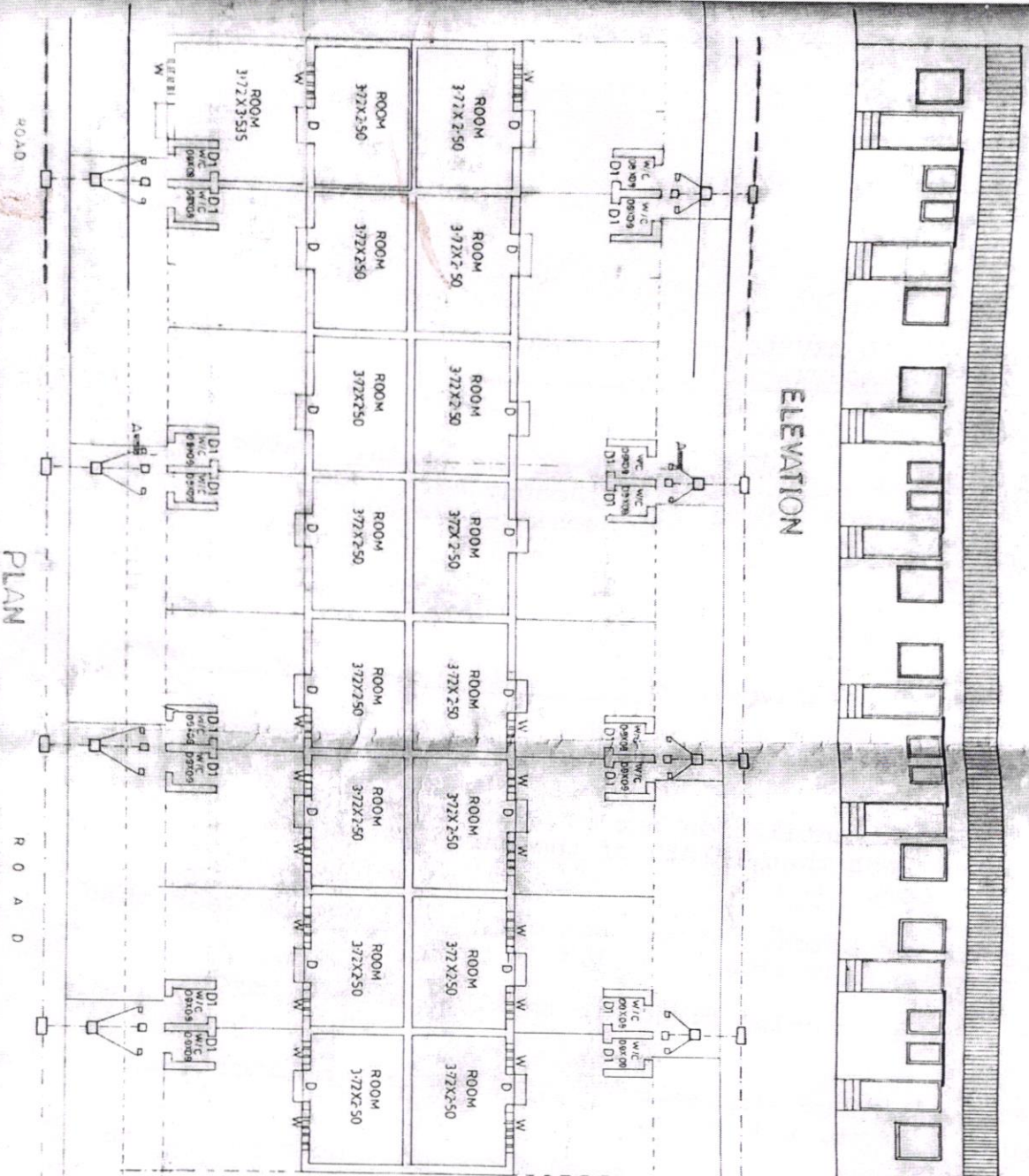


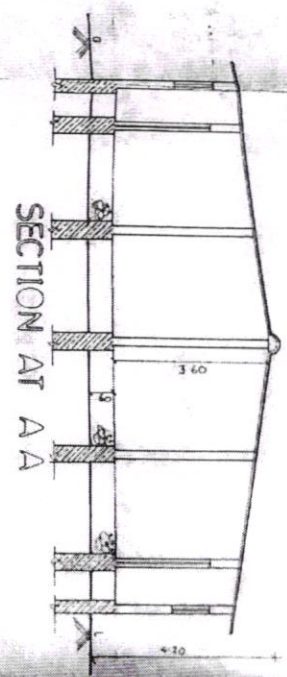
ELEVATION

SECTION AT A A



PLAN

PLAN SHOWING PROPOSED ADDITIONAL WORK AND EXTENSION TO EXISTING BUILDING IN BLOCK NO. N. 31/F/1/3/1 NEW CIDCO AT NASHIK FOR SHRI S. V. PIMPARKAR



Approved & amended by
 Subject to the conditions mentioned in this contract
 Date: 21/11/2019

Administrator
 CIDCO of Maharashtra Limited
 CIDCO Bombay 273 Road,
 NEW NASHIK-422 039

A PROVING AUTHORITY

AREA STATEMENT

ALLOWED AREA	11.25 SQM
PROPOSED BUILD UP AREA	13.42 SQM
TOTAL BUILT UP AREA	24.67 SQM
SCHEDULE OF DOORS & WINDOW	
TYPE	DESCRIPTION
D	PLATE GLASS DOOR
W	PLATE GLASS WINDOW
V	VENTILATOR

NOTE
 PROPOSED PLOT BOUNDARY SHOWN BLACK
 PROPOSED ADDITIONAL WORK SHOWN YELLOW
 EXISTING LINE SHOWN DOTTED RED
 EXISTING WORK SHOWN BROWN
 WATER PIPE LINE SHOWN THIN BLACK

SHRI S. V. PIMPARKAR
 SINE OF OWNER
 SINE OF ARCH/ENR
 CA/41/15/220

OM
 SHREE CONSULTANTS
 ARCHITECTS AND ENGINEERS
 18 A MEGHDOOT SHOPPING CENTER
 SHIVAJI ROAD NASHIK
 P. H. NO. 79929

JOB NO.	DRG NO.	SCALE	DRN BY
01	1100	R K	

CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED

NSK/ADM/91/1187

Office of the Administrator
CIDCO, Bombay Agra Road
New Nashik - 422 009

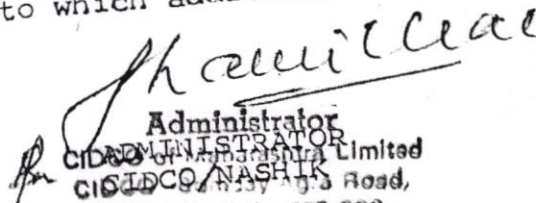
215/91

NOTES:

Name of Tenement Holder Shri. Subhash V. Pimparkar

Tenement No. N-31 / F-1/2/1

1. Area of light & ventilation for both the rooms separately shall not be less than 1/10th of the carpet area of the particular room.
2. Carpet area for kitchen store room etc. shall not be less than 4.5 M² minimum dimension being 1.8 M.
3. No wall of the existing structure shall be allowed to be demolished.
4. The existing window size near the toilet shall be increased to minimum 1.0 Mt. x 1.00 Mt.
5. Additions are restricted to ground floor only no upper floor is allowed.
6. No additions in the front marginal open space shall be allowed in case of plots fronting 18 M wide road or more.
7. Dotted line indicates extent to which additions shall be allowed.


Administrator
CIDCO, BOMBAY AGRA ROAD
CIDCO, NASHIK
NEW NASHIK - 422 009

539/7573

पावती

Original/Duplicate

Wednesday, July 03, 2024

नोंदणी क्र. :39म

11:57 AM

Regn.:39M

पावती क्र.: 8970 दिनांक: 03/07/2024

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन7-7573-2024

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: संगिता राजेंद्र चव्हाण

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

एकूण:

रु. 420.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:16 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-7

बाजार मूल्य: रु.8000 /-

मोबदला रु.8000/-

भरलेले मुद्रांक शुल्क : रु. 400/-

(एस. के. दवंगे)

सह. दुय्यम निबंधक वर्ग-२
नाशिक - ७.

1) देयकाचा प्रकार: DHC रकम: रु.320/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0724024715175 दिनांक: 03/07/2024

विक्रेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH004610269202425E दिनांक: 03/07/2024

विक्रेचे नाव व पत्ता:

सौ. संगिता राजेंद्र चव्हाण

मुळदस्त परत

07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 7

दस्त क्रमांक : 7573/2024

नोंदणी :

Regn:63m

गावाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	8000
(3) वाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील नाशिक शहरातील व सिटी अॅण्ड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि.(सिडको)नाशिक मधील तिसरी स्किम नेवरड्ड फाल्गुन सेक्टर एफ-1 मधील रहिवासी विभागातील टेनेमेंट/घर क्रं. एन-31/एफ-1/03/01 तळ जागेचे(प्लॉटचे)क्षेत्र 30.00 चौ.मी. त्यावरील स्कीम बांधीव क्षेत्र 12.93 चौ.मी.((SECTOR NUMBER : फाल्गुन ;)
(5) क्षेत्रफळ	1) 12.93 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-संगिता राजेंद्र चव्हाण वय:-52; पत्ता:-प्लॉट नं: एन-31/एफ-1/03/01, , माळा नं: वीर सावरकर चौक, , इमारतीचे नाव: सिडको, , ब्लॉक नं: नाशिक, रोड नं: -, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422009 पॅन नं:-BYGPC9346G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सिटी अॅण्ड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि. (सिडको) नाशिक तर्फे प्रशासक गजानन आर. साटोटे वय:-53; पत्ता:-प्लॉट नं: सिडको कार्यालय नाशिक, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422009 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	03/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	03/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7573/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	400
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
अस्सल बरहुकुम नवकल
सह दुय्यम निबंधक वर्ग-२
नाशिक-७.



CHALLAN
MTR Form Number-6



GRN	MH004610269202425E	BARCODE			Date	02/07/2024-16:31:48	Form ID	36	
Department				Inspector General Of Registrallon					
Type of Payment				Stamp Duty Registration Fee					
Office Name				NSK7_NASHIK 7 JOINT SUB REGISTRAR					
Location				NASHIK					
Year				2024-2025 One Time					
Account Head Details			Amount In Rs.	Premises/Building					
0030046401 Stamp Duty			400.00	Road/Street					
0030063301 Registration Fee			100.00	Area/Locality					
				Town/City/District					
				PIN					
				4 2 2 0 0 9					
				Remarks (If Any)					
				PAN2=AACCC3303K-SecondPartyName=City And Industrial Development Corporation Of Maharashtra Ltd-CA=90-Marketval=8000					
Total				500.00	Amount In				Five Hundred Rupees Only
				Words					
Payment Details				BANK OF BARODA					
				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN	Ref. No.	02003942024070201061	1392487911		
Cheque/DD No.				Bank Date	RBI Date	02/07/2024-16:32:28	Not Verified with RBI		
Name of Bank				BANK OF BARODA					
Name of Branch				Not Verified with Scroll					

नसम-७
रकम (७५०३ / २०२४)
१ - ९६



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

श्री. संगिता राजेंद्र चव्हाण

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0724024715175
Date	02/07/2024
Received from Sangita Rajendra Chavhan, Mobile number 8668440054, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nashik of the District Nashik.	
Print Date 02-07-2024 04:32:38	
Payment Details	
Bank Name	SBIN
Date	02/07/2024
Bank CIN	10004152024070214352
REF No.	418492819370
This is computer generated receipt, hence no signature is required.	

नसम-७	
दस्तावेज क्र. (७५७३ / २०२४)	
२	१८




**CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA
LIMITED**

FOR RESIDENTIAL PURPOSE

LEASE DEED सौ सांगिता राजेंद्र चव्हाण

THIS LEASE made at New Nashik on 3rd day of June Two Thousand Twenty Four BETWEEN CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal', 2nd floor, Nariman Point, Bombay 400021 (hereinafter referred to as 'The Lessor', which expression shall, Where context so admits, be deemed to include it's successors and assigns) of the One Part AND Mrs.Sangita Rajendra Chavhan Resident of N-31/F-1/03/01, Veer Sawarkar Chowk, Cidco, Nashik - 422009 (hereinafter referred to as 'the Lessee' which expression shall, where context so admits, be deemed to include his heirs, executors, administrators and representatives) of the Other Part.


 ADMINISTRATOR
 CIDCO, NEW NASHIK

सौ सांगिता राजेंद्र चव्हाण
 LESSEES SIGNATURE

7/11/13
6463 (20/0)
3 96



WHEREAS by an Allotment Letter No. CIDCO/MKTG/ NASHIK/116, Date. 22/02/1985 issued to Mr. Subhash Vasant Pimparkar , CIDCO allotted the Tenement No. N-31/F-1/03/01 on tenement are mentioned in the Schedule herein under. and he/she is put in actual possession of the said tenement on date. 04/04/1985. After making all the payment to CIDCO, Hire Purchase Agreement is made on date. 04/04/1985. and Outright Purchase Agreement is made on date. 29/12/2000.

AND WHEREAS by an Agreement Mr. Subhash Vasant Pimparkar sold his/her leasehold rights to Mrs. Sangita Rajendra Chavhan and CIDCO Office had issued Tenement Transfer Order No. CIDCO/ADMN/NSK /No. N-31/OP/149, Date. 31/12/2003 and she was in actual possession of the said tenement.

AND WHEREAS the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement to Lease of the piece of the land and premises hereinafter described AND WHEREAS the Lessee requested the Corporation to grant lease of the said land before commencing construction on the land in relaxation of the conditions of the Agreement to Lease to enable him/her to mortgage the land and secure loan and whereas the Corporation has agreed to grant the lease as a special case.

NOW THIS LEASE WITNESSTH AS FOLLOWS:

INTERPRETATION

1. In these present, the "Managing Director" shall mean the Managing Director including the Additional or Deputy Managing Director of the Lessor and any officer authorized by him by a general or special order.

DESCRIPTION OF TENEMENT

2. In consideration of the premises and of the sum of 8,000/- (Eight Thousand Only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contain the Lessor doth hereby demise up-to the Lessee. ALL that piece of land described in the Schedule hereunder written containing by measurement of Having its Scheme Plot Area 30.00 Sq.Mtr and its built-up area 12.93 Sq. Mtr. situated at CIDCO, New Nashik, Neighborhood: Falgun, in 3rd Housing Scheme bearing Tenement No. N-31/F-1/03/01 or there about and more particularly delineated on the plan annexed hereto and shown thereon

ADMINISTRATOR
CIDCO, NEW NASHIK

श्री. सांगिता राजेंद्र चव्हाण
LESSEES SIGNATURE

नसम-७
दस्तावेज क्र. (७५७३/२०१४)
५-९६



by a red color boundary line together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of NINETY years computed from the 04/04/1985 subject nevertheless to the provision of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules, thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Registered Office of the Lessor or as otherwise required the yearly rent of rupees **Rs.10/-** only from 1st January to 31st December or any part thereof, the said rent to be paid in advance without any deduction whatsoever on the 10th the day of January in each and every year.

COVENANTS BY THE LESSEE

3. The Lessee with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenants with the Lessor as follows:

TO PAY RENT


- (a) During the said term hereby created to pay unto the Lessor the said rent at the times, on the day and in the manner hereinbefore appointed for payment thereof clear of all deductions.

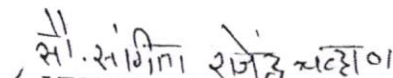
TO PAY RATES AND TAXES

- (b) To pay all existing and future taxes, rates, assessment, land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

NOT TO EXCAVATE

- (c) Not to make any excavation upon any part of the said land hereby demised not to remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.


ADMINISTRATOR
CIDCO, NEW NASHIK


LESSEES SIGNATURE

नसि-७
सं. ७५७३
५ १८



NOT TO ERECT BEYOND THE BUILDING LINE

- (d) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

**NOT TO AFFIX OR DISPLAY SIGN-BOARDS,
ADVERTISEMENTS, ETC.**

- (e) Not at any time during the continuance of the said term to affix display on or from the demised premises any signboard, sky-sign, neon-sign or advertisement with or without illumination or otherwise unless the consent in writing of the Managing Director has been previously obtained thereto.

**NOT TO BUILD EXCEPT WITH THE PREVIOUS PERMISSION
OF THE LESSOR**


- (f) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except with the previous written permission of the Lessor which the Lessor shall be at liberty to grant on such terms and condition as may be then stipulated including the condition for payment of additional premium.

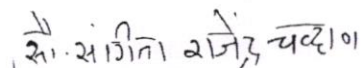
ALTERATIONS

- (g) That no alteration or addition shall at any time be made to facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous written permission of the Managing Director.

TO REPAIR

- (h) Throughout the said term at the Lessee's expense well and substantial to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, color and white washing) to the satisfaction of the Managing Director the said building and the premises and drains, compound walls and fences thereunto belonging and fixtures and all additions thereto.


ADMINISTRATOR
CIDCO, NEW NASHIK


श्री. सावित्री राजेंद्र चव्हाण
LESSEES SIGNATURE

नसिम-७
दस्तावेज (७५७३)
८ १८



TO ENTER AND INSPECT

- (i) To permit the Managing Director and the officers, surveyors, workmen or others employed by the Lessor from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into or upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs or any works are necessary they or any of them may by notice to the Lessee call upon him to execute the repairs or such works and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

NUISANCE

- (j) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbances to the owner, occupiers or residents of other premises in vicinity.

USER


- (k) To use the demised premises for the residential purpose and for no other purpose.

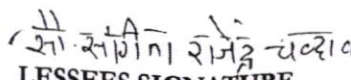
INDEMNITY

- (l) To indemnify and keep indemnified the Lessor against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

PAYMENT OF SERVICE CHARGES

- (m) To make to the Lessor a yearly payment at such rate as may be determined from time to time by the Lessor as his contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the demised premises regardless of the extent of benefit derived by him/ them/ it from such amenities. Provided that no payment shall be made one year after such civic amenities have been transferred to a Local Authority constituted under any law for the time being in force. The payment shall be paid on the first day of January in each year or within 20 days therefrom.


ADMINISTRATOR
CIDCO, NEW NASHIK


LESSEES SIGNATURE

नसम-७
दस्तावेज क्र. (७५७३ / २०२४)
७ — १८

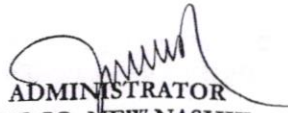


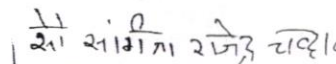
DELIVERY OF POSSESSION AFTER EXPIRATION

- (n) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if the Lessor shall have paid the rent and all municipal and others taxes, rates and assessments then due and shall have performed and observed the covenants and condition herein contained prior to the expiration of the said term to remove and appropriate all buildings , erection and structures and materials forming part of the demised premises but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed PROVIDED further that after the possession of the demised premises has been delivered to or obtained by the Lessor, such buildings erection or structure shall stand forfeited to the Lessor.

NOT TO ASSIGN

- (o) Not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his/ their/ its interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised premises PROVIDED THAT nothing contained herein shall apply if the Lessee shall perform to the satisfaction of the Lessor the following condition:
- (i) Before transferring the demised premises, the Lessee shall pay to the Lessor one half of the difference between the declared premium (i.e. premium calculated at such rate or rates as may determined by the Lessor from time to time) and the premium paid by the Lessee to the Lessor, for obtaining the lease of the demised land, subject to a minimum of Rs. 2500/-.
- (ii) In the instrument by which the Lessee shall transfer the demised premises the Lessee shall impose upon the person to whom the demised premises are so transferred to perform and observe to the Lessor all the conditions and covenants of the lease granted to him including this covenant.


ADMINISTRATOR
CIDCO, NEW NASHIK


LESSEES SIGNATURE

नसि-७
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८ १८



INSURANCE

- (p) To keep the building erected or which may hereafter be erected on the demised premises excluding foundation and plinth, insured against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinth) in a Nationalized Insurance Company and on demand to produce to the Managing Director a policy or policies of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected on the demised premises, or any part thereof shall be destroyed or damaged by fire, to forthwith lay out all the monies which shall be received by virtue of any such insurance in re-building or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Managing Director AND whenever during the said term the said building or any part thereof respectively shall be destroyed by fire tempest, hurricane or otherwise, the Lessee shall reinstate and repair the same to the satisfaction of the managing director and shall nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, tempest, hurricane or otherwise has happened.

CHANGE IN STATUS OF THE LESSEE


- (q) No change in the legal status of the Lessee shall be recognized by the Lessor nor is the lessee entitled to appoint any agent by a Power of Attorney or otherwise except his/her spouse, father, mother, or major child or its officer or servant.

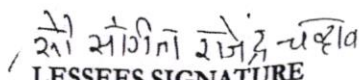
NOTICE IN CASE OF DEATH

- (r) In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

RECOVERY OF RENT AS LAND REVENUE

4. Where any sum payable to the Lessor by the Lessee under this lease is not paid, the Lessor shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the Schedule to the Schedule of the Maharashtra Regional and Town Planning Act 1966 (Mah.


ADMINISTRATOR
CIDCO, NEW NASHIK


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नसम-७
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e - १८



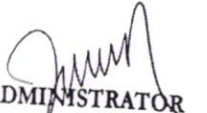
XXXVII of 1966) whether any sum is so payable by the Lessee shall be determined by Lessor and every such determination by the Lessor shall not be disputed by the Lessee and shall be final and binding upon him/ them/ it.

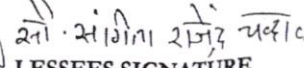
RE- ENTRY

5. If the said rent hereby reserved shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of the covenants by the Lessee hereinbefore contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting title in the third person or claiming a title in himself the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building and improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made PROVIDED ALWAYS that except for non-payment or rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Managing Director of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenant in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving such notice.

**SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY
OCCUPYING THE DEMISED LAND ON DETERMINATION OF THE
LEASE**

6. If on the determination of the lease, any person is found to be occupying the demised premises, it shall be lawful for the Managing Director of the Lessor to secure summary eviction of such person in accordance with paragraphs 1, 2 and 3 of the Schedule to the Maharashtra Regional & Town planning Act, 1966 (Mah. No. XXXVII of 1966).


ADMINISTRATOR
CIDCO, NEW NASHIK


LESSEES SIGNATURE

नसम-७
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NOTICE AND DEMANDS

7. Any demand for payment of notice requiring to be made upon or given to the lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised premises and any demand or notice sent by post shall be deemed to have been delivered in the usual course of the post.

MARGINAL NOTE

8. The Marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

SCHEDULE (Constructed Tenement)

That Tenement No. N-31/F-1/03/01 in 3rd Housing Scheme at Neighborhood: Falgun, Sector: F-1, at CIDCO, New Nashik containing by Measurement Of Having its Scheme Plot area 30.00 Sq. Mtr and its Built up area: 12.93 Sq. Mtr and bounded as below that is to say:

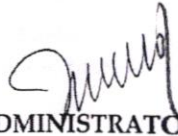
ON OR TOWARDS THE EAST BY	:	} As per CIDCO Type Design Plan
ON OR TOWARDS THE WEST BY	:	
ON OR TOWARDS THE NORTH BY	:	
ON OR TOWARDS THE SOUTH BY	:	

IN WITNESS WHEREOF the Lessor and Lessee has/ have hereunto set and subscribed his/their hand/s and seal the day and year first above written.

SIGNED AND DELIVERED for and on behalf of the
City and Industrial Development Corporation
of Maharashtra Ltd., by the hand of

Mr. Gajanan R. Satote




ADMINISTRATOR
CIDCO, NEW NASHIK



SIGNED AND DELIVERED by the within named Lessee

(10)



CITY &

Mrs.Sangita Rajendra Chavhan



श्री सांगिता राजेंद्र चव्हाण
LESSEES SIGNATURE



IN PRESENCE OF

1) Shri/Smt. अशोक
श्री. अशोक सुभाष नाथ

2) Shri/Smt. Chavhan
श्री. दामिनी अविनाश चव्हाण

नसन-७
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११ — १८



CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED

3rd party copy
Office of the Administrator
CIDCO, New Nashik.

CIDCO/ADMN/NSK/No. N31/OP/149

Date 31/12/2003

TENEMENT TRANSFER ORDER

Shri/Smt. Subhash Vasant Pimparkar was allotted/Transferred
the House No. N-31/F1/3/1 in Third in H.S. at New Nashik.
Under Letter No. Cidco/Adm/NSK. NO. 116
dated Apr.85 The Transfer Agreement/Agreement was also executed on Apr.85
The cost of the house was fixed at Rs. 8,000/- (Rs. Eight Thousand
only.) and accordingly the entire amount has

been paid by Shri/Smt. Subhash Vasant Pimparkar
Now after the payment of the cost/Transfer Charges of the house, Shri/Smt. Subhash
Vasant Pimparkar has applied on Dec.03 for the transfer of
the House to Shri/Smt. Sangita Rajendra Chavan

and in view of the direction the transfer is permitted on
payment of Fixed Transfer Charges and the Price paid by allottees. Thus the amount
of Rs. 4,400/- (Rs. Four Thousand Four Hundred only.)
is recovered from Shri/Smt. Subhash Vasant Pimparkar
as Transfer Charges of the House No. N-31/F1/3/1 wide Receipt
No. 6651 dated 26/12/2003

The allotment/transfer of House No. N-31/F1/3/1 in 3rd H.S.
at New Nashik made to Shri/Smt. Subhash Vasant Pimparkar
is cancelled and it is now allotted/Transferred to
Shri/Smt. Sangita Rajendra Chavan

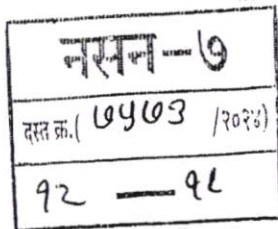
He/She shall be liable to pay from Jan.04 the Water/Service/Insurance and
all other charges as noted in the agreement and breach of condition will be taken
serious notice for action in the court of Law.

The Agreement Should be issued accordingly.

[Signature]
ADMINISTRATOR
CIDCO, NASHIK.

- To.
1. Shri/Smt. S.V. PIMPA RKAR.
 2. Shri/Smt. S.R. CHAVAN

Copy to A.A.O. (NSK)



**UNDER CERTIFICATE OF POSTING
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD.**

Ref: CIDCO/MKTG/Nashik 116 Nashik Date: _____
 To: Subhash vasant pimparkar (son)
cto Pimpriya's House,
3186, Chauk Mandar, Nashik

Sir/Madam

Sub: Allotment of N-31 type of tenement at New Nashik on
 Hire Purchase Term/Outright Purchase Term.

As a result of the lots drawn on 14.1.1974 by the Committee appointed for the purpose we
 are pleased to inform you that the below noted tenement has been allotted to you on Hire Purchase
 Term / Outright purchase Term.

Type 4 sector F.1 Bldg. No. 3 floor _____ tenement No. _____

Other details are as below :

- 1) Price of this tenement : 8000/-
- 2) HUDCO loan admissible : 6900/-
- 3) Buyer's contribution : 1100/-
- 4) Period of repayment : 1974
- 5) Amount of monthly instalment : 53/-

2) You are requested to make the payments as detailed below :

Misc. Deposits	Rs.
1) Security deposit of three monthly equated instalments of Hire Purchase (no interest is payable on this deposit)	165/-
2) HUDCO instalment for the month of occupation	51/-
3) Share Money & Entrance fee of the Association	251.00
4) Deposit for service charges (3 months)	16.20
5) Documentation fee :	60.00
6) Service charges for the month of occupation	5.40
7) Cost of the lock	25/-
8) Water deposit :	50.00
9) Insurance charges deposit for one year	20/-
10) Lease rent deposit for one year :	10.00
Total	406/60

Balance payable Rs. 511

नमन-७	
दस्ता क्र. (७५७३ / २०२४)	
९३ — ९६	



POSSESSION RECEIPT

I, Shri/mt Subhash Vasant prasadar (sah)
 have this day of 4/4 1985 received possession of the House
 No. N31/1/3/1 in sector 1/1 at New Nashik.

Before taking over possession, I have verified the fittings, fixtures and amenities in the above house and they are according to the plans and specifications enclosed with the agreement. I have inspected the house and satisfied myself. I accept the above said house subject to rectify the complaints which enclosed herewith. I would not claim another house from CIDCO later on.

Date: 4/4/85
 Possession given by Shri/mt

Singita Rajendra Chavan
 (Signature of Allottee)

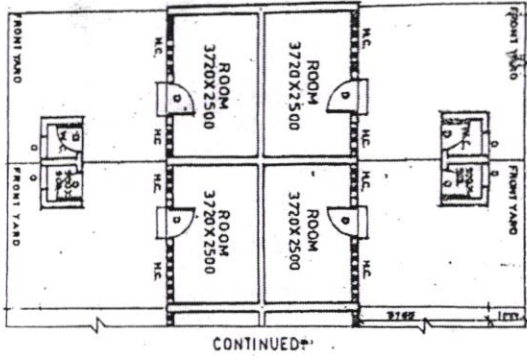
Possession given on 4/4/85 Hand

प्लॉट नं. (Plot No.)	6403	(2078)
98	97	



CIDCO
 CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

GROUND FLOOR PLAN - TENTATIVE. SHOWING ROOM UNITS.
 PLOT AREA / UNIT : 30.00 M² APPROX.
 BUILTUP AREA / UNIT : 17.33 M² APPROX.
 UPTO SIXTEEN TENEMENTS IN A BLOCK.



NEW NASHIK HOUSING SCHEME III.
 E.W.S.
 TYPE DESIGN N-31



3542 2034 6946
 आधार, माझी ओळख

श्री संगिता राजेंद्र चव्हाण

श्री संगिता राजेंद्र चव्हाण

घोषणापत्र / शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे दि. ३०/११/२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून घेणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आले आहे/आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालक (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही आहे व आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेले व्यवहारच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादित व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्राची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुशंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून मी/आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुदविला गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहे./आहोत, याची मला आम्हाला पूर्ण कल्पना आहे.

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

- श्री. सांजिवा शेठे उद्दिष्ट
लिहून देणार

नाम-७
दस्त क्र. (७५७३ / २०१३)
१५ - १८



लिहून घेणार

	ADVOCATE
	Bar Council of Maharashtra & Goa
	HIGH COURT, BOMBAY
Name	: BORSE INDIRA VIJAYRAO
Residence	: NASHIK, Dist. NASHIK
Roll No.	: MAH/5538/2012
Enrolled On	: 15-10-2012
Date Of Birth	: 19-11-1985
132108	B0000031934
	M. S. Mohite CHAIRMAN



CHALLAN
MTR Form Number-6



GRN	MH004610269202425E	BARCODE			Date	02/07/2024-16:31:48	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	NSK7_NASHIK 7 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BYGPC9346G			
Location	NASHIK			Full Name	Sangita Rajendra Chavhan			
Year	2024-2025 One Time			Flat/Block No.	Tenement No. N-31/F-1/03/01			
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	400.00	Road/Street		3rd Scheme, Neighborhood: Falgun Sector F-1, Cidco			
0030063301	Registration Fee	100.00	Area/Locality		Nashik			
			Town/City/District					
			PIN		4 2 2 0 0 0			
			Remarks (If Any)		PAN2=AACCC3303K-SecondPartyName=City And Industrial Development Corporation Of Maharashtra Ltd-CA=90-Marketval=8000			
			Amount In		Five Hundred Rupees Only			
			Words					
Total		500.00						
Payment Details			FOR USE IN RECEIVING BANK					
BANK OF BARODA			Bank CIN	Ref. No.	02003942024070201061	1392487911		
Cheque/DD Details			Bank Date	RBI Date	02/07/2024-16:32:28	Not Verified with RBI		
Cheque/DD No.			Bank-Branch		BANK OF BARODA			
Name of Bank			Scroll No. , Date		Not Verified with Scroll			
Name of Branch								

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्य निवाक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Mobile No. : 8668440054

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-539-7573	0002498552202425	03/07/2024-11:56:47	IGR579	100.00
2	(IS)-539-7573	0002498552202425	03/07/2024-11:56:47	IGR579	400.00
Total Defacement Amount					500.00

7573

दि. 03 जुलै 2024 11:57 म.पू.

दस्त गोपबारा भाग-1

नसम7

१०-१८

दस्त क्रमांक: 7573/2024

दस्त क्रमांक: नसम7/7573/2024

बाजार मूल्य: रु. 8,000/-

मोबदला: रु. 8,000/-

भरलेले मुद्रांक शुल्क: रु.400/-

दु. नि. सह. दु. नि. नसम7 यांचे कार्यालयात

पावती:8970

पावती दिनांक: 03/07/2024

अ. क्रं. 7573 वर दि.03-07-2024

मादरकरणाचे नाव: संगिता राजेंद्र चव्हाण

गेजी 11.55 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

श्री. संगिता राजेंद्र चव्हाण

एकुण: 420.00

दस्त हजर करणाऱ्याची सही:

Joint S.R. Nashik

(एस. के. दवंगे)

सह. दुय्यम निबंधक वर्ग-२
दस्ताचा प्रकाशितपत्रावर

Joint S.R. Nashik-7

(एस. के. दवंगे)

सह. दुय्यम निबंधक वर्ग-२
नाशिक - ७.

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
विक्रम प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 03 / 07 / 2024 11 : 55 : 22 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 03 / 07 / 2024 11 : 56 : 19 AM ची वेळ: (फी)

इतर पावती क्र. 8996 ने पाने
फी रु. 400/- वसूल.सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

07/2024 11 59:10 AM

दस्त क्रमांक: नसन7/7573/2024
दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मिटी अॅण्ड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि. (मिडको) नाशिक तर्फे प्रशामक गजानन आर. साटोटे पत्ता:प्लॉट नं: सिडको कार्यालय नाशिक, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महागाष्ट, णासु:ईक. पॅन नंबर:	मालक वय :-53 स्वाक्षरी:-		
2	नाव:संगिता राजेंद्र चव्हाण पत्ता:प्लॉट नं: एन-31/एफ-1/03/01, , माळा नं: वीर सावरकर चौक, , इमारतीचे नाव: मिडको, , ब्लॉक नं: नाशिक, रोड नं: -, महागाष्ट, णासु:ईक. पॅन नंबर:BYGPC9346G	भाडेकरू वय :-52 स्वाक्षरी:-		

शै संगिता राजेंद्र चव्हाण

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिकका क्र.3 ची वेळ:03 / 07 / 2024 11 : 57 : 51 AM

ओळख:-

सदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:अॅड. इंदिरा विजयराव वोरमे
वय:39
पत्ता:सावता नगर सिडको नाशिक
पिन कोड:422009

स्वाक्षरी

छायाचित्र



ठसा प्रमाणित



शिकका क्र.4 ची वेळ:03 / 07 / 2024 11 : 58 : 25 AM

Joint S.R. Nashik-7

(एस. के. दामो)

सह. दुय्यम निबंधक वर्ग-२

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2		DHC		0724024715175	320	RF	0724024715175D	03/07/2024
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७५७३ दर नोंदला.

दिनांक ०३ माहे ०७ सन २०२४

(शरद के. दामो)
सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.