



सन २००९ - २०१०/२५ बुके (7)

नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/अर्धवर्षीयः)

जावक क्र./नरवि/ ८२८६/६०५२

दिनांक : २२/०३/२०११

No. A

श्री./श्रीमती काळू पुताप्ती दामोदर मी.पी.ए. श्री अजय के. राजेगोपालकड व १२४६ श्री अजय के. राजेगोपालकड व

संदर्भ : तुमचा दिनांक १२/०३/२०११ चा अर्ज क्रमांक ०१२/८३२८

महाशय,

दाखला देण्यात येतो की काळू पुताप्ती शिवारातील / मी.स.नं. क्र. नं. १००/१ व १००/२ (P)प्लॉट नं. काळू पुताप्ती मधील इमारतीच्या स्ट्रिक्ट + मान मजले मजलामजल्याचे इकडील बांधकाम परवानगी क्र. Sak/B2/547/6010 दिनांक २५/०३/२०११ अन्वयेदिल्याप्रमाणे आर्किटेक्ट/इंजि./ सुपरवायझर, श्री. अजय के. राजेगोपालकड रड्डे वळे सारक्या वेळीयांचे निरीक्षणखाली पूर्ण झाली असून निवासी / विद्यार्थी / वैयक्तिक कारणासाठी खालील अटी शर्तीस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र १२३०९.२५ चौ. मी. चौ.मी.
व चटई क्षेत्र ८०८३.२४ चौ. मी. (मि 5 A+B+C+D+E+F+गणित) चौ.मी.

- सदर इमारतीचा वापर निवासी / विद्यार्थी / वैयक्तिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- सदरध्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये थ बांधकामामध्ये कोणताही बदल करू नये.

५) काळू पुताप्ती दामोदर मी.पी.ए. श्री अजय के. राजेगोपालकड व १२४६ श्री अजय के. राजेगोपालकड व
जावक क्र. ३०१४/८४ इमारती क्र. २८/४१/२०११ रड्डे वळे
शिवारातील

कार्यकारी अभियंता

नगर रचना विभाग

नाशिक महानगरपालिका, नाशिक

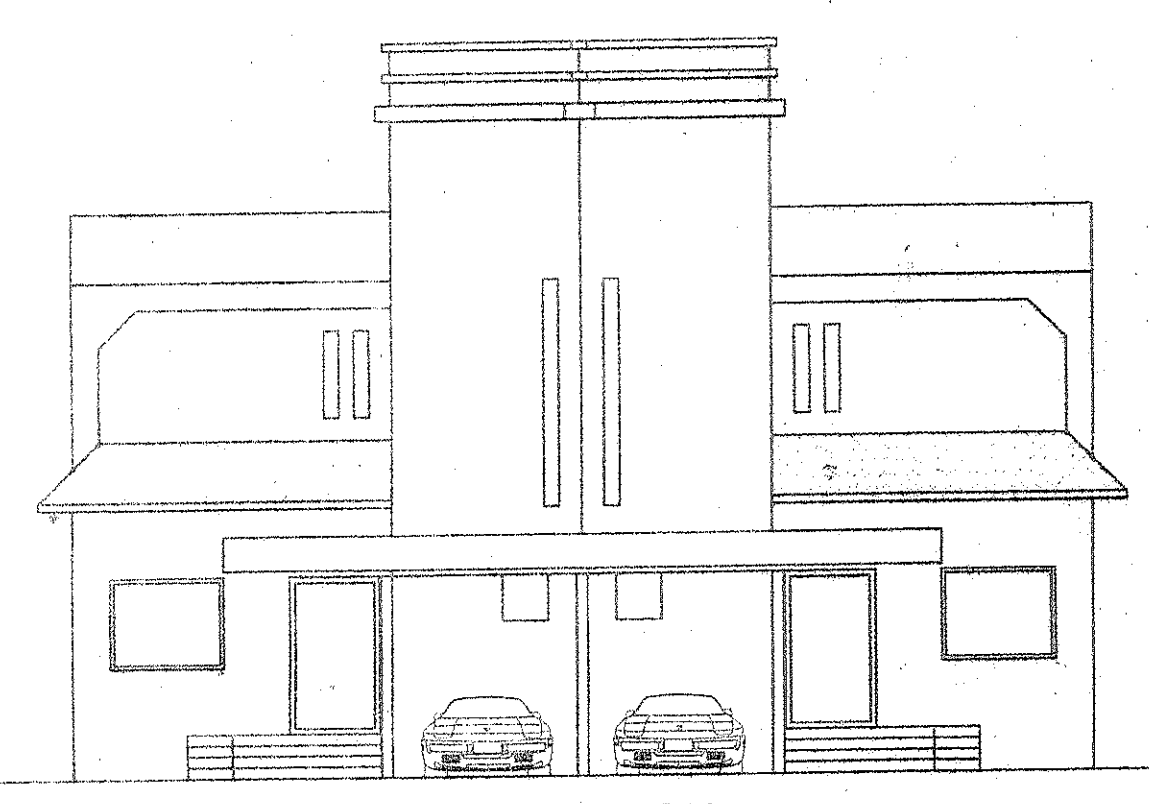
PREVIOUSLY PART COMPLETION NO. 7526
dt. 03/03/2007
PREVIOUSLY APPROVED NO. B2/275
dt. 20/01/2009
PREVIOUSLY PART COMPLETION NO. 4227
dt. 01/01/2010
PREVIOUSLY PART COMPLETION NO
SAT/B2/5360/2786 dt.04/10/2010

APPROVED
As per the accompanying
occupancy Certificate
No. Nashik/2011/2286/6059
Date: 23/03/2009

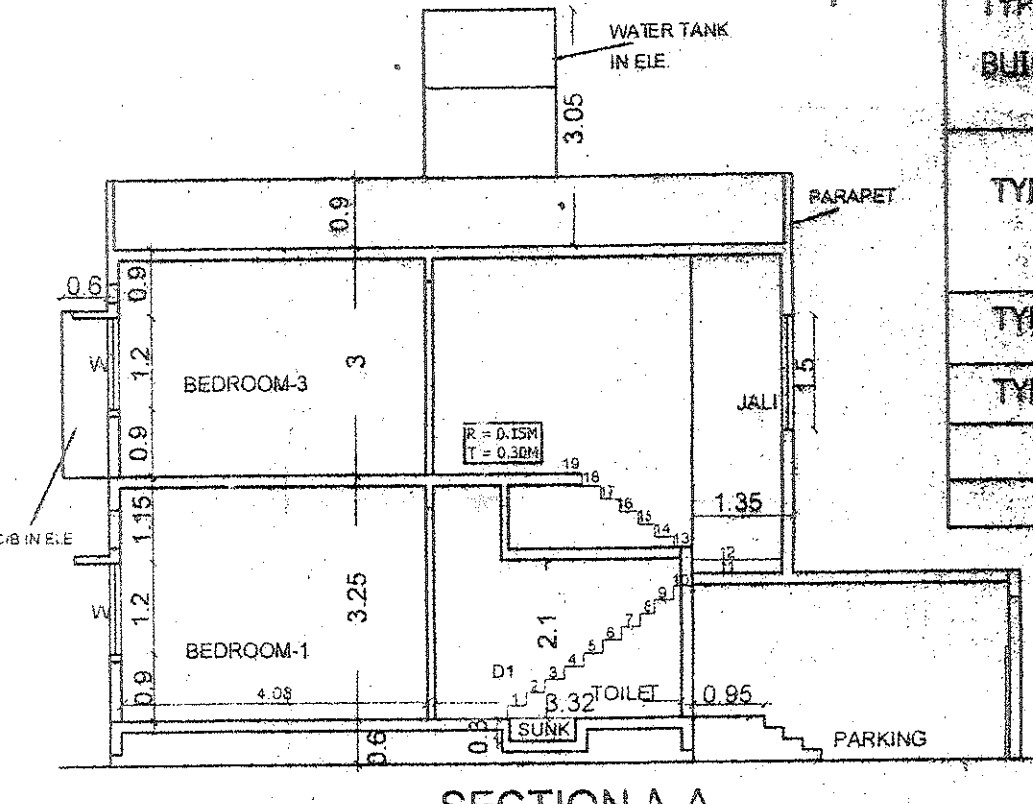
Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation

AREA STATEMENT TWIN BUNGALOW

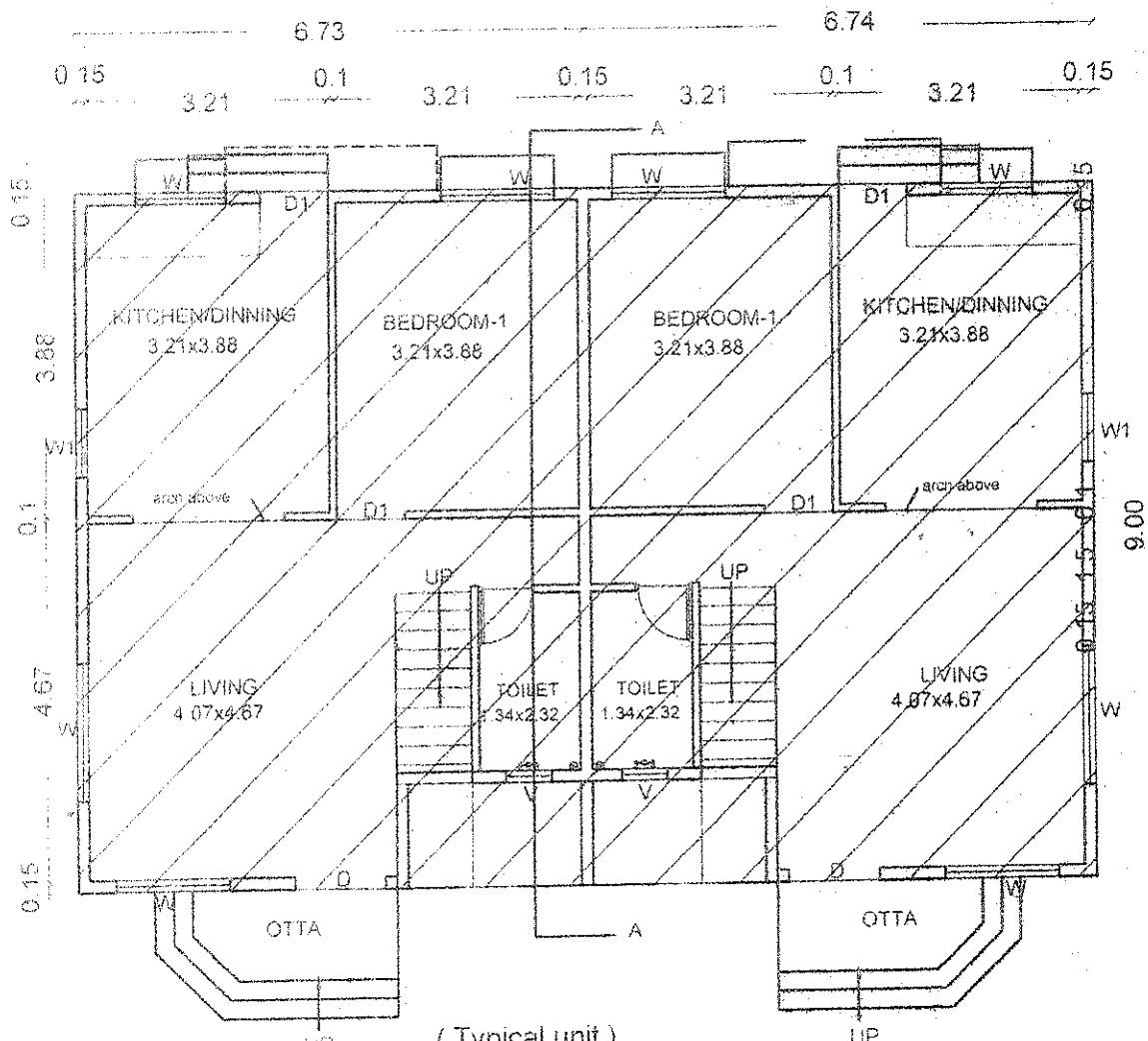
TYPE OF BUILDING	NO. OF BUILDING	PROP. B/UP AREA		TOTAL B/UP AREA	
		G.FLOOR IN SQ.M.	F.FLOOR IN SQ.M.	G.FLOOR IN SQ.M.	F.FLOOR IN SQ.M.
TYPE 'A'	3 TO 18 27 TO 42 54 TO 57 66 TO 71 74 TO 79	57.55 X 48	46.28 X 48	2762.40	2221.44
TYPE 'B'	58 TO 65	60.87 X 8	46.09 X 8	486.96	368.72
TYPE 'C'	72,73	57.55 X 2	46.27 X 2	115.10	92.54
TOTAL				3364.46	2682.70
		TOTAL B/UP AREA = 6047.16 SQ.M.			



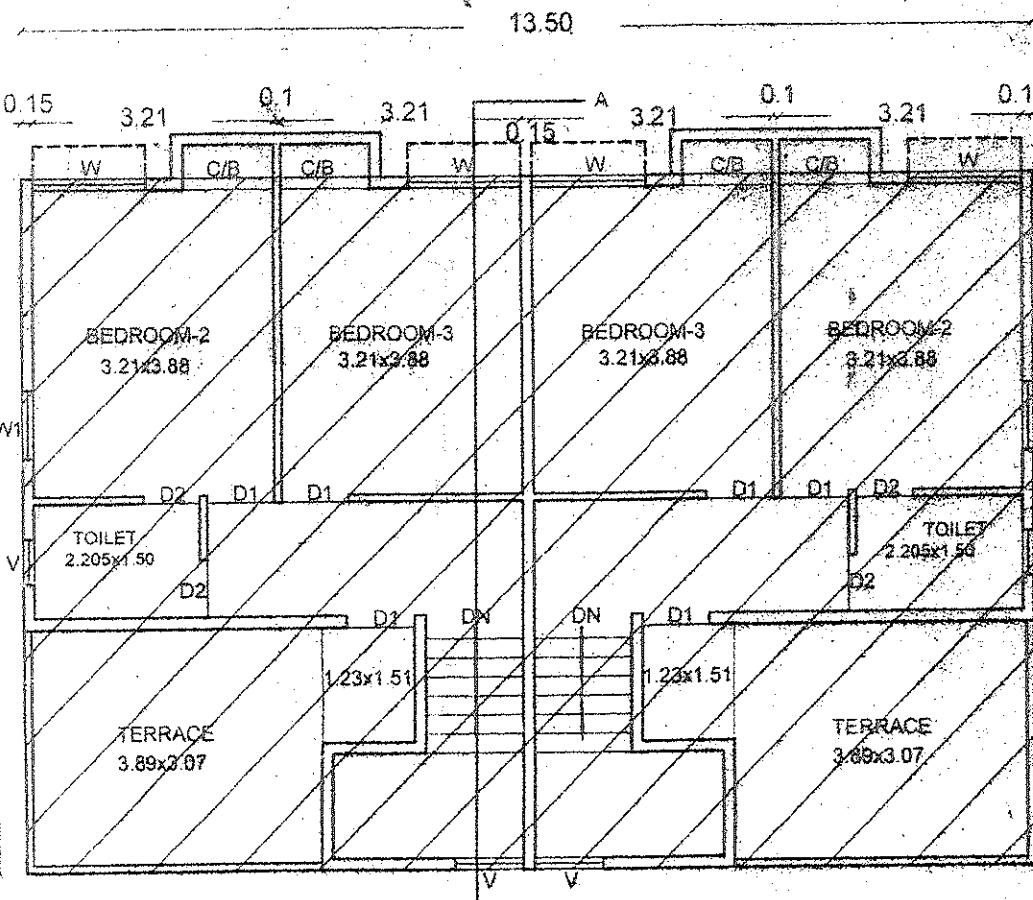
ELEVATION



SECTION A-A



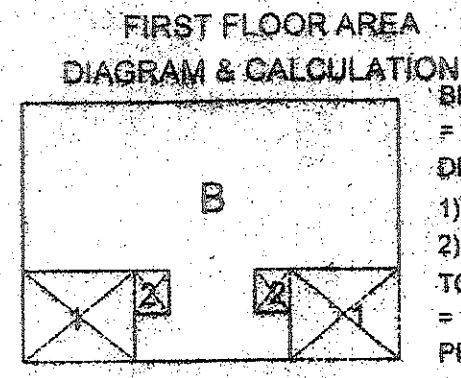
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

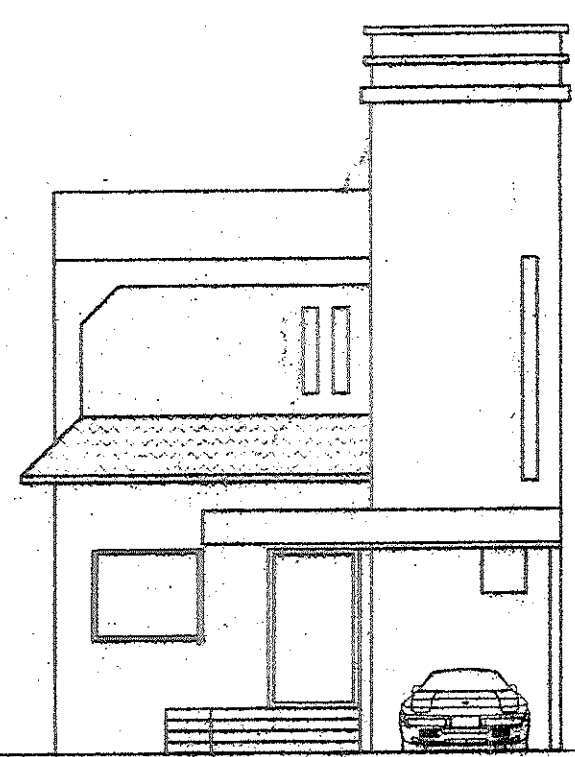
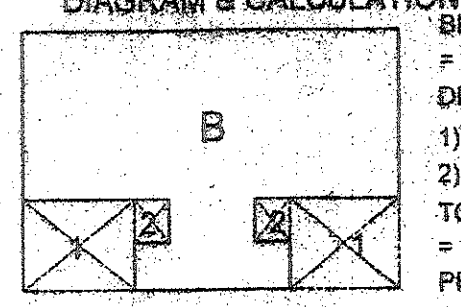
TYPE - A
DIAGRAM & CALCULATION
GROUND FLOOR AREA

Block Area = 13.50 X 9.00
= 121.50 SQMT.
DEDUCT.
1) 4.75 X 1.35 = 6.41 SQMT.
TOTAL DEDUCTION = 6.41 SQMT.
= 121.50 - 6.41 = 115.09 SQMT
PROPOSED BUILT UP AREA
ON GROUND FLOOR = 115.09 SQMT.
AREA OF EACH UNIT = 57.55 SQ.M.

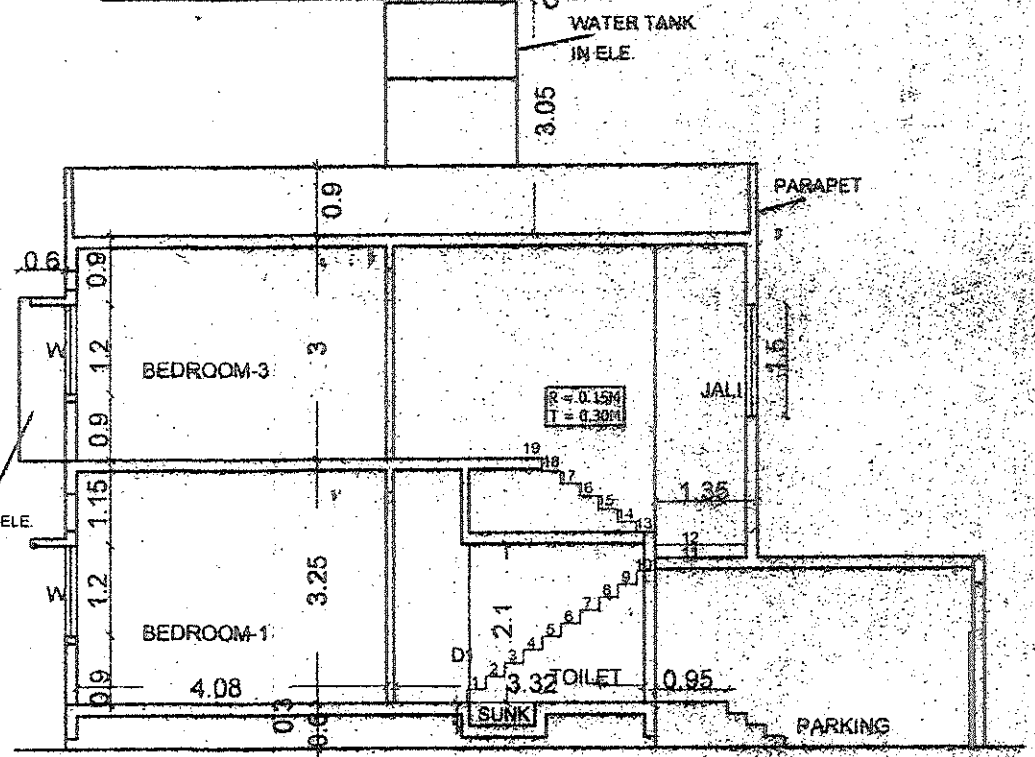


TYPE - B
DIAGRAM & CALCULATION
FIRST FLOOR AREA

Block Area = 13.50 X 9.00
= 121.50 SQMT.
DEDUCT.
1) 4.00 X 3.15 X 2 = 25.20 SQMT.
2) 1.25 X 1.50 X 2 = 3.75 SQMT.
TOTAL DEDUCTION = 28.95 SQMT.
= 121.50 - 28.95 = 92.55 SQMT.
PROPOSED BUILT UP AREA
ON FIRST FLOOR = 92.55 SQMT.
PROPOSED BUILT UP AREA ON FIRST
= 92.55 SQMT.



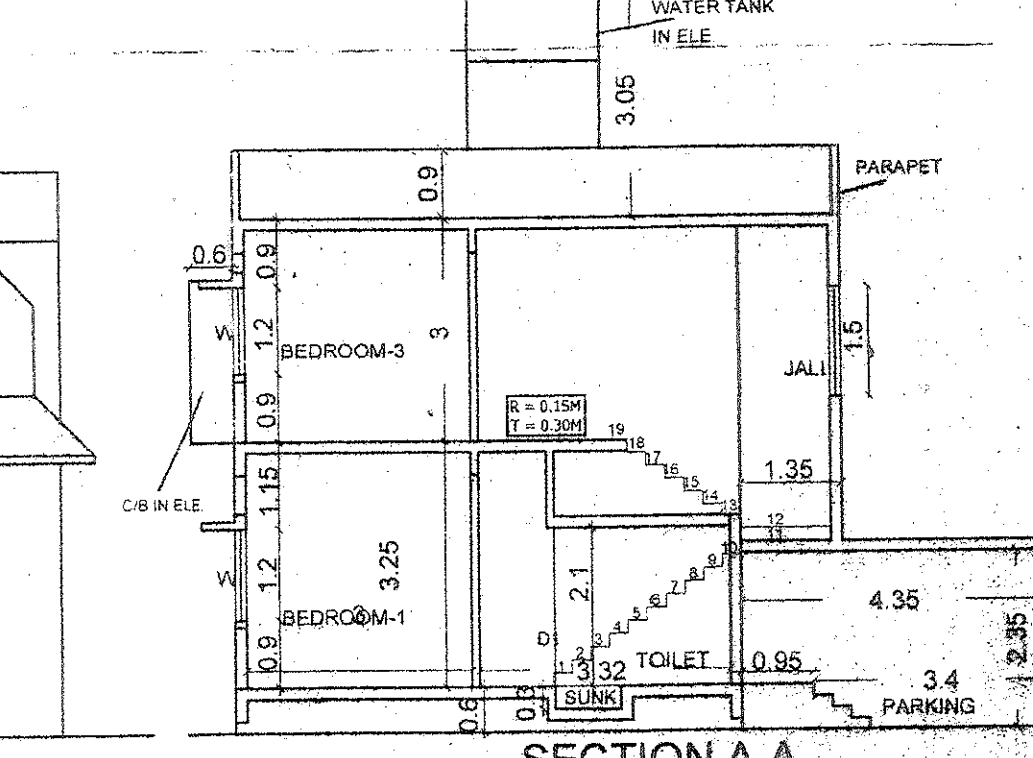
ELEVATION



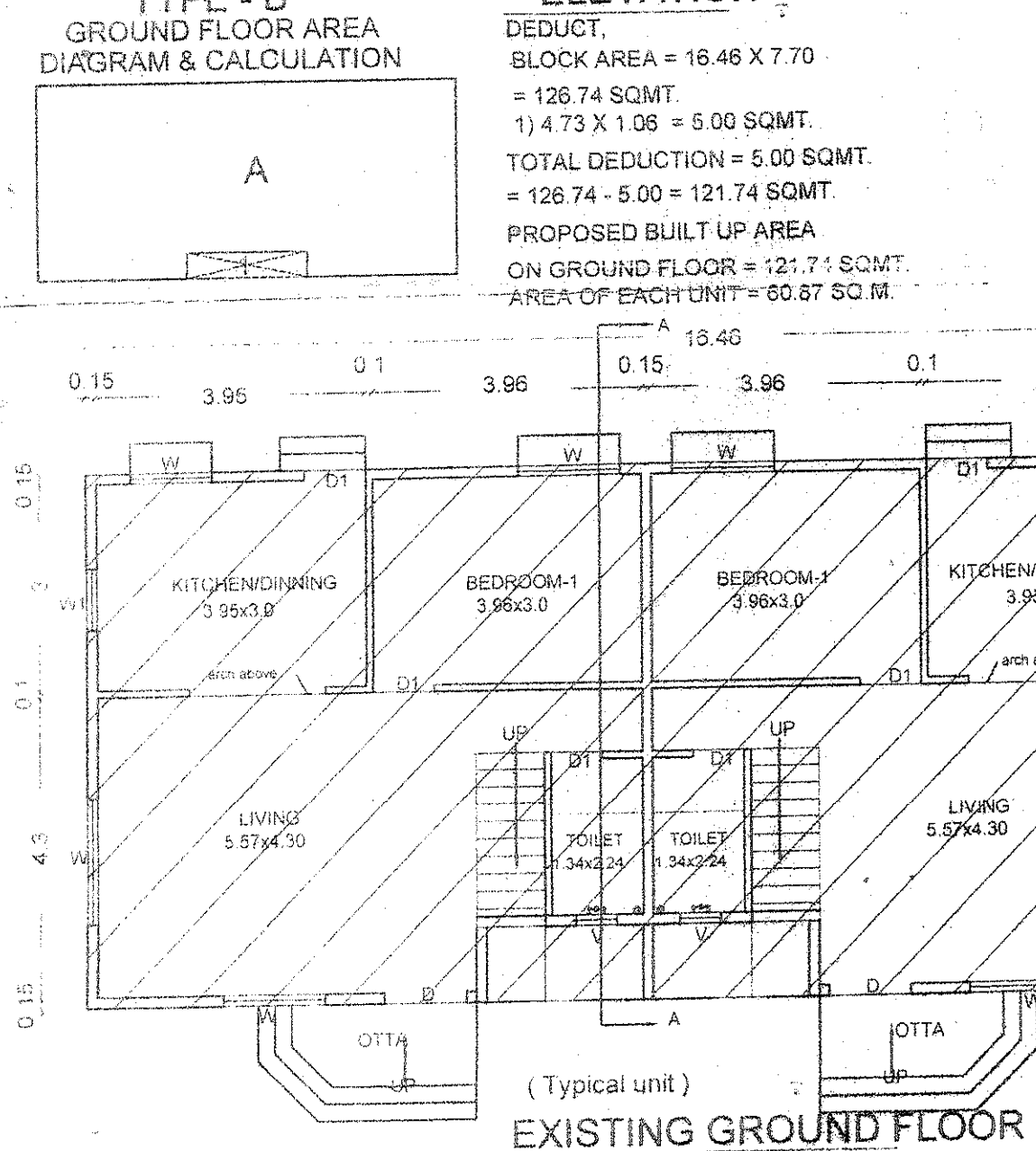
SECTION A-A



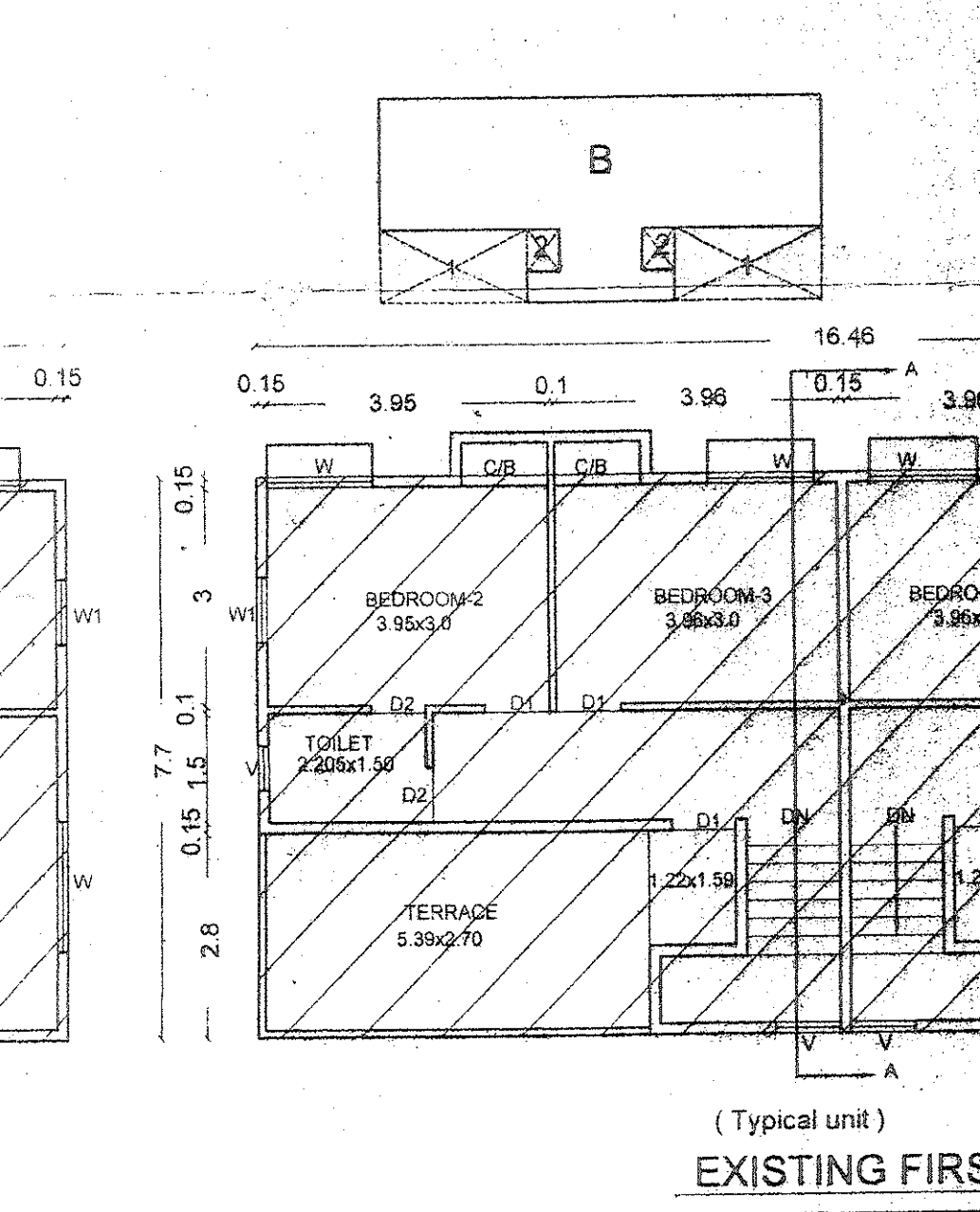
ELEVATION



SECTION A-A



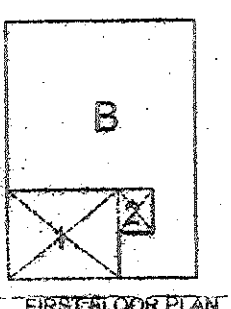
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

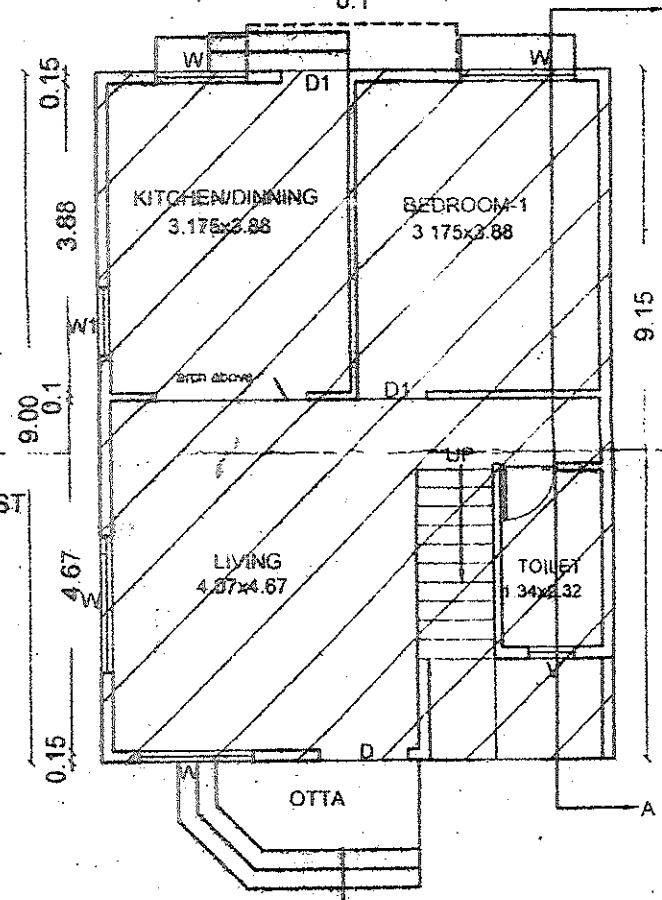
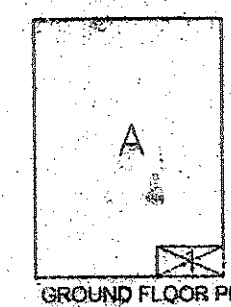
TYPE - C
FIRST FLOOR AREA
DIAGRAM & CALCULATION

Block Area = 6.75 X 9.00
60.75 SQMT.
DEDUCT.
1) 4.00 X 3.15 = 12.60 SQMT.
2) 1.25 X 1.50 = 1.88 SQMT.
TOTAL DEDUCTION = 14.48 SQMT
= 60.75 - 14.48 = 46.27 SQMT.
PROPOSED BUILT UP AREA
ON FIRST FLOOR = 46.27 SQMT.
PROPOSED BUILT UP AREA ON FIRST
= 46.27 SQMT.
AREA OF EACH UNIT = 46.27 SQ.M.

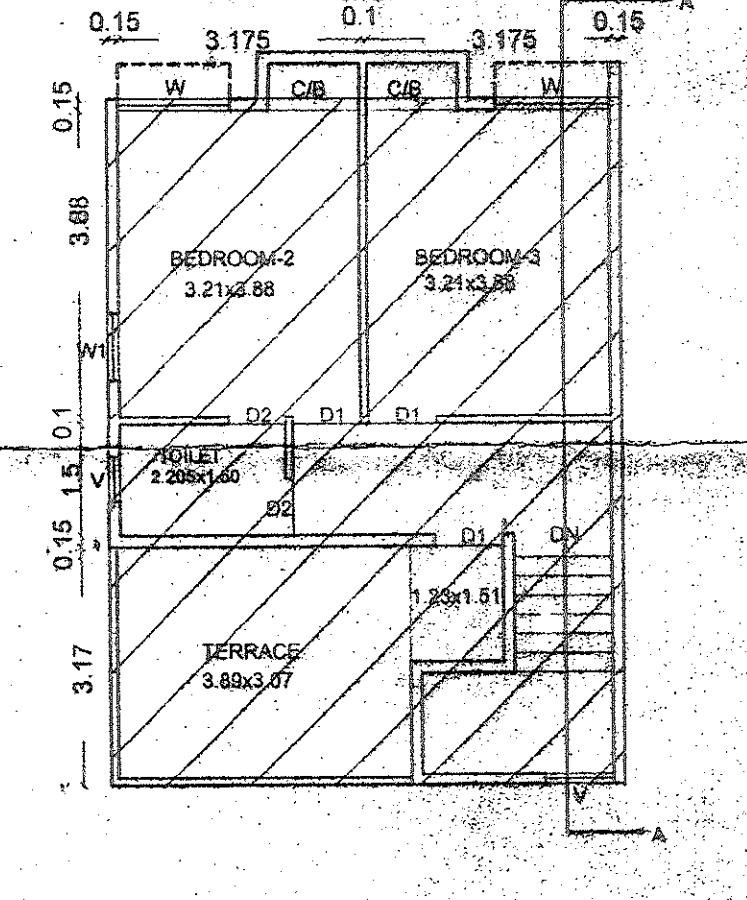


GROUND FLOOR AREA
DIAGRAM & CALCULATION

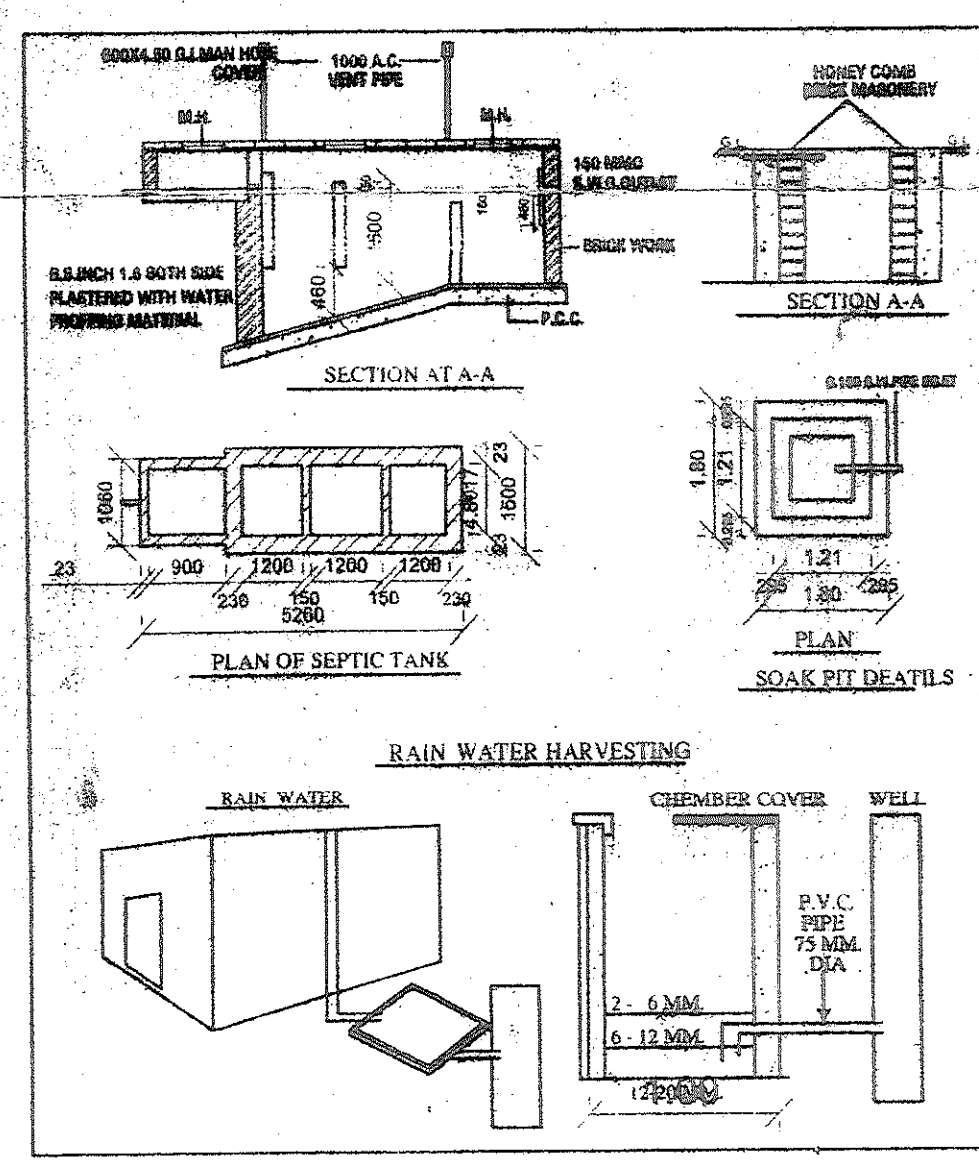
Block Area = 6.75 X 9.00
60.75 SQMT.
DEDUCT.
1) 2.375 X 1.35 = 3.20 SQMT.
TOTAL DEDUCTION = 6.41 SQMT.
= 60.75 - 3.20 = 57.55 SQMT.
PROPOSED BUILT UP AREA
ON GROUND FLOOR = 57.55 SQMT.



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



REVISED GROUP HOUSING SCHEME
IN RETENTION LAND
IN G.NO.100/1,100/2(P)
FOR :- SHRI S.T.GHATOL & OTHERS
G.P.A. HOLDER :-
SHRI :- A.K.RAJEGAONKAR
SHRI:- A.B.JAIN

CONSULTING ENGINEER/ENCED ENGINEER	SHRI - A.K.RAJEGAONKAR (G.P.A.HOLDER)
STRUCTURAL ENGINEER	OWNER SIGN
ANANT K. RAJEGAONKAR	B.E. (CIVIL) A.M.I.E. REG. NO. 077745/8
ANANT TECHNOCRATS PVT. LTD.	
PROJECT PLANNERS (CONCEPT TO COMPLETION)	
ADMIN OFFICE CROWN COMMERCIAL COMPLEX, OPP NEW N.M.C. BUILDING RAJIV GANQHI BHAVAN, SHARANPUR ROAD, NASIK 422 002 PH:-2572853, 2570435 FAX 0253 2572853	
SCALE :- 1:100	JOB NO :- 25032011 CHECK BY :- Nil 22kar.
DATE:-25March2011	CAD BY :- Nil 22kar SHEET No.6/2

Deed of Apartment

Nasik

① + ②.

कॉलेज
शुक्रवार

श्री. वसंत विष्णू धुमरे
बंगलो नं. ५५, (A-63)
सुभाषित लॉन्स फेज - I

वस्त क्र. 93968
दि. 28/11/2013

70
K. S. D.

93968/93



Friday, November 29, 2013
12:44 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 14074 दिनांक: 29/11/2013

गावाचे नाव: सातपूर

दस्तऐवजाचा अनुक्रमांक: नसन4-13174-2013

दस्तऐवजाचा प्रकार : डीड ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: श्री.वसंत विष्णु घुमरे तर्फे ज.मु.म्हणून श्री.कमलेश वसंत घुमरे

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 760.00

पृष्ठांची संख्या: 38

एकूण: रु. 860.00

आपणास मूळ दस्त थंबनेल प्रिंट व सीडी अंदाजे 1:00 PM ह्या वेळेस मिळेल.

सह. दुवासा निवासास

बाजार मुल्य: रु.865000 /-

भरलेले मुद्रांक शुल्क : रु. 100/-

मोबदला: रु.895000/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

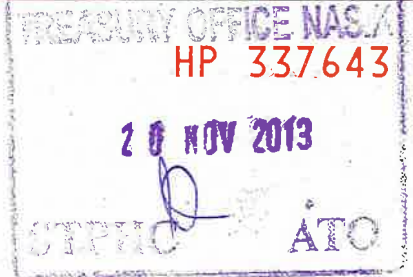
2) देयकाचा प्रकार: By Cash रक्कम: रु 760/-

मूळ दस्त परत



महाराष्ट्र MAHARASHTRA

Deed of AP



अ. सं. 19568 दि. 26 NOV 2013 100 पैकी रु.

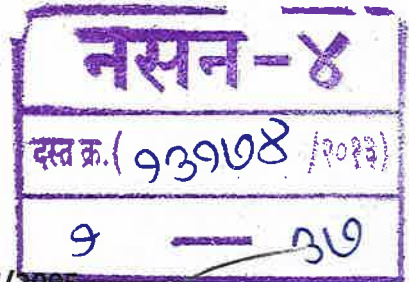
श्री. / श्रीमती / सौ. वसंत विष्णु धुमर

पत्ता सुयोगीण लोड्स मलका नगर नाशिक

पत्ते हेमंत देशमुख

सह. H.P. Deshmukh

श्री. सं. स. अमृतकर
स्टॅम्प वेंडर, नाशिक.
(मु. वि. प. क्र. १०३/२००२)



Agreement to Sale Registration No.04341, dtd. 08/07/2005
Consideration - Rs.8,95,000/-
Govt. Valuation - Rs. 08,65,000/-
Stamp Duty paid Rs.28,500/-
Registration Fee paid on Agreement to Sale Rs.9,410/-
Registration Fee: Rs.100/-
Stamp Rs.100/-

!! Shree !!

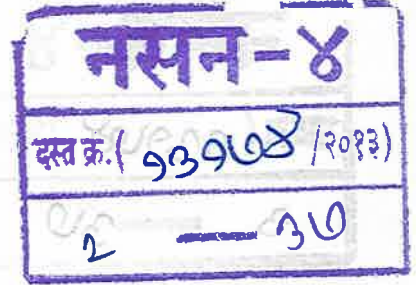
DEED OF APARTMENT

THIS DEED OF APARTMENT IS MADE AND EXECUTED AT NASHIK ON THIS 26TH DAY OF NOVEMBER 2013.

सदरचा स्टॅम्प अल्ट्रा व्हायलेट
लॅम्प झाली तपासला

सह. दुय्यम निबंधक वर्ग ६
नाशिक-४.





BETWEEN

- 1) Smt. TANHABAI TRIMBAK GHATOL(Deceased)
Age : adult, Occupation : Housewife & Agriculture,
- 2) MR. SHIVAJI TRIMBAK GHATOL
Age : adult, Occupation : Agriculture,
- 3) MR. RAJARAM TRIMBAK GHATOL
Age : adult, Occupation : Agriculture,
- 4) MRS. MEERABAI RAMDAS NIGAL
Age : adult, Occupation : Housewife,
- 5) MRS. ALKA DAGADU TARLE
Age : adult, Occupation : Housewife,
No.2 to 5 for Selves and also
As legal heirs of Sr.No.1
- 6) MR. KALU PUNJAJI GHATOL
Age : adult, Occupation : Agriculture,
- 7) MR. BHASKAR PUNJAJI GHATOL
Age : adult, Occupation : Agriculture,
- 8) MR. AABA PUNJAJI GHATOL
Age : adult, Occupation : Agriculture,
- 9) SMT. SUSHILABAI DATTATRAY GHATOL
Age : adult, Occupation : Agriculture,
Nos. 1 to 9 R/at Satpur, Tal & District Nashik.
- 10) SMT. SUNDARABAI BHAVARLAL JAIN
Age : adult, Occupation : Agri & Business,
R/at 11, Sneh, Murkute Colony,
New Pandit Colony, Nashik 422002.
- 11) SMT. SULOCHANA KESHAV RAJEGAONKAR
Age : adult, Occupation : Agri & Business,
R/at 2, "Shubham" Model Colony,
College Road, Nashik 422005
Nos. 1 to 11 Through Their Power of Attorney Holders,
- 1) SHRI. ANANT KESHAV RAJEGAONKAR
Age 48 years, Occupation : Business,
R/at. 2, Shubham, Model Colony,
College Road, Nashik- 422005
- 2) SHRI. ANIL BHAVARLAL JAIN
Age 48 years, Occupation : Business,
R/at. 11, Murkute Colony, New Pandit Colony, Nashik,

Hereinafter referred to as the **"VENDORS / OWNERS"**

(Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their legal heirs, executors, administrators & assigns) **AS THE PARTY OF THE FIRST PART.**

AND

SUYOJIT INFRASTRUCTURE PVT. LTD PAN -AAFCS1381N

(Previously known as SUYOJIT INFRASTRUCTURE LTD.)

(By virtue of the Memorandum and Articles of Association of Company and Certificate of change of name issued by Asst. Registrar of Companies, Mumbai on 09-02-2010, name of Suyojit Infrastructure Ltd has been changed to Suyojit Infrastructure Pvt. Ltd. Previously on 08-06-2005, name of Suyojit Buildtech Ltd



has been changed to Suyojit Infrastructure Ltd.) A registered incorporated Company, Registered under the provisions of Indian Companies Act, 1956, having its office at F-1/2, Suyojit Heights, Opp. Rajiv Gandhi Bhavan, Sharanpur Road, Nashik – 422 002, through its Directors,

- 1) Mrs.Vaishali Anil Jain,
Age-43 years, Occ. Business,
R/o.11, Murkute Colony,
New Pandit Colony,
Sharanpur Road, Nashik
through her GPA holder-
Mr.Anil Bhavarlal Jain,
Age-49 years, Occ- Business
R/o.11, Murkute Colony,
New Pandit Colony, Nashik.
- 2) **Mr.Anant Keshav Rajegaonkar,**
Age-49 years, Occ- Business
R/o.2,Shubham, Model Colony,
College Road, Nashik.

Hereinafter referred to as the “**PROMOTER-DEVELOPER**” (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said company, its successors entitle, administrators and liquidator.) **AS THE PARTY OF THE SECOND PART;**

AND

1. **Mr. Vasant Vishnu Ghumre** PAN – AATPG1390E
Age- 62 years, Occ. Business,
2. **Mrs. Ranjana Vasant Ghumre** PAN – AATPG1391F
Age- 57 years, Occ. Housewife
S.No. 1 and 2 Through her GPA holder-
Mr. Kamlesh Vasant Ghumre
R/o. Bungalow No.57, Suyojit Lawns,
Mahatma Nagar, Nashik-422007.

Hereinafter referred to as the “**PURCHASER/S**” (which expression, unless it be repugnant to the context or meaning thereof, shall mean and include his/her/ their legal heirs, executors, administrators & assigns) **AS THE PARTY OF THE THIRD PART;**

AND WHEREAS :

- a. Sr.No.1to 9 of Vendors/Owners are the absolute owners of the property admeasuring about 3334.00 Sq.mtrs., bearing Gat No.100/1+2A, Satpur, Nashik, hereinafter referred to as the said Garden and more particularly described in Schedule I D hereunder written. So also, Sr.No.1 to 11 of Vendors/Owners are the absolute owners of the larger property totally admeasuring about 20000.00 Sq.mtrs., bearing Gat No.100/1+2B, Satpur, Nashik, hereinafter referred to as the said Larger Property and more particularly described in Schedule I A hereunder written, which comprises (i) area admeasuring about 9159.93 Sq.mtrs., whereupon project known as “Suyojit Lawns Phase I” is constructed and which is hereinafter referred to as the Said Property and more particularly described in Schedule I B hereunder written (ii) area admeasuring about 8242.07

नसन-४
सक्र. (१३१७४ / २०१३)
४ - ३७

Sq.mtrs., whereupon project known as "Suyojit Lawns Phase II" is being constructed (iii) areas under Plot No.D (part) and E and (iv) area admeasuring about 2093.00 Sq.mtrs., Open Space of the projects known as "Suyojit Lawns Phase I and Phase II", which is hereinafter referred to as the Said Open Space and more particularly described in Schedule I C hereunder written.

- b. Gat No.100, admeasuring about Hecter 04=78 Ares, Satpur, Nashik (prior to consolidation scheme, which was numbered as Survey Number 78/2, Satpur,Nashik) (the said land for short) was initially owned by one Hanumanta Tukaram Ghatol, who died on 15/04/1946 and, therefore, as his legal heir, name of his son Shri.Punja Hanumanta Ghatol was recorded in Revenue on 27/08/1946 by M. E. No. 994.
- c. In the year 1959, land consolidation scheme was completed and, therefore, Survey Number 78/2 was converted into (Block) Gat No. 100, Satpur,Nashik and, to that effect, revenue record was modified by M.E. No.1734, dated 11/09/1959.
- d. Though Gat No. 100 stood in the name of Shri.Punja Hanumanta Ghatol in revenue record, Shri.Nivrutti Walu Ghatol had ½ undivided share in the said land. And, therefore, on applications submitted by Shri. Punja Hanumata Ghatol and Shri. Nivrutti Walu Ghatol and statements recorded to that effect by them, name of Shri. Nivrutti Walu Ghatol was recorded in revenue record in respect of his ½ undivided share in the said land by M. E. No. 2114 on 24/06/1966.
- e. The said land was acquired by the Govt. of Maharashtra for M.I.D.C vide M.E.No.2389 but was subsequently released from acquisition as is evident from M.E.No.2514 dated 12/4/1974. Accordingly the name of the land owners are mutated in 7/12 extract of relevant period.
- f. Subsequently, said Shri.Nivrutti Walu Ghatol sold his ½ undivided in the said land to Shri.Punja Hanumata Ghatol on 06/09/1974 by executing Sale Deed, which they registered with the Sub-Registrar of Assurances at Nashik under Sr.No.1828 of Book-1 on 09/09/1974. And, consequently, Shri.Punja Hanumanta Ghatol became sole owner of the said land and, accordingly, name of Nivrutti Ghatol was bracketed from 7/12 extract by virtue of M.E.No.2636, dated 30/07/1977.

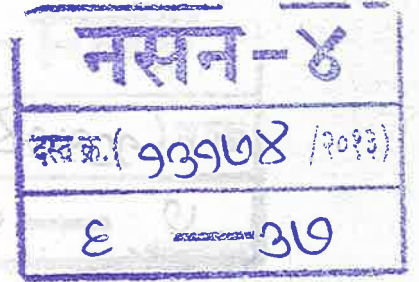
Shri.Punja Hanumanta Ghatol subsequently expired on 02/06/1991 leaving behind his widow Parvatibai (who also expired subsequently), five sons viz.Trimbak, Kalu, Bhaskar, Pandharinath and Aba and three daughters viz.Vithabai Kacharu Dheringe, Chabbubai Dattu Gavli and Manjulabai Vithoba Handge as his legal heirs. And, accordingly, names of said widow and five sons were recorded in Holders (Bhogawatadar) column and three daughters names were recorded in Other Rights column of 7/12 extract of the said land by M.E.No.4544 on 12/06/1991. However, in accordance with the directions given by virtue of Govt. of Maharashtra's Circular dated 29/3/1998, names of said three daughters were further transferred to Holders (Kabjedar) Column by M.E.No.7760 dated 02/06/1998.





- h. Subsequently, the said Shri. Trimbak Punja Ghatol expired on 27/10/1996 leaving behind his widow Tanhubai, two major sons viz. Shivaji and Rajaram and two married daughters viz. Meerabai Ramdas Nigal and Alka Dagu Tarle as his legal heirs and, accordingly, his share in the said land was devolved on his said legal heirs and, therefore, their names were entered in Holders' (Kabjedar) Column of 7/12 extract of relevant period in place of Late Shri. Trimbak Ghatol by M.E.No.7384 dated 13/11/1996.
- i. Prior to death of Shri. Punja Hanumata Ghatol, his one more son viz. Dattatray Punja Ghatol had expired on 04/01/1991 leaving behind his widow Sushilabai Dattatray Ghatol and mother Parvatibai as his legal heirs. However, after death of said Punja Ghatol, M. E. No. 4544 failed to include name of said Dattatray or Sushilabai as one of the legal heirs of Late Punja Ghatol. Being aggrieved by this Mutation Entry, Smt. Sushilabai Dattatray Ghatol filed an Appeal before S.D.O., Nashik bearing no. RTS/33/92 and, as per the decision given therein, the said M. E. 4544 was cancelled on 30/01/1993 and to that effect M. E. No. 8138 was recorded in revenue record. However, after making local enquiry of the heirs of Late Shri. Punja Ghatol by Circle Officer, Nashik, M.E. No. 8138 was also cancelled subsequently and the name of the above heirs including Smt. Sushila Ghatol have been recorded on 7/12 extracts. This decision was further confirmed by the Additional Revenue Commissioner by his Order dated 28/01/2000 in Revision Application bearing No. RTS/49/98. And, consequently, revenue record was modified accordingly by M. E. No. 8257 dated 28/11/2000.
- j. Thereafter by Release Deed dated 21/04/2001 said Smt. Vithabai Dheringe, Chhabubai Gavali and Manjulabai Handge (married daughters of late Shri. Punja Ghatol) relinquished their rights in the land in question in favour of their aforesaid brothers and the heirs of their deceased brother- Shri. Trimbak. The said Release Deed is registered with the Sub-Registrar of Assurances at Nashik on 21/04/2001 under Sr. No. 5444 of Book-I. Accordingly their names have been deleted from Kabjedar column of 7/12 extract of relevant period by M. E. No. 8311.
- By Sale Deed dated 21/4/2001 the above landowners (except Smt. Sushila Ghatol) sold the 1.60H +10 R portion out of Gat No. 100 under reference to Suyojit Buildtech Pvt. Ltd, Green Godavari Pvt. Ltd, Anil B. Jain, Anant K. Rajegaonkar, Mrs. Vaishali A. Jain and Mrs. Jayshree A. Rajegaonkar, Shri. Ramanlal H. Bumb and Shri. Kantiprasad R. Chaudhari. Further they sold 25 R portion of said land by another Sale Deed of the same date to Smt. Sundarbai B. Jain and Smt. Sulochana K. Rajegaonkar. The said Conveyances are registered with the Sub-Registrar of Assurances under S.No.5445 and 5446 on 21/04/2001. The above married daughters of late Shri. Punja Ghatol also are executing party to the said deeds though they have already relinquished their rights by above referred Release Deed. These transfers are effected on 7/12 extract by M.E.No.8312 dated 09-05-2001 and the names of the purchasers are entered on 7/12 extract. These Sale Deeds reveal that Mr. Pandharinath alias Pandit Ghatol is nominal party thereto as he has already sold some portion from his share separately.





- i. Subsequently, partition took place in Ghatol family as a result of which their shares were recorded on relevant 7/12 extract by M. E. No.8475 dated 17/05/2002 which are as follows :-

Total Area (Are)	Sold Area (Are)	Remaining Area (Are)	Name/s of the Holder(s)
79.8	40	39.8	Kalu
79.8	40	39.8	Bhaskar
79.8	40	39.8	Aba
79.8	40	39.8	Tanhubai & 4 others
79.8	10	59.3	Pandit
	10.5		
54.0	00.0	54.0	Sushila

- m. The above changes are recorded on 7/12 extract of relevant period.
n. Consequent on sale and partition, the land in question is sub-divided and numbered as follows by enforcing Hissa Form No.12. Pursuant to M.E.No.8638 dated 07/06/2003.

Gat No.	Area (H.R.)	Remaining Area (H.R.)	Holder
100/1	1.85.34 P.K. 0.5	1.77.34	Kalu, Bhaskar, Aba, Shivaji Rajaram, Tanhubai, Mirabai, Alkabai, Sushilabai
100/2	2.23 P.K. 10R	2.13	Suyojit Buildtech, Green Godavari, V.A.Jain, A.B.Jain, Anant Rajegaonkar, Ramanlal Bumb, Kantiprasad Chaudhari, Sundarabai B. Jain, Smt. Sulochana Rajgaonkar
100/3	69.66R P.K.0.03	R 66.66	Pandit Ghatol and others

Accordingly separate 7/12 extracts mentioning the above particulars are issued for each sub-division. Further, the said 7/12 extracts showed the holding of respective owners are as follows -

Gat No.	Area H.R	Holder
100/1	1.85.34	Tanhubai, Rajaram, and Shivaji Ghatol, Mirabai Nigal and Alka Tarle. (32.835R) Kalu, Bhaskar and Aba (32.835R each) Sushilabai (54R)
100/2	2.23.00	Total
	1.70.00	Suyojit Buildtech and others
	0.25.00	Sulochanabai Rajegaonkar And Sundarabai Jain
	0.28.00	Kalu, Bhaskar, Aba, Tanhubai (and others viz. Shivaji Rajaram, Mirabai and Alka -7R each)
100/3	0.69.66	Pandharinath / Pandit

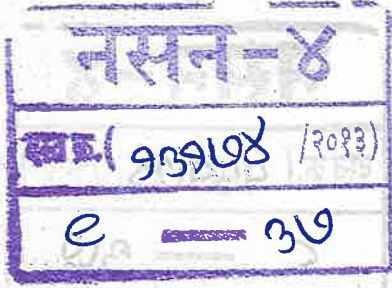


- p. The Promoter-Developer herein passed Resolution and entered into MOU with Mr.Anant Keshav Rajegaonkar and Mrs. Vaishali Anil Jain on 07/03/2005 whereby it is agreed and declared by them that the aforesaid lands were to be acquired by the Promoter-Developer with its money for development purpose. By said Resolution dated 07/03/2005, the Promoter-Developer herein authorised Mr.Anant Keshav Rajegaonkar and Mrs.Vaishali Anil Jain to enter into Development Agreement with the Vendors / Owners in respect of the said Property, to develop the same, to accept the payment from the prospective purchasers, to execute and register Agreements, Sale Deeds, Confirmation Deeds or any other deed or document for and on behalf of the Promoter-Developer and to do all necessary things for the purpose which is in consonance with the provisions of the MA & AA of the developer company.
- q. By Development Agreement dated 11/03/2005 Smt.Tanhabei, Shivaji, Rajaram, Mirabai, Alka, Kalu, Bhaskar & Aba Ghatol i.e. Sr. Nos. 1 to 8 of the Vendors / Owners herein transferred their rights in the said land to Mr.Anant K.Rajegaonkar and Mrs. V. A. Jain for development of part of their property admeasuring about 1.36H. The said Agreement is registered with Sub-Registrar, Nashik under Sr.No.1696 of Book-1, on 11/03/2005. They have also executed GPA on 11/03/2005 in favour of Mr.Anant Rajegaonkar and Mr.Anil B. Jain empowering them to do all necessary things for development of said property. Smt.Meerabai Nigal and Alka Tarle have executed the said agreement through their GPA Mr.Rajaram Ghatol who has acted under power of attorney dtd.17/01/2001 which is enclosed to the said Development Agreement while registering the same. The Vendor/Owner No.1 (Smt.Tanhubai) died on 1/6/2008 leaving behind the Vendors/owners No.2 to 5 as her legal heirs, who have executed Confirmation Deed on 14/7/2010 in favour of the Promoter/Developer. The said Confirmation Deed is registered with the Sub Registrar of Assurances at Nashik-4 on the same day under Sr.No.6401. By the said Confirmation Deed the Vendoers/Owners No.2 to 5 have confirmed the above Development Agreement and General Power of Attorney executed by Vendor/ Owner No.1 in favour of the Promoter/Developer.
- By another Development Agreement dated 27/05/2005 Smt.Sushila Ghatol i.e. Sr. No. 9 of the Vendors / Owners herein has transferred her rights of 73R portion of said land in favour of Mr.Anant Rajegaonkar and Mrs.Vaishali A.Jain for development purpose. She has executed the said Agreement through her GPA Mr.Suresh Wamanrao Gaikwad who acted under Power of Attorney dated 21/12/2000. The said Agreement is registered with above Sub Registrar of Assurances,Nashik-4 on 27/05/2005 under Sr.No.3410 of book-1. She has also executed GPA on 27/05/2005 in favour of Mr.Anant K.Rajegaonkar and Mr.Anil B.Jain empowering them to do all necessary things for development of above property. She has executed said GPA through her GPA Mr.Suresh Wamanrao Gaikwad who has acted under power of attorney dated 16/04/2005 which is part of said registered Development Agreement. The said GPA is registered with Sub-Registrar Nashik IV under Sr.No.3472 on 01/06/2005. She is entitled to 73R area as per the Court's Orders passed in above mentioned R.C.S.
- s. As the name of the developer company was remained to be mentioned in the above Development Agreements, the said mistake is corrected by Correction Deeds dated 14/06/2005 which are registered in the office of Sub-Registrar, Nashik-4 on 14/06/2005 under Sr. No. 3786 and Sr. No. 3787 of Book-1.



- t. Smt. Sundarbai B. Jain and Smt.Sulochana Keshav Rajegaonar i.e.Sr.Nos.10 & 11 of the Grantor No.1 herein have also executed Development Agreement in favour of Mr.Anil Bhavarlal Jain and Mr.Anant Keshav Rajegaonkar and General Power of attorney on 19-03-2005 in favour of Mr. Anant K. Rajgaonkar and Mrs. Vaishali a. Jain and have transferred 25 R portion owned by them under Sale Deed 21-04-2001 to them for development purpose alongwith right of sale the developed premises. These documents are duly Notarized before Mrs.R.M.Kotwal, Advocate and notary, Nashik 19-3-2005 under Sr. No. 125 & 126 respectively.
- u. The Competent Authority of ULC, Nashik by his order dated 31/05/2003 decided the statements filed by the land owners u/s 6(1) thereby declared Ghatol Family's total holding as 21334 sq. mtrs. out of which 18000 sq.mtrs is declared as retention land of Ghatol family and 3334 sq.mtrs area is declared as there excess land. Further the area owned by Smt. Sundarbai Bhavarlal Jain and Smt. Sulochana K. Rajegaonkar admeasuring 2500 sq.mtrs under Sale Deed 21/04/2001 is declared as their retention land for residential purpose as per ULC order dated 31-5-2003 issued by the competent authority, ULC, Nashik. The said order also indicates that the Government of Maharashtra has changed Zoning of the said land from "non-development" to "Residential" one.
- v. By another order dated 27/02/2004 the Competent Authority ULC, Nashik has granted exemption to land owners u/s.20 of ULC Act in respect of excess land mentioned above.
- w. Upon submission of four tentative layouts in respect of the said land bearing Gat Nos. 100/1 and 100/2 by the Promoter-Developer, the Assistant Director (Town Planning), Nashik Municipal Corporation, Nashik have sanctioned the said layouts by its orders bearing Nos. TPD / CD / B2 / TL/04, TPD/CD/B2/TL/05, TPD/CD/B2/TL/06 and TPD/CD/B2/TL/07 all dated 08/04/2004.
- x. By his Orders bearing Nos.Maha/Kaksha-3/Bi.She.Pra.Kra./4/250/2004, dated 30/11/2004 and Maha/Kaksha-3/Bi.She.Pra.Kra./4/251/2004, dated 30/11/ 2004, under section 44 of Maharashtra Land Revenue Code, 1966, the Collector, Nashik, granted Non-Agricultural permission for the construction of residential building/s on the area admeasuring about 3334 sq.mtrs. of excess land and area admeasuring about 20500 sq.mtrs. of retention land respectively, bearing Survey/Gat Nos.100/1 and 100/2 (part). So also, By his Order bearing No.Maha/Kaksha-3/Bi.She.Pra.Kra./ 141/05, dated 16/12/2005, under section 44 of Maharashtra Land Revenue Code, 1966, the Collector, Nashik, granted Non-Agricultural permission for the construction of residential building/s on the area admeasuring about 8000 sq.mtrs. of retention land, bearing Survey / Gat No. 100/2 (part).
- y. In furtherance of allocation of total 31834 Sq.mtrs. land from and out of the said Gat Nos. 100/1 and 100/2 for residential purpose by virtue of the said N. A. Orders, the Taluka Inspector Land Record, Nashik, by its order bearing No. 381/09 dated 27/07/09 in Kami Jasta Patrak No. 19/2009, reallocated areas of Gat No. 100/1, admeasuring 18534 Sq.mtrs. i.e. 01 Hector 85.34 R and Gat No. 100/2, admeasuring 22300 Sq.mtrs. i.e. 02 Hector 23 R and renumbered

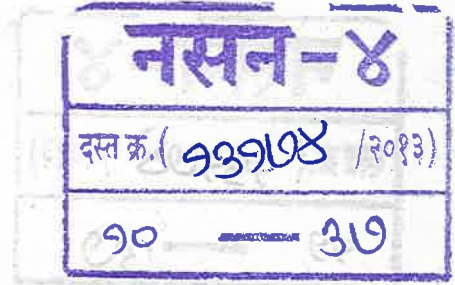




the Gat Nos. in the following manner. And, accordingly, revenue record was modified by M. E. 10597 dated 08/01/2010.

Gat No.	Area in Sq.mtrs.	Use	Assessment Rs. = Paise
100/1+2A	03334.00	N. A. Resi.	0433.42
100/1+2B	20000.00	N. A. Resi.	2600.00
100/1+2C	08000.00	N. A. Resi.	1040.00
100/1+2F	0500.00	N. A. Resi.	0065.00
100/1+2D	0 H= 40 R	Agriculture	0001.36
100/1+2E	0H=33.33 R	Agriculture	0001.11
100/1+2G	0H=16.66.68 R	Agriculture	0000.57

- z. Considering the vastness of land area and sale potentials, the Promoter-Developer herein decided to develop and sale the said land in four or more phases and, therefore, the Promoter-Developer got approved the plans, specifications, elevations, sections and details of construction of residential (i.e. Group Housing) building/s from Nashik Municipal Corporation vide its Commencement Certificates bearing Nos.LND/BP/ B2/191/783 dated 13th June 2005 and LND/BP/Satpur/B2/275/09 dated 20th January 2009 & revised & Commencement Certificate bearing No.LND/BP/Sat/B2/547/6010,dtd. 25/3/2011. The Promoter-Developer has accordingly carried out construction of the Group Housing Scheme/Project known as "Suyojit Lawns Phase I" on the said property and, further, has completed construction of 58 Bungalows and has obtained part completion certificates bearing Outward Nos.7526 dated 03/03/2007 and 4227 dated 01/01/2010 from Nashik Municipal Corporation.
- aa. Further, the said Vendors/Owners and Promoter-Developer executed Deed of Declaration under Section 2 of Maharashtra Apartment Act 1970. The said Declaration is registered in the office of Sub Registrar, Nashik at Sr.No.2989 on 30-03-2010 by name Suyojit Lawns Phase-I Apartment Condominium and subsequently said declaration is submitted by Dy. Registrar Co-operative Society at Nashik as per provision of Maharashtra Apartment Ownership Act 1970 and Rules thereunder;
- bb. The Party of the First is the Vendors/Owners, the Party of the Second Part is the Promoter-Developer and the Party of the Third Part is Purchaser/s of the **Apartment No.A-57 (as per approved building plan) & A-63 (as per brochure)** which is more particularly described in Schedule II hereunder written.
- cc. **Mr. Vasant Vishnu Ghumre & Mrs. Ranjana Vasant Ghumre** herein agreed to purchase the above mentioned Apartment from the Vendors/Owners and Promoter-Developer by executing agreement which is Registered in the office of Sub Registrar Nashik at **Sr.No.04341 on 08/07/2005.**
- dd. The Purchaser/s herein have paid the entire agreed consideration and other amounts to the Promoter-Developer as per the said Agreement and the Promoter-Developer has also delivered the peaceful and vacant possession of the said Apartment to the Purchaser/s herein after completion of the construction thereof. The Purchaser/s have therefore

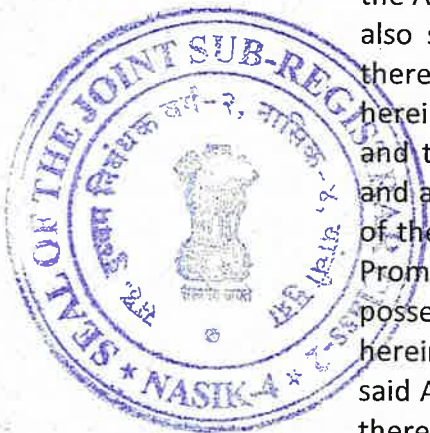


requested Vendors/Owners and Promoter-Developer to execute Deed of Apartment in continuation of Agreement, which request Purchasers is accepted by the Vendors/Owners and Promoter-Developer and all the parties have decided to execute Deed of Apartment in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AS UNDER: -

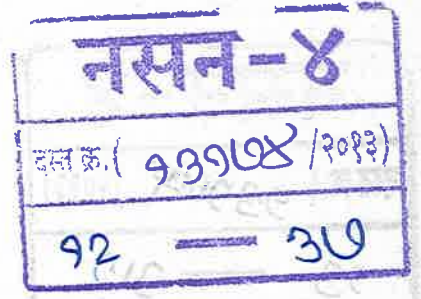
1. That in pursuance of the Agreement dated 08/07/2005 and in pursuance of the payment of a sum of Rs.8,95,000/- (**Rupees Eight Lacs Ninety Five Thousand only**) as a full and final consideration for the said Apartment. Out of the total consideration, the purchaser has paid stage wise consideration as per the said agreement and the balance amount of last installment has been paid by cash. Purchasers to the Promoter-Developer herein (the payment and the receipt whereof the Promoter-Developer herein doth hereby admit and acknowledge and confirm and forever discharge, acquit and release the Purchasers of the same and every part thereof) the Vendors/ Owners and Promoter-Developer herein release the said Apartment No. 57 (A-63) having area admeasuring 1488 Sq.Ft. (**Built-up**) i.e.138.28 Sq.mtrs., situated in "Suyojit Lawns Phase-I Apartment" and having proportionate 1.72% undivided share in common areas and facilities, forever and discharge the same unto and to the use of the Purchasers herein. The Vendors/Owners and Promoter-Developer doth hereby grant, sale, convey assure and transfer the said Apartment which is more particularly described in the Schedule "II" hereunder written and together with all the fittings, fixtures and together with the proportionate undivided share and interest in the general common areas and facility as described in the Deed of Declaration, if any, along with the undivided impartable and proportionate interest in the said property.

TO HAVE AND TO HOLD the said Apartment and all singular very facility hereby granted, released, conveyed transferred and assured upto the use of the Purchasers herein absolutely forever subject to the provision of the Apartment Ownership Act, 1970, and the rules made there under and also subject to the provision of Deed of Declaration and the changes therein from time to time. The Vendors/Owners and Promoter-Developer herein covenant, with the Purchasers herein that they have full power and the absolute authority to the grant, release, convey, sale, transfer and assure the said Apartment unto the purchasers herein, in pursuance of the said Agreement entered into between the Vendors / Owners and Promoter-Developer and the Purchasers and the Purchasers is/are in possession, use and occupation of the said Apartment and shall continue hereinafter peaceably and quietly to occupy, possess, enjoy and use the said Apartment hereditaments and to receive the rent, issue land profits, thereof upto and to have its own benefits subject to the payment of all the rents, taxes, assessments, hereinafter to become payable to Nashik Municipal Corporation or any other Public Body or the State or Central Government or the proportionate common maintenance charges and expenses and/or sinking funds if any in respect of the building and the Apartment.

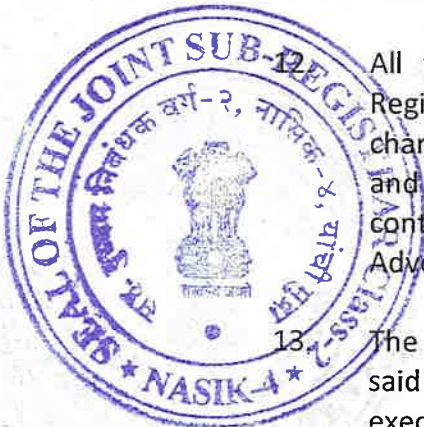




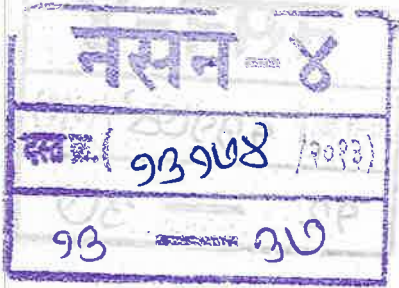
2. The Purchaser/s shall use the said Apartment/Flat hereby conveyed transferred to him/them only for the purpose for which it has been sanctioned by the Municipal corporation and shall abide by the Rules, Regulations and the Bye-Laws of Declaration of Suyojit Lawns Phase-I Apartment Condominium.
3. The Purchaser/s hereby confirm that he/ she/ they has/have received the possession of the said Apartment on or before execution of this Deed of Apartment and he/ she/ they agreed to pay all taxes, duties pertaining to said apartment from the date of completion Certificate to concerned authorities.
4. The Vendors/Owners and Promoter-Developer herein declare that the said Apartment is free from all encumbrances of whatsoever nature, and that they have full rights, to convey, transfer, sale and assign the same and further Vendors/Owners and Promoter-Developer covenant with Purchasers herein from and against any demand being made in respect of the said Apartment by themselves and or through any other person.
5. The said Apartment hereby sold, transferred conveyed to the Purchaser/s herein shall be transferable heritable estate and subject to the Provisions of Maharashtra Apartment Ownership Act, 1970 and the Rules made there under and also subject to the provisions of the Deed of Declaration Suyojit Lawns Phase-I Apartment Condominium and or the one that may be executed thereafter from time to time. The Vendors/Owners and Promoter-Developer on one hand and the Purchaser/s on the other hand hereby covenant with each other that the Purchaser/s shall not be entitled to claim the partition or division of the said Apartment and/or any part thereof or that of the common areas & facilities.
6. The Purchaser/s herein have already seen and inspected the said Apartment, its construction, amenities, specifications, services & satisfied himself about the same and obtained the possession of the said Apartment and agreed to purchase the same and accordingly is in possession, occupation, use and the enjoyment of the said Apartment and from today and therefore the Purchaser/s hereinafter shall/will not raise any queries, claims, disputes, objections regarding the same against the Vendors/Owners and Promoter-Developer herein. The Purchaser/s shall not have any objection about the said Apartment and also against the Vendors / Owners and Promoter-Developer.
7. The Purchaser/s hereby covenants with the Vendors/Owners and Promoter-Developer herein that the Purchaser/s herein shall not demolish any structure or portion of the building/s standing on the said property or damage the said Apartment by any act or by his / her neglect.
8. The Purchaser/s shall not occupy, interfere, hinder keep and store any hazardous or combustible goods, furniture etc. in the passage, entrance and the staircase and the general common areas in the said building or open space thereof.



9. It is hereby confirmed that amenities and facilities such as Club House, Swimming Pool etc. which are being constructed and/or which shall be constructed in Phase II of Suyojit Lawns shall be the amenities and facilities which shall be used and enjoyed in common by the members or apartment owners of "Suyojit Lawns Phase I" and "Suyojit Lawns Phase II". That is to say, members or apartment owners/holders of Suyojit Lawns Phase-I shall always have right to use the amenities and facilities such as Club House, Swimming Pool etc. which are being constructed and / or which shall be constructed in Phase II of Suyojit Lawns.
10. All the members, apartment owners / holders, plot owners / holders, flat owners/holders etc. (which include their family members also) of the projects named or which shall be named as Suyojit Lawns Phase I, II, III, IV etc., which is constructed or being constructed or shall be constructed on the property bearing (old) Gat Nos. 100/1 and 100/2, shall be entitled to use and enjoy all roads, pathways, open spaces, gardens, play areas allotted, made, constructed in accordance with the four sanctioned layouts bearing Nos.TPD/CD/B2/TL/04, TPD/CD/B2/TL/05, TPD / CD / B2 /TL/06 and TPD / CD / B2 / TL / 07 on the property bearing (old) Gat Nos. 100/1 and 100/2, Satpur, Nashik.
11. As the Promoter-Developer herein has used and consumed required F.S.I. for construction of the said 58 bungalows on the said property in accordance with the prevailing laws, rules, regulations etc. and/or sanctioned building plans, the Promoter-Developer has kept reserved rights to use and consume remaining F.S.I. and / or TDR potential of the said property on the remaining area of the said larger property. That is to say, the Promoter-Developer is entitled to use and consume unused F.S.I. and / or TDR potentials of the said property which is subject matter of the project known as "Suyojit Lawns Phase I" and more particularly described in Schedule B hereinabove, for the construction of project known as "Suyojit Lawns Phase II" which is being constructed on the remaining area of the said larger property.



- All the costs, charges & expenses in connection with the Stamp, Registration, Transfer Fees of Office Apartment, etc. if any and incidental charges etc. of these presents are fully borne and paid by the Purchaser/s and the Vendors/Owners and Promoter-Developer herein shall not contribute towards the same but each Party shall pay their respective Advocate's fees.
13. The Purchaser/s has/have paid all the dues & paid the entire price of the said Apartment to the Promoter-Developer and hence all the parties have executed final deed only of the Apartment in favour of Purchaser/s and confirming peaceful possession in favour of Purchaser/s forever.
14. The Purchaser/s has/have paid the Stamp Duty by observing Bombay Stamp Act. Further the Purchaser/s has/have agreed to pay Registration fees of these presents as well as all other incidental expenses, charges, fees including legal charges, advocate's fees etc. pertaining to these presents.



15. The Vendors/Owners herein categorically state and confirms that nothing is outstanding from the Promoter-Developer and hence the Vendors/ Owners is joined here as necessary party to these presents and tendered its free consent to these presents.
16. The Promoter-Developer has/have completed the entire scheme. So also Vendors/Owners and Promoter-Developer have declared the said property as per section 2 of Maharashtra Apartment Ownership Act, 1970 and declaration to that effect is also Registered and thus he/she has / they have complied with all the obligations on his/her/their part which the Vendors/Owners and Promoter-Developer as well as Purchasers hereby confirm and the Vendors / Owners and Promoter-Developer have discharged/released forever from all his/her/ their duties, liabilities and obligations and the same is also confirmed and accepted by the Purchasers by this Deed of Apartment and hence the Vendors / Owners and Promoter-Developer have been discharged from all the present laws time being in force.
17. **Location :**
As the Purchasers herein have already paid stamp duty at the time of agreement on **08/07/2005** which is registered in the office of Sub Registrar Nashik vide **Sr.No.04341** and hence as per the provisions of the Bombay Stamp Act 1958 no stamp duty is required to be paid for this Apartment deed. The Xerox copy of the Index II is attached herewith.

SCHEDULE 'I'
DESCRIPTION OF THE PROPERTY:

A) The Larger Property :

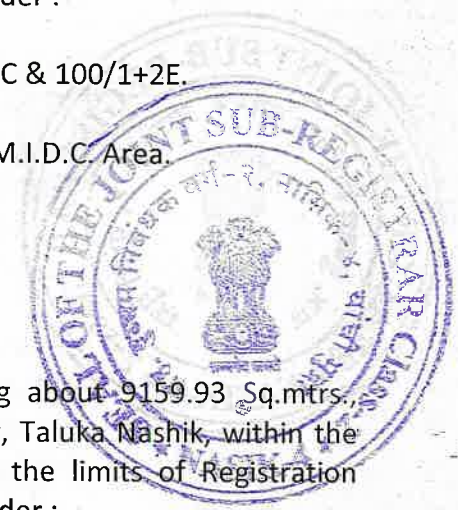
All that piece and parcel of the land admeasuring about 20000.00 Sq.mtrs., bearing Gat No.100/1+2B, situated at village Satpur, Taluka Nashik, within the limits of Nashik Municipal Corporation and within the limits of Registration District and Sub District of Nashik, and bounded as under :

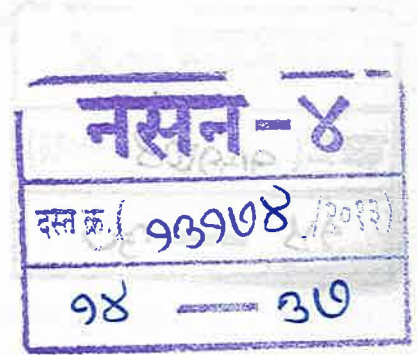
ON OR TOWARDS EAST : By Gat Nos. 99, 100/1+2C & 100/1+2E.
ON OR TOWARDS SOUTH : By M.I.D.C. Area.
ON OR TOWARDS WEST : By Gat No. 100/1+2A & M.I.D.C. Area.
ON OR TOWARDS NORTH : By Gat No. 99.

B) The Said Property : (Suyojit Lawns Phase I)

All that piece and parcel of the land admeasuring about 9159.93 Sq.mtrs., bearing Gat No. 100/1+2B, situated at village Satpur, Taluka Nashik, within the limits of Nashik Municipal Corporation and within the limits of Registration District and Sub District of Nashik, and bounded as under :

ON OR TOWARDS EAST : By Gat Nos. 100/1+2B (remaining part), 99, 100/1+2C & 100/1+2E.
ON OR TOWARDS SOUTH : By Open Space and beyond M.I.D.C. Area.
ON OR TOWARDS WEST : By Open Space & Gat No. 100/1+2A.
ON OR TOWARDS NORTH : By 100/1+2B (remaining part).





C) The Open Space :

All that piece and parcel of the land admeasuring about 2093.00 Sq.mtrs., bearing Gat No.100/1+2B, situated at village Satpur, Taluka Nashik, within the limits of Nashik Municipal Corporation and within the limits of Registration District and Sub District of Nashik, and bounded as under :

- ON OR TOWARDS EAST : By Gat No. 100/1+2E.
ON OR TOWARDS SOUTH : By M.I.D.C. Area.
ON OR TOWARDS WEST : By M.I.D.C. Area.
ON OR TOWARDS NORTH : By Gat No. 100/1+2A & Suyojit Lawns Phase I.

D) The Garden :

All that piece and parcel of the land admeasuring about 3334.00 Sq.mtrs., bearing Gat No.100/1+2A, situated at village Satpur, Taluka Nashik, within the limits of Nashik Municipal Corporation and within the limits of Registration District and Sub District of Nashik, and bounded as under :

- ON OR TOWARDS EAST : By Gat No. 100/1+2B.
ON OR TOWARDS SOUTH : By Gat No. 100/1+2B.
ON OR TOWARDS WEST : By M.I.D.C. Area.
ON OR TOWARDS NORTH : By Gat No. 99.



SCHEDULE 'II'
DESCRIPTION OF THE APARTMENT

Apartment No.57 (as per approved building plan) & A-63 (A Type as per brochure) i.e. having area admeasuring 1488Sq.ft. that is to say 138.28Sq.mtrs. (BUILTUP) situated in "Suyojit Lawns Phase-I Apartment" presently standing upon the land described in the first schedule hereinbefore and having 1.72% proportionate facilities of the property described in the Deed of Declaration of Suyojit Lawns Phase-I Apartment Condominium.



IN WITNESS WHEREOF THE PARTIES TO THIS DEED OF APARTMENT HAVE SIGNED THIS DOCUMENT ON THE DATE FIRST HEREINABOVE MENTIONED.

- 1) Smt. Tanhabai Trimbak Ghatol, (Deceased),
- 2) Mr. Shivaji Trimbak Ghatol,
- 3) Mr. Rajaram Trimbak Ghatol,
- 4) Mrs. Meerabai Ramdas Nigal,
- 5) Mrs. Alka Dagadu Tarle, No.2 to 5 for Selves and also
As legal heirs of Sr.No.1,
- 6) Mr. Kalu Punjaji Ghatol,
- 7) Mr. Bhaskar Punjaji Ghatol,
- 8) Mr. Aaba Punjaji Ghatol,
- 9) Smt. Sushilabai Dattatray Ghatol,
- 10) Smt. Sundarabai Bhavarlal Jain,
- 11) Smt. Sulochana Keshav Rajegaonkar, Through Their Power Of Attorney Holders,

1) Shri. Anant Keshav Rajegaonkar,



2) Shri. Anil Bhavarlal Jain,
VENDORS / OWNERS
PARTY OF THE FIRST PART



Suyojit Infrastructure Pvt. Ltd,
(Previously Known As Suyojit Infrastructure Ltd.)
through its Directors,
1) Mrs. Vaishali Anil Jain,
through her GPA holder

Mr. Anil Bhavarlal Jain,



2) Mr. Anant Keshav Rajegaonkar,
PROMOTER / DEVELOPER
PARTY OF THE SECOND PART



1. Mr. Vasant Vishnu Ghumre

2. Mrs. Ranjana Vasant Ghumre
PURCHASER/S S/N 1 AND 2 GPA HOLDER
PARTY OF THE THIRD PART KANESH V. GHUMRE

WITNESSES: 1) Sign : Name : Mr. Mohanlal S. Mutha

2) Sign : Name : Mr. Ankush S. Bora

both Add. : F-1/2, Suyojit Heights, Sharanpur Road, Nashik – 422 002.

नसन-४
 दस्त क्र. (93908 / 2012)
 १६ — ३७

घोषणापत्र

मी. सुयोजित इन्फ्रास्ट्रक्चर लि. तर्फे अंचालक याद्वारे घोषित करतो की, दुय्यम
 ० अन्नत किंवा वेंडिगावकर @ श्री वैशाली अगिल जैन तर्फे अ.क्र. अणिल अवरमाल जैन
 निबंधक- नाशिक यांचे कार्यालयतः दि. १६/०७/१९९४ या शिर्षकाचा दस्त नोंदणीसाठी सादर
 करण्यात आला आहे. श्री काळू पुंजा घटले व सुश्रीबा घटले व इतर यांनी
 १३१३०५ अ.क्र. १६६६ सुंदराबाई जैन व सुलोचना राजेगावकर
 दिनांक ११/०८/१९९४ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस
 ११/०८/१९९४ अ.क्र. ३२७०२ दि. ११/०८/१९९४
 ७/०८/९४ हजर केला आहे. निष्पादीत करुन कबुलीजबाब दिला आहे सदर कुलमुखत्यारपत्र लिहून देणार
 यानी सदर कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी
 कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणाने कुलमुखत्यारपत्र रद्दबातल ठरलेले
 नाही. सदरील कुलमुखत्यारपत्र पूर्णता वैध असुन उपरोक्त कृती करण्यास मी पूर्णता सक्षम
 आहे, सदरचे कथन चुकीचे आढळुन आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेची मी
 पात्र राहिल यांची मला जाणीव आहे.



दिनांक २६/११/९३

कुलमुखत्यारपत्रधारकाची नावे व सही
 १) श्री. काळू पुंजा घटले
 २) सुश्रीबा घटले



नसम-४
क्र/ १३१०४ / २०१३
१७ — ३७

घोषणापत्र

मी श्री.मनोज प्रभाकर झांबरे याद्वारे घोषित करतात की, मे.सह दुय्यम निबंधक नाशिक क्रं.४ यांचे कार्यालयांत डिड ऑफ अपार्टमेंट या शिर्षकाचा दस्तऐवज नोंदणीसाठी सादर करण्यात आला आहे. आम्ही सुयोजित इन्फ्रास्ट्रक्चर प्रा.लि. (जुने नांव—सुयोजित बिल्डटेक प्रा.लि.) तर्फे संचालक १) सौ.वैशाली अनिल जैन यांचे तर्फे ज.मु.श्री.अनिल भवरलाल जैन २) श्री.अनंत केशव राजेगांवकर, यांनी अ.क्रं.०६८७९, दि.२८/७/२०१० रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्तऐवज 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 पुर्णपणे 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 २६/११/२०१३

कुलमुखत्यारपत्रधारकांचे नांव व सही
श्री.मनोज प्रभाकर झांबरे

मुद्रांक विक्रेत्याचे नांव श्री. संजय रामदास अमृतकर, स्टॅम्प वेंडर, नाशिक
१, मोती व्हिला, गंगापूर रोड, नाशिक-५. २३१२०१७

परिशिष्ट - क - २
(नियम १३ प्रहो)

परवाना क्रमांक : १०३/२००२

दिनांक : १६/११/२०१३

पावती क्रमांक :

10176

श्री/श्रीमती संजय रामदास अमृतकर यांच्याकडून त्यांचेसाठी / त्याच्या वतीने

राहणार २२/११/१३

श्री/श्रीमती संजय रामदास अमृतकर यांच्यासाठी रुपये १००/ (अक्षरी रुपये श्री.मनोज प्रभाकर झांबरे

राहणार ०१/११/१३ मात्र) खाली नमूद केलेल्या मुद्रांक खरेदीसाठी रोख मिळाले.

रजिस्टरमधील अ.क्र.	मुद्रांकाचा तपशिल	संख्या	किंमत रुपये
१९५७८	१००	१	१००
	एकूण	१	१००

(मुद्रांक विकत घेणाऱ्याची सही)

(मुद्रांक विक्रेत्याची सही)

टिप : एका व्यवहारासाठी रु.३००००/- पेक्षा जास्त किंमतीचे लागणारे मुद्रांक शुल्क कोषागार कार्यालयाने घ्यावेत



नसन-४
 क्र. (१११७४ / २०१३)
 १८ — ३७

दि. नं. ४०/१३ - १०० बुके



N: 007526

नाशिक महानगरपालिका, नाशिक
 जावक नंबर / नगररचना / सातपूर / १०५२६
 दिनांक ३/३/२००७

इमारत बांधकामाचा वापर करणे बाबतचा दाखला (पूर्ण/भागशः)

श्री. मधु व. घोंडे व अतुल त. ज. म. श्री. अर्जुन राजेगांवकर
व अ. व. जी

संदर्भ : तुमचा दिनांक २७/८/२००६ चा अर्ज क्रमांक : सातपूर/की२/३३

महाशय, ऑफिस क्रमांक - ७, ८, १०, ३५, ३८, ४०, ५६, ५७, ६०, ७३
की - ५८, ५९, ६०, ६१, ६२, ६४, ६५
 दाखला देण्यात येतो की, सातपूर शिवारातील सि. स. नं.

सर्व्हे नं. १००/२ प्लॉट नं. १००/२ मधील इमारतीच्या तळ + पार्लो
 मजल्याचे इकडील बांधकाम परवानगी नं. सातपूर/की२/१९९/७८३ दिनांक १३/६/२००५ अन्वये

दिल्याप्रमाणे सर्व्हेक्षक (आर्किटेक्ट) श्री. (मधु व. घोंडे) अर्जुन राजेगांवकर
 यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी / चिक्वासेत्तर / शैक्षणिक कारणासाठी खालील शर्तीस अधीन राहून इमारतीचा वापर
 करणेस परवानगी देण्यात येत आहे. त्याचे एकूण बांधकाम क्षेत्र ४४३५.२२ चौ. मी. १७८७.०७
 चौ. मी. व चटई क्षेत्र (कारपेट एरिया) १४६६.२२ चौ. मी.

- १) सदर इमारतीचा वापर निवासी / निवासेत्तर / शैक्षणिक कारणाकरिताच करता येईल त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- २) घरपट्टी आकारणीसाठी अलाहिचा प्रत मा. कर अधिक्षक घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे तरी संबंधित विभागाकडे संपर्क साधावा.
- ३) सिंगल फेज वीज पुरवठा करणेस हरकत नाही.
- ४) सदरच्या पूर्ण केलेल्या इमारतीत महानगरपालिकेच्या पूर्व परवानगीशिवाय वापरामध्ये व बांधकामामध्ये बदल करू नये.

प) वैध कंप्युटेशन डेटा १०,०२०/पा.प्लॉट नं. ७६/७७६९
दि. ७/२/०७

ह) अंतिम पूर्णत्वाचे दाखले देण्यापूर्वी के. क. च. नि. च. च. च.
व्यवस्था करावयात यावी

Wednesday, July 14, 2010
 4:58:23 PM

पावती

Original
 नोंदणी ३९ रा.
 Regn. ३९ M

कार्यकारी अभियंता
 नगररचना,

नाशिक महानगरपालिका, नाशिक

पावती क्र. : 6370

दिनांक 14/07/2010

गावाचे नाव सातपूर
 दरताऐवजाचा अनुक्रमांक नसन-४ - 06401 - 2010
 दरता ऐवजाचा प्रकार गण्यता



सादर करणाराचे नाव: खालील लि. वे. यांचे किर्ण मरणातील मनाज प्रभाकर जांबरे, रा. 1/2
सुयोगित हाईवे, शिवारा, सातपूर, नाशिक

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), प्लॉटकाची नक्कल (आ. 11(2)),	:-	500.00
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)	:-	600.00
एकूण	रु.	600.00

आपणाला हा दस्त अंदाजे 5:13PM हा वेळीस मिळेल.

मुख्य निबंधक
 नाशिक 4

बाजार मुल्य: 1 रु. मोबदला: 1 रु.
 भरलेले मुद्रांक शुल्क: 200 रु.



नसन-४

(१३१७४/२०१३)

१९ - ३७



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. 4227 (पूर्ण / भागशः)

सन २००८-०९/२५ बुके

जावक क्र. / "नगर रचना" / ४२२७

दिनांक ०९/०९/२०१०

श्री/श्रीमती एस.टी. धारवले व इतर लोक जे.मू. धारवले श्री अजय के राजेशांकर
व श्री अजय के जे.मू. धारवले श्री अजय के राजेशांकर
संदर्भ : तुमचा दिनांक ०९/०८/२००९ चा अर्ज क्रमांक : १३१७४ नाशिक

महाशय,

दाखला देण्यात येतो की, सातपूर शिवारातील/सि.स.न. क्र. १००/१+१००/२ (P)

प्लॉट नं. — मधील इमारतीच्या लॉकन परिसर माल. क्र. ३००/१००/२ (P) अन्वये
मजल्याचे इकडील बांधकाम परवानगी क्र. १४०८८-२७/२७५/०९ दिनांक २०/०९/२००९ अन्वये
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. अजय के राजेशांकर व इतर जे.मू. धारवले
यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निवासी / निवासी कारणासाठी खालील अटी शर्तीस अधिन राहून
इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र. १४०८८-२७ चौ.मी. पेक्षा ४२६०-९३ चौ.मी. चौ. मि.

व चटई क्षेत्र ३९६०-९९ चौ.मी. चौ. मि.

- १) सदर इमारतीचा वापर निवासी / निवासी / निवासी कारणाकरिताच करता येईल त्या वापरात बदल करता येणार नाही. वापरात बदल करायचा झाल्यास इकडील कार्यालयाची पूर्ण परवानगी घ्यावी लागेल.
- २) घरपट्टी आकारणीसाठी आकारणी प्रत अधिकाक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधवा.
- ३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- ४) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा. च्या पूर्ण परवानगी शिवाय वापरामध्ये व बांधकामा मध्ये कोणताही बदल करू नये.

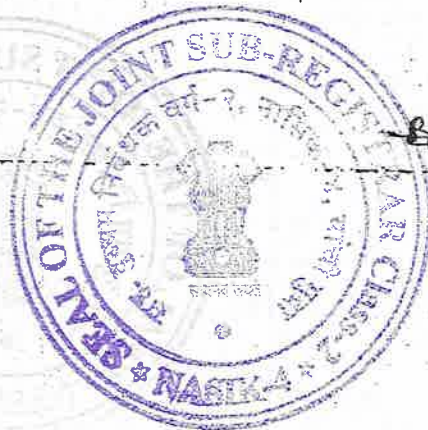
अट ५) परवानगी प्रकालीन क्र. २९, ३०, व ३१ खालील पूर्णता

अंतिम भोगवटा दाखला देण्याची पूर्णता करणाना मागील मा

दरवल्याची पूर्णता देण्यात येत आहे.
अट क्र ३५ प्रमाणे अंतिम भोगवटा देण्याची पूर्णता अंतिम
दाखल्याची पूर्णता करणाना मागील.

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ANANT TECHNOCRATS
PVT. LTD., NASHIK



कार्यकारी अभियंता
नगररचना विभाग,
नाशिक महानगरपालिका, नाशिक

नक्कल करिता
गां. नं. क्र. ७, ७३४, व १२

गाव सातपूर
तालुका नाशिक

खुलापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
१००	१+२ब	२००१	१०५४ श्रीगवटदाराचे नाव	
का. क्रमांकाचे स्थानिक नाव			काळु पुंजाजी घायक	कुळाचे नांव नयन-४ खंड
लापवडी योग्य क्षेत्र	एकर	मुठे	आबा पुंजाजी घायक	सत्र. (१३१७४ / २०१३)
	हेक्टर	अर	साहेब पुंजाजी घायक	२० - ३७
	चौरस	मिटर	राजायाम येवकु घायक	
जिरायत			शिवराज येवकु घायक	इतर अधिकार
बागायत	२०,०००-००		ताडुबाई येवकु घायक	निवाशी विमेशीकडे बर्ग
भात शेती			जलका कशु रते	१०५१०
एकूण-	२००००-००		सुशिला वत्साय घायक	इचलकरंजी जनता सहकारी बँक लि.
पो.ख.			मिश्राबाई रामदास निगळ	इचलकरंजी शाखा राफिव गोंधी
वर्ग (अ)			सुंदरबाई सेवलाल जै	श्रीपुनजवळ. शरणापुराड नारणरु
वर्ग (ब)			सुलोचना केशव राजगवळ	५ कोटी ता. ८/१/२०१० क्षेत्र ६०३३-४३
एकूण-	२००००-००		शंकरराव कुचड टांडो	१०६००
आकार बिनशेती-	रुपये	पैसे	क्षेत्र २१५-५० चौ.मी.	कुलापाना आर्षाड इचलकरंजी जनता
जुडी किंवा विशेष	२६००-००		प्रसाद गोविंद कुळे	सहकारी बँक लि. इचलकरंजी शाखा
आकार पाण्याबाबत-			क्षेत्र ३१८-०० चौ.मी.	शरणापुराड नारणरु ५ कोटी
एकूण-	२६००-००			जायमी वच्छाव फ्लॅट नं-२ येथे कुर्ती

गां.नं. क्र. ७ अ				गां.नं. क्र. १२												
वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशील									पडीत पिकास निरूपयोगी जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र		
				मि.पी. संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०१२ २०१३	शुद्ध															



नक्कल फी
अस्तंल प्रमाणे खरी नक्कल तयार ता. २१ / १२ / २०१३

तलाठी सातपूर
तातळीचीसक

AS PER THE CONDITIONED MENTIONED IN THE ACCOMPANYING COMMENCEMENT CERTIFICATE NO. C-15/01/1987/10.

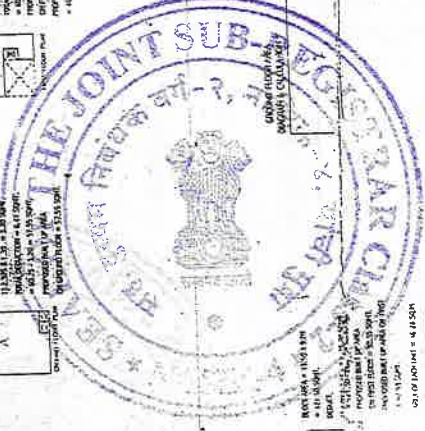
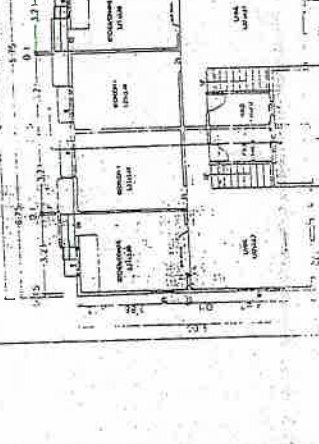
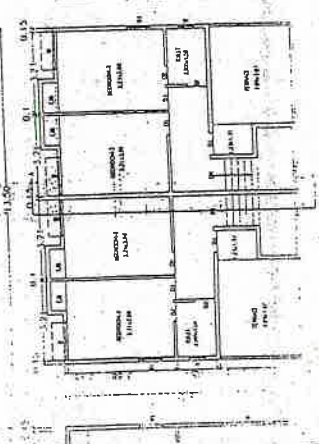
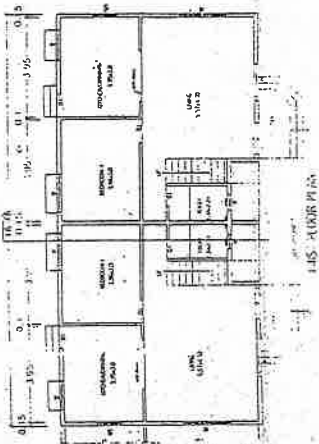
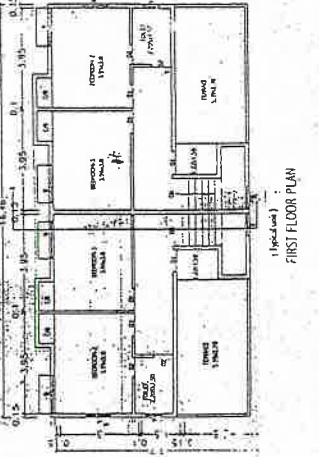
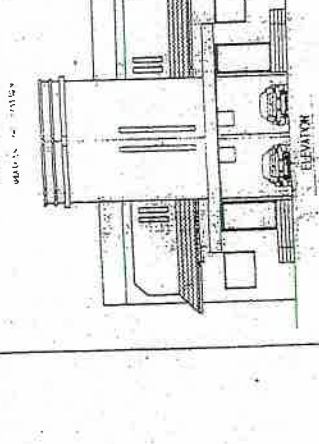
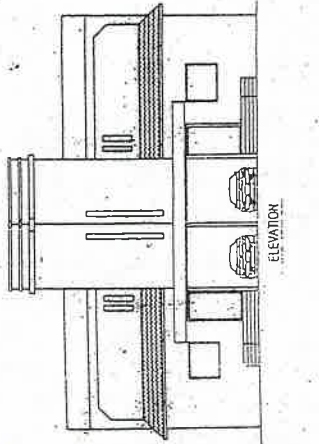
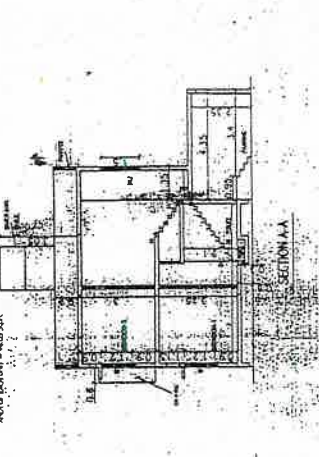
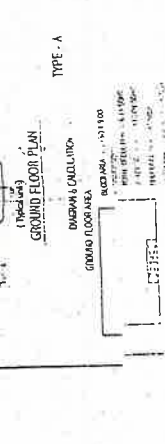
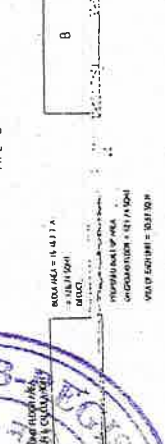
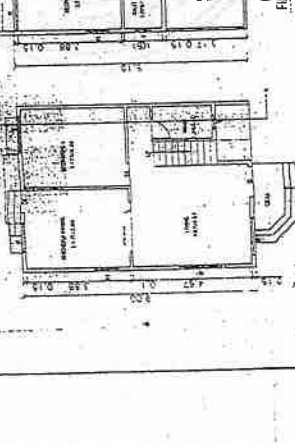
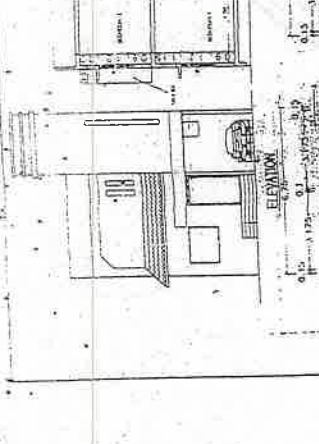
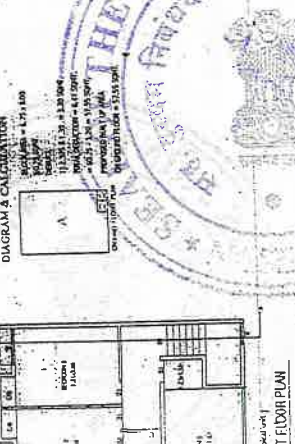
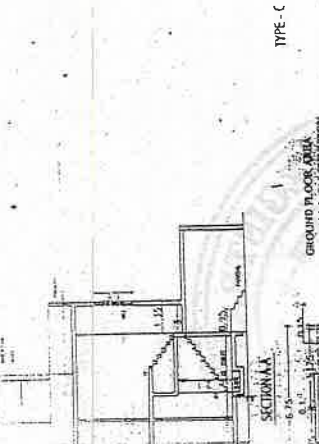
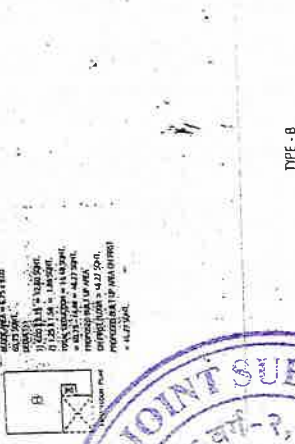
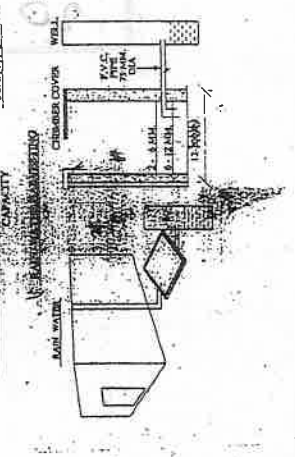
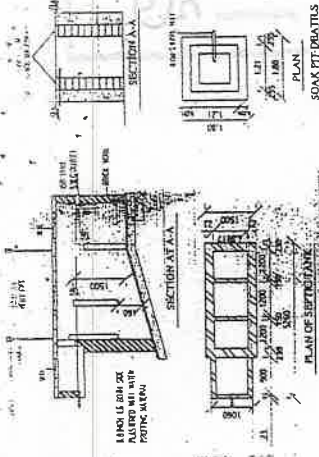
SIXX
ENGINEER
TOWN PLANNING
MASHIK MUNICIPAL CORPORATION
MASHIK.

TRUE COPY
S. S. SINGH
PVT. LTD. MASHIK.

नमन-४
श.स. (१३१०४)
२१ — ३०

GENERAL INFORMATION	
PROJECT NAME	PROPOSED GROUP HOUSING SCHEME IN REVENUE PLOT NO. 1002/PP, FOR SHRI. L. G. SAWAL & OTHERS C/O. A. HOLDER SHRI. A. K. RAJESHWAR SHRI. A. B. JAIN
DATE	15/11/2011
SCALE	1:100
DESIGNER	SHRI. A. K. RAJESHWAR SHRI. A. B. JAIN
APPROVED BY	
DATE OF APPROVAL	

DR. SHYAM K. KHODE
M.E. PAVAN
SHRIHARI CONSULTANTS
PRACTICE ADDRESS: 1002/PP, REVENUE PLOT NO. 1002/PP, FOR SHRI. L. G. SAWAL & OTHERS C/O. A. HOLDER SHRI. A. K. RAJESHWAR SHRI. A. B. JAIN
PLOT NO. 1002/PP, REVENUE PLOT NO. 1002/PP, FOR SHRI. L. G. SAWAL & OTHERS C/O. A. HOLDER SHRI. A. K. RAJESHWAR SHRI. A. B. JAIN



नसम-४

सं. (9390X / 1089)

22 — 39

TYPE B DUP AREA FSI STATEMENT

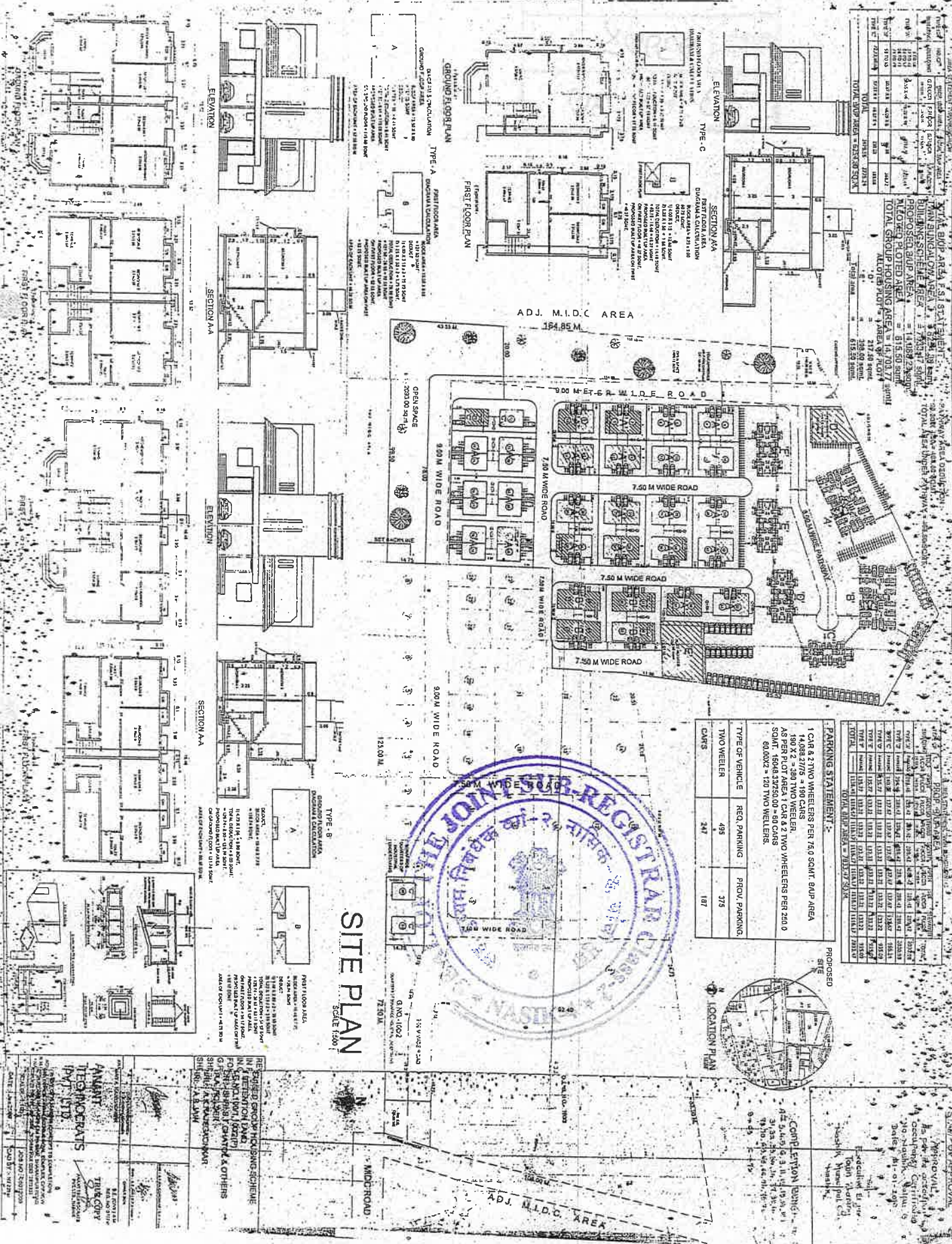
Plot Area = 1118.00 Sqm
 Building Scheme Area = 1118.00 Sqm
 Proposed Dup Area = 1118.00 Sqm
 Allowed Dup Area = 1118.00 Sqm
 Total Dup Area = 1118.00 Sqm

Sl. No.	Particulars	Area (Sqm)
1	Plot Area	1118.00
2	Building Scheme Area	1118.00
3	Proposed Dup Area	1118.00
4	Allowed Dup Area	1118.00
5	Total Dup Area	1118.00

PARKING STATEMENT

1 CAR & 2 TWO WHEELERS PER 750 SQM DUP AREA
 14088.27/75 = 187.84
 187 X 2 = 375 TWO WHEELERS
 AS PER PLOT AREA 1 CAR & 2 TWO WHEELERS PER 250.0
 5000.0/250 = 20 CARS
 5000.0/125 = 40 TWO WHEELERS

TYPE OF VEHICLE	REQ. PARKING	PROV. PARKING
TWO WHEELER	495	375
CARS	247	187



SITE PLAN
SCALE 1:250



COMPLETION CERTIFICATE

As per the certificate of completion, the construction work has been completed in accordance with the approved plans and specifications.

Date: 10/10/2024

Signature: _____
 Title: _____

RECORDED GROUP HOUSING SCHEME

IN ATTENTION (SIZING)
 FOR THE RECORDS OF THE
 SURVEYOR GENERAL & OTHERS

DATE: 10/10/2024

Signature: _____
 Title: _____

ANNAT
ITANOCERATS
PVT. LTD.

TRACOPY
 PVT. LTD.

THE PLANS ATTACHED TO THIS AS PER THE CONDITIONS SPECIFIED HEREIN ACCOMPANYING COMMERCIAL CERTIFICATE NO. CO/31/DT/134/2005

SEWAJEE ENGINEERING & ARCHITECTS
TOWN PLANNING
NASHIK MUNICIPAL CORPORATION
NASHIK

TRUE COPY
[Signature]
M. K. BHOIR

Sl. No.	Particulars	Area (sq.m.)
1.	Area of 1st, 2nd & 3rd Floor (Total)	17,22,740.81
2.	Area of 4th, 5th & 6th Floor (Total)	57,55,715.00
3.	Area of 7th & 8th Floor (Total)	40,02,155.00
4.	Area of 9th & 10th Floor (Total)	6,00,071.00
5.	Area of 11th & 12th Floor (Total)	4,62,834.00
6.	Area of 13th & 14th Floor (Total)	3,14,704.00
7.	Area of 15th & 16th Floor (Total)	1,03,470.00
8.	Area of 17th & 18th Floor (Total)	66,071.00
9.	Area of 19th & 20th Floor (Total)	46,284.00
10.	Area of 21st & 22nd Floor (Total)	29,775.00
11.	Area of 23rd & 24th Floor (Total)	10,372.00
12.	Area of 25th & 26th Floor (Total)	6,914.00
13.	Area of 27th & 28th Floor (Total)	4,609.00
14.	Area of 29th & 30th Floor (Total)	3,140.00
15.	Area of 31st & 32nd Floor (Total)	2,094.00
16.	Area of 33rd & 34th Floor (Total)	1,429.00
17.	Area of 35th & 36th Floor (Total)	952.00
18.	Area of 37th & 38th Floor (Total)	635.00
19.	Area of 39th & 40th Floor (Total)	422.00
20.	Area of 41st & 42nd Floor (Total)	281.00
21.	Area of 43rd & 44th Floor (Total)	187.00
22.	Area of 45th & 46th Floor (Total)	128.00
23.	Area of 47th & 48th Floor (Total)	85.00
24.	Area of 49th & 50th Floor (Total)	57.00
25.	Area of 51st & 52nd Floor (Total)	38.00
26.	Area of 53rd & 54th Floor (Total)	25.00
27.	Area of 55th & 56th Floor (Total)	17.00
28.	Area of 57th & 58th Floor (Total)	11.00
29.	Area of 59th & 60th Floor (Total)	7.00
30.	Area of 61st & 62nd Floor (Total)	4.00
31.	Area of 63rd & 64th Floor (Total)	2.00
32.	Area of 65th & 66th Floor (Total)	1.00
33.	Area of 67th & 68th Floor (Total)	0.50
34.	Area of 69th & 70th Floor (Total)	0.25
35.	Area of 71st & 72nd Floor (Total)	0.12
36.	Area of 73rd & 74th Floor (Total)	0.06
37.	Area of 75th & 76th Floor (Total)	0.03
38.	Area of 77th & 78th Floor (Total)	0.01
39.	Area of 79th & 80th Floor (Total)	0.01
40.	Area of 81st & 82nd Floor (Total)	0.01
41.	Area of 83rd & 84th Floor (Total)	0.01
42.	Area of 85th & 86th Floor (Total)	0.01
43.	Area of 87th & 88th Floor (Total)	0.01
44.	Area of 89th & 90th Floor (Total)	0.01
45.	Area of 91st & 92nd Floor (Total)	0.01
46.	Area of 93rd & 94th Floor (Total)	0.01
47.	Area of 95th & 96th Floor (Total)	0.01
48.	Area of 97th & 98th Floor (Total)	0.01
49.	Area of 99th & 100th Floor (Total)	0.01

PROPOSED GRAPES HOUSING SCHEME IN RETENTION LAND (NG NO. 1001/007(P)/SAYDUR,NASHIK FOR SHRI S. S. WADGAVE & OTHERS (G.P.A. HOLDER)

SHRI. A. K. RAJESHWARKAR
SHRI. A. B. JAIN

SHRINARI CONSULTANTS
[Signature]
SHRINARI CONSULTANTS

DATE	13/01/20
SCALE	1:1000
PROJECT NO.	1300
CITY	NASHIK
DRAWN BY	AKS/ML/AB
CHECKED BY	SHRINARI

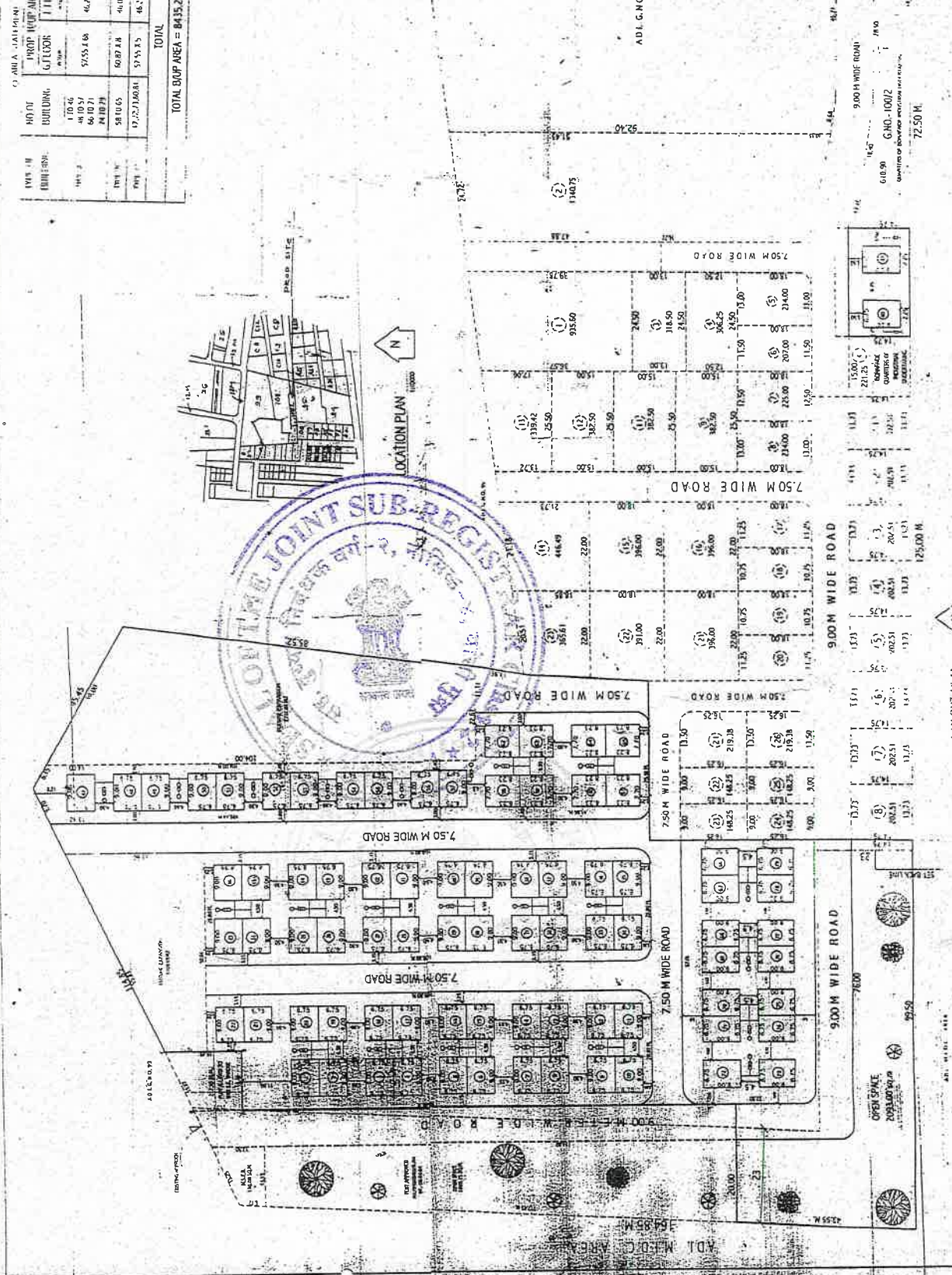
TYPE OF BUILDINGS	NO OF BUILDING	PROP BUILT AREA (sq.m.)	TOTAL BUILT AREA	
			FLOOR	L.FLOOR
TYPE 1	104	40,02,155	911.00	31,47,04
TYPE 2	40,02,155	57,55,715	40,02,155	10,37,2
TYPE 3	6,00,071	60,07,155	40,02,155	10,37,2
TYPE 4	24,00,71	57,55,715	40,02,155	10,37,2
TYPE 5	46,284	57,55,715	40,02,155	10,37,2
TYPE 6	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 7	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 8	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 9	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 10	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 11	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 12	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 13	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 14	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 15	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 16	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 17	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 18	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 19	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 20	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 21	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 22	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 23	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 24	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 25	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 26	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 27	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 28	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 29	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 30	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 31	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 32	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 33	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 34	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 35	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 36	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 37	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 38	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 39	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 40	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 41	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 42	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 43	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 44	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 45	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 46	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 47	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 48	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 49	17,22,740.81	57,55,715	40,02,155	10,37,2
TYPE 50	17,22,740.81	57,55,715	40,02,155	10,37,2

TOTAL D.O.P AREA = 8415.22 SQ.M.

नसम-४

939108

23 — 30



MIRY ROAD

LAY OUT PLAN

Friday, July 08, 2005
5:53:01 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4379

गावाचे नाव सातपूर

दिनांक 08/07/2005

दस्तावेजाचा अनुक्रमांक नसन4 - 04341 - 2005

दस्तावेजाचा प्रकार करारनामा

सादर करणाऱ्याचे नाव: श्री. वसंत विष्णु घुमरे.

नोंदणी फी :- 8950.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23) :- 460.00

एकूण रु. 9410.00

आपणास हा दस्त अंदाजे 6:07PM ह्या वेळेस मिळेल

दुय्यम निबंधक
नाशिक 4

बाजार मूल्य: 865000 रु. मोबदला: 895000 रु.

भरलेले मुद्रांक शुल्क: 28500 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे,
बँकेचे नाव व पत्ता: पंजाब नॅशनल बँक - शरणपूर रोड, नाशिक.;
डीडी/घनाकर्ष क्रमांक: 247353.; रक्कम: 8950 रु.; दिनांक: 08/07/2005

नसन-४
दस्तक्र. (93908 / 2005)
२४ ३७

20-06-2005



गाव नमुना नऊ

दैनिक पावती पुस्तक

0130417

R. V. 19 m.

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)

खेम - 20,000 - 00 चॅम्पी

गाव - सातपूर

तालुका - नाशिक

खेते क्र.

दिनांक 27/7/2003 भोगवटारदार/पैसे देणारा

छात्र उजाजी घोषे व शर

एकत्रीकृत जमीन महसूल

धकबाक:

चलू वर्ष म्हणजे 2002

स्थानिक उपकार

नियत

संकीर्ण

जि. अ. परिषद

ग्रामपंचायत

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2800 00

2800

वेबलाल सहरोपे माझे मिळाले.

तलाजिवासातपुर
ता. जि. नाशिक



आयकर विभाग

INCOME TAX DEPARTMENT

DESHMUKH HEMANT DAGADU

DAGADU DAMODHAR DESHMUKH

29/01/1983

Permanent Account Number

AQQPD9808H

H. P. Deshmukh

Signature

भारत सरकार

GOVT OF INDIA



28/01/2003



THE UNION OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH15 20070026388

DOI 11-06-1992

Valid Till : 18-09-2012 (NT)

DLR 20-09-2007

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV DOI
MCWG 11-06-1992



DOB : 01-05-1957 BG :

Name : MOHANLAL MUTHA
S/DW of SHANTILAL
Add : 16, CARVAN NO-2 OPP BYK COLLEGE ROAD
NASHIK.

PIN :
Signature & ID of
Issuing Authority: MH15 200736

Signature/Thumb
Impression of Holder

नसन-४
सब. (१३१०४ / २०१३)
२५ - ३०

घोषणापत्र

मी श्री. कमलेश वसंत घुमरे, याद्वारे घोषित करतो की, मे.सह दुय्यम निबंधक नाशिक क्रं. ४ यांचे कार्यालयांत डिड ऑफ अपार्टमेंट या शिर्षकाचा दस्तऐवज नोंदणीसाठी सादर करण्यात आला आहे. १) श्री. वसंत विष्णू घुमरे, २) सौ. रंजना वसंत घुमरे यांनी अ.क्रं. /दि. / /२० रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्तऐवज नोंदणीस सादर केला आहे/ निष्पादीत करून कबुलीजबाब दिला आहे. सादर 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. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : २६/११/२०१३

कुलमुखत्यारपत्रधारकांचे नांव व सही
श्री. कमलेश वसंत घुमरे,



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
KAMLESH VASANT GHUMRE		
VASANT VISHNU GHUMRE		
30/10/1976 Permanent Account Number AEQPG5959J		
 Signature		26012008

नसन-४

क्र. (93908 / 2093)

२६ - ३७

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1) 20/99/2093 सर्वसा. ११३ मई.
 Gen 113 me.

मूळ प्रत ६६०
 ORIGINAL COPY [अहस्तांतरणीय] 20/99/2093
 [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती कृष्ण मुखर्जी
 RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place वसंत विणक - धुळे
 दिनांक/Date

Received from पातार यांच्याकडून

रु./Rs. 900-00 (रुपये/Rupees)

याकडून मिळाले 900-00



(सही/Signature) [Signature]
 (पदावली/Designation) सह दुय्यक निबंधक वर्ग ३
 क्र. ३



नसन-४

दस्तावेज क्र. (93908 / 2013)

29 — 30



MAHARASHTRA
 जिल्हा कोषागार कार्यालय,
 ठाण.
 16 NOV 2013
 मुद्रांक प्रमुख लिपीक/लिपीक
 16/11/2013

HP 934146
 वैभवलक्ष्मी स्टॅम्प वेंडर जुना प. क्र. 92/2000
 बी-3/6/0-2, सेक्टर 2, वाशी, पश्चिम प. क. 920 90004
 अनुक्रमांक 6.8.4.8.4 किंमत रु. 100/-
 संपूर्ण जात व पंजीत ...
 तारीख 26 NOV 2013
 सा. वे. सु. सराफ
 (मुद्रांक विक्रेता)
 फोन - 9899892004



!! Shree !!

GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed at Vashi this 27th day of Month of November in the Year Two Thousand Thirteen.

V. V. Ganne

msfulkumre

Kamlesh Ganne

नस्रन-४	
सुतक्र. (१३१०४)	(१०१३)
२५	३१०

(2)

// 2 //

TO ALL TO WHOM THESE PRESENTS SHALL COME

We the Executants names below :-

- (1) MR. VASANT VISHNU GHUMRE, Age 63 years. Occ. - Business.
- (2) Mrs. RANJANA VASANT GHUMRE, Age 59 years. Occ.-Housewife.

Whereas we the executants herein an Indian by birth permanently residing at Bungalow No. A-63, Suyojit Lawns, Near Kamgar Nagar, Nashik - 422007.

We propose to purchase No. Bungalow No. 57 (As per approved plan) which is Bungalow No. A-63 (as per brochure) at Suyojit Lawns, Near Kamagar Nagar, in the Project "Suyojit Lawns", Nashik City - 422007 (Maharashtra) & have finalised the deal with Builder/Developer of Nashik. (Full description of the said bungalow is given in the schedule here below) As it is not possible for us to ~~stay~~ remain physically present for execution, registration of the proposed /Sale Deed/Purchase Deed of the aforesaid bungalow, we hereby constitute, nominate and appoint our Son Mr. KAMLESH VASANT GHUMRE, Age 37 years, Indian inhabitant Residing at Flat No. 701, Building No. 48, NRI Complex SEAWOODS, NERUL, NAVI MUMBAI-400706 as our lawful attorney to do for we & on our name, the following acts and things -

- 1) To book the Flat/Bungalow to make payments of the purchase price of the said bungalow to Sun Infrastructures Pvt. Ltd and to receive acknowledgement receipts thereof.
- 2) To sign/execute necessary documents including Agreement to sale, Sale Deed, Deed of Apartment/ Society Formation in respect of above bungalow required and to lodge the same for registration with the concerned sub registrar of Assurances and to admit execution thereof. To pay the necessary Stamp duty, registration charges and other expenses to the concerned authority.
- 3) To receive original conveyance from Sub Registrar of Assurances in respect of above bungalow, to pass receipt therefore.
- 4) To receive possession of above bungalow from Sun Infrastructures Pvt. Ltd and to pass receipt thereof.

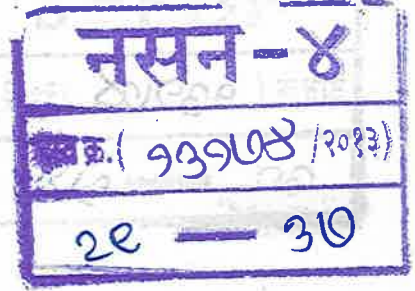


V V Ghumre

Mrs. Ranjana Ghumre

Kamlesh Ghumre

(3)



// 3 //

- 5) To make correspondence with other departments, such as MSEB, Municipal authorities and any other govt. authority etc in respect of above bungalow.
- 6) To approach financial institutions, banks for availing loan for the above bungalow and to execute necessary documents such as Mortgage Deed, Declaration etc as may be required by that institution, bank and to do other registration formalities regarding the loan.
- 7) To Protect the property from encroachment etc. to pay revenue tax of the property and any other taxes.
- To do all such acts, deeds and things as may be necessary for due and effectual implementation of the powers hereby conferred on him by us in respect of purchase of above bungalow and securing loan from bank or financial institution.
- 9) To obtain necessary deed, documents of the above said property from various authorities i.e Revenue Authorities Municipal Corporation & any other State & Central Government offices.
- 10) To represent we as owner in the formation of a co-operative society/Condominium of apartment-holders as the case may be of the buyers of the units constructed upon the said property and in that respect make all submissions applications, undertakings and declaration requisite to all and/or competent authority in respect thereof.
- 11) To sale the bungalow, sign and execute the required documents for sale and accept the payment, give possession and to do any other act required for sale

AND We the principal above named do hereby and hereunder state that all deeds, acts, or things done, performed, executed by my attorney or agents or substitutes appointed by my attorney pursuant to these presents, shall be binding on us as if each such act, deed or thing done by us when personally present, and we do hereby and hereunder agree to ratify all acts, deeds or things done by our attorney.

mskuthane

Kamlesh Jume



TR. THANE
HANE

नसिन-४	
क्र. (93968 / 2022)	
30	30

(8)

// 4 //

**SCHEDULE OF THE PROPERTY-
HEREINABOVE REFERRED TO.**

FIRST SCHEDULE 1A and 1B ABOVE REFERRED TO

(Description of the land)

Schedule 1A

All that piece and parcel of land lying and being at Nashik within the limits of Village Satpur and also within the limits of Nashik Municipal Corporation, Nashik and within the registration district and sub district of Nashik bearing Gat No. 100/1 (P) and 100/2 (P) admg 1H.36 Are bounded as below i.e. to say on or towards the – East – Remaining part of Gat No. 100 (P), West – M.I.D.C. Area South – M.I.D.C. and Gat No. 95, Rathi Farm and North – M.I.D.C. Area Gat No. 99.

Schedule 1B

All that piece and parcel of land lying and being at Nashik within the limits of Village Satpur and also within the limits of Nashik Municipal Corporation, Nashik and within the registration district and sub district of Nashik bearing Gat No. 100/1(P) admg 0H.73 Are bounded as below i.e. to say on or towards the – East – Remaining part of Gat No. 100 (P), West – Remaining Part of Gat No. 100 (P), South – Rathi Mala and Gat No. 95 and M.I.D.C. area and North – Gat No. 99 and M.I.D.C. Area.

SECOND SCHEDULE ABOVE REFERRED TO

(Description of Property)

All that piece and parcel of constructed premises bearing Bungalow No. 57 (A type as per approved building plan) at "Suyojit Lawns" having Built up area of 1488 sq. ft. i.e. 138.28 sq. mtrs situated on the land described in the Schedule 1A and 1B above referred and bounded as delimited on Floor plan enclosed hereto.



V. V. S. S. S.
nsd/hume

K. S. S. S.

4

नसन-४
दस्तावेज क्र. (१३१७४ / २०१३)
३९ - ३७

// 5 //

In WITNESS WHEREOF, the Executants have set and subscribed their hands to these presents on the day, the month and year hereinabove first written.

Signed and delivered by the withinnamed Executants

Executants



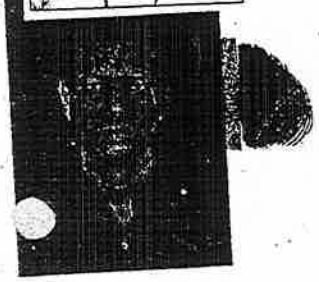
V. Ghumare

MR. VASANT VISHNU GHUMARE



Ms. Ranjana Ghumare

MRS. RANJANA VASANT GHUMARE



Kamlesh Ghumre

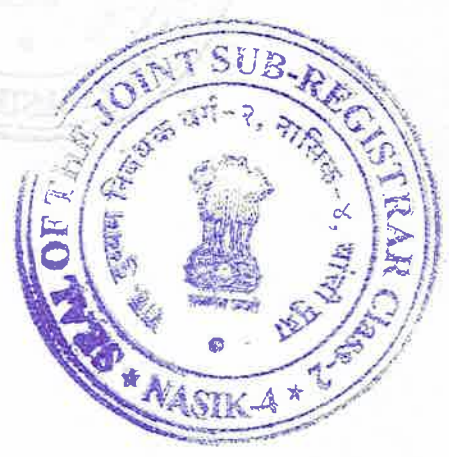
Accepted by
MR. KAMLESH VASANT GHUMRE

1. Nansi Kumbhar

N. Kumbhar

2. Mohanlal S. Bhatnagar

M. S. Bhatnagar



४-लक्ष
 नसं-४
 (93908) (2022)
 32 - 30

(E)

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

GHUMRE RANJANA VASANT
 SHANKARRAO BAPURAO NIKAM
 16/07/1954
 Permanent Account Number
 AATPG1391F



Ranjana Vasant
 Signature

25122007

VASANT VISHNU GHUMRE
 VISHNU SADASHIV GHUMRE
 02/12/1950
 Permanent Account Number
 AATPG1390E



Vasant Ghumre
 Signature

STRAR TH...
 ANE

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

KAMLESH VASANT GHUMRE
 VASANT VISHNU GHUMRE
 30/10/1976
 Permanent Account Number
 AATPG69593





Kamlesh Vasant Ghumre
 Signature



Y-FTT
 (1998 80422) 2000
नसिन-४
 (939108 / 9090)
 33 — 30
 6



Shreenath Enterprises
 OFFICE: 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

IDENTITY CARD
 NAME : Patil Deepak Khandu
 D.O.B. : 11-04-1983
 MOBILE NO.: 9224643535
 Valid upto : 1-7-12 to 30-6-13

 Holder's Sign
 AUTH. SIGN

Shreenath Enterprises
 OFFICE: 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

IDENTITY CARD
 NAME : Dhanraj Shivaji Budha
 D.O.B. : 15-05-1981
 MOBILE NO.: 9594131698
 Valid upto : 1-7-12 to 30-6-13

 Holder's Sign
 AUTH. SIGN

REG. HANES



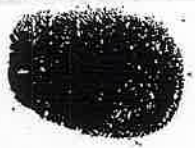
नसम-४
 नसम (१३१७४) / २०१३
 ३४ — ३७

(८)

किडनादेगाट

NV Jume

Ms. Rukhmani



किडनादेगाट

Rukhmani



किडनादेगाट की वसंत विष्णु कुमरे @ श्रीम नंजना वसंत कुमरे

किडनादेगाट की कमलेश वसंत कुमरे

२७/११/२०१३

साक्षीकार

श्री. विष्णु पाटील @ शारदा देगाट

श्री. वसंत कुमरे @ श्रीम नंजना वसंत कुमरे



साक्षीकार



मुख्यालय: इ.स. देगाट
 स्वस्तीपी नोड्ड देगाट
 इ.स. देगाट
 २७/११/२०१३

कार्यक्रमांक १००८

टिप - प्रभागीत कार्यालय मेल - कर सरस मुख्यालय
 पत्राल संपन्न ६ साके अर्थान पण क्रमोक्त देण
 पर खास खाते काळूण काळूण माहे.

सहाय्य निबंधक बर्ग २
 ठाणे क्र. ३



Summary I (GoshwaraBhag-1)



शुक्रवार, 29 नोव्हेंबर 2013 12:44 म.नं.

दस्त गोषवारा भाग-1

नसन4

35-30

दस्त क्रमांक: 13174/2013

दस्त क्रमांक: नसन4 /13174/2013

बाजार मूल्य: रु. 8,65,000/- मोबदला: रु. 8,95,000/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नसन4 यांचे कार्यालयात

पावती:14074

पावती दिनांक: 29/11/2013

अ. क्र. 13174 वर दि.29-11-2013

सादरकरणाराचे नाव: श्री.वसंत विष्णु घुमरे तर्फे ज.मु.म्हणून
श्री.कमलेश वसंत घुमरे

रोजी 12:43 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

दस्त हजर करणाऱ्याची सही:

एकुण: 860.00

Joint Sub Registrar Nashik 4

सह. मुख्य निष्पादक वर्ग-२

नाशिक-४

Joint Sub Registrar Nashik 4

सह. मुख्य निष्पादक वर्ग-२

नाशिक-४

दस्ताचा प्रकार: डीड ऑफ अपार्टमेंट

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्का क्र. 1 29 / 11 / 2013 12 : 40 : 08 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 11 / 2013 12 : 40 : 43 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

Mansurbale

लिहून घेणारे

Kamlesh Ghumare



Summary-2(दस्त गोषवारा भाग - २)



29/11/2013 12 47:07 PM

दस्त गोषवारा भाग-2

नसन4

3E-30

दस्त क्रमांक:13174/2013

दस्त क्रमांक :नसन4/13174/2013

दस्ताचा प्रकार :-डीड ऑफ अपार्टमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री.वसंत विष्णु घुमरे तर्फे ज.मु.म्हणून श्री.कमलेश वसंत घुमरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.बंगलो नं-५७ सुयोजित लॉन्स महात्मा नगर, ब्लॉक नं: -, रोड नं: -, , , पॅन नंबर:AATPG1390E	लिहून घेणार वय :-37 स्वाक्षरी:-		
2	नाव:सौ.रंजना वसंत घुमरे तर्फे ज.मु.म्हणून श्री.कमलेश वसंत घुमरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.बंगलो नं-५७ सुयोजित लॉन्स महात्मा नगर, ब्लॉक नं: -, रोड नं: -, , , पॅन नंबर:AATPG1391F	लिहून घेणार वय :-37 स्वाक्षरी:-		
3	नाव:१.श्रीमती तान्हुबाई त्रंबक घाटोळ मयत तर्फे कायदेशीर वारस अ.नं.२ ते ५ २.श्री शिवाजी त्रंबक घाटोळ ३.श्री राजाराम त्रंबक घाटोळ ४.सौ मीराबाई रामदास निगळ ५.सौ.अलका दगू टर्ले अ.क्र. ४ ते ५ स्वतासाठी व अ. क्र. १ चे वारस तर्फे ज.मु.अ.नं. ३ ६.श्री काळू पुंजाजी घाटोळ ७.श्री भास्कर पुंजाजी घाटोळ ८.श्री आबा पुंजाजी घाटोळ ९.श्रीमती सुशीलाबाई दत्तात्रय घाटोळ १०.श्रीमती सुदराबाई भवरलाल जैन ११.श्रीमती सुलोचना केशव राजेगावकर अ.क्र.१ ते ११ तर्फे ज मु म्हणून १.श्री.अनंत केशव राजेगावकर २.श्री अनिल भवरलाल जैन यांचे तर्फे वि.मु.मनोज प्रभाकर झांबरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.सुयोजित हार्डटस शरणपूर रोड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पॅन नंबर:AAFCS1381N	लिहून देणार वय :-39 स्वाक्षरी:-		
4	नाव:सुयोजित इन्फ्रास्ट्रक्चर प्रा.लि.जुने नाव सुयोजित इन्फ्रास्ट्रक्चर लि तर्फे संचालक १.सौ वैशाली अनिल जैन तर्फे ज मु अनिल भवरलाल जैन २.श्री.अनंत केशव राजेगावकर यांचे तर्फे वि.मु.मनोज प्रभाकर झांबरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रा.सुयोजित हार्डटस शरणपूर रोड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पॅन नंबर:AAFCS1381N	मान्यता देणार वय :-39 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत डीड ऑफ अपार्टमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:29/11/2013 12:42:08 PM

ओळख:-

खालील इसम असे तिन्नेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु
क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

Summary-2(दस्त गोषवारा भाग - २)

1 नाव:मनीष माधव नंदा
वय:23
पत्ता:रा.सुयोजित हाईटस शरणपूर रोड नासिक
पिन कोड:422002





2 नाव:मोहनलाल शांतीलाल मुथा
वय:55
पत्ता:रा.सुयोजित हाईटस शरणपूर रोड नासिक
पिन कोड:422002

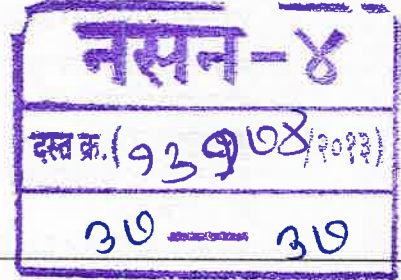

स्वाक्षरी



शिक्रा क्र.4 ची वेळ:29 / 11 / 2013 12 : 43 : 10 PM

शिक्रा क्र.5 ची वेळ:29 / 11 / 2013 12 : 43 : 19 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Nashik-4
सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.



13174 /2013

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण ३७ पाने आहेत
पुस्तक क्रमांक १, क्रमांक
१३१७४ ... दर नोंदला
दिनांक २९ माहे ११ सन २०१३

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

82

3 4

४३४९
२१७१०५



स्कॅनिंग पूर्ण

पावती क्र. : 4379

गावाचे नाव सातपूर

दिनांक 08/07/2005

दस्तऐवजाचा अनुक्रमांक

नसून4 - 04341 - 2005

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: श्री. वसंत विष्णु घुमरे.

नोंदणी फी	:-	8950.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)	:-	460.00
एकूण	रु.	9410.00

आपणास हा दस्त अंदाजे 6:07PM ह्या वेळेस मिळेल

दुय्यम निबंधक
नाशिक 4

बाजार मुल्य: 865000 रु. मोबदला: 895000 रु.

भरलेले मुद्रांक शुल्क: 28500 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: पंजाब नॅशनल बँक - शरणपूर रोड, नाशिक.;

डीडी/धनाकर्ष क्रमांक: 247353.; रक्कम: 8950 रु.; दिनांक: 08/07/2005

ICICI Bank Ltd.
 (K's Use only)
 ulandeg
 Authorised Signatory

Rs.	28500
Rs.	10
Rs.	28510

paying party:
 at Yacoj, EHR
 15/11/10

mer Copy
 Date: 8/7/05
 (5002/6959/2004)
 9 — 225

ICICI BANK LTD. NASHIK
 NAME: Vasant-Vishnu
Ghumre
 ADDRESS: Nashik
 BY: Dhiraj Gasane
 AMOUNT: 28500/- ulandeg
 WORDS: Twenty Eight Sign
 Thousand Five Hundred only

Authorised Signatory
 ulandeg

ICICI Bank Ltd.,
 (MNC) Utility Centre
 Shanapur Road, Nashik
 D-515TMV/C.R.101/13/2004/425 TO 428
ICICI Bank Ltd.

भारत 00252 SPECIAL
 121722 ADDRESS
 JUL 08 2005
 12825
 Rs. 0028500/- PB5228
 ZERO ZERO two eight five ZERO ZERO
 INDIA STAMP DUTY MAHARASHTRA

Consideration - Rs. 8,95,000/-
 Govt. Valuation Rs. 8,65,000/-
 Stamp Rs. 28,500/-
 Zone No- 21.168.

!! SHREE !!

AGREEMENT FOR SALE

THIS AGREEMENT for Sale made and executed on this th day of July 2005.



2
23

Between
SUYOJIT INFRASTRUCTURE LTD
(Previously SUYOJIT BUILDTECH LTD. PAN- AAFCS1381N
a Company registered under Companies Act 1956
having administrative office at,
F-3, Crown Commercial Complex,
Opp. Rajiv Gandhi Bhavan, Sharanpur Road, Nashik
through it's Directors,

1. Mr. Anant Keshav Rajegaonkar
Age- 41 yrs, Occ- Business
R/o. 158, D'souza Colony,
College Road, Nashik.
2. Mrs. Vaishali Anil Jain,
Age-32 years, Occ. Business,
R/o. 11, Murkute Colony,
New Pandit Colony,
Nashik
through GPA holder
Mr. Anil Bhavarlal Jain
Age- 41 yrs, Occ- Business
R/o. 11, Murkute Colony,
New Pandit Colony, Nashik.

Hereinafter referred to as the Promoters (which expression shall mean and include the said company and its successors and assignees) of the **FIRST PART**.

AND

1. Mrs. Tanhabai Trimbak Ghatol
Age- 54 years, Occ- House wife and Agriculture
2. Mr. Shivaji Trimbak Ghatol
Age- 44 years, Occ- Agriculture
3. Mr. Rajaram Trimbak Ghatol
Age- 34 years, Occ- Agriculture
4. Mrs. Meerabai Ramdas Nigal
Age- Major, Occ- Housewife
5. Mrs. Alka Dagdu Tarle
Age- Major, Occ- Housewife
R/o. Cidco, Nashik
6. Mr. Kalu Punjaji Ghatol
Age - 59 years, Occ- Agriculture
7. Mr. Bhaskar Punjaji Ghatol
Age- 47 years, Occ- Business
8. Mr. Aaba Punjaji Ghatol
Age- 41 years, Occ- Agriculture
Sr. No. 1 to 4 and 6 to 9
R/o. Satpur, Tal & Dist- Nashik



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9. Smt. Sushilabai Dattatray Ghatol
Sr Mno 9 through GPA holder
Shri Suresh Wamanrao Gaikwad

Sr. No. 1 to 9 through GPA holders

1. Mr. Anant Keshav Rajegaonkar
Age- 47 years, Occ- Business
R/o. 158, D'souza Colony,
College Road, Nashik.
2. Mr. Anil Bhavarlal Jain
Age- 41 yrs, Occ- Business
R/o. 11, Murkute Colony,
New Pandit Colony, Nashik.

Hereinafter individually referred to as the Land Owners/
Consenting Party No. 1 to 9 and collectively as Land Owners or
Consenting Parties (which expression shall mean and include
them their respective heirs, executors, administrators and assigns
wherever the context or meaning shall so require or permit) of the
SECOND PART

AND

1. **Mr. Vasant Vishnu Ghumre** PAN- AATPG1390E
Age- 54 yrs, Occ- Business
R/o. Bungalow No 18, Vikas Colony,
Near MIDC Office, Trimbak Road,
Nashik-422 007.

Mrs Ranjana Vasant Ghumre PAN- AATPG1391F
Age- 50 yrs, Occ- Business
R/o. Bungalow No 18, Vikas Colony,
Near MIDC Office, Trimbak Road,
Nashik-422 007.

Hereinafter referred to as the **Purchaser** (which expression shall
mean and include the purchasers each of their respective heirs,
his legal representatives, administrators, executors and assigns)
of the **THIRD PART**.

WHEREAS

1. The piece and parcel of land bearing Gat No. 100/1(P) and Gat
No. 100/2 (P) admg about 1 H 36 R situated within the limits
of Satpur Village, Tal and Dist- Nashik more particularly
described in the Schedule IA is owned sized and possessed of
Land Owners No. 1 to 8.



[Signature]

2. The piece and parcel of land bearing Gat No. 100/1 (P) admg about 0 H 73 R situated within the limits of Satpur Village, Tal and Dist- Nashik more particularly described in the Schedule IB is owned, sized and possessed of Land Owner No. 9.

Both the above properties hereinafter referred to as the said properties.

3. The promoters have passed Resolution and entered into MOU with Mr. Anant Keshav Rajegaokar and Mrs. Vaishali Anil Jain on 07/03/2005 whereby the promoters have authorised them to enter into Development Agreement with the land owners in respect of above properties, to develop the same, to accept the payment from the prospective purchasers, to execute and register agreements, Sale Deeds, Confirmation Deed or any other documents for and own their behalf.
4. Pursuant to above mentioned MOU and Resolution of the promoters, by Development Agreement dated 11 March 2005 made between the land owners No. 1 to 8 of the one part And Mr. Anant Keshav Rajegaonkar and Mrs. Vaishali Anil Jain, Directors of Promoters of the other part and registered in the office of Sub Registrar of Assurances at Nashik-4 on 11/03/2005 under serial No. 1696 of Book -1 the said land owners No. 1 to 8 have granted the rights of development of the said property (more particularly described in Schedule 1A hereunder written) to the promoters including right of sale. The said land owners No. 1 to 8 have also executed General Power of Attorney in favour of Mr. Anant Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain on 11/03/2005 and granted them all the powers as required for development of the said property.
5. By Development Agreement dated 27 May 2005 made between the land owner No. 9 of the one part And Mr. Anant Keshav Rajegaonkar and Mrs. Vaishali Anil Jai, Directors of Promoters of the other part and registered in the office of Sub Registrar of Assurances at Nashik-4 on 27/05/2005 under serial no. 3410/2005 of Book -1 the said land owner No. 9 has granted the rights of development of the said property (more particularly described in Schedule 1B hereunder written) to the promoters including right of sale. The said land owner No. 9 has also executed General Power of Attorney in favour of Mr. Anant Keshav Rajegaonkar and Mr. Anil Bhavarlal Jain, which is registered with the Sub Registrar of Assurances, Nashik-4 on 1/06/2005 at Sr. No. 3472 thereunder granted them all the powers as required for development of the said property.



6. Whereas through oversight the name of the promoters remained to be mentioned in the aforesaid Development Agreements which mistake has been rectified by two separate Correction Deeds both dated 14-6-2005 which are registered with the Sub-Registrar of Assurances at Nashik-4 on 14-6-2005 Sr. No.3786 & 3787 of Book-1, whereby the name of the promoters has been incorporated in the said development agreement wherever necessary.
7. The ceiling statement was submitted by the land owners to the competent authorities under U.L.(C & R) Act- 1976, Nashik and the said authority by its orders No. ULC/A-4/918/13 dated 29/9/1984 as modified by its order No. ULC/A-4/918/13 dated 31/5/2003 and No. ULC/A-4/18/2003 dated 31/05/2003 decided the holding of each landowner as specified therein. As per the said decision of ULC authority, the areas of retention land and excess land are specified in the said orders.
8. The title of the landowners / promoters to the property is free clear and marketable and same is verified by the purchaser.
9. The Collector, Nashik has by his order, bearing No. Kra-Maha/Kaksha-3/Bi-She.Pra.Kra/4/251/2004 dated. 30/11/2004 granted permission to make non agricultural use of the area admg about 20500 sq. mtrs from Gat No. 100/1 and 100/2 (retention land) for residential purpose on the terms and conditions as stipulated therein.
10. The Building plans have been approved by the Nashik Municipal Corporation by order LND/BP/B-2/191/783 dated 13/06/2005.
11. The promoters are developing the said property for construction of residential buildings consisting of the Twin Bungalows and Group Housing Scheme as per the plans submitted for approval of the Nashik Municipal Corporation.
12. The plans are displayed with necessary permissions and sanction in the Office of the Promoters and also at site.
13. The purchaser intends to purchase Bungalow from and out of the said Scheme, which is named by the Promoters as **Suyojit Lawns**.
14. The Purchaser has taken and the promoters have also given the inspection of the documents such as, agreements, power of attorney, N.A permission Layout and building plans and all of the relevant documents executed in favour of the architect and the structural engineers.



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[Signature]

15. The purchaser is fully satisfied about the title of the property and the rights of the promoters to develop the property.
16. The Purchaser is aware that the promoters are also executing the agreement of like nature in favour of the other purchasers.
17. The purchaser decided to purchase the residential premises i.e. Bungalow more particularly described in the Schedule II hereunder written.
18. The purchaser admits to have received the copies of the documents of title and other papers in respect of aforesaid property/ premises.
19. The purchaser shall be entitled to purchase the said premises described in the Schedule II hereunder written upon the terms and conditions as contained herein.
20. The purchaser has agreed to purchase and the promoters have agreed to sale the premises i.e. **Bungalow No 57** (as per approved plan) Bungalow No. A-63 (as pr brochure) admg Built up area 1488 sq. ft. approx. more particularly described in Second schedule hereunder written for total consideration of Rs. 8,95,000/- to be paid in the manner on the terms and conditions as contained herein.

NOW THEREFORE THIS AGREEMENT OF SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS SHOWN BELOW -



In consideration of the aforesaid sum of Rs. 8,95,000/- (In Words Rupees Eight Lacs ninety five thousand only) agreed to be paid by the Purchaser to the promoter in following manner, the promoter hereby agrees to sell the Bungalow No. 57 having Builtup area 1488 sq. ft in "Suyojit Lawns" at Mahatama Nagar, Nashik (more particularly described in Second Schedule hereunder written on ownership basis.

Amount	Particulars
Rs. 31,000/-	Rupees Thirty One thousand only paid by Cash on dated 04/04/2005.
Rs. 20,000/-	Rupees Twenty thousand only paid by Cash on dated 11/04/2005.
Rs. 55,000/-	Rupees Fifty five thousand only paid by Cash on dated 23/04/2005.

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Rs. 7,89,000/- Rupees Seven Lac Eighty Nine only to be paid by Bank loan from 10 days of execution of Agreement.

Rs. 8,95,000/- Rupees Eight Lacs ninety five five hundred only

2. The aforesaid amount is excluding the expenses of stamps and engrossing of this agreement and all other connected documents and also common maintenance, electric meter deposit and SLC charges, transformer and other equipments, expenses of formation and registration of society or association and all other expenses.
3. The amount as aforesaid shall be paid on due dates/stages by the purchaser to the promoters without any delay Payment of the amounts time to time as agreed is the essence of the agreement and failure to abide by the payment of amount regularly and time to time would naturally result into termination of the agreement. There is no necessity to make a formal demand in writing.
4. Payment of the aforesaid instalment amount of consideration alongwith the other amounts as hereinafter mentioned upon the dates is the condition precedent for the continuation of the agreement. However, the promoters may in their own discretion accept the delayed payment with interest of 18% p.a. However, this concession by itself does not give any special right in favour of the purchaser. Unless and until whole amount as per this agreement are paid by the purchaser to the promoters, he (purchaser) shall not be entitles to possession of the said premises.

Provided always that if the payment is not received by the promoters within specified time, the promoters shall serve notice of 15 days upon the purchaser by R.P.A.D./Under Postal certificate or by courier stating the breach of the payment committed by the purchaser and calling upon the purchaser to make the payment of the amount. However, the purchaser fails to remedy the breach, then in that event the promoters may ultimately terminate the agreement.

Provided always if the agreement stands terminated for the reasons of non fulfilment of the obligations by the purchasers with respect to payment, then in that event, the



promoters shall recover and deduct their amounts of expenses etc from the amount received under this agreement and returned the remaining amount to the purchaser on receipt of all original documents from the purchaser by the promoters.

5. The purchaser is aware that the promoters are executing a Scheme under Group Housing and therefore, no separate plots are laid down within the area of the said property, therefore none of the purchasers shall have right to ask for the partition of the property.
6. The purchaser is aware that the promoters are developing the said property by constructing Twin Bungalow /row houses/ as per the plans to be approved.
7. The purchaser admits that the society/Deed of Apartment and/or the formation of association shall only take place only after all the constructed premises of Bungalow areas are sold on and till then all the areas shall be under control of the promoters or the agencies as may be appointed by them for the upkeep and maintenance of the areas and buildings. This agreement is always subject to the provision of Apartment Ownership Act and as well as rules, regulation and byelaws of Co-op. Hsg. Society.

The purchaser admits that the promoters shall be selling front and rear marginal spaces of Bungalow to the respective purchasers and also additional marginal spaces to the corner said premises which are not specifically agreed to sold to the purchaser herein by this agreement.

The specifications of Bungalow are shown in Schedule III for the same. The specification as applicable to the premises of Schedule II shall be properly taken into consideration by the purchasers. If the purchaser wants any changes in the said specification, then the purchaser shall have to pay the additional price for the same as may be decided by the project architect viz. Anant Technocrats.

10. The promoters are presently getting plans approved from Nashik Municipal corporation which are displayed at site. However the promoters may cause changes to the plans and alter and modify the same as desired by them without affecting the premises agreed to be sold to the purchasers and without affecting the area of the said premises described in the Schedule II. This shall be treated as irrevocable consent of the purchasers for the modification of the plan.

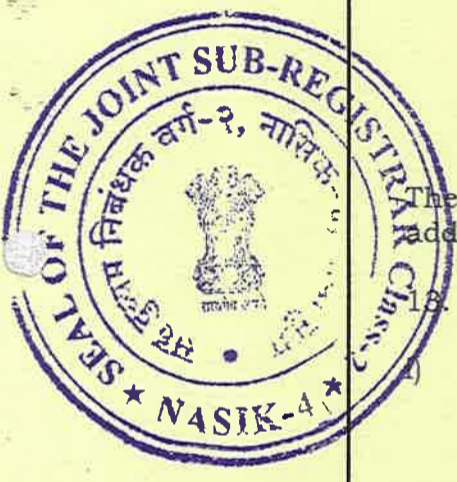


16/03/2004
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11. The promoter excepts to deliver possession of the said premises by April 2006 from the execution hereof. However, the said period may stand extended upon happening of any of the events namely delay by various persons in making payment of the consideration amount, any act beyond control of the promoters such as civil war, civil commotion, labour problem, building materials such as cement, wood, sand etc not available, earthquake and any other act of God. The time limit shall accordingly stand extended till the said problems are satisfied.
12. The purchaser shall pay the following sums in addition to the consideration amount

Amount	Particular
Rs. 35,000/-	Rs. Thirty Five Thousand only towards Maintenance Charges for Five years and the same is to be given at the time of possession.
Rs. 25,000/-	In words Rs. twenty five thousand towards MSEB charges.

All the said amounts shall be paid within 7 days from the date of demand by the promoters.



The Purchaser agrees to pay additional amount for any other additional expense

The purchaser does hereby agrees and undertake that -

He shall maintain his premises in good condition without creating any nuisance or annoyance to the adjacent occupiers and without affecting the tranquillity and peace of the complex.

- ii) The Purchaser shall use the premises only for residential purpose.
- iii) The purchaser shall be entitled to use the premises as particularly described in the Schedule II hereunder written alongwith the areas which may be declared as common for the use and enjoyment.
- iv) The Purchaser shall abide by the restrictions of the use an enjoyment of the premises for his benefit and also for the benefit of other premises holder and the purchaser shall

become member of the society or association and shall sign all the applications, affidavits, declaration therefore and shall accept all the rules, regulations, bye-laws of the same without objection thereto when they are not affecting his rights with respect to the constructed premises.

14. The purchaser does hereby covenant with the promoters that
- a) The purchaser shall not cause additional structures (permanent or temporary) in his premises or in other areas of complex save and except the prior permissions from concerned competent authorities.
 - b) The purchaser shall not store any of the articles out of his premises.
 - c) The purchaser shall not cause any additional doors, windows in his premises without getting the changes duly approved from concerned competent authorities.
 - d) The purchaser shall not increase in his areas by carrying out any additional structures.
 - e) The purchaser shall not change the elevation of the building as well as shall not cause increase in FSI.

The purchaser shall not chisel out columns, beams, slab so as to cause damage to the structural strength of the building.

The Purchaser shall not demolish or cause to be demolished his premises.

The purchaser shall not throw dirt, rubbish, rags, garbage or refuse or permit the same to be thrown from the said premises in the outer area of the complex.

- i) The purchaser shall pay the actual NA charges in respect of said premises.
 - j) The purchaser may put the name plate at the place provided for the purpose and not at any other place.
 - k) The purchaser shall not let, sublet or transfer the benefits of this agreement in favour of any other person unless until all the payments under this agreement are made by the purchaser to the promoters.
15. The purchaser may obtain loan against the said premises with the consent of the promoters. However, the said loan shall be repaid by the purchaser only. It is further made



clear that as soon as there is termination of the agreement, then in that event, the financial institute shall have no claim against the premises.

16. The promoter shall maintain a separate account in respect of sums received by the promoter from the purchaser as advance or deposit, sum received on account of the share capital for the promotion of the Co operative Society or a company or towards the out goings, legal charges and shall utilise the amounts only for the purposes for which they have been received.
17. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises. The purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all other places etc will remain the property of the promoter until the same is transferred to the Society/ Limited Company or third party as hereinabove mentioned.
18. Any delay tolerated or indulgence shown by the promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the purchaser by the promoter shall not be construed as a waiver on the part of the promoter of any breach or non compliance of any of the terms and conditions of this Agreement by the purchaser not shall the same in any manner prejudice the rights of the promoter.

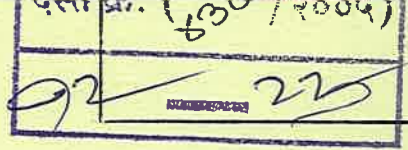
The purchaser and/or the promoter shall present this Agreement as well as the final conveyance at the proper registration within the time limit prescribed by the Registration Act and the promoter will attend such office and admit execution thereof.

20. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the purchaser, by Registered Post A.D./Under Certificate of posting at his/her address specified below -

1. **Mr. Vasant Vishnu Ghumre**
Mrs Ranjana Vasant Ghumre
R/o. Bunglow No 18, Vikas Colony,
Near MIDC Office, Trimbak Road,
Nashik-422 007.

21. This agreement shall always be subject to the provisions of the relevant Act and Rules as applicable to this agreement.





22. The authorised directors i.e. 1) Mrs. Vaishali Anil Jain 2) Mrs. Jayashree Anant Rajegaonkar and Mr. Anant Keshav Rajegaonkar of Suyojit Buildtech Ltd have executed power of attorney in favour of Mr. Anil B. Jain and Mr. Anant K. Rajegaonkar on 01-02-2005 at Sr. No. 484 to execute the documents for and on its behalf which power of attorney is registered with the Sub Registrar, Nashik

**FIRST SCHEDULE 1A and 1B ABOVE REFERRED TO
(Description of the land)
Schedule 1A**

All that piece and parcel of land lying and being at Nashik within the limits of Village Satpur and also within the limits of Nashik Municipal Corporation, Nashik and within the registration district and sub district of Nashik bearing Gat No. 100/1 (P) and 100/2 (P) admg 1H.36 Are bounded as below i.e. to say on or towards the - East- Remaining party of Gat No. 100 (P), West- M.I.D.C. Area South- M.I.D.C. area and Gat No. 95, Rathi Farm and North- M.I.D.C. Area Gat No. 99.

Schedule 1B

All that piece and parcel of land lying and being at Nashik within the limits of Village Satpur and also within the limits of Nashik Municipal Corporation, Nashik and within the registration district and sub district of Nashik bearing Gat No. 100/1 (P) admg 0H.73 Are bounded as below i.e. to say on or towards the - East- Remaining party of Gat No. 100 (P) , West- Remaining Party of Gat No. 100 (P), South- Rathi Mala and Gat No. 95 and M.I.D.C area and North- Gat No. 99 and M.I.D.C. Area.

**SECOND SCHEDULE ABOVE REFERRED TO
Description of Property**

All that piece and parcel of constructed premises bearing **Bungalow No. 57 (A type as per approved building plan) at "Suyojit Lawns" having Built up area of 1488 sq. ft. i.e. 138.28 sq. mtrs** situated on the land described in the Schedule



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1A and 1B above referred and bounded as delimited on Floor plan enclosed hereto.

THIRD SCHEDULE
(Specification and amenities for the Twin Bungalow)

FLOORING -	Glazed Vitrified tiles flooring for hall and passages, Spartek for bedrooms and kitchen.
TOILETS -	7- feet glazed tiles with concealed plumbing
ELECTRIFICATION -	Concealed wiring with ISI marked switches.
DOORS -	All water-proof flush doors with brass coated fittings.
WINDOWS -	Aluminium powder coated windows with safety grill.
KITCHENOTTA-	Marble kitchenotta with stainless steel sink.
COMPOUND -	Separated low level compound for each bungalow with fabricated gate.
PAINTING -	Internal painting : Oil -bound distemper External painting : Snowcem Cement Pain
SECURITY -	Independent compound wall with central entrance for the entire colony.
OTHER FACILITIES	Hot Mix internal roads/common compound wall.

IN WITNESSES WHEREOF THE PARTIES HERETO AND
HEREUNTO SET AND SUBSCRIBED THEIR HANDS SEALS ON
THE DAY MONTH AND YEAR HEREIN ABOVE MENTIONED.





98-225

SIGNED SEALED AND DELIVERED
by the within named Promoter/s
Suyojit Infrastructure Ltd
(previously Suyojit Buildtech Ltd.)



through its Director

- Mr. Anant Keshav Rajegaonkar**
- Mrs. Vaishali Anil Jain**
through GPA holder
Mr. Anil Bhavarlal Jain

Anant Keshav Rajegaonkar

Vaishali Anil Jain

SIGNED SEALED AND DELIVERED
by the within named Land Owners/
Consenting Party



- Mrs. Tanhabai Trimbak Ghatol
- Mr. Shivaji Trimbak Ghatol
- Mr. Rajaram Trimbak Ghatol
- Mrs. Meerabai Ramdas Nigal
- Mrs. Alka Dagdu Tarle
- Mr. Kalu Punjaji Ghatol
- Mr. Bhaskar Punjaji Ghatol
- Mr. Aaba Punjaji Ghatol
- Smt. Sushilabai Dattatray Ghatol
Sr No 9 through GPA holder
Shri Suresh Wamanrao Gaikwad
Sr. No. 1 to 9 through GPA holders



Mr. Anant Keshav Rajegaonkar

Anant Keshav Rajegaonkar

Mr. Anil Bhavarlal Jain

Anil Bhavarlal Jain

SIGNED SEALED AND DELIVERED
by the within named Purchaser/s



- Mr Vasant Vishnu Ghumre**
- Mrs Ranjana Vasant Ghumre**

Vasant Vishnu Ghumre
Ranjana Vasant Ghumre

In the presence of witnesses -

- Agaswal D.K.*
- Yogesh Somawane*

c:\agreement to sale Suyojit lawns-ghumre



रुपये RUPEES **Eight Thousand Nine Hundred Fifty only**

या उनक आदेश पर OR ORDER
रु. Rs. **8,950.00**

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शाखा क्रमांक
BRANCH SERIAL NO. 0548/2005

SXE 247353

Branch Sr.No : 0548/2005
Draft is signed singly as it is
for amount upto Rs. 25,000/-

प्राप्त मूल्य के बदले अदा करें
FOR VALUE RECEIVED

पंजाब नैशनल बैंक
punjab national bank

(NOT OVER Rs.8950/-)

D.No.0362 - FINACLE -

चि. नं.
D. No.

NASIK CITY, DISTT. NASIK (MAHA
FINACLE

प्राधिकृत हस्ताक्षरकर्ता
Authorised Signatory
जी.बी.पी.ए.सं G.B.P.A.No.

प्राधिकृत हस्ताक्षरकर्ता
Authorised Signatory
जी.बी.पी.ए.सं G.B.P.A.No.

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दस्त क्र. (6369/2004)
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मानजिल्हाधिकारी साहेब नाथदे मोत्रे कडक आदेश - (903)
क. क्रमांक. डे. 3 एच एन एच 249
माशुके दि. 30/09/2004 वेगन 2000

गाव नमुकी प्रकृती पर वसुकाची रळक R.V. 19 m.
दैनिक पावती पुस्तक जे 2000/9+2000/2 कर्पना
भारत शासन (रोजकीर्द व पावती पुस्तक) निवाकी सेठ : 20400-चौं मं.
गाव-सादर तालुका-नाथिके 0616042
दिनांक 99/99100 भोगवटादार/पैसे देणारा कडक पुंजारी धायके वरार
बाते क्र. 52

थकबाकी

चालू वर्ष म्हणजे		स्थानिक उपकर						
नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत		
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.

(अक्षरी) रुपये 8950/-

नसिन - ४

दस्त क्र. (६५६९/२००५)

[Signature]

**SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE**

TO, Shri. S.T. Chetol & other's through G.P.A. holder Mr.

Mr. A.K. Rajgeonkar and Mr. A.B. Jain C/O Er. S.H. Khode, Nashik.

Sub. : Sanction of Building Permit & Commencement Certificate in Plot No.

S: No. G.No: 100/1 + 100/2(P) Satpur of Shivar

Ref. : Your Application & Plan dated 13/12 /200 4 Inward No. B-2/BP/142

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act. 1966 (Mah. of 1966) to carry out development work / and building permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act. No. LIX of 1949) to erect building for. Residential (Group Housing.)

Purpose as per plan duly amended in subject to the following conditions :

CONDITIONS

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act. 1949 is duly granted.

The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorised development & action as per provisions laid down in Maharashtra regional & Town Planning Act. 1966 & Under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.

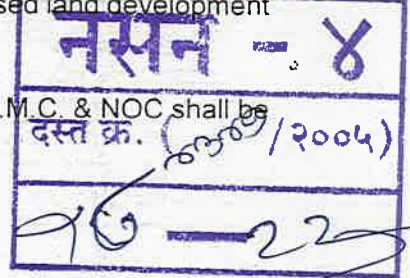
- 4) This permission does not entitles you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceilling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1965 etc.]



- 8) The building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorise of Nashik Municipal Corporation.
The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity.
In case if there is no Municipal drain within 60 meters should be connected to a soakpit to be provided by the owner.
- 10) The balconies, ottas & varandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & varandas are covered or merged into adjoining room the construction shall be treated as unauthorised and action shall be taken.
- 11) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the Preservation of Tree Act. 1975.
- 12) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 13) Copy of approval plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 14) Stacking of building material debris on public road is strictly prohibited. If building Material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
- 15) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act. 1966 and Bombay Provincial Municipal Corporation Act, 1949.
- 16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony / Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the undertaking given Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
- 17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 18) N. A. order No. 4/251 dated 30/11/2004 submitted with the applicant.
- 19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction. Also trench should be constructed from M.S.E.B. transformer to Meter room.



2) Rs. 51,760/- is paid for development charges w.r. to the proposed land development vide. R. No. / B. No. 059/0203 dt. 16/06/05



- 21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.
- 22) Tree plantation deposit Rs. 51,760/- paid vide. R. No. / B. No. 059/0724 dt. 09/06/2005
- 23) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.
- 24) A) Before commencing the construction on site the owner / developer shall install a "Display Board" on the conspicuous place on site indicating following details.
- Name and Address of the owner / developer, Architect / Engineer and Contractor.
 - Survey Number / City Survey Number / Ward Number of land under reference along with description of its boundaries.
 - Order Number and date of grant of development permission / redevelopment permission issued by the Planning Authority or any other authority.
 - F. S. I. permitted.
 - Number or Residential / Commercial flats with their areas.
 - Address where copies detailed approved plans shall be available for inspection.

B) A notice in the form of an advertisement, giving all the details mentioned in 23 A above shall also be published in two widely circulated newspapers one of which should be in regional language.

25) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

26) Proper arrangement for rain water harvesting should be made at site.

*27) Drainage connection charges Rs. 43,000/- is paid vide

R.No. / B. No. 044/5658 Dated: 09/06/2005

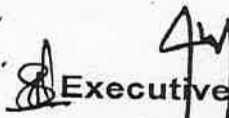
28) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

29) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

30) Previously approved Tentive Layout letter No: TPD/CD/B-2/TL/04 Dt: 08/04/04 is hereby cancelled.

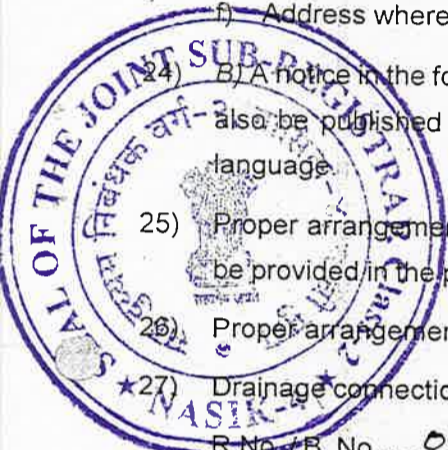
31) All internal roads/water pipe lines/ Street light poles shall be constructed/ Laid /errected by owner at his cost and certificate obtained from concerned dept. and shall be maintained by the owner at his cost as per undertaken.

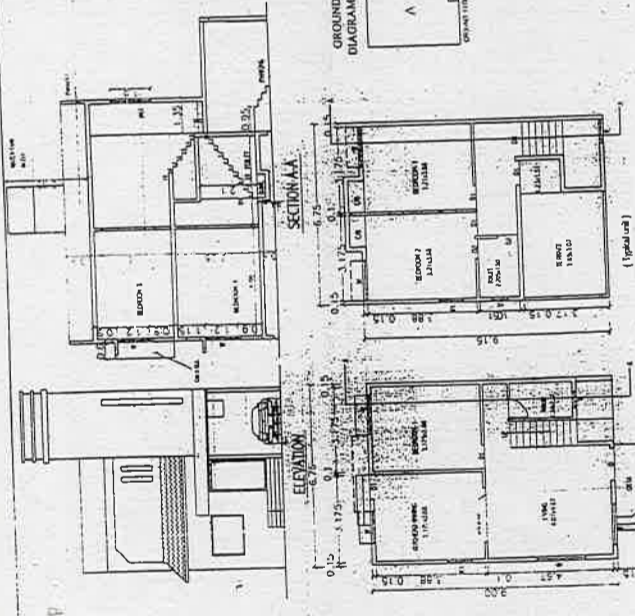
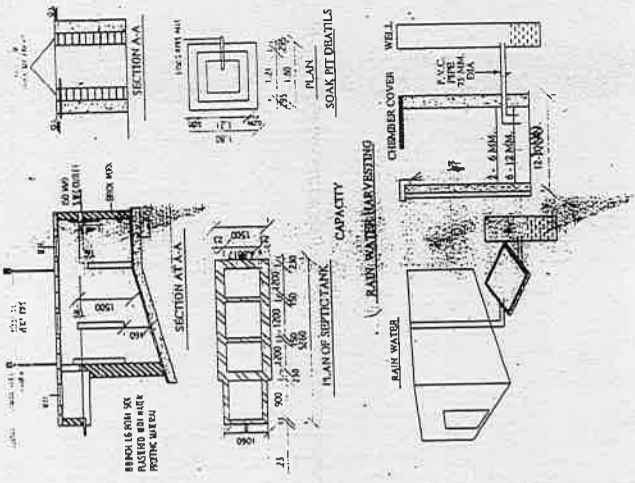
32) Proper provision for dust-bin should be made in scheme.


Executive Engineer
(Town Planning)

Nashik Municipal Corporation; Nashik.

RNM/2004.





TYPE - A

GROUND FLOOR AREA
DIAGRAM & CALCULATION

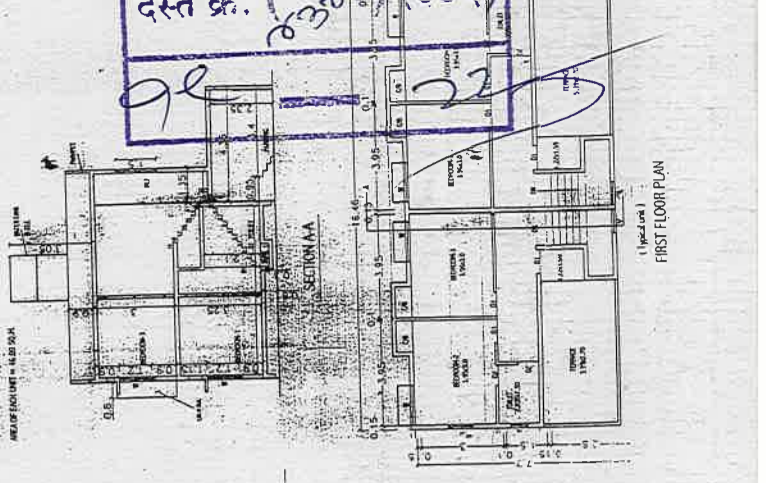
BLOCK AREA = 11.50 SQM
NET AREA = 11.50 SQM
TOTAL FLOOR AREA = 11.50 SQM
PROPOSED BUILT UP AREA = 11.50 SQM
PROPOSED BUILT UP AREA OF FIRST FLOOR = 11.50 SQM



TYPE - B

GROUND FLOOR AREA
DIAGRAM & CALCULATION

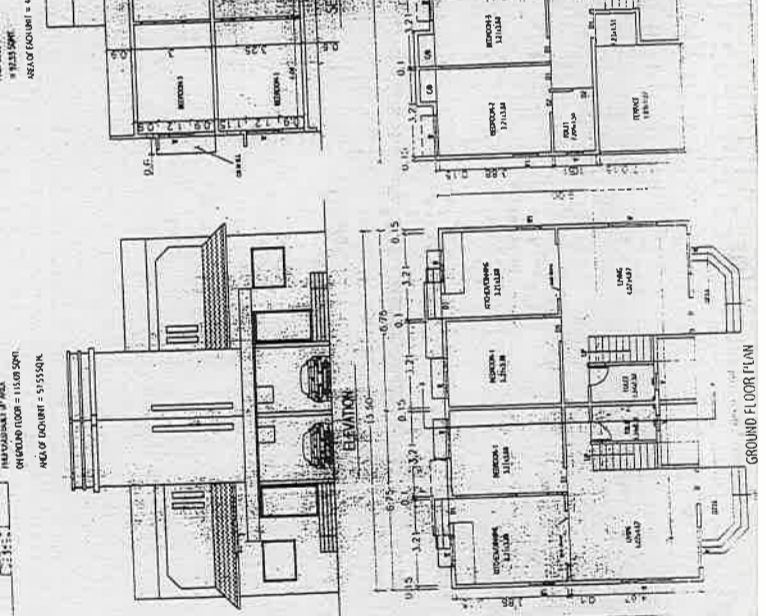
BLOCK AREA = 16.48 SQM
NET AREA = 16.48 SQM
TOTAL FLOOR AREA = 16.48 SQM
PROPOSED BUILT UP AREA = 16.48 SQM
PROPOSED BUILT UP AREA OF FIRST FLOOR = 16.48 SQM



TYPE - C

GROUND FLOOR AREA
DIAGRAM & CALCULATION

BLOCK AREA = 11.50 SQM
NET AREA = 11.50 SQM
TOTAL FLOOR AREA = 11.50 SQM
PROPOSED BUILT UP AREA = 11.50 SQM
PROPOSED BUILT UP AREA OF FIRST FLOOR = 11.50 SQM



TYPE - D

GROUND FLOOR AREA
DIAGRAM & CALCULATION

BLOCK AREA = 11.50 SQM
NET AREA = 11.50 SQM
TOTAL FLOOR AREA = 11.50 SQM
PROPOSED BUILT UP AREA = 11.50 SQM
PROPOSED BUILT UP AREA OF FIRST FLOOR = 11.50 SQM



TYPE - E

GROUND FLOOR AREA
DIAGRAM & CALCULATION

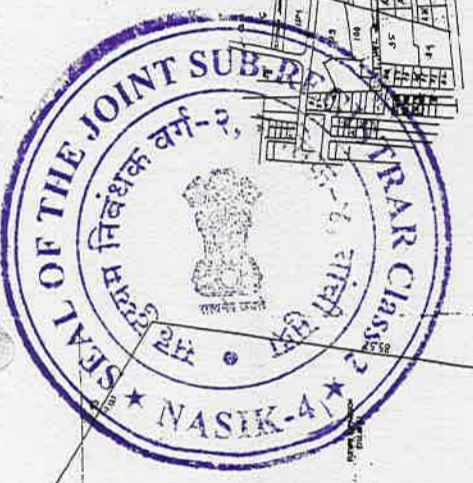
BLOCK AREA = 11.50 SQM
NET AREA = 11.50 SQM
TOTAL FLOOR AREA = 11.50 SQM
PROPOSED BUILT UP AREA = 11.50 SQM
PROPOSED BUILT UP AREA OF FIRST FLOOR = 11.50 SQM

नसिक - ४
दस्त क्र. २३०९/२००५

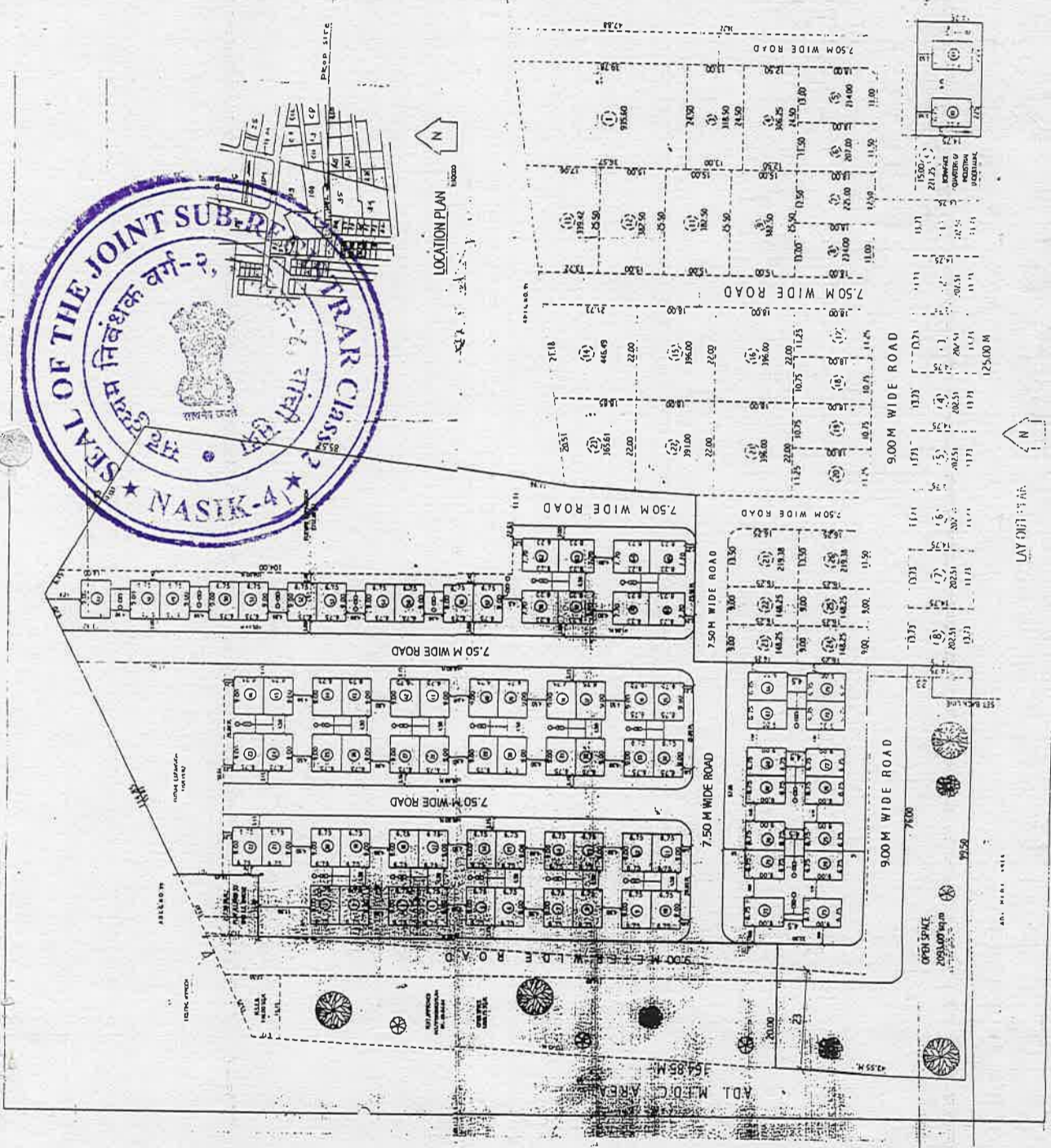
नसम - ४
दस्त क्र. (२००४/२००५)
20 - 22

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	PLANNING	10000	1	10000	10000
2	LAND ACQUISITION	10000	1	10000	10000
3	CONSTRUCTION	10000	1	10000	10000
4	UTILITIES	10000	1	10000	10000
5	LANDSCAPING	10000	1	10000	10000
6	MAINTENANCE	10000	1	10000	10000
7	LEGAL FEE	10000	1	10000	10000
8	INSURANCE	10000	1	10000	10000
9	CONTINGENCY	10000	1	10000	10000
10	TOTAL				100000

TOTAL BOP AREA = 8435.22 SQ.M



LOCATION PLAN
 10000



ITEM NO.	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	PLANNING	10000	1	10000	10000
2	LAND ACQUISITION	10000	1	10000	10000
3	CONSTRUCTION	10000	1	10000	10000
4	UTILITIES	10000	1	10000	10000
5	LANDSCAPING	10000	1	10000	10000
6	MAINTENANCE	10000	1	10000	10000
7	LEGAL FEE	10000	1	10000	10000
8	INSURANCE	10000	1	10000	10000
9	CONTINGENCY	10000	1	10000	10000
10	TOTAL				100000

ADJ. M.D.C. AREA
 10000
 10000
 10000

LAY OUT PLAN
 10000

08/07/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

नसन4

दस्त क्र 4341/2005







5:55:15 pm

नाशिक 4

29-23

दस्त क्रमांक : 4341/2005

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री.वसंत विष्णु घुमरे. पत्ता: घर/फ्लॅट नं: बंगला नं 18 गल्ली/रस्ता: एम.आय.डी.सी.ऑफिस जवळ ईमारतीचे नाव: विकास कॉलनी ईमारत नं: . पेट/वसाहत: त्र्यंबक रोड शहर/गाव:नाशिक तालुका: नाशिक	लिहून घेणार वय 54 सही		
2	नाव: सौ.रंजना वसंत घुमरे. पत्ता: घर/फ्लॅट नं: बंगला नं 18 गल्ली/रस्ता: एम.आय.डी.सी. ऑफिस जवळ ईमारतीचे नाव: विकास कॉलनी ईमारत नं: . पेट/वसाहत: त्र्यंबक रोड शहर/गाव:नाशिक तालुका: ना	लिहून घेणार वय 50 सही		
3	नाव: खालिल लि.देणार व संमती देणार तर्फे वि.मु.म्हणून श्री.मनोज प्रभाकर झांबरे. पत्ता: घर/फ्लॅट नं: . गल्ली/रस्ता: . ईमारतीचे नाव: क्राऊन कॉम्प्लेक्स ईमारत नं: . पेट/वसाहत: शरणपूर रोड शहर	लिहून देणार वय 31 सही		
4	नाव: लि.देणार - सुयोजित इन्फ्रास्ट्रक्चर लि.पुर्वीचे नाव - सुयोजित बिल्डटेक (AAFCS 1381N) लि.तर्फे डायरेक्टर 1.श्री.अनंत केशव राजेगांवकर 2.सौ.वैशाली अनिल जैन . पत्ता: घर/फ्लॅट नं: . गल्ली/रस्ता: . ईमा	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही
5	नाव: खालिल संमती 1 ते 9 तर्फे ज.मु.म्हणून 1.श्री.अनंत केशव राजेगांवकर 2.वैशाली अनिल जैन तर्फे ज.मु. श्री.अनिल भवरलाल जैन . पत्ता: घर/फ्लॅट नं: . गल्ली/रस्ता: . ईमारतीचे नाव: . ईमारत नं: . पेट/ मान्यता देणार	वय - सही	उपलब्ध नाही	उपलब्ध नाही
6	नाव: संमती देणार नं 1.श्रीमती तान्हाबाई त्रंबक घाटोळ 2.श्री.शिवाजी त्रंबक घाटोळ 3.श्री.राजाराम त्रंबक घाटोळ 4.सौ.मिराबाई रामदास निगळं 5.सौ.अलका दगू टर्ले 4 व 5 तर्फे ज.मु.नं 3 . पत्ता: घर/प्ल	मान्यता देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही



दस्तऐवज करून देणार तथाकथित [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 2

08/07/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

नसन4

दस्त क्र 4341/2005

5:55:18 pm

नाशिक 4

22-23

दस्त क्रमांक : 4341/2005

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
7	नाव: 6.श्री.काळू पुजाजी घाटोळ 7.श्री.भास्कर पुजाजी घाटोळ 8.श्री.आबा पुजाजी घाटोळ 9.श्रीमती सुशिलाबाई दत्तात्रय घाटोळ. नं 9 तर्फे ज.मु.म्हणून श्री.सुरेश वामनराव गायकवाड . पत्ता: घर/प्लॉट नं: . र	मान्यता देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही





दस्त गोषवारा भाग - 2

नसन4

दस्त क्रमांक (4341/2005)

23 - 23

दस्त क्र. [नसन4-4341-2005] चा गोषवारा
बाजार मुल्य :865000 मोबदला 895000 भरलेले मुद्रांक शुल्क : 28500

पावती क्र.:4379 दिनांक:08/07/2005
पावतीचे वर्णन
नांव: श्री.वसंत विष्णु घुमरे.

दस्त हजर केल्याचा दिनांक :08/07/2005 05:42 PM
निष्पादनाचा दिनांक : 08/07/2005
दस्त हजर करणा-याची सही :

Handwritten signature

8950 :नोंदणी फी
460 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

9410: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 08/07/2005 05:42 PM
शिकका क्र. 2 ची वेळ : (फी) 08/07/2005 05:53 PM
शिकका क्र. 3 ची वेळ : (कबुली) 08/07/2005 05:54 PM
शिकका क्र. 4 ची वेळ : (ओळख) 08/07/2005 05:54 PM

दस्त नोंद केल्याचा दिनांक : 08/07/2005 05:54 PM

सह दुय्यम निबंधक वर्ग-२
नाशिक -४.

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) श्री.धिरज रमेश ससाने. ,घर/प्लॉट नं: .

गल्ली/रस्ता: .

ईमारतीचे नावः क्राऊन कॉम्प्लेक्स

ईमारत नं: .

पेठ/वसाहतः शरणपूर रोड

शहर/गावःनाशिक

तालुकाः नाशिक

पिनः -

प्रमाणित करण्यात येते की,
या दस्तामध्ये 2.... पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

सह दुय्यम निबंधक वर्ग-२
नाशिक 4
नाशिक -४.

पुस्तक क्रमांक १, क्रमांक
४३४१ वर नोंदला.
दिनांक ०८/०७/२००५
सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

