

395/10782

पावती

Original/Duplicate

Wednesday, August 14, 2024

नोंदणी क्रं. :39म

3:14 PM

Regn.:39M

पावती क्रं.: 13965

दिनांक: 14/08/2024

गावाचे नाव: गगापुर

दस्तावेजाचा अनुक्रमांक: नसन5-10782-2024

दस्तावेजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: प्रियंका मंगेश चौधरी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

बाजार मूल्य: रु.2840950 /-

मोबदला रु.3600000/-

भरलेले मुद्रांक शुल्क : रु. 216000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006760641202425E दिनांक: 14/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824142108681 दिनांक: 14/08/2024

बँकेचे नाव व पत्ता:

Pr @haudhasi

मुळ दस्तावेज परत केला.





14/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 5

दस्त क्रमांक : 10782/2024

नोंदणी :

Regn:63m

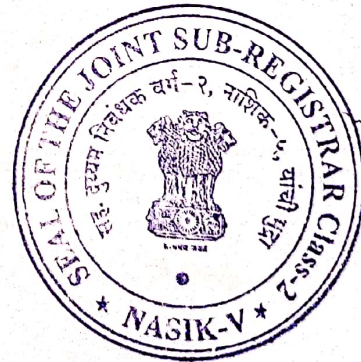
गावाचे नाव : गंगापूर

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	3600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	2840950
(4) मू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: मीजे गंगापूर ता. जि. नाशिक या गावच्या शिवारातील मिळकत तिचा सल्ले नंबर 65/1/1/2 प्लॉट क्रमांक 2 व सल्ले नंबर 65/1/1/3 प्लॉट क्रमांक 3 यांसी एकूण क्षेत्रफळ 3600.00 चौ. मी. या मिळकतीवरील दस रक्याचे या इमारतीतील बिंग बी प्लॉट क्रमांक 306 तिसरा मजला यांसी कार्पेट क्षेत्रफळ 67.34 चौ. मी. + बाल्कनी क्षेत्रफळ 07.52 चौ. मी. असे एकूण कार्पेट क्षेत्रफळ 74.86 चौ. मी. ((Survey Number : 65/1/1/2 & 3 ;))
(5) क्षेत्रफळ	1) 74.86 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आर. के. कन्ट्रक्शन भागीदारी संस्था तर्फे मालीदार हिरेन प्रसुदास माडजा यांचे वि. मु. दिनेश लालजी कारावडीया वय:-55; पत्ता:-प्लॉट नं: 202, माळा नं:-, इमारतीचे नाव: दस एंटीयम, ब्लॉक नं: इंदिरानगर, नाशिक, रोड नं: बहाळा पाथर्डीरोड, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422009 पॅन नं:-AAKFR5068F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रियंका मंगेश चौधरी वय:-34; पत्ता:-प्लॉट नं: 113, माळा नं:-, इमारतीचे नाव: साई दिप रो-बंगलो, ब्लॉक नं: गणेश चौक, अमिकनगर, नाशिक, रोड नं: सातपूररोड,, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422012 पॅन नं:-BACPC3465L 2): नाव:-मंगेश शिवाजी चौधरी वय:-35; पत्ता:-प्लॉट नं: 113, माळा नं:-, इमारतीचे नाव: साई दिप रो-बंगलो, ब्लॉक नं: गणेश चौक, अमिकनगर, नाशिक, रोड नं: सातपूररोड,, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422012 पॅन नं:-AMFPC2898B
(9) दस्तऐवज करून दिल्याचा दिनांक	14/08/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/08/2024
(11)अनुक्रमांक,खंड व पृष्ठ	10782/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	216000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

नोंदणी नंतरची प्रथम
सूची क्र.2 ची प्रतसह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

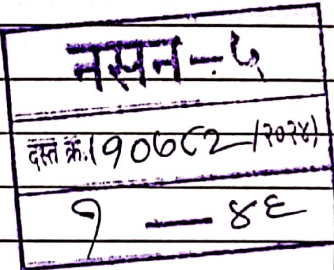
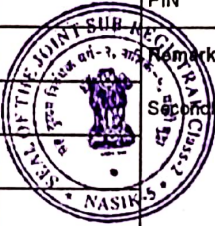
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





CHALLAN
MTR Form Number-6



GRN	MH006760641202425E	BARCODE	[Barcode]		Date	14/08/2024-13:16:58	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name	NSK5_NASHIK 5 JOINT SUB REGISTRAR			Full Name	R K CONSTRUCTION				
Location	NASHIK			Flat/Block No.	DAKSH SKYWAY				
Year	2024-2025 One Time			Premises/Building					
Account Head Details	Amount In Rs.								
0030046401 Stamp Duty	216000.00		Road/Street	WING B FLAT NO. 306					
0030063301 Registration Fee	30000.00		Area/Locality	GANGAPUR, NASHIK					
			Town/City/District						
			PIN	4	2	2	0	1	2
									
				Remarks (If Any)	Second PartyName=PRIYANKA MANGESH CHAUDHARI-				
			Amount In	Two Lakh Forty Six Thousand Rupees Only					
Total	2,46,000.00		Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	69103332024081414322	2884126862		
Cheque/DD No.				Bank Date	RBI Date	14/08/2024-13:17:45	Not Verified with RBI		
Name of Bank				Bank-Branch	IDBI BANK				
Name of Branch				Scroll No. , Date	Not Verified with Scroll				

Department ID :

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

Mobile No. : 9854849779

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0824142108681	Date 14/08/2024
Received from Priyanka Mangesh Chaudhari, Mobile number 7720006757, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nashik 5 of the District Nashik.	
Payment Details	
Bank Name IBKL	Date 14/08/2024
Bank CIN 10004152024081408257	REF No. 2921195518
This is computer generated receipt, hence no signature is required.	

नसम-६
दस्ता क्र. (१०६८२/२०२४)
२ - ०६



Ready Reckoner Chart No. - 12.2
 Government Rate : Rs. 34,500/- per sq. meter
 Area of Flat : 74.86 sq. meters
 Valuation of Flat : Rs.28,40,950 /-
 Consideration : Rs.36,00,000 /-
 Stamp Duty : Rs.2,16,000/-
 Registration Fee : Rs. 30,000/-

AGREEMENT FOR SALE

This Agreement for Sale made and executed at Nashik this 14th day of August in the year 2024.

नसम-५
दस्ता क्र. (१०६८२/२०२४)
३ — ४६



BETWEEN

R.K. CONSTRUCTION (PAN: AAKFR 5068 F)

a partnership firm, through its partner

MR. HIREN PRABHUDAS BHADJA,

Age: 36 yrs, Occupation: **Business,**

R/o - 203, Daksh Atrium, Opp. Guru Gobind Singh School, Wadala Pathardi Road, Indira Nagar, Nashik - 422009.

Hereinafter referred to as the "Promoter" (which expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, time being partners, their executors, representatives, administrators and permitted assignees) Party of the First Part;

AND

1. MRS. PRIYANKA MANGESH CHAUDHARI

Age: 34 years, Occupation: **Service**

PAN: **BACPC3465L**

2. MR. MANGESH SHIVAJI CHAUDHARI

Age: 35 years, Occupation: **Business**

PAN: **AMFPC2898B**

Mobile No. 77200 06757

Both R/o: Sai Deep Row Bungalow, Plot No, 113, Gut No. 195A, Ganesh Chauk, Shramik Nagar, Satpur, Nashik 422012.

Hereinafter referred to as the "Allottee/Purchaser/s" (which expression shall mean and include their heirs, executors, successors in interest and permitted assignees) Party of the Second Part;

WHEREAS the Promoter is well and sufficiently entitled to develop all that piece and parcel of land bearing **Survey No. 65/1/1/2** admeasuring **2520.00 sq. meters** and **Survey No. 65/1/1/3** admeasuring **1080.00 sq. meters** (hereinafter collectively referred to as "**The Said Land**") situated at **Village - Gangapur, Tal. & Dist. Nashik** which is more particularly described in Schedule-I hereunder written. The Promoter has purchased the said land from **Mr. Farooq Fakhruddin Motiwala & Mr. Rajendra Fakhruddin Motiwala** by Sale Deed which is duly registered in the office of the Joint Sub Registrar Class-II, **Nashik-5** at Document **Sr. No. 7355/2022** and **Sr. No. 7354/2022** dated **21/06/2022** respectively. Accordingly the name of Promoter is mutated in the revenue record vide Mutation Entry No. **22657 & 22658**. The Promoter has absolute right to develop the said plots by constructing building thereon as per the approved plans and to enter into Agreements for Sale, Sale Deed or Deed of Apartment for the sale of constructed and other areas.

AND WHEREAS the Promoter is in possession of the said land/project land.

The said land is converted to Non-Agriculture use for residential and commercial purposes vide order **No. RB/Desk-III/LNA.S.R./288/81**, dated **13/11/1981** from Collector of Nashik.



[3]

नसम-५
दस्तावेज क्र. (१०६८२/२०२५)
४ — ४६



AND WHEREAS the title of the Promoter to the said plots is clear and marketable and certificate for the same is issued by Advocate of the Promoter.

AND WHEREAS the plans for the construction of building consisting of Residential units is approved by Executive Engineer Town Planning Department, Nashik Municipal Corporation, Nashik by its Sanction of Building Permit & Commencement Certificate No. **LND/BP/B1/BP/129/2022** dated **16/09/2022**.

AND WHEREAS the Promoter has decided to construct the project as per the approved building plan granted by the Nashik Municipal Corporation as on date and the project will be reapproved, amended and changed and will be further sanctioned for the remaining/additional available FSI/TDR/Premium FSI and reapproved as per it will be necessary.

AND WHEREAS the Promoter has floated the ownership scheme on the said land under the name and style of "**DAKSH SKYWAY**". The Promoter has commenced an exclusive construction of a Residential + Commercial building on the said land and the same is in progress.

AND WHEREAS the Allottee/Purchaser/s is/are offered a Flat/Apartment bearing No. **306 on Third Floor in Wing - B** (hereinafter referred to as "**The Said Flat/Apartment**") of building/project "**DAKSH SKYWAY**" (hereinafter referred to as "**The Said Building/Project**") being constructed by the Promoter which is more particularly described in Schedule-II hereunder written.

AND WHEREAS the Allottee/Purchaser/s has/have independently made himself/herself/themselves aware about the specifications provided by the Promoter in the said Apartment/Flat and they are aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings of the same and have been annexed and marked as **Schedule-III**.

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. The Promoter herein has reserved rights to change aforesaid Architects and Engineers before the completion of the building.

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai under project Registration No. **P51600048638** authenticated copy of same is attached in Annexure 'F'.

AND WHEREAS the Promoter has appointed **Mr. R.N. Singh** as the Structural Engineer 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.

AND WHEREAS the promoter alone has the sole and exclusive right to develop the said plots and sell the apartments/flats to be constructed by the promoter on the said plots and to enter into sale agreement/s



नसा-६
दाखल: १०६६२/२०२६
५ — ४६



with the Allottee/s, Purchaser/s of the apartments/flats and to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the Allottee/Purchaser/s, the Promoter has given inspection to the Allottee/Purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect **Mr. Sumit Kumath** 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 after the Allottee/Purchaser/s enquiry. The Promoter herein has requested to the Allottee/Purchaser/s to carry out independent search by appointing their own Attorney/Advocate and to ask any queries, they have regarding the marketable title and rights and authorities of the promoter. The Allottee/Purchaser/s has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of the promoter herein and the Allottee/Purchaser/s has/have verified the same, however as on date there is no any court litigation, injunction or prohibitory order for alienation of the constructed premises from and out of the said project and the Allottee/Purchaser/s has/have also satisfied himself/herself/themselves about title of the owner/promoter to the said property, rights of the promoter to develop the said project and to allot and sell the said premises. That the Allottee/Purchaser/s has/have given his/her/their specific confirmation herein that the responsibility of title of the said land will be on the promoter up and until the conveyance of the said building and the said land there under.

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

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

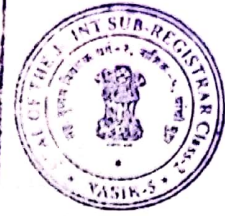
AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) for the plans, the specifications, elevations, sections and of the said building 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.

[5]

नसम-६
दस्ता क्र. (१०६६२/२०१८)
६ - ४६



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

AND WHEREAS the Promoter has commenced the construction of the said building in accordance with the proposed plans sanctioned by concerned local authority.

AND WHEREAS on Allottee/Purchaser/son his/her/their request is offered a Flat/Apartment bearing **No. 306** on **Third Floor** in **Wing - B** of the said project **DAKSH SKYWAY** and pro rata share in the common areas (common areas) as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the said Flat/Apartment and further limited common areas and facilities.

AND WHEREAS the Allottee/Purchaser/s agreed to purchase from the Promoter a Flat/Apartment **No. 306** situated **Third Floor** in **Wing - B** of the said project **DAKSH SKYWAY** having Carpet area **67.34** sq. meters exclusive Balcony/s area admeasuring **7.52** sq. meters. Thus, the Total Area of the Flat/Apartment equals to **74.86** sq. meters. The 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/Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/Purchaser/s, but includes the area covered by the internal partition walls of the Apartment.

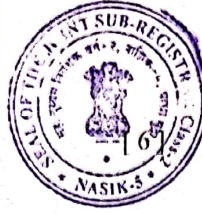
AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing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

AND WHEREAS prior to the execution of these presents the Allottee/Purchaser/s have paid to the Promoter a sum of **Rs. 3,00,000/- (Rupees Three Lakh Only)** being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admits and acknowledges) and the Allottee/Purchaser/s agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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/Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908. The parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence this presents.



नसिन-1
दस्ता क्र. (90662/2028)
७ — ४९



Notwithstanding anything stated in any other document/ allotment/ letter/ E-mail/ cost sheet or any other form of communication given or communicated with the Allottee/Purchaser/s any time prior to this agreement is null and void and this agreement of sale shall be considered as the only document and its condition shall be read as the only conditions valid and basis for which the said apartment is agreed to be sold to the Allottee/Purchaser/s. The same has been explained, agreed and understood by the Allottee/Purchaser/s.

AND WHEREAS this agreement shall remain in force and shall not merge into any other agreement save and except the conveyance deed as stated herein below.

AND WHEREAS this agreement does not preclude, diminish the rights of any financial institutions, fund, registered money lender for which finance has been taken for the project and the same can be claimed by them under the statutory claims and that this does not in any way affect the right of the Allottee/Purchaser/s in respect of his/her/their apartment as mentioned above in the said project.

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 that the Allottee/Purchaser/s has/have not given/not allowed to give and cannot give any third party any right to enforce this said agreement unless the said apartment is transferred to him/her/them through a registered conveyance deed.

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/Purchaser/s hereby agree to purchase the said Apartment.

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

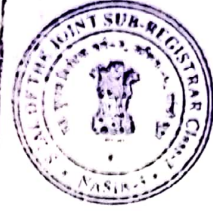
1. CONSTRUCTION OF THE PROJECT/BUILDING:

The Promoter shall construct the said building known as "**DAKSH SKYWAY**" land in accordance with the plans, designs and specifications as approved by the Nashik Municipal Corporation from time to time. The proposed construction, as per the aforesaid approved building plan shall comprise of **Basement-1, Basement-2, Ground Floor and 14 Upper Floors**. The said building/project **DAKSH SKYWAY** consists of **Parking for Flats in Basement-1 and Basement-2; Shops and Parking for Flats on Ground Floor and Flats on 1st To 14th Floor**. The units constructed in the project shall have independent approach with design and specifications as per approved building plan and provided with all the required facilities and civic amenities thereof. All the said units together with the amenities and specifications listed and written hereunder in the Schedule-III together with parking facility together with all rights of easement and common facilities appurtenant thereto.



[7]

नसत-७
दस्त क्र. (१०६८२/२०२४)
८ - ४९



Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required in compliance of discretion or order etc. issued by competent authority or statutory authority under any law or change in law of State or Central Government, for the time being in force.

2. CONSIDERATION/PRICE OF THE SAID FLAT/APARTMENT:

(a) The Allottee/Purchaser/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat/Apartment **No. 306** having Carpet area admeasuring **67.34** sq. meters exclusive Balcony area **7.52** sq. mtr. Thus, the Total Area of the Flat/Apartment equals to **74.86** sq. meters. situated on **Third Floor** in **Wing - B** of the said project **DAKSH SKYWAY APARTMENT** (hereinafter referred to as the Apartment/ the said premises and more particularly described in the Scheduled II) as shown in the floor plan thereof hereto annexed for the consideration of **Rs. 36,00,000/- (Rupees Thirty-Six Lakh only)** Including proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule III annexed herewith, (the price of the Apartment including the proportionate price of the common areas and facilities)

The purchaser clearly understands that Flat owners have one allotted parking slot each without any consideration within the premises of the Said Building. The cost of such parking space/slot shall be included in the total agreed consideration of the apartment. Further that the Allottee/Purchaser/s is/are completely satisfied with the usable parking space/slots allotted by the Promoter and shall not in the future raise any dispute about the suitability of the said parking space/slot as constructed and allotted by the promoter.

The Allottee/Purchaser/s shall use **their** allotted parking space/s (if any allotted to them) only for the purpose for parking their own two wheeler/four wheeler and are not entitled to park inside the premises or the said parking space / slot any commercial vehicles or any heavy duty vehicles such as trucks, bull dozers, buses, tractors etc. and further that the Allottee/Purchaser/s is/are not be entitled to park their any two wheeler/four wheeler/cycles in the common areas and stilt area, which is/are not allotted for their exclusive use and further none of the occupants is/are entitled to have entry of any public transport vehicles or commercial vehicles without prior written consent from the promoter till handing over the administration to the Association of Apartment and thereafter from the apex managing committee of such Association of Apartment.

The promoter shall not be responsible and/or liable for any nuisance and disturbance caused by any occupants, occupying any apartment/flat in the project after the said project has been handed over to the Allottee/Purchaser/s or the Association of Apartment by the promoter. It is very clearly understood by the Allottee/Purchaser/s that allotted parking in this agreement is the only parking they are allowed to use for their personal parking only.

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(b) PAYMENT SCHEDULE:

The Allottee/Purchaser/s has/have paid on or before execution of this Agreement a sum of **Rs. 3,00,000/- (Rupees Three Lakh only)** in following manner: -

RUPEES **PARTICULAR**

Rs. 1,00,000 /- (Rupees One Lakh only)

By **Online Transfer** drawn on **ICICI Bank**

Dated **22/07/2024**.

Rs. 1,00,000 /- (Rupees One Lakh only)

By **Cheque No.016907** drawn on **ICICI Bank**

Dated **25/07/2024**.

Rs. 1,00,000 /- (Rupees One Lakh only)

By **Online Transfer** drawn on **ICICI Bank**

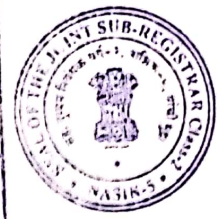
Dated **05/08/2024**.

Rs. 3,00,000/- (Rupees Three Lakh only)

The Allottee/Purchaser/s hereby agrees to pay to the Promoter the balance amount of **Rs. 33,00,000/- (Rupees Thirty-Three Lakh Only)** in the following manner:

- i)** 30% of the total consideration to be paid to the Promoter within 15 days from execution of this Agreement.
- ii)** 45% of the total consideration to be paid to the Promoter on completion of the plinth of the building or wing in which the said Apartment is located.
- iii)** 70% of the total consideration to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv)** 75% of the total consideration to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v)** 80% of the total consideration to be paid to the Promoter on completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vi)** 85% of the total consideration to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- vii)** 95% of the total consideration to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

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viii) Remaining amount along with the amount of taxes and at the time of handing over of the possession of the Apartment to the Allottee/Purchaser/s on or after receipt of occupancy certificate or completion certificate.

The Allottee/Purchaser/s agree and understand that timely payment/s towards purchase of the said apartment as per payment plan/schedule hereto is the main and important essence of the agreement. The price overall has been arrived and agreed upon keeping in mind the promise of the Allottee/Purchaser/s to make the payments as mentioned above irrespective of the existing work progress and proposed stage of construction of the project.

The promoter herein informed to the Allottee/Purchaser/s herein that, aforesaid payment has to be made by the Allottee/Purchaser/s by cheques/demand draft/RTGS issued/drawn in the name of "R.K. CONSTRUCTION". However in case the Allottee/Purchaser/s making any payment by any outstation cheques/demand drafts, the date of payment shall be treated as and when the said amount is credited to the account of the promoter and only to the extent of the amount left after deduction of any commission/collection charges or other charges which may be charged by the bank.

(c) PAYMENT OF TAXES, CESSSES, OUTGOINGS ETC.

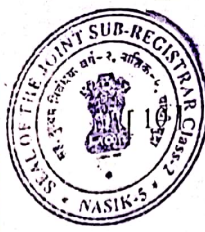
The total price above includes taxes (consisting of tax paid or payable by the Promoter by way of Value Added tax, Service Tax, GST, Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the Promoter) up to the date of the registration of the Final Conveyance / Sale Deed of the Apartment.

The Allottee/Purchaser/s herein shall pay the aforesaid consideration to the promoter herein on due date of within 8 (eight) days from the Allottee/Purchaser/s receiving the written intimation by email/courier/speed post from the promoter asking the Allottee/Purchaser/s to make the payment. The Allottee/Purchaser/s herein specifically agrees that he/her/they shall pay aforesaid amount along with the Goods and Services Tax (GST) and any other tax/cess applicable from time to time and the rate of such GST, Cess etc. may change and the Allottee/Purchaser/s agree to pay the above as per the prevailing rate on the day of payment. The prevailing rate can be cross verified by the Allottee/Purchaser/s by visiting the web site of the concerned department/ authority.

(d) INTEREST ON UNPAID DUE AMOUNT:

Without prejudice to the right of the promoter to take action for breach arising out of delay in payment of the instalments on the due dates, the Allottee/Purchaser/s shall be bound and liable to pay interest as per State Bank of India highest Marginal cost of lending rate plus 2% per annum, with monthly rests, on all the amounts which become due and payable by the Allottee/Purchaser/s the promoter till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses thereof shall not itself be construed as condonation of delay by the promoter. The amount of interest may or may not be informed to the Allottee/Purchaser/s from time to time and can be accounted on completion of the said project/ apartment,

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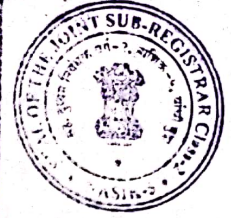
and the Allottee/Purchaser/s has/have agreed to pay the same as and when demanded before the possession of the said apartment.

(e) TERMINATION OF AGREEMENT:

Without prejudice to the right of promoter to charge interest as per the terms mentioned herein above, on the Allottee/Purchaser/s committing default in payment on due date of any amount due and payable by the Allottee/Purchaser/s to the promoter under this agreement (including their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/Purchaser/s committing three defaults of payment of installments (three defaults means even if one single installment is not paid for three consecutive months), the promoter will send three reminders for consecutive three months and on still not receiving the payment with interest as applicable written herein above, the promoter shall at his own option terminate this agreement and refund the payment received after deduction 10% cost of the flat/apartment as termination amount and return the balance amount within 6 (six) months of such termination. The date of termination will be calculated from the date of termination notice send. This clause has been very specifically and categorically discussed with the Allottee/Purchaser/s before the registration of this document and it has been agreed by the Allottee/Purchaser/s for implementation of this clause without any hindrance. Without prejudice to the right of the promoter to take action or breach arising out of the delay in the payment of the instalments on the due dates, the Allottee/Purchaser/s shall be bound and liable to pay interest @ 2% per month or part thereof, on all the amounts which become due and payable by the Allottee/Purchaser/s to the promoter till the date of actual payment, provided that tender of the principle amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the promoter under this agreement, nor shall it be construed as condoning of the delay by the promoter against delay in payments by the Allottee/Purchaser/s to terminate this document. Provided that, promoter shall give notice of fifteen days in writing to the Allottee/Purchaser/s, by registered post AD at the address provided by the Allottee/Purchaser/s and mail at the e-mail address provided by the Allottee/Purchaser/s, of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement. If the Allottee/Purchaser/s fails/fail to rectify the breach or breaches mentioned by the promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this agreement. Provided further that upon termination of this agreement as aforesaid, the promoter shall refund to the Allottee/Purchaser/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to promoter) within a period of ninety days of the termination, the instalments of sale consideration of the apartment which may till then have been paid by the Allottee/Purchaser/s to the promoter after deducting the agreed amount as mentioned herein above.

It is also agreed by and between the parties hereto that upon the termination of this agreement, and after deducting 10% amount of the total consideration as the earnest money, which the promoter herein is entitled to forfeit the same, the promoter shall refund to the Allottee/Purchaser/s the installments or payments which the

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Allottee/Purchaser/s might have paid to the promoter till that point of time but without any interest, the aforesaid amount shall be paid by the promoter to the Allottee/Purchaser/s by cheque within 90 days, or a post dated cheque of 90 days along with notice in writing by R.P.A.D. and on such notice sent for termination of the agreement, the promoter shall on day one of notice, be entitled to resale the said apartment and/or dispose off otherwise alienate the same in any of the manner as the promoter herein in its sole discretion as it thinks fit. In case the Allottee/Purchaser/s have taken/availed any housing loan from any financial institution or Bank then in case of such termination/cancellation of the said apartment by the promoter, no consent from such financial institution or bank shall be required, and in such an eventuality the said loan amount which has been disbursed by the said financial institution/bank to the promoter shall be paid by the promoter without any interest or penalty thereon to the financial institution or bank directly.

It is specifically agreed between the parties hereto that, if transaction in respect of the said apartment between the promoter and Allottee/Purchaser/s herein terminated as stated herein above written then all the instruments under whatsoever head executed between the parties hereto or between the promoter and Allottee/Purchaser/s herein, in respect of the said apartment, shall stands automatically cancelled and either party have no right, title, interest or claim against each other except as provided hereinafter.

(f) If at any time, after execution of this Agreement the Central Government/State Government/Local Authority/Revenue Authority/any other authority/any court/Judicial authority/quasi judicial authority by way of any Statute/rule/regulation notification/order/ judgment/executive power etc. levies any tax/duty/charges/premium/levies/cess/surcharge/demands/welfare fund or any fund/betterment tax/sales tax/transfer tax/turnover tax/works contract tax/penalties etc. and put in force or shall be in force prospectively or retrospectively, in respect of the said Apartment/Flat or the construction for execution of the said agreement or other document registered or the transaction herein, shall exclusively be borne and paid (and if the same is paid by the Promoter then reimbursed) by the Allottee/Purchaser/s. The Allottee/Purchaser/s hereby indemnifies the Promoter from all such levies, cost and consequences. Provided that the Promoter shall provide to the Allottee/Purchaser/s the details of the taxes paid all demanded along with the Acts/ Rules/Notifications together with dates from which such taxes/levies etc. Have been imposed or become effective;

(g) The total price is escalation free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/ rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/Purchaser/s, which shall only be applicable on subsequent

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payment. The Promoter may charge the Allottee/Purchaser/s separately for any upgradation/changes specifically requested or approved by the Allottee in fittings, fixtures and specifications and any other facility which have been done on the Allottee/Purchaser/s request or approval but which have not been agreed upon herein or as shown in the website of the registered authority.

(h) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee/Purchaser/s by discounting such early payments at 6% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision / withdrawal, once granted to the Allottee/Purchaser/s by the Promoter.

(i) The Promoter shall confirm the final carpet area along with area of balcony/sit out/utility and open terrace area that has been allotted to the Allottee/Purchaser/s after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee/Purchaser/s within forty five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/Purchaser/s. If there is any increase in the carpet area allotted to Allottee/Purchaser/s, the Promoter shall demand additional amount from the Allottee/Purchaser/s as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement. That in such a case, the parties hereto agrees that a nominated surveyor/architect as an expert to be appointed mutually to take his expert opinion of measuring the said premises and submitting the said details.

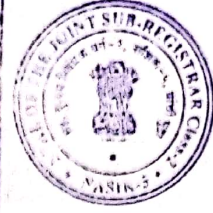
(j) The Allottee/Purchaser/s authorize the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/Purchaser/s undertake/s not to object/demand/direct the Promoter to adjust his payments in any manner.

3. DISCLOSURE AS TO FLOOR SPACE INDEX:

The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is --- sq meters and Promoter has utilized Floor Space Index of --- sq. meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said project. The Allottee/Purchaser/s has/have agreed to purchase the said Apartment based on the proposed construction and sale of Apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter



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only. The Allottee/Purchaser/s further agree and undertake that the Allottee/Purchaser/s (or being a member of the said association) shall not claim over the balance FSI/TDR or future FSI/TDR available to the said project land in future and the Promoter shall have right to use such balance FSI/TDR or future FSI/TDR in the other properties. The Allottee/Purchaser/s hereby gives his/her/their irrevocable consent for aforesaid purpose and no separate consent shall be required in this regard in future.

The Promoter has purchased the TDR from ----- and other by a Sale Deed dated ----- out of **TDR Certificate No. -----** totally adm. ----- sq. meters out of the same the Promoter has purchased the TDR to the extent of ----- **sq. meters**. The said Sale Deed has registered in the office of Sub Registrar -----, at **Sr. No. -----** on -----.

4.1 LIABILITIES OF THE PROMOTER AND ALLOTTEE/PURCHASER/S:

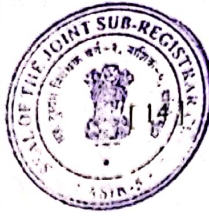
The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/Purchaser/s, obtain from the concerned local authority occupancy and/or completion certificate in respect of the said Apartment.

4.2 Time is essence for the Promoter as well as the Allottee/Purchaser/s. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee/Purchaser/s and the common areas to the association of the Allottee/Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/Purchaser/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in this Agreement herein above.

4.3 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee/Purchaser/s, the Promoter agrees to pay to the Allottee/Purchaser/s, who do not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/Purchaser/s, for every month of delay, till the handing over of the possession. The Allottee/Purchaser/s agree to pay to the Promoter, interest as per State Bank of India highest Marginal cost of lending rate plus 2% per annum, with monthly rests, on all the delayed payment which become due and payable by the Allottee/Purchaser/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/Purchaser/s to the Promoter.

4.4 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.3 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee/Purchaser/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority

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and other outgoings) and on the Allottee/Purchaser/s committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement.

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee/Purchaser/s, by Registered Post A.D. at the address provided by the Allottee/Purchaser/s and mail at the e-mail address provided by the Allottee/Purchaser/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/Purchaser/s fails/fail to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/Purchaser/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee/Purchaser/s to the Promoter.

5. SPECIFICATIONS AND AMENITIES:

The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in the Schedule III herein under written and the Allottee/Purchaser/s confirm that the Promoter shall not be liable to provided any other specifications, fixtures, fittings and amenities in the said Apartment. It is further expressly agreed by and between the parties hereto that the water supply through the water connections shall be subject to availability from the Nashik Municipal Corporation. And the Allottee/Purchaser/s is/are made aware and expressly agree herein that where the project is out of water supply zone of the local authority and there is likely to be low water supply from the local authority and thereof the Apartment shall have to jointly pay for the water charges either of tanker or any other form.

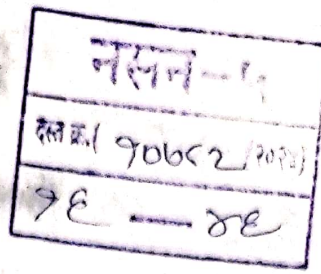
6. POSSESSION OF THE SAID FLAT/APARTMENT:

The Promoter shall give possession of the Apartment to the Allottee/Purchaser/s on or before **November 1st, 2028**, if the Promoter fails or neglects to give possession of Apartment to the Allottee/Purchaser/s on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee/Purchaser/s the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.3 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the delayed on account of -

- (i) War, civil commotion, court litigation or act of God;





(ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

(iii) Non availability of steel, cement, other building material, water or electric supply.

(iv) Delay or default in payment of instalment or dues by the Allottee.

(v) Delay by local authority in issuing or granting necessary completion certificate or occupation certificate.

(vi) Any other circumstances beyond the control of the Promoter or force majeure.

(vii) Delay in grant of any NOC/permission/license/ connection installation of any services such as elevators, electricity and water connections and meters to the project/apartment/premises/road etc. or completion certificate from any appropriate authority.

(viii) Any kind of extra work required to be carried in the said apartment as per requirement and demand of the Allottee/Purchaser/s.

7.1 PROCEDURE OF TAKING POSSESSION:

The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/Purchaser/s as per the Agreement shall offer in writing the possession of the Apartment, to the Allottee/Purchaser/s in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee/Purchaser/s. The Promoter agrees and undertakes to indemnify the Allottee/Purchaser/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee/Purchaser/s agrees to pay the maintenance charges as determined by the Promoter or association of Allottee/Purchaser/s, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee/Purchaser/s in writing within 7 days of receiving the occupancy certificate of the project.

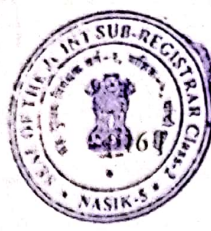
7.2 The Allottee/Purchaser/s shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee/Purchaser/s intimating that the said Apartments are ready for use and occupancy.

7.3 Failure of Allottee/Purchaser/s to take possession of Apartment: Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee/Purchaser/s shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee/Purchaser/s. In case the Allottee/Purchaser/s fail to take possession within the time provided in clause 7.1 such Allottee/Purchaser/s shall continue to be liable to pay maintenance charges, property tax, electricity charges and any other expenses and outgoings in respect of said Apartment and Promoter shall not be liable for the said charges.

8.1 DEFECT LIABILITY:

If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee/Purchaser/s bring to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartments are situated or any defects on account of

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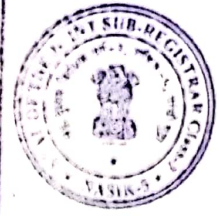
workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee/Purchaser/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided however, that the Allottee/Purchaser/s shall not carry out any alterations of whatsoever nature in the said Flat/Apartment/Wing in specific the structure or the said Flat/Apartment/Wing of the said building which shall include but no limit to columns, beams etc. on in the fittings therein. It is hereby agreed that the Allottee/Purchaser/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void.

8.2 The word defect here means only the manufacturing defect/s caused on account of willful neglect on the part of the Promoter and shall not mean defect/s caused by normal wear and tear, negligent use of Apartment/Flat by the Occupants, vagaries of nature, any damage caused due to mishandling, misuse or due to any modifications or furniture work carried out by the Allottee/Purchaser/s either themselves or through their agents or nominees or occupants, etc. It is specifically agreed and understood between the parties that the regular wear and tear of the Flat/ Apartment/ Building / Wing includes minor hair line cracks on the external and internal wall excluding the R.C.C. structure and which also happens due to the extreme temperature variations in Nashik leading to shrinkage cracks in the walls and such shrinkage / minor hair line cracks shall not be deemed to be any defect nor any structural defect and cannot be attributed to either bad workmanship or structural defect.

8.3 The Allottee/Purchaser/s having taken possession of the said apartment shall confirm having checked all specifications, fixtures, fittings as listed out in Schedule III and confirm that there is no defect regarding same in the said apartment. The Allottee/Purchaser/s shall not in future raise and object of claim of any nature whatsoever in that behalf against the Promoter. Further where the manufacturer warranty as shown by the promoter to the Allottee/Purchaser ends before the defects liability period and such warranties are covered under the maintenance of the said flat/ apartment /building/phase/wing, and if the annual maintenance contracts are not done/renewed by the Allottee/s/Purchaser/s the Promoter shall not be responsible for any defects occurring due to the same.

8.4 Defect/s in fittings and fixtures like plumbing fixtures, drainage pipes, sanitary ware, switches, wires, ELCB, tiles on floor and wall, aluminum used for windows, glass used in windows etc. etc. are not included in the defect liability as separate warranties are given by their respective manufacturers. The said project as a whole has been conceived, designed and constructed based on the commitments and warranties given by such vendors / manufacturers as the case may be and that all equipment, fixtures and fittings shall be maintained and covered by maintenance / warranty contracts so as it to be in sustainable and in proper working condition. It is the responsibility of the allottee/ purchaser/s to continue warranty on the products/

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equipment used inside the flat/apartment by renewing the annual maintenance contract at his cost and it is the responsibility of the apex body of Association of Apartment to keep on renewing the annual maintenance contract of the products / machinery / equipment etc. used in the common area of the project amenities wherever applicable. Failing to renew the annual maintenance contract or the monthly maintenance contract as applicable then in such case the defect liability of the promoter automatically becomes void.

8.5 That it shall be the responsibility of Allottee/Purchaser to maintain his flat/apartment in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage.

8.6 It is expressly agreed that before any liability of defect is claimed by or on behalf of the Allottee/s/Purchaser/s, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials use, in the structure built of the flat/apartment /phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

9. The Allottee/Purchaser/s shall use the Flat/Apartment or any part thereof or permit the same to be used only for ----- purpose only and shall not be used in any manner that may cause nuisance or annoyance to occupants of other premises. The Allottee/Purchaser/s hereby indemnify the promoter against any action, damages or loss caused on account of any misuse and the same shall be at risk and responsibility of the Allottee/Purchaser/s and any consequences arising there from shall be borne by the Allottee/Purchaser/s alone. The Allottee/Purchaser/s shall use the garage or parking space only for purpose of keeping or parking vehicle.

10.1 FORMATION OF ORGANISATION OF FLAT / ASSOCIATION OF APARTMENT:

The Allottee/Purchaser/s along with other Allottee(s) of Apartments in the building shall join in forming and registering the Association of Apartment/Cooperative Society as decided by the Promoter to be known as "DAKSH SKYWAY" Association of Apartment/Society for this purpose the Allottee/Purchaser/s from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Apartment Owners Association and for becoming a member, including the bye-laws of the proposed Association of Apartment and will duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee/Purchaser/s, so as to enable the Promoter to register the common organisation of Allottee/Purchaser/s. No objection shall be taken by the Allottee/Purchaser/s if any; changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or Association of Apartment as the case may be, or any other Competent Authority.

10.2 The Promoter shall within three months of registration of the Society or Association of Apartment Owners, as aforesaid, cause to be

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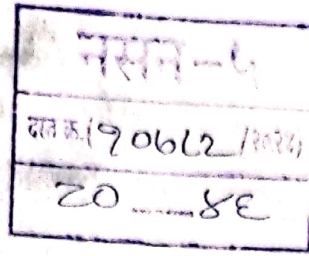


transferred to the Society or Association all the right, title and the interest of the Original Owner/Promoter in the said structure of the building or wing in which the said Apartment is situated.

10.3 Within 15 days after notice in writing is given by the Promoter to the Allottee/Purchaser/s that the Apartment is ready for use and occupancy, the Allottee/Purchaser/s shall be liable to bear and pay the proportionate share (i.e. area of the said flat in proportion to the total area of the Apartment) of outgoings in respect of the project land and building/s namely local taxes, betterment charges or such other taxes/charges levied by the concerned local authority and/or water bills, insurances, common lights, replacement and repairs of necessary items and salaries of clerks, bill collectors, security personnel, sweepers, annual maintenance cost (AMC) of lifts, power backup system, water tanks and all the expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society, Association or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee/Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/Purchaser/s further agree that till the Allottee/Purchaser/s share is so determined the Allottee/Purchaser/s shall pay to the Promoter provisional monthly contribution sum of Rs. 1000/- per month towards the outgoings.

11. AMOUNTS / DEPCISITS TO BE PAID BY THE ALOTTEE TOWARDS FORMATION AND MAINTAINENCE OF THE APARTMENT:

The Allottee/Purchaser/s of Flat in the said project/building "**DAKSH SKYWAY**" shall further also deposit with the promoter at the time of taking possession of the said apartment a sum of **Rs. 25,000/- (Rupees Twenty Five Thousand Only)** towards **Lift Maintenance Deposit Corpus**. Such contribution towards the Lift Maintenance Deposit Corpus is to be made by all Flat Owner/Purchaser/s. After total deposit received from all the Allottee/Purchaser/s of Flat together will be kept by the Association of Apartment secured with nationalized bank as a fixed deposit with appointing Authorised Signatories for managing the same account. The interest received from such fixed deposit should be used towards the maintenance of the lift and battery backup system installed in the project/building. The amounts so paid by the Allottee/Purchaser/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance being executed and shall be paid over by the Promoter to the Society or Association of Apartment, as the case may be. The said lift maintenance deposit/corpus shall be handed over without any interest to the Association of Apartment of the Allottee/Purchaser/s on the said being formed and within 90 (ninety) days after receiving the letter from the apex body of the Association of Apartment along with the resolutions passed in the general body meeting to take over the amount from the promoter and deposit it in the specific bank where the account of the Association of Apartment has been opened. After receiving a written request only signed by the Apex body along with the resolution as mentioned above the promoter within 90 (ninety) days from the date of this letter will hand over the entire amount collected against lift maintenance deposit corpus fund by a single cheque to the Association of Apartment of the said project.



The Allottee/Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:

A] Rs. 2,000/- for share of money, application entrance fee of the Association of Apartment.

B] Rs. 5,000/- for formation and registration of the Association of Apartment.

C] Monthly Maintenance Contribution:

Rs. 1750/- (Rupees One Thousand Seven Hundred Fifty Only) for 2BHK Flat,

Rs. 2000/- (Rupees Two Thousand Only) for 3BHK Flat,

towards provisional monthly contribution towards outgoings of Association of Apartment.

The Allottee shall pay such amount for first 12 months from the date of possession in advance by a single Cheque/Demand Draft or NEFT/RTGS before taking physical possession of the said flat/apartment.

D] Rs. 75,000/- (Plus GST as applicable) for Deposit towards Water, Electric and other utility and services connection charges. Such charges shall be included within the given consideration

E] Rs. 1,00,000/- (Plus GST as applicable) against Infrastructure Development Charges. Such charges shall be included within the given consideration

12. CONVEYANCE / DEED OF APARTMENT OF THE SAID FLAT.

The Promoter, on receipt of complete amount of the Price / cost agreed herein above along with all other receivables against the said Flat/ Apartment under this Agreement from the Allottee / Purchaser/s, shall execute a conveyance deed / Apartment deed and convey the title of the said flat/apartment not later than 6 (six) months from the date of receiving the completion / occupancy certificate from the Nashik Municipal Corporation along with proportionate indivisible share in the Common Areas to the Association of Apartment, which will be formed and all the right, title and interest of the Promoter/original owner in the aliquot part of the said land i.e. said project referred in Schedule-I, it is agreed to by and between the parties hereto within 6 (six) months from the issuance of the completion / occupancy certificate.

THIS CONVEYANCE/ DEED OF APARTMENT WILL ONLY BE FOR THE BUILDING IN WHICH THE SAID FLAT/APARTMENT IS LOCATED ALONG WITH THE LAND BELOW THE PLINTH OF THIS BUILDING/WING ONLY.

However, in case the Allottee / Purchaser/s fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Allottee / Purchaser/s authorises the Promoter to withhold registration of the conveyance deed in his/her/their favor till full and final settlement of all dues stamp duty and registration charges to the Promoter is made by the Allottee / Purchaser/s. It is also clearly conveyed to the allottee/ purchaser/s that the conveyance of the completed project land along with all amenities / apparatus / rights and title will be transferred only after 6 (Six) months of the completion / occupation certificate.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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The Promoter hereby represents and warrants to the Allottee/Purchaser/s as follows:

- i] The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this Agreement and the promoter has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the project;
- ii] The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii] There are no encumbrances upon the project land or the project except those disclosed in the title report;
- iv] There are no litigations pending before any Court of law with respect to the project land or project except those disclosed in the title report;
- v] All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the project, project land, building/wing and common areas;
- vi] The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii] The Promoter has not entered into any Agreement for sale and/or development Agreement or any other Agreement/arrangement with any person or party with respect to the project land, including the project and the said Apartment which will, in any manner, affect the rights of Allottee/Purchaser/s under this Agreement;
- viii] The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/Purchaser/s in the manner contemplated in this Agreement;
- ix] At the time of execution of the conveyance deed of the structure to the association of Allottee/Purchaser/s the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottee/Purchaser/s;
- x] The Promoter has duly paid and shall continue to pay and discharge undisputed Governmental dues, rates, charges and taxes and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi] No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the project except those disclosed in the title report.

14. COVENANTS AS TO USE THE SAID FLAT/APARTMENT:

The Allottee/Purchaser/s himself/herself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

- i] To maintain the Apartment at the Allottee/Purchaser/s own cost in good and tenantable repair and condition from the date that of

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possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii] Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee/Purchaser/s in this behalf, the Allottee/Purchaser/s shall be liable for the consequences of the breach.

iii] To carry out at their own cost all internal repairs to the said Apartment and maintain the same condition, state and order in which it was delivered by the Promoter to the Allottee/Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/Purchaser/s committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

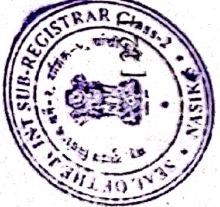
iv] Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

v] Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi] Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii] Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii] To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on



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account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix] The Allottee/Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of Apartment until all the dues payable by the Allottee/Purchaser/s to the Promoter under this Agreement are fully paid up.

x] The Allottee/Purchaser/s shall observe and perform all the rules and regulations which the Society or Association or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartment therein and for the observance and performance of the building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society/Association/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out goings in accordance with the terms of the Agreement.

xi] Till a conveyance of the structure of the building in which Apartment is situated is executed in favor of Society/Association/Limited Society, the Allottee/Purchaser/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co. Operative Society or association or company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in the Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said plot and building or any part thereof. The Allottee/Purchaser/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Association/Limited Company or other body and until the project land is transferred to the Association/Apex Body/Federation as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:
After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/Purchaser/s who have taken or agreed to take such Apartment.

18. BINDING EFFECT:

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

19. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures constitutes 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/plot/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 ALLOTTEE/PURCHASER/S:

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 Allottee/Purchaser/s of the Apartment for all intents and purposes.

22. SEVERABILITY:

It 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 the 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/Purchaser/s has/have to make any payment, in common with other Allottee/Purchaser/s in project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the project.

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24. FURTHER ASSURANCES:

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

25. PLACE OF EXECUTION:

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

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

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

NAME OF ALLOTTEE/PURCHASER/S & ADDRESS

1. MRS. PRIYANKA MANGESH CHAUDHARI
 2. MR. MANGESH SHIVAJI CHAUDHARI
- Both R/o: Sai Deep Row Bunglow, Plot No, 113, Gut No. 195A, Ganesh Chauk, Shramik Nagar, Satpur, Nashik 422012.

PROMOTER NAME AND ADDRESS

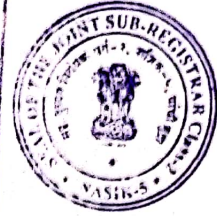
R.K.CONSTRUCTION (PAN : AAKFR 5068 F)
 A PARTNERSHIP FIRM THROUGH ITS PARTNER
 MR. HIREN PRABHUDAS BHADJA,
 R/o - 203, Daksh Atrium, Opp. Guru Gobind Singh School, Wadala Pathardi Road, Indira Nagar, Nashik - 422009.
 Notified Email ID : dakshrealty@rediffmail.com

It shall be the duty of the Allottee/Purchaser/s and the Promoter to inform each other of any change in address subsequent to the execution of the 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/Purchaser/s as the case may be.

28. JOINT ALLOTTEE/PURCHASER/S:

That in case there are Joint Allottee/Purchaser/s 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 Allottee/Purchaser/s.

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29. LOANS FROM FINANCIAL INSTITUTION/BANK:

- a) It is mutually agreed between the parties that in case the Allottee/Purchaser/s intend to avail housing loan from Banks/Financial Institutions for payment of instalments of the sale consideration as set out hereinabove, the same may be availed on the basis that no right or interest of the promoter under this agreement is affected on account of finance being obtained by the Allottee/Purchaser/s. The promoter shall not be responsible in any manner whatsoever if any bank/financial institution refuses to finance the said premises on any ground or revokes the loan already granted.
- b) As a modality for obtaining finance, the banks/financial institution may require the promoter to give its no objection to the same. The promoter agrees that it shall give by the bank/financial institution that right of recovery of its dues is subservient to promoter's right for payment of consideration on sale of said premises due from the Allottee/Purchaser/s and that the promoter shall be entitled to adopt all recourse available under this agreement and under law for recovery of the promoter's dues. Further, if any bank/financial institution refuses/makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then Allottee/Purchaser/s shall not make such refusal/delay an excuse for non-payment of any instalments/dues to promoter within stipulated time as per the payment plan.
- c) It is mutually agreed between the parties that the promoter shall not liable for repayment of loan amount or any part thereof availed by the Allottee/Purchaser/s. All costs associated with procurement of loan amount shall be borne by the Allottee/Purchaser/s alone.
- d) Notwithstanding any arrangement between the Allottee/Purchaser/s and bank/financial institution, if any amount, including but not limited to cess, levies, fees, deposits, outgoing and maintenance charges, property taxes, GST, works contract tax etc, remains un-paid/outstanding at any stage then in that event the right of the Bank/Financial Institution shall remain subservient to the rights of the promoter and the promoter shall have the first charge on the said premises and/or the premises for the un-paid/outstanding amount including interest thereon.
- e) The Allottee/Purchaser/s shall indemnify and keep indemnified the promoter and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the promoter and its successors and assigns may suffer or incur by reason of any action that such bank/financial institution may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Allottee/Purchaser/s of the terms and conditions governing the said loan in respect of the said apartment.
- f) In case of any financing arrangement entered by the Allottee/Purchaser/s with any financial institution with respect to the purchase of the said apartment, the Allottee/Purchaser/s undertake to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such consideration amounts due and payable to promoter thorough an account payee cheque/demand draft drawn.
- g) No other responsibility of the Owner/Promoter:
The promoter herein has not undertaken any responsibility nor the promoter has agreed anything with the Allottee/Purchaser/s orally or otherwise and there is no implied agreement or covenant on the part of

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ए.क. (१०६८२/२०२५)
२० — ४५



the promoter, other than the terms and conditions expressly provided under this Agreement.

30. STAMP DUTY AND REGISTRATION:

The charges towards stamp duty and registration of this Agreement shall be borne by the Promoter.

31. 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.

32. 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 Nashik courts will have the jurisdiction for this Agreement. The Allottee/Purchaser/s hereby declares/declare that he/she/they has/have read and fully understood and agreed to the contents of this Agreement and thereafter the same has been executed by the Allottee/Purchaser/s.

SCHEDULE - I OF THE SAID PROPERTY
REFERRED TO ABOVE

All that piece and parcel of land bearing Plot No. 2 & 3 of Survey No. 65/1/1/2 & 3 admeasuring total area 3600 sq. meters lying and being at VILLAGE - Nashik, within the limits of Nashik Municipal Corporation, Nashik and Registration and Sub-Registration District of Nashik, Taluka and District of Nashik, which is bounded together as shown below :-

- | | |
|---------------------|----------------------------------|
| On or towards East | : By Adjoining S. No. 65/1/1/1 |
| On or towards West | : By Gangapur - Satpur Link Road |
| On or towards South | : By Adjoining S. No. 65/1/1/1 |
| On or towards North | : By Adjoining S. No. 65/1/1/1 |

SCHEDULE - II OF THE SAID PREMISES
REFERRED TO ABOVE

The premises of Flat/Apartment bearing No. 306 having Carpet area 67.34 sq. meters exclusive Balcony/s area admeasuring 7.52 sq. meters. Thus, the Total Area of the Flat/Apartment equals to 74.86 sq. meters situated on Third Floor in Wing - B of the project/building known as **DAKSH SKYWAY**, which is constructing on Plots described in Schedule-I here above. The said flat/apartment is bounded as under:-

- | | |
|---------------------|----------------------------|
| On or towards East | : By Flat No. 305 |
| On or towards West | : By Marginal Space & Road |
| On or towards South | : By Marginal Space |
| On or towards North | : By Flat No. 307 |

SCHEDULE - III
SPECIFICATION & AMENITIES

- * R.C.C. Work - Earthquake resistant RCC frame structure.
- * Wall Work- External walls 6" thick with internal wall 4" thick.
- * Plaster Work- Internal plaster with neeru finish. External plaster sand faced plaster.
- * Flooring- 1ft x 1ft ceramic tiles flooring for all rooms.

[27]

नसम-६
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२८ - ४६



- * Toilets- Good quality ceramic tiles flooring and ceramic tile dado up to 3' height.
- * Doors- All rooms with wooden flush doors with emulsion paint for all the doors having aluminum hardware fittings.
- * Windows- 2 track aluminum sliding windows.
- * Plumbing- External & Internal open PVC plumbing arrangement in bath/toilet.
- * Kitchen- One sided kitchen platform with commercial marble top, stainless steel sink and ceramic tile dado up to 3 ft. height.
- * Electrification - patti with ISI mark material, sufficient light points in each room with provision of doorbell and T.V. cable point in hall only.
- * Painting- External semi acrylic paint and internal OBD paint.
- * Parking- Allotted Parking Space without any consideration
- * Water Supply - One overhead and one underground water tank and water supply from overhead water tank.
- * Lift
- * Compound wall with M.S. gate.

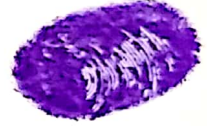
IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands on this day, month and year hereinabove mentioned.



SIGNED & DELIVERED BY THE WITHIN NAMED PROMOTER

R.K. CONSTRUCTION PARTNERSHIP FIRM
Through its partner
MR. HIREN PRABHUDAS BHADJA
(PROMOTER)

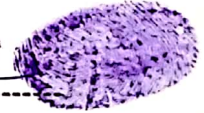
Hiren



SIGNED & DELIVERED BY THE WITHIN NAMED ALLOTTEE/PURCHASER/S

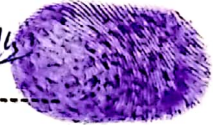
1. MRS. PRIYANKA MANGESH CHAUDHARI
(ALLOTTEE/PURCHASER/S)

Priyanka



2. MR. MANGESH SHIVAJI CHAUDHARI
(ALLOTTEE/PURCHASER/S)

Mangesh



IN THE PRESENCE OF
WITNESSES:

१) *[Signature]*
राहुल देविदास बागुल
५ वी स्किम, राजरत्न नगर,
सिडको, नाशिक

२) *[Signature]*
संतोष जनार्दन भोसले
आशिर्वाद, महाजन नगर,
अंबड, ता. जि. नाशिक



नसम-५
दस्त क्र. (१०६७८/२०२४)
२९ - ४५



घोषणापत्र

आम्ही दिनेश लालजी कारावडीया याद्वारे घोषित करतात की, दुय्यम निबंधक सो., नाशिक-५ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणी साठी सादर करण्यात आला आहे हिरेन प्रभुदास भाडजा व केतन मगनभाई लाडानी यांनी दिनांक २२/०९/२०२२ रोजी दस्त क्रमांक १०६७८ अन्वये आम्हास दिलेल्या विशेष मुखत्यार पत्राच्या आधारे आम्ही सादर दस्त नोंदणीस हजर केला आहे व कबूली जबाब दिला आहे सादर विशेष मुखत्यारपत्र लिहून देणार यांनी सादर विशेष मुखत्यारपत्र रद्द केलेले नाही. किंवा विशेष मुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कार;णाने विशेष मुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरील विशेष मुखत्यारपत्र पूर्णता वैध असून उपरोक्त कृती करण्यास मी पूर्णता सक्षम आहे. सादरचे कथन चुकीने आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची आम्हास जाणीव आहे.

दिनांक : १४/०८/२०२४

ठिकाण : नाशिक

Karmodhkar 10-17

श्री. दिनेश लालजी कारावडीया

नसम-६
दस्त क्र. (१००८२ / २०२४)
३० - ४६



घोषणापत्र/शपथपत्र

मी / आम्ही खाली सही करणार मा.नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि.३०/११/२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आले आहे / आहेत.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र अद्यापही आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व मुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्र ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही न्यायालयात / शासकीय कार्यालयाचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

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

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

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

M. H. H. H.

लिहून देणार...

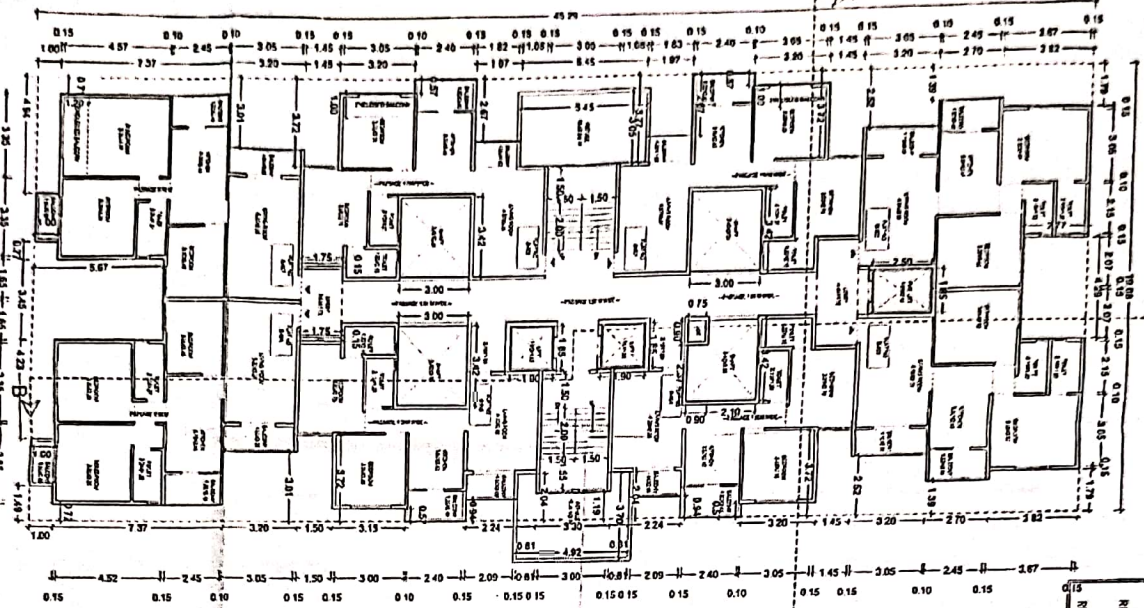
R. B. B. B.

लिहून घेणार...

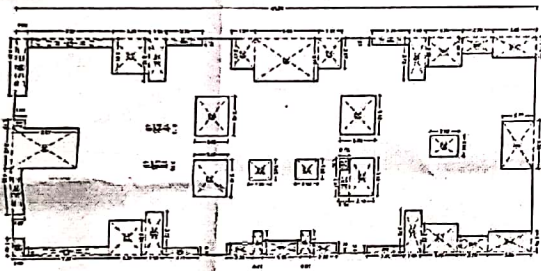


Handwritten notes: 'TRIP-1', 'MRS. (9062/2022)', 'B9', and '80'.

8TH (REFUGE) FLOOR PLAN (SCALE 1:100)



WING - B 8TH (REFUGE) AND 9TH FLOOR AREA DIAGRAM (SCALE 1:100)



8 WING TYPICAL 8TH REFUGE FLOOR CALCULATIONS

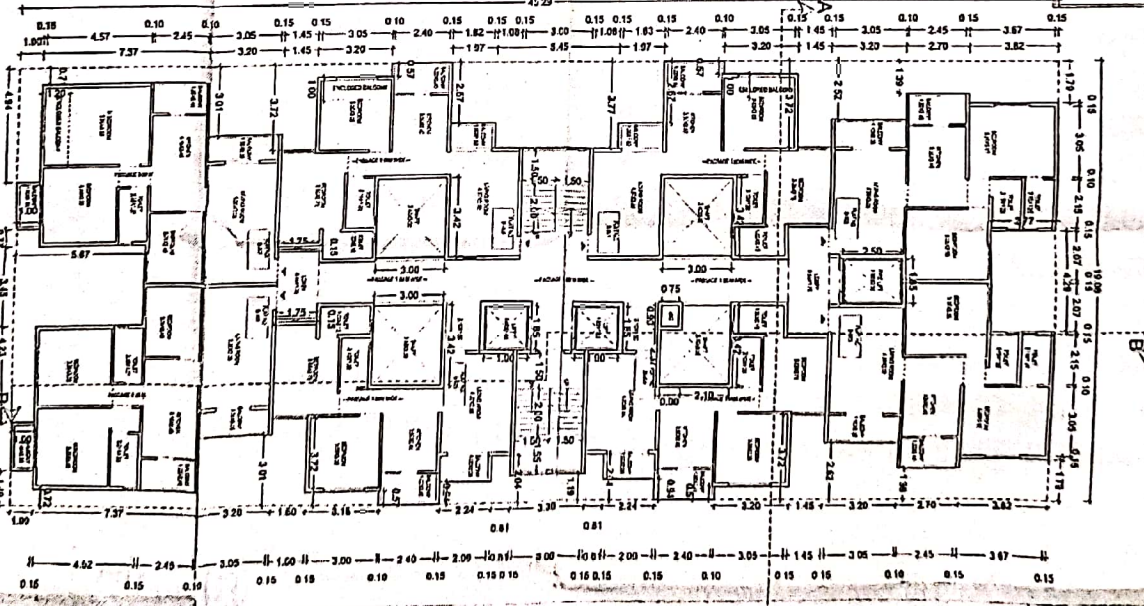
7TH FLOOR: 1441.16 SQ.M YR FLOORS
+44.82+133.11 SQ.M

REFUGE AREA REQUIRED = 1300.14 SQ.M PERSON
REFUGE AREA PROVIDED = 320.00 SQ.M

NO.	DESCRIPTION	AREA (SQ.M)	NO.	DESCRIPTION	AREA (SQ.M)
1	1.181 X 1.181	2.17	1	1.181 X 1.181	2.17
2	1.181 X 1.181	2.17	2	1.181 X 1.181	2.17
3	1.181 X 1.181	2.17	3	1.181 X 1.181	2.17
4	1.181 X 1.181	2.17	4	1.181 X 1.181	2.17
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13	1.181 X 1.181	2.17	13	1.181 X 1.181	2.17
14	1.181 X 1.181	2.17	14	1.181 X 1.181	2.17
15	1.181 X 1.181	2.17	15	1.181 X 1.181	2.17
16	1.181 X 1.181	2.17	16	1.181 X 1.181	2.17
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33	1.181 X 1.181	2.17	33	1.181 X 1.181	2.17
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35	1.181 X 1.181	2.17	35	1.181 X 1.181	2.17
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40	1.181 X 1.181	2.17	40	1.181 X 1.181	2.17
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81	1.181 X 1.181	2.17	81	1.181 X 1.181	2.17
82	1.181 X 1.181	2.17	82	1.181 X 1.181	2.17
83	1.181 X 1.181	2.17	83	1.181 X 1.181	2.17
84	1.181 X 1.181	2.17	84	1.181 X 1.181	2.17
85	1.181 X 1.181	2.17	85	1.181 X 1.181	2.17
86	1.181 X 1.181	2.17	86	1.181 X 1.181	2.17
87	1.181 X 1.181	2.17	87	1.181 X 1.181	2.17
88	1.181 X 1.181	2.17	88	1.181 X 1.181	2.17
89	1.181 X 1.181	2.17	89	1.181 X 1.181	2.17
90	1.181 X 1.181	2.17	90	1.181 X 1.181	2.17
91	1.181 X 1.181	2.17	91	1.181 X 1.181	2.17
92	1.181 X 1.181	2.17	92	1.181 X 1.181	2.17
93	1.181 X 1.181	2.17	93	1.181 X 1.181	2.17
94	1.181 X 1.181	2.17	94	1.181 X 1.181	2.17
95	1.181 X 1.181	2.17	95	1.181 X 1.181	2.17
96	1.181 X 1.181	2.17	96	1.181 X 1.181	2.17
97	1.181 X 1.181	2.17	97	1.181 X 1.181	2.17
98	1.181 X 1.181	2.17	98	1.181 X 1.181	2.17
99	1.181 X 1.181	2.17	99	1.181 X 1.181	2.17
100	1.181 X 1.181	2.17	100	1.181 X 1.181	2.17

TOTAL REFUGE AREA = 320.00 SQ.M

9TH FLOOR PLAN (SCALE 1:100)



STAMP OF APPROVAL 08/08

APPROVAL AND BUILDING PERMISSION FOR PROPOSED COMMERCIAL CIVIL RESIDENTIAL BUILDING ON SH/05/112/REV/10, C.S. NO. 42/2/43/4, SHIRAHANAGAPUR, YASHRUK FOR - R.K. CONSTRUCTION PARTNERSHIP PVT THROUGH PARTNERS SHRI. KEMAL LADMANI & SHRI. HIRAN P. BHADRA

APPROVED

As per the information furnished and as per the site inspection conducted on 08/08/2022.

Authorizing Officer: *[Signature]*
Date: 08/08/2022

Shri. Hiran P. Bhadra
Shri. Kemal Ladmani

ARCHITECT

SUNIL & BANSHI KUMAR

117/10 First Floor, 20th Main Road, Shiv Hanuman Nagar, HSR Layout, Bangalore - 560022

Phone: 98451 23456
Email: sunil@sunil.com

[Signatures]



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अगिलेख पत्रक)

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

गाव :- गंगापूर (१४४०२६)

तालुका :- नाशिक

जिल्हा :- नाशिक



39204134214

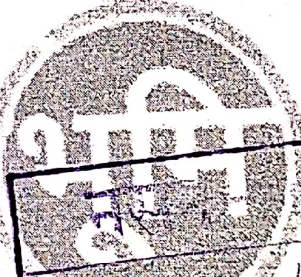
ULPN : 39204134214

धुमापन क्रमांक व उपविभाग ६५/५/२

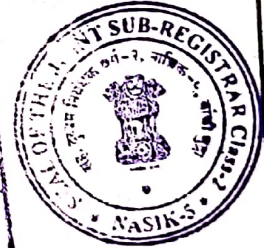
शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.पी.मी	५९७५	[अगिलेख फेरफारीन सोतीमाला]				(२२७३७)	कुळाचे नाव व खंड
अक्षुणिक क्षेत्र	५०४०२०	आर.के.कन्नडकान भागीदारी फर्म तर्फे				(२२७३७)	इतर अधिकार
विन शेती	२५.२०.००	भागीदार कोतन मगनसाई लाडाणी				(२२७३७)	विनशेती
विन शेती	२५७०.४०	आर.के.कन्नडकान भागीदारी फर्म तर्फे					निवासी विनशेतीकडे वर्ग (२२६५७)
आकारणी		भागीदार हिरेन प्रभुदास भाऊजा	२५.२०००	२५७०.४०			प्रलंबित फेरफार : नाही.
		साप्ताहिक क्षेत्र					शेवटचा फेरफार क्रमांक : २२७३७ व दिनांक : १०/०४/२०२२
जुने फेरफार क्र. : (१९५०७) (२२६५७)							सीमा आणि धुमापन चिन्हे

ई महाभूमि



दस्त क्र. (१०६६२/२०२४)
32 ४९

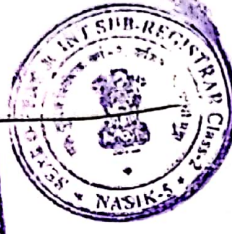



हा गाव नमुना क्रमांक ७ दिनांक १०/०४/२०२२-२२.४.२०२६ एम राजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अगिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : १५/०२/२०२३ : १३३४४८ एम. वैद्यता पडताळणीसाठी <https://dgitalsabera.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2011100001483238 हा क्रमांक वापरावा.

पृष्ठ क्र. ५/२



नमून-६
 क्र. १०६२/१९९९
 ३३ - ६६




 महाराष्ट्र शासन
गाव नमुना सात (अधिकार अमिलेख पत्रक)
 [महाराष्ट्र जमीन महसुल अधिकार अमिलेख आणि नोंदवण (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]
 गाव :- रांगापूर (१४४०२६) तालुका :- नासिक जिल्हा :- नासिक

ULPN : 37876384241 भूमापन क्रमांक व उपविभाग ६५५५३ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटदारचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.ची.मी	४१०	[धारणेत प्रत्येकीय शेतीमात्रा]				(२२७३६)	कुळाचे नाव व खंड
अक्षयिक क्षेत्र	५०४०१९	आर.के.कन्दूरवान भागीदारी फर्म सर्फे				(२२७३६)	इतर अधिकार
विन शेती	१०.८०.००	भागीदार फॅटन मगनभाई लाडानी				(२२७३६)	विनशेती
विन शेती	११०१.६०	आर.के.कन्दूरवान भागीदारी फर्म सर्फे					निवासी विनशेतीकडे वर्ग (२२६५८)
आकारणी		भागीदार हिरेन प्रमोदास भाऊजा	१०.८०००	११०१.६०			प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : २२७३६ व दिनांक : १०/०४/२०२२
पुणे फेरफार क्र. : (१९५०७) (२२६५८)							सीमा आणि भूमापन चिन्हे

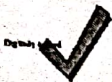


सुविप्रसिद्ध विमोचन
ई महा भूमि



हा गाव नमुना क्रमांक ७ दिनांक १०/०४/२०२२-१२:३१:३२ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या जेदा स्वयंप्रमाणित अक्षर्यायुक्त ७/१२ अमिलेखावर वर
 कोणासाठीही शिकव्यापी आवश्यकता नाही.
 ७/१२ डाउनलोड दि. : १५/०२/२०२३ : १३:३४:५६ PM. वेबला पडताळणीसाठी <https://digitalsalibera.mahabhumi.gov.in/dsh/> या संकेत स्थळावर प्लॉकन 2011100001483237 हा क्रमांक
 वाचण्यात.

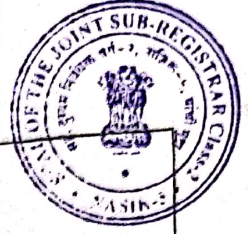
पृष्ठ क्र. १/२



नसम-६

दस्ता क्र. (90662 / 2028)

38 — ४६



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 :
P51600048638
Project: **DAKSH SKYWAY** , Plot Bearing / GTS / Survey / Final Plot No.: **SR NO 65-1-1-2 SR NO 65-1-1-3at Nashik, Nashik, Nashik, 422222;**

1. **R K Construction** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422009.**

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 **10/01/2023** and ending with **01/11/2028** 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

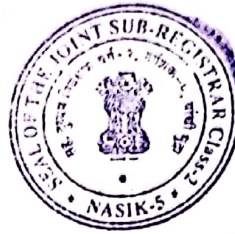
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 10-01-2023 15:30:35

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 10/01/2023
Place: Mumbai

नसम-५
दस्तावे. (१०६८२/२०२४)
३७ — ४६



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ 3113P/129/2022
DATE :- 16 10 2022

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, R. K. Construction Partnership Firm Through Partners
Shri. Ketan M. Ladani & Shri. Hiren P. Bhadja.
C/o. Ar. Sumit Kumath & Stru. Engg. R. N. Singh Of Nashik.

Sub - Sanction of Building Permission & Commencement Certificate on Plot No. — of
C.T.S.No. 838/2+838/3, S.No. 65/1/1/2+65/1/1/3 of Gangapur Shiwar, Nashik.

Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of
Structure Plan In Dated: 28/06/2022 Inward No. B1/BP/55.

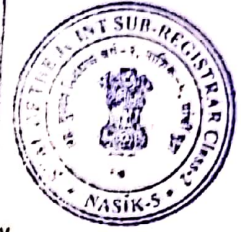
Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. LIX of 1949) to erect building for Residential+Commercial Purpose as per plan duly amended in subject to the following conditions.

CONDITIONS (1 to 53)

- 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 occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
- 3) The commencement certificate / Building permission 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 unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken 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 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 Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.).
- 7) The balconies, ottas & verandas 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 balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) 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 reservation of Tree Act, 1975.
- 9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities 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 with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal of surface water all be made as per site requirements without disturbing natural gradient of the land facing to this conditions. If any incident happens, the whole responsibility will be on the applicant / developers.
- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

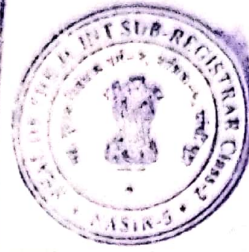


नसिन-६
दस्तावेज क्र. (१०६६२/१०१५)
३६ - ४६



- 12) Copy of approved 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.
- 13) 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.
- 14) 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 The Maharashtra Municipal Corporation Act.
- 15) Applicant should make necessary arrangement of water for construction purpose as per 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."
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
- 18) Wherever necessary Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
- 19) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
- 20) While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
- 21) As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/pra.kra.217/2017/UD-9 Dated-7/8/2015 for all building following condition 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 NMC.
- 22) This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
- 23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 24) Wherever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
- 25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR
- 26) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, in case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
- 27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
- 28) As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & Developers will be commonly responsible.
- 29) If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same.
- 30) Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
- 31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
- 32) As per solid waste management Rule - 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net & in addition, necessary precautions should be taken to reduce air pollution.

नसम-६
सं. १०६८२/२०२१
०५० --- ४९



C. C. For Plot No. — of C.T.S.No. 838/2+838/3, S.No. 65/1/1/2+65/1/1/3 of Gangapur Shiwar, Nashik.

33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR is mandatory to Engineer/Structural Engineer/ Supervisor/ Town Planner/Licensing/Site Engineer/Geotechnical Engineer/ Owner/Developer.

34) This permission is given the basis of N. A. order No. 288/81 Dt:13/11/1981 submitted with the application.

Charges Recovery

35) As per the order of Hon. Commissioner bearing No. Nanivi/vashi/20/2021 Dated:12/07/2021, applicant has requested to get benefit of installment for development Charges, Amount of Total Development Charges is Rs.28,64,001/- 1st installment of

(1) 1st Installment Rs.7,16,000/- paid Vide Receipt No. 5555 Date :05/09/2022 which is 25% of total Development Charges.

(2) 2nd installment Rs.10,02,400/- which is 35% of total & development charges and applicable Interest rate of 8.5% per annum should be paid within two years

(3) 3rd installment of Rs.11,45,601/- which is 40% of total development charges and applicable interest rate 8.5% per annum should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E (3) of M. R. T. P. Act. is applicable.

36) Rs.3,55,285/- is paid for development charges w.r.to the proposed land development.Vide R.No./B.No. 5539 Date: 05/09/2022.

37) Drainage Connection Charges Rs.1,22,000/- is paid vide Receipt No. 5555 Date:05/09/2022.

38) As per the order of Hon. Commissioner bearing No. Nanivi/vashi/20/2021 Dated:12/07/2021, applicant has requested to get benefit of installment for Welfare Cess Charges, Amount of Total Welfare Cess Charges is Rs.22,72,365/- 1st installment of

(1) 1st installment Rs.5,68,091/- paid Vide Receipt No. 5555 Date :05/09/2022 which is 25% of total Welfare Cess Charges.

(2) 2nd installment Rs.5,68,091/- which is 25% of total & Welfare Cess charges should be paid within 2nd years, with applicable rate of Interest.

(3) 3rd installment Rs.5,68,091/- which is 25% of total & Welfare Cess charges should be paid within 3rd years, with applicable rate of Interest.

(4) 4th installment of Rs.5,68,091/- which is 25% of total Welfare Cess charges should be paid at time of occupancy certificate or four year from the date of c.c. whichever is earlier, with applicable rate of Interest. If applicant fails to pay IInd & IIIrd installments within specified time, then recovery of the installment at the rate of 18% per annum as per section 124 E (3) of M. R. T. P. Act. is applicable.

39) Rs.16,966/- vide Receipt No. 5540 Date :05/09/2022 against Treeplantation deposit.

40) Scrutiny Charges Rs.45,750+1200/- is paid vide Receipt No. 3790 & 5555 Date:30/06/2022 & 05/09/2022.

41) Open Space Charges Rs.45,80,807/- is paid vide Receipt No. 5541 Date :05/09/2022.

42) Total Amount of Ancillary & Premium FSI Charges is Rs.1,33,55,265/- Paid amount is Rs.50,00,000/- Paid vide Receipt No. 5538 Date :05/09/2022 as first installment as per UDCPR Clause No.2.2.14 option B) Option -2 Remaining Amount Rs.83,55,265/- to be paid with Interest @ 8.5% annum before occupancy as per UDCPR Clause No. 2.2.14 option B) Option -2.

43) This permission is given on the basis of conditions mentioned in notification of ministry of environment, forest & climate change, New Delhi by vide No. G.S.R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following strictly. This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.2,91,088/- is paid vide Receipt No.5555 Date:05/09/2022.

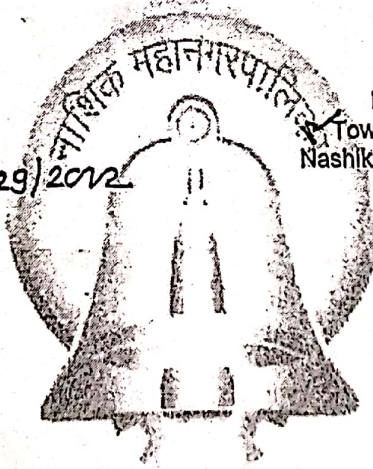


C. C. For Plot No. --- of C.T.S.No. 838/2+3, S.No. 65/1/1 of Gangapur Shiwar, Nashik.

Additional Conditions

- 44) NMC Tax for Vacant plot shall be paid before Completion.
- 45) Commercial N. A. Order & N. A. Tax receipt shall be Produced before Occupancy Certificate.
- 46) CCTV Arrangements shall be done for commercial Building before Occupancy Certificate.
- 47) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: NMC/FIRE/WS/II/Mixed-19/2022, Dt:30/08/2022 & conditions their in strictly followed.
- 48) Provision for Grey water recyeling and reuse as per UDCPR Clause No.13.4
- 49) Provision of mechanical light & ventilation should be made wherever required.
- 50) Structural Stability Certificate showing safe against natural disaster, earthquake etc.
- 51) As per the Hon. Commissioners, Order No. 857/2021 Dt:20/12/2021.
provision for electric vehicle charging Station/ point to be provided In parking area.
- 52) BandhPatra/Affidavit regarding Construction development & Welfare Cess Charges submitted by applicant vide Date:03/09/2022.
- 53) This permission is given on the basis of approval from Hon. Commissioners Dt:22/07/2022.

No. LND / BP / 31 / 3P / 129 / 2022
Nashik, Dt: 03 / 09 / 2022
Copy to : Divisional Officer



Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

सर्वे भवन्तु सुखिनः

नसम-1/1
दस्ता क्र. (90662 / 2022)
B5 - 8E



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

R K CONSTRUCTION

01/03/2008
Permanent Account Number

AAKFR5068E

भारत सरकार
Government of India

Download Date: 17/02/2020

Issue Date: 02/02/2020

मोहन बाबुराव वानखेडे
Mohan Baburao Wankhede
जन्म तारीख/DOB: 04/03/1969
पुरुष/ MALE

9294 4129 5237
VID : 9101 2639 1573 1347

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRIYANKA MANGESH CHAUDHARI

SITARAM NAMDEV WALZADE

04/07/1990
Permanent Account Number
BACPC3465L

Priyanka
Signature

29-10-2013

भारत सरकार
Government of India

Issue Date: 14/03/2012

मंगेश शिवाजी चौधरी
Mangesh Shivaji Chaudhari

जन्म तारीख / DOB: 13/05/1989
पुरुष / MALE

4809 3818 3432

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Download Date: 27/10/2021

हिरोन प्रभुदास धाडजा
Hiron Prabhudas Dhadja
जन्म तारीख/DOB: 10/09/1987
पुरुष/ MALE

Issue Date: 12/10/2021

3725 0771 5092
VID : 8159 2412 0009 2514

माझे आधार, माझी ओळख

नसरा-1
रस्त क्र. 1906/27/2011
3E 5E

भारत सरकार
Government of India

केतन मंगनभाई लादानी
Ketan Maganbhal Ladani
जन्म तारीख/DOB: 24/04/1977
पुरुष/ MALE

8493 7205 5973

माझे आधार, माझी ओळख

भारत सरकार
Government of India

Issue Date: 15/11/2011

प्रियांका मंगेश चौधरी
Priyanka Mangesh Chaudhari

जन्म तारीख / DOB: 04/07/1990
महिला / FEMALE

6248 1959 6519

Priyanka
मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHAUDHARI MANGESH SHIVAJI
SHIVAJI RAJARAM CHAUDHARI

13/05/1989
Permanent Account Number
AMFPC2898B

Chaudhari
Signature

Scanned with OKEN Scanner

STAMP OF APPROVAL 06/08

UNIVERSITY AND BUILDING DEPARTMENT FOR PROPOSED
CONSTRUCTION OF RESIDENTIAL BUILDING ON
PLOT NO. 10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

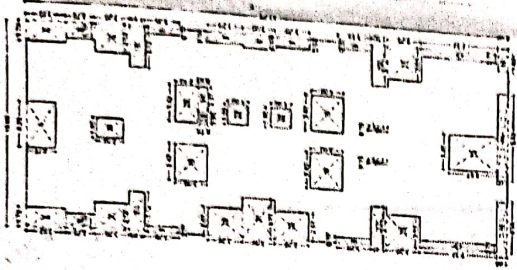
APPROVED

For use in connection with the proposed construction of the building on the plot mentioned above and subject to the conditions of the approved plan and specifications.

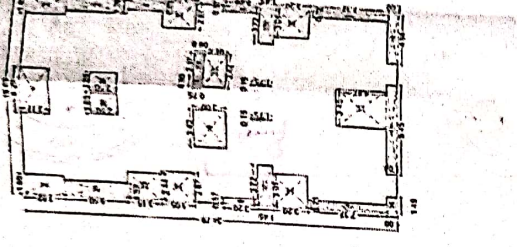
नसन-५
दस्तावेज (१०६६२/२०२४)
४० - ४६



ARCHITECT
SUNIL & BANSHI ANANDH
10, BANGALORE ROAD,
CHENNAI - 600 015
TAMIL NADU
INDIA
Phone: 98404 44444
Fax: 98404 44444

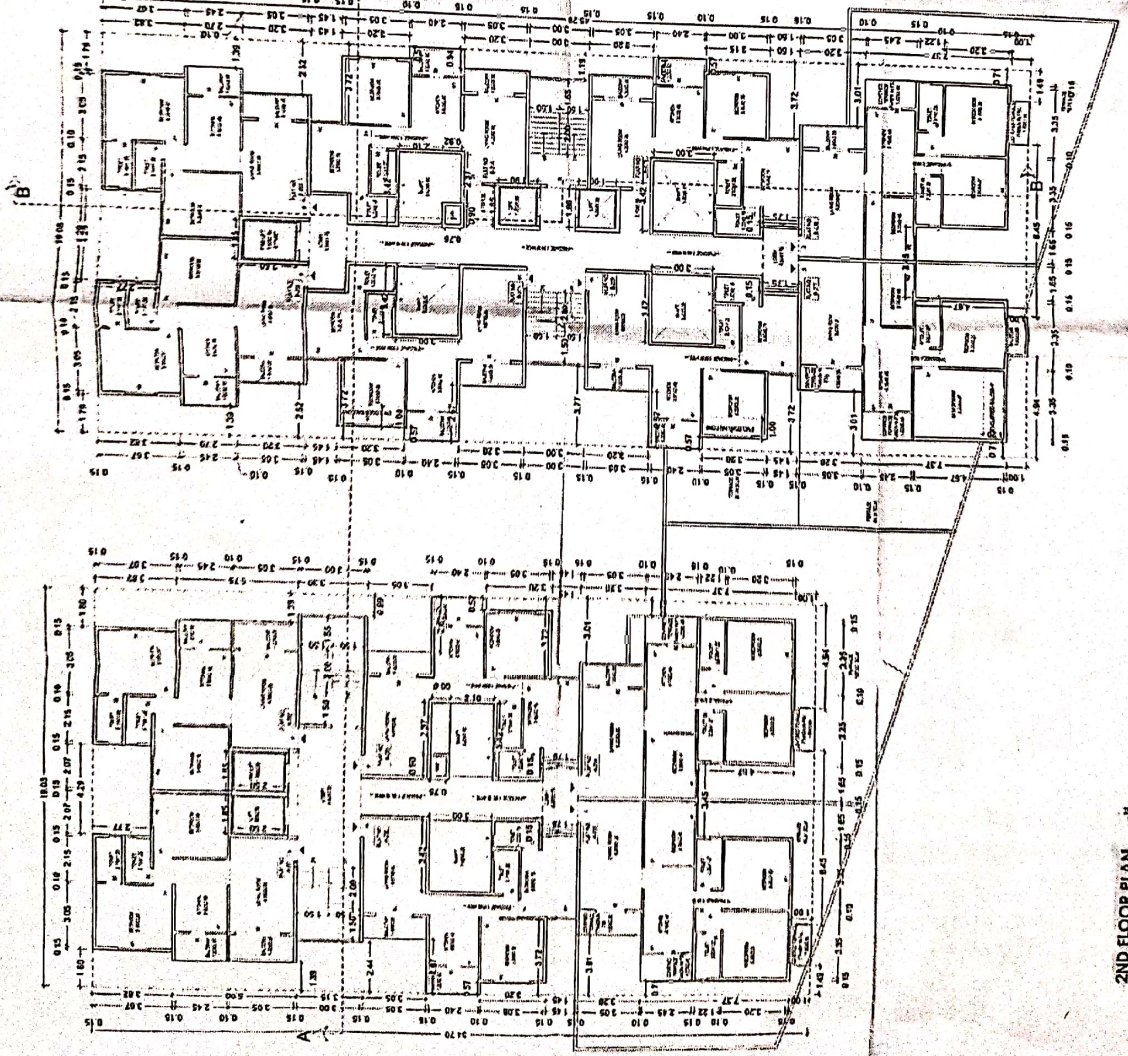


WING - B 2ND TO 7TH, 10TH TO 11TH FLOOR AREA DIAGRAM (SCALE 1:100)

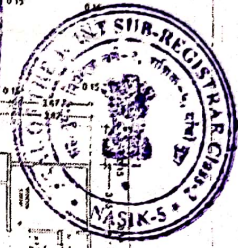


WING - A 2ND AND 3RD FLOOR AREA DIAGRAM (SCALE 1:100)

Table with columns for 'REMARKS', 'AREA', 'PERCENTAGE', and 'TOTAL'. It lists various areas and their percentages, including 'TOTAL NET AREA - WING-B 2ND TO 7TH, 10TH TO 11TH' and 'TOTAL NET AREA - WING-A 2ND AND 3RD FLOOR'.

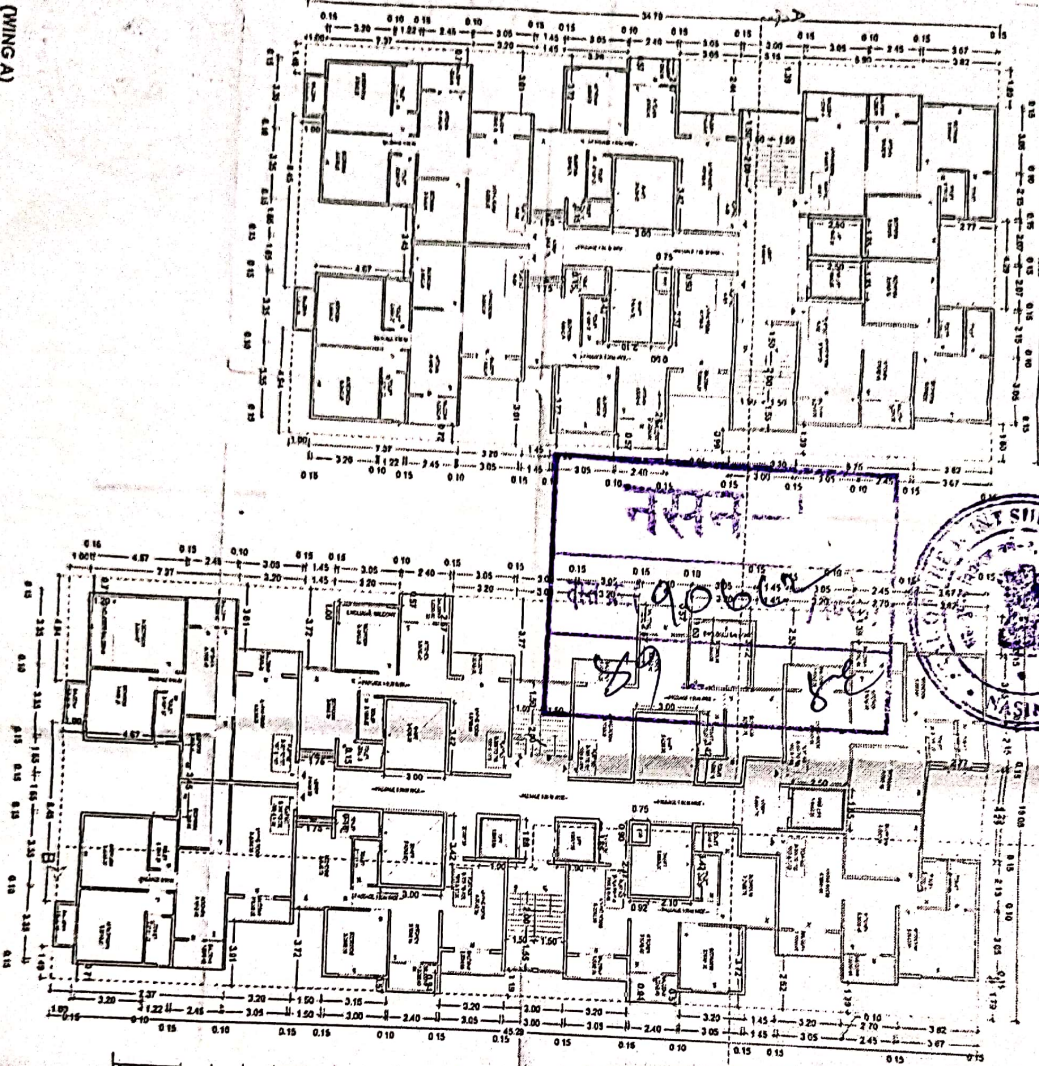


2ND FLOOR PLAN (SCALE 1:100)

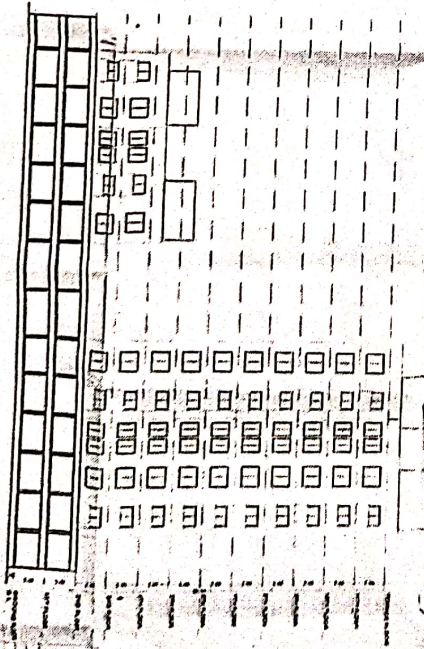


(WING A)
3RD FLOOR PLAN
(SCALE 1/100)

TYPE 3RD TO 7TH, 10TH TO 11TH FLOOR PLAN
(SCALE 1/100)



FRONT ELEVATION
(SCALE 1/200)



STAMP OF APPROVAL 07/08
LANDUJATI AND BARTOLO PERUSUN FOR PROPOSED
CHANGE OF ZONING FROM RESIDENTIAL BUILDING TO
MIXED
DISE. BY CONSTRUCTION PARTNERSHIP REU THROUGH
MARTINI SRI, KENYAH H. LOHAN SRI, HENRI P. BHADA

APPROVED
Prof. Dr. Ir. H. *(Signature)*
City Engineer
6/10/2013
6/10/2013

ARCHITECT
SQUIT & ENANG NUDATI
KAWASAN BANGUNAN
NO. 101
JL. ...

IPY | 886/10678
9M | Thursday, September 22, 2022
3M | 5:42 PM

संबन्धी

नसतन-५
दस्तावेज क्र. (90662/2022)
82-8E Original/Duplicate
पॉली नं. 39M



Regn.:39M

22 | शासकीय नं.: 12255 दिनांक 22/09/2022

शासकीय नं.: 12255 दिनांक 22/09/2022
दस्तावेजाचा क्रमांक: नसतन-5-10878-2022
दस्तावेजाचा प्रकार: विधेय सुव्यवस्थाना
कार्य करणाऱ्याचे नाव: श्री. हार्दिककुमार गिरीशभाई कामानी

30 | ₹. 100.00
70 | ₹. 800.00
10 | ₹. 700.00

5 | आपपात मूळ दस्तऐवज दि. 22/09/2022
5:56 PM ह्या वेळी मिळाले.
Joint S.T. Registrar Nashik 5
दुय्येय निवादाक वर्ग-२

बाबत मुल्य: ₹. 1/-
मोबदला ₹. 0/-
भरतेले मुद्रांक शुल्क: ₹. 500/-

नाशिक-५.

1) देवकाचा प्रकार DHC रकम: ₹. 600/-
सीटी/घनदेशीचे ऑर्डर क्रमांक: 2209202209094 दिनांक 22/09/2022
भारत सरकार

Government of India



दिनेश लालजी करावाडीया
Dinesh Lalji Karavadiya
जन्म तारीख / DOB : 01/01/1972
पुरुष / Male

आयकर विभाग
INCOME TAX DEPARTMENT
DAKSH CONSTRUCTION
भारत सरकार
GOVT. OF INDIA
22/12/2005
Permanent Account Number
AAFF89159E
24/12/2007

7465 8862 9718



विनोद हंतारज कामनी
Vinod Hanasraj Kamanli
जन्म तारीख/DOB: 06/03/1968
पुरुष/ MALE

4024 4733 2697

भारत सरकार
Government of India
Hiren Prabhudas Bhadja
जन्म तारीख/DOB: 18/09/1987
पुरुष/ MALE
3725 0771 5092
VID : 9159 2412 0009 2514
माझे आधार, माझी ओळख

माझे आधार, माझी ओळख
मोहन बाबुराव वानखेडे
Mohan Baburao Wankhede
जन्म तारीख/DOB: 04/03/1969
पुरुष/ MALE
9294 4129 5237
VID : 9101 2638 1573 1347
माझे आधार, माझी ओळख

Scanned with OKEN Scanner

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202408145605 14 August 2024,02:57:51 PM
नसम5

मूल्यांकनाचे वर्ष 2024
जिल्हा नाशिक
मूल्य विभाग ता.नाशिक
उप मूल्य विभाग 12.2-गंगापूर रस्त्यापासून मोतीवाला होमीयोपॅथी मेडीकल कॉलेजजवळून सातपूर MIDC कडे जाणा-या रस्त्यावरील रहिवास क्षेत्रातील मिळकती
क्षेत्राचे नांव Nashik Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#65

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
13500	34500	39670	43120	0		

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण-	उद्ववाहन सुविधा	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र(Built Up)-	82.346चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.24200/-
उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor		

Sale Type -
First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.34500/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((34500-13500) * (100 / 100)) + 13500)
= Rs.34500/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 34500 * 82.346
= Rs.2840937/-

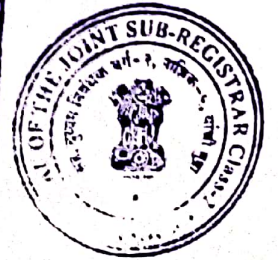
Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बँदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बँदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 2840937 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2840937/-
= □ अठ्ठावीस लाख चाळीस हजार नऊ शे सदतीस /-

Home

Print

नसम-6
दस्त क्र. (90682/2024)
83 ... 86

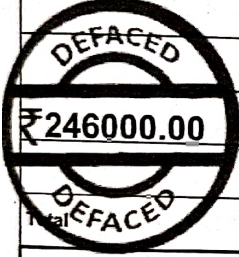




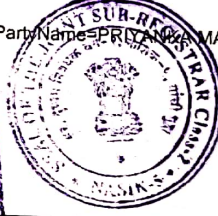
CHALLAN
MTR Form Number-6



GRN	MH006760641202425E	BARCODE	Date		14/08/2024-13:16:58	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	NSK5_NASHIK 5 JOINT SUB REGISTRAR		PAN No.(If Applicable)				
Location	NASHIK		Full Name	R K CONSTRUCTION			
Year	2024-2025 One Time		Flat/Block No.	DAKSH SKYWAY			
Account Head Details		Amount In Rs.	Premises/Building				
0030046401	Stamp Duty	216000.00	Road/Street	WING B FLAT NO. 306			
0030063301	Registration Fee	30000.00	Area/Locality	GANGAPUR, NASHIK			
			Town/City/District				
			PIN	4	2	2	0 1 2
			Remarks (If Any)	Second Party Name - PRITAN MANGESH CHAUDHARI-			
			Amount In	Two Lakh Forty Six Thousand Rupees Only			
		2,46,000.00	Words				
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332024081414322	2884126862		
Cheque/DD No.		Bank Date	RBI Date	14/08/2024-13:17:45	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			



दस्तावेज क्र. (90602 2024)
४४ - ४६



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9854849779
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-395-10782	0003732392202425	14/08/2024-15:14:42	IGR315	30000.00
2	(iS)-395-10782	0003732392202425	14/08/2024-15:14:42	IGR315	216000.00
Total Defacement Amount					2,46,000.00

395/10782

बुधवार, 14 ऑगस्ट 2024 3:15 म.नं.

दस्त गोपवारा भाग-1

नसन5

14/82

दस्त क्रमांक: 10782/2024

दस्त क्रमांक: नसन5 /10782/2024

बाजार मूल्य: रु. 28,40,950/- मोबदला: रु. 36,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,16,000/-

दु. नि. सह. दु. नि. नसन5 यांचे कार्यालयात

पावती:13965

पावती दिनांक: 14/08/2024

अ. क्र. 10782 वर दि.14-08-2024

सादरकरणाराचे नाव: प्रियंका मंगेश चौधरी

रोजी 3:13 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकुण: 30920.00

Rhaudhaxi

दस्त हजर करणाऱ्याची सही:

Wey
प. सह. दुय्यम निबंधक वर्ग-२
Joint Sub Registrar Nashik 5

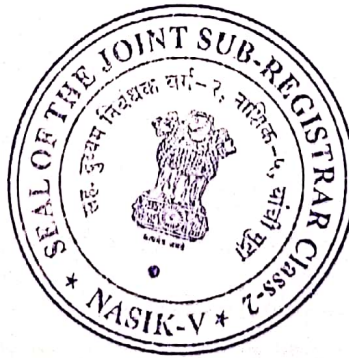
Wey
प. सह. दुय्यम निबंधक वर्ग-२
Joint Sub Registrar Nashik 5
नाशिक-५.

दस्ताचा प्रकार: विक्री करारनामा

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

शिक्का क्र. 1 14 / 08 / 2024 03 : 13 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 08 / 2024 03 : 14 : 29 PM ची वेळ: (फी)





दस्त गोपनाग भाग-2

नगन5 2888
दस्त क्रमांक: 10782/2024

दस्त क्रमांक : नगन5/10782/2024
दस्ताचा प्रकार :- विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यायाचित्र	ठसा प्रमाणित
1	नाव: प्रियंका मंगेश चौधरी पत्ता: प्लॉट नं: 113, माळा नं: -, इमारतीचे नाव: गाई दिप रो-बंगलो, प्लॉक नं: गणेश चौक, भूमिकनगर, नाशिक, रोड नं: सातपूररोड,, महाराष्ट्र, शास: ई.क. पॅन नंबर: BACPC3465L	लिहून घेणार वय :- 34 स्वाक्षरी:- <i>Shandhan</i>		
2	नाव: आर. के. कन्स्ट्रक्शन भागीदारी संस्था तर्फे भागीदार हिरेन प्रभुदास भाडजा यांचे वि. सु. दिनेश लालजी कारावडीया पत्ता: प्लॉट नं: 202, माळा नं: -, इमारतीचे नाव: दधा पॅट्रीयम, प्लॉक नं: इंदिरानगर, नाशिक, रोड नं: वडाळा पाथर्डी रोड, महाराष्ट्र, शास: ई.क. पॅन नंबर: AAKFR5068F	लिहून घेणार वय :- 55 स्वाक्षरी:- <i>Kumbhar</i>		
3	नाव: मंगेश शिवाजी चौधरी पत्ता: प्लॉट नं: 113, माळा नं: -, इमारतीचे नाव: गाई दिप रो-बंगलो, प्लॉक नं: गणेश चौक, भूमिकनगर, नाशिक, रोड नं: सातपूररोड,, महाराष्ट्र, शास: ई.क. पॅन नंबर: AMFPC2898B	लिहून घेणार वय :- 35 स्वाक्षरी:- <i>Shandhan</i>		

बरील दस्तऐवज करून देणार तथ्याकथीत विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ 14/08/2024 03:16:19 PM

सह. दुर्यम निबंधक वर्ग-२

खालील इमम अचेकरीत घ्याव्यात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	व्यायाचित्र	ठसा प्रमाणित
1	नाव: मोहन बाबुराव वानखेडे वय: 54 पत्ता: जी. पी. ओ. शेजारी, त्र्यंबकरोड नाशिक पिन कोड: 422001	स्वाक्षरी <i>Mohan</i>	
2	नाव: विरेंद्र काशिनाथ पाटील वय: 54 पत्ता: रा. 204, दक्ष रॉयल, वडाळा पाथर्डी रोड, इंदिरानगर, नाशिक, पिन कोड: 422009	स्वाक्षरी <i>Virendra</i>	

शिक्का क्र.4 ची वेळ 14/08/2024 03:18:04 PM

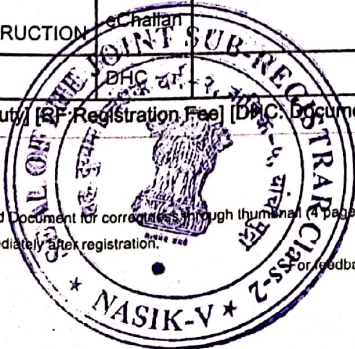
सह. दुर्यम निबंधक वर्ग-२

Joint Sub Registrar

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	R K CONSTRUCTION	eChallan	69103332024081414322	MH006760641202425E	216000.00	SD	0003732392202425	14/08/2024
2	R K CONSTRUCTION	eChallan		MH006760641202425E	30000	RF	0003732392202425	14/08/2024
3				0824142108681	920	RF	0824142108681D	14/08/2024

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charge] दस्तामध्ये एकुण 920.00 पाने आहेत.



पुस्तक क्रमांक १, क्रमांक 90602

10782/2024

Know Your Rights as Registrant

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2. Get print immediately after registration.

दिनांक १४ माहे ८ सन २०२२

For feedback, please write to us at feedback.isarita@gmail.com

सह. दुर्यम निबंधक वर्ग-२
नाशिक-५.