

मोबा. ९८८९३००३३८, ९४०५५३६९५९

MAYUR SONAWANE
9881300338 / 9405536151

|| SHREE ||

AGREEMENT FOR SALE

MRS. ANITA SARANG VANIKAR - PURCHASER
M/S. NASA CONSTRUCTION PVT. LTD. - VENDOR

Nashik S.No. 200/6/1 Plot No. 1A Adm. 4581.90 Sq.Mtrs.
MILLENNIUM APARTMENT WING A FLAT NO. A-404
Carpet Area 62.55 Sq.Mtrs. + Balcony 6.68 Sq.Mtrs.
Total Area 69.23 Sq.Mtrs.

Doc. No. : ८६९५

Date : ०२ / ०८ / २०२४

217

Receipt (pavti)

539/8815

Friday, August 02, 2024

1:10 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10417 दिनांक: 02/08/2024

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन7-8815-2024

दस्तऐवजाचा प्रकार: ऑनग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: अनिता सारंग वणीकर

नोंदणी फी:

₹. 28560.00

दस्ता ह्याताळणी फी:

₹. 880.00

पुष्ताची संख्या: 44

एकूण:

₹. 29440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:30 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-7

बाजार मूल्य: ₹. 2856000/-

मोबदला ₹. 2856000/-

भरलेले मुद्रांक शुल्क: ₹. 171400/-

(एस. के. दवंगे)

सह. दुय्यम निबंधक वर्ग-२

नाशिक - ७.

1) देयकाचा प्रकार: DHC रक्कम: ₹. 880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824015219250 दिनांक: 02/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹. 28560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006173219202425E दिनांक: 02/08/2024

बँकेचे नाव व पत्ता:

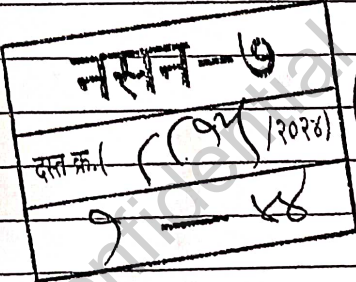
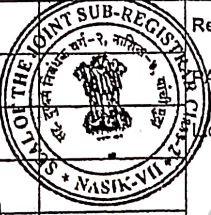
Anika

मुळदस्त परत



CHALLAN
MTR Form Number-6



SRN- MH006173219202425E	BARCODE	Date 01/08/2024-18:04:12	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Type of Payment Registration Fee	PAN No.(If Applicable)	DBGPS1122D	
Office Name NSK7_NASHIK 7 JOINT SUB REGISTRAR	Full Name	Anita Sarang Vanikar	
Location NASHIK			
Year 2024-2025 One Time	Flat/Block No.	Nashik S.No. 200 Part, Plot no. 1A	
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	171400.00	Road/Street	Flat No. A-404, Millennium Tower
0030063301 Registration Fee	28560.00	Area/Locallty	Nashik
		Town/City/District	
		PIN	4 2 2 0 0 3
 		Remarks (If Any)	
		AN2=AAACN8201D~SecondPartyName=Nasa Construction Pvt ld-CA=2856000~Marketval=2856000	
Total	1,99,960.00	Amount In	One Lakh Ninety Nine Thousand Nine Hundred Sixty R
		Words	upes Only
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	02300042024080166674 020269253
Cheque/DD No.	Bank Date	RBI Date	01/08/2024-18:06:07 Not Verified with RBI
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान फॉर्मल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

(Handwritten Signature)

(Handwritten Date)

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Zone No. : 1.3.39
Rate As per Ready Reknor : For flat -37,500/- Per Sq. mtrs., for shop Rs. 46,870/- per sq.mtrs.
Market Valuation Rs. : 28,56,000/-
Consideration Rs. : 28,56,000/-
Stamp Rs. : 1,71,400/-
Registration Fee Rs. : 28,560/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT NASHIK ON THIS 2ND DAY OF AUGUST IN THE CHRISTIAN YEAR TWO THOUSAND TWENTY FOUR.

BETWEEN

M/S. NASA CONSTRUCTION PVT. LTD.

Having Its office at - B-206, Meghdhoot Shopping Centre,
Opp. to C.B.S, Nashik.

Pan - AAACN 6201 D

Through It's Director

SHRI. SAGAR MAHADEORAO BONDE

Age :- 61, Occ. :- Agriculturist & Business

Hereinafter called as "PROMOTER," (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Promoter, Builder and the Developer and/or all person/s claiming under or through the said PROMOTER, and their present and future partners, legal heirs, representatives and assigns);
PARTY OF THE FIRST PART.

AND

MRS. ANITA SARANG VANIKAR

Age:- 44 Years, Occ.:- Service

Pan - DBGPS1122D

Both R/at - 132, kv s/s Colony, Malegaon Road,
Dhule Dist. Dhule-424001.

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Hereinafter referred to as "THE ALLOTTEE " (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) **OF THE SECOND PART.**

WHEREAS the Party of the First part i.e Promoter , the owner is absolutely entitled to and / or seized and possessed of free from all encumbrances whatsoever buildable landed **S. No. 200/6/1 out of which Plot no 1A area admeasuring 4581.90 sq. mtrs** lying and being at Nashik city-1 shiwar, Dist Nashik, Thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land").

AND WHEREAS the Promoter had purchased the said project land **S. No. 200/6/1**, having area admeasuring **6505.90 sq.mtrs.** from the previous owner Smt. Krushnabai Kashinath Mandlik & others 28 by registered Sale Deed dated 26/12/2014 which was duly registered at the office of Sub-Registrar, Nashik-1 at document Sr. no. 11318. On the basis of the said Sale Deed Mutation Entry No. 95974 is certified for recording their names in the "Ownership" column of the 7/12 extract.

AND WHEREAS area admeasuring 8200.00 sq. meter out of area 8662.90 sq. meter out of S. No. 200/6/1 was converted for Non Agricultural use as per Na Harakat certificate from Collector Nasik vide their letter no Kra/ maha / Kaksha - 3 / 4 / NA / 319 / 2013 , Nasik dated 10/01/2014 and NA Sanad from Tahasildar Nasik vide their letter no. kra jama - 1 / ragi no. / 88 / 2016 Nashik dated 30/07/2016.

AND WHEREAS NASA construction Private Ltd. through Sagar M. Bonde and Compact Builders and Developers through Pramila Sunil Patil had prepared Layout for S.No. 200/6/1 for area admeasuring 8219.37 sq.mtrs. which was approved by Nashik Municipal Corporation vide their letter number Ja Kra/Nanivl/Antlm/325/2022 dated 31/03/2022.

AND WHEREAS Nasa Construction Pvt. Ltd. through Director Mr. Sagar Mahadevrao Bonde and Compact Builders and Developers through Pramila Sunil Patil had prepared the sub division Plan for plot no. 1 out of S. No. 200/6/1 which was approved by the Nashik Municipal corporation

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vide its Commencement Certificate no. LND/BP/C1/352/2022 dated 31/10/2022. As per the said Sub Division plan, plot no 1 was sub divided as plot no. 1A admeasuring 4581.90 sq.mtrs. and plot no 1 B admeasuring 1942 sq.mtrs.

AND WHEREAS Nasa Construction Pvt. Ltd. through Director Mr. Sagar Mahadevrao Bonde had prepared the Building Plan for S.No. 200/6/1 plot no 1 A and which was approved by the Nashik Municipal corporation vide its Commencement Certificate no LND/BP/C1/352/2022 dated 31/10/2022.

AND WHEREAS the Promoter is entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter is in possession of the project lands;

AND WHEREAS the Promoter would be constructing a building in the said project named "MILLENNIUM TOWER" sanctioned by Nashik Municipal Corporation, which is under construction having Ground + 15 floors in A wing which consist of 12 shops on Ground Floor & 4 Flats on each Floor and also Ground +8 Floors in B wing consist of 4 Flats on each Floor i.e. 12 shops and 92 flats which is more particularly described in the FIRST SCHEDULE hereunder written (Hereinafter referred to as "the Project Land") and to construct thereon building in accordance with the terms and conditions contained in permission of Nashik Municipal Corporation

AND WHEREAS the Allottee is offered an Apartment bearing number Flat No. A-404 on Fourth Floor in A wing, (herein after referred to as the said "Apartment") of the building called "MILLENNIUM TOWER" (herein after referred to as the said "Building") being constructed in the Project land by the Promoter;

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

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016,

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with the Real Estate Regulatory Authority, at no. P51600048892 authenticated copy is attached in Annexure 'F';

AND WHEREAS the Promoter has appointed as a Structural Engineer Namely Shailesh Dhumane for the preparation of the structural design and drawings of the building and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings;

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

AND WHEREAS on demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect namely Ravi Amrutkar and Associates and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by Advocate of the Promoter, authenticated copies of extracts of Village Forms VI and VII and XII showing the nature of the title of the Promoter to the Project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively;

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

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure 'C-2';

AND WHEREAS the authenticated copies of the plans and

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sanctioned and approved by the local authority have been annexed and marked as Annexure 'D';

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

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

AND WHEREAS the Promoter has accordingly commenced construction of the said building in accordance with the said approved plans;

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment **Flat No. A-404 on Fourth Floor** in **A wing** in building being constructed in the said Project land;

AND WHEREAS the carpet area of the said Apartment in square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment;

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum of **Rs. 3,56,000/-**

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(Rupees Three Lakh Fifty Six Thousand only), being part payment of the sale consideration of the said Apartment agreed to be sold by the Promoter to the Allottee/s, (as advance payment or Application Fee) (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS the Promoter has registered the Project under the provisions of Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at P51600048892.

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

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

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

1. The Promoter shall construct a building consisting of Ground + 15 floors in A wing which consist of 12 shops on Ground Floor & 4 Flats on each Floor and Ground +8 Floors in B wing consist of 4 Flats on each Floor on the Project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

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

1.(a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee

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- (i) Apartment Flat No. A-404
- (ii) On Fourth Floor In A Wing
- (iii) Carpet area admeasuring 62.55 sq. metres.
- (iv) In the building along with area of balcony attached to Apartment admeasuring 6.68 sq.mtrs.,

(hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of **Rs. 28,56,000/- (Rupees Twenty Eight Lakh Fifty Six Thousand only)** - including the proportionate price of the common areas and facilities which are more particularly described in the second schedule annexed herewith. (the price of the Apartment including the proportionate price of common areas and facilities and parking space should be shown separately)

The Promoter decided for the sake of orderly use and to avoid disputes in future regarding allotted parking to the member of the said scheme for car/ scooter / cycle parking on 'first come first serve' basis. And all the Allottees/Purchasers themselves willingly agreed for the same and the said parking space is allotted to the flat purchaser by a separate allotment letter. Open parking will be allotted to the said flat purchaser.

The total aggregate consideration amount for the apartment is thus **Rs. 28,56,000/- (Rupees Twenty Eight Lakh Fifty Six Thousand only)**.

1(b) The Allottee has paid on or before execution of this agreement a sum of **Rs. 3,56,000/- (Rupees Three Lakh Fifty Six Thousand only)** as advance payment / part payment of consideration as mentioned below :

AMOUNT	PARTICULAR
Rs. 3,56,000/-	Rupees Three Lakh Fifty Six Thousand Only Received by Cheque No. 034443 on 11/06/2024 State Bank of India.
Rs. 3,56,000/-	Total Rupees Three Lakh Fifty Six Thousand Only

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दस्तावेज (८९५/२०२२)
(८-४६)



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(hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. 28,56,000/- (Rupees Twenty Eight Lakh Fifty Six Thousand only) - including the proportionate price of the common areas and facilities which are more particularly described in the second schedule annexed herewith. (the price of the Apartment including the proportionate price of common areas and facilities and parking space should be shown separately)

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Rs. 3,56,000/-	Total Rupees Three Lakh Fifty Six Thousand Only

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of a transfer, as the said obligations go along with the [Apartment] for all intents and purposes.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement, it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment] to the total usable floor area of all the Apartments in the Project.

24. FURTHER ASSURANCES

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

25. PLACE OF EXECUTION

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

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18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the allottee signs and delivers this Agreement with all the schedules alongwith the payments due as stipulated in the payment plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned sub registrar as and when intimated by the Promoter. If the Allottee (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and / or appear before the subregistrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT:-

This Agreement, along with its schedules and annexures, constitute the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/ building, as the case may be.

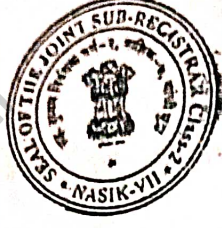
20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment], in case

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26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. NOTICES

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID at their respective addresses specified below:

Name of Allottee-

MRS. ANITA SARANG VANIKAR

(Allottee's Address) -

R/at- 132, kv s/s Colony, Malegaon Road,
Dhule Dist. Dhule.

Notified Email ID: -

anitawanikar@gmail.com

(Promoter Name) -

MS. NASA CONSTRUCTION PVT LTD

Through It's Director

SHRI. SAGAR MAHADEORAO BONDE

(Promoter Address) -

Its office at - B-206, Meghdoot Shopping Centre
Opp. to C.B.S ,Nashik

Notified Email ID: -

anand.sagar74@gmail.com

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

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28. JOINT ALLOTTEES

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

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

30. Dispute Resolution

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

31. GOVERNING LAW

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

SCHEDULE- I

(THE SAID PROPERTY REFERRED TO ABOVE)

All that piece and parcel of the land bearing of S. No. 200/6/1 out of which Plot no 1A area admeasuring 4581.90 sq. mtrs lying and being at Nashik city-1 shiwar, within the limits of Nashik Municipal Corporation, Nashik and registration and sub registration taluka and Dist Nashik, which property is bounded as shown below :-

On or towards East	:	By 12 Mtrs Wide Road
On or towards West	:	By Plot no. 1B
On or towards South	:	By Adjacent S.No. 200/7
On or towards North	:	By Adjacent S.No. 200/3

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SCHEDULE- II

(OF THE SAID PREMISES REFERRED TO ABOVE)

The premises of Flat No. A-404 on the Fourth Floor in A wing in "MILLENNIUM TOWER" having Carpet area admeasuring 62.55 sq. metres. in the building along with area of balcony attached to Apartment admeasuring 6.68 sq.mtrs. which is bounded as shown below:-

- On or towards East : By Marginal Space & Flat No. A-403
 On or towards West : By Marginal Space & B Wing
 On or towards South : By Marginal Space & S.No. 200/5
 On or towards North : By Staircase & Flat No. A-401

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this Agreement for sale at Nashik, in the presence of attesting witnesses , signing as such on the day first above written.

SIGNED SEALED & DELIVERED BY
 THE WITHIN NAMED ALLOTTEE
 MRS. ANITA SARANG VANIKAR



Anita Sarang Vanikar



ALLOTTEE

नसम-७
दस्त क्र. (८१५/२०२४)
२७ - ४५



ANNEXURE - A

Name of Advocate- Adv. Vidyullata
Kantilal Tated

Address : Office no. 907, Business
Centre, Govindnagar, Nashik-422009.

Title Report

I have investigated the title of property described in SCHEDULE-I, given above. I also caused the search to have been taken in respect of the said Property. I also perused the documents of title and extracts of revenue record. I have also seen the commencement certificate/s to commence the construction of the building to the said Promoter, granted by Nashik Municipal Corporation, Nashik - 422002


On perusal of relevant documents and information, I am of the opinion that the buildable landed properties, separated area, (two pieces) (adjoining to each other) All that piece and parcel of the land bearing of S. No. 200/6/1 out of which Plot no 1A area admeasuring 4581.90 sq. mtrs lying and being at Nashik city-1 shiwar, Dist Nashik, owned by M/S NASA CONSTRUCTION PVT LTD Through It's Director SHRI. SAGAR MAHADEORAO BONDE mentioned in FIRST SCHEDULE are free and marketable.

The Promoter therefore, is authorized, empowered, entitled to develop the said Property by constructing a building thereon, comprising of independent residential blocks, commonly referred to as the "ownership scheme", and to sell and/or otherwise dispose the same to any intending purchaser/s.

(Mrs. Vidyullata K. Tated)
ADVOCATE,

0-0-0-0-0

NASHIK MUNICIPAL CORPORATION

 नसिक-७
दस्तावेज क्र. (१५/२०१४)
३९ - १८



NO. LND/EP/ C1/352/2022
OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE - 31/10/2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, M/s. Nasa Construction Pvt. Ltd. Through Shri. Sager M. Bonda & Other On
C/o. En. & Stru. Engg. Ravi Amrutkar of Nashik

Sub: Sanction of Building Permission & Commencement Certificate on Plot No. 1A of
S.No. 200/54 of Nashik Shiwar.

Ref: 1) Your Application & for Building permission/ Revised Building permission/ Extension/
Structure Plan Dated: 27/12/2021 Inward: C1/BP/1050/2021
2) Final Approved Layout NO. LND/WS/325/2022 Dt. 31/03/2022

Sanction of building permission & commencement certificate is hereby granted under section
& 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry
development work and building permission under section 253 of The Maharashtra Municipal
Corporation Act (Act No. LX of 1949) to erect building for Sub-division + Commercial
Residential Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 49)

1. The land vacated in consequence of enforcement of the set-back rule shall form part
Public Street.
2. No new building of part thereon shall be occupied or allowed to be occupied or permitted
to be used by any person until occupancy permission under sec. 263 of the Maharashtra
Municipal Corporation Act is suitably granted.
3. The commencement certificate / Building permission shall remain valid for a period of 10
year commencing from date of its issue & thereafter it shall become invalid automatic
unless otherwise renewed in stipulated period. Construction work commenced after exp
of period for which commencement certificate is granted will be treated as unauthoriz
development & action as per provisions laid down in Maharashtra Regional & Town
Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be tak
against such defaulter which should please be clearly noted.
4. This permission does not entitle 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 off
WITHIN SEVEN DAYS.
6. Permission required under the provision of any other Act, for the time being in force sh
be obtained from the concerned authorities before commencement of work. [viz. un
Provision of Urban Land Ceiling & Regulation Act & under appropriate sections
Maharashtra Land Revenue Code 1966.]
7. After completion of plinth, certificate of planning authority to the effect that the plinth
constructed as per sanctioned plan should be taken before commencement
superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with referer
to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statem
made in affidavit & indemnity bond found incorrect or false the permission shall sta
into adjoining to

नसम-७
 ७२-१५



...should be planted around the building in the open space of the plot. If trees are not planted in the plot and the reservation of Tree Act, 1975.

...be lined out & covered up properly to the satisfaction of the Authorities of Nashik Municipal Corporation.

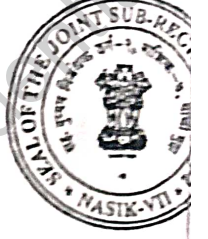
The effluent from septic tank, kitchen, bath etc. should be properly connected to the drain in the nearest vicinity invert levels of the effluent of the premises should be the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent should be connected to a soak pit.

The size of soak pit should be properly worked out on the basis of number of tenor a pigeon hole circular brick wall should be constructed in the centre of the soak pit of stone boulders, stone metals and pebbles should be properly laid.

12. The construction work should be strictly carried out in accordance with the same plan enclosed herewith.
13. Copy of approved plan should be kept on site so as to facilitate the inspection of the 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 debris is found on public road the same will be removed by the Authority and cost incurred for 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 provisions of Maharashtra Regional & Town Planning Act, 1962 and The Maharashtra Municipal Corporation Act, 1949.
16. Applicant should make necessary arrangements for water for construction purpose and undertaking given. Similarly street lights will not be provided by Municipal Corporation. Electric supply 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. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department. N.M.C. & NOC shall be produced before occupation certificate.
19. Adequate space from the plot, air should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
20. Drinking water & adequate sanitary facility including toilets shall be provided for staff & engaged at construction site by owner/developer at his own cost.
21. While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zones as permitted laid down vide Government Resolution Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest rules of Government G.Rs.
22. As per order of Urban Development of Government of Maharashtra vide TPS 24/17467/Prakr. 2/17/2017/UD-3 Dated 7/8/2015 for all building following conditions shall apply.
 - A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details:
 - a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - d) F.S.I. permitted.
 - e) Number of Residential/Commercial flats with their areas.
 - f) Address where copies of detailed approved plans shall be available for inspection.
 - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by the Department.
23. Proper arrangement to be done on site for telephone facilities in consultation with the Department.
24. This permission is given on the basis of title search report submitted by owner to the Nashik Municipal Corporation shall not be responsible for the land.



नसम-७
दस्त क्र. (८१५/२०२४)
३७ — ५६



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51600048892

**Project: Millennium Towers , Plot Bearing / CTS / Survey / Final Plot No.: Plot No 1A of S No 200/6/1 of Nashik
Shilwar Nashik at Nashik (M Corp.), Nashik, Nashik, 422010;**

1. Nasa Construction Pvt Ltd having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422003.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from 24/01/2023 and ending with 31/03/2030 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(M. A. M. S. P. R. A.)

539/5055

Thursday, May 19, 2022

7:01 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5809 दिनांक: 19/05/2022

पावतीचे नाव:

दस्तऐवजाचा क्रमांक: नसन7-5055-2022

दस्तऐवजाचा प्रकार: विशेष मुखत्यारनामा

सागर म्हादेवराव बोंडे

नसन-७
 (१९/०५/२०२२)
 ३-१-१४



नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 180.00

पृष्ठांची संख्या: 9

एकूण:

रु. 280.00

आपणास मूळ दस्त, प्रिंट सूची-२ अंदाजे
 7:18 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-7

वाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

मरलेले मुद्रांक शुल्क: रु. 500/-

सह. दुय्यम निबंधक वर्ग-२
 नाशिक-७.

1) देयकाचा प्रकार: DHC रकम: रु. 180/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 1905202209186 दिनांक: 19/05/2022

वैकेचे नाव व पत्ता:

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH002058805202223E दिनांक: 19/05/2022

वैकेचे नाव व पत्ता:

घोषणा पत्र

मी, मानस सागर बोंडे रा. नाशिक याद्वारे घोषित करतो की, मा. सह दुय्यम निबंधक, नाशिक यांचे कार्यालयात ~~अप्रीनोटे करि रसेल~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री: सागर म्हादेवराव बोंडे व इतर यांनी दिनांक १९/०५/२०२२ रोजी मला दिलेल्या विशेष मुखत्यार पत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे. /निष्पादित करून कबुली जबाब दिला आहे. सादर मुखत्यार पत्र लिहून देणार यांनी मुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कुणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

Issue Date : 05/07/2011

Anita Sarang Manikar
DOB : 05/02/1980
Female

2938 4030 7575

मेरी आधार मेरी पहचान

नसन-७

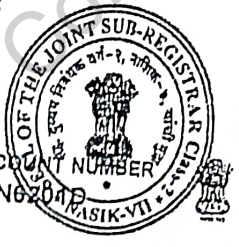
दस्तावेज क्र. (CC94/2028)

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

3E-85 ANACNG2017

नाम / NAME

NASA CONSTRUCTION PVT LTD



निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION

26-12-1990

आयकर आयुक्त, नासिक
COMMISSIONER OF INCOME-TAX, NASIK

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DBGP61122D

नाम / NAME
SAGAR MAHADEORAO BONDE

पिता का नाम / FATHER'S NAME
MAHADEORAO PANDUJI BONDE

जन्म तिथि / DATE OF BIRTH
02-08-1960

हस्ताक्षर / SIGNATURE
R. D. Mahadeorao

आयकर आयुक्त, नासिक
COMMISSIONER OF INCOME-TAX, NASIK

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABMPB1426G

नाम / NAME
SAGAR MAHADEORAO BONDE

पिता का नाम / FATHER'S NAME
MAHADEORAO PANDUJI BONDE

जन्म तिथि / DATE OF BIRTH
02-08-1960

हस्ताक्षर / SIGNATURE
R. D. Mahadeorao

आयकर आयुक्त, नासिक
COMMISSIONER OF INCOME-TAX, NASIK

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BYMPB2763C

नाम / NAME
MANAS SAGAR BONDE

पिता का नाम / FATHER'S NAME
SAGAR MAHADEORAO BONDE

जन्म तिथि / DATE OF BIRTH
19/09/1994

बॉर्डे मानस सागर
Bonde Manas Sagar

जन्म तारीख / DOB : 19/09/1994

पुरुष / Male

7104 4738 0842

माझे आधार, माझे जीवन

भारत सरकार
GOVT OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LICENCE

MH15 20010094280
27-07-2031 (NT)

30-07-2021
PCRA 1
RULE (14 (2))

AUTHORISATION TO DRIVE FOLLOWING CATEGORIES OF VEHICLES THROUGHOUT MAHARASHTRA

COV DOI
LMV 01-03-2014
MCWG 04-06-2007

DOB: 06-04-1982 BG: Ak

Name: MAYUR SONAWANE
SON of: SUDHAKAR
Add: FLAT NO701 KANHAYI BUILDING SAMRAT VRINDAVAN
NEW ADGAON NAKA PANCHWATI NASHIK
MAHARASHTRA
PIN: 422003

Signature & ID Of Issuing Authority: MH15

Indian Union Driving Licence
Issued by Government of Maharashtra

MH15 20230038356

Issue Date: 08-11-2023
Validity (FT): 07-11-2023

Validity (TR)

Name: VAISHALI SONAWANE

Date of Birth: 17-07-1982
Blood Group: Organ Donor: N

Son / Daughter / Wife of: MAYUR SONAWANE

Address: A 15 MAHALAKSHMI APARTMENT RANDIN AGARBATTI, JAWAL HIRAWADI
ROAD PANCHWATE NASHIK Maharashtra 422003

Holder's Signature

Date of First Issue: 06-11-2023



CHALLAN
MTR Form Number-6



GRN	MH006173219202425E	BARCODE			Date	01/08/2024-18:04:12	Form ID	25.2			
Department	Inspector General Of Registration										
Type of Payment	Stamp Duty Registration Fee				Payer Details						
Office Name	NSK7_NASHIK 7 JOINT SUB REGISTRAR			TAX ID / TAN (If Any)							
Location	NASHIK			PAN No.(If Applicable)	DBGPS1122D						
Year	2024-2025 One Time			Full Name	Anila Sarang Vankar						
Account Head Details		Amount In Rs.	Premises/Building	Flat/Block No.							
0030046401	Stamp Duty	171400.00	Road/Street	Nashik S.No. 200 Part, Plot no. 1A							
0030063301	Registration Fee	28560.00	Area/Locality	Flat No. A-404, Millennium Tower							
			Town/City/District	Nashik							
						4	2	2	0	0	3
			Remarks (If Any)								
			PAN2=AAACN6201D~SecondPartyName=Nasa Construction Pvt Ltd~CA=2856000~Marketval=2856000								
			Amount In	One Lakh Ninety Nine Thousand Nine Hundred Sixty R							
			Words	upes Only							
			1,99,960.00								
Payment Details			FOR USE IN RECEIVING BANK								
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042024080166674		020269253				
Cheque-DD Details			Bank Date	RBI Date	01/08/2024-18:06:07		Not Verified with RBI				
Cheque/DD No.			Bank-Branch			BANK OF MAHARASHTRA					
Name of Bank			Scroll No. , Date			Not Verified with Scroll					
Name of Branch						Mobile No. : 0000000000					

नसिन-७
दस्त क्र. (८९५/२०२४)
४२-४६



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यज निबंधक कार्यालय नोदणी कचवयाच्या दस्तासाठी लागू आहे. नोदणी न कचवयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-539-8815	0003378589202425	02/08/2024-13:10:44	IGR579	28560.00
2	(IS)-539-8815	0003378589202425	02/08/2024-13:10:44	IGR579	171400.00
Total Defacement Amount					1,99,960.00

ace
e
08/2024
/08/2024
/08/2024

3815 /2024

२४

8/2/24, 1:10 PM

539/8815

शुक्रवार, 02 ऑगस्ट 2024 1:10 म.नं.

Summary 1 (Daulgoshwara bhag 1)

दस्त गोपवारा भाग-1

नसन7

दस्त क्रमांक: 8815/2024

दस्त क्रमांक: नसन7 /8815/2024

बाजार मूल्य: रु. 28,56,000/-

मोबदला: रु. 28,56,000/-

भरतेले मुद्रांक शुल्क: रु.1,71,400/-

दु. नि. सह. दु. नि. नसन7 यांचे कार्यालयात

अ. क्रं. 8815 वर दि.02-08-2024

रोजी 1:10 म.नं. वा. हजर केला.

पावती:10417

पावती दिनांक: 02/08/2024

सादरकरणाराचे नाव: अनिता सारंग वणीकर

नोंदणी फी

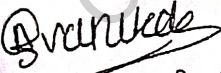
रु. 28560.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकुण: 29440.00


दस्त हजर करणाऱ्याची सही:

Joint S.R. Nashik-7

(एस. के. दवंगे)

सह. दुय्यम निबंधक वर्ग-२
दस्ताचान्प्रशिक्षण अँट्रीपेंट टू सेल

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

शिवका क्रं. 1 02 / 08 / 2024 01 : 10 : 01 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 02 / 08 / 2024 01 : 10 : 39 PM ची वेळ: (फी)

Joint S.R. Nashik-7

(एस. के. दवंगे)

सह. दुय्यम निबंधक वर्ग-२
नाशिक - ७.



face
ta

108/20

2/08/20

2/08/2

881



02/08/2024 1 16:20 PM

दस्त गोपवारा भाग-2

नसन7

88148

दस्त क्रमांक:8815/2024

दस्त क्रमांक :नसन7/8815/2024

दस्ताचा प्रकार :-ऑग्रीमेंट दू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:नासा कन्स्ट्रक्शन प्रा.लि. तर्फे डायरेक्टर - सागर महादेवराव बोंडे तर्फे विशेष मुखत्यार मानस सागर बोंडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सागर पॅलेस, ब्लॉक नं: सावरकरनगर, रोड नं: गंगापूररोड, नाशिक., महाराष्ट्र, णासू:ईक. पॅन नंबर:AAACN6201D	लिहून घेणार वय :-29 स्वाक्षरी:- 		
2	नाव:अनिता सारंग वणीकर पत्ता:प्लॉट नं: 132, , माळा नं: -, इमारतीचे नाव: केव्ही एस/एस कॉलनी, ब्लॉक नं: मालेगांव रोड, रोड नं: धुळे, जि. धुळे., महाराष्ट्र, धुळे. पॅन नंबर:DBGPS1122D	लिहून घेणार वय :-44 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत ऑग्रीमेंट दू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:02 / 08 / 2024 01 : 15 : 32 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:वैशाली मयुर सोनवणे -- वय:42 पत्ता:दामोदर चॅंबर्स, सी.बी.एस., नाशिक. पिन कोड:422002	 स्वाक्षरी 	
2	नाव:मयुर सुधाकर सोनवणे -- वय:42 पत्ता:दामोदर चॅंबर्स, सी.बी.एस., नाशिक. पिन कोड:422002	 स्वाक्षरी 	

शिक्का क्र.4 ची वेळ:02 / 08 / 2024 01 : 16 : 25 PM

Joint S.R. Nazimk-7
(एम. के. दवंगे)

मुद्रासुध्यापक वर्ग-२

sr.	नाशिक - Purchaser	g. Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Anita Sarang Vanikar	eChallan	02300042024080166674	MH006173219202425E	171400.00	SD	0003378589202425	02/08/2024
2		DHC		0824015219250	880	RF	0824015219250D	02/08/2024
3	Anita Sarang Vanikar	eChallan		MH006173219202425E	28560	RF	0003378589202425	02/08/2024

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

प्रमाणित करण्यात येते की,

या दस्तामर्चे एकूण ३३३ पाने आहेत.

पुस्तक क्रमांक १, क्रमांक

८९५ वर नोंदला.

8815 / 2024

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(Print on a side) printout after scanning.