

538/9118

Sunday, November 05, 2023

10:17 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10547 दिनांक: 05/11/2023

गावाचे नाव: अंबड (खुर्द)

दस्तऐवजाचा अनुक्रमांक: नसन6-9118-2023

दस्तऐवजाचा प्रकार : डीड ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: निलेश सुदाम पवार

नोंदणी फी

रु. 7300.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण:

रु. 7660.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

10:37 AM ह्या वेळेस मिळेल.

Joint S.R. Nashik-6

बाजार मुल्य: रु.730000 /-

मोबदला रु.730000/-

भरलेले मुद्रांक शुल्क : रु. 43800/-

सह. दुय्यम निबंधक वर्ग-२

नाशिक-६.

1) देयकाचा प्रकार: DHC रक्कम: रु.360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123046406541 दिनांक: 05/11/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.7300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010559958202324E दिनांक: 05/11/2023

बँकेचे नाव व पत्ता:

shishu

मूळ दस्त परत



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 6

दस्त क्रमांक : 9118/2023

नोंदणी :

Regn:63m

गावाचे नाव : अंबड (खुर्द)

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|---|---|
| (1)विलेखाचा प्रकार | डीड ऑफ अपार्टमेंट |
| (2)मोबदला | 730000 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 730000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: मौजे अंबडखुर्द येथील ग.नं. 189/अ/189/ब/190/191 यासी प्लॉट नं. 36/37 यासी क्षेत्र 1799.00 चौ.मि. यावरील विझनेस हब अपार्टमेंट ए विंग मधील दुस-या मजल्यावरील दुकान नं. 49 यासी चटई क्षेत्र 13.25 चौ.मि. हि मिळकत.((GAT NUMBER : 189/अ/189/ब/190/191 ;)) |
| (5) क्षेत्रफळ | 1) 13.25 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. चुपोन बिल्डकॉन तर्फे भागिदार संजय चुनिभाई नरोडीया यांचे वि.मु. कल्पेश दामजीभाई नरोडीया वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नरोडीया हाउस, ब्लॉक नं: वंदावणे नगर, रोड नं: कामठवाडे नाशिक, महाराष्ट्र, णास:ईक्र. पिन कोड:-422008 पॅन नं:-AAJFC0321K |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-निलेश सुदाम पवार वय:-38; पत्ता:-प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: आर के रिजन्सी, ब्लॉक नं: बळवंत नगर, रोड नं: गंगापुर रोड नाशिक, महाराष्ट्र, णास:ईक्र. पिन कोड:-422013 पॅन नं:-AZRPP0821E |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 04/11/2023 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 05/11/2023 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 9118/2023 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 43800 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 7300 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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



सूची क्र. II

नोंदणी नंबरची प्रथम प्रत

अरुसल बरहुकुम बवकल

सह दुय्यम निबंधक वर्ग-२.

नाशिक-६



CHALLAN
MTR Form Number-6



| | | | | | | | | | | | |
|----------------------|-----------------------------------|---------------|-----------|---------------------------------|--|----------------------|-----------------------|--------------------------|---|---|---|
| GRN | MH010559958202324E | BARCODE | | | Date | 03/11/2023-16:39:57 | Form ID | 25.3 | | | |
| 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 | NSK6_NASHIK 6 JOINT SUB REGISTRAR | | | Full Name | CHUPON BUILDCON | | | | | | |
| Location | NASHIK | | | Flat/Block No. | SHOP | | | | | | |
| Year | 2023-2024 One Time | | | Premises/Building | | | | | | | |
| Account Head Details | | Amount In Rs. | | Road/Street | AMBAD | | | | | | |
| 0030046401 | Stamp Duty | | 43800.00 | Area/Locality | NASHIK | | | | | | |
| 0030063301 | Registration Fee | | 7300.00 | Town/City/District | | | | | | | |
| | | | | PIN | | 4 | 2 | 2 | 0 | 1 | 0 |
| | | | | Remarks (If Any) | | | | | | | |
| | | | | SecondPartyName=NILESH S PAWAR~ | | | | | | | |
| | | | | Amount In | Fifty One Thousand One Hundred Rupees Only | | | | | | |
| Total | | | 51,100.00 | Words | | | | | | | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | | | | | |
| IDBI BANK | | | | | | | | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 69103332023110318678 | 2836718162 | | | | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 03/11/2023-16:40:42 | 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. : 9422251523

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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| नसिन-६ |
| दस्त क्र. (२९९८/२०२३) |
| २-९८ |



ZONE NO. 4.2
RATE RS. 45,870/- PER Sq. Mtrs.
CARPET AREA OF SHOP 13.25 Sq. Mtrs.
CONSIDERATION RS. 7,30,000/-
GOVT. VALUE RS. 7,30,000/-
STAMP RS. 43,800/-
DECLARATION OF APARTMENT REGD. AT NASHIK SR. NO. 6096 ON
10/8/2023

SALE DEED/ DEED OF APARTMENT

THIS DEED OF APARTMENT is made & executed at Nashik on this 4th
day of NOVEMBER 2023.

BETWEEN

M/s. CHUPON BUILDCON, AAJFC 0321 K, A Partnership firm through its
PARTNER MR. SANJAY CHUNIBHAI NARODIYA, age 43 Years, Occupation
Business, R/o. Narodiya House, Bandawane Nagar, Kamathwade, Nashik 422 010.
Hereinafter referred to as the VENDOR/ PROMOTER (Which expression shall unless
it be repugnant to the context or meaning thereof mean and include its other partners,
their legal heirs, executors, administrators, assigns, etc.) of the FIRST PART.

AND

MR. NILESH SUDAM PAWAR, Age 38 Years, Occupation Service, PAN -
AZRPP0821E/ AADHAR NO. 6184 4126 2607

R/o. Flat No. 8, R. K. Regency, Balwant Nagar, Near Wisdom High School,
Gagnapur Road, Nashik 422013 hereinafter referred to as the "PURCHASER/S"
(which expression shall unless it be repugnant to the context or meaning thereof mean
and include his/her heirs, executors, Administrators, assigns, etc.) of the OTHER
PART.

WHEREAS The Vendor is the absolute and exclusive owner of all that piece and
parcel of the land situated at Ambad Khurd, more particularly described in the
schedule written hereunder and hereinafter referred to as the Said Property.

AND WHEREAS Vendor has purchased original Plot no. 36 & 37 from the previous
owner Mr. Chandrakant Ramdas Pingale and others by a sale deed dated 18/12/2018
which is duly registered at the shop of Sub Registrar, Nashik 3 at Sr. No. 8588 on
18/12/2018 and vendor is in actual possession and enjoyment of the said property and
the vendor has absolute right to develop the said property by constructing a building
thereon and enter into agreement of sale of the tenements to the prospective
purchaser at the price and the terms and conditions as the vendor may deem fit and
proper

AND WHEREAS the Vendors have absolute right to develop the said property by
constructing a building thereon & enter into Agreement of Sale of the tenements to
the prospective Purchaser at such price & the terms & conditions as the Vendors
may deem fit & has right to construct a building on the said property & sell the
constructed premises & to appropriate the sale proceeds thereof.

Nashik

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| नसम-६ |
| दस्त क्र. (e 99 (2023)) |
| 2 - 94 |



AND WHEREAS Vendor has amalgamated both the plots from Nashik Municipal Corporation under their letter No. LND/AML/AMBAD/DCR/0110/2019 on dated 8/4/2019 and as such by virtue of the said amalgamation Plot No. 36 and 37 became Plot No. 36/37 total admeasuring 1799.00 Sq. Mtrs and vendor prepared a building plan on the said plot which is duly approved which is duly approved by the Nashik Municipal Corporation under commencement certificate No. LND/BP/CD/640 Dated 26/9/2019 which is duly revised under no. LND/BP/450/2022 on dated 10/1/2022 and as per approved building plan and revised plan vendor completed the construction of the A and B wing and obtained Occupancy Certificate from Nashik Municipal Corporation under No. NMCB/FO/2023/APL/02869 on dated 23/6/2023.

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority under No. P51600023062 on 22/11/2019.

AND WHEREAS the purchaser demanded from the vendor and the vendor has given inspection to the Purchaser and delivered the copies of all the documents, Agreements, Plans, Designs and Specifications prepared by the Architect of the vendor and of such documents which are specified under Mah. Ownership Flat (Regulation of promotion of Construction, Sale, Management and Transfer) Act 1963 (Hereinafter referred to as the said act) and rules thereunder, the purchaser/s is satisfied about the same.

AND WHEREAS the vendor herein has appointed Architects and Structural Engineers and shall accept the professional supervision of Architects and the Structural Engineers till the completion of the buildings.

AND WHEREAS the copies of certificate of title issued by the Advocate of the Vendor, copies of Extract of Village Forms VII and XII showing the nature of the title of the vendor to the said land on which the Premises are under construction/to be constructed and the copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser approved by the concerned local authority have been annexed hereto and the purchaser is satisfied about the documents delivered to him.

AND WHEREAS the purchaser/s applied to the Vendor for purchase of the Premises as described in the second schedule written hereunder, hereinafter referred to as the said Premises in **A WING OF BUSINESS HUB APARTMENT**.

AND WHEREAS the vendor agreed to sell the apartment/shop in the said building to different purchaser/s and the vendor agreed to sell apartment/shop to the purchaser described in the second schedule written hereunder in the building known as **A WING OF BUSINESS HUB APARTMENT** constructed on the said property.

AND WHEREAS the Vendors subjected the said property to the provisions of Maharashtra Apartment Ownership Act and executed a Declaration under Rule 3 of the Maharashtra Apartment Ownership Rules 1972 which is duly registered at the office of Sub Registrar, Nashik 6 and as per the said declaration and as per the provisions of Maharashtra Apartment Ownership Act, this deed of apartment is executed amongst the parties.

NOW THEREFORE THIS DEED OF APARTMENT WITNESSETH AS HEREIN:-

(1) That in pursuance of the terms and conditions agreed to in between the Vendor and the purchaser/s for total consideration and price of Rs. 7,30,000/- (Rs. Seven Lakh Thirty Thousand Only) the Vendor do hereby sell, convey, alienate and transfer all that piece and parcel of shop as described in the second schedule written hereunder in **A WING OF BUSINESS HUB APARTMENT** as per the approved Building plan together with undivided interest appurtenant to the said shop in the common areas and facilities as mentioned in the declaration of apartment.

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| नसपन-६ |
| दस्ता क्र. (१११८ ^३ / २०२३) |
| ४ - २ |



(2) The aforesaid amount of consideration includes the amount of consideration of the said Apartment alongwith right in common areas and facilities i.e. right of ownership as mentioned in the Declaration of Apartment registered at the office of Sub Registrar Nashik.

(3) The aforesaid amount of consideration is fixed with mutual consent of the parties and there is no dispute about the same. The Vendor has received from the purchaser the aforesaid total amount of consideration Rs. 7,30,000/- (Rs. Seven Lakh Thirty Thousand Only) in the following manner :-

Rs. 7,30,000/- Received from the purchase by RTGS under UTR No. 223306790397 on dated 2/11/2023

Rs. 7,30,000/- (Rs. Seven Lakh Thirty Thousand Only)

The Vendor declares that he has received the entire amount of consideration of the said apartment/shop alongwith right in common areas and facilities i.e. right of ownership as mentioned in the Declaration of Apartment registered at the office of Sub Registrar.

That this amount of consideration does not include the following expenses which the purchaser/s agrees to pay separately.

- An amount towards the proportionate expenses of installation charges for common water meter, and electric meter, individual electric meter, connection, proportionate amount towards the MSEB ORC charges and deposit and installation charges, etc. and common water meter connection charges shall be borne by the vendor/promoter.
- That the purchaser shall deposit an amount permanent maintenance of Rs. 150/- Per Sq. ft. of lift and building maintenance which shall be deposited by each premises owners in the account to be opened in the name of association of apartment owners and interest accrued thereon shall be used for the maintenance of the building and lift. If the amount of interest is insufficient then all the premises owners shall contribute additional amount towards the maintenance or all the owners with majority consent collect additional amount of permanent maintenance to be deposited in the bank.

(4) "Carpet area" as per RERA means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony/Varandah appurtenant to the said Apartment for exclusive use of the Allottee and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

(5) That the actual, clear, vacant and peaceful possession of the said shop is delivered by the Vendor to the Purchaser before execution of this conveyance and the vendor hereby confirms the possession and the Purchaser has occupied the said shop.

(6) The Vendor do by this deed of conveyance absolutely grant, sell, assign, transfer, and convey and assure forever unto the Purchaser all that the said shop as described in the schedule alongwith the easementary rights thereto.

(7) The Vendor hereby declare and assure the Purchaser as follows;

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| नसिन-६ |
| दस्ता क्र. (e 996 / 2022) |
| ५ - १२ |



- (a) That the Vendor is the full, absolute and exclusive owner of the said shop conveyed hereunder to the Purchaser.
- (b) That the said shop and every part thereof is free from all the charges, encumbrances whatsoever.
- (c) The title of the vendor to the said shop is clear, negotiable and marketable without any defects whatsoever.
- (d) That the Vendor has never subjected the said shop to any charge by way of mortgage, lien, lease gift, will, surety, attachment, injunction any oral or written agreement, inheritance or otherwise the Vendor agrees to indemnify the Purchaser from and against any charge or encumbrance or defect in title whatsoever, if found with respect to the said shop.
- (e) The Vendor hereby assure the Purchaser that there is and was no tenant in the said shop and that no litigation civil/criminal/revenue is pending in respect of the said shop or its possession and no person is claiming any right, title or interest or possession over the said shop.
- (f) All the rates, taxes/cesses/assessments & outgoing in respect to the said shop till this date have been borne and paid by the Vendor. The Vendor indemnify the Purchaser against any such claim. The future taxes cesses, assessment and outgoings in respect of the said shop shall be borne and paid by the Purchaser.
- (g) By virtue of this conveyance the Purchaser as owners of the said shop shall have absolute right, title and interest and ownership to enjoy the said shop and its possession peacefully and that the Vendors or anybody claiming through them shall never raise any objection or obstruct the peaceful enjoy of the said property and its possession by the Purchaser.
- (8) If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided however, that the allottee shall not carry out any alterations of the whatsoever nature in the said apartment of phase/wing and in specific the structure of the said unit of the said building which shall include but not limit to columns, beams, etc. or in the fittings therein, in particular it is hereby agreed that the allottee shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of the works are carried out without the written consent of the promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.
- (9) The vendors do hereby convey, acquit, release, alienate, and transfer all his right, title and interest in the said shop. unto the Purchaser for peaceful enjoyment forever as owner thereof on payment of future taxes, cesses, etc. that may be levied.
- (10) The purchaser shall use the said premises for purpose it is legally allowed for.
- (11) All the rates, taxes, etc. in respect of the said apartment/shop is borne and paid by the vendor till today and the same shall be borne and paid by the purchaser hereinafter.

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| नसिन-६ ⁵ |
| दस्तावेज क्र. (१९९८/२०२३) |
| ६ - ९८ |



(12) The vendor do hereby convey, acquit, release, alienate, and transfer all their right, title and interest in the said shop unto the purchaser for peaceful enjoyment forever as owner thereof on payment of future taxes, cesses, etc. that may be levied.

(13) All the expenses like stamp duty, registration charges, legal fees, typing and Misc. expenses of this conveyance is borne and paid by the purchaser exclusively.

(14) The purchaser/s himself with intention to bring all persons into whose hands over the Shop may come, do hereby covenant with the vendor as follows;

- a) To maintain the Shop at purchasers own cost in good and tenantable repairs and conditions from the date possession is taken and shall not do or suffered to be done, anything in or around the building in which the Shop is situated, stair case or any passage which may be against rules, regulations and bye laws concerned local or other authority or change, alter or make addition in or to the building in which the Shop is situated and the Shop itself or any part thereof.
- b) Not to store in the Shop any goods which are hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of building in which the Shop is situated, will be caused or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages or upper floors which may damage or likely to damage the stair case, common passage of any other structure of the building entrance of the building in which the Shop is situated on account of negligence or default of the purchaser and the purchaser shall be liable for the consequences of the breach.
- c) To carry at his own cost all internal repairs of the said Shop and maintain the same in the same condition, state and order in which it was delivered by the vendor to purchaser and shall not do or suffered to be done anything or building in which the Shop is situated or the Shop which may be given the rules and regulations and bye laws of concerned legal authority or other public authority and keep the portion sewer, drain pipes in the Shop, consequences of the breach and in the event of the purchaser committing any act in contravention of the above provisions, the purchaser shall be responsible for the consequences thereof to the concerned legal authority and/or other public author.
- d) Not to demolish or to cause to be demolished the Shop or any part thereof nor at any time make or cause to be made any addition or alterations of whatever nature in or to the Shop or any part thereof nor any alterations in the elevations & on the colour scheme of the building in which the Shop is situate and appurtenances thereto in good tenantable repair condition.
- e) Not to do or permit to be done any act or anything which may render void or violable of any insurance of said land & the building in which the Shop is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, ranges, garbage or refuse or permit the same to be thrown from said Shop in compound or any portion of said land and building in which the Shop is situated.
- g) To bear and pay increase in local taxes, water charges, insurance and other such levys, if any which are imposed by concerned local authority on account of change of user of the Shop by the purchaser viz. User of any purpose other than for residential purpose.

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| नसिन-६ |
| दस्तावेज (२९९८/२०२१) |
| ० - ९८ |



- h) The purchaser shall not without written consent of the vendor, let, sublet, transfer, assign or part with Shop or purchaser's interest or benefit factor of this Agreement or part with possession of the shop until all dues by the purchaser to the vendor under this Agreement are fully paid and only the purchaser had not been guilty of breach of or non observance of any of terms and conditions of this Agreement.
- i) The purchaser shall observe and perform all rules and regulations which the society or association may adopt at its inception and addition, alterations and amenities thereof that may be from time to time, for protection and maintenance of said building and Shop therein and for the observance and performance of building rules, regulations & bye laws for the time being of concerned local authority and of Govt. and other public bodies. The purchaser shall observe and perform all stipulations and conditions laid down by society limited company, regarding the occupation and use of the Shop in building and shall pay and contribute outgoing in accordance with the terms of this Agreement.
- j) Till the sale deed of building in which the Shop is situated is executed the purchaser shall permit the vendor and their surveyors and agents with or without working and others at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and conditions thereof.
- (15) That the purchaser has received the copy of declaration of apartment and has read and understood the contents therein. The purchaser agrees to abide by all the terms and conditions as mentioned in the bye laws of the apartment and agrees to enjoy the said apartment alongwith the other apartments owners in the manner as mentioned in the Declaration of Apartment. The purchaser shall be bound by the bye laws of "BUSINESS HUB APARTMENT" CONDOMINIUM and shall bear and pay his proportionate share or part in the common expenses required for him to be paid as his share of expenses as per the "BUSINESS HUB APARTMENT" CONDOMINIUM and rules and bye laws framed thereunder. The purchaser shall not do any work which would jeopardise the soundness or safety of the building or reduced the value thereof or impair any easement to the said property.
- (16) That this deed of apartment is being executed pursuant to and for the purpose of Maharashtra Apartment Ownership Act 1970.
- (17) That ground floor shop owners shall not park their vehicle in the surrounding marginal space. They shall park their vehicle in their front of shops only.
- (18) The toilets on each floor shall be used and utilized and maintained by the all apartment owners.
- (19) That all the owners shall deposit an amount permanent maintenance of Rs. 150/- Per Sq. ft. of lift and building maintenance which shall be deposited by each premises owners in the account to be opened in the name of association of apartment owners and interest accrued thereon shall be used for the maintenance of the building and lift. If the amount of interest is insufficient then all the premises owners shall contribute additional amount towards the maintenance or all the owners with majority consent collect additional amount of permanent maintenance to be deposited in the bank.
- (20) That the entire terrace of the building shall remains with vendor and as such no other apartment owners shall have any right on the said terrace.
- (21) That the association shall be liable for the N.A. Tax, maintenance of building, electric motor, pump sets, etc.

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| नसम-६ |
| दस्ता क्र. (९९८ / २०२३) |
| ८ - १८ |



(22) That the shop owners shall not keep any material or goods in the common parking area and surrounding marginal space of the building.

(23) In any of the members shall give his premises on leave and licence, he shall inform about the Chairman/Committee member of the apartment regarding the same.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property bearing Gat No.189/A/189/B/190/191, bearing Plot No. 36/37 total admeasuring 1799.00 Sq. Mtrs. situated at Ambad Khurd, Tal. Dist. Nashik, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bounded as follows :-

On or towards East : By 18 Mtrs. D. P. Road
On or towards West : By Plot No. 35, 31 and 32
On or towards South : By Plot No. 38
On or towards North : By 12 Mtrs. Road

SECOND SCHEDULE OF THE PROPERTY AGREED TO BE TRANSFERRED

ALL THAT PIECE and parcel of constructed Premises constructed on the property as mentioned in the first schedule bearing Shop No. 49 on Second Floor, Carpet area admeasuring 13.25 Sq. Mtrs. in A WING OF BUSINESS HUB APARTMENT alongwith ownership in the common areas as mentioned in the Declaration of Apartment bounded as follows :-

On or towards East : By Shop No. 50
On or towards West : By Shop No. 48
On or towards South : By Passage
On or towards North : By Side Margin

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY DATE AND YEAR FIRST MENTIONED HEREINABOVE.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
MR. NILESH SUDAM PAWAR
[PURCHASER]



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|
| *Nilesh* |
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|------------------------|
| नसम-६ |
| दस्त क्र. (९९८ / २०२३) |
| e - १८ |



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED
M/s. CHUPON BUILDCON,
A Partnership firm through its PARTNER
MR. SANJAY CHUNIBHAI NARODIYA
[VENDOR/PROMOTER]


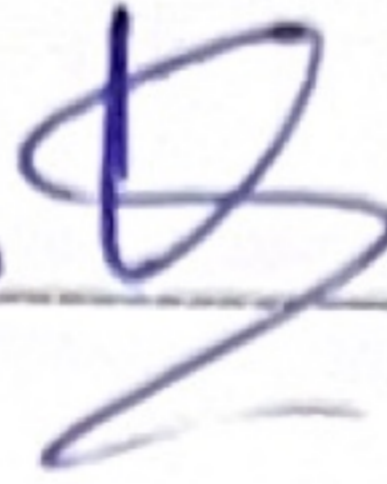
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seal



WITNESSES :-

1.

 शिवराज पाटील  अमर पाटील

घोषणापत्र/शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक महाराष्ट्र राज्य, पुणे यांचे दि. ३०/११/२०१३ रोजीचे परीपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादीत करतांना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारपत्र धारक (Power Of Attorney Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तीत्वात आहे व आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेल्या व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादीत केलेला आहे.

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

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

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाने/मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पूर्णपणे जाणीव आहे.

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

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

K. K. K.
लिहून देणार...

लिहून घेणार...

घोषणापत्र

मी ~~कुलमुखत्यारधारक~~ *कुलमुखत्यारधारक* साद्वारे घोषित करतो की, दुय्यम निबंधक ~~नासिक~~ *नासिक* यांचे कार्यालयात ~~सेल रिट~~ *सेल रिट* या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. ~~मी~~ *मी* ~~कुलमुखत्यारधारक~~ *कुलमुखत्यारधारक* व इ. यांनी दि. ~~१०/११/२०२३~~ *१०/११/२०२३* रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.


दिनांक

१०/११/२०२३

| |
|-------------------------|
| नसन-६ |
| दस्त क्र. (१९१८ / २०२३) |
| १० - १८ |




K. K. K.
कुलमुखत्यारपत्रधारकाचे नाव
व सही


महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]
गाव :- अंबडखुर्द (९४४९४९) तालुका :- नाशिक जिल्हा :- नाशिक
ULPIN : 25392755296 भूमापन क्रमांक व उपविभाग १८९/अ/१८९/ब/१९०/१९५/प्लॉट/३६/३७ शेताचे स्थानीय नाव :

| क्षेत्र, एकक व आकारणी | खाते क्र. | भोगवटादाराचे नाव | क्षेत्र | आकार | पो.ख. | फेरफार क्र | कुळ, खंड व इतर अधिकार |
|--|-----------|---------------------------------|----------|---------|-------|------------|--|
| क्षेत्राचे एकक आर.पी.मी | ४५९९ | मे.चुपोन बिल्डकॉन तर्फे भागीदार | | | | (१२६७९) | कुळाचे नाव व खंड |
| अधिकृत क्षेत्र | | संजय चुनिभाई नरोडीया | | | | (१२६७९) | इतर अधिकार |
| बिन शेती | १७.९९.०० | सामाईक क्षेत्र | १७.९९.०० | २५३६.०० | | | इतर एक वर्षाच्या आत बिनशेती वापर सुरु करावा. बिनशेतीकडे (१२६७९) |
| बिन शेती | २५३६.०० | | | | | | प्रलंबित फेरफार : नाही. |
| आकारणी | | | | | | | शेवटचा फेरफार क्रमांक : १२६७९ व दिनांक : ११/०५/२०१९ |
| जुने फेरफार क्र : (६६९९) (११४५९) (११४६८) (१२४२५) | | | | | | | सीमा आणि भूमापन विन्हे : |

ई महा भूमि

नसन-६
दस्त क्र. १९९८ (२०२३)
९९-९८





हा गाव नमुना क्रमांक ७ दिनांक १०/०९/२०१९ १०:३३:५६ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : १२/०९/२०२३ : १६:५१:५८ PM. वैधता पडताळणीसाठी <https://digital.sabara.mahabhumi.gov.in/dsar/> या संकेत स्थळावर जाऊन 2011100001004543 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२



ADVOCATE
Bar Council of Maharashtra & Goa
HIGH COURT, BOMBAY

Name : KULKARNI TUSHAR NANDKUMAR
Residence : NASHIK, Dist NASHIK
Roll No. : MAH/2600/2015
Enrolled On : 21-07-2015
Date Of Birth : 06-10-1986
148348 B0000053303



H. Nandkumar
CHAIRMAN



भारत सरकार
Government of India
कापेश दामजीभाई नरोडिया
Kaipesh Damjibhai Narodiya
जन्म तारीख / DOB : 28/07/1983
पुरुष / Male

9739 0552 1776

माझे आधार, माझी ओळख



PAN Number : AAJFC0321K
Title : M/s
First Name :
Last Name : CHUPON BUILDCON
Middle Name :
Status : Existing and Valid PAN



भारत सरकार
Sanjaybhai Chunibhai Narodiya
जन्म वर्ष / Year of Birth : 1974
पुरुष / Male

4028 6512 3491

आधार - सामान्य माणसाचा अधिकार



Nashik Municipal Corporation
FULL OCCUPANCY CERTIFICATE



Approval No. : NMCB/FO/2023/APL/02869
Proposal Code : NMCB-23-ENTRY-4832B

Building Proposal Number - 192352
Date : 23/06/2023

| | | | |
|---------------|--------------------------|-------|--|
| Building Name | Mercantile(BUISNESS HUB) | Floor | GROUND + LIFT - A AND B WING(663.48 Sq mt),FIRST TO THIRD - A AND B WING(786.18 Sq mt(Typical Floor),FOURTH - A AND B WING(814.59 Sq mt),FIFTH - A WING(418.97 Sq mt) (663.48 Sq mt) |
|---------------|--------------------------|-------|--|

To,
i) Ms Chupon Buildcon Through Partner Shri Sanjay C Narodiya,
P. NO. 36+37, S. NO. 189/A/189/B/190/191 OF AMBAD KH SHIWAR, NASHIK
ii) YOGESH GAIKWAD (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **BUISNESS HUB** Plot No **36+37**, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. **189/A/189/B/190/191**, Village Name/Mouja **AMBAD KH**, Sector No. completed under the supervision of **Architect**, License No **CA/2005/36580** as per approved plan vide Permission No. **LND/BP/B2/450/2022** Date **10/01/2022** may be occupied on the following conditions -

1. Authority will supply only drinking water ac per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal (if applicable)
5. vacant plot tax

Occupancy plan is not issued separately alongwith this letter. Hence, please refer approved plan issued vide Permission No LND/BP/B2/450/2022 Date 10/01/2022



Signature valid

Digitally signed by SANJAY C. AND AGRAWAL
Date: 2023.07.06 04:11:40
Reason: Approved
Location: Nashik
Proposed Code: NMCB-23-ENTRY-4832B
Application Number: 2023/192352/50460
Proposal Number: 192352
Certificate Number: NMCB/FO/2023/APL/02869

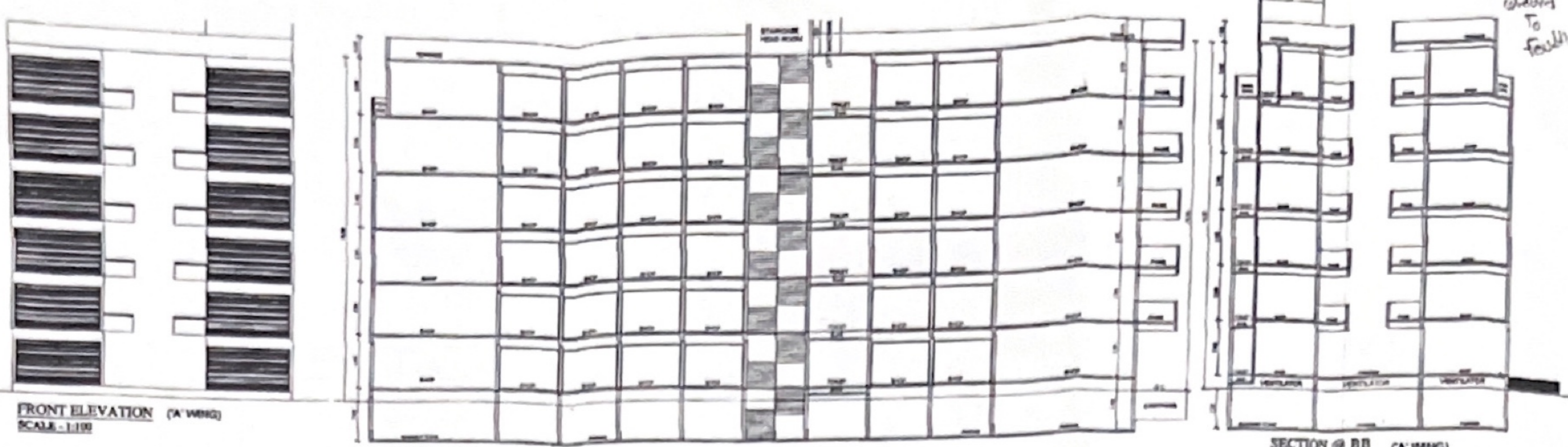
Yours faithfully,
Executive Engineer

Scan QR code for verification of authenticity.

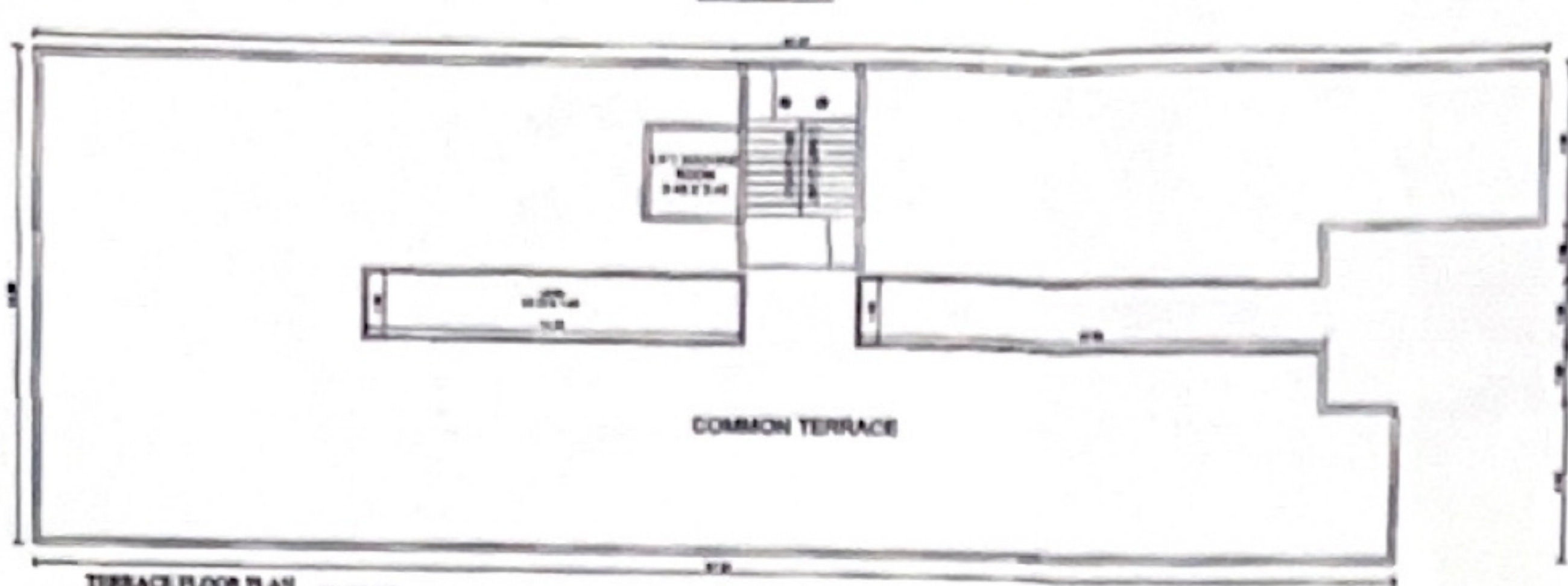
Scan QR code for Building Details.

नसम-६
दस्ता क्र. (e99c / 2023)
92 - 9L





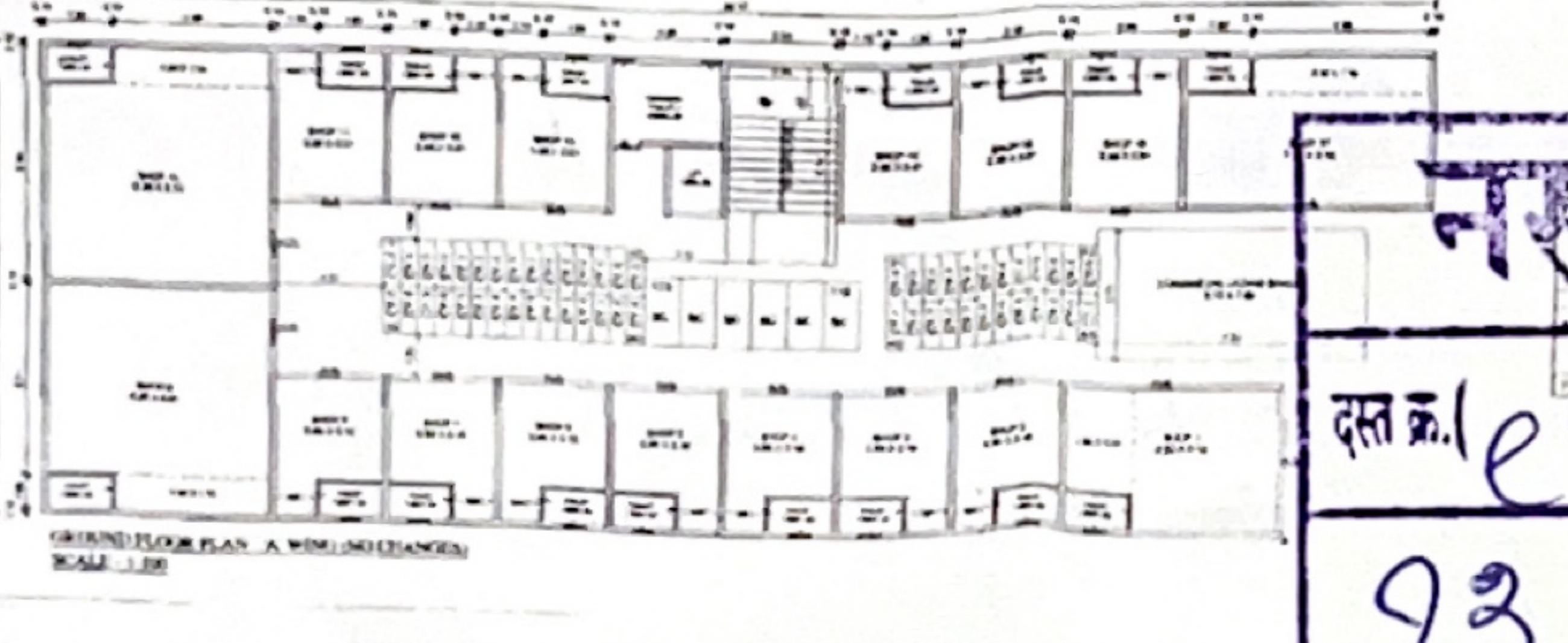
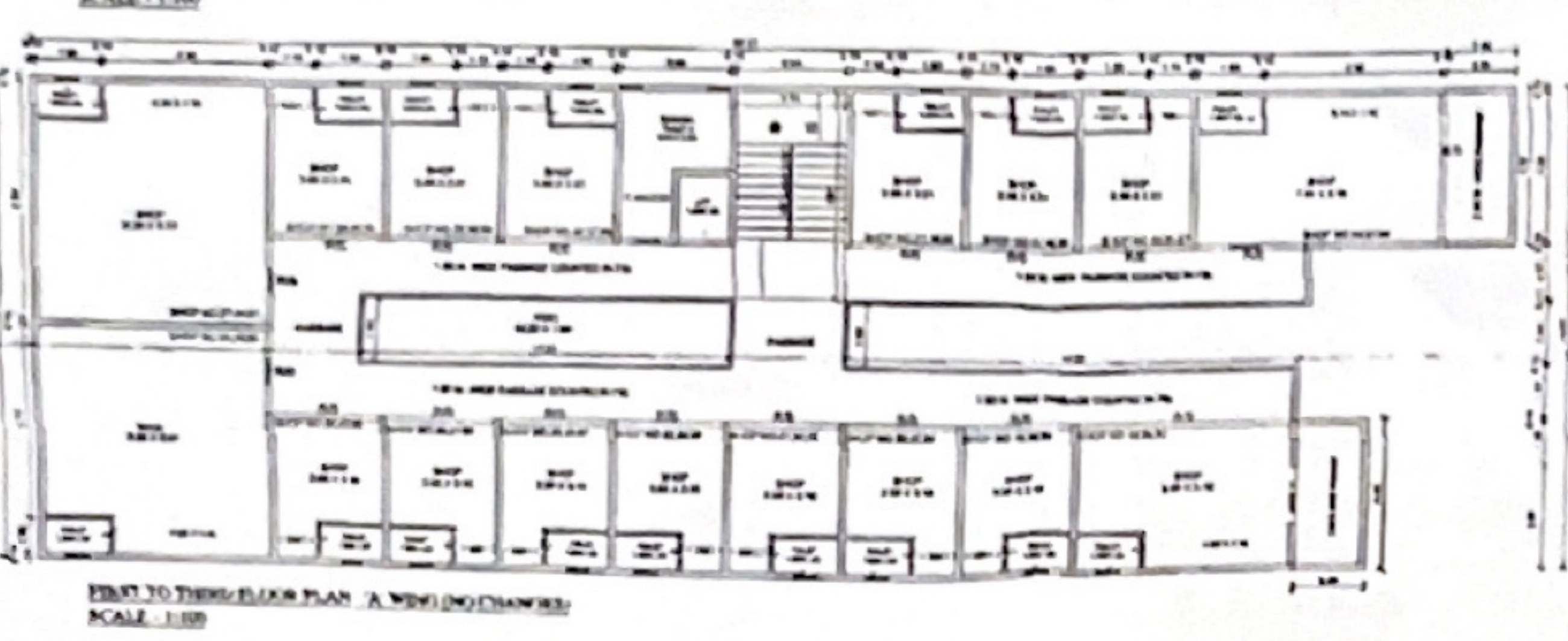
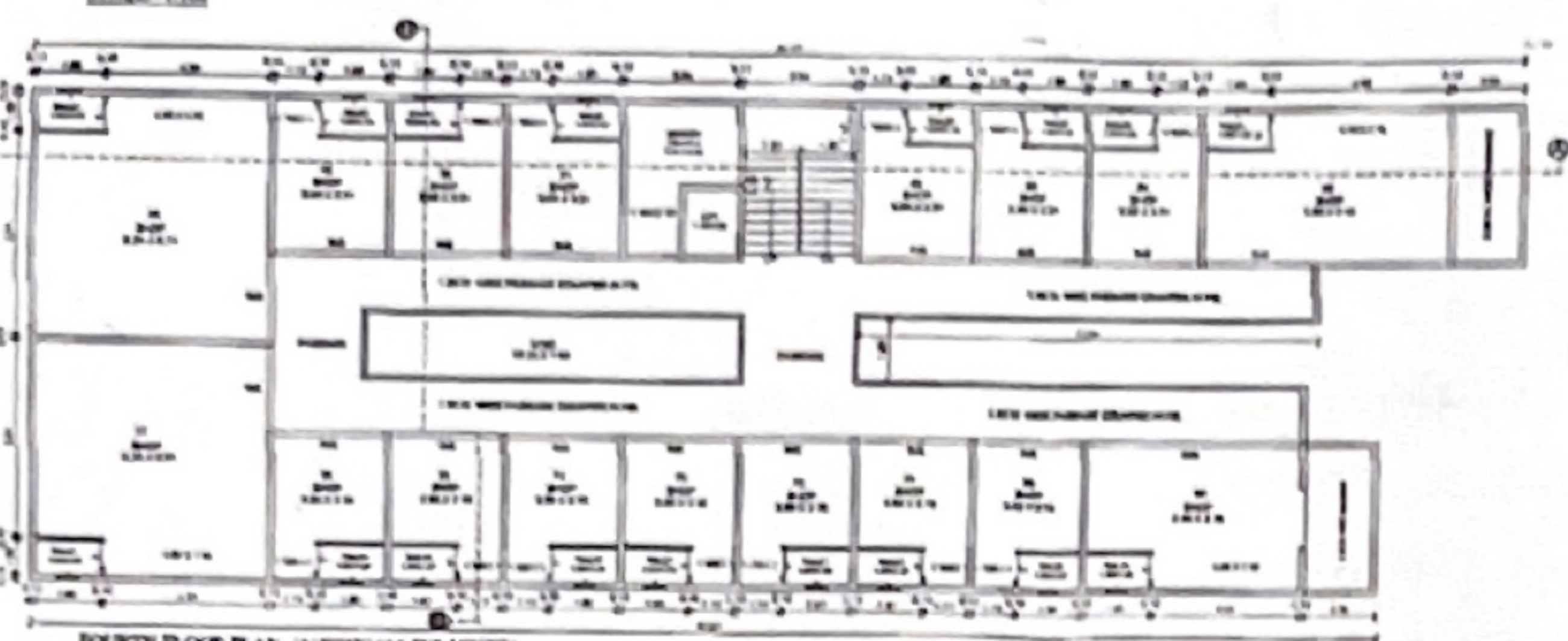
APPROVED
The Plans submitted
As per the conditions
of the accompanying
Certificate
B/S/PP/2/1/2011
Exclusive Engg
TOWN PLANNING
Nashik Municipal Corp.



PROPOSED BUILDING 'A' WING

| Building No. | Floor No. | Total Built Up Area of Area | Sanitary area within 20% | External sanitary area included in FSI | Column height within 20% | External Column height within 20% | Total FSI (3-5-75) |
|--------------|-----------|-----------------------------|--------------------------|--|--------------------------|-----------------------------------|--------------------|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| GROUND FLOOR | | 377.84 | --- | --- | --- | --- | 377.84 |
| FIRST | | 458.13 | 91.63 | --- | --- | --- | 458.13 |
| SECOND | | 458.13 | 91.63 | --- | --- | --- | 458.13 |
| THIRD | | 458.13 | 91.63 | --- | --- | --- | 458.13 |
| FOURTH | | 458.13 | 91.63 | --- | --- | --- | 458.13 |
| FIFTH | | 476.97 | --- | --- | --- | --- | 476.97 |
| LIFT | | 7.00 | --- | --- | --- | --- | 7.00 |
| TOTAL | | 2065.43 | --- | --- | --- | --- | 2065.43 |

(PREVIOUSLY RETAINED) + 20% IN NEW + NEW PROPOSED + 4% OF NEW + 20% IN NEW



CARPET AREA STATEMENT 'A' WING

AREA CALCULATION FOR GROUND FLOOR

AREA CALCULATION FOR FIRST TO FIFTH FLOOR

AREA CALCULATION FOR LIFT

नशिक
दस्तावेज क्र. 1e99c
93-96



भारत सरकार
Government of India

नितेश सुदाम पवार
Nilesh Sudam Pawar
जन्म तारीख / DOB: 04/05/1985
पुरुष / Male

6184 4126 2607

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AZRPP0821E

नाम / Name
NILESH SUDAM PAWAR

पिता का नाम / Father's Name
SUDAM PUNDLIK PAWAR

जन्म की तारीख / Date of Birth
04/05/1985

हस्ताक्षर / Signature

90022

Sudam

5386094
Thursday, August 10, 2023
12:07 PM

पावती

Original/Duplicate
दिनांक १०/०८/२०२३
Page: 0001

पत्रांक: ७१२७ दिनांक: १०/०८/२०२३

कारणे घाट, अंध (पूर्व)
कारणे घाट/अंध (पूर्व): पत्रांक-६०९४-२०२३
कारणे घाट/अंध (पूर्व): पत्रांक-६०९४-२०२३
कारणे घाट/अंध (पूर्व): पत्रांक-६०९४-२०२३

श्रीमती वी. १०६.००
श्रीमती वी. ३०५.००
श्रीमती वी. ३०५.००

2001 S.P. 10/08/23

कारणे घाट, अंध (पूर्व)
कारणे घाट/अंध (पूर्व): पत्रांक-६०९४-२०२३

साह. सुवर्णम मिर्जासक वर्ग-२
दरिद्र-१.

- 1) वेवसाय कर: DHC क्रम: १,२०२३
दरिद्रावस्थेतील अर्थी क्रम: 0823081420578 दिनांक: 10/08/2023
दरिद्रावस्थेतील अर्थी क्रम: 0823081420578 दिनांक: 10/08/2023
- 2) वेवसाय कर: MChallan क्रम: १,१०३
दरिद्रावस्थेतील अर्थी क्रम: 184008483486202324E दिनांक: 10/08/2023
दरिद्रावस्थेतील अर्थी क्रम: 184008483486202324E दिनांक: 10/08/2023

नसन-६
क्र. ६०९४/भा।
२-१०



स्पेशल मुखत्यार पत्र

स्पेशल मुखत्यार पत्र आज तारीख १० माहे ऑगस्ट इ.स.वी. सन २०२३ रोजी मुरुवार ते विवशी नाशिक मुक्यामी :-

श्री. कल्पेश दामोदरभाई नरोडीया
वय ५० वर्षा व्यापार
आपार क्र. - ९७३९ ०५५२ १७७६
रा. नरोडीया हाउस, मंदावणे नगर,
कामठावाडे, नाशिक ४२२००८

..लिटुन देणार

घासी.

श्री. सुपोन विल्हवर्जन भागिचारी संस्था
तर्फे भागिदार श्री. संजय सुनिभाई नरोडीया
वय ५० वर्षा व्यापार
आपार क्र. ४०२८ ६५१२ ३४९१
रा. नरोडीया हाउस, मंदावणे नगर,
कामठावाडे, नाशिक ४२२००८

..लिटुन देणार

कारणे स्पेशल मुखत्यार पत्र लिहून देतो की,

(१) मिळकतीचे वर्णन :-

तुकडी निलदा नाशिक, पोट तुकडी तालुका नाशिक पैकी, रजिस्ट्रेशन
निलदा नाशिक व सब रजिस्ट्रेशन तालुका नाशिक पैकी, नाशिक
महानगरपालिका हद्दीतील खालील नमुद केलेल्या सर्व्हे नंबर मधील प्लॉट
मिळकती घासी शोध व चतुःसिमा खालीलप्रमाणे :-

अ. मीने कामठावाडे येथील सर्व्हे नंबर २५/२, ते ६/अ घासी प्लॉट नंबर
६३/६४/६५/६७ ते ६९/१ ते ११ घासी शोध ८४८.२० चौरस मिटर
घासी ८१७.४७ चौरस मिटर घासी चतुःसिमा खालीलप्रमाणे -

Explained

शुद्ध करत घरात

नसन-६
दस्त क्र. (e 99C / 2023)
११-१८



नसन-६
क्र. ६०९४/भा।
३-१०



पुर्वेस : ९.०० मिटर कॉलनी रोड
पश्चिमेस : प्लॉट नंबर ६६
दक्षिणेस : ९.०० मिटर कॉलनी रोड
उत्तरेस : प्लॉट नंबर ६३/६४/६५/६७ ते ६९/१ ते २३

ब. मीने वॉनहसुर्व येथील गट नंबर १८९/अ/१८९/ब/१९०/१९१
घासी प्लॉट नंबर ३६/३७ घासी शोध १७९९.०० चौरस मिटर घासी
चतुःसिमा खालीलप्रमाणे -

पुर्वेस : १८.०० मिटर दि.पी. रोड
पश्चिमेस : प्लॉट नंबर ३५, ३१ व ३२
दक्षिणेस : प्लॉट नंबर ३८
उत्तरेस : १२.०० मिटर रोड

येथील मिळकती जल, तरु, कापट, पाषाण, निधि, निशेप, तडंगत
वस्तुसह, आणेवेणेचे व लागवडीसाठीचे हक्कसह दरोबस्त मिळकत.

(२) वर कल्प १अ व १ब मध्ये वर्णन केलेल्या प्लॉट मिळकती आम्ही
लिटुन देणार यांचे मालकीच्या आहेत. सदर मिळकतीवर आम्ही ह्यात बांधलेली असून
सदर ह्यातलीमधील बांधकाम हे वेगवेगळ्या इतरांना दिधी करणार आहेत. आम्ही ज्या
इतरांना सदर बांधकाम दिधी करू त्या इतरांचे सर्व्हे दस्तऐवजावर आम्ही लिहून
देणार यांच्या सहा, फोटी व अंमलपत्राचा उसा करून देणार आहेत म्हणजेच दस्त
निव्यादन करून देणार आहोत. परंतु काही तांत्रिक अडथळीमुळे व आमचे द्वार
व्यवसायामुळे सदरचे दस्तऐवजे नोंदवून देण्याकामी आम्ही स्वतः ये. दुय्यम निबंधक
नाशिक यांचे कार्यालयात हजर राहू शकत नाही त्यामुळे आम्ही सहा, फोटी व अंमल
पत्रे दस्तऐवजे नोंदविण्याकामी आम्ही लिहून देणार यांचे आमचे स्पेशल मुखत्यार
म्हणून नेमलेले असून तुम्ही आमचेसाठी व आमचे करीत खाली नमुद केलेली कामे
करावयाची असून तुम्ही केलेली सर्व कामे ही आमचेवर बंधनकारक राहातील व ती
आम्ही केव्हाही नाकारणार नाहीत.

अ. आम्ही लिहून व सहा, फोटी व अंमलपत्रे करून दिलेले करारनाम, खरेदीसत,
डिड अथवा अपार्टमेंट, घुस दुकवती पत्र, रकबादल पत्र, संपत्तीपत्र, मन्फ्रॅन्चान डिड,
हस्तांतरण दस्तऐवज, महागळत, समजुतपत्र, एमओयु, नोटीरी दस्तऐवज व अन्य
दस्तऐवजे तुम्ही आमचे कतीने ये. दुय्यम निबंधक नाशिक यांचे कार्यालयात नोंदणीसाठी
हजर करावे, नोदणी कडून करावी, नोदणी पुस्तकांत सही करावी, नोदणी फि घरावी व
सदर दस्तऐवजे नोंदविण्याकामी जी जी कामे व कार्यावाही करावी लागेल ती ती सर्व कामे
व कार्यावाही करावी व सदर सर्व कामे ही लिहून देणार यांनी स्वतः केलेली आहेत असे
समजले जाईल व ते लिहून देणार यांचेवर बंधनकारक राहातील.

ब. बहील कामाव्यतिरिक्त तुम्हास योग्य काटतील व आवश्यक असतील ती ती सर्व
कामे तुम्ही आमचेसाठी व आमचेकरीत करावीत, तुम्ही केलेली सर्व कामे व
लिहून दिलेली दस्तऐवजे आमचेवर बंधनकारक राहातील व ती आम्ही केव्हाही
नाकारणार नाहीत.

CHALLAN
MTR Form Number-6

| | | | | | | | |
|-----------------------------|------------------------------------|---------------------------|--------------------------|---|---------------------|---------|-----|
| DRN | 584008483486202324E | BARCODE | 584008483486202324E | Date | 09/08/2023-18:42:11 | Form ID | 100 |
| Department | Inspector General Of Registration | Payer Details | | | | | |
| Type of Payment | Stamp Duty | TAX ID / TAN (If Any) | | | | | |
| Office Name | JRNR, NASHIK & JOINT SUB REGISTRAR | PAN No. (If Applicable) | | | | | |
| Location | NASHIK | Full Name | GRUPON BULDUGH | | | | |
| Year | 2023-2024 One Time | Flat/Block No. | FLOT | | | | |
| Amount Head Details | Amount In Rs. | Remarks/Building | | | | | |
| 0030048401 Stamp Duty | 500.00 | Road/Street | NASHIK | | | | |
| 0030082301 Registration Fee | 100.00 | Area/Locality | NASHIK | | | | |
| | | Town/City/District | | | | | |
| | | Pin | 411001 | | | | |
| Total | | Amount In Words | Six Hundred Rupees Only | | | | |
| Payment Details | | FOR USE IN RECEIVING BANK | | | | | |
| Cheque/DD Details | | Bank CN | Ref. No. | 80103332023060820000 262772142 | | | |
| Cheque/DD No. | | Bank Code | RBI Code | 051902023-18-43,11 Not Verified with Bank | | | |
| Name of Bank | | Bank Branch | KBI BANK | | | | |
| Name of Branch | | Branch No. / Date | Not Verified with Branch | | | | |

Department ID / MTR: This challan is valid for amount to be registered in Sub Registrar office only. Not valid for unregistered documents. मुरुद घाट/अंध (पूर्व) कारणे घाट/अंध (पूर्व): पत्रांक-६०९४-२०२३

538 8094
 10 अगस्त 2023 12:07 बजे
 पत्र नंबर: 6094/2023
 पत्र प्रकार: 01
 पत्र मूल्य: 500/-

पत्र नंबर: 90-90
 पत्र मूल्य: 6094/2023

नसल-६
 दा. ६०९४ (१०)
 ४-१०



येणेप्रमाणे स्पेशल मुखत्यार पत्र आम्ही आज रोजी रजिस्टराचे व स्वसंतोषाने लिहून दिलेले आहे.

दि. १०/०८/२०२३
 सा. १०/०८/२०२३
 ११:३७ बजे

पत्र नं: 7127
 सा. 10/08/2023
 सा. १००.००
 सा. २००.००
 सा. ३००.००



श्री. चुपेन विल्डकॉन गागिदारी संस्था
 तर्फे भागिदार श्री. संजय चुनिमाई नरोदीया
 लिहून देणार

scitel



श्री. फल्पेश दामजीभाई नरोदीया
 लिहून देणार

scitel

सह. मुख्य निबंधक वर्ग-२
 नाशिक-६

दिनांक १०/०८/२०२३ ११:३७:१२ AM
 दिनांक १०/०८/२०२३ ११:३८:०४ AM

साक्षीदार :-
 दि. १०/०८/२०२३

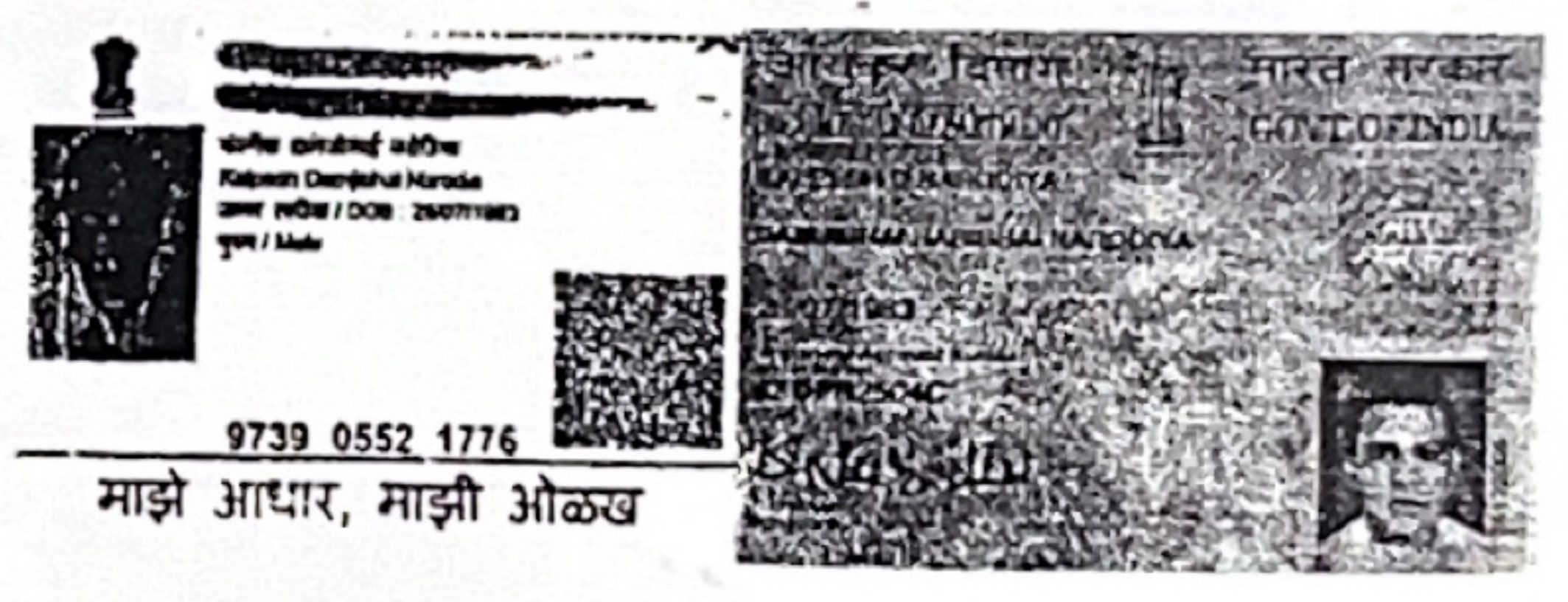


नसल-६
 दा. क्र. (९९९८/२०२३)
 ९९-९८



पत्र नंबर: 90-90
 पत्र मूल्य: 6094/2023

| क्र.सं. | पत्रकाराचे नाव व पत्ता | पत्रकाराचा प्रकार | पत्राचा किंमत | डेटा प्रमाणित |
|---------|--|---|---------------|---------------|
| 1 | सा. १००९४ दा. १०/०८/२०२३ सा. १००९४ दा. १०/०८/२०२३ सा. १००९४ दा. १०/०८/२०२३ | पत्र नं: ७१२७ पत्र नं: ७१२७ पत्र नं: ७१२७ | १०० | ✓ |
| 2 | सा. २०० सा. २०० सा. २०० | पत्र नं: ७१२७ पत्र नं: ७१२७ पत्र नं: ७१२७ | २०० | ✓ |



| क्र.सं. | पत्रकाराचे नाव व पत्ता | पत्रकाराचा प्रकार | पत्राचा किंमत | डेटा प्रमाणित |
|---------|----------------------------|---|---------------|---------------|
| 1 | सा. ३५ सा. ३५ सा. ३५ | पत्र नं: ७१२७ पत्र नं: ७१२७ पत्र नं: ७१२७ | ३५ | ✓ |



दिनांक १०/०८/२०२३ १२:३६:११ PM
 सह. मुख्य निबंधक वर्ग-२
 नाशिक-६

| Sl | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|----|-----------------|----------|------------------------|--------------------|--------|---------|------------------|-------------|
| 1 | CHUPON BUILDCON | eChallan | 6910333202308020068 | MH006465486202324E | 500.00 | SD | 0003368969202324 | 10/08/2023 |
| 2 | | DHC | | 0823091420578 | 200 | RF | 0823091420578D | 10/08/2023 |
| 3 | CHUPON BUILDCON | eChallan | | MH006465486202324E | 100 | RF | 0003368969202324 | 10/08/2023 |

नसल-६
 दा. ६०९४ (१०)
 ६-१०



सह. मुख्य निबंधक वर्ग-२
 नाशिक-६



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 2023110449 04 November 2023,10:14:47 AM नसन6

मूल्यांकनाचे वर्ष 2023
जिल्हा नाशिक
मूल्य विभाग तालुका : नाशिक
उप मूल्य विभाग 4.2 - कामटवाडा कडुन अंबड एम.आय.डी.सी कडे (प्रणव स्टॅम्पिंग कडे) जाणारा 30 मी रूंद रस्ता व सारूळ रस्त्यावरील रहिवास व तत्सम विभागातील मिळकती
क्षेत्राचे नांव Nashik Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#189

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
12500 36700 42200 45870 0 चौ. मीटर

बांधीव क्षेत्राची माहिती
बांधकाम क्षेत्र(Built Up)- 14.575चौ. मीटर मिळकतीचा वापर- कार्यालये/व्यावसायिक. मिळकतीचा प्रकार- बांधीव
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे बांधकामाचा दर- Rs.24200/-
उद्ववाहन सुविधा - आहे मजला - Still floor Or Ground floor कार्पेट क्षेत्र- 13.25चौ. मीटर

संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - नाही
Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate = Rs.42200/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= ((42200-12500) * (100 / 100)) + 12500)
= Rs.42200/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 42200 * 14.575
= Rs.615065/-

Applicable Rules = 3, 9

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळधराचे मूल्य + गेझॅन्गईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 615065 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.615065/-
= २ सहा लाख पंधरा हजार पासष्ट /-

Home

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नसन-६
दस्त क्र. (९९८ / २०२३)
९६ - ९८



538/9118
बिवार, 05 नोव्हेंबर 2023 10:17 म.पू.

दस्त गोपवारा भाग-1

नसन6

दस्त क्रमांक: 9118/2023

दस्त क्रमांक: नसन6 /9118/2023

बाजार मुल्य: रु. 7,30,000/-

मोबदला: रु. 7,30,000/-

भरलेले मुद्रांक शुल्क: रु.43,800/-

दु. नि. सह. दु. नि. नसन6 यांचे कार्यालयात

पावती:10547

पावती दिनांक: 05/11/2023

अ. क्र. 9118 वर दि.05-11-2023

सादरकरणाराचे नाव: निलेश सुदाम पवार

रोजी 10:16 म.पू. वा. हजर केला.

नोंदणी फी

रु. 7300.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

slit

दस्त हजर करणाऱ्याची सही:

एकुण: 7660.00

Joint S.B. Nashik-6
दुय्यम निबंधक वर्ग-२
नाशिक-६.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-६.

दस्ताचा प्रकार: डीड ऑफ अपार्टमेंट

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

शिक्का क्रं. 1 05 / 11 / 2023 10 : 16 : 24 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 05 / 11 / 2023 10 : 17 : 05 AM ची वेळ: (फी)





दस्त गोषवारा भाग-2

नसन6 92-92
दस्त क्रमांक:9118/2023

05/11/2023 10 18:51 AM

दस्त क्रमांक :नसन6/9118/2023
दस्ताचा प्रकार :-डीड ऑफ अपार्टमेंट

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|----------|--|---|-----------|--------------|
| 1 | नाव:निलेश सुदाम पवार पत्ता:प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: आर के रिजन्सी, ब्लॉक नं: बळवंत नगर, रोड नं: गंगापूर रोड नाशिक, महाराष्ट्र, णास्:ईक. पॅन नंबर:AZRPP0821E | लिहून घेणार वय :-38 स्वाक्षरी:- <i>निलेश</i> | | |
| 2 | नाव:मे. चुपोन बिल्डकॉन तर्फे भागिदार संजय चुनिभाई नरोडीया यांचे वि.मु. कल्पेश दामजीभाई नरोडीया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नरोडीया हाउस, ब्लॉक नं: बंदावणे नगर, रोड नं: कामठवाडे नाशिक, महाराष्ट्र, णास्:ईक. पॅन नंबर:AAJFC0321K | लिहून देणार वय :-36 स्वाक्षरी:- <i>Benarodiy</i> | | |

बरील दस्तऐवज करून देणार तथाकथित डीड ऑफ अपार्टमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:05 / 11 / 2023 10 : 18 : 13 AM

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | ठसा प्रमाणित |
|----------|---|--------------------------------|--------------|
| 1 | नाव:अॅड. तुषार नंदकुमार कुलकर्णी वय:36 पत्ता:ठक्कर बाजार नाशिक मोबा. 9423965550 पिन कोड:422001 | स्वाक्षरी <i>Tushar</i> | |

शेवका क्र.4 ची वेळ:05 / 11 / 2023 10 : 18 : 43 AM

दुय्यम निबंधक वर्ग-२
नाशिक-६.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|-----------------|----------|------------------------|--------------------|----------|---------|------------------|-------------|
| 1 | CHUPON BUILDCON | eChallan | 69103332023110318678 | MH010559958202324E | 43800.00 | SD | 0005542224202324 | 05/11/2023 |
| 2 | | DHC | | 1123046406541 | 360 | RF | 1123046406541D | 05/11/2023 |
| 3 | CHUPON BUILDCON | eChallan | | MH010559958202324E | 7300 | RF | 0005542224202324 | 05/11/2023 |

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

9118 /2023

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प्रमाणित करायला येते की,
या दस्तामध्ये एकूण १८ पाने आहेत.
पुस्तक क्रमांक १, क्रमांक
१११८ वर नोंदला.
दिनांक ०५ माहे १ जून २०२३
सह. दुय्यम निबंधक वर्ग-२
नाशिक-६.