

551/2749

पावती

Original/Duplicate

Tuesday, July 30, 2024

नोंदणी क्रं. :39म

1:51 PM

Regn.:39M

गावाचे नाव: ओझर टाऊनशिप  
दस्तऐवजाचा अनुक्रमांक: नपड2-2749-2024  
दस्तऐवजाचा प्रकार : साठेखत  
सादर करणाऱ्याचे नाव: अमोल नारायण चात्रे

पावती क्रं.: 3706 दिनांक: 30/07/2024

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 50

रु. 17000.00

रु. 1000.00

एकूण:


रु. 18000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
2:12 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु.1304000 /-

मोवदला रु.1700000/-

भरलेले मुद्रांक शुल्क : रु. 102000/-

  
Joint S.R Niphad2  
दुय्यम निबंधक श्रेणी-१  
निपगड-२

- 1) देयकाचा प्रकार: DHC रकम: रु.1000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724303502530 दिनांक: 30/07/2024  
वँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.17000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005958619202425E दिनांक: 30/07/2024  
वँकेचे नाव व पत्ता:





30/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. निफाड2

दस्त क्रमांक : 2749/2024

नोंदणी :

Regn:63m

## गावाचे नाव : ओझर टाऊनशिप

(1) विलेखाचा प्रकार	साठेखत
(2) मोबदला	1700000
(3) बाजारभाव(भाडेपट्टयाच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1304000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक इतर वर्णन : , इतर माहिती: , इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तालुका निफाड पैकी ओझर नगरपरिषद हद्दीतील व ओझर टाऊनशिप शिबारातील बिनशेती गट नं. 2440 ते 2443 मधील प्लॉट नं. 16/17 यांसी क्षेत्रफळ 4.72.96 आर.चौ.मी.(472.96 चौ.मी.)यांसी आकार रु. 47.30 पैसे. यावर बांधकाम चालू असलेल्या श्रीराम रेसिडेन्सी या आर.सी.सी. इमारतीमधील तिसऱ्या मजल्यावरील फ्लॅट नं. 09 यांसी कारपेट क्षेत्रफळ 42.00 चौ.मी + वाल्कनी क्षेत्रफळ 2.00 चौ.मी. असे एकुण क्षेत्रफळ 44.00 चौ.मी. तसेच पार्किंग क्षेत्रफळ 10.00 चौ.मी. येणेप्रमाणे फ्लॅट मिळकत.( ( GAT NUMBER : 2440 to 2443, Plot No. 16/17, Flat No. 09 ; ) )
(5) क्षेत्रफळ	1) 44.00 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:-गोल्डन ड्रिम कन्स्ट्रक्शन तर्फे भागीदार नं. 1) कुणाल देविदास जाधव, 2) मंगेश प्रकाश दाभाडे, 3) घनश्याम दिनकर अहिरराव यांचे विकसक व जनरल मुखत्यार म्हणून परमानंद श्रीकृष्ण पाटील वय:-37; पत्ता:- प्लॉट नं: सव्हे नं. 966, माळा नं: प्लॉट नं. 13 ते 16/4, इमारतीचे नाव: कर्मयोगी नगर, ब्लॉक नं: नाशिक, रोड नं: ता. जि. नाशिक, महाराष्ट्र, णास्:ईक्र. पिन कोड:-422008 पॅन नं:-AUAPP0019L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-अमोल नारायण चात्रे वय:-30; पत्ता:-प्लॉट नं: सायखेडा फाटा, माळा नं: ओझर, इमारतीचे नाव: मिग, ब्लॉक नं: ता. निफाड, रोड नं: जि. नाशिक, महाराष्ट्र, णास्:ईक्र. पिन कोड:-422206 पॅन नं:-BHVPC3384A
(9) दस्तऐवज करून दिल्याचा दिनांक	30/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	30/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2749/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	102000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	17000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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  
अस्तित्वात नसून नवकाल  
दुय्यम निबंधक श्रेणी-१, निफाड-२

CHALLAN  
MTR Form Number-6



SRN	MH005958619202425E	BARCODE			Date	30/07/2024-10:20:40	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Office Name	NPD2_NIPHAD 2 JOINT SUB REGISTRAR				PAN No.(If Applicable)	AUAPP0019L		
Location	NASHIK				Full Name	Parmanand Shrikrishna Patil		
Year	2024-2025 One Time				Flat/Block No.	N.A.G.No. 2440 to 2443, Plot No. 16/17		
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	102000.00		Road/Street	Shreeram Residency, 3rd Floor. Flat No. 09			
0030063301	Registration Fee	17000.00		Area/Locality	Ojhar Township. Tal. Niphad, Dist.			
				Town/City/District	Nashik.			
				PIN	4	2	2	2
				Remarks (If Any)	PAN2=BHVPC3384A~SecondPartyName=Amol Narayan Channe~CA=1700000~Marketval=1304000			
Total		1,19,000.00		Amount In Words	One Lakh Nineteen Thousand Rupees Only			
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332024073011594	2881424632	
Cheque/DD No.				Bank Date	RBI Date	30/07/2024-10:22:08	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

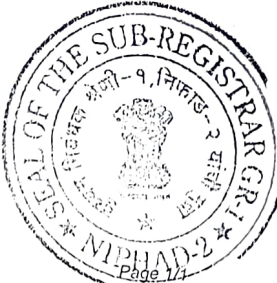
Department ID :

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

Mobile No. : 9923798075

सदर चलान केवल दुर्यम निवृत्त कार्यलयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

ज.प.स.-२  
दस्ता. २०४६ / २०२४  
१ ५०



Print Date 30-07-2024 10:22:27

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0724303502530

Date 30/07/2024

Received from Self, Mobile number 9923798075, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Niphad of the District Nashik.

Payment Details

Bank Name SBIN

Date 30/07/2024

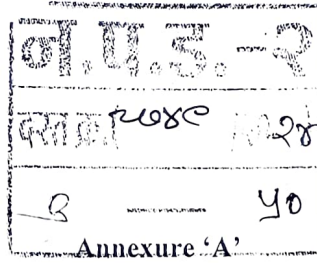
Bank CIN 10004152024073002421

REF No. 421209139609

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

91.13.2  
2008/028  
2 - 40





Agreement to be entered into between  
Promoter and Allottee(s)  
(See rule 10(1))

## AGREEMENT FOR SALE

This Agreement made at Pimpalgaon (B) this 19<sup>th</sup> day of June in the year Two Thousand and Twenty Four between Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkarrao Ahirrao (Plot Owner) Through their Developer and General Power of Attorney Holder Mr. Parmanand Shrikrishna Patil, Age - 37 Years, Occupation : Business, Adhar No.: 623952597070, Pan Card No. : AUAPP0019L, Mobile No.: 9923798075 having address at Plot No. 13 to 16/4, Karmyogi Nagar, Nashik. Tal. Dist. Nashik. Pin Code : 422008. hereinafter referred to as "the Promoter of the One Part and Mr. Amol Narayan Channe, Age - 30 Years, Occupation : Service, Adhar No.: 625716983752, Pan Card No. : BHVPC3384A, Mobile No.: 9921586688. having address at Saikheda Fhata, Ojhar (Mig), Tal. Niphad, Dist. Nashik. hereinafter referred to as " the Allottee" ( Puncher) of the Other Part.

AND WHEREAS the lease Deed/Agreement for Lease, is with the benefit and right to construct any new building/s if so permitted by the concerned local authority.

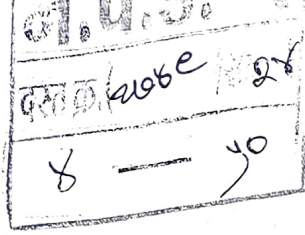
OR

WHEREAS by an Agreement dated 30<sup>th</sup> day of March 2023 Power of Attorney dated 28<sup>th</sup> day of March 2023 executed between Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkarrao Ahirrao ( hereinafter referred to as "the Original Owner") of the One Part and the Promoter of the Other Part ( hereinafter referred to as "the Development Agreement"), the Original Owner granted to the Promoter development rights to the piece or parcel of freehold land lying and being at **Ojhar Township** in the Registration Sub-District of **Niphad** admeasuring **472.96 sq. mts.**, or thereabouts more particularly described in the First Schedule therein as well as in the First Schedule hereunder written (hereinafter referred to as "the project land") and to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement/Power of Attorney;

OR

(Give Complete Recital of the Title of the Promoter to the plot on which promoter proposes to construct and sale the Apartment)

History of the land : Gat No. 2440 to 2443 out of Plot No. 16, Area 236.48 sq.mtr. is originally owned by Mr. S, Vaidyanath & V. Gargi. Which



was sold to Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkarrao Ahirrao on 26<sup>th</sup> March 2021 vide Sale Deed Regi. No. 947/2021. And Gat No. 2440 to 2443 out of Plot No. 17, Area 236.48 sq.mtr. is originally owned by Mr. Ramanad Zha & Vandana Zha Which was sold to Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkarrao Ahirrao on 9<sup>th</sup> November 2022 vide Sale Deed Regi. No. 3928/2022.

Thereafter Mr. Parmanand Shrikrishna Patil prepared building plan Said Plan was sanction by CEO and Planning Authority Ozar Nagarparishad vide Sr.No. 101 dated 29/3/2023 and construction permission/commencement letter obtained by same authority vide its Out word Number – Out Word No/O.N.P./Bandh/ NR/Karya-101/2022-23 dated 29<sup>th</sup> March 2023.

Thereafter Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkarrao Ahirrao was entered into agreement with Mr. Parmanand Shrikrishna Patil to Develop said Plot No. 16 & 17. In respect of that Development Agreement was Registered with Sub Registrar Niphad 2. vide Sr.No. 1081/2023 dated 28/03/2023. And General Power of Attorney vide Sr.No. 1082/2023 dated 28/03/2023.

AND

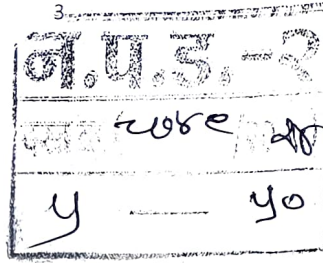
( Also specify

- (i) Any covenants affecting the said property - No
- (ii) Any impediments attached to the said property. - No
- (iii) Number and Area occupied by Tenants and how they are proposed to be settled so as to have clear possession of the said property. - No
- (iv) Details of illegal encroachment on the said property. - No
- (v) Any permission (if any) required from any Government or Authority which affects the title to the property and details of all such required permissions obtained. - No
- (vi) Details of mortgage or lien or charge on the said property.) - No

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor/Lessor/Original Owner/Promoter is in possession of the project land.

AND WHEREAS the Promoter has proposed to construct on the project land (here specify number of buildings and wings thereof) **Number of Buildings- 01. Number of Wings – 01, having Building Includes : Ground Floor and Parking, Stilt/3rd Floor includes 4 Flats, Flat No. 1 to 4, 2<sup>nd</sup> Floor includes 4 Flats, Flat No. 5 to 8, 3rd Floor includes 4 Flats, Flat No. 9 to 12, 3rd Floor**



includes 4 Flats, Flat No. 13 to 16, 5<sup>th</sup> Floor includes 4 Flats, Flat No. 17 to 20,  
(here specify number of Basements,/podiums/stilt and upper floors)

AND WHEREAS the Allottee is offered an Apartment bearing number **Flat No. 09** on the **3rd Floor**, ( herein after referred to as the said "Apartment") in the \_\_\_\_ wing of the Building called **Shri Ram Residency** (herein after referred to as the said "Building") being constructed in the **One phase** of the said project, by the Promoter

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

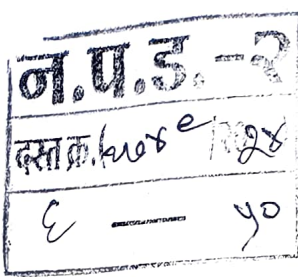
AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the **Real Estate Regulatory Authority at Nashik No P51600051163**; authenticated copy is attached in Annexure 'F';

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

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects/Engineer **Mr. Parmanand Shrikrishna Patil** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.



AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2, AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building

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

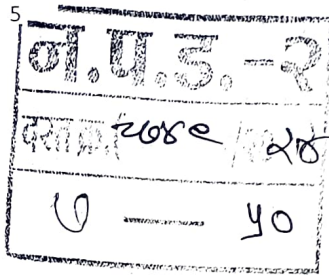
AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No. **Flat No. 09** on **3rd** floor in wing \_\_\_\_ situated in the building No. .... being constructed in the One phase of the said Project,

AND WHEREAS the carpet area of the said Apartment is **44.00 square meters** and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area 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.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and





stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. 17,00,000/- (Rupees : Seventeen Lakh Only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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 at no. ;

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/Plot) and the garage/covered parking(if applicable).

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

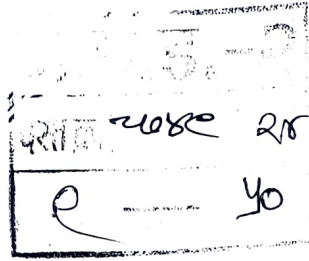
1. The Promoter shall construct the said building/s consisting of ..... basement and ground/ stilt, /..... podiums, and ..... upper floors **Building Includes : Ground Floor and Parking, Stilt/3rd Floor includes 4 Flats, Flat No. 1 to 4, 2<sup>nd</sup> Floor includes 4 Flats, Flat No. 5 to 8, 3rd Floor includes 4 Flats, Flat No. 9 to 12, 3rd Floor includes 4 Flats, Flat No. 13 to 16, 5<sup>th</sup> Floor includes 4 Flats, Flat No. 17 to 20**, on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

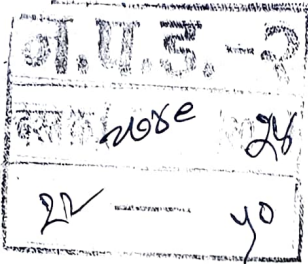
01.11.24  
2006 28  
6 30



- 1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. Flat No. 09 of the type ..... of carpet area admeasuring **44.00 sq. metres** on 3rd floor in the building **Shri Ram Residency** /wing (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. .... including Rs. .... being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).
- (ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos \_\_\_\_\_ situated at \_\_\_\_\_ Basement and/or stilt and /or \_\_\_\_\_ podium being constructed in the layout for the consideration of Rs. \_\_\_\_\_/-
- (iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos \_\_\_\_\_ situated at \_\_\_\_\_ Basement and/or stilt and /or \_\_\_\_\_ podium being constructed in the layout for the consideration of Rs. \_\_\_\_\_/-
- 1(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. \_\_\_\_\_/-
- 1(c) The Allottee has paid on or before execution of this agreement a sum of 1) **Rs 60,000/- (Rupees Sixty Thousand only) paid to promoter through phone pay app transaction ID No. UTR No. 420902257386 on dated 27/07/2024.**  
2) **Rs 10,000/- (Rupees Ten Thousand only) paid to promoter through Cash on dated 27/07/2024.**  
(not exceeding 10% of the total consideration) as advance payment or application fee and hereby paid to Promoter in the following manner :-
- i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
  - ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
  - iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
  - iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.



- v. Amount of Rs...../-(.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs...../-(.....) ( not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..
- vii. Amount of Rs...../-(.....) ( not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- viii. Balance Amount of Rs...../-(.....) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.
- ix. The balance amount of **Rs 16,30,000/- (Rupees : Sixteen Lakh Thirty Thousand Only)** agrees to pay on or before Sale Deed.
- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].
- 1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ \_\_\_\_\_% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.



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

## 25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in **Ojhar Township** after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar, **Niphad**. Hence this Agreement shall be deemed to have been executed at **Sub-Registrar, Niphad -2**.

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Mr. Amol Narayan Channe (Name of Allottee)

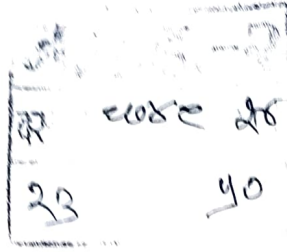
At Post : Saikheda Fhata, Ojhar

(Mig), Tal. Niphad. Dist. Nashik.

(Allottee's Address) Notified

Email ID: \_\_\_\_\_

Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkarrao Ahirrao



through its Developers and GPA Holder.

Mr. Parmanand Shrikrishna Patil (Promoter name)

Plot No. 13 to 16/4, Karmyogi Nagar,

Nashik, Tal. Dist. Nashik.

Pin Code : 422008 (Promoter Address)

Notified Email ID: \_\_\_\_\_

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

28. JOINT ALLOTTEES

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

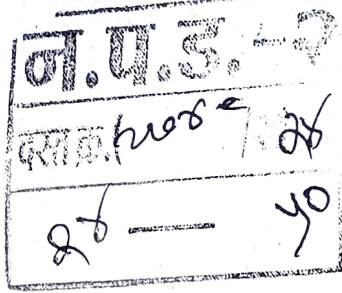
29. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

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

31. GOVERNING LAW

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

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at **Pimpalgaon (B)/ Niphad** (city/town name) in the presence of attesting witness, signing as such on the day first above written.



First Schedule Above Referred to

(Description of the freehold/leasehold land and all other details)

ALL THAT piece or parcel of land situated laying and being in Revenue Village Ozar Township, Tal. Niphad, Dist. Nashik, now included within the limits of Nagarparishad Ozar Mig., within the Registration Dist. Nashik and Sub-Registration Taluka Niphad bearing **Non Agricultural Gat No. 2440 to 2443, Plot No. 16+17, admeasuring Total Area 4.72.96 R.Sq.Mtr. i.e. 472.96 Sq.Mtrs**, The property is bounded as under -

On or towards East - 9 Mtr. Colony Road.

On or towards West - Plot No. 19 & 21

On or towards South - 9 Mtr. Colony Road

On or towards North - Plot No. 18

Second Schedule Above Referred to

(Here set out the nature, extent and description of common areas and facilities.)

**SCHEDULD - II**

Out of the above building constructed on the property described in the Schedule - I above and known as '**Shri Ram Residency**'. **Flat No. 09 (Nine)** admeasuring **44.00 sq.mtrs.** Carpet area of Apartment and **2.00 sq.mtr.** Area of Balcony = Total Area **44.00 sq.mtr.** of the flat, on **3rd Floor** consists of **Two Bed room, One Hall, Kitchen & Bathroom, W.C. and Balcony** shown in Building plan and **allotted parking of 10.00 sq.mtr.** shown in the Parking plan situated within the limits of Ozar Nagarparishad. Tal. Niphad. Dist. Nashik.

bounded as follows -

ON OR TOWARDS

BY

East

-

Building Side Margin

West

-

Passage and Stair Case

South

-

Flat No. 10, Lift, Duct

North

-

Building Side Margin

01.11.20  
 4000  
 24

20  
 40



SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

Please affix photograph and sign across the photograph



Amol 

Mr. Amol Narayan Channe

At : Pimpalgaon (B). Tal. Nipahd, Dist. Nashik.

in the presence of WITNESSES:

- Name Vishal Dilip Patil  
Signature [Signature]
- Name Tushar Lakshman Bhedoke  
Signature [Signature]

SIGNED AND DELIVERED BY THE WITHIN NAMED

Signature: [Signature] 

Promoter:

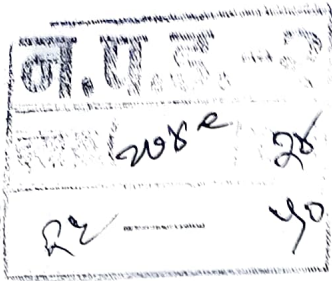
Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkarrao Ahirrao (Plot Owner)



through its Developers and GPA Holder.

Mr. Parmanand Shrikrishna Patil (Promoter name)

Note - Execution clauses to be finalised in individual cases having regard to the constitution of the parties to the Agreement.



SCHEDULE 'A'

PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THE GARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT

ANNEXURE - A

Name of the Attorney at Law/Advocate, Address :  
Date :

No.  
RE. :

Title Report  
Details of the Title Report

The Schedule  
Above Referred to  
(Description of  
property) Place:  
Dated .....day of ..... 20.....

(Signed)

ANNEXURE -B

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land),

ANNEXURE -C-1

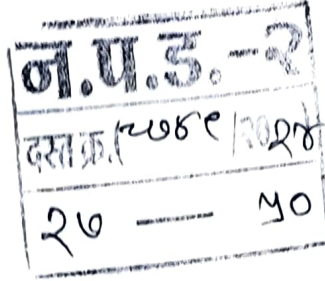
(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority )

ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project )

ANNEXURE -D





(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

#### ANNEXURE – E

(Specification and amenities for the Apartment)


- (1) R.C.C. Frame structure.
- (2) External walls of 6 Inches , Internal walls 4 Inches
- (3) Sandface Single coat plaster for outside brick wall and internal plaster with Tractor Emulsion paint.
- (4) Vitrified Flooring Tiles 2' X 2' size for all rooms.
- (5) 7' fit high wall tiles dado for Bath and W/C.
  - Main door with wooden frames.
  - W/C and Bath PVC Door and all doors in Flush Door with laminated sheet.
- (6) Designer tiles for kitchen with granite kitchen platform with stainless still sink. 4 foot Height Tiles from Kitchen Otta.
- (7) Powder coated aluminium sliding windows with mosquito net and M. S. grill.
- (8) Good quality Wiring and Switches with concealed fitting.
- (9) Concealed plumbing work.
- (10) As per the attached parking map, this flat is provided with Four Wheeler Open Parking.
- (11) Under ground and Overhead Common water tank.
- (12) Provided Lift with battery backup.

#### ANNEXURE –F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

Received of and from the Allottee above named the sum of Rupees ..... on execution of this agreement towards Earnest Money Deposit or application fee

I say received.

  
The Promoter/s.



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- ओझर टाऊनशिप (१०९२२२)

तालुका :- निफाड

जिल्हा :- नाशिक



PJ-ID : 27881666823

गट क्रमांक व उपविभाग

२४४०/ते/२४४३/प्लॉट/१६/१७

27881666823

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	५३९२	गोल्डन ड्रीम कन्स्ट्रक्शन तर्फे पार्टनर कुणाल देविदास जाधव				(२९८५६)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		गोल्डन ड्रीम कन्स्ट्रक्शन तर्फे पार्टनर मंगेश प्रकाश दाभाडे				(२९८५६)	इतर अधिकार
विन शेती	४.७२.९६	गोल्डन ड्रीम कन्स्ट्रक्शन तर्फे पार्टनर घनश्याम दिनकरराव अहिरराव				(२९८५६)	अकृषिक वापर - रहिवास (गावठाणावाहेरील)
विन शेती	४७.३०	-----सामाईक क्षेत्र-----	४.७२.९६	४७.३०			निवासी विनशेती (२९८५६)
आकारणी							विकसन करारनामा
							विकसन करारनामा करून घेणार:-परमानंद श्रीकृष्ण पाटील (३००६५)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ३००६५ व दिनांक : ०७/०९/२०२३
<p>जुने फेरफार क्र : (१९८९६) (१३०१७) (१३१०९) (२०९३०) (२६५०७) (२७९६२) (२८४४४) (२९४६७)</p>							सीमा आणि भुमापन चिन्हे :

७.५.२३  
२५  
३०



हा गाव नमुना क्रमांक ७ दिनांक ०७/०९/२०२३, १४:४९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ धा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही राही शिकण्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १८/०९/२०२४ : १२:५४:१६ PM, वैधता पडताळणीसाठी <https://digitalsalbars.mahubhurni.gov.in/dsar/> या संकेत स्थळावर जाऊन 2014100001372485 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

Digitally



# ओझर नगरपरिषद, ओझर

ता. निफाड, जि. नाशिक



स्यातंम्याद्या अमृत महोत्सव  
स्थापना - १८ फेब्रु २०२१.

e-mail- ozarnagarparishad@gmail.com

जा. क्र./ओ.न.प./नर/कार्या- १५४ /२०२२-२३

मुख्याधिकारी यांचे कार्यालय

दिनांक १०/०२/२०२३

नगर रचना विभाग.

प्रति,  
श्री.गोल्डन ड्रीम कन्स्ट्रक्शनतर्फे पार्टनर  
कुणाल देविदास जाधव व इ.२  
रा.ओझर ता.निफाड



विषय - मौजे .ओझर ता. निफाड जि.नाशिक

येथील गट नं.२४४०ते२४४३, भु.क्र.१६ क्षेत्र. २३६.४८चौ.मी., भु.क्र.१७ क्षेत्र २३६.४८ चौ.मी.  
असे एकूण क्षेत्र ४७२.९६ चौ.मी.,चे रहिवासी प्रयोजनार्थ एकत्रिकरण नकाशांना मंजूरीची शिफारस  
मिळणेबाबत..

संदर्भ - १. गोल्डन ड्रीम कन्स्ट्रक्शनतर्फे पार्टनर कुणाल देविदास जाधव इ.२ यांचा भुखंड एकत्रीकरणचा  
दि.१९/०९/२०२३चा प्रस्ताव.

२.मा. सहाय्यक संचालक नगर रचना विभाग नाशिक यांचे कडील जा.क्र.बिशे/सु.अभि/मौजे. ओझर,  
ता.निफाड/ग.नं.२४४०ते२४४३/संसना/८५४ दि.१६/०४/२००५अन्वये अंतिम रेखांकन मंजूरी प्रपत्र.

३. मा. उपविभागिय अधिकारी निफाड भाग निफाड यांचे कार्यालयाकडील क्रं.जमाबंदी /बि.शे. प.क्र.  
३८/२००५निफाड दिनांक.०६/०६/२००५ रोजीचा बिनशेती आदेश.

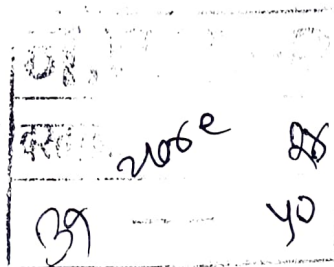
उपरोक्त विषयान्वये आपणास कळविण्यात येते की, मौजे .ओझर येथील गट नं.  
२४४०ते२४४३, भु.क्र.१६ क्षेत्र. २३६.४८चौ.मी., भु.क्र.१७ क्षेत्र २३६.४८ चौ.मी.असे एकूण क्षेत्र  
४७२.९६ चौ.मी.,चे रहिवासी प्रयोजनार्थ एकत्रिकरण नकाशांना मंजूरीची शिफारस मिळणेबाबत प्रस्ताव सादर  
केलेला आहे. सदर प्रस्तावाच्या अनुषंगाने खालीलप्रमाणे शुल्क या कार्यालयाकडेस भरणेत याचे.

भुखंडाचे क्षेत्र	विकास आकार तपशिल	रक्कम रुपये
४७२.९६ चौ.मी.	विकास आकार जागेचे एकूण शासकिय दरानुसार रक्कम - ६६००/- चौ.मी.जागेच्या एकूण किंमतीच्या ०.५ टक्के रहिवास वापराकरीता	१५,६०८/-
छाननी शुल्क		५००/-
एकुण		१६,१०८/-

अक्षरी- सोळा हजार एकशे आठ रु.मात्र  
तसेच भुखंडांचे एकत्रिकरण नकाशांना अधिन राहून व वरिलप्रमाणे शुल्क आकारून शिफारस करण्यात येत आहे.

अभिन्यासातील कामे आपणांस बंधनकारक राहिल त्यासाठी त्या कामाचे विकास शुल्क रक्कम रु.१६,१०८/- एवढे  
शुल्क मा.मुख्याधिकारी ,नगरपरिषद.ओझर यांचे नावे देण्यात यावी.

- १ जागेवरती मंजूर नकाशाप्रमाणे सिमांकन (Demarcation) करावे.
- २ मा. सहाय्यक संचालक नगर रचना विभाग नाशिक यांचे कडील जा.क्र.बिशे/सु.अभि/मौजे. ओझर,
- ३ ता.निफाड/ग.नं.२४४०ते२४४३/संसना/८५४ दि.१६/०४/२००५अन्वये अंतिम अभिन्यास मंजूरी प्रपत्रातील  
अटि / शर्तीची पुतंता काटेकोरपणे अंमलबजावणी करणे अर्जदार यांचेवर बंधनकारक राहिल.





# ओझर नगरपरिषद, ओझर

ता. निफाड, जि. नाशिक  
पिन कोड. : ४२२२०७



स्थापनाचा जन्म महोत्सव

e-mail- ozarnagarparishad@gmail.com

स्थापना - १८ फेब्रु २०२१.

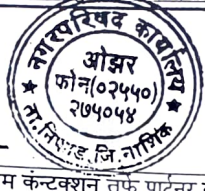
जावक क्र.आ.न.प/बांध/नर/कार्या-

१०९/२०२२-२०२३

मुख्याधिकारी यांचे कार्यालय

दिनांक २१/०३/२०२३

बांधकाम परवानगी विभाग.



वाचा:-

१	गोल्डन ड्रीम कन्स्ट्रक्शन तर्फे पार्टनर कुणाल देविदास जाधव व इतर १ द्वारा विकसक - श्री.परमानंद श्रीकृष्ण पाटील. रा ओझर यांचा दि. १०/०१/२०२३ रोजीचा अर्ज.				
२	इंजिनियर:- श्री.परमानंद.एस.पाटील, रा. नाशिक यांचे ओझर नगरपरिषद कार्यालय नोंदणी क्र. ०४/२०२२-२३ जा.क्र. १२७५/२०२२/२३ दि. ०४/०७/२०२२ परवाना प्रमाणपत्र.				
३	अर्जदार यांनी रु. १००/- चे मुद्रांक शुल्कवर सादर केलेले क्षतपूर्ती बंधपत्र (indemnity bond)				
४	तलाठी ओझर यांचे कडील गट नं.२४४० ते २४४३ भुखंड क्र. १६+१७चा दि. १०/०१/२०२३ रोजीचा सातबारा उतारा मुळ प्रत.				
५	मा. सहाय्यक संचालक, नगररचना व मुल्यनिर्धारण विभाग नाशिक यांचे कडील पत्र क्र.बिरो/सु.अभि/मौ.ओझर/ता.निफाड ग.न.२४४०ते २४४३ ससंना/८५४ दि.१६/४/२००५ रोजीचा अंतिम रेखांकन मंजूरीचा नकाशा.				
६	मा.उपविभागीय अधिकारी निफाड भाग निफाड यांचे कार्यालयाकडील क्र. जमाजबंदी/बिरोप्रक्र/३८/२००५ निफाड दि.६/६/२००५ रोजीचा बिनाशेती आदेश.				
७	गोल्डन ड्रीम कन्स्ट्रक्शन तर्फे पार्टनर कुणाल देविदास जाधव व इतर.१ यांनी श्री.परमानंद पाटील यांना दुय्यम निबंधक निफाड यांचे कार्यालयाकडील दस्त क्र.१०८१/२०२३ दि. २८/०३/२०२३ रोजीचा इमारत बांधकामाबाबतचा विकसन करारनामा.				
८	अ.क्र.	शुल्क आकारणी तपशिल	सुनवणी पत्र क्र व दिनांक	रक्कम रु.	शुल्क भरल्याचा
	१	छाननी शुल्क			पावती क्र
	२	विकास आकार	जावक.क्र.आ.न.प/बांध/नर /कार्या-४०३/२०२२-२०२३ दि.२७/०३/२०२३	२,११८/-	२३७५
	३	प्रिमियम आकारणी			२९/०३/२०२३
	४	कामगार कल्याण निधी १ टक्का			२९/०३/२०२३
	५	वृक्ष कर	जावक.क्र.आ.न.प/बांध/नर /कार्या-४०३/२०२२-२०२३ दि.२७/०३/२०२३	५,८९,३२४/-	३६५१
	६	सुरक्षा अनामत			२९/०३/२०२३
					२५४०
					२९/०३/२०२३
					२३७५
					२९/०३/२०२३
					२३७५
					२९/०३/२०२३
९	कार्यालयीन टिप्पणी दिनांक :-	२८/०३/२०२३.	एकूण रक्कम	१०,००,५५५/-	

विषय :- मौजे. ओझर ता.निफाड, जि.नाशिक येथील गट नं. २४४० ते २४४३ भुखंड क्र. भुखंड क्र.- १६, चे ७/१२ उता-यानुसार क्षेत्र.२३६.४८ चौ.मी, भुखंड क्र.- १७, चे ७/१२ उता-यानुसार क्षेत्र.२३६.४८ चौ.मी. असे एकूण क्षेत्र.४७२.९६ चौ.मी. या जागेत रहिवास प्रयोजनासाठी बांधकाम परवानगी मिळणेबाबत.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये मौजे. ओझर ता.निफाड जि.नाशिक गट नं. २४४० ते २४४३ भुखंड क्र. भुखंड क्र.- १६, चे ७/१२ उता-यानुसार क्षेत्र.२३६.४८ चौ.मी, भुखंड क्र.- १७, चे ७/१२ उता-यानुसार क्षेत्र.२३६.४८ चौ.मी. असे एकूण क्षेत्र.४७२.९६ चौ.मी. या मंजूर रेखांकनातील भुखंडावर बांधकामाचा विकास करण्यास आणि महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि.१०/०१/२०२३ रोजीच्या अर्जास अनुसरून नकाशात हिरव्या रंगाने दाखविलेल्या दुरुस्तीप्रमाणे पुढील अटी व शर्तीस अधिन राहून नकाशात दाखविल्याप्रमाणे तळ मजला, पहिला, दुसरा, तिसरा, चौथा व पाचवा मजला रहिवास वापर प्रयोजनार्थ बांधकामाबाबत परवाना/प्रारंभ प्रमाणपत्र देण्यात येत आहे.

अटी :-

१	महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ चे कलम ४८ नुसार बांधकाम परवानगी ही दिलेल्या तारखे पासून एक वर्षापर्यंत वैध असेल. वैध मुदतीत बांधकाम पूर्ण केले नसेल तर नविन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्यांचा अनुषंगाने छाननी करण्यात येईल व ती बाब अर्जदार/जमीन मालक यांच्यावर बंधनकारक राहिल. नंतर पुढील वर्षासाठी अर्जदार यांना योग्य त्या कारणासहीत नियोजन प्राधिकारणाकडे विनंती अर्ज करून परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक आहे. अशा प्रकारचे नुतनीकरण जास्तीत जास्त तीन वर्षाकरिता करता येईल.
२	मंजूर झालेल्या बांधकाम नकाशांमध्ये दर्शविल्याप्रमाणे संदर्भित जमिनीचा रहिवास प्रयोजनासाठीच वापर करण्यात यावा.
३	वरील वापर सुरु करण्यापूर्वी रेखांकनातील रस्ते, त्यांच्या गटारासह वाहतुकीस योग्य होतील असे पक्क्या स्वरूपात बांधण्यात यावेत व त्यांची रुंदी मंजूर रेखांकनाप्रमाणे ठेवण्यात यावी.
४	नियोजित बांधकामापासून पुढील, मागील व बाजूनी अंतरे प्रत्यक्ष जागेवर मंजूर झालेल्या नकाशाप्रमाणे ठेवण्यात यावीत.

626

