



पावती

Original/Duplicate

Tuesday, December 09, 2014

नोंदणी क्र.: 39म

5:41 PM

Regn.: 39M

पावती क्र.: 11547 दिनांक: 09/12/2014

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन5-9446-2014

दस्तऐवजाचा प्रकार: ऑनग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: श्री. संजय निवृत्ती गायकवाड

नोंदणी फी

रु. 6900.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

एकूण:

रु. 7360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 5:53 PM रोजी वेळेस मिळेल.

Joint Sub Registrar Nashik 5

बाजार मूल्य: रु. 690000/-

भरलेले मुद्रांक शुल्क: रु. 41400/-

मोबदला: रु. 690000/-

सह. वृत्त्यम निबंधक वर्ग-२
नाशिक-५

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 6900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004355917201415R दिनांक: 09/12/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु. 460/-

न असलेल्या
तातील संपुष्ट
जोडलेल्या
सत्यता देयत
पुलीधारक हे

Signature
लिहून घणाई

Stamp Rs:- 41,400/-

ation Rs -6,90,000/-

मूळ दस्त एवज परत केल्या

SALE :

(1)

THIS AGREEMENT OF SALE is made & executed
on this 09th Day of DECEMBER, in the christian year TWO
THOUSAND FOURTEEN.

(Contd. Page No. 2)

नसन-५
दस्त क्र. ११०८/२०१४
१-२२



प्रतिज्ञा पत्र

भदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतगत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपुर्ण भजकुर निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्राची सत्यता तपासली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

[Signature]
लिहून देणार

[Signature]
लिहून घेणार

Valuation Pocket No. 1-3-43
Document Rs-6,90,000/-

Stamp Rs:- 41,400/-
Valuation Rs -6,90,000/-

// SHREE //

: AGREEMENT OF SALE :

(Shop Agreement)

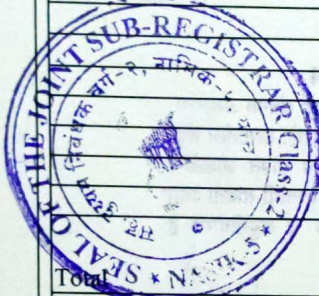
THIS AGREEMENT OF SALE is made & executed
on this 09th Day of DECEMBER, in the christian year TWO
THOUSAND FOURTEEN.

(Contd. Page No. 2)

[24001] Hot Payment Successful. Your Payment Confirmation Number is 44396324



CHALLAN नसन-६		MTR Form Number - ६		Date: 09-12-2014	
GRN NUMBER	MH004355917201415R	BARCODE	Form ID :		
Department	IGR	Payee Details			
Receipt Type	RE	Dept. ID (If Any)			
Office Name	IGR315- NSK5_NASHIK 5 JOINT SUB REGISTRAR Location	PAN No. (If Applicable)	PAN-AGMPG8295M		
Year	Period: From : 09/12/2014 To : 31/03/2099	Full Name	Sanjay Nivrutti Gaikwad		
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	Samrth Apartment	Dreams	
0030046401-75	41400.00 ✓	Road/Street, Area /Locality	Shop No		
0030063301-70	6900.00 ✓	Town/ City/ District	13 Nashik Maharashtra	Nashik	
	0.00	PIN	4 2 2 0 0 1		
	0.00	Remarks (If Any) :			
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
Total	48300.00	Amount in words	Rupees Forty Eight Thousand Three Hundred Only		
Payment Details:IDBI NetBanking Payment ID : 53475757		FOR USE IN RECEIVING BANK			
Cheque- DD Details:		Bank CIN No : 69103332014120950814			
Cheque- DD No.		Date	09-12-2014		
Name of Bank	IDBI BANK	Bank-Branch			
Name of Branch		Scroll No.			





नसिन-५
दस्ता क्र (१-५५६/२०१४)
(३)
३-२२

BETWEEN

M/S JAYSHREE DEVELOPERS,
PARTNERSHIP FIRM,
THROUGH PARTNER,
(PAN NO. AAHFJ3299B)
MR. SAGAR DILIPBHAI BHUT,
Age :- 24 Years, Occupation :- Business,
Residing at- Flat No. 01, Sankalp Apartment ,
Govind Nagar, Nashik - 422 009.

Hereinafter referred to as the " THE VENDOR OR
" BUILDERS & DEVELOPERS " (Which expression shall
mean and include the said Partnership Firm, their partnership
his legal representatives, executors, administrators) OF THE
FIRST PART.

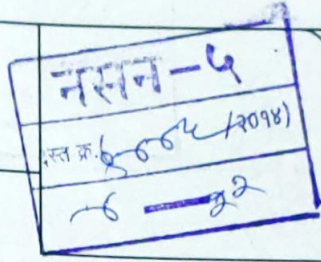
A N D

*Jayshree
Developers*

MR. SANJAY NIVRUTTI GAIKWAD
(Pan No. AGMPG8295M)
Age :- 44 Years, Occupation :- Business
Residing at, :- Sankiran, Sardar Patel Nagar,
Near Pokar Colony, Meri, Nashik-422004

HEREINAFTER CALLED AND REFERED TO AS
" THE PURCHASER " (Which expression shall unless it
be repugnant to the context or meaning thereof mean and
include his/her heirs, legal representatives, executors, admi-
nistrators and assigns etc.) OF THE SECOND PART.

1. WHEREAS M/s Jayshree Developers, Through Partner
Mr. Ashwinkumar Karsanbhai Makadia, owned & possessed
the property situated at Village - Nashik, Tal & Dist - Nashik
bearing Survey No.226 /1/1/1/1, Plot No.1+2 Total admeasuring
area 1057-80 sq.mtr& T.D.R. admeasuring area 420-00 sq.mtrs,
more particularly described in Schedule A.,



2. AND WHEREAS the Vendor / Builder promoter has purchased the said property plot No. 1 by a registered Sale deed, which was duly registered at the office of Sub Registrar, Nashik - 4 at Sr. No. 06133, dated-14-06-2012 & Plot No. 2 by a registered Sale Deed, Which was duly registered at the office of Sub- Registrar, Nashik-4 at Sr. No. 5210 Dated:- 22-05-2012 & purchase TDR of 420-00 sq.mtr from Mr. Rajesh Ramanlal Sakhala & 2, vide document No.09742 Dtd-24-9-2012, the name of the Vendor/builder developer was mutated in the owners column of the record of rights and since, the Vendor was in actual possession and enjoyment of the said property and by virtue of the sale deed, the Vendor has absolute & exclusive right to develop the said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price & the terms and conditions as the Vendor may deem fit and proper.

3. The Title of the said property is clear and marketable free from all encumbrances. A title Clearance - Certificate is issued by Advocate P. R. Gujarathi and is available for Inspection with the Builder/Developer.

4. All necessary permission have been obtained are as under:-

A) N. A. Permission has been obtained from Collector of Nashik vide order No. Mha/Kaksh-3/Be.She. Pra. Kra / 577 / 1996, Nashik, Dated : - 07-02-1997.

C) The Final Lay - out has been approved by Nashik Municipal Corporaton, Nashik vide Lay out sanction letter No. Nagarrachana Vibhag / Antim / Panch / 47, Dated:- 08/06/2004.

D) Building plan has been approved by Nashik Municipal Corporation vide commencement Certificate No. LND / BP / PANCH / C-1 / 632 / 3521, Dated:- 06-10-2012. and the Completion Certificate has been obtained vide letter No. NRV / Panchavati / 16015 / 3495 dt. 2-11-2013.

5. The M/s Jayshree Developers and , the Land owner i. e Builder/Developer decided to develop the said property itself & enter into the agreement of sale of tenement with the purchaser at such prices & terms as the builder / developer may but its discretion deemfit & necessary.

(Contd Page No. 5)



(5)

नसि-५	
दस्तावेज क्र. ६०००/२०१२	
	२०

6. AND WHEREAS THE BUILDER / DEVELOPER Prepared a building plan which was duly sanctioned & approved by Nashik Municipal Corporation under commencement Certificate No. LND / BP / PANCH / C-1 / 632 / 3521, Dated:- 06-10-2012 & as per the said plan commenced construction of a building on the property and said building shall be named as "SAMARTH DREAMS "consisting of Tenament of One & TWO Bed Room , Hall & Kitchen, Shops & etc.

7. The Builder/Developer hereby declare that the floor space index available at present in respect of the said property is area 1057-80 sq.mtrs + Transfer of Development Rights (T.D.R.) Approximately 420-00 sq.mtrs & No part of the said FSI has been utilised by the Builder / Developer elsewhere for any purpose whatsoever and in case any F.S.I.+ T.D.R. as may be remaining shall be available to the Builder / Developer even after the completion of the Building and the Builder/Developer shall be at liberty to use and utilies the same remaining FSI or any such as may be increased in future.

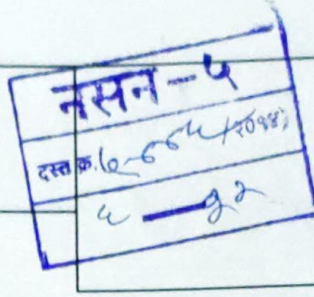
8. The Builder / Developer shall construct the said building in accordance with plans design and specifications approved by the Nashik Municipal Corporation. The Purchaser shall give rights to the Builder/Develoepr for such variation and modifications if the Builder/Developer may consider necessary or as may be required by Nashik Municipal Corporation from time to time. The Builder Developer also has right to modify, alter or change the present elevations of the building and the purchaser shall not raise any objection for such modification and alternation.

9. The Purchaser has taken the inspection of all title deeds property cards, building plans, specification, amenities, constructs of Architect, Contractors, Sub Constructors, all other connecting papers, exact locations of site and satisfied himself as regards the above all papers and matters and have no doubts of whatsoever nature.

10. AND WHEREAS the Builder / Developer has given inspection to the purchaser and delivered the copies of all the documents, agreements, plans design and specifications prepared by the Architects of the Building. Which are approved & accepted by the purchaser to his satisfaction & purchaser has agree to buy Shop No.S-13 on Ground Floor in Building of
(Contd Page No. 6)



(6)



"SAMARTH DREAMS "situated at Survey No.226 /1/1/1/1 ,
Plot No.1+2 Total admeasuring area 1057-80 sq.mtr at Village
Nashik Tal & Dist - Nashik.

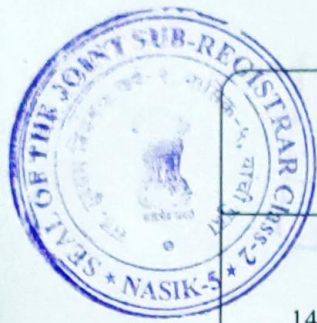
11. And Whereas Purchaser has agreed to purchase **Shop No. S-13 on Ground Floor**, in building having area **203-00 sq. fts i. e. 18-86 sq. mtrs**, Total consideration for the said Shop fixed to the Rs **-6,90,000/-** by the builder/Developer and the purchaser. The said consideration is as per the prevailing market Rate in the location.

12. AND WHEREAS prior to execution of this present purchaser has paid to the Builder/Developer a sum of Rs :- **1,00,000/- (Rupees:-One Lacs Only)** Paid by cash of Sale price of the Shop agreed to be sold by the Builder/Developer to purchaser as advance payment or deposited the payment and receipt where of the Builder / Developer both hereby admit and acknowledge and purchaser has agreed to pay to the Builder /Developer balance of sale price as per following manner.

13. The Purchaser agrees to pay to the Builder/Developer consideration of Rs:-**6,90,000/- (Rupees:- Six Lacs Ninety Thousand Only)** in the following Schedule :-

<u>Amount</u>	<u>Particulars</u>
Rs- 1,00,000/-	(Rupees:- One Lacs Only) Paid by Cheque No.891975 dated-08/12/2014. drawn on ICICI Bank.
Rs- 5,90,000/-	(Rupees:- Five Lacs Ninety Thousand Only) To be paid within One Months from the date of Agreement .
Total Rs-6,90,000/-	(Rupees:- Six Lacs Ninety Thousand Only)

(Contd Page No. 7)



(7)

नसिन-५	
दलत नं (२००६/३०९४)	
७ - २२	

14. The purchaser shall have to observe this schedule of payment strictly. Otherwise delayed interest will be charged. In any circumstances the purchaser will not be excused for interest.

Possession of the shop shall be given after receipt of entire consideration.

This amount of consideration of **Rs-6,90,000/-** has exclude the following expenses :-

- 1) All expenses of Agreement to Sale i.e. Stamps, Registration charges, Typing, Xerox and Advocate fees.
- 2) Amount of deposit of Electric Meter, transformer deposit, expenses of electric service line.
- 3) Formation of Co-Op Housing Society or Association of Apartment charges. Advocate Fees, Legal & Revenue expenses for final conveyance of property in the name of Apartment Rs. 15,000/-.

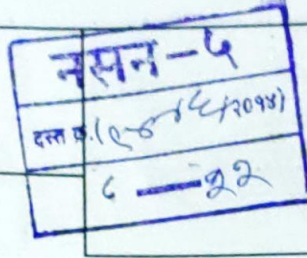
15. The stages of construction & amount due for payment shall be intimated to the purchaser by a letter under certificate of posting or by hand delivery & the purchaser shall pay the amount within 7 days from the receipt of the letter. The Purchaser may inspect the construction work by visiting the site as per the stages given in Coloumn No. 14. Delay payment charges shall be calculated from the due date.

16. The Purchaser agrees to pay to Builder / Developer an interest at 24% of all amounts, which became due and payable by purchaser to the Builder/Developer under the terms -of this agreement for delayed payment from due date to actual payment date. Delay in payment on account of loan from any financial institution shall be considered for raising of any interest.

17. The built - up area of said shop shall be measured / calculated by addition of 30% area to the actual carpet area as measured/Calculated in the following manner,

- a) Carpet area shall mean & include clear dimensions between wall to wall of all rooms, passages, balconies & cubboards,

(Contd Page No.8)



Carpet area shall mean & included area dimensions between unfinished wall to unfinished wall of bathroom, W.C & Toilet.

- c) 50% area of adjoining terraces.
- d) Area of door sills shall also be added to the above carpet area.
- e) There shall be no deduction for any structural members in the rooms like columns, beams, skirtings, shafts, dado's & opening.
- f) The purchaser has verified the area is as per the approved drawing.

18. The Purchaser shall use the shop or any part thereof or permit the same to be used only for the purpose, it is legally allowed for.

19. The purchaser shall bear all proportionate expenses of outgoings, such as ground rent, N.A. tax, Municipal Tax, Water & Electrical bills, Maintenance Charges & all other overhead expenses from date of Completion

20. The Builder / Developer shall give the warranty for the period of one year from the date of Completion Certificate issued by NMC for leakages & manufacturing defects (if any).

21. The Builder/Developer shall have a right to terminate the agreement of sale of the shop to other prospective purchaser if the purchaser breaches the terms of contract, payment schedule & he does not take the possession even after issuing the notice.

22. PROVIDED always that the power of termination shall not be exercised by the Builder/Developer has given to the purchaser 15 days prior notice in writing of his intention to terminate this Agreement conditions in case the purchaser commits default & remedying such breach or breaches within such time as mentioned in the notice.

23. The purchaser along with other purchaser of premises in the building shall join in forming and registering an Association of Apartment owners or a Co - Operative Housing Society or a limited company (Sole option being with the Promoters herein)



नमन-६	
(१५/१२/२०१६)	(२०/११)
२२	

- as may be decided by the Promoters to be known by such name as the Promoters may decide & which will be approved by the Registrar of Co - Operative societies or the Registrar of Companies as the case may be and for this purpose also from time to time sign and execute the application for Registration & for membership & other papers and documents necessary for the formation & Registration of the Society of limited company and for becoming a member including adoption of the bye-laws of the proposed Society and shall duly fill, sign and return them to the promoters within 7 days of the same being forwarded by the promoters to the purchasers, so as to enable the promoters to register the organization of the purchasers, under Section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership flats (Regulation of the Promotion of construction, sale, Management and transfer) rules, 1964. No Objection shall be taken by the purchaser if any changes or modification are made in the Draft bye-law or the Memorandum and/or Articles of Association as may be required by Registrar of Co-operative Societies or the Registrar of the Companies as the case may be or any other Competent Authority.

24. All out of pocket costs, charges & expenses including stamp duty, Registration charges of and incidental to this agreement & Service Tax/Vat Tax(if applicable) shall be borne & paid by the purchaser. Further the purchaser has agreed to pay the municipal taxes from the date of application for Completion Certificate of the Building.

25. After completion of the construction of buildings on the said plot & after the builders / developers have received the purchaser price of all the premises & all other amount payable by the purchaser thereof under the respective agreements, the Builder/developer shall unless it is otherwise agreed by and gets the parties hereto, on completion of all the building i. e. Building "SAMARTH DREAMS " as afore said cause to be transferred to the Association/Society or a limited Company all the rights, title & interest of the promotor in the said plot together with the building thereon by obtaining the necessary deed of Conveyance of the said plot in favour of the said society or limited company as the case may be and such deed of conveyance or deed of Assignment of lease shall be in accordance with the terms and condition of the present agreement.

(Contd Page No.10)



नस-५
दस्तावेज नं. (५६६६/२०१४)
२० - १२

26. PROVIDED further that upon termination this agreement, the Builder / Developer shall refund the amount after deducting Rs:-10,000/- as a Cancellation Charges to the purchaser the installment of said price of the shop which till then have been paid by the purchaser. The Builder/Developer shall not be liable to pay to the purchaser any interest on such amount refunded upon termination of this agreement. The Builder/Developer shall be at liberty to sell and dispose of the shop to any such person at any price as the Builder / Developer may in the discretion think fit.

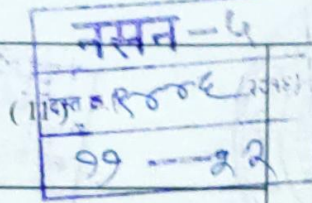
27. It is further agreed by and between the Purchasers and Builder / Developer that without any default on the part of the Builder/Developer if the Purchaser is desirous of cancelling his / her booking with the Builder/Developer, the Purchaser shall pay to the Builder/Developer, an amount of Rs : - 10,000/- towards the cancellation charges and if the Purchaser with the consent to the Builder / Developer desire to transfer his / her interest in the premises/shop etc. booked by him/her than the Purchaser shall be liable to pay to the -Builder/Developer an amount of Rs :- 10,000/- towards the transfer charges. In addition to this cancellation charges, charges for stamp registration, typing and advocate fees etc. for agreement to sell and release deed as applicable shall be charged.

28. The fixture, fittings and amenities to be provided by the Builder/Developer in the said building and shop to those that are setout in Annexure annexed hereto.

29. The Builder/Developer shall give possession of the shop to purchaser within **4 months** from the date of agreement provided that the Builder / Developer shall be entitle to reasonable extention for giving delivery of the possession within the aforesaid period, if the completion of the building in which the shop is to be situated is delayed on accont of....

- A) Non availability of cement, steel, and other building materials, water or electricity supply.
- B) War, Civil commotion or act of God.
- C) Any notice, order rule notification of Govt. and/or their, rule notification of Govt. and / or other public notice or competant authority.
- D) Building is Completed and Shop shall be handed over after receipt of full consideration .

(Contd Page No.11)



30. The purchaser shall take possession of the shop within 15 days of Builder/Developer giving written notice to the purchaser intimating that the said shop is ready for use and occupation and the purchaser shall forthwith pay the balance amount of consideration and take possession of the said shop without providing any excuse.

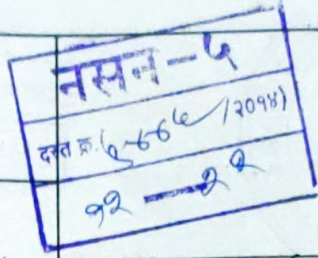
31. The purchaser himself with intention of to bring all persons in to whose hands over the shop may come do hereby covenant with the Builder/Developer as follows:-

a) To maintain the Shop at Purchasers own cost in good and tanable repairs and conditions from the date of possession is taken and shall not do or suffered to be done, anything in or around the building in which the shop is situated, staircase or any passage which may be against rules, regulations and by the laws concerned local or other authority or change, alter or addition in or to the buidling in which the shop is situated and the shop itself may part thereof.

b) Not to store any goods in the Shop which are hazardous combustible or dangerous nature or are so heavy to damage the construction or structure of the building in which the shop is situated will be caused or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy package on upper floors which may damage or likely to damage the staircase, common passage or any other structure of the building in which the shop is situated including the entrance of the building in which the shop is situated. On account negligence or default of the Puchaser and Purchaser shall be liable for the consequence of the breach.

c) Not to demolish or caused to demolished the shop or any part thereof nor at any time make or cause to be made any addition or addition of whatever nature in or to the shop or any part there of nor any alterations in the elevations and on the side colour schemes of the building in which the shop is situated and keep the portion sewer, drain pipes in the shop and appurtenance thereof ingood tanable conditions.

d) Not or permit to be done any act or anything which may render void / voidable of any assurance of said land building in which the shop is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.



e) Not to throw dirty rubbish, rages, garhage or refuse to permit the name to the own the said shop in compound of any portion of the said land and building in which the shop is situated.

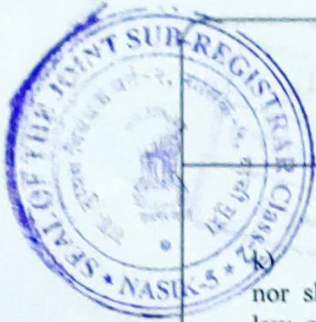
f) Not to store any articles in the marginal spaces, landing and /or other area of the building so as to cause obstruction to any of the occupiers of the building.

g) Top terrace & Open area in the building are use for the common purpose.

h) The purchaser shall not be permitted to make any external changes to the said premises and the building which may cause damage or disturb the elevation of the building.

i) The purchaser shall not let, sublet, transfer, assign or part with purchaser's interest or benefit factor of this Agreement or of the said premises or part with possession of the said premises or any part thereof until all the dues payable by the purchaser to the Builder/Developer under this agreement are fully paid up & only if the purchaser has not been guilty of -breach or non observance of any of the terms and conditions of this agreement and until the purchaser has obtained specific permission in writing of the promoters for the purpose. Such transfer shall be only in favour of the purchaser as may be approved by the Builder / developers and not otherwise.

j) The purchaser hereby undertakes that purchaser will not carry on any illegal business/profession in the shop agreed to be purchased and further agrees and undertakes that he himself or through his nominee/tenant/occupier shall not carry on any such business/profession which may illegal/anti-national etc. which may tarnish the reputation of the Builder/Developer & cause nuisance to neighbouring shop holders. It is understood that in the event of the purchaser carrying on any such illegal businesses in the said shop whether directly or indirectly through his/her/their agent or tenant, the Builder / Developer shall be entitled to cancel this agreement in the interest of public, peace & tranquility & have the purchaser evicted from the shop.



(13)

नसिन-५
दिनांक (२००६/२०११)
१३-२-२२

Nothing contained in this Agreement is intended to be nor shall be trued as a grant, demise or assignment in law of the said premises or of said plot and building or any part of thereof. The purchaser shall have no claim gave and except in respect of the particular premises. The remaining portion of plot, property, other unsold flats / Car parking spaces, common areas etc. shall be the property of the Builder / Developer until the whole of the said plot and or any part thereof with building constructed thereon is transferred to the Co - Operative Society / limited company as mentioned herein.

32. All notice to be served on Purchaser as contemplated by this Agreement shall have deemed to have been duly served if sent to Purchaser by R.P.A.D / Under certificate of posting at his address specified above.

33. The Purchaser alongwith the other Shop Purchaser shall paid Vat, Service taxes, charges, contribute towards the common maintainance of the building & to common spaces surrounding the same. Lift maintenance charges shall be bourne by member except ground floor members.

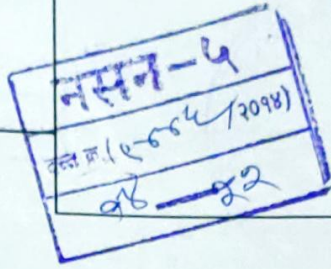
34. This agreement is always subject to Maharashtra Ownership Flats (Regulation of Promotion of construction, sale, management & Transfer) Act, 1963 &/or the provision of the Maharashtra Apartment Ownership Act, 1970 and rules thereunder.

A N N E X T U R E

AMENITIES TO BE PROVIDED IN THE SHOP.

- (1) Building will be of R.C.C. framed structure.
- (2) External brick work 6" thick. Internal 4" thick.
- (3) Granite flooring for shop, and passages.
- (4) 12" x 12" skirting of 3" height for shop & passages.
- (5) External plaster painted with cement paint and internal plaster painted with Asian Acrylic Distemper.
- (6) Separate under ground water tank shall be provided for the building for commercial & Residential purpose.

(Contd page No.14)



SPECIAL AMMENITIES.

1. Compound wall of 6" thick and 4' height from the nearest road level shall be provided around the building with 4' M. S. gate.
2. It is declared by the Buidler / Developer that the aforesaid amenities shall be provided by the Builder/ Developer if any Purchaser desire to have any higher specifications and extra amenities to the shop etc. Such Purchaser shall intimate the Builder/Developer well in advance in writing about his desire and the Builder/ Developer shall undertake to provide for such extra amenities and higher specifications at the cost of the Purchaser. In such cases the Purchaser shall first settle with the Builder/Develoer the cost of such extra amenities and higher specification pay the entire amount of extra cost in advance to the Buidler/Developer and then and only then the Buidler/Developer shall provide for such amenities. All such extra work shall be done through the Builder/Developers only and no Purchaser shall be allowed to emply his workman or agencies.

NOTE:- It is agreed by the Purchaser all charges such as service connection charges, deposits, debentures, contribution for electrical transformer cost of necessary / Civil work for Transformer, foundation. O.R.C. charges etc are to be paid by the Purchaser directly to the M.S.E.B. without any liability towards the Builder / Developer. It is further agreed by the Purchaser that the Builder / Developer are not liable and shall not be held liable and responsible for making availabel there necessary seperate electrical connections to respective flat as may be required by the Purchaser. Covered ground space allotted to the flat in ground floor shall be allowed to utilies for common maintance work of the Building such as water supply lines, drainage lines, electricity line etc.

(15)

नाम	
दस्तावेज क्र.	१०६
प्लॉट नं.	१-२

SCHEDULE OF THE PROPERTY :-

SCHEDULE " A "

All that piece and parcel of land, lying and being situated at Village Nashik within the limits of Nashik Municipal Corporation and within the limits of Registration and Sub-Registration District of Nashik, bearing Survey No. 226/1/1/1, Plot No. 1+2 Total admeasuring area 1057-80 sq.mtrs. Which property is bounded as shown below:-

Plot No. 01

ON OR TOWARDS EAST :- 18 Meter D. P. Road.
ON OR TOWARDS WEST :- Plot No. 6 to 9.
ON OR TOWARDS SOUTH :- Plot No. 2.
ON OR TOWARDS NORTH :- Lagu Survey No. 227.

Plot No. 02

ON OR TOWARDS EAST :- 18 Meter D. P. Road.
ON OR TOWARDS WEST :- Plot No. 3 to 6.
ON OR TOWARDS SOUTH :- 7.5 Meter wide Colony Road.
ON OR TOWARDS NORTH :- Plot No. 01.

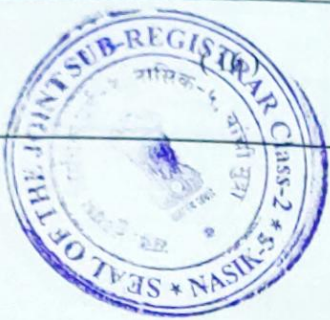
SCHEDULE 'B' :-

The Purchaser hereby agrees to purchase from the builder/Developer and Builder/Developer agrees to sale to purchaser **Shop No.-S 13 on Ground Floor**, having Total built-up area **203-00 sq. fts i. e 18-86 sq. mtrs** in Building of "**SAMARTH DREAMS**" Building for total consideration of **Rs-6,90,000/- (Rupees- Six Lacs Ninety Thousand Only)** And bounded as under-

ON OR TOWARDS EAST :- 18 Meter D. P. Road
ON OR TOWARDS WEST :- Parking of Building.
ON OR TOWARDS SOUTH :- Shop No. S-12.
ON OR TOWARDS NORTH :- Shop No. S-14.

(Contd Page No. 16)





नसम-५
दस्तावेज (२६०५/२०१४)
२६-१२

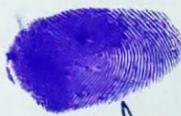
IN WITNESS WHEREOF THE PARTIES
HERE TO HAVE SIGNED HEREUNTO THIS
DAY, AND YEAR FIRST MENTIONED ABOVE.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
M/S JAYSHREE DEVELOPERS,
PARTNERSHIP FIRM,
THROUGH PARTNER,
MR. SAGAR DILIPBHAI BHUT,



(BUILDER/DEVELOPERS)

SIGNED, SELAED AND
DELIVERED BY THE
WITHIN NAMED
MR. SANJAY NIVRUTTI GAIKWAD



(THE PURCHASER)

WITNESS :-

- 1)
B.G. Shewale N. D. Patel Road, NSK
- 2)
R.S. Wani N. D. Patel Road, NSK

पसुदा भी तयार केलो.

सं.

रामेश

नक्कल करिता
गां. नं. ७, ७अ, व १२

गांव नासिक
तालुका

भूमापन क्रमांक	डि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
२२६/१११/११९				
सू. क्र. क्रमांक/वै. क्रमांक	P-१०-१+२			
लागावही योग्य क्षेत्र	एकर मुठे हेक्टर अय घोस मिटर			
जिगायत	[५०२-२५]			
वागायत	१०५७-००			
भात शेती				
एकूण	[५०२-२५]			
पो. ख.	१०५७-००			
वर्ग (अ)				
वर्ग (ब)	१०५७-००			
एकूण	[५०२-२५]			
आकार विनशेती	रूपये पैसे			
जुई विद्या विगेष	[०-१८]			
आकार पाण्याबाबत	[२०१-००]			
विशे एकूण	४८७-००			

भोगवटदाराचे नाव
मधुकर आपण विरारी
रामेश मधुकर विरारी
विनाय मधुकर विरारी
केसल मधुकर विरारी

कुळाचे नांव खंड

इतर अधिकार
मिंडीकर वेदमाना लागू २-रूपये
१०,००,०००/- फ्लोर वी. १ फ्लोरा
२०११५
बँक ऑफ महाराष्ट्र कॅम्पा कॉर्नर
शाळा चौका शेजा २-के १०००
फ्लोर वी. ०३ लाठी. २०११९

नसन-५
रत क्र. (१००५/११३)
१२-२३

गां. नं. क्र. ७ अ

गां. नं. क्र. १२



वर्ष २०१३
जमीन क्रमणानुसारे नांव

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील										पडीत पिकास निरूपयोगी जमिनीचा तपशील	प्राणी पुढेव्याचे साधन	शेरा		
		मिश्र पिकांचे एकूण क्षेत्र					मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र								प्रकार	क्षेत्र
		मि.पी. संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	अजलसिंचित	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित					
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७		

नक्कल फी

मसल प्रमाणे खरी नक्कल तयार ता. १२/२/२०१९



ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, BOMBAY
☎ : 2267 3371 / 2265 6567



NAME : Smita Jibhau Wagh
RESIDENCE : Gangapur Rd, Nasik
ROLL No.: Mah/1310 / 2007
ENROLLED ON : 2/7/2007
DATE OF BIRTH : 7/2/1978

SECRETARY



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/धम्मशः)

जावक क्र./नवि/पंचवटी/१९०१५

No. A

16015

दिनांक : 2 / ११ / २०१३ २४९५

श्री./अभिस्तो मे. जयश्री उखलपस माठीवरी फर्म.

संदर्भ : तुमचा दिनांक २१ / ९ / २०१३ चा अर्ज क्रमांक सि-१/३४६२

महाशय,

दाखला देण्यात येतो की नाशिक शिवारातील / स्थित. नं. २२६/३/१/१/१

प्लॉट नं. ११२- मधील इमारतीच्या तळ न चार मजले फक्त

मजल्याचे इकडील बांधकाम परवानगी क्र. सि-१/६३२/३५२१ दिनांक ६ / १० / २०१२ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./ सुम्यमसंर. श्री. वि. बी. शाहूल, स्ट्र. आर. एन. सि. वि.

यांचे निरिक्षणाखाली पूर्ण झाली असून निवासी / निवासितर / शैक्षणिक कारणासाठी खालील अटी शर्तीत आधीन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र १४७७.४० चौ.मी. चौ.मी.

व चटई क्षेत्र १४०२.९५ चौ.मी. चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासितर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

२) घरपट्टी आकारणीसाठी आकारणी प्रत अधीक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.

३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.

४) सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

५) बाल्कनी बंद तडजोड फी रु. २८०००/- वॉलिंग कम्प्लेशन्स

तडजोड फी रु. १३६०/- पा.रु. १३/२०१३ दि. ११/११/२०१३

अन्वये भरलेले आहेत.

१) एल.बी.टी. रु. २६९३८५/- नोंदणी रु. २०४४६० बँक अर्क महासंप

दि. २१/११/२०१३ अन्वये भरलेले आहेत.

सि-१-५
२६६/२०१४
१६-१२



कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक

व्याई लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGMPG8295M

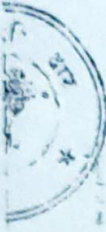
नाम / NAME
SANJAY NIVRUTTI GAIKWAD

पिता का नाम / FATHER'S NAME
NIVRUTTI MAHADU GAIKWAD

जन्म तिथि / DATE OF BIRTH
26-02-1969

हस्ताक्षर / SIGNATURE
Sanjay Gaikwad

मुख्य अधिकारी अथवा, नाशिक
CHIEF COMMISSIONER OF INCOME TAX, NASHIK



गाव नमुना नं. 3410006
 दैनिक पावती पुस्तक
 महाराष्ट्र शासन (रोजकोट व पावती पुस्तक)
 गाव जयश्री तालुका जयश्री जिल्हा महाराष्ट्र
 दिनांक 29/1/12 भोगवटादार/विशे देणस्त म. जयश्री डेव्हलपर्स

एकत्रीकृत जमीन महसूल

धकदाकी	चार वर्ष महणजे 1255				स्थानिक उपकर			
	नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत	
वर्ष 2011-12	१	२	३	४	५	६	७	८
२५२३	१	२	३	४	५	६	७	८

(अधारी) रुपये २५२३ रुपये फक्त मिळाले.

गाव नमुना नं. 3356073
 दैनिक पावती पुस्तक
 महाराष्ट्र शासन (रोजकोट व पावती पुस्तक)
 गाव जयश्री तालुका जयश्री जिल्हा महाराष्ट्र
 दिनांक 26/1/12 भोगवटादार/विशे देणस्त म. जयश्री डेव्हलपर्स

एकत्रीकृत जमीन महसूल

धकदाकी	चार वर्ष महणजे 2500				स्थानिक उपकर			
	नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत	
वर्ष 2011-12	१	२	३	४	५	६	७	८
२५२३	१	२	३	४	५	६	७	८

फक्त मिळाले 2500

नसलन
 दस्त क्र. (२६०५२०१४)
 २२

फक्त मिळाले (२५००)



आयकर विभाग
 INCOME TAX DEPARTMENT
 JAYASHREE DEVELOPERS



भारत सरकार
 GOVT. OF INDIA



26/04/2010

Permanent Account Number

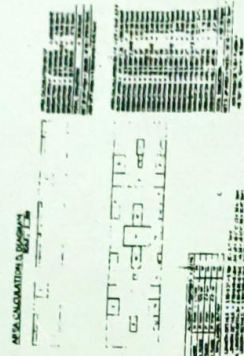
AAAF132002

24162010

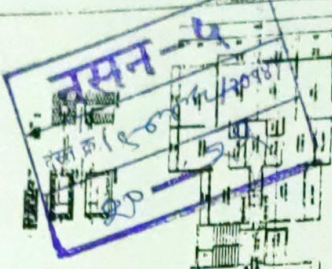
NO.	DESCRIPTION	UNIT
1
2
3
4
5
6
7
8
9
10



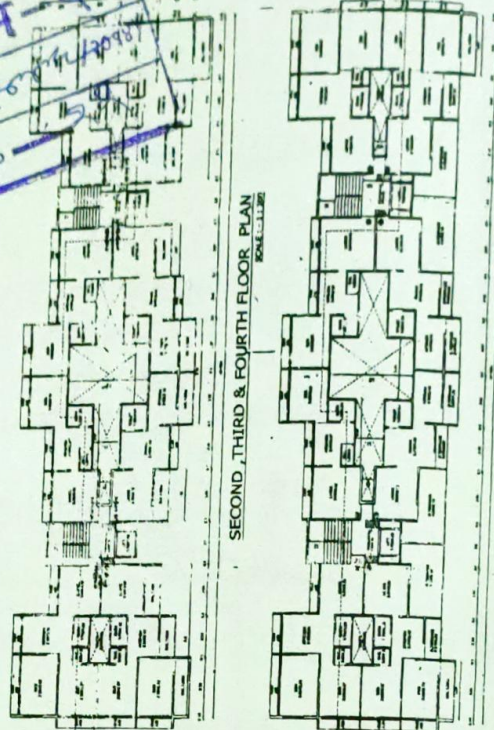
SITE PLAN
SCALE 1:1,000



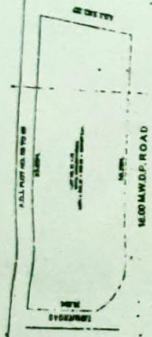
REAR ELEVATION
SCALE 1:1,000



SECOND, THIRD & FOURTH FLOOR PLAN
SCALE 1:1,000

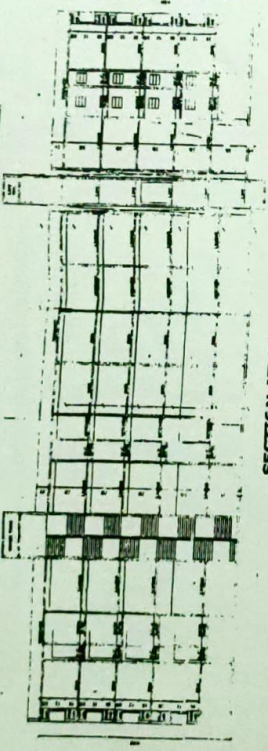


FIRST FLOOR PLAN
SCALE 1:1,000



PLOT BEFORE AMALGAMATION
SCALE 1:1,000

PLOT AFTER AMALGAMATION
SCALE 1:1,000



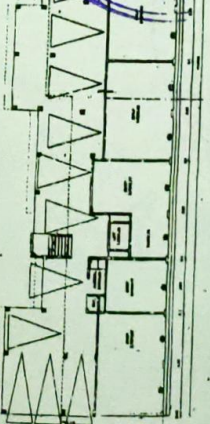
SECTION AT A-A
SCALE 1:1,100



FRONT ELEVATION
SCALE 1:1,100



GROUND FLOOR PLAN
SCALE 1:1,000





संगळवार, 09 डिसेंबर 2014 5:41 म.नं.

दस्त गोषवारा भाग-1

नसन5

897 22

दस्त क्रमांक: 9446/2014

दस्त क्रमांक: नसन5 /9446/2014

बाजार मूल्य: रु. 6,90,000/-

मोबदला: रु. 6,90,000/-

भरलेले मुद्रांक शुल्क: रु. 41,400/-

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

पावती: 11547

पावती दिनांक: 09/12/2014

अ. क्र. 9446 वर दि. 09-12-2014

सादरकरणाचा नाव: श्री. संजय निवृत्ती गायकवाड

रोजी 5:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 6900.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

दस्त हजर करणाऱ्याची सही:

एकुण: 7360.00

सह. मुख्य न्यायाधीश वरिष्ठ वर्ग-२
नाशिक-५

सह. Joint Sub Registrar Nashik-5
नाशिक-५

दस्ताचा प्रकार: ऑनलाईन टू सेल

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

शिक्का क्रं. 1 09 / 12 / 2014 05 : 30 : 38 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 09 / 12 / 2014 05 : 33 : 00 PM ची वेळ: (फी)





09/12/2014

सूची क्र.2

दुय्यम निबंधक: सह दु.नि. नाशिक 5

दस्त क्रमांक : 9446/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) नाशिक शहर

(1) बिलेखाचा प्रकार अॅग्रीमेंट टू सेल

(2) मोबदला 690000

(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 690000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : , इतर माहिती : , इतर माहिती: मौजे नाशिक येथील सर्व्हे नंबर- 226/1/1/1/1 प्लॉट नंबर-1+2 यांसी एकुण क्षेत्र- 1057.80 चौ.मी., यावर बांधलेल्या समर्थ ड्रिम्स अपार्टमेंट मधील तळ मजल्यावरील शाँप नंबर- एम-13 यांसी ब्रिस्ट्रप क्षेत्र- 18.86 चौ.मी. ((Survey Number : 226/1/1/1/1 ; Plot Number : 1+2 ;))

(5) क्षेत्रफळ

1) 18.86 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-जयश्री डेव्हलपर्स तर्फे भागीदार - श्री. सागर दिलीपभाई भुत वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: दिलीपभाई भुत फ्लॉट नंबर-1, संकल्प अपार्टमेंट, इंदिरा नगर, नाशिक, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, नाशिक. पिन कोड:-422009 पॅन नं:- AAHFJ3299B

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-श्री. संजय निवृत्ती गायकवाड वय:-44; पत्ता:-, - , मन किरण, सरदार पटेल नगर, पोकार कॉलनी जवळ, मेरी, नाशिक, - , - , Akrale, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422004 पॅन नं:-AGMPG8295M

(9) दस्तऐवज करून दिल्याचा दिनांक 09/12/2014

(10) दस्त नोंदणी केल्याचा दिनांक 09/12/2014

(11) अनुक्रमांक, खंड व पृष्ठ 9446/2014

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 41400

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 6900

(14) शेना

मुख्याक्रमासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक एन-२
नाशिक-५.