoter /Vendor / Seller or the purchaser/s until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the purchaser/s and secondly, appears for registration of the same before the concerned Sub Registrar as and when intimated by the Promoter / Vendor /Seller. If the purchaser/s(s) fails to execute and deliver to the Promoter /Vendor /Seller this Agreement within 30 (thirty) days from the date of its receipt by the purchaser/s and /or appear before the Sub-Registrar for its registration as and when intimated by the Promoter /Vendor /Seller, then the Promoter /Vendor / Seller shall serve a notice to the purchaser/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the purchaser/s, application of the purchaser/s shall be treated as cancelled and all sums deposited by the purchaser/s in connection therewith including the booking amount shall be returned to the purchaser/s without any interest or compensation whatsoever.

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19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Unit /plot /building, as the case may be.

20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASERS /SUBSEQUENT PURCHASER/S.

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent purchaser/s of the unit, in case of a transfer, as the said obligations go along with the unit for all intents and purposes.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the purchaser/s has to make any payment, in common with other purchaser/s(s) in Project, the same shall be in proportion to the carpet area of the unit to the total carpet area of all the units in the Project.

24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction

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contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter /Vendor /Seller through its authorized signatory at the Promoter /Vendor /Seller Office, or at some other place, which may be mutually agreed between the Promoter / Vendor /Seller and the purchaser/s, in after the Agreement is duly executed by the purchaser/s and the Promoter /Vendor /Seller or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at.

26. This Agreement shall always be subject to the 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.

27. The purchaser/s and /or Promoter /Vendor / Seller shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter /Vendor /Seller will attend such office and admit execution thereof.

28. That all notices to be served on the purchaser/s and the Promoter /Vendor /Seller as contemplated by this Agreement shall be deemed to have been duly served if sent to the purchaser/s or the Promoter /Vendor /Seller by Registered Post A.D and notified Email ID /Under Certificate of Posting at their respective addresses given by them.

It shall be the duty of the purchaser/s and the Promoter /Vendor / Seller to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter /Vendor / Seller or the purchaser/s, as the case may be.

29. JOINT PURCHASER/S

That in case there are Joint purchaser/s all communications shall be sent by the Promoter /Vendor /Seller to the purchaser/s whose name appears first and at the address given by him / her which shall for all intents & purposes to consider as properly served on all

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30. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the Promoter /Vendor /Seller.

31. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the RERA as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

32. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Nashik courts will have the jurisdiction for this Agreement.

33. The Promoter /Vendor /Seller has informed the allottee and the all other is aware that the purchase of the said apartment shall be subject to all the following conditions :-

- A. The access to the individual flat shall be as per the sanctioned plan and or revised plan from time to time.
- B. Construction of a loft and other civil changes done internally shall be at the risk and cost of the purchaser, the purchaser shall not damage the basic RCC Structure.
- C. The installations of any grill or any doors shall be as per the form prescribed by the Promoter /Vendor /Seller architect.
- D. The car parking area shall not be enclosed under any circumstances.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Nashik in the presence of attesting witness, signing as such on the day first above written.

SCHEDULE - I

(OF THE SAID PLOT PROPERTY HEREINABOVE REFERRED TO)

All that piece and parcel of the land being Plot No. 50A admeasuring 300.00 sq. mtrs. and Plot No. 50B admeasuring 300.00 sq. mtrs. from and out of S.No. 866/B/50, lying and being at village Nashik, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka and Dist. Nashik, which property is jointly bounded as shown below :-

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On or towards East : by 9 Mtrs. vide Road.
 On or towards West : by Plot No. 51.
 On or towards North : by Plot NO. 49.
 On or towards South : by 9 Mtrs. vide Road.

At the said properties together with soil, sub soil, easement, and right to use of open space and colony road etc.

SCHEDULE - II
(OF THE SAID PREMISES AGREED TO PURCHASE BY PURCHASER/S
HEREIN ABOVE REFERED TO)

On the aforesaid property a building named as "ASHAPURI IMPERIAL" is under construction, from and out of the said building, the premises of Residential Unit details are as follows ..

Name of the Project	:	ASHAPURI IMPERIAL
Flat No.	:	702
Floor No.	:	Seventh
Carpet Area of the Flat	:	55.87 Sq.Mtrs.
Enclosed Balcony Area	:	6.03 Sq.Mtrs.
TOTAL Carpet Area	:	61.90 sq. mtrs.
Normal / Open Balcony Area	:	9.24 Sq.Mtrs.
Parking Area	:	9.29 Sq. Mtrs.

The said premises is bounded as shows below.

On or towards East : by Side Margin.
 On or towards West : by Flat No. 703, Duct.
 On or towards North : by Flat No. 701.
 On or towards South : by Side Margin.

Together with the common right to easement, common passage, staircase, terrace, Allotted Car Parking etc.

SCHEDULE - III
OF THE SPECIFICATION AND AMENITIES PROVIDED IN THE SAID UNIT
/ BUILDING HEREIN ABOVE REFERED TO

R.C.C :- Frame Structure

Brickwork :- External Walls of "6" and Internal Walls "4" thick of AEC, CLC.

Plastering :- External Wall Surface to be sand faced Double plaster in cement Mortar. Internal wall surface to be cement plaster with Gypsum.

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Windows : - Powder coated /anodized alluminium sliding windows with mosquito net.

Flooring: - For all rooms Vitrified flooring. For bathroom ceramic flooring, for W.C. Ceramic glaze tiles.

Toilet :-Ceramic/ Glazed tile dado upto lintel level.

Orrisa pan /wall hung western commode-with valve/ Half turn/ Flush tank.

Wash basin with cock.

Electrification:-

Supply main upto input D.B within the premises i.e from meter to D.B.in premise only.

Painting: - Washable emulsion paint for internal and external walls and Oil paint for Grills & Railings, Shutters etc.

LIFT : - Lift for vertical transportation /movement in the building with power backup facility.

Any Additional or other extra work demanded by the allottee will be carried out at extra cost to be paid in advance as per the estimate given by the Promoter.

PARKING .. The Promoter /Vendor / Seller have shown the parking for the vehicles and out of the same, Allottee have selected and are satisfied for the parking slot for his/ her/ their vehicle.

SCHEDULE IV

COMMON EXPENSES TO BE PAID BY THE OCCUPANTS IN BUILDING.

- 1) The expenses of maintaining repairing, redecoration etc. of the main structure and in particular the roof, gutter and rain water pipes of the building, water pipes, Sewer pipes, Septic Tank, Sewer Lines; If any and electric wires in under and upon the Building and enjoyed or used by the purchaser in common with other occupiers of other Flat and main entrance, passages, landing and staircase, roofs of the building as enjoyed by the purchaser or used by him in common as aforesaid.
- 2) The cost of cleaning and lighting the passages, landings, staircase and other parts of the Building or enjoyed or used by the purchaser in common as aforesaid.
- 3) AMC's cost with respect to LIFT, Pumps, CCTV, Fire fighting, Security systems, equipment installed in the Project.
- 4) The cost of the decorating the exterior of the Building.

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Windows : - Powder coated / anodized alluminium sliding windows with mosquito net.

Flooring: - For all rooms Vitrified flooring. For bathroom ceramic flooring, for W.C. Ceramic glaze tiles.

Toilet :- Ceramic/ Glazed tile dado upto lintel level.
Orrisa pan / wall hung western commode-with valve/ Half turn/
Flush tank.

Wash basin with cock.

Electrification:-

Supply main upto input D.B within the premises i.e from meter to D.B.in premise only.

Painting: - Washable emulsion paint for internal and external walls and Oil paint for Grills & Railings, Shutters etc.

LIFT : - Lift for vertical transportation / movement in the building with power backup facility.

Any Additional or other extra work demanded by the allottee will be carried out at extra cost to be paid in advance as per the estimate given by the Promoter.

PARKING .. The Promoter / Vendor / Seller have shown the parking for the vehicles and out of the same, Allottee have selected and are satisfied for the parking slot for his/ her/ their vehicle.

SCHEDULE IV

COMMON EXPENSES TO BE PAID BY THE OCCUPANTS IN BUILDING.

- 1) The expenses of maintaining repairing, redecoration etc. of the main structure and in particular the roof, gutter and rain water pipes of the building, water pipes, Sewer pipes, Septic Tank, Sewer Lines; If any and electric wires in under and upon the Building and enjoyed or used by the purchaser in common with other occupiers of other Flat and main entrance, passages, landing and staircase, roofs of the building as enjoyed by the purchaser or used by him in common as aforesaid.
- 2) The cost of cleaning and lighting the passages, landings, staircase and other parts of the Building or enjoyed or used by the purchaser in common as aforesaid.
- 3) AMC's cost with respect to LIFT, Pumps, CCTV, Fire fighting, Security systems, equipment installed in the Project.
- 4) The cost of the decorating the exterior of the Building.

नसम-४	
दस्ता क्र. (१११३)	(२४) / २०२४
२६ - ०९	



- 5) The cost of salaries of clerks, bill collectors, chowkidars, sweepers, etc. appointed by Vendors / promoter / Apartments Association or Co. Op. Society to manage and look after the building.
- 6) The cost of maintenance of other lights and service charged.
- 7) Municipal and other taxes, Insurance of the Building.
- 8) Such others expenses as are necessary or incidental for the maintenance and upkeep of the Building.
- 9) N.A. Tax.

IN WITNESS WHERE OF, the parties hereto and on the duplicate hereof, set and subscribed their respective hands, seals on the day and month and the year first hereinabove mentioned.

DRAFTED
Wagale
BY ME

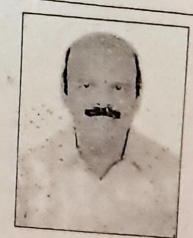
SIGNED, SEALS AND DELIVERED
BY THE WITHIN NAMED PROMOTER /
OWNERS / VENDOR / SELLER & DEVELOPER
RISHI BUILDERS AND DEVELOPERS,
a partnership firm through partner
MR. SUYOG SANJAY KOTHAWADE

[Handwritten signature]



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER/S
1) MR. HIRAMAN GOVIND THAKARE.

[Handwritten signature]



2) MRS. PRABHAVATI HIRAMAN THAKARE.

[Handwritten signature]



IN PRESENCE OF WITNESSES ::

- 1) *[Handwritten signature]* Nikita Jadhav

नसम-४
 दस्त क्र. (६६४३) / २०२४
 २७ — ३९



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नाशिक शहर - ४ (९४४२२६)

तालुका :- नाशिक

जिल्हा :- नाशिक



29379360264

ULPN : 29379360264 भूमापन क्रमांक व उपविभाग ८६६/ब/५०/प्लॉट/५०अ

भूधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	१२५३७	[विलास हरिचंद्र जोशी]	३.००.००	२०४.००		(४०६२९०)	कुळाचे नाव व खंड
अकुषिक क्षेत्र	५०३७२६	[प्रमोद हरिचंद्र जोशी]				(४०६५६८)	इतर अधिकार
बिन शेती ३.००.००	५०३८६१	रिशी विल्डर्स अॅण्ड डेव्हलपर्स	३.००.००	२०४.००		(४०६५६८)	प्रलंबित फेरफार : नाही.
बिन शेती २०४.०० आकारणी							शेवटचा फेरफार क्रमांक : ४०६५६८ व दिनांक : १९/१०/२०२२
जुने फेरफार क्र. : (१२२७६) (१२९७४) (२०५१५) (२९८१०) (१०३३१९) (४०००६३) (४०२५१९) (४०६२९०)							सीमा आणि भूमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक ११/१०/२०२२ १२:०५:२० PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ वा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अमिलेखावर वर कोलत्याही चाही सिब्ल्याची आवश्यकता नाही.
 ७/१२ डाउनलोड दि. : १२/०२/२०२४ : ११:२३:३० PM, वेबसाईट पत्ता: <https://digitalsabara.mahabumi.gov.in/dsr/> या संकेत स्वाक्षरीवर जाऊन 2011100001501789 हा क्रमांक पारखावा.

नसन-४
 दस्त क्र. (६४४३ / २०२४)
 २८ - ३०



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवळा (तयार करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नाशिक शहर - ४ (१४४२२६)

तालुका :- नाशिक

जिल्हा :- नाशिक

ULPN : 23174532955

भूमापन क्रमांक व उपविभाग ८६६/ब/५०/प्लॉट/५०ब



23174532955

भूधारणा पद्धती भोगवटादार वर्ग - १

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.घी.मी	३१२०२	[राहुल चंद्रकांत जोशी] [अमृता चंद्रकांत जोशी] [अशोक चंद्रकांत जोशी] [सायली राहुल जोशी] [गौरी राहुल जोशी अपाक आई सायली राहुल जोशी] [आर्या राहुल जोशी अपाक आई सायली राहुल जोशी]				(४०६३०४) (४०७४५५) (४०७४५५) (४०७४५५) (४०७४५५) (४०७४५५)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ४०८२८९ व दिनांक : ०५/०९/२०२३
अक्षुब्ध क्षेत्र							
विन शेती ३.००.००							
विन शेती १९८.००							
आकारणी							
	५०४२३९	रिशी विल्डर्स अॅण्ड डेव्हलपर्स	३.००.००	१९८.००		(४०७४५५)	



जुने फेरफार क्र. : (२१८५१) (२९८१०) (९३५८१) (१०३३११) (४०००६३) (४०१२००) (४०२५९१) (४०२८५३) (४०६३०४) (४०७४५५) (४०८२८९)

सीमा आणि भूमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक ०५/०९/२०२३, ०९:१४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंमंजिरीत असल्यामुळे ७/१२ अभिलेखार वर कोलत्याही सही शिक्क्याची आवश्यकता नाही.
 ७/१२ जाचनसोड दि. : १२/०२/२०२४ : ११:२३:४६ PM. शिक्का पडताळणीसाठी <https://digitalsabara.mahachutti.gov.in/Gar/> या संकेत स्थळावर जाऊन 2011100001576548 चा क्रमांक वापरता.

पृष्ठ क्र. १/२



नस्रन-४

दस्त क्र. (६६४९) /२०२४

२० — ३०



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 :
P51600053972

Project: **ASHAPURI IMPERIAL**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO. 866/B/50 PLOT NO. 50A+50B, MOUJE NASHIK SHIVAR, NASHIK** at **Nashik, Nashik, Nashik, 422009;**

- Rishi Builders And Developers** having its registered office / principal place of business at Tehsil: **Nashik, District: Nashik, Pin: 422002.**
 - 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 **18/12/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 18-12-2023 13:48:30

Dated: 18/12/2023

Place: Mumbai

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

नसन-४
दस्त क्र. (६६७) (२०२४)



Nashik Municipal Corporation

APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE

Permit No. : NMCB/B/2023/APL0773
Date : 31/08/2023

Building Permit No - 190210
Proposal Code : NMCB-23-43749

Building Name : RESIDENTIAL(Residential) Floors : GROUND FLOOR,TYPICAL 1ST TO 7TH FLOOR

To,
i) Rishi Builders And Developers,
S.NO.866/B/50 P.NO.50A +50B
ii) Darshan Sancheti (Architect)

Sir/Madam,

With reference to your application No NMCB202302417, dated 23-05-2023 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No 50A,50B, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S.NO.866/B/50, Final Plot No. 50A+50B,00, Sector No. -, Mouje NASHIK SHIVAR,NASHIK SHIWAR situated at Road / Street , Society . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority within 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, If applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)



Nashik Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 190210
Proposal Code : NMCB-23-43749

Permit No. : NMCB/B/2023/APL/07735
Date : 31/08/2023

15. Residential building permission for approval. Ground (parking) + seven floor with TDR proposed. Previous Existing structure shall be demolished and amalgamation of plot no. 50a+50b. Building height is 23.65 m. and 21 tenements are proposed. Existing structure hence Land development charges not recovered decision to be taken for it. Condition :-1) Existing structure to be demolished, 2) Amalgamated 7/12 extract to be produced prior to occupancy certificate, 3) This building permission is given on the strength of DRC no. 1064 Dated 30/08/2022 and 240.00 sq.m. TDR utilized from the same. 4) Fire NOC to be produced as per govt Gazette Dated 19/05/2023.
16. NMC Vacant plot tax to be paid before completion.

नसन-४
दल क्र. (६६४७ /२०२४)
३७ — ३९



Scan QR code for verification of authenticity.

Signature valid

Digitally signed by SANJAY LAL AND AGRAWAL
Date: 2023.08.31 08:31:55 PIST
Reason: Approved Certificate
Location: Nashik Municipal Corporation
Project Code : NMCB-23-43749
Application Number : NMCB/2023/02417
Proposal Number : 190210
Certificate Number : NMCB/B/2023/APL/07735

Executive Engineer,
Nashik Municipal Corporation,



07/2024

सूची क्र.2

दुयम निबंधक : सह द.नि. नाशिक 4

दस्ता क्रमांक : 6643/2024

नोंदणी :

Regn 63m

गावाचे नाव : नाशिक शहर - ४

(1) विवेचना प्रसार	त्रिकी वरगनामा
(2) मोंबदना	4500000
(3) वातानभाब(भाइपट्टयाच्या वाडनिपट्टयाकार आकारणी देवो फी पट्टेदार ने नमूद करणे)	2895000
(4) व-मागत पोर्टफोलियो व घरकामांक(अमल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: नाशिक येथील मळ नंबर 866/3/50 फी प्लॉट नंबर 50अ याचे क्षेत्र 300.00 चौगम मीटर व प्लॉट नंबर 50ब याचे क्षेत्र 300.00 चौगम मीटर यावर बांधकाम येणाऱ्या आशापुरी इम्पेग्यल अपार्टमेंट मधील मातव्या मजल्यावरील प्लॉट नंबर 702 याचे वटई क्षेत्र 55.87 चौगम मीटर व वंथिम्न वाल्कनी क्षेत्र 6.03 चौगम मीटर असे एकूण वटई क्षेत्र 61.90 चौगम मीटर व प्लॉट नंबर 50अ क्षेत्र 9.24 चौगम मीटर व पार्किंग क्षेत्र 9.29 चौगम मीटर द्वि मिळकत((Survey Number : 866/B/50 : Plot Number : 50A and 50B ;))
(5) धरकट	1) 61.90 चौ.मीटर
(6) आकारणी किंवा चूरी देण्यात असेल तेव्हा.	
(7) दस्त्यावरून करून देणा-या/विहून ठेवणा-या पत्रावलीचे नाव किंवा दिवाणी न्यायालयाचा दुरुमनामा किंवा आदेश अगल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शिशी विल्डर्म अॅण्ड डेव्हलपर्स नॉर्फे भागीदार सुयोग मंजय कोटावडे वय:-27; पत्ता:-प्लॉट नं: 3 , माळा नं: - , इमारतीचे नाव: गुलमोहूर आर्केड , ब्लॉक नं: कुलकर्णी गार्डन ममोर, नाशिक , रोड नं: शरणपूर रोड , महाराष्ट्र, शा.सं.ई.क्र. पिन कोड:-422002 पॅन नं:-ABCFR5564M
(8) दस्त्यावरून करून घेणा-या पत्रावलीचे व किंवा दिवाणी न्यायालयाचा दुरुमनामा किंवा आदेश अगल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-द्विगमण गोविंद ठाकरे वय:-59; पत्ता:-प्लॉट नं: 204 , माळा नं: - , इमारतीचे नाव: विन्हीग नंबर 3, मंगेशी ड्रिम सिटी , ब्लॉक नं: भागिर्थी नगर, कोल्दीवनी, कल्याण प. , रोड नं: गांधारी रोड , महाराष्ट्र, शा.सं. पिन कोड:-421301 पॅन नं:-AALPT5052C 2): नाव:-प्रभावती द्विगमण ठाकरे वय:-49; पत्ता:-प्लॉट नं: 204 , माळा नं: - , इमारतीचे नाव: विन्हीग नंबर 3, मंगेशी ड्रिम सिटी , ब्लॉक नं: भागिर्थी नगर, कोल्दीवनी, कल्याण प. , रोड नं: गांधारी रोड , महाराष्ट्र, शा.सं. पिन कोड:-421301 पॅन नं:-ASWPT6523B
(9) दस्त्यावरून करून दिल्याचा दिनांक	02/07/2024
(10) दस्त्यावरून केल्याचा दिनांक	02/07/2024
(11) अनुसंधान, वट व पूर	6643/2024
(12) वातानभाब/मावाप्रमाणे मंत्रांक शुल्क	270000
(13) वातानभाब/मावाप्रमाणे नोंदणी शुल्क	30000
(14) भेदा	

मल्लोचनामारी विभागात घेतलेला नपशील:-

मंत्रांक शुल्क आकारणाना नियडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



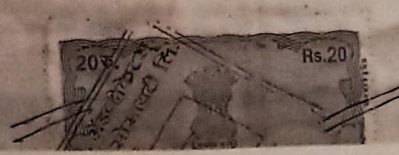
सूची क्र.11

नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत
अस्सल बरहुकुम नवकल

सह. दुयम निबंधक वर्ग-२

नाशिक-४



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

02 July 2024 08:17:08 AM

14500 2024070220

नसम

मूल्यांकनाचे वर्ष	2024
जिल्हा	नाशिक
मूल्य विभाग	तालुका : नाशिक
उप मूल्या विभाग	1.3.6 - कॅनॉलच्या (R B) उत्तरेकडे व दक्षिणेकडे जाणारा हद्दद्विरीत 18 मी रुंद रस्ता - रहिवास व तत्सम विभागातील मिळकती (वडाळा गावाकडे जाणारा पुर्व पश्चिम रस्त्यापर्यंत)
क्षेत्राचे नाव	Nashik Municipal Corporation सर्व्हे नंबर न. भू क्रमांक सर्व्हे नंबर#866

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	46500	0	चौ. मीटर
14500	3*200	42620		

बांधीव क्षेत्राची माहिती	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे क्षेत्र (Built Up)	मिळकतीचे वय	0 TO 2 वर्षे	बांधकामाचा दर	Rs. 24200/-
बांधकामाचे वर्गीकरण	मजला	5th to 10th Floor	कार्पेट क्षेत्र	61.9 चौ. मीटर
उद्दवाहन सुविधा	आहे			

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt.02/01/2018

गजला निहाय घट वाढ = 105 / 100 Apply to Rate= Rs.39060/-

धरानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = ((39060-14500) * (100 - 100)) + 14500
 = Rs.39060/-

- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 39060 * 68.09
 = Rs.2659595.4/-
 9.29 चौ. मीटर
 B) बंदिस्ता वाहन तळाचे क्षेत्र = 9.29 * (37200 * 25 100)
 बंदिस्त वाहन तळाचे मूल्य = Rs.86397/-
 9.24 चौ. मीटर
 C) लगतच्या गच्चीचे खुली बाल्कनी क्षेत्र = 9.24 * (39060 * 40 100)
 लगतच्या गच्चीचे खुली बाल्कनी मूल्य = Rs.144365.76/-

Applicable Rules = 3, 9, 18, 19, 14, 15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + खुली बाल्कनी + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळा
 A + B + C + D - E - F + G + H + I + J
 2659595.4 + 0 + 0 + 0 + 86397 + 144365.76 + 0 + 0 + 0 + 0
 = Rs.2890358/-
 = ₹ अठ्ठावीस लाख नव्वद हजार तीन शो अठ्ठावन्न /-

नसम-४
 दस्त क्र. (६६४३ / २०२४)
 ७५ - ३९



नसम-४
दस्ता क्र. (६६४३) /२०२४
३७ — ३९



Document Handling Charges

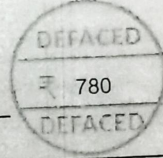
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0724015817212

Receipt Date 02/07/2024

Received from Self, Mobile number 9075835845, an amount of Rs.780/-, towards Document Handling Charges for the Document to be registered on Document No. 6643 dated 02/07/2024 at the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.



Payment Details

Bank Name IBKL	Payment Date 01/07/2024
Bank CIN 10004152024070116250	REF No. 2912613676
Deface No 0724015817212D	Deface Date 02/07/2024

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

643

दि. 02 जुलै 2024 9:54 म.पू.

दस्त गोपवारा भाग-1

नमन4

35-3e

दस्त क्रमांक: 6643/2024

दस्त क्रमांक: नमन4 /6643/2024

बाजार मूल्य: रु. 28,95,000/-

मोबदला: रु. 45,00,000/-

भरलेले मुद्रांक शुल्क: रु. 2,70,000/-

दु. नि. मह. दु. नि. नमन4 यांचे कार्यालयात

अ. क्र. 6643 वर दि.02-07-2024

नंजी 9:52 म.पू. वा. हजर केला.

पावती:8655

पावती दिनांक: 02/07/2024

मादरकरणाचा नाव: हिरामण गोविंद ठाकरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

एकूण: 30780.00

दस्त हजर करणाऱ्याची मही.

Joint Sub-Registrar, Nasik-2
सह. दु. नि. मह. दु. नि. नमन4 यांचे कार्यालयात
नाशिक-४.सह. दु. नि. मह. दु. नि. नमन4 यांचे कार्यालयात
नाशिक-४.

दस्ताचा प्रकार: विक्री करणाऱ्याचा

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 02 / 07 / 2024 09 : 52 : 05 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 07 / 2024 09 : 53 : 10 AM ची वेळ: (फी)



2024 9 55:46 AM

क्रमांक :तमन4/6643/2024
प्रकार :-विक्री करगनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यायाचित्र	ठसा प्रमाणित
1	नाव:रिशी बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार म्युयोग संजय कोठावडे पत्ता:प्लॉट नं: 3, , माळा नं: -, इमारतीचे नाव: गुलमोहर आर्केड, , प्लॉक नं: कूलकर्णी गार्डन समोर, नाशिक, रोड नं: शरणपूर रोड, , महाराष्ट्र, पाम्ईक. पॅन नंबर:ABCFR5564M	लिहून देणार वय :-27 स्वाक्षरी:-		
2	नाव:द्विगमण गोविंद ठाकरे पत्ता:प्लॉट नं: ए204, , माळा नं: -, इमारतीचे नाव: विल्डींग नंबर 3, मंगेशी ड्रिम सिटी, , प्लॉक नं: भागिगधी नगर, कोलीवनी, कल्याण प. , रोड नं: गांधारी रोड , महाराष्ट्र, ठाणे. पॅन नंबर:AALPT5052C	लिहून घेणार वय :-59 स्वाक्षरी:-		
3	नाव:प्रभावनी द्विगमण ठाकरे पत्ता:प्लॉट नं: ए204, , माळा नं: -, इमारतीचे नाव: विल्डींग नंबर 3, मंगेशी ड्रिम सिटी, , प्लॉक नं: भागिगधी नगर, कोलीवनी, कल्याण प. , रोड नं: गांधारी रोड , महाराष्ट्र, ठाणे. पॅन नंबर:ASWPT6523B	लिहून घेणार वय :-49 स्वाक्षरी:-		

वरील दस्तगवेज करून देणार तथाकथीत विक्री करगनामा चा दस्त गेवज करून दिल्याचे कबुल करतात.
थिक्का क्र.3 ची वेळ:02 / 07 / 2024 09 : 54 : 50 AM

ओळख:-
मदर इमम दय्यम निबंधक यांच्या ओळखीचे असून दस्तगवेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	व्यायाचित्र	ठसा प्रमाणित
1	नाव:अॅड. आशिष तुपांग नामरे वय:25 पत्ता:एफएल 13 टाऊन बझार नवीन मीबीएम नाशिक पिन कोड:422002	स्वाक्षरी 	

थिक्का क्र.4 ची वेळ:02 / 07 / 2024 09 : 55 : 06 AM

साह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RISHI BUILDERS AND DEVELOPERS	eChallan	69103332024070118406	MH004553942202425E	780000000	RF	0902454815202425	02/07/2024
2	RISHI BUILDERS AND DEVELOPERS	eChallan	69103332024070118406	MH004553942202425E	780000000	RF	0724015817212D	02/07/2024
3	RISHI BUILDERS AND DEVELOPERS	eChallan	69103332024070118406	MH004553942202425E	780000000	RF	0002454815202425	02/07/2024



[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] माहे ०५/०७/२०२४ 6643 /2024

Know Your Rights as Registrants (प्रमोद त्रामण)

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after opening.
2. Get print immediately after registration.
साह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

For feedback, please write to us at feedback.isarita@gmail.com