

340/6520

Monday, July 01, 2024

3:48 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8106

दिनांक: 01/07/2024

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन3-6520-2024

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: सचिन जगन्नाथ महाजनी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1160.00

पृष्ठांची संख्या: 58

एकूण:

रु. 31160.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:07 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik

वाजार मुल्य: रु.4224000 /-

मोबदला रु.4230000/-

भरलेले मुद्रांक शुल्क : रु. 253800/-

सह. दुस्यम निबंधक वर्ग-२
नाशिक-३.

1) देयकाचा प्रकार: DHC रक्कम: रु.1160/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624283505695 दिनांक: 01/07/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004523435202425P दिनांक: 01/07/2024

वँकेचे नाव व पत्ता:

मुळ दस्त परत केला
व सही घेतली.



01/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 6520/2024

नोदणी :

Regn.63m

गावाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	4230000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4224000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे नाशिक शिवारातील सर्व्हे नं 806/2अ/9/806/2ब/4 2 यातील प्लॉट नं 7/8 यासी क्षेत्र 4162.61 चौ.मी. यावरील रचित कल्पवृक्ष अपार्टमेंट या इमारतीतील विल्डींग नं 1 मधील बाराव्या मजल्यावरील फ्लॅट नं 1204 यांसी कारपेट क्षेत्र 69.28 चौ.मी. व बाल्कनीचे क्षेत्र 8.85 चौ.मी.((Survey Number : 806/2अ/9/806/2ब/4 2 ; Plot Number : 7/8 ;))
(5) क्षेत्रफळ	1) 69.28 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. एस. एम. इन्टरप्रायजेस भागीदारी संस्था तर्फे भागीदार शितल सुमितलाल शाह यांचे तर्फे वि.मु. म्हणून गुलाब राजाराम जाधव वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला , इमारतीचे नाव: रचित क्लासिक अपार्टमेंट, ब्लॉक नं: कुलकर्णी बाग लेन नं 2 , रोड नं: कॉलेज रोड नाशिक, महाराष्ट्र, णास:ई.क्र. पिन कोड:-422005 पॅन नं:-AATFS5747B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन जगन्नाथ महाजनी वय:-45; पत्ता:-प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: उल्हे नवी मुंबई, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-AUSPM5205F 2): नाव:-अनघा सचिन महाजनी वय:-39; पत्ता:-प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 14 उल्हे नवी मुंबई, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410206 पॅन नं:-CRHPM7588R
(9) दस्तऐवज करून दिल्याचा दिनांक	01/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	01/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6520/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	253800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सुची क्र.11

नादणी नंतरची प्रथम प्रत

अगणकीय अभिलेखातील प्रत
अरसल वरहुकुम नक्कल

मह. दुय्यम निबंधक वर्ग-२

नाशिक-३.



CHALLAN
MTR Form Number-6



GRN	MH004523435202425P	BARCODE	Date 01/07/2024-12:48:32		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	NSK3_NASHIK 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AATFS5747B			
Location	NASHIK		Full Name	S M ENTERPRISES			
Year	2024-2025 One Time		Flat/Block No.	FLAT NO 1204 RACHIT KALPAVRIKSHA			
Account Head Details	Amount In Rs.	Premises/Building					
0030046401 Stamp Duty	253800.00	Road/Street	DEEPALI NAGAR MUMBAI NAKA				
0030063301 Registration Fee	30000.00	Area/Locality	NASHIK				
		Town/City/District					
		IN	4	2	2	0	0
		Remarks (If Any)	PAN2=AUSPM5205F--SecondPartyName=MR SACHIN JAGANNATH MAHAJANI-CA=4230000-Marketval=4224000				
		Amount In	Two Lakh Eighty Three Thousand Eight Hundred Rupee				
Total	2,83,800.00	Words	s Only				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	10000502024070102596	8025738862039			
Cheque/DD No.	Bank Date	RBI Date	01/07/2024-12:48:53	Not Verified with RBI			
Name of Bank	Bank-Branch		STATE BANK OF INDIA				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

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१-४४



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुरयम निबं
नाही.

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	0624283505695	Date	28/06/2024
Received from S M Enterprises, Mobile number 9000000000, an amount of Rs.1160/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.			

Payment Details

Bank Name	SBIN	Date	28/06/2024
Bank CIN	10004152024062805390	REF No.	418038845958

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

Signature

1

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READY RECKNER CHART NO. 1.3.1
RATE RS. 49,140/- PER SQ.MTR.
CARPET AREA OF FLAT 69.28 SQ. MTRS.
BALCONY AREA 8.85 SQ. MTRS.
CONSIDERATION RS. 42,30,000/-
MARKET VALUE RS. 42,24,000/-
STAMP RS. 2,53,800/-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this
day of July 2024.

B E T W E E N

M/S. S.M. ENTERPRISES, (PAN AATFS 5747 B), A Partnership Firm having its address at Ground Floor, Rachit Classic Apartment, Kulkarni Baug Lane No. 2, Off. College Road, Nashik 422 005 through its PARTNER MR. SHITAL SUMATILAL SHAH, Age 49 Years, Occupation Business, ADHAR NO. 9808 9168 6249, E-mail - rachitbuilders@gmail.com. R/o. Nashik.

Hereinafter referred to as the **VENDOR/PROMOTER** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the **FIRST PART**.

A N D

[1] MR. SACHIN JAGANNATH MAHAJANI
Age - 45 Years, Occupation - Service,
PAN - AUSPM5205F
ADHAR NO. 4207 6826 1972
Mob No. 7738420255
Mail Id - mahajani_sachin@rediffmail.com

[2] MRS. ANAGHA SACHIN MAHAJANI
Age - 39 Years, Occupation - Housewife,
PAN - CRHPM7588R
ADHAR NO. 9913 1666 4513
Mob No. 9922124111
Mail Id - asmahajani84@gmail.com

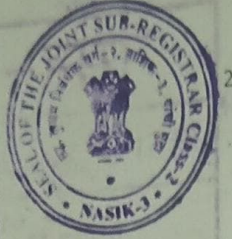
Both R/o. Flat No. 501, Sec-9, Plot No -14, ULWE, Navi Mumbai-410206.

WHEREAS the vendor/Promoter is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the land situated at **Nashik**, Tal. Dist. Nashik, more particularly described in the first schedule written hereunder.

AND WHEREAS M/s. Happy Home Developers purchased Plot No. 7 and 8 from Sun Infrastructure Pvt. Ltd., Zeel Infra Projects Pvt. Ltd., and Pavan Vijay Jadhav by registered Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 6858/2020 on 22/9/2020 and as such name of the M/s. Happy Home Developers mutated in the owners column under M. E. No. 403445 on 4/10/2020.

AND WHEREAS the earlier owner M/s. Happy Home Developers agreed to sell and vendor has agreed to purchase the said property and M/s. Happy Home Developers executed Agreement of Sale dated 31/12/2020 in favour of the vendor which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 3610/2021 on 19/4/2021 and the terms and conditions of the said

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agreement were fulfilled by both the parties and the vendor /Promoter has purchased the said property from the M/s. Happy Home Developers by a sale deed dated 16/09/2021 which is duly registered at the office of Sub Registrar, Nashik 3 at Sr. No. 7757 on 23/9/2021 and name of the vendor /Promoter is mutated in the owners column of the record of rights and the vendor/Promoter has absolute right to develop said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the vendor/Promoter may deem fit and proper.

AND WHEREAS the said property is duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under Order of Collector, Nashik under No. Maha/Kaksha3/4/ BI. SHE. PA. KRA./55/2008 Dated 9/7/2008 for S. NO. 806/2B/1, 806/4, 806/2A/9 and 806/2B/2 total admeasuring 39267.00 Sq. Mtrs.

AND WHEREAS vendor/Promoter has purchased TDR of 330.10 Sq. Mtrs. (usable 810.00 Sq. Mtrs.) from DRC No. 916 A Dated 21/05/2020 from Hiralal Surajkaran Surana by sale deed dated 22/09/2021 which is duly registered at the office of Sub Registrar, Nashik 5 at Sr. No. 9389 on 22/09/2021 and the vendor/Promoter has prepared a building plan by using the TDR/Premium FSI/Ancillary FSI/in situ /TDR which is duly approved by the Nashik Municipal Corporation under commencement certificate No. LND/BP/A4/321/2021 on 3/11/2021 and the Vendor/ Promoter has commenced the construction of the building, hereinafter referred to as the SAID BUILDING.

AND WHEREAS Vendor/promoter has amalgamated Plot No. 7 & 8 which is duly approved from Nashik Municipal Corporation, Nashik under No. A4/321/2021 on 3/11/2021 and whereby new 7/12 extract is prepared for plot No. 7 & 8 which became plot No. 7/8 of S.No. 806/2A/9/806/2B/4 2 total Plot area admeasuring 4162.61 Sq.Mtrs.

AND WHEREAS as per the approved building plan vendor/promoter shall construct three independent building, Building No. 1 consisting of shops and residential flats, Building No. 2 and 3 consisting of 9 row bungalows respectively total 18 row bungalows. But all the buildings shall have common basement which shall be use by the building No. 1 for residential flats parking only. The Row bungalow shall have their car park in front of their row bungalow and each row bungalow shall have compound wall, both the building shall have the common access from the main road.

AND WHEREAS the promoters have accrued the title of absolute ownership to the said property and well seized and possessed of the same.

AND WHEREAS the said property is free from all or any encumbrances and the title of the vendor is clear, negotiable and marketable. The said property is not subjected to any encroachments and there are no tenants in the said property. The property is not subjected to any attachment, the property is also not subjected to any road widening nor acquisition or requisition by any Govt. or local authorities.

AND WHEREAS the Promoter is entitled to construct buildings on the project land in accordance with the recitals hereinabove;

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

AND WHEREAS the Promoter has proposed to construct on the project land three Buildings, one consisting of Ground Floor for partly commercial units and First to Upper Twelve Floors residential units and twelve floor above as

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recreational floor and another Two building consisting of 18 row bungalows as per approved building plan for residential purpose.

AND WHEREAS the vendor has decided to develop the said property by constructing an ownership flats/commercial shops/Row Bungalows building in the name of **RACHIT KALPAVRIKSHA APARTMENT** which consists of residential and commercial units.

AND WHEREAS the Allottee is offered an **Apartment/Flat number 1204 on the Twelfth Floor in the building No. 1** (herein after referred to as the said "Apartment") in **RACHIT KALPAVRIKSHA** (herein after referred to as the said "Building") being constructed on the said property, by the Promoter, the said apartment is more particularly described in the second schedule written hereunder.

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

AND WHEREAS the Promoter has appointed a structural Engineer **Mr. Sanjeev M. Patel** for the preparation of the structural design and drawings of the buildings, the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 under No. P51600032391 ON 04/01/2022 with the Real Estate Regulatory Authority.

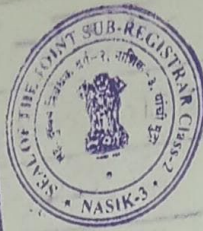
AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **Rupali & Vivek Jaykhedkar** and of such other documents as are specified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

AND WHEREAS the authenticated copies of Certificate of Title issued by the Advocate **Shri Subodh M. Shah** of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto.

AND WHEREAS the promoter has decided to subject the property to the provisions of Apartment Ownership Act and as such the promoter shall form the association of apartment owners by registering the declaration of apartment as per the provisions of apartment ownership act and on completion of the building and on receipt of the completion certificate from Nashik Municipal Corporation the necessary deed of apartment shall be executed in the name of the purchaser in respect of the apartment agreed to be purchased by the allottee. As the three buildings are different the percentage of votting and ownership shall be in proportion to the carpet area of the individual units.

AND WHEREAS the authenticated copies of the plans of the construction as proposed by the Promoter and according to which the construction of the building is proposed is annexed hereto.

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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 are annexed hereto.

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

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

AND WHEREAS the vendor/promoter has informed the purchasers/allottees that though the building plan is approved by Nashik Municipal Corporation on the basis of the basic FSI/Premium FSI/Ancillary/in situ/TDR as mentioned in the clause 7 of this agreement of sale (available/purchased balance FSI) and area of the said property consisting of three Buildings, one consisting of Ground Floor for partly commercial units and First to Upper Twelve Floors residential units and twelve floor above as recreational floor and another two building consisting of 18 row bungalows by using the aforesaid TDR available on the said property, the vendor /promoter intends to use additional TDR/Premium FSI/Ancillary FSI/in situ FSI if allowed and take all the benefits as may be made available on the said property for additional construction in view of the new DC rules to be applicable and as such the vendor /promoter shall be entitled to revise and amend the building plan by using and utilising the additional TDR/Premium FSI/Ancillary FSI/in situ FSI by way of premium or otherwise and in such case additional floors may be sanctioned by Nashik Municipal Corporation and all the benefits of the said additional floors or construction as may be made available on the said property to the vendor /promoter and the vendor/promoter shall have rights to construct such additional floors as may be sanctioned by Nashik Municipal Corporation and the vendor/promoter shall be entitled to sell, alienate or dispose off the same and the purchaser/s gives his/her/their specific consent for the amendment and revision of the building plan. Provided always that the promoter shall take prior consent from the purchaser / allottees for amendment of the building plan, if the area, location and size of the apartment of the purchaser/allottees is adversely affected.

AND WHEREAS the Allottee has applied to the Promoter for allotment of **Flat No. 1204 on the Twelfth Floor in the building No. 1 RACHIT KALPAVRIKSHA APARTMENT.**

AND WHEREAS the carpet area of the said Apartment is 69.28 Sq. Mtrs. and Balcony 8.85 Sq. Mtrs. and "carpet area" as per RERA means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony / Varanda appurtenant to the said Apartment for exclusive use of the Allottee and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

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

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AND WHEREAS prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. 50,000/- (Rupees Fifty Thousand Only)** being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment and receipt whereof the Promoter hereby admit and acknowledge and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. Notwithstanding anything stated in any other document/ allotment letter given or communicated with the allottee anytime prior, this agreement shall be considered as the only document and its conditions shall be read as the only conditions valid and basis for which the said unit is agreed to be sold to the allottee.

AND WHEREAS the purchaser/allottee has independently verified the title of the said land, building plan, the specifications and amenities provided in the said building and common facilities as detailed by the promoter and the purchaser/allottee is satisfied about the same and after the satisfaction the purchaser has agreed to purchase the apartment from the promoter / vendor.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment as described herein after.

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

1. CONSTRUCTION OF PROJECT / APARTMENT - The Promoter shall construct on the project land three Buildings, one consisting of Ground Floor for partly commercial units and First to Upper Twelve Floors residential units and twelve floor above as recreational floor and another two building consisting of 18 row bungalows as per approved building plan for residential purpose on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority at present and as may be made available by the Nashik Municipal Corporation by using and utilizing additional FSI as may be made available by local authority. 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 additions required by any Govt. Authorities or due to change in law.
 - 1.a That there is a common basement below entire buildings including the row bungalow buildings. But the owners of Row Bungalows shall not have right of the parking in the basement as separate parking is provided to them in front of the row bungalows. The Flat owners of the main building shall not park their vehicle in front of the shops as well as row bungalows. The Shops owners shall not park their vehicle in the basement area but they shall park their vehicle in front margin of their shops only.
 - 1.b The owners of Row Bungalows as well as flat shall have equal rights to use all common amenities provided by the vendor in the total project although the shops owners shall not be entitled to any of the common amenities which are exclusively provided to row bungalows and flat owners and as such the flat owners shall not obstruct the row

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bungalows owners from using any of the common amenities in the main flat buildings/recreation floor.

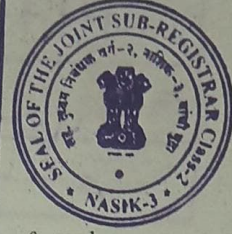
2. CONSIDERATION, PRICE OF THE SAID APARTMENT -

- 2.1 The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Apartment/Flat No. 1204 on the Twelfth Floor in the building No. 1 admeasuring 69.28 Sq. Mtrs. Carpet area and Balcony area 8.85 Sq. Mtrs.** hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the consideration of **Rs. 42,30,000/-** and the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule annexed herewith.
- 2.2 The Allottee has paid on or before execution of this agreement a sum of **Rs. 50,000/- (Rupees Fifty Thousand only) by Cheque No. 017144 drawn on Bank of Maharashtra, Solapur Dated 10/06/2024.**
- 2.3 The allottee hereby agrees to pay the balance amount of **Rs. 41,80,000/- (Rupees Forty-One Lakh Eighty Thousand only)** in the following manner: -

Sr. No.	Particulars	Amount
1	To be paid to the Promoter on completion of Basement slab of the building in which the said apartment is located.	14,30,500/-
2	To be paid to the Promoter on completion of the second slab of the building in which the said Apartment is located.	4,23,000/-
3	To be paid to the Promoter on completion of the fourth slab of the building in which the said Apartment is located.	4,23,000/-
4	To be paid to the Promoter on completion of the Sixth slab of the building in which the said Apartment is located.	4,23,000/-
5	To be paid to the Promoter on completion of the Eighth slab of the building in which the said Apartment is located.	2,11,500/-
6	To be paid to the Promoter on completion of the Tenth slab of the building in which the said Apartment is located.	2,11,500/-
7	To be paid to the Promoter on completion of the brick work & internal plaster of the premises allotted in which the said Apartment is located.	4,23,000/-
8	To be paid to the Promoter on completion of the external and plumbing work of the premises allotted in which the said Apartment is located.	2,11,500/-
9	To be paid to the Promoter on completion of the tiles, coloring and electric work of the premises allotted in which the said Apartment is located.	2,11,500/-
10	To be paid against and at the time of handing over of the possession of the Apartment to the Allottee.	2,11,500/-
	Total	41,80,000/-

- 2.4 The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes

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which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.

- 2.5 The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies /Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order /rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments. The Promoter may charge the allottee separately for any up gradation/changes specifically requested or approved by the allottee in fittings, fixtures and specification and any other facility which have been done on the allottee's request.
- 2.6 The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments as the Promoter and allottee may decide for the period by which the respective installment has been preponed.
- 2.7 The Promoter shall confirm the final carpet area before giving possession of the flat that has been allotted to the Allottee 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 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 before giving the possession to the purchaser. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee 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.

3. MODE OF PAYMENT - Subject to the terms of the agreement and the promoter abiding by the construction milestones (not valid in special cases where specific dates are mentioned), the allottee shall make all payments, within the stipulated time as mentioned in the payment plan through A/c payee cheque/ demand draft or online payment (as applicable) in favour of **M/S. S.M.ENTERPRISES, Nashik.**

It is not at all binding on the Promoters to issue a formal demand for the payment. The Allottee (s)/s is/are bound to make the said payment as per stages as provided herein without committing default thereof. The Promoter/s in their discretion send a formal letter of demand on the address of the Allottee (s)/s by mail or courier or by any other mode as may be deemed fit. The Allottee (s)/s is aware of the stages up to which the work is completed and shall make payment of all installments which became due as provided hereafter within **7 days** from the date hereof and remaining installments in time. Time is the essence of contract.

4. ADJUSTMENT/ APPROPRIATION OF PAYMENT - The Allottee authorizes 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 undertakes

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not to object / demand / direct the Promoter to adjust his payments in any manner.

5. 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 installments on the due dates, the allottee 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 to the promoter till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest expenses thereof shall not itself be considered as waiver of the right of the promoter under this agreement, nor shall it be construed as condonation of delay by the promoter. The amount of interest may be informed to the allottee from time to time or on completion of the said project /apartment, and the allottee has agreed to pay the same as and when demanded before the possession of the said apartment.

6. OBSERVATIONS OF CONDITIONS IMPOSED BY LOCAL/ PLANNING AUTHORITY - 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 State and or central Govt. including Environmental department at the time of sanctioning the plans or any time thereafter or at the time of granting completion certificate or anytime thereafter. The promoter shall before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

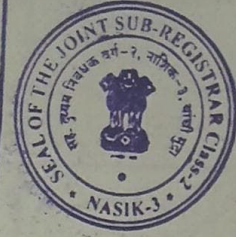
Notwithstanding anything to the contrary contained therein, the purchaser shall not claim possession of the said premises until the completion certificate is received from the local authority and the purchasers has paid all the dues payable under this agreement in respect of the said premises to the promoters and has paid the necessary maintenance amount/ deposit, payable under this agreement to the promoters.

Howsoever for the purpose of defect liability towards the promoters, the date shall be calculated from the date of handing over the possession to the purchasers for fit outs and interior works and that the said liability shall be those responsibilities which are not covered under maintenance of the said premises / building / phase/ wing as stated in the said agreement. That further it has been agreed by the purchasers that any damages or change done within the premises sold or in the building done by him or by any third person on behalf of the purchasers then the purchasers expressly absolves the promoters from the same liability and specifically consents that on such act done, he shall waive his right to enforce the defect liability on and towards the promoters.

Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the allottee and common areas to association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allote shall make timely payments of the installment and other dues payable by him / her and meeting the other obligation under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause herein above. ("Payment Plan").

7. DISCLOSURE AS TO FLOOR SPACE INDEX - The Promoter hereby declares that the floor space index available as on date in respect of the project as follows: -

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AS PER 7/12 EXTRACT LAND AREA 4162.61 SQ. MTRS.
LAND AREA AS PER PRO-RATA 5418.05 SQ. MTRS.
BASIC FSI 5959.85 SQ. MTRS.
PREMIUM FSI 2677.00 SQ. MTRS.
IN SITU/TDR 810.00 SQ. MTRS.
ANCILLARY FSI 5479.65 SQ. MTRS. for Residential units
ANCILLARY FSI 251.29 SQ. MTRS. for Commercial units

Promoter has right to use total area 15177.80 Sq. Mtrs. AND as per approved building plan and the vendor intends to utilized 15177.80 Sq. Mtrs. FSI as per the approved building plan.

8. DISCLOSURE AND INVESTIGATION OF MARKETABLE TITLE - The promoter has made full and true disclosure of the title of the said land as well as encumbrance, if any, known to the promoter in the title report of the advocate. The promoter has also disclosed to the allottee/ nature of its right, title and interest or right to construct building/s and also give inspection of all documents to the allottees, as required by the law. The allottee having acquainted himself with all facts and right of the promoter and after satisfaction of the same has entered into this agreement.

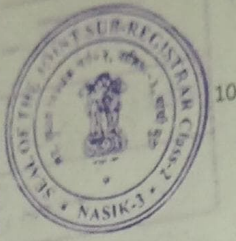
9. SPECIFICATIONS AND AMENITIES - The specifications and amenities of the apartment to be provided by the promoter in the said project and the said apartment are those that are set out in Schedule IV hereto. Common amenities for the project on the said land are stated in the schedule V annexed hereto. In the project multi storied high rise building /wings are under construction and considering to maintain the stability of the building and internal structures, herein specifically informed by its consultants not to allow any internal changes. As per our policy there shall be no customization permitted inside the said apartment. Changes such as civil, electrical, plumbing, etc. shall not be allowed during construction as well as anytime thereafter.

10. TIME ESSENCE - If the Promoter fails to abide by the time schedule for completing the project and handing over the Plot to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

11. TERMINATION OF AGREEMENT - Without prejudice to the right of Promoters to charge interest in terms of sub clause above, on the Purchasers committing default in payment on due date of any amount due and payable by the Purchasers to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchasers committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement.

Provided that, Promoters shall give notice of fifteen days in writing to the Purchasers, by Registered Post AD at the address provided by the Purchasers and mail at the e-mail address provided by the Purchasers, 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 Purchasers fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

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Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund the amount till then received from the Purchasers subject to adjustment and recovery of any agreed liquidated damages of any other amount which may be payable to promoter without any interest thereon within a period of 30 days of the termination, the installments of the sale consideration of the apartment which may till then have been paid by the allottee to the promoter.

The Promoter shall be entitled to deduct the earnest money that is amount equal to 20% of the consideration money paid by the Purchaser/s to the Promoter and refund the balance installment amounts. The amounts paid by the Purchaser/s to the Promoter till then towards G.S.T. and other like taxes shall be non-refundable. On the Promoter terminating this Agreement under this clause, they / he shall be at liberty to sell and dispose of the "said premises" to any other persons/parties as the Promoter may deem fit and proper, at such price and upon such terms and conditions as the Promoter may determine and the Purchaser/s shall not be entitled to raise any dispute or objection to such sale or to claim any compensation or damages of any nature whatsoever from the Promoter by reason of such sale or transfer being affected by the Promoter in favor of any other person/s or party.

12. POSSESSION OF APARTMENT – The Promoter shall give possession of the Apartment to the Allottee on or before 31/03/2026. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons not beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of the said premises on the aforesaid date, if the completion of the said project or building/wing in which the said premises is to be situated is delayed on account of –

- i. Non-availability of sand, steel, cement, other building material, water or electric supply.
- ii. War, Civil Commotion or act of God.
- iii. Any notice, order, rule, notification of the Government and / or other public or Competent Authority or any Decree/Order of any Court/Tribunal/ Authority.
- iv. Any Prohibitory or Injunction Order from any Court of Law.
- v. Pendency of any litigation and any order therein.
- vi. Delay or default in payment of any installment or dues by the Flat Purchaser.
- vii. Delay by Local Authority in issuing or granting necessary Completion Certificate or Occupation Certificate.
- viii. Any other circumstances beyond the control of the Promoters or force majeure.
- ix. Changes in any rules, regulations, bye-laws of various statutory bodies and authorities from time to time affecting the development and the project.
- x. Delay in grant of any NOC/ permission/ license/ connection installment of any services such as elevators, electricity and water connections and meters to the project/ flat/ premises/road etc. or completion certificate from any appropriate authority.
- xi. Extension of time for giving possession as may be permitted by the Regulatory authority under Real Estate (Regulation and Development) Act, 2016 for reason where actual work of said project/building could not be carried by the promoters as per sanctioned plan due to specific stay or injunction orders relating to the said project from any Court of

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law, or Tribunal, competent authority, statutory authority, high power committee etc. or due to such circumstances as may be decided by the Authority.

If, however, the completion of the Project is delayed due to the Force Majeure conditions then the Purchasers agrees that the Promoters shall be entitled to the extension of time for delivery of possession of the said Premises, provided that such Force Majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchasers agrees and confirms that, in the event it becomes impossible for the Promoters to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoters shall refund to the Purchasers the entire amount received by the Promoters from the purchaser at the earliest without any interest. On refund of the money paid by the Purchasers, Purchasers agrees that he/ she shall not have any rights, claims etc. against the Promoters and that the Promoters shall be released and discharged from all its obligations and liabilities under this Agreement.

13. PROCEDURE FOR TAKING POSSESSION - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee 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. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

13.1 Failure of Allottee to take Possession of Apartment : Upon receiving a written intimation from the Promoter as per above clause, the Allottee 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. In case the Allottee fails to take possession within the time provided in above clause such Allottee shall continue to be liable to pay maintenance charges as applicable.

13.2 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of 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 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 shall not carry out any alterations of the whatsoever nature in the said apartment of phase/ wing and in specific the structure of the said unit of the said building which shall include but not limit to columns, beams, etc. or in the fittings therein, in particular it is hereby agreed that the allottee 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 the works are carried out without the written consent of the promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

That it shall be the responsibility of the allottee to maintain his apartment in a proper manner and take all due care needed including but not limiting to the

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joints in the tiles in his flat are regularly filled with white cement /epoxy to prevent water seepage.

That the allottee has been made aware and that the allottee expressly agrees that the regular wear and tear of the unit includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variations in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

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 and that all equipment, fixtures and fittings shall be maintained and covered by maintenance / warranty contracts so as to be in sustainable and in proper working condition. It is the responsibility of the allottee/ purchaser/s to continue warranty on the products/ equipment used inside the *said premises* 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.

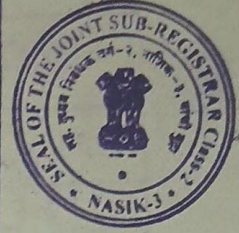
It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structures built of the unit and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

14. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He/she shall use the parking space only for purpose of keeping or parking vehicle.

15. FORMATION OF APARTMENT - The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Association to be known by such name as the Promoter may decide and for this purpose also 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 Association of Apartment Owners and for becoming a member, including the bye-laws of the proposed association and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee 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 as the case may be, or any other Competent Authority.

15.1 TRANSFER OF TITLE - The Promoter shall, within three months of registration of the Association or within three months from the completion certificate from Nashik Municipal Corporation, whichever is later cause to be transferred to the association all the right, title and the interest of the Vendor/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated, provided that all the flat purchasers have paid their respective amount of consideration to the vendor.

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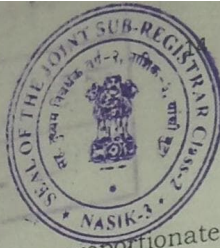


15.2 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the equal share of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. 2000/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the association as aforesaid. On such conveyance / assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be. Provided that the Promoter shall be liable to pay only the municipal rates and taxes, at actual, in respect of the unsold units in the Buildings to be constructed on the said property.

16. The above amount of consideration does not include the following expenses which the Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts: -

- (i) Rs. 251/- for share money, application entrance fee of the association.
 - (ii) Rs. 5000/- for formation and registration of the association.
 - (iii) Rs. 1000/- for proportionate share of taxes and other charges /levies in respect of the association.
 - (iv) The purchaser shall deposit such amount as may be demanded by the promoters towards the maintenance of the entire building and on receipt of such amount of maintenance from all the flat owners, the vendor shall deposit the said amount in bank in the name of the association of apartment owners to be formed and the interest thereon shall be utilized towards the maintenance of the building. Except the said amount of maintenance all the premises holders in the building shall contribute monthly /annually maintenance for maintaining the building.
 - (v) That the flat owners, shop/s owners and row bungalow owners shall become member of the association. The owners of row bungalow/flat shall share equally the monthly or yearly maintenance or as may be decided by the vendor.
 - (vi) Shop owners shall not have to contribute for the above maintenance as separate maintenance amount shall be paid by the shop/s owners for maintenance of the shopping area as may be decided by the vendor. Because the common water and electric meter shall be separately provided to the shop owners.
 - (vii) The shop owners can install their out door unit of AC on the back side wall of the shop and the flat owners/bungalow owners will allow entry to shop owners/ maintenance agency in apartment for maintenance of the same.
- The above amount of consideration includes the following expenses: -

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An amount towards the proportionate expenses of installation charges for common water meter, and electric meter, individual electric meter, connection, proportionate amount towards the MSEB ORC charges and deposit and installation charges, etc. and common water meter connection charges shall be borne by the vendor/ promoter.

17. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER -

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

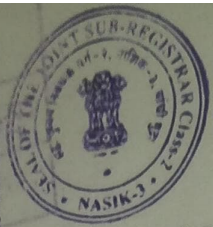
- i. The Promoter has clear and marketable title with respect to the project land; the requisite rights to carry out development upon the said Land and absolute, actual, physical and legal possession of the said land for project;
- ii. The Promoter has lawful rights and requisite approvals from the competent 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/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment / Plot] to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Schedule property is not the subject matter of any HUF and that no part thereof is owned by any minor and or no minor has any right, title and claim over the Schedule Property.

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- xi. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the occupation certificate is received and thereafter by the association or the purchasers.
- xii. 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.
- 18.** It is further agreed by and between the parties that the Promoters shall not be liable to pay any maintenance and/or the adhoc maintenance charges for the unsold premises till final conveyance of the said unsold premises. It is further agreed and understood between the Parties that after the formation of the Organization, the Promoters shall be absolutely entitled to hold and shall have absolute authority and control as regards the unsold premises, units, etc. and all the amenities and facilities in the said Project. The Promoters shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the unsold flats along with the other amenities in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice without payment of any premium or transfer fees or charges, donation or compensation or costs in any form. Neither the Purchasers herein, nor the Organization shall object to or dispute to any such transaction dealing with the unsold units. The promoters upon intimating to the Organization the name or names of the Purchasers or acquirer/s of such unsold flats and amenities, the Organization shall forthwith accept and admit such Purchasers and acquirer/s as the Flat Purchasers and shareholder/s and/or members of the Organization, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same, and without charging/ recovering from such Purchasers and acquirer/s as any premium, fees, donation or any other amount of whatsoever nature in respect thereof. Maintenance will not be collected for unsold units. If the unit is sold & Allottee (s)/s is/are not staying still it is mandatory for him/her/them to pay his outgoings for the same
- 19.** The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows: -
- To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of 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.
 - 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, Lift, etc. or any other structure of the building in which the Apartment is situated, including entrances of the building in which the

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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 in this behalf, the Allottee shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee 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 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 colour 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 tenantable 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, Pardis 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 for 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 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 shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the association 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 Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local

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authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the association 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 this Agreement.

- xi. The Purchaser/s shall allow the Promoter and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the "said premises" or any part thereof for the purpose of making, maintaining, repairing, improving, replacing, re-building, cleaning, lighting and keeping in order and good condition the said infrastructural facilities as also services, drains, pipes, cables, water connections, telephone and electric connections, wires, part structures and other conveniences belonging to or serving the "said premises" or the building in which the "said premises" are located and for the purpose of laying down, maintaining, repairing and testing drainage lines, water pipes and electric wires and for similar purposes.
- xii. Not to make any changes in elevation such as enclosures in terraces, balconies, dry balconies, addition of grills, etc. and installations of dish antennas without the permission of the vendor.
- xiii. Not to change the windows, window grills, railings of the said flat.
- xiv. The allottee/purchaser or any owner or occupier of the tenaments in the building shall not be entitled to disturb the homogeneity of the building or to erect any outer expansion by any manner and to install or to erect any type of permanent or temporary structure on the terrace or to store soil or heavy things on terrace. The allottee/ purchaser also shall not obstruct by act and/ or omission any outlet of drain or rain or water or sewerage in any manner.
- xv. It is further provided that if any additional amenities are demanded by the Allottee (s)/s or the specifications as set out are changed, then the Allottee (s)/s in both the events has to pay additional costs for the changes. The cost of the said modifications shall be as decided by the Promoter/s and his decision shall be final and the amount shall be paid as decided and agreed at the relevant time.
- xvi. After the possession of the "said premises" is handed over to the Purchaser/s if any additions or alterations in or about or relating to the Buildings are required to be carried out by the Government, Local Authority or any other Statutory Authority, the same shall be carried out of various "said premises" in the Buildings or Wings at purchasers own costs and the Promoter shall not be in any manner liable or responsible for the same.
- xvii. The Allottee (s)/s consents and authorizes the promoters to utilize and take access from marginal open areas of the building or wing or project and take connections from existing water, electricity, sewage and drainage lines and other convenience etc. in the said building/ phase/ project as and when they require to do so for carrying out further development and the construction of entire project.
- xviii. It is hereby made clear that the furniture layout, colour scheme, specifications, amenities, elevation treatment, trees, lawns, garden etc. shown in the pamphlets, brochure, literature, hoardings, website and other promotional media are shown only for advertisement and the same

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are not agreed to be provided by the Promoters unless specifically mentioned and agreed in this agreement.

20. SEPARATE ACCOUNT FOR SUMS RECEIVED - The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the association towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

21. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him 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 association and until the project land is transferred to the association as hereinbefore mentioned.

22. 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 who has taken or agreed to take such Apartment.

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

24. 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 /building, as the case may be.

25. RIGHT TO AMEND - This Agreement may only be amended through written consent of the Parties.

26. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /SUBSEQUENT ALLOTTEES - It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

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27. SEVERABILITY - If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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 confirm to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

28. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT - Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment] to the total carpet area of all the Apartments in the Project.

29. 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.

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

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

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

PURCHASERS NAME AND ADDRESS :-

[1] MR. SACHIN JAGANNATH MAHAJANI
Mail Id - mahajani_sachin@rediffmail.com

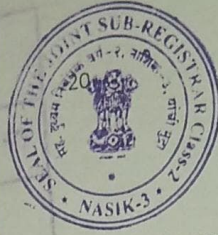
[2] MRS. ANAGHA SACHIN MAHAJANI
Mail Id - asmahajani84@gmail.com

Both R/o. Flat No. 501, Sec-9, Plot No -14, ULWE, Navi Mumbai - 410206.

PROMOTERS NAME: -

M/S. S.M.ENTERPRISES, A Partnership Firm having its address at Ground Floor, Rachit Classic Apartment, Kulkarni Baug Lane No. 2, Off. College Road, Nashik 422 005
Notified Email Id - rachitbuilders@gmail.com

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

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

34. STAMP DUTY AND REGISTRATION - The charges towards stamp duty and Registration of this Agreement, MSEB meter and connection charges shall be borne by the vendor/promoter.

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

36. 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

37. The Promoter has informed the allottee and the allottee is aware that the purchase of the said apartment shall be subject to all the following conditions: -

- The access to the individual flat shall be as per the sanctioned plan and/or revised plan from time to time.
- Construction of a loft and other civil changes done internally shall be at the risk and cost of the purchaser, the purchaser shall not damage the basic RCC structure.
- The installation of any grills or any doors shall only be as per the form prescribed by the Vendor's Architect.
- The car parking area shall not be enclosed under any circumstances.

38. All the owners of shops, flat and row bungalow shall have proportionate share of voting and ownership land in proportionate to the carpet area of their individual units. Row Bungalow shall not have separate ownership right in the land on which the row bungalow is constructed. Because even below the row bungalow there is basement car park.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property bearing **Plot No. 7/8 of S. No. 806/2A/9/806/2B/4 2 total admeasuring 4162.61 Sq. Mtrs. situated at Nashik, Taluka and District Nashik, within Nashik Municipal Corporation and within registration District of Nashik and sub registration Taluka Nashik, bounded as follows: -**
Plot NO. 7

On or towards East : Plot NO. 6
On or towards West : Plot No. 8
On or towards South : 15 Mtr. Wide Road
On or towards North : S. NO. 806/2A part

Plot NO. 8

On or towards East : Plot NO. 7

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On or towards West : Open Space and Encroachment land
 On or towards South : 15 Mtr. Wide Road
 On or towards North : S. NO. 806/2A part

SECOND SCHEDULE OF THE PROPERTY AGREED TO BE TRANSFERRED

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing Flat No. 1204 on Twelfth Floor in the building No. 1 admeasuring 69.28 Sq. Mtrs. carpet area and Balcony area admeasuring 8.85 Sq. Mtrs. in RACHIT KALPAVRIKSHA APARTMENT bounded as follows:

BOUNDRIES OF THE SAID FLAT

EAST	BY Common Staircase
WEST	BY Common Passage & Flat No. 1202
SOUTH	BY Side Margin
NORTH	BY Common Passage & Flat No. 1203

AMENITIES TO BE PROVIDED IN THE FLAT

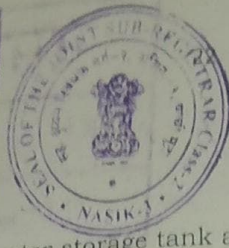
- ❖ The structure shall be RCC frame type.
- ❖ 6" thick external & 4" thick internal brick wall with external sand face & internal Gypsum Plaster.
 - External single coat of white cement & two coats of external paint
 - Internal two coat tractor distemper of paint.
 - M.S.grill for windows with powder coated Aluminum windows with mosquito net
 - Wide common staircase with finish tiles in landing
 - Main door of wooden flush door with laminate having metal hardware fittings.
 - All other rooms with wooden flush door with emulsion paint having metal hardware fittings.
 - All rooms will have vitrified tiles.
 - All toilets in flat will have dado up to 7' height with good quality glaze tiles.
 - Toilets flooring will be of 1' x 1' ceramic tiles.
 - All toilet will have shower & mixer.
 - Wash hand basin in master toilet.
 - Kitchen will have 9' length granite otta with stainless steel sink.
 - Underground & Overhead water tanks for washing, drinking & cooking purpose.
 - Concealed electrical wiring.
 - Cable/Dish & telephone point in living room
 - Intercom
 - Drainage line connected to NMC sewerage line through septic tank.

COMMON AREAS AND FACILITIES

A. COMMON AREAS

- 1) The land under the buildings
- 2) The footings, RCC structures and main walls of the buildings
- 3) Staircase columns and lift and lift room in the building/s
- 4) Common drainage, water, electrical lines.

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- 5) Common ground water storage tank and overhead tank
- 6) Electrical meters, wiring connected to common lights, lifts, pumps.

LIMITED COMMON AREAS AND FACILITIES:

- 1. Partition walls between the two units shall be limited common property of the said two units.
- 2. Other exclusive and limited common area and facilities as mentioned in the agreement.
- 3. All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, DATE AND YEAR FIRST MENTIONED HEREINABOVE.



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
M/S. S.M. ENTERPRISES through its PARTNER
MR. SHITAL SUMATILAL SHAH
[VENDOR/PROMOTER]

Handwritten signature and a purple ink fingerprint of Mr. Shital Sumatilal Shah.



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
MR. SACHIN JAGANNATH MAHAJANI

Handwritten signature and a purple ink fingerprint of Mr. Sachin Jagannath Mahajani.



MRS. ANAGHA SACHIN MAHAJANI
[PURCHASER/ALLOTTEE]

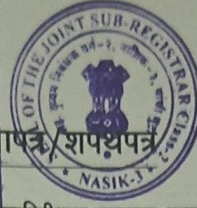
Handwritten signature and a purple ink fingerprint of Mrs. Anagha Sachin Mahajani.

Witness :-

1. *Nilas Manmak*
(Signature)

2. *(Signature)*

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घोषणापत्र / शपथपत्र



मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक महाराष्ट्र राज्य, पुणे यांचे दि. ३०/११/२०१३ रोजीचे परीपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे.

सादर नोंदणीचा दस्तऐवज निष्पादीत करतांना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारपत्र धारक (Power Of Attorney Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तीत्वात 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 कुलमुखत्यारधारकांनी केलेल्या व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पुर्ण करून साक्षीदार समक्ष निष्पादीत केलेला आहे.


सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

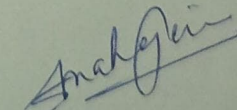
या दस्तासोबत नोंदणी प्रकीयेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी/मा. न्यायालय/मा. उच्च न्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधीत होत नाही याची मी/आम्ही खात्री देत आहोत.

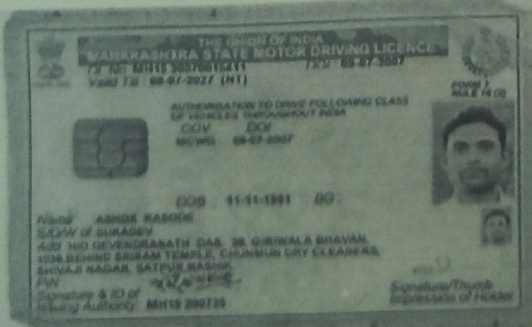
नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाने/मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पुर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. 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 कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हाला पुर्ण कल्पना आहे.

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


लिहून देणार...


लिहून घेणार...



नसन-३
दस्त क्र. ६५२० /२०२४)
२५-५४



घोषणापत्र

आम्ही श्री. गुलाब राजाराम जाधव, धंदा शेती व व्यापार, रा. नासिक या व्दारे घोषित करतो की, दुय्यम निबंधक नासिक यांचे कार्यालयात करारनाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. शितल सुमतीलाल शाह यांनी दिनांक २८/०६/२०२२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस हजर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी सदर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणाने कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरील कुलमुखत्यारपत्र पुर्णता वैध असून उपरोक्त कृती करण्यास मी पुर्णता सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

दिनांक ०१/०७/२०२४

कुलमुखत्यारपत्र धारकाची नावे व सही

नम्वर - ३
दस्तावेज क्र. (E) २० / २०२४
२१२५४



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 P51600032391

Project: **RACHIT KALPAVRIKSHA** Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 7 PLUS 8 S.NO 806/2A, 9 PLUS 806/2B PLUS 806/4/2 OF NASHIK SHIWAR NASHIK** at Nashik (M Corp.), Nashik, Nashik, 422009;

Tehsil: **Nashik**, District: **Nashik**, Pin:

422005.

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 scheduled 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 **04/01/2022** and ending with **31/03/2026** 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 04-01-2022 12:11:19

Dated: 04/01/2022

Place: Mumbai

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



नसम-३
दस्तावेज क्र. (६५२० / २०२१)
२५-५४



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/AA/321/2021

DATE: 03/11/2021

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, M/s. S. M. Enterprises Partnership Firm Through Partner Mr. Shital S. Shah.

C/o. Ar. Vivek Jaykhedkar & Stru. Engg. Sanjiv Patel of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No:- 7+8 S.No. 806/2A/9+806/2B+806/4/2 of Nashik Shiwar Nashik.

- Ref -: 1) Your Application & for Building permission/ Revised Building permission Dated:- 09/03/2021 Inward No. A4/BP/398/2021.
2) Final Layout No. LND/WS/FL/27/2019 Dt. 06/08/2019.

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 62)

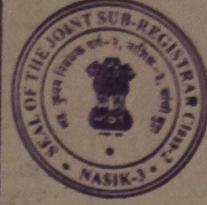
- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation 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 shall 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.

नकाश-३
कल.क्र. ६५२० / २०१४
२०-१४



- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 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: Nahar-a-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.

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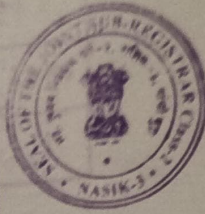
C.C.For. Plot No:- 7+8 S.No. 806/2A/9+806/2B+806/4/2 of Nashik Shiwar Nashik.

- 28) As per circular No. 2 or 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.
- 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.- 5/2008 Dt:- 09/07/2008 submitted with the application

Charges Recovery

- 35) Rs. 9,36,655/- is paid for development charges w.r.to the proposed Construction Vice R.No./B.No. 57/000776 Dt. 29/09/2021.
- 36) As per the order of Hon. Commissioner bearing No. Nanivivashi/20/2021 Dated 12/07/2021, applicant has requested to get benefit of installment for development charges, Amount of Total Development Charges is Rs. 37,43,609/- 1st installment of Rs. 9,36,655/- Paid vide/R.no.-57/000776 Dated:- 29/09/2021 which is 25% of total development charges IInd installment Rs. 13,11,314/- which is 35% of total development charges & applicable interest rate of 8.5% per annum should be paid within two years & IIIrd installment of Rs. 14,98,644/- which is 40% of total development charges & applicable interest rate of 8.5% per annum should be paid at the 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.
- 37) Rs. Nil/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No. Dt. .
- 38) Drainage Connection Charges Rs. 1,60,500/- is paid vide R.No./B.No. 000008/000227 Dt. 29/09/2021.
- 39) Welfare Cess charges Rs. 9,18,190/- is paid vide R.No./B.No. - 000008/000227 Date : 29/09/2021.
- 40) As per the order of Hon. Commissioner bearing No. Nanivivashi/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. 36,72,750/- 1st installment of Rs. 918190/- Paid vide/R.no. 000008/000227 Date : 29/09/2021 which is 25% of total Welfare Cess charges IInd installment Rs. 9,18,190/-, which is 25% of total Welfare Cess charges & applicable interest rate of 8.5% per annum should be paid within two years, IIIrd installment of Rs. 9,18,190/- which is 25% of total & IVth installment of Rs. 9,18,190/- which is 25% of total Welfare Cess charges & applicable interest rate of 8.5% per annum should be paid at the time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd & IVth 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.
- 41) Rs. 20,815/- vide R.No./B.No. 000074/003128 Dt. 02/09/2021 against Tree plantation deposit.
- 42) Premium for Staircase charges Rs. Nil/- is paid vide R.No./B.No. Dt. .
- 43) Infrastructure Improvement Charges Rs. Nil/- is paid vide R.No./B.No. Dt. .

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दलक. (६२०/२०२१)
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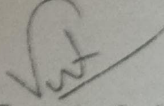


C.C.For. Plot No:- 7+8 S.No. 806/2A/9+806/2B+806/4/2 of Nashik Shiwar Nashik.

- 44) As per Govt. directives 50% Charges for "Ancillary Premium Paid FSI" & "Premium paid FSI" Rs. 50,00,000/- is vide R.No./B.No. 00008/000228 Date : 29/09/2021 & Remaining amount shall be paid within period or prior to completion with 8.5% Interest per year UDCPR Clause No. 2.2.14.
- 45) 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 3-7 (E) Dt:29/03/2018 & 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. 3,49,065/- s paid vide R.No./B.No. 000008/000227 Date : 29/09/2021.

Additional Conditions

- 46) Total TDR Loaded 810.00 Sq.mt. which is utilised from DRC No. 918A Dt: 21/05/2020 vide formula $810 \times 11930/29200 = 330.10$ Sq.mt. TDR area utilized from the same.
- 47) NMC Tax for Vacant plot shall be paid before Completion.
- 48) This permission is given as per the Government directives u/s - 154 of MRTP act vide GR. No. TPS - 820/anau.27/P.No. 8020/ud13 Date: 27/09/2021
- a) Affidavit regarding above submitted by applicant v de Date 29/09/2021
- b) The stamp duty concession shall be continued till entire sell of tenements.
- c) The Applicant/Developer shall publish the list of beneficiary consumers online on the requisite website
- d) The applicant shall submit list of beneficiary consumers in detail along with beneficiary consumer certificate.
- e) Copy of this Commencement Certificate is submitted to stamp Registration office.
- 49) BandhPatra/Affidavit regarding construction development charges submitted by applicant vide Date 27/09/2021.
- 50) CCTV Arrangements shall be done for commercial Building before Occupancy Certificate.
- 51) Commercial N.A. order & N.A. Tax receipt shall be produced before occupancy certificate.
- 52) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: NMC/FIRE/WS/11/Mixed-25/2021 Dt: 18/10/2021 & conditions therein strictly followed.
- 53) Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with part IV fire protection of National Building Code of India. Final NOC of CFO to be obtained before occupancy certificate & conditions mentioned in it should be strictly observed.
- 54) The corrected 7/12 extract as per amalgamated plots shall be produced before Occupancy certificate.
- 55) Installation of solar assisted water heating system shall be installed as per provision UDCPR.
- 56) Facilities for differentially able persons shall be made.
- 57) Provision for mechanical light & ventilation should be made wherever required.
- 58) Structural Stability Certificate showing safe against natural disaster, earthquake etc.
- 59) Parking area should be paved & kept open for parking purpose only.
- 60) Provision of Grey water Recycle reuse shall be made as per Provision UDCPR.
- 61) This permission is given on the strength of approval from Hon. Commissioner NMC Dt. 09/08/2021.
- 62) The corrected 7/2 extract as per sale deed plot shall be produced before Occupancy certificate.


Executive Engineer

Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / A4/321/2021
Nashik, Dt. 3/11/2021

Copy to : Divisional Officer NMC-EA

(C.C Type)

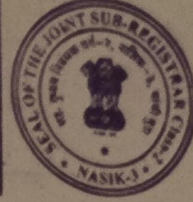
नस्रन-३

Subodh M. Shah

B.Sc.(Hons.),LL.B.
Advocate

दस्तावेज (२५/१०/२०२१)

७२-५४



Off. : 1/2, Ground Floor, Abhishikl Appl., Vise Mala, Off. College Road, Nashik - 422005.
Tel. : +91-0253-2312638. Email : adv.smsah@gmail.com

Date : 11/01/2022

TITLE CERTIFICATE AND SEARCH REPORT

NAME OF THE HOLDER : PARTNERSHIP FIRM, NASHIK. **M/S. S. M. ENTERPIRSES,**

PROPERTY: All that piece and parcel of the property bearing Plot No. 7/8 of S. No. 806/2A/9/806/2B/4 2 admeasuring 4162.61 Sq. Mtrs. situated at Nashik, Taluka and District Nashik, within Nashik Municipal Corporation and within registration District of Nashik and sub registration Taluka Nashik, bounded as follows:-

Plot NO. 7

On or towards East : Plot NO. 6
On or towards West : Plot No. 8
On or towards South : 15 Mtr. Wide Road
On or towards North : S. NO. 806/2A part

Plot NO. 8

On or towards East : Plot NO. 7
On or towards West : Open Space and Encroach land
On or towards South : 15 Mtr. Wide Road
On or towards North : S. NO. 806/2A part

HISTORY:- After going through the relevant revenue records like, 7/12 extracts and mutation entries and other relevant orders and papers and after taking the search of the Index II registers in the office of Sub Registrar, Nashik for last 30 years, my observations are as follows :-

Following documents are perused;

1. 7/12 extract since 30 years
2. 6D mutation entries 30 years
3. Copy of approved layout plan.

It appears from the mutation entries that S. No. 806/2A-9 was owned by Kazi Gayasoddinn Chiragoddin since prior to 1986-87 while S. No. 806/2B was owned by Kazi Jahuroddin Baharoddin since prior to 1986-87 and S. No. 806/4 was owned by Kutubuddin Kazji Jainoddin since prior to 1985.

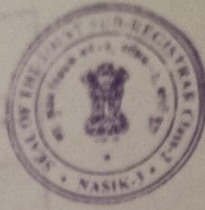
As per the order by Tahasildar Nashik, dated 19/12/1985, Partition of S. No. 806/2A amongst the owners whereby S. No. 806/2A is sub divided into 11 pot hissas and accordingly S. NO. 806/2A/9 allotted to Kazi Gayasoddinn Chiragoddin and name of the said allottee is mutated in the owners column under M. E. No. 23132 on 23/12/1986.

That Ajmoddin Chandsaheb purchased S. NO. 806/2A/9 from Gayasoddin Chiragoddin Kazi through its G.P.A. holder Rajiyoddin Chiragoddin Kazi by Sale Deed dated 19/9/1986 and as such name

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of the said purchaser is mutated in the owners column under M. E. NO. 23148 on 1/1/1987 for S. No. 806/2A/9.

As per the order by Collector Nashik, S. NO. 806/2A/9 was regranted and as per the order the said property converted into N.A. use for residential purpose and accordingly Condition No. 2 is deleted from the other rights column under M. E. No. 24159 on 11/1/1988 for S. No. 806/2A/9.

That the properties were of old tenure of Inam Class and at the instance of the owner, the permission to use the land for Non Agri. purpose is granted by Collector, Nashik and N.A. order Dated 15/7/1988 is sanctioned and as such the conditions in the other rights column are deleted from the record of rights under M.E.No. 25014 on 14/10/1988 for S. No. 806/2A/9.

That Ajimoddin Chandsaheb died on 22/9/1989 and as such names of his legal heirs namely Buranoddin Ajimoddin Khan, Rabiya Ajimoddin, Anisabai Ayub Khan are mutated in the owners column under M. E. No. 27060 on 17/7/1990 for S. No. 806/2A/9.

That the properties S. NO. 806/2B were of old tenure of Inam Class and at the instance of the owner, the permission to use the land admeasuring 5847.00 Sq. Mtrs. out of S. No. 806/2B for Non Agri. purpose is granted land admeasuring 5847.00 Sq. Mtrs. by Collector, Nashik and N.A. order Dated 8/11/1985 is sanctioned and as such the conditions remark of Old tenure land admeasuring 5847.10 Sq. Mtrs. out of S. No. 806/2B is mutated in the other rights column under M. E. No. 27645 on 7/1/1991 for S. No. 806/2B

As per order u/s. 8(4) of the ULC Act an area admeasuring 6000.00 Sq. Mtrs. out of S. No. 806/2B is declared as retention land and remaining area out of S. No. 806/2B is declared excess land and remark to that effect is recorded in the other rights column under M. E. No. 28209 on 10/7/1991 and accordingly separate 7/12 extract is prepared for respective land.

That the remark of "Status Quo" is deleted from the other rights column under M. E. No. 28885 on 7/2/1992 for S. No. 806/2A/9.

That Rajiyoddin Jahuroddin Kazi prepared a layout on S. NO. 806/2B/2 admeasuring 200.00 Sq. Mtrs. and as per the said layout land owner has sell the following plots to the following different purchasers and as such names of the respective purchasers are mutated in the owners column under M. E. No. 29783 pm 12/10/1992.

S. NO.	Plot NO.	area Sq. Mtrs.	Name of the purchaser
806/2B/2/1	1	1250.00	Original Owner
806/2B/2/2A	2A	700.00	Joitabhai Prabhudas Patel
806/2B/2/2B	2B	700.00	Rajendra Kajnjibhai Patel

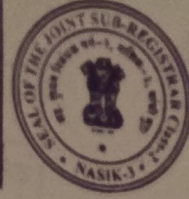
नसन-३

Subodh M. Shah

B.Sc.(Hons.),LL.B.
Advocate

दस्तावेज (E) 20/2021

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Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005.
Tel. : +91-0253-2312638. Email : adv.smsah@gmail.com

806/2B/2/3A	3A	1000.00	Bharatkumar Hiralal Patel
806/2B/2/3B	3B	1000.00	Dinesh Purushottam Patel
806/2B/2/4	Open Space	600.00	Rajendra Kajjibhai Patel Joitabhai Prabhudas Patel
806/2B/2/5	4	750.00	Original owner

M. E. NO. 16188 and 16189 are not readable.

That Smt. Badrunissa Begum Kazi released her share in favour of her sister Shama Begum Khan and for recording the same M. E. No. 29435 is effected 10/7/1992 for S. NO. 805/1Part and 806/4 part.

That remark of "Land acquired for Agrar Road" is mutated in the other rights column under M. E. No. 31177 on 25/10/1993.

As per the Darkhast No. 59/57 the names of Kazi Rafiuddin etc. remained to be mutated for H.00.04 R. for S. No. 806/4 and therefore the said names are mutated under M. E. No. 33437.

That the remark of "Status Quo" under Special Civil Suit No. 313/89 is deleted from the other rights column under M. E. No. 35851 on 5/4/1997 for S. NO. 806/2A/9.

Anisabi Ayyub Khan released her rights in favour of Burhanuddin Animoddin Khan by Released Deed dated 26/3/2004 and as such name of Anisabi Ayyub Khan is deleted from owners column and name of Burhanuddin Animoddin Khan is mutated in the owners column under M. E. NO. 50738 on 19/4/2004.

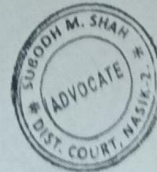
As per the application by Burhanuddin Animoddin Khan, the names of his wife and son namely Guleshahewar Burhanuddin Khan and Imran Burhanuddin Khan are mutated in the owners column jointly under M. E. No. 50875 on 15/5/2004 for S. NO. 806/2A/9.

That one of the land owner Rajiyoddin Jahuroddin Kazi died on 19/1/2006 and as such names of his legal heirs namely Asefabegum Rajiyoddin Kazi, Ishratparvin Rajiyoddin Kazi, Minhajoddin Rajiyoddin Kazi, Moinoddin Rajiyoddin Kazi and Matinoddin Rajiyoddin Kazi are mutated in the owners column under M. E. No. 55637 on 30/5/2006 for S. NO. 806/2B/1, 806/4, Plot NO. 1 of 806/2B/2/1 and Plot No. 4 of S. No. 806/2B/2/5.

That all the land owners of Plot NO. 5 of S. NO. 806/2B/2/5, Plot NO. 1 of S. NO. 806/2B/2/1 and S. NO. 806/2B/1 and S. No. 806/4 partitioned the said properties amongst their family members by Partition Deed dated 6/3/2007 as per the said partitioned deed names of Ziya Ul Mustafa Gulam Mustafa etc. 15 are mutated in the owners column under M. E. NO. 57940 on 13/4/2007.

Burhanuddin Azimoddin Khan and others entrusted S. No.

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806/2A/9 to Sun Infrastructures Pvt. Ltd. under terms and conditions of the Development Agreement dated 30/03/2007 and as such names of the developer are mutated in the other rights column under M. E. No. 58775 on 17/7/2007.

That Pavan Vijay Jadhav purchased land admeasuring 1202.00 Sq. Mtrs. out of Plot No. 1 of S. NO. 806/2/2/1 and Plot NO. 4 admeasuring 750.00 sq. mtrs. of 806/2B/2/5 from Ziya U. Mustafa Gulam Mustafa by two different sale deed dated 28/6/2007 and as such name of the said purchaser is mutated in the owners column under M. E. No. 59539 on 12/09/2007.

That Jayashri Pandharinath Nere purchased Plot No. 2A of S. NO. 806/2B/2/2A from Jaitabhai Prabhudas Patel by sale deed dated 11/10/2006 and as such name of the said purchaser is mutated in the owners column under M. E. No. 59540 on 12/10/2007.

That Pramod Pandharinath Nere and others purchased Plot No. 3A of S. NO. 806/2B/2/3A from Bharatkumar Hiralal Patel by sale deed dated 11/10/2006 and as such name of the said purchaser is mutated in the owners column under M. E. No. 59541 on 12/10/2007.

That Jayashri Pandharinath Nere purchased Plot No. 2B of S. NO. 806/2B/2/2B from Rajendra Kanjibhai Patel by sale deed dated 11/10/2006 and as such name of the said purchaser is mutated in the owners column under M. E. No. 59542 on 12/10/2007.

That Jayashri Pandharinath Nere and others purchased Plot No. 3B of S. NO. 806/2B/2/3B from Dinesh Purushottam Patel by sale deed dated 31/10/2006 and as such name of the said purchaser is mutated in the owners column under M. E. No. 59543 on 12/10/2007.

That S. NO. 806/2B/1 was of old tenure of Inam Class and at the instance of the owner had paid 50 % Nazarana in the Bank, the permission to use the land for Non Agri. purpose is granted by Collector, Nashik and N.A. order under No. Vatan/Kavi/776/07 Dated 22/11/2007 is sanctioned and as such the conditions in the other rights column are deleted from the record of rights under M. E. No. 59882 on 23/11/2007.

That Pavan Vijay Jadhav entrusted Plot NO. 1 of S. NO. 806/2B/2/1 and Plot NO. 4 of S. NO. 806/2B/2/4 to Sun Infrastructures Pvt. Ltd. for development of the same as per the terms and conditions of the Development Agreement and General Power of Attorney Dated 3/8/2007 and as such name of the said developer is mutated in the other rights column under M. E. NO. 59936 on 30/11/2007 and as such the said developers are competent to develop the said property.

That S. NO. 806/4 was of old tenure of Inam Class and at the instance of the owner had paid 50 % Nazarana in the Bank, the permission to use the land for Non Agri. purpose is granted by Collector, Nashik and N.A. order under No. Vatan/Kavi/775/07 Dated

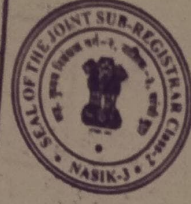
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दस्तावेज क्र. (E/20/2028)

३६-५४

Subodh M. Shah

B.Sc.(Hons.), LL.B.
Advocate



Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005.
Tel. : +91-0253-2312638. Email : adv.smshah@gmail.com

22/11/2007 is sanctioned and as such the conditions in the other rights column are deleted from the record of rights under M. E. No. 59905 on 28/11/2007.

That Sun Infrastructures Pvt. Ltd. purchased Plot No. 2A of S. NO. 806/2B/2/2A and Plot NO. 2B of S. NO. 806/2B/2/2B from Jayashri Pandharinath Nere by sale deed dated 28/12/2007 and as such name of the said purchaser is mutated in the owners column under M. E. No. 60182 on 29/12/2007.

That Ziyaul Muastafa Gulam Mustafa and others owners of S. NO. 806/2B/1 H. 3.12 R. and S. No. 806/4 H. 00.04 R. entrusted the said property to Sun Infrastructures Pvt. Ltd. for development of the same as per the terms and conditions of the Development Agreement and General Power of Attorney which is duly registered at the office of Sub Registrar, Nashik at SR. No. 6887 and 6888 on 27/7/2007 and as such name of the said developer is mutated in the other rights column under M. E. NO. 60619 on 13/2/2008 and as such the said developers are competent to develop the said property.

That land admeasuring 35724.36 Sq. Mtrs. out of S. NO. 806/2B/2, 806/2B/1, 806/4, 806/2A/9 is converted into commercial purpose under order of Collector Nashik under No. Maha/Kaksh/3/4/Bi.She.Pra.Kra./55/2008 Nashik dated 9/7/2008 under M. E. NO. 62022 on 11/7/2008.

That Sun Infrastructures Pvt. Ltd. purchased Plot NO. 3A of S. No. 806/2B/2/3A from Pallavi Pandharinath Nere and others by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7457 on 28/7/2008 and as such name of the said purchaser is mutated in the owners column under M. E. No. 62241 on 4/8/2008.

That Sun Infrastructures Pvt. Ltd. purchased Plot NO. 3B of S. No. 806/2B/2/3B from Pallavi Pandharinath Nere and others by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7458 on 28/7/2008 and as such name of the said purchaser is mutated in the owners column under M. E. No. 62242 on 4/8/2008.

That Zeelgrape Winery Pvt. Ltd. purchased S. No. 806/2B/1 and S. NO. 806/4 from Ziyaul Mustafa Gulam and others by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7604 on 1/8/2008 and as such name of the said purchaser is mutated in the owners column under M. E. No. 62255 on 4/8/2008.

That Special Civil Suit No. 310/2009 is filed by Viraj Estate Pvt. Ltd. Against Fakrul Nisa Begum, Zahurddin Kazi etc. 30 and lis pendence notice is registered at Sr. No. 3904/2009 and therefore the remark of the said suit and the Status Quo is mutated in the other rights column M. E. No. 64847 on 6/7/2009.

That remark of Status Quo in the matter of Civil Suit No. 1279/2009 and Civil Application No. 1372/2009 in the High Court

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Mumbai Remark of Status Quo is mutated in the other rights column under M. E. NO. 66335 on 5/2/2010 for S. No. 806/2B.

As per the order dated 16/7/2011 and Govt. Gazzate dated 23/3/1998, the pencil Remark of "Land acquired for Road" is deleted from the other rights column under M. E. NO. 76326 on 10/8/2011.

M. E. No. 80123 is not pertaining to the said property.

That remark of "Status-Quo" is mutated in the other rights column for Special C. Suit NO. 310/2009 under M. E. NO. 64847 but the said suit is dismissed by the court and therefore the remark of status quo is deleted from the other rights column under M. E. No. 89036 on 2/5/2013.

That remark of "Status-Quo" is mutated in the other rights column under M. E. NO. 66635 which is deleted from the other rights column as per order of Court under M. E. No. 89038 on 2/5/2013.

That Viraj Eastes Pvt. Ltd. purchased S. No. 806/2A/9 admeasuring 1666.67 Sq. Mtrs. from Burhanoddin Azimoddin Khan and others by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 3782 on 26/3/2013 and as such name of the said purchaser is mutated in the owners column under M. E. No. 89039 on 2/5/2013.

That Viraj Eastes Pvt. Ltd. purchased land admeasuring 6968.00 Sq. Mtrs. out of S. No. 806/2B/1 admeasuring H. 3.12 R. from Zeelgrape Winery Pvt. Ltd. by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 3781/2013 on 26/3/2013 and as such name of the said purchaser is mutated in the owners column under M. E. No. 89040 on 2/5/2013.

That Shree Narayani Healthcare Pvt. Ltd. purchased S. No. 806/2A/9 admeasuring 1666.67 Sq. Mtrs. from Viraj Eastes Pvt. Ltd. by Sale Deed dated 13/3/2014 and as such name of the said purchaser is mutated in the owners column under M. E. No. 92817 on 24/03/2014.

M. E. No. 103319 is pertaining to the administration of Talathi office, Nashik.

As per order dated 20/8/2009 by Govt. Of India, Corporate Office name of the is changed to Zeel Infra Projects Pvt. Ltd. under M. E. No. A-2825 on 17/09/2016 in respect of S. NO. 806/2B/1.

That M. E. No. 400107 is effected on 10/06/2017 for recording the Kami Jast Patrak of Dy. Inspector Land Records dated 22/03/2017 under No. Nashik/Du.R. No. 1035/2017.

As per the Kami Jast Patrak letter by Sub Div. Officer of Land Records, Nashik dated 22/3/2017 and Tahasildar, Nashik dated 29/3/2019 amalgamated and prepared a Pot Hissas for S. NO. 806/2A/9, 806/2B/1, 806/2B/2/2A, 806/2B/2/2B, 806/2B/2/3A, 806/2B/2/3B, 806/2B/2/4, 806/2B/2/5 and 806/4 and new 7/12

नसन-३
 दस्त क्र. (१५२० / २०१९)
 ३८-५४



Subodh M. Shah
 B.Sc.(Hons.), LL.B.
 Advocate

Off. : 1/2, Ground Floor, Abhishikt Appt., Vise Mala, Off. College Road, Nashik - 422005.
 Tel. : +91-0253-2312638. Email : adv.smshah@gmail.com

extract are prepared for new five Pot Hissas and plots which are as follows and names of the respective owners are mutated in the 7/12 extracts in the owners column.

S. No.	Admeasuring (Sq. Mtrs.)	Name of the owners
806/2A/9/806/2B/806/4/1	3542.64	Zeel Infra Projects Pvt. Ltd.
806/2A/9/806/2B/806/4/2	27091.36	Zeel Infra Projects Pvt. Ltd. etc. 20
806/2A/9/806/2B/806/4/3	2066.00	Viraj Eastes Pvt. Ltd.
806/2A/9/806/2B/806/4/4	1666.67	Shree Narayani Health Care Pvt. Ltd.
806/2A/9/806/2B/806/4/5	4900.00	Viraj Eastes Pvt. Ltd.

As per the above pot hissas names of the respective allottees are mutated in the owners column under M. E. No. 400159 on 10/7/2017.

As per order dated 12/8/2019 by Govt. Of India, Corporate Office name of the Zeelgrape Winery Pvt. Ltd. is changed to Zeel Infra Projects Pvt. Ltd. under M. E. No. 400966 on 16/7/2018 and accordingly the change of name is effected in the 7/12 extract.

That land admeasuring 44.00 Sq. Mtrs. and 600.00 Sq. Mtrs. out of S. No. 806/2A/9/806/2B/806/4/2 is surrendered for Road widening to the Nashik Municipal Corporation and as such name of Nashik Municipal Corporation is mutated in the owners column for the said road widening area under M. E. NO. 401023 on 3/7/2018.

That all the land owners of S. No. 806/2A/9/806/2B/806/4/2 admeasuring 27091.36 Sq. Mtrs. prepared a sub division plan on the said property which is duly approved from Nashik Municipal Corporation, Nashik under No. NAMNPA/NR/ANTIM/27/2019 on 6/8/2019 and as per the said sub division plan different hissas are prepared and as such Plot No. 7 is allotted to admeasuring 2100.87 Sq. Mtrs. and Plot No. 8 is allotted to admeasuring 2061.74 Sq. Mtrs. and accordingly M. E. No. 402288 is effected on 23/8/2019 and whereby the old survey number is closed.

M. E. No. 402583 is pertaining to the E-conversion of 7/12 extract.

That M/s. Happy Home Developers purchased aforesaid property from previous owners Sun Infrastructure Pvt. Ltd., Zeel Infra Projects Pvt. Ltd., and Pavan Vijay Jadhav by registered Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 6858/2020 on 22/9/2020 and as such name of the M/s. Happy Home Developers mutated in the owners column under M. E. No. 403445 on 4/10/2020.

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That present holder M/s. S. M Enterprises agreed to purchase aforesaid plot No. 7 and 8 from M/s. Happy Home Developers by Agreement of sale dated 19/04/2021 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 3610 on 19/04/2021.

M/s. S. M Enterprises purchased aforesaid plots from previous owner M/s. Happy Home Developers by Sale Deed dated 16/09/2021 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7757 on 23/9/2021 and as such names of the aforesaid holder is mutated in the owners column M. E. No. 404917 on 09/10/2021.

That aforesaid holder prepared amalgamation plan for Plot NO. 7 and 8 which is duly approved from Nashik Municipal Corporation, Nashik under No. A4/321/2021 on 3/11/2021 and whereby Plot NO. 7 and 8 became Plot NO. 7/8 and as such new 7/12 extract is prepared for Plot NO. 7/8 of S. No. 806/2A/9/806/2B/4 2 and accordingly M. E. NO 405153 is effected on 26/11/2021.

The search of Index II registers is conducted in the office of Sub Registrar, Nashik vide Reference/ receipt No. 2723389090 on 10/01/2022 and no adverse entries is observed during the course of the search.

No charge, encumbrance or defect in title is observed during the course of the search.

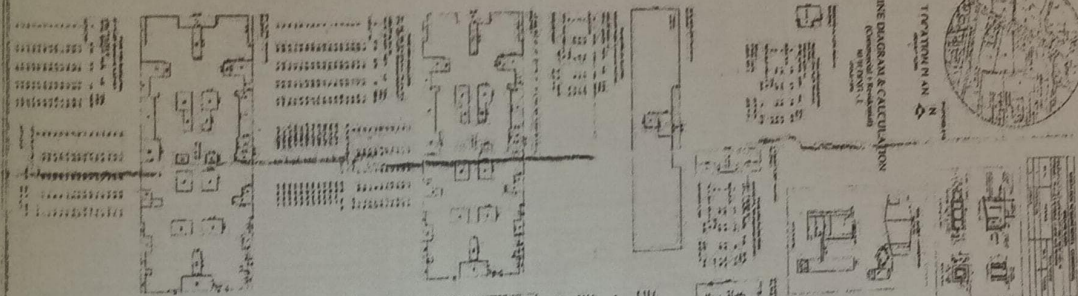
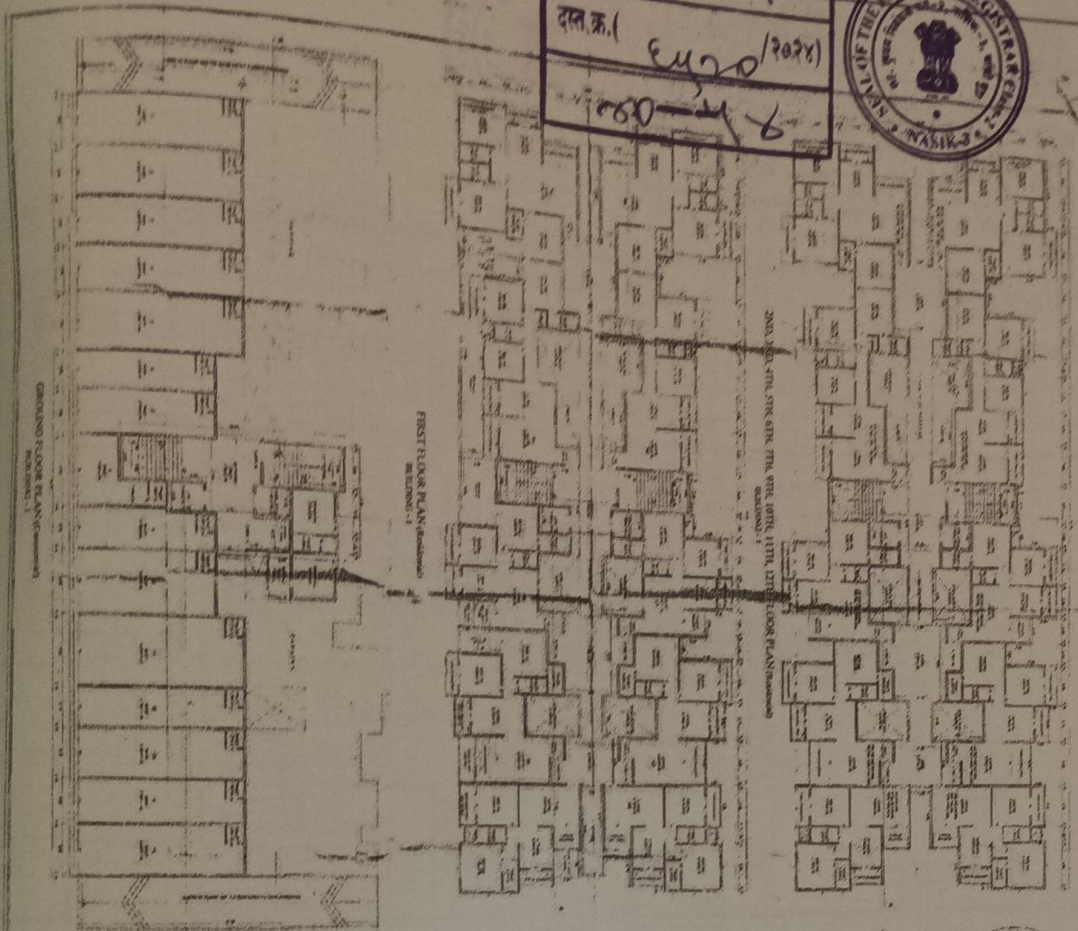
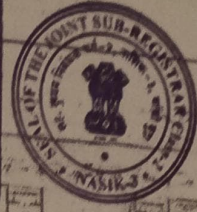
OPINION:-

In consistence with the above observations, I am of the opinion that, the title of the aforesaid holder to the aforesaid property as owner is clear, negotiable and marketable without any charge, encumbrance or defect in title.



Shah
SUBODH M. SHAH
ADVOCATE

नसम-३
 दल.क्र. (६५२० / २०२५)
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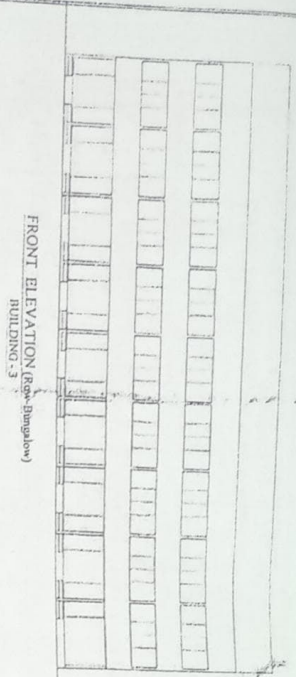


Sl. No.	Room No.	Area (sq. ft.)	Volume (cu. ft.)	Remarks
1	101	100	3000	Bed Room
2	102	100	3000	Bed Room
3	103	100	3000	Bed Room
4	104	100	3000	Bed Room
5	105	100	3000	Bed Room
6	106	100	3000	Bed Room
7	107	100	3000	Bed Room
8	108	100	3000	Bed Room
9	109	100	3000	Bed Room
10	110	100	3000	Bed Room
11	111	100	3000	Bed Room
12	112	100	3000	Bed Room
13	113	100	3000	Bed Room
14	114	100	3000	Bed Room
15	115	100	3000	Bed Room
16	116	100	3000	Bed Room
17	117	100	3000	Bed Room
18	118	100	3000	Bed Room
19	119	100	3000	Bed Room
20	120	100	3000	Bed Room
21	121	100	3000	Bed Room
22	122	100	3000	Bed Room
23	123	100	3000	Bed Room
24	124	100	3000	Bed Room
25	125	100	3000	Bed Room
26	126	100	3000	Bed Room
27	127	100	3000	Bed Room
28	128	100	3000	Bed Room
29	129	100	3000	Bed Room
30	130	100	3000	Bed Room
31	131	100	3000	Bed Room
32	132	100	3000	Bed Room
33	133	100	3000	Bed Room
34	134	100	3000	Bed Room
35	135	100	3000	Bed Room
36	136	100	3000	Bed Room
37	137	100	3000	Bed Room
38	138	100	3000	Bed Room
39	139	100	3000	Bed Room
40	140	100	3000	Bed Room
41	141	100	3000	Bed Room
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73	173	100	3000	Bed Room
74	174	100	3000	Bed Room
75	175	100	3000	Bed Room
76	176	100	3000	Bed Room
77	177	100	3000	Bed Room
78	178	100	3000	Bed Room
79	179	100	3000	Bed Room
80	180	100	3000	Bed Room
81	181	100	3000	Bed Room
82	182	100	3000	Bed Room
83	183	100	3000	Bed Room
84	184	100	3000	Bed Room
85	185	100	3000	Bed Room
86	186	100	3000	Bed Room
87	187	100	3000	Bed Room
88	188	100	3000	Bed Room
89	189	100	3000	Bed Room
90	190	100	3000	Bed Room
91	191	100	3000	Bed Room
92	192	100	3000	Bed Room
93	193	100	3000	Bed Room
94	194	100	3000	Bed Room
95	195	100	3000	Bed Room
96	196	100	3000	Bed Room
97	197	100	3000	Bed Room
98	198	100	3000	Bed Room
99	199	100	3000	Bed Room
100	200	100	3000	Bed Room

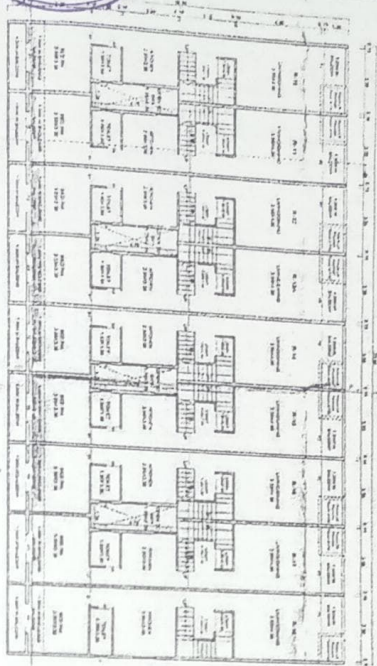
APPROVED BY: [Signature]
 DATE: [Date]
 REGISTERED ARCHITECT
 PUNJAB, LUDHIANA



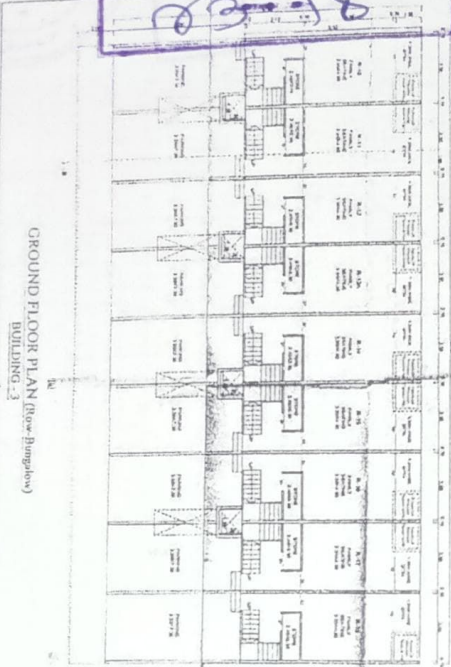
नसम-3
दस्तावेज (Ex-20 / 202X)
03-48



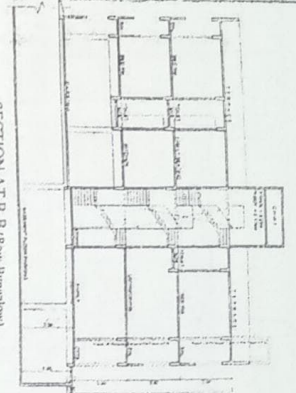
FRONT ELEVATION (Row-Bungalow)
BUILDING - 3



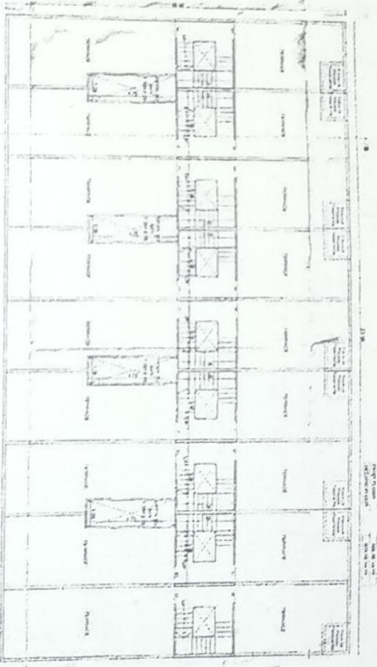
FIRST FLOOR PLAN (Row-Bungalow)
BUILDING - 3



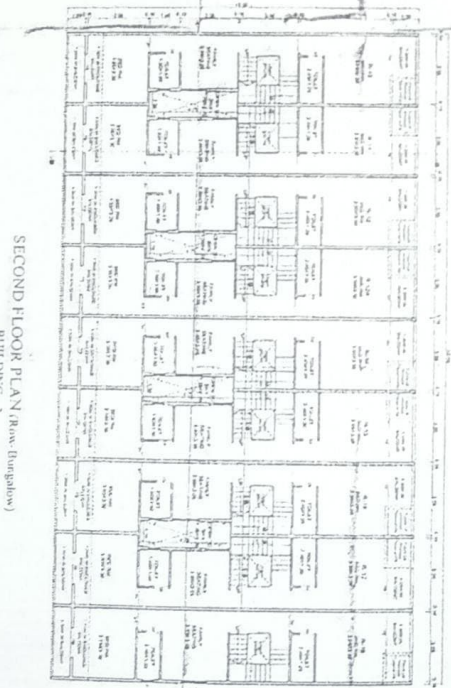
GROUND FLOOR PLAN (Row-Bungalow)
BUILDING - 3



SECTION AT B-B (Row-Bungalow)
BUILDING - 3



TERRACE FLOOR PLAN (Row-Bungalow)
BUILDING - 3



SECOND FLOOR PLAN (Row-Bungalow)
BUILDING - 3

1st LINE DIAGRAM & CALCULATION (Row-Bungalow)
BUILDING - 3

Table with columns for various calculations and specifications, including area, volume, and structural requirements.

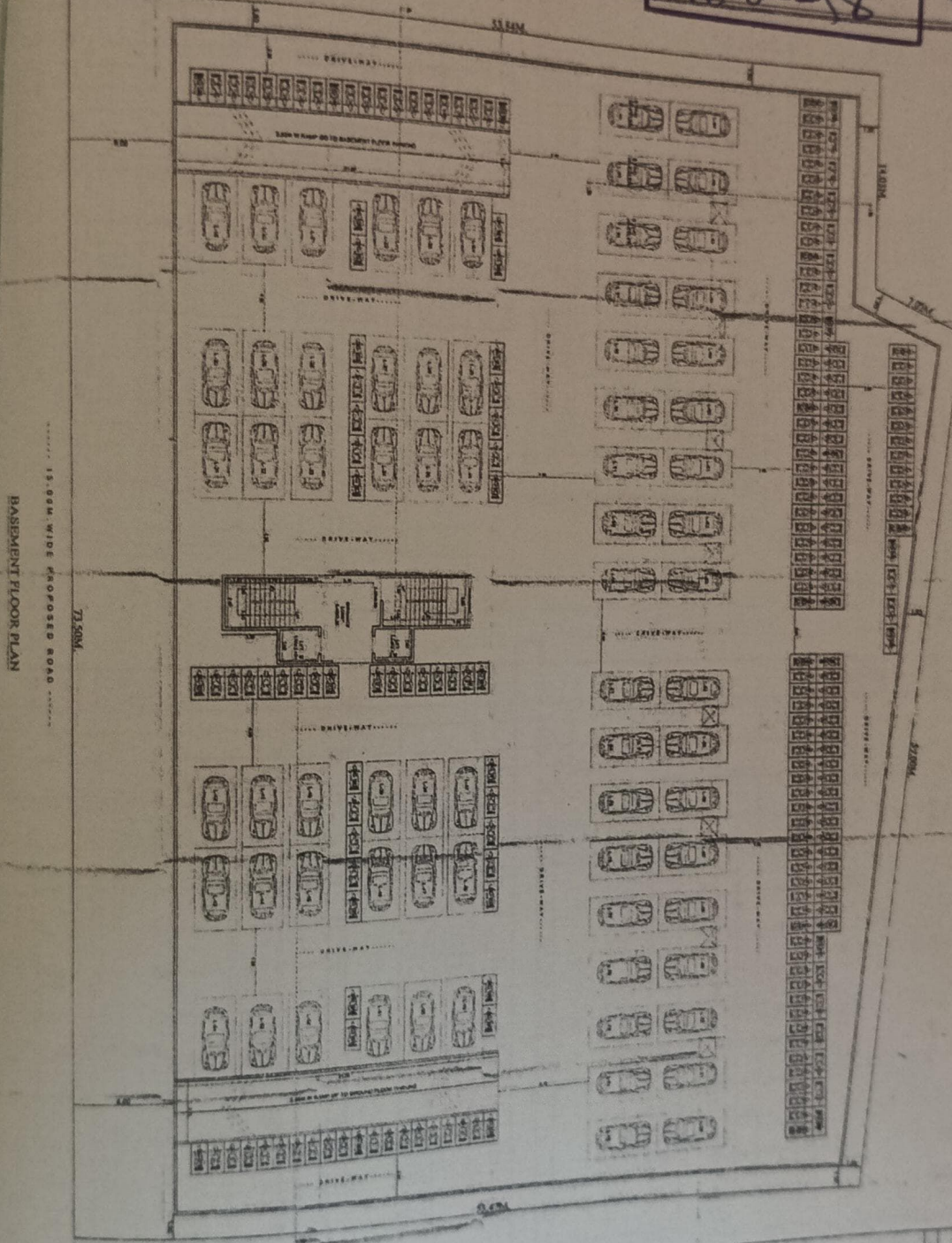
APPROVED
Stamp of Approval of Plans: [Signature]
APPROVED
[Signature]
[Stamp]

APPROVED
[Signature]
[Stamp]

नसम-३

दस्तावेज क्र. (E/20/2024)

क. ५४



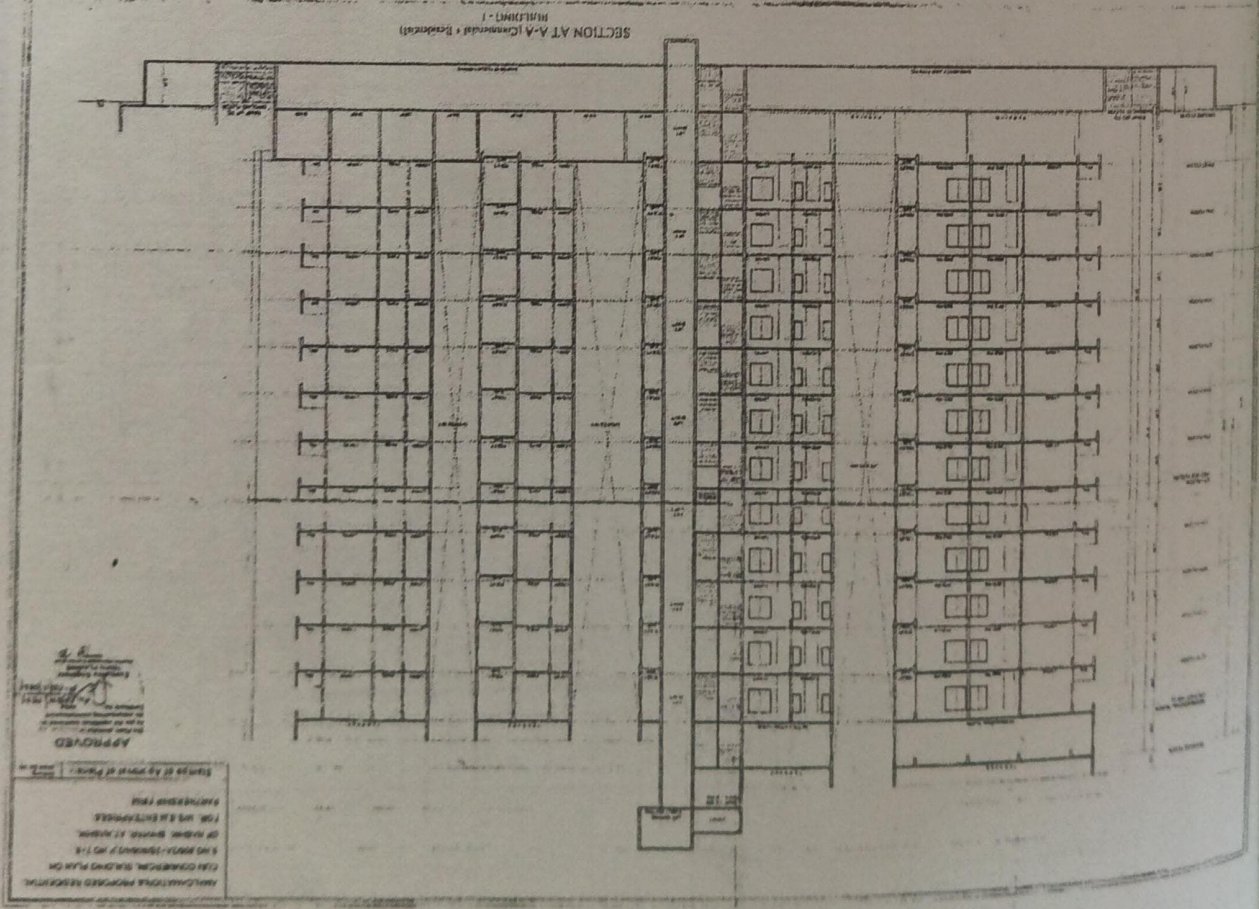
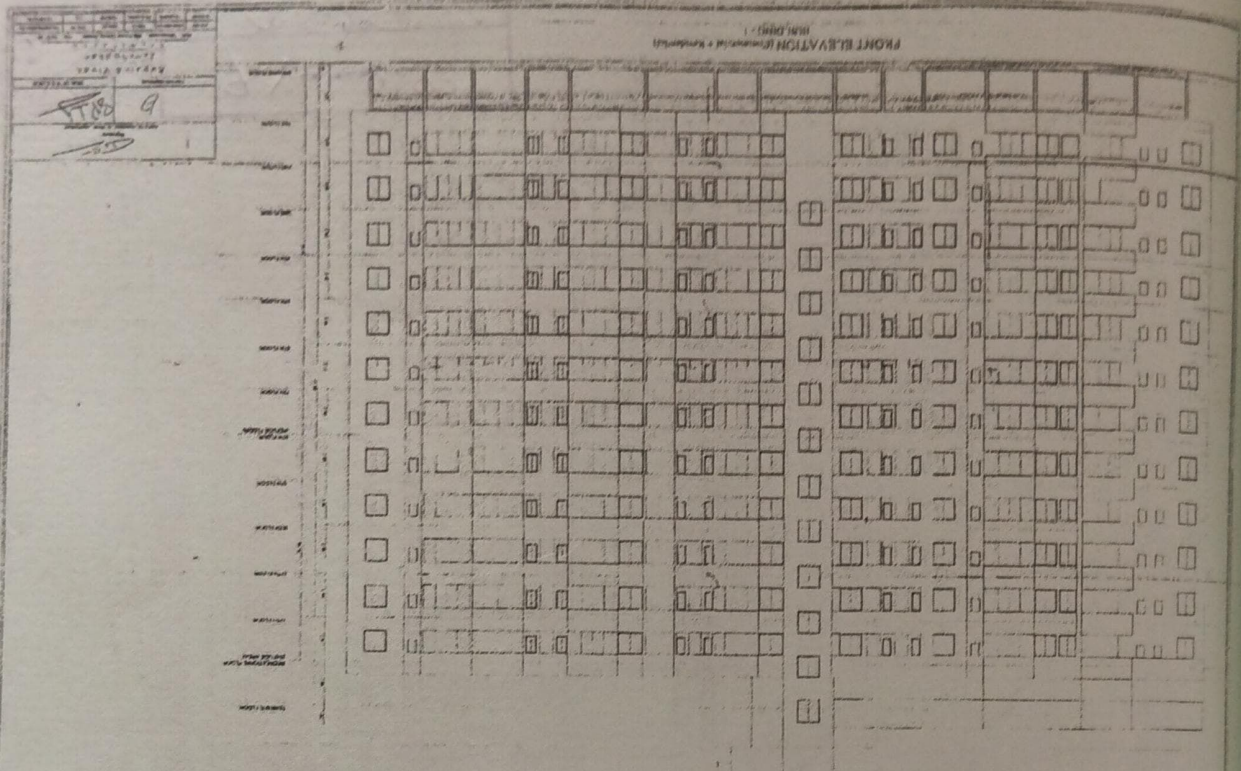
BASMENT FLOOR PLAN

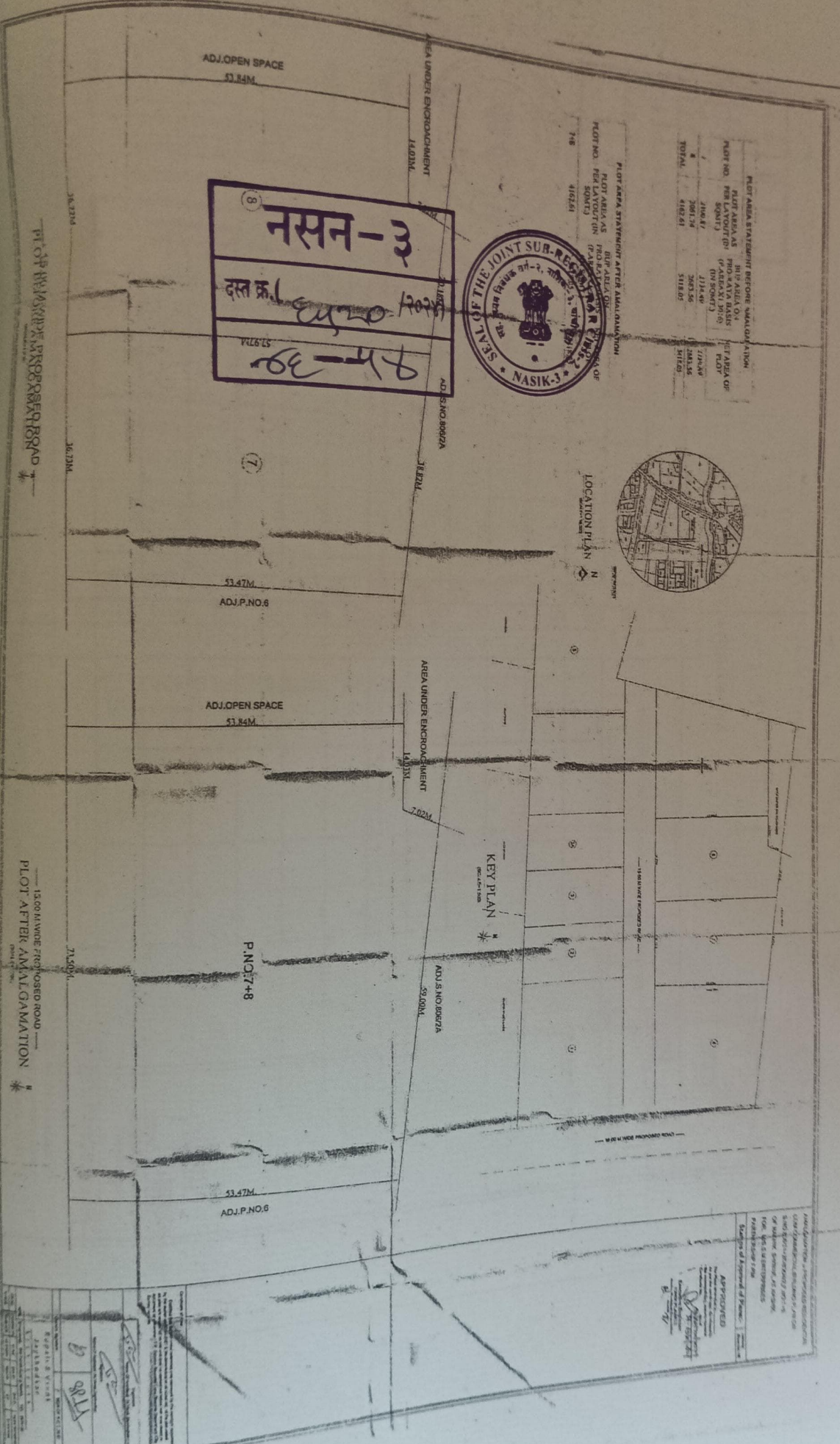
Architectural details and notes including the name 'S. S. S. S.' and other technical specifications.



Official text and notes at the bottom right of the drawing, including a date and project reference.

नसन-३
 दस्त क. (E/20/2024)
 म-५४





ADJ.OPEN SPACE
53.47M

AREA UNDER ENCROACHMENT
14.02M

8 नसन-३
दस्ता क्र. ६५२०/२०२१
१६-५४



PLOT AREA STATEMENT BEFORE AMALGAMATION
PLOT AREA AS PER LAYOUT (SQ.MT) 4162.61
PLOT NO. 7+8

PLOT NO.	PLOT AREA AS PER LAYOUT (SQ.MT)	PLOT AREA ON PROPOSED BASIS (SQ.MT)	NET AREA OF PLOT (SQ.MT)
7	2106.47	1114.49	2106.47
8	2056.14	2067.56	2056.14
TOTAL	4162.61	3182.05	4162.61



LOCATION PLAN
N

53.47M
ADJ.P.NO.6

ADJ.OPEN SPACE
53.47M

AREA UNDER ENCROACHMENT
14.02M

KEY PLAN
PLOT NO. 7+8

ADJ.S.NO.0687A
53.02M

P.NO.7+8

53.47M
ADJ.P.NO.6

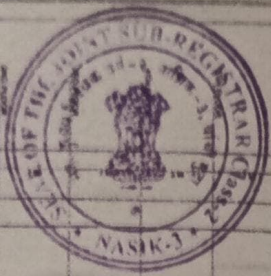
PLOT AFTER AMALGAMATION

PLOT AFTER PROPOSED ROAD

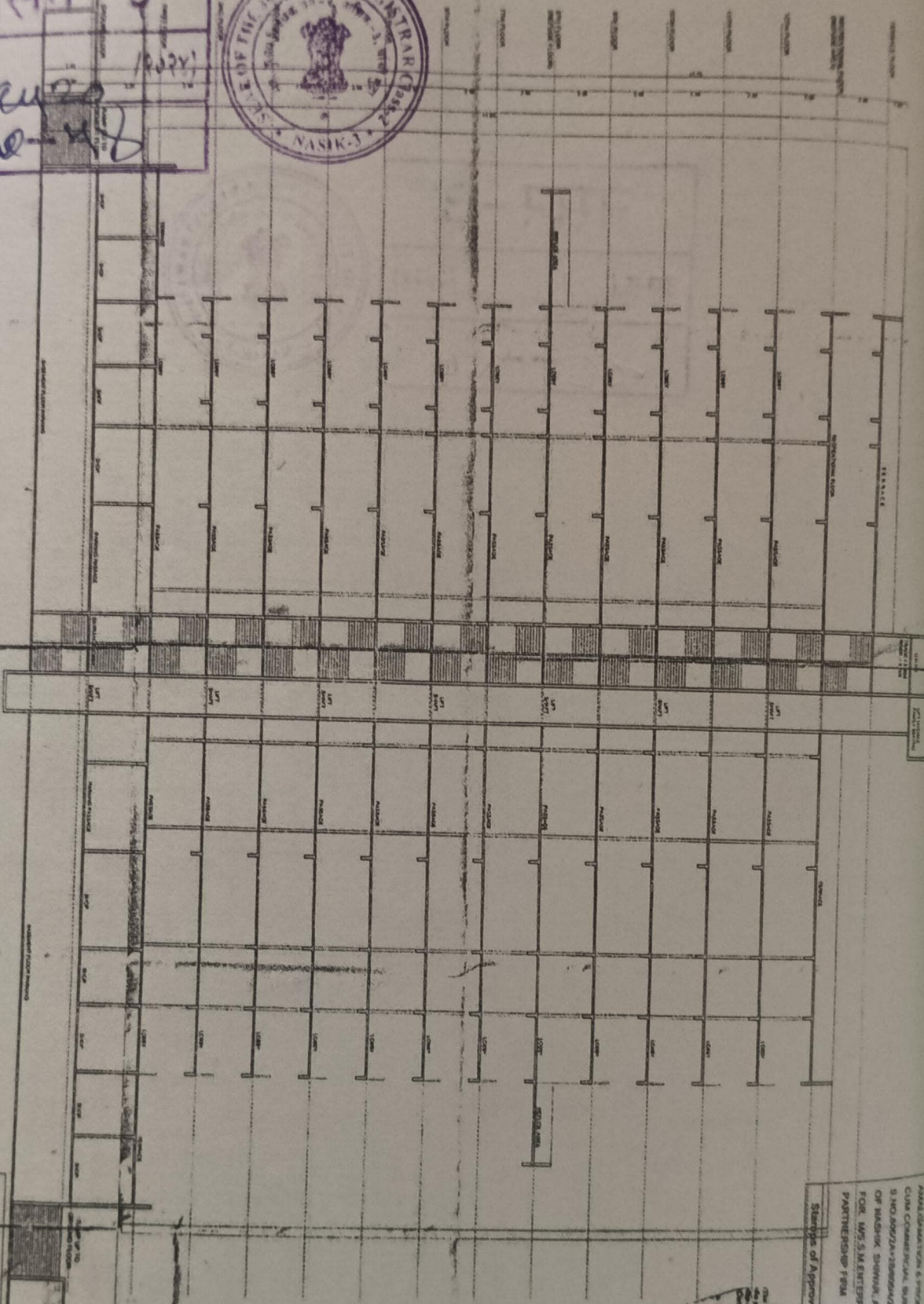
APPROVED
[Signature]
[Stamp]

REGISTRAR	[Signature]
DEPUTY REGISTRAR	[Signature]
CLERK	[Signature]

नस्रत F3
 १५२०
 ००-४८



SECTION A1
 B-B (REFUGEE AREA)



AMAL JOURNALISM & PHOTOGRAPHY INSTITUTION
 CIVIL COMMERCIAL BUILDING IN AND ON
 S NO 80/2A-2B/80/2A/2B/1-8
 OF NASIK, SHIVAJI, AT NASIK,
 FOR MSJH ENTERPRISES
 PARTNERSHIP FIRM

Stamp of Approval of Plans:

APPROVED

Engr. S. S. Patil
 10/02/2021
 10/02/2021

Rajpal & Vyas
 Architects
 10/02/2021

340/6167

Tuesday, June 28, 2022

3:18 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन3-6167-2022

दस्तऐवजाचा प्रकार: स्पेशल पॉवर ऑफ अटॉर्नी

पावती क्र.: 7764

दिनांक: 28/06/2022

नादर करणाऱ्याचे नाव: श्री. जयेश शाह

नसन-३	
दस्त क्र. (६५२० / २०२४)	
४५-५४	



रु. 100.00

रु. 240.00

रु. 340.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:32 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar Nashik3

सह-दुर्यम निबंधक वर्ग-२

नाशिक-३.

वाजार मूल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 240/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2706202214342 दिनांक: 28/06/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004072552202223E दिनांक: 28/06/2022

बँकेचे नाव व पत्ता:

मुळ दस्त परत केला
व सही घेतली.

नसम-3

दस्तक (EY 20 / 2023)

रु-48



भारत सरकार
GOVERNMENT OF INDIA

शितल सुमतीलाल शहा
Shital Sumatalal Shah
जन्म तारीख / DOB: 09/12/1972
पुरुष / Male

9808 9168 6249

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O सुमतीलाल शहा, मंगल बंगला 2 फ्लोर, साने गुरुजी मार्ग, वेद मंदिर समोर, ऑफ ब्रचक रोड नाशिक, नाशिक, गोळे कॉलनी, महाराष्ट्र, 422002

Address: S/O. Sumatalal Shah, mangalam bungalow 2nd floor, sane gururji marg, opp ved mandir, off inmbak road nashik, Nashik, Gole Colony, Maharashtra - 422002

9808 9168 6249

आधार - सामान्य माणसाचा अधिकार

1800 300 1047 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA

गुलाब राजाराम जाधव
Gulab Rajaram Jadhav
जन्म तारीख / DOB: 01/06/1966
पुरुष / MALE

6096 5150 3666

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O: राजाराम जाधव, घर नं 446 जाधव संकुल, अंबडलिक रोड, सिद्धिविनायक मंदिर जयळ, चुंचाले, नाशिक, महाराष्ट्र - 422010

Address: S/O: Rajaram Jadhav, House no 446 Jadhav sankul, ambadlink road, near siddhivinayak mandir, chunchale, Nashik, Maharashtra - 422010

माझे आधार, माझी ओळख

1800 300 1047 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJDPJ1106E

नाम / Name
GULAB RAJARAM JADHAV

पिता का नाम / Father's Name
RAJARAM UKHA JADHAV

जन्म की तारीख / Date of Birth
01/06/1966

07042021

24/09/2016

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

S.M.ENTERPRISES

20/12/2001

Permanent Account Number
AATFS5747B

भारत सरकार
Government of India

श्री. साचिन महाजनी
Sachin Jagannath Mahajani
जन्म तारीख / DOB: 14/02/1979
पुं / Male

4207 6826 1972

आधार - सामान्य माणसाचा अधिकार
आधार क्रमांक / Enrolment No.: 2017/96137/25A/3

To
श्री. जगन्नाथ महाजनी
Sachin Jagannath Mahajani
B/D, Jagannath Mahajani
B-35 Vajrapur Road
Near R T O Hadaswa Nagar
Solapur South
Hadasnagar
Solapur South Solapur
Maharashtra 413004
8879077593

MP141808425FT

आपला आधार क्रमांक / Your Aadhaar No. :
4207 6826 1972

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SACHIN MAHAJANI

JAGANNATH NARAYAN MAHAJANI

14/02/1979

Permanent Account Number
AUSPM5205F

Sachin Mahajani
Signature

Sachin Mahajani

भारत सरकार
Government of India

श्री. अनाघा महाजनी
Anagha Sachin Mahajani
जन्म तारीख / DOB: 17/12/1994
स्त्री / Female

9913 1666 4513

आधार - सामान्य माणसाचा अधिकार
आधार क्रमांक / Enrolment No.: 91271/40040/1568

To
श्री. साचिन महाजनी
Anagha Sachin Mahajani
W/O Sachin Jagannath Mahajani
Mahaswini Nivas B-55 Hadaswa Nagar
Vajrapur Road
Near New R.T.O. Office Solapur
Hadasnagar (N.V.)
Hadasnagar Solapur South Solapur
Maharashtra 413004
9822443402

SE260615934FT

आपला आधार क्रमांक / Your Aadhaar No.
9913 1666 4513

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANAGHA SACHIN MAHAJANI

KRISHNA DESHPANDE

17/12/1994

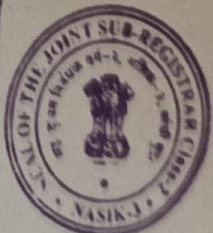
Permanent Account Number
CRHPM7588R

Anagha Mahajani
Signature

नमून-३

दस्ता क्र. / EYE 20 / 2024 /

५०००५४



Anagha

Valuation ID

202407014986

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

मूल्यांकनाचे वर्ष

2024

जिल्हा

नाशिक

मूल्य विभाग

तालुका : नाशिक

उप मूल्य विभाग

1.3.1-नविन मुंबई आग्रा मार्ग - रहिवास व तसम विभागातील मिळकती (नासडी नदी ते कॅनॉल)

क्षेत्राचे नाव

Nashik Municipal Corporation

सर्व्हे नंबर /न. भू. क्रमांक :

सर्व्हे नंबर#806

01 July 2024 02:43:42 PM

नसन् 3

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन

निवासी सदनिका

45500

कार्यालय

52320

दुकाने

60800

औद्योगिक

0

मोजमापानेचे एकक चौ मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-

85.943चौ. मीटर

मिळकतीचा वापर- मिळकतीचे वय -

1-आर सी सी

मिळकतीचे वय -

आहे

निवासी सदनिका

0 TO 2वर्षे

मजला -

5th to 10th Floor

मिळकतीचा प्रकार-

बांधकामाचा दर-

कार्पेट क्षेत्र-

बांधीव

Rs.24200/-

78.13चौ मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ

= 105 / 100 Apply to Rate= Rs.47775/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)

= ((47775-32000) * (100 / 100) + 32000)

= Rs.47775/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 47775 * 85.943

= Rs.4105926.825/-

Applicable Rules

= 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅग्नानईन मजला क्षेत्र मूल्य + लगतच्या गाळीचे मूल्य(खुली बाल्कनी + वरील गाळीचे मूल्य + बांदित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बांदित बाल्कनी + स्तरवर्धित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 4105926.825 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.4105927/-

= ₹ एकेचाळीस लाख पाच हजार नऊ शे सतावीस/-

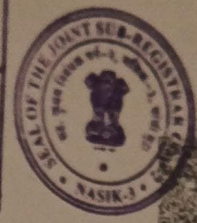
नसन् - ३

दल क्र. 1/ 84220 12028

५९-५४



नसन-३
 दि. ३१/०७/२०२४
 CHALLAN ५२-५४
 MTR Form Number



GRN	MH004523435202425P	BARCODE			Date	01/07/2024-12:48:32	Form ID	25.2
Department	Inspector General Of Registration			Date		01/07/2024-12:48:32		
Type of Payment	Stamp Duty Registration Fee		Payer Details					
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR			TAX ID / TAN (If Any)				
Location	NASHIK			PAN No.(If Applicable)	AATFS5747B			
Year	2024-2025 One Time			Full Name	S M ENTERPRISES			
Account Head Details		Amount In Rs.	Premises/Building	Flat/Block No.				
0030046401 Stamp Duty		253800.00	Road/Street	FLAT NO 1204 RACHIT KALPAVRIKSHA				
0030063301 Registration Fee		30000.00	Area/Locality	DEEPALI NAGAR MUMBAI NAKA				
			Town/City/District	NASHIK				
			PIN	4 2 2 0 0 9				
			Remarks (If Any)					
			PAN2=AUSPM5205F-SecondPartyName=MR SACHIN JAGANNATH					
			MAHAJANI-CA=4230000-Marketval=4224000					
			Amount In	Two Lakh Eighty Three Thousand Eight Hundred Rupee				
			Words	s Only				
Total		2,83,800.00						
Payment Details			FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA			Bank CIN	Ref. No.	10000502024070102596		8025738862039	
Cheque-DD Details			Bank Date	RBI Date	01/07/2024-12:48:53		Not Verified with RBI	
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA			
Name of Bank			Scroll No. , Date		Not Verified with Scroll			
Name of Branch					Mobile No. 9823194949			



Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- यह चालन केवल दस्तावेज निलंबक कार्यालय में नोंदणी करावयाच्या दस्तऐवजी लागू आहे. नोंदणी न करावयाच्या दस्तऐवजी हेर चालन लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-340-6520	0002436421202425	01/07/2024-15:47:43	IGR313	30000.00
2	(IS)-340-6520	0002436421202425	01/07/2024-15:47:43	IGR313	253800.00
		Total Defacement Amount			2,83,800.00

Print Date 01-07-2024 03:50:50

340/6520

नोंमबोर, 01 जुलै 2024 3:48 म.नं.

दस्त गोषवारा भाग-1

नमन3

दस्त क्रमांक: 6520/2024

दस्त क्रमांक: नमन3 /6520/2024

वाजार मुल्य: रु. 42,24,000/-

भरलेले मुद्रांक शुल्क: रु.2,53,800/-

मोवदला: रु. 42,30,000/-

दु. नि. मह. दु. नि. नमन3 यांचे कार्यालयात

अ. क्र. 6520 वर दि.01-07-2024

गेजी 3:46 म.नं. वा. हजर केला.

पावती:8106

पावती दिनांक: 01/07/2024

मादरकरणाराचे नाव: सचिन जगन्नाथ महाजनी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1160.00

पृष्ठांची संख्या: 58

एकुण: 31160.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: अँग्रीमेंट टू सेल

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

शिक्रा क्रं. 1 01 / 07 / 2024 03 : 46 : 39 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 01 / 07 / 2024 03 : 47 : 18 PM ची वेळ: (फी)



01/07/2024 3 50:47 PM

पत्रक क्रमांक 3/6520/2024
पत्रकारा प्रकार - अंतीमेट टू मेल

पत्रक सोपवारी काम-2

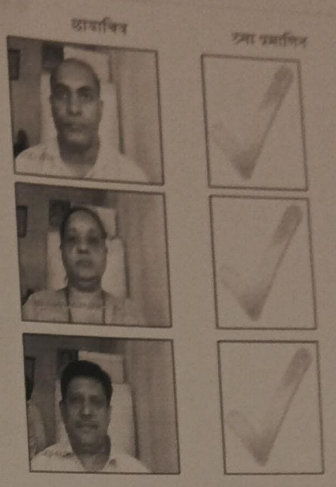
पत्रक क्रमांक 4-6142
पत्रक क्रमांक 6520/2024

- पत्रकाराचे नाव व पत्ता
- नाव: सचिन जगन्नाथ महाजनी
पत्ता: प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -
उल्हे नवी मुंबई, महाराष्ट्र, राईसार: (ं:).
पिन नंबर: AUSPM5205F
 - नाव: अनघा सचिन महाजनी
पत्ता: प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -
14 उल्हे नवी मुंबई, महाराष्ट्र, राईसार: (ं:).
पिन नंबर: CRHPM7588R
 - नाव: मं. एम. एम. इन्टरप्रायजेस भागीदारी संस्था तर्फे भागीदार शिखर मुमितलाल शाह यांचे तर्फे वि.मु. म्हणून गुलाब राजागम जाधव
पत्ता: प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: रचित
कनामिक अपार्टमेंट, ब्लॉक नं: कुलकर्णी वाग लेन नं 2, रोड नं: कविवरि रोड नाशिक, महाराष्ट्र, पिन नंबर: AATFS5747B

Signature

Signature

Signature

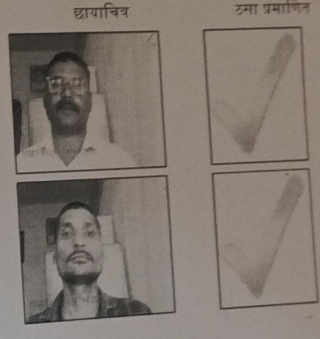


पत्रक दस्तऐवज करून देणार न्यायकीय अंतीमेट टू मेल वा दस्तऐवज करून दिल्याचे कवच करताना.
शिक्का क्र.3 ची वेळ: 01 / 07 / 2024 03 : 48 : 34 PM

शेवटचे:-
बाबीतल इमम अमे निवेदीत करताना की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

- पत्रकाराचे नाव व पत्ता
- नाव: अशोक मुकदेव कामोदे
वय: 43
पत्ता: विम मळा कॉलेज रोड नाशिक
पिन कोड: 422005
 - नाव: विनायक मधुकर नवले - - -
वय: 35
पत्ता: नाशिक
पिन कोड: 422005

Signature
Signature



शिक्का क्र.4 ची वेळ: 01 / 07 / 2024 03 : 50 : 04 PM

प्रमाणित करण्यात येते की,
या दस्तऐवज एकूण 4 पाने आहेत

Joint Sub Registrar Nashik-3

Payment Details.

sr.	Purchaser	Type	GRN/Licence	सह. दस्तऐवज किंमतीत वर्ग-2 Amount	उसद Deface Number	Deface Date
1	SM ENTERPRISES	eChallan	MH004523435202425P	पत्रक क्रमांक 9, क्रमांक 253800.00	SD 0002436421202425	01/07/2024
2	SM ENTERPRISES	DHC	MH004523435202425P	दि. 30 मार्च 2024	RF 0002436421202425	01/07/2024
3	SM ENTERPRISES	eChallan	MH004523435202425P	30000	RF 0002436421202425	01/07/2024



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

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6520/2024