

नसम-२  
दस्ता क्र. (१२३८४/२०२३)  
३ - ३३



Shree  
Apartment Declaration Serial No. 2-12/2023.  
Dated: 02.01.2023.  
Registered Agreement for Sale No. 2-442-2019.  
Dated: 22.01.2019.

Govt. Valuation	Rs. 15,95,000/-
Consideration Amount	Rs. 26,76,163/-
Stamp Duty + LBC	Rs. 1,60,700/-
Regi. Fees.	Rs. 26,770/-
Stamp Fees	Rs. 100/-

**DEED OF APARTMENT (SALE DEED)**  
This Deed of Apartment (Sale Deed) is made &  
executed at Nashik on the 23 day of November in Year  
2023.

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BETWEEN

**KARDA CONSTRUCTIONS**

A PROPRIETORSHIP CONCERN, (PAN ABBPK 8084 A), having its registered Office at Saikrupa Commercial Complex, Tilak Road, Opp. Mukti Dham, Nashik Road, Nashik.

THROUGH ITS PROPRIETOR,  
**SHRI. NARESH JAGUMAL KARDA.**

Age 51 years. Occupation: - Business

Having his/its Address "Saikripa Complex", Opposite Muktidham, Nashik Road, Nashik.

Email id: customercare.kclnashik@gmail.com.

(Hereinafter called "DEVELOPER/S," which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors in title, executors, administrators, legal heirs, authorised representatives and assigns) of the **FIRST PART:**

AND

1. **NILESH RATNAKAR PATWARDHAN.**  
AGE - 46 YEARS, OCCUPATION: SERVICE,  
PAN. ASNPP0033H, AADHAR NO. 4950 7320 2395.
2. **MANGALA NILESH PATWARDHAN.**  
AGE - 43 YEARS, OCCUPATION: ADVOCATE,  
PAN. BPGPP5486M, AADHAR NO. 8402 2250 5569.  
BOTH RESIDING AT: FLAT NO. 204, SECOND  
FLOOR, HARI MANTRA PHASE II, JAI BHAVANI  
ROAD, NASHIK ROAD, NASHIK.

(Hereinafter called "THE PURCHASER/S", which expression shall unless it be repugnant to the context or meaning thereof mean & include her respective heirs, executors, administrators and assigns) of the **SECOND PART.**

**WHEREAS** the Developer/s is/are absolutely seized and possess of or otherwise well and sufficiently entitled rights of development to the property/ies having finally N. A. Plot No.1 from and out of land bearing Survey No. 46/1C/1+2, which is having Area admeasuring 666 Sq.Mtrs. which is situated at Village Deolali, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik, and more particularly described in the **First Schedule** hereafter written hereunder and hereinafter referred to as "Said Property";



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AND WHEREAS property having final N. A. Plot No.1 from and out of land bearing Survey No. 46/1C/1+2 which is having Area admeasuring 666 Sq. Mtrs. was the subject of a development agreement entered into between the Developer and one Mrs. Shobha Uttam Takalkar by way of registered Development Agreement and GPA for Development. And the said Development Agreement was presented & executed in the Office of the Joint Sub Registrar Class-II, Nashik-2 vide document Serial No. 7093/2017 on 06/11/2017 and the GPA for Development was presented & executed in the Office of the Joint Sub Registrar Class-II, Nashik-2 vide document Serial No. 7094/2017 on 06/11/2017.

AND WHEREAS the building permit has sanctioned by Office of the Nashik Municipal Corporation, Nashik wide commencement certificate No. LND/BP/Deolali/DCR/0350/2018, dated 18/08/2018.

AND WHEREAS the work completion certificate bearing Sr. No. JAWAK KRA./NARAVI/29959/2022 dated 10.10.2022 has been received from the concerned Office of the Nashik Municipal Corporation, Nashik and the compliance in this regard has been completed for all intents and purposes.

AND WHEREAS the said Vendor/s has accordingly commenced a Residential and Commercial scheme/project known as "HARI MANTRA PHASE II" a scheme of Residential Apartments and Commercial Units on the said property pursuant to the plans duly sanctioned by the concerned local authority.

AND WHEREAS the title of the said property has been certified by legal advisor of the said Developer/s i.e Adv. Mrs. Anita Prakash Mungase (Pawar);

AND WHEREAS the Developers herein has entered into standard agreement with Architect Mr. Prashant Themaskar duly registered with the Council of Architects and Structural Engineer Sanjeev Patel of Nashik.



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AND WHEREAS the said Developer has agreed to sell and the Purchaser/s has/have agreed to purchase a Flat No. 204 on the Second Floor as per the booking plan which is made on the basis of the sanctioned building plans of Nashik Municipal Authority, as stated herein above in the said building (hereinafter referred to as the said "Shop/Flat/Premises") more particularly described in Schedule A appearing hereafter, on ownership basis for the price & on the terms & conditions hereinafter appearing;

AND WHEREAS the Purchaser/s confirm/s that the said Developers have given inspection of originals of all the aforesaid documents as well as all necessary information promptly to the Purchaser/s prior to the date of entering into these presents;

AND WHEREAS the Purchaser/s is/are aware of the fact that the said Developer/s has/have entered into or will enter into similar and/or separate agreement/s with several other person/s and party/ies in respect of other flats/premises in the said building on the said property;

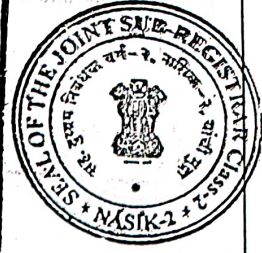
AND WHEREAS the RERA registration number is p51600017847 for the said project for a period commencing from 24.09.2018 and ending on 30.03.2021.

And whereas the said premises is situated in "HARI MANTRA PHASE II" & the respective premises as well as, common amenities & the building has been declared under the provisions of Maharashtra Apartment Ownership Act & no that effect a Deed of Declaration is executed and registered at the office of the Joint Sub-Registrar, Class-II, Nashik-2 at Serial No. 2-12-2023, Dated, 02.01.2023. The Vendor agreed and accepted all the terms and conditions of Apartment Declaration.

AND WHEREAS relying on the Purchaser/s representation and assurance, the said Developer/s herein has agreed to sell and the Purchaser/s herein has agreed to purchase a premises more particularly described in Schedule A



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necessary or may be required and mandated by the concerned Local Authority both now and hereafter.

## 2. AGREEMENT AND CONSIDERATION

A. Subject to the other terms and conditions herein and relying on the Purchaser/s representation/s and assurance/s, the Developer herein has agreed to sell the Flat No. 204 admeasuring Carpet Area 40.49 Square Mtrs. i.e. 435.834 Square Feet together with Adjacent Terrace admeasuring Carpet Area 233.578 Square Feet i.e. 21.7 Square Meters and Balcony admeasuring Carpet Area 45.962 Square Feet i.e. 4.27 Square Meters, situated Second Floor, in the Project named as "HARI MANTRA PHASE II" being constructed on the said property more particularly described in First Schedule hereunder written and the Purchaser/s has/have agreed to purchase the same (hereinafter called and referred to jointly as the 'Said Shop/Premises', for the sake of brevity and convenience which is more particularly described in Schedule A hereunder written) at or for total lumpsum consideration of Rs. 26,76,163/- (Rupees Twenty Six Lac Seventy Six Thousand One Hundred Sixty Three Only) and this amount is excluding all other expenses, charges and statutory separately mentioned herein below.

### NOW THIS DEED OF APARTMENT WITNESSETH AS UNDER:-

1) The Vender/s do hereby sell, transfer, convey and alienate the said premises i.e. Flat No. 204 admeasuring Carpet Area 40.49 Square Mtrs. i.e. 435.834 Square Feet together with Adjacent Terrace admeasuring Carpet Area 233.578 Square Feet i.e. 21.7 Square Meters and Balcony admeasuring Carpet Area 45.962 Square Feet i.e. 4.27 Square Meters, situated Second Floor, in the Project named as "HARI MANTRA PHASE II", more particularly described hereunder in Schedule II constructed upon the said properties more particularly described in Schedule I written hereunder to and for the consideration of Rs. 26,76,163/- (Rupees Twenty Six Lac Seventy Six Thousand One Hundred Sixty Three Only) to the Purchaser/s along with rights of membership in the said apartment, to have and to hold forever as true & absolute owner thereof.



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or pending litigation either in court of law or before any tribunal or Local Body. Till today the Vendor/s has not received any notice with respect to temporary or permanent injunction from any Court or Local Body.

6) That the Vendor/s hereby assure unto the Purchaser/s that the said plot is neither subject matter of any acquisition or requisition nor has he/she received any notice to that effect till today.

7) That all the taxes, N. A. Taxes, Charges, Accruing in respect of the said Flat premises have been paid by the Vendor/s till execution of these presents and now the Purchaser/s shall pay the same hereinafter as owner thereof.

8) That the Vendor/s hereby assure unto the Purchaser/s that the said premises is her/his absolute ownership property and no one else has any rights, title or interest in the same.

9) That the Purchaser/s hereby assures, confirms and agrees that, he/she shall not violate any terms & conditions of Deed of Declaration. The same shall be binding upon the Purchaser/s and the Purchaser/s hereby agrees to abide all the terms & conditions of this Deed as well as bye-laws of Deed of Declaration.

10) Now the purchaser become the full and absolute owner of the said premises & at his/her own costs & expenses he/she shall get his/her name as member of Apartment and record of rights, entered in the record of rights and the Vendor/s undertake to extend necessary co-operation in that behalf. All necessary Sales Tax, Service Tax, M-VAT etc. will be borne by Purchaser/s only.

11) The Purchaser/s shall use the said Flat and every part thereof and/or permit the same to be used only for the purpose of Commercial Only.

12) That this Deed is being executed pursuant to and for the purpose of Maharashtra Apartment Ownership Act, 1970.

13) That all the expenses towards stamp duty, registration charges, and incidental expenses thereto for these presents are paid and borne by the Purchaser/s as agreed by and between them.

14) That the Vendor/shaving received the total consideration from the Purchaser/s, do hereby sell, transfer & convey the said premises in favour of the Purchaser/s absolutely and forever to have and to hold the same as true & absolute owner thereof. The Purchaser/s is hereby empowered with rights to use, occupy, possess, transfer, alienate, convey the said premises.

15) The said Purchaser/s inspected the amenities which is given by the said Vendor/s in the said premises & construction work of the said Flat



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premises & building that the said Purchaser/s has fully satisfied for the same.

16) The Vendor/s has delivered all necessary papers & documents to the Purchaser/s for better occupations of said premises.

17) The Purchaser/s has already paid deposits amount to the said Vendor/s the following amounts before taking possession of the said premises: -

- |                   |  |
|-------------------|--|
| i) Rs. 15,000/-   | Formation exp. Of Apartment Association.   |
| ii) Rs. 35,000/-  | MSED Co. Ltd. expenses.  |
| iii) Rs. 43,150/- | Amount calculated @ Rs.100/- per Sq. Ft. of saleable area towards society maintenance deposit covering provisional outgoing for common municipal taxes, common water bills, common electric bills, maintenance charges & other expenses. |

18) That The Vendor/s & Purchaser/s has entered into Agreement of Sale of said Flat No. 204, on the Second Floor the Agreement for sale has been entered on the Stamp Duty of Rs. 1,60,700/- which was purchased by the purchaser & the above agreement for Sale has been registered with the office of Jt. Sub-Registrar, Class-II, Nashik 2 on Dated: 22.01.2019, vide Serial No. NSN 2-442-2019, & the amount of Rs. 26,770/- being Registration fees on the Consideration amount of the said Flat is Rs. 26,76,163/- & Government Valuation of the said Flat Rs. 15,95,000/-.

**First Schedule (Description of the freehold land and all other details)**

All that piece and parcel of land having finally N. A. Plot No.1 from and out of land bearing Survey No. 46/1C/1+2 which is having Area admeasuring 666 Sq.Mtrs. which is situated at Village Deolali, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik, which is bounded as follows: -

EAST	:	By Plot No.02
WEST	:	By 18 Mtr DP Road
SOUTH	:	By 9 Mtr Colony Road
NORTH	:	By Survey No.46/1B

Together with all things lying or being under upon embedded, in or attached to earth right of way & all easementary rights pertaining thereof



NO. 204	
G.R. No. 92308	(2023)
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**Second Schedule (nature, extent and description of common areas and facilities)**

1. Quality RCC Construction
2. Parking in stilt and side margin with paver blocks/trimex concrete
3. Exterior painting – Maintenance free waterproof paint
4. Building Roof in Brick Bat Coba with neat cement finishing
5. Overhead and underground water tank with plumbing arrangement and water supply to be obtained from local authority
6. Rain water harvesting with necessary recharge pit
7. Lift with battery backup.

**SCHEDULE 'A'**

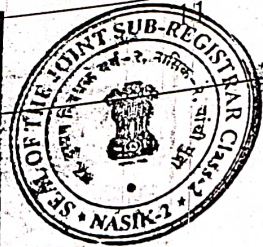
The Shop/Flat/Premises in the project known as "HARI MANTRA PHASE II" Apartment having Flat No. 204 measuring Carpet Area 435.834 Square Feet i.e. 40.49 Square Mtrs. being situated on the Second Floor Which is bounded as shown below:-

- East : Staircase & Flat No. 201.  
 West : Marginal Space of the building.  
 South : Flat No. 203.  
 North : Marginal Space of the building.

Together with rights of easements, common amenities, electric fittings, electric meter, rights of common parking with parking the any type of vehicle with rights of membership of Apartment.



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IN WITNESS WHERE OF the VENDOR and the PURCHASER have signed this Deed Of Apartment (Sale Deed ) on the day month and year herein above mentioned in the presence of the witnesses:



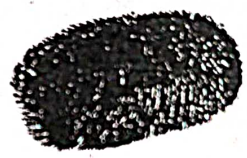
SIGNED & DELIVERED  
 BY THE PROPRIETOR OF  
 THE KARDA CONSTRUCTIONS,  
 SHRI.NARESH JAGUMAL  
 KARDA.



.....  
 Developer.



SIGNED & DELIVERED  
 BY PURCHASER/S



1. NILESH RATNAKAR PATWARDHAN.

...Nilesh.....



2. MANGALA NILESH PATWARDHAN.



...Patwardhan.....

PURCHASER/S

WITNESS:

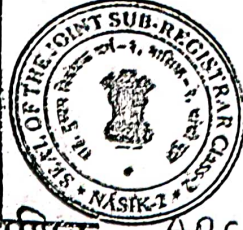
1)   
 K. H. Nakhle

2)   
 (M. S. Pimpale)





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२२-८३



नाशिक महानगरपालिका, नाशिक

ARC NO. 800-12

No. 29959

इमारत वापराचा दाखला

(पूर्ण/भाषणः)

नाशिकरोड

जायक क्र./ननिवि/२२९५७/२०२२

दिनांक : १०/१०/२०२२

श्री./श्रीमती श्री. उल्लम टाकळकर ज.मु.धारक कार्डा कन्स्ट्रक्शन प्रोग्रामरेश  
प्रकल्पान्वये ठिकाण व मत्ता : जयभवाणी कार्डा.

प्लॉट : लवटे नगर-१, जयभवानी रोड, नाशिकरोड.

संदर्भ : आपला दिनांक २८/१२/२०२१ चा अर्ज क्रमांक सी३/ओश्री/६५८/२०२१

महाशय,

दाखला देण्यात येतो की, देवढाली शिवारातील/सि.स.नं., स.नं. ४६/१क/१+२(पै) —

प्लॉट नं. ०१ अं.भू. क्र. — मधील इमारतीच्या लवटे + चार मजले फक्त

मजल्याचे इकडील बांधकाम परवानगी क्र. LND/BP/DCR/354/2018 दिनांक १८/०८/२०१८ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरस्वयम्हर, श्री. प्रशान्त शेणसकर रजिस्ट्रेशन क्र. CA/98/23324

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/निवासी + निवासेतर कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- १) एकूण बांधकाम क्षेत्र ८२९.५९ चौ.मी. या पैकी निवासी ६२६.१६ चौ.मी. निवासेतर १३३.४३ चौ.मी.
- २) एकूण चटई क्षेत्र ७५५.८१ चौ.मी. या पैकी निवासी ६३७.०८ चौ.मी. निवासेतर ११८.७३ चौ.मी.
- १) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/निवासी + निवासेतर कारणाकरिताच करता येईल.
- २) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. ६०६०८५३५

४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक —

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक —

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

७) लंपासणी फि रू. ६०००/-, नुलनीकरण रू. ३०००/-, प्लॅनिंग

फाईन रू. १०४८०/-, विनापरवाना वापर रू. ८०००/-, व डेव्हिअ

रू. २५८००/- पावली नं. ६३२१ व ६३२२ दि. ३०/०९/२०२२ मध्ये

अडलेले आहेत.

कार्यकारी अभियंता  
नगर रचना विभाग  
नाशिक महानगरपालिका, नाशिक



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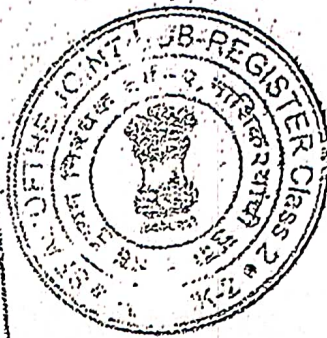
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Document certified by Suresh D Nikumbhe  
sureshnikumbhe05@gmail.com  
Organization : Government of Maharashtra  
Designation : Assistant Director Town Planning  
Date : 17 Sep 2018 19: 02:39  
Certificate No. 2202A41E8253487

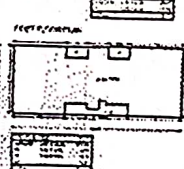
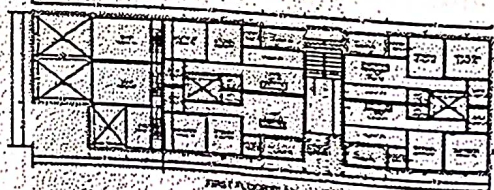
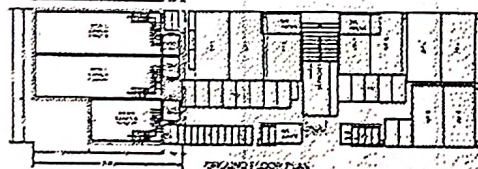
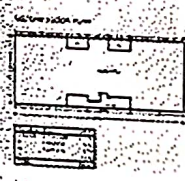
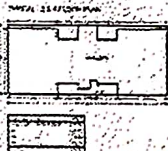
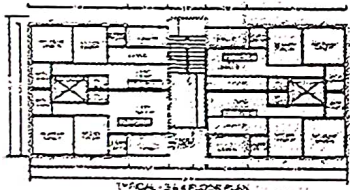
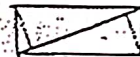
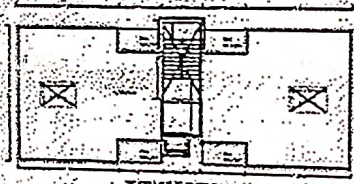
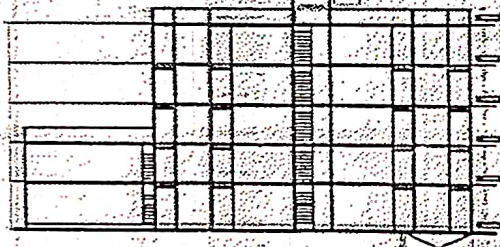
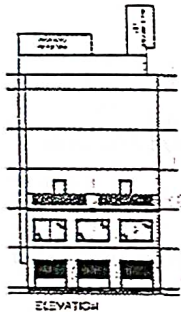
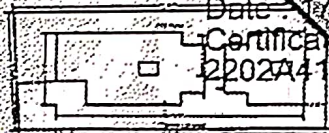
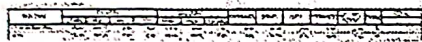


Table with multiple columns and rows, likely containing project details or specifications.