

539/10066

Thursday, September 05, 2024

11:32 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11885 दिनांक: 05/09/2024

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन7-10066-2024

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: शकुंतला कारभारी कहांडळ

नोंदणी फी

₹. 330.00

दस्त हाताळणी फी

₹. 320.00

पृष्ठांची संख्या: 16

एकूण:

₹. 650.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:52 AM ह्या वेळेस मिळेल.

Joint S.R. Nashik-7
(एस. क. दवग)

सह. दुय्यम निबंधक वर्ग-२
नाशिक - ७.

बाजार मूल्य: ₹.33000/-

मोबदला ₹.33000/-

भरलेले मुद्रांक शुल्क : ₹. 1700/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924048914291 दिनांक: 05/09/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹.330/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007807775202425E दिनांक: 05/09/2024

बँकेचे नाव व पत्ता:

शकुंतला कारभारी कहांडळ

मुळदस्त परत

05/09/2024

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. नाशिक 7

दस्ता क्रमांक : 10066/2024

नोंदणी :

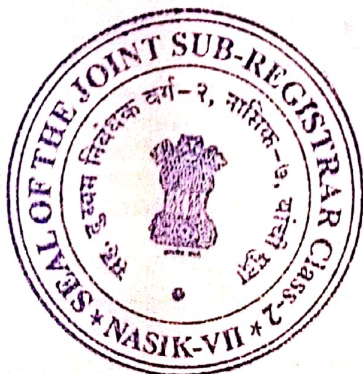
Regn.63m

गावाचे नाव : नाशिक शहर

(1) विनेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	33000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	33000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील नाशिक शहरातील व सिटी अॅण्ड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि.(सिडको)नाशिक मधील पाचवी स्किम नेवरहुड वैशाख सेक्टर व्ही ई मधील रहिवासी विभागातील टेनेमेंट/घर क्रं. एन-53/ व्ही ई/09/07 तळ जागेचे(प्लॉटचे)क्षेत्र 40.00 चौ.मी. त्यावरील स्कीम बांधीव क्षेत्र 22.05 चौ.मी.((SECTOR NUMBER : वैशाख ;))
(5) क्षेत्रफळ	1) 22.05 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:-शकुंतला कारभारी कहांडळ वय:-63; पत्ता:-प्लॉट नं: एन -53/व्ही/ई/09/07,दत्त मंदिर , माळा नं: पाटील नगर, सिडको, नाशिक, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पाम्:ईक्र. पिन कोड:-422008 पॅन नं:-CJOPK5011J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिटी अॅण्ड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि. (सिडको) नाशिक तर्फे प्रशासक गजानन आर. साटोटे वय:-56; पत्ता:-प्लॉट नं: सिडको कार्यालय नाशिक, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, MAHARASHTRA, MAHARASHTRA. पिन कोड:-422009 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	05/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/09/2024
(11) अनुक्रमांक,खंड व पृष्ठ	10066/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	330
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



सुची क्र. II
नोंदणी नंतरची प्रथम प्रत
अस्साल बरहुकुम नवकल
सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

CHALLAN
MTR Form Number-6



GRN	MH007807775202425E	BARCODE	04/09/2024-16:14:59		Date	04/09/2024-16:14:59	Form ID	36
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	NSK7_NASHIK 7 JOINT SUB REGISTRAR		PAN No.(If Applicable)	CJOPK5011J				
Location	NASHIK		Full Name	Shakuntala Karbhari Kahandal				
Year	2024-2025 One Time		Flat/Block No.	Tenement No. N-53/VE/09/07				
Account Head Details	Amount In Rs.		Premises/Building	5th Scheme, Vaishakh Sector, Cideo				
0030046401	Stamp Duty	1700.00	Road/Street					
0030063301	Registration Fee	330.00	Area/Locality	Nashik				
			Town/City/District					
			PIN	4 2 2 0 0 9				
			Remarks (If Any)	PAN2=AACCC3303K-SecondPartyName=City And Industrial Development Corporation Of Maharashtra Ltd-CA=90-Marketval=33000				
Total			Amount In	Two Thousand Thirty Rupees Only				
			Words					
2,030.00								
Payment Details			FOR USE IN RECEIVING BANK					
BANK OF BARODA								
Cheque-DD Details			Bank CIN	Ref. No.	02003942024090401046		1401561169	
Cheque/DD No.			Bank Date	RBI Date	04/09/2024-16:16:29		Not Verified with RBI	
Name of Bank			Bank-Branch		BANK OF BARODA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7028971735
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

शकुंतला कारभारी काहंडल

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0924048914291
Date	04/09/2024
Received from Shakuntala Karbhari Kahandal, Mobile number 7028971735, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nashik 7 of the District Nashik.	
Page 1/1	
Print Date 04-09-2024 04:15:59	
Payment Details	
Bank Name	SBIN
Date	04/09/2024
Bank CIN	10004152024090413438
REF No.	424831633381
This is computer generated receipt, hence no signature is required.	

(1)



नसि-७
दस्तावेज क्र. (१००६६/१०२४)
२ - १७



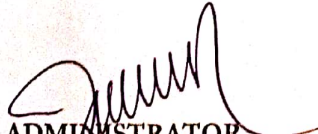
**CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA
LIMITED**

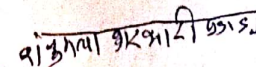
FOR RESIDENTIAL PURPOSE

LEASE DEED

सुचिखला कार्यालय नाशिक

THIS LEASE made at New Nashik on 05th day of Sep. Two
Thousand Twenty Four BETWEEN CITY AND INDUSTRIAL
DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a
Company incorporated under the Companies Act, 1956 (1 of 1956) and
having its registered office at 'Nirmal', 2nd floor, Nariman Point, Bombay
400021 (hereinafter referred to as 'The Lessor', which expression shall, Where
context so admits, be deemed to include it's successors and assigns) of the
One Part AND Mrs. Shakuntala Karbhari Kahandal Resident of
N-53/VE-9/07, Datta Mandir, Patil Nagar, Cidco, Nashik -422008.
(hereinafter referred to as 'the Lessee' which expression shall, where context
so admits, be deemed to include his heirs, executors, administrators and
representatives) of the Other Part.


ADMINISTRATOR
CIDCO, NEW NASHIK


LESSEES SIGNATURE

नस-७
दस्तावेज क्र. (2) २००८४/२०२३
३ - १७



WHEREAS by an Allotment Letter No. Ref : CIDCO/ADMN/ NASHIK/ NO.NIL, Date. 22/07/1994 issued to Mr. Ramu Ganpat Jagtap CIDCO allotted the Tenement No. N-53/VE/09/07 on Outright Purchase basis, details of tenement are mentioned in the Schedule herein under. After making all the payment to CIDCO, he is put in actual possession of the said tenement on date. 25/07/1994.

AND WHEREAS After the death of Ramu Ganpat Jagtap name of legal heirs Smt. Gangubai Gajiram Date was taken on record vide office Order No. CIDCO/ADMN/NSK/2015, Date. 30/10/2003. Outright Purchase Agreement is made on Date. 21/10/2003

AND WHEREAS After the death of Gangubai Gajiram Date name of legal heirs Shakuntala Karbhari Kahandal was taken on record vide office Order No. CIDCO/ADMN/NSK/No.1011, Date. 28/08/2009

AND WHEREAS the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement to Lease of the piece of the land and premises hereinafter described AND WHEREAS the Lessee requested the Corporation to grant lease of the said land before commencing construction on the land in relaxation of the conditions of the Agreement to Lease to enable him/her to mortgage the land and secure loan and whereas the Corporation has agreed to grant the lease as a special case.

NOW THIS LEASE WITNESSTH AS FOLLOWS:

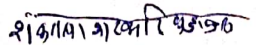
INTERPRETATION

1. In these present, the "Managing Director" shall mean the Managing Director including the Additional or Deputy Managing Director of the Lessor and any officer authorized by him by a general or special order.

DESCRIPTION OF TENEMENT

2. In consideration of the premises and of the sum of 33,000/- (Thirty Three Thousand Only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contain the Lessor doth hereby demise up-to the Lessee. ALL that piece of land described in the Schedule hereunder written containing by measurement of Having its Scheme Plot Area 40.00 Sq.Mtr and its built-up area 22.05 Sq. Mtr. situated at CIDCO, New Nashik, Neighborhood: Vaishakh, in 5th Housing Scheme bearing Tenement No. N-53/VE/09/07 or there about and more particularly delineated on the plan annexed hereto and


ADMINISTRATOR
CIDCO, NEW NASHIK


LESSEES SIGNATURE

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दस्तावेज क्र. १००६६/२०१६
१७



shown thereon by a red color boundary line together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of NINETY years computed from the Year of 25/07/1994 subject nevertheless to the provision of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules, thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Registered Office of the Lessor or as otherwise required the yearly rent of rupees Rs.10/- only from 1st January to 31st December or any part thereof, the said rent to be paid in advance without any deduction whatsoever on the 10th the day of January in each and every year.

COVENANTS BY THE LESSEE

3. The Lessee with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenants with the Lessor as follows:

TO PAY RENT

- (a) During the said term hereby created to pay unto the Lessor the said rent at the times, on the day and in the manner hereinbefore appointed for payment thereof clear of all deductions.

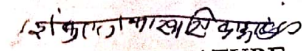
TO PAY RATES AND TAXES

- (b) To pay all existing and future taxes, rates, assessment, land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

NOT TO EXCAVATE

- (C) Not to make any excavation upon any part of the said land hereby demised not to remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.


ADMINISTRATOR
CIDCO, NEW NASHIK


LESSEES SIGNATURE

नसिन-१०
दस्ता क्र. (१००६६) (२०२६)
१-१०



NOT TO ERECT BEYOND THE BUILDING LINE

- (d) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

**NOT TO AFFIX OR DISPLAY SIGN-BOARDS,
ADVERTISEMENTS, ETC.**

- (e) Not at any time during the continuance of the said term to affix display on or from the demised premises any signboard, sky-sign, neon-sign or advertisement with or without illumination or otherwise unless the consent in writing of the Managing Director has been previously obtained thereto.

**NOT TO BUILD EXCEPT WITH THE PREVIOUS PERMISSION
OF THE LESSOR**

- (f) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except with the previous written permission of the Lessor which the Lessor shall be at liberty to grant on such terms and condition as may be then stipulated including the condition for payment of additional premium.

ALTERATIONS

- (g) That no alteration or addition shall at any time be made to facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous written permission of the Managing Director.

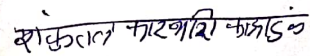
TO REPAIR

- (h) Throughout the said term at the Lessee's expense well and substantial to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, color and white washing) to the satisfaction of the Managing Director the said building and the premises and drains, compound walls and fences thereunto belonging and fixtures and all additions thereto.

TO ENTER AND INSPECT

- (i) To permit the Managing Director and the officers, surveyors, workmen or others employed by the Lessor from time to time and at all reasonable times of the day during the term hereby granted after a


ADMINISTRATOR
CIDCO, NEW NASHIK


LESSEES SIGNATURE

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दल क्र. १००६६/१०२०१
६-१६



week's previous notice to enter into or upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs or any works are necessary they or any of them may by notice to the Lessee call upon him to execute the repairs or such works and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

NUISANCE

- (j) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbances to the owner, occupiers or residents of other premises in vicinity.

USER

- (k) To use the demised premises for the residential purpose and for no other purpose.

INDEMNITY

- (l) To indemnify and keep indemnified the Lessor against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

PAYMENT OF SERVICE CHARGES

- (m) To make to the Lessor a yearly payment at such rate as may be determined from time to time by the Lessor as his contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the demised premises regardless of the extent of benefit derived by him/ them/ it from such amenities. Provided that no payment shall be made one year after such civic amenities have been transferred to a Local Authority constituted under any law for the time being in force. The payment shall be paid on the first day of January in each year or within 20 days therefrom.

DELIVERY OF POSSESSION AFTER EXPIRATION

- (n) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if the Lessor shall have paid the rent and all

ADMINISTRATOR
CIDCO, NEW NASHIK

फाईलिंग करीकर करंड
LESSEES SIGNATURE

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दस्तावेज क्र. (50064 / 2021)
० - १७



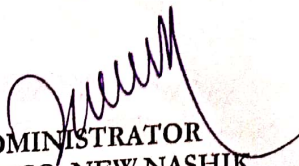
municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and condition herein contained prior to the expiration of the said term to remove and appropriate all buildings, erection and structures and materials forming part of the demised premises but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed PROVIDED further that after the possession of the demised premises has been delivered to or obtained by the Lessor, such buildings erection or structure shall stand forfeited to the Lessor.

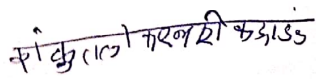
NOT TO ASSIGN

- (o) Not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his/ their/ its interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised premises PROVIDED THAT nothing contained herein shall apply if the Lessee shall perform to the satisfaction of the Lessor the following condition:
- (i) Before transferring the demised premises, the Lessee shall pay to the Lessor one half of the difference between the declared premium (i.e. premium calculated at such rate or rates as may determined by the Lessor from time to time) and the premium paid by the Lessee to the Lessor, for obtaining the lease of the demised land, subject to a minimum of Rs. 2500/-.
- (ii) In the instrument by which the Lessee shall transfer the demised premises the Lessee shall impose upon the person to whom the demised premises are so transferred to perform and observe to the Lessor all the conditions and covenants of the lease granted to him including this covenant.

INSURANCE

- (p) To keep the building erected or which may hereafter be erected on the demised premises excluding foundation and plinth, insured against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinth) in a Nationalized Insurance Company and on demand to produce to the Managing Director a policy or policies of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or


ADMINISTRATOR
CIDCO, NEW NASHIK


LESSEES SIGNATURE

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दस्ता क्र. १००६५ (२०२४)
१७



shall be erected on the demised premises, or any part thereof shall be destroyed or damaged by fire, to forthwith lay out all the monies which shall be received by virtue of any such insurance in re-building or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Managing Director AND whenever during the said term the said building or any part thereof respectively shall be destroyed by fire tempest, hurricane or otherwise, the Lessee shall reinstate and repair the same to the satisfaction of the managing director and shall nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, tempest, hurricane or otherwise has happened.

CHANGE IN STATUS OF THE LESSEE

- (q) No change in the legal status of the Lessee shall be recognized by the Lessor nor is the lessee entitled to appoint any agent by a Power of Attorney or otherwise except his/her spouse, father, mother, or major child or its officer or servant.

NOTICE IN CASE OF DEATH

- (r) In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

RECOVERY OF RENT AS LAND REVENUE

4. Where any sum payable to the Lessor by the Lessee under this lease is not paid, the Lessor shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the Schedule to the Schedule of the Maharashtra Regional and Town Planning Act 1966 (Mah. XXXVII of 1966) whether any sum is so payable by the Lessee shall be determined by Lessor and every such determination by the Lessor shall not be disputed by the Lessee and shall be final and binding upon him/ them/ it.

ADMINISTRATOR
CIDCO, NEW NASHIK

सांख्यिकी कार्यालय, नशिक
LESSEES SIGNATURE

नसिन-७
दस्त क्र. (१००६५/२०१५)
९-२७



RE- ENTRY

5. If the said rent hereby reserved shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of the covenants by the Lessee hereinbefore contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting title in the third person or claiming a title in himself the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building and improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made PROVIDED ALWAYS that except for non-payment or rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Managing Director of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intension to enter and of the specific breach or breaches of covenant in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving such notice.

SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY OCCUPYING THE DEMISED LAND ON DETERMINATION OF THE LEASE

6. If on the determination of the lease, any person is found to be occupying the demised premises, it shall be lawful for the Managing Director of the Lessor to secure summary eviction of such person in accordance with paragraphs 1, 2 and 3 of the Schedule to the Maharashtra Regional & Town planning Act, 1966 (Mah. No. XXXVII of 1966).

NOTICE AND DEMANDS

7. Any demand for payment of notice requiring to be made upon or given to the lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised premises and any demand or notice sent by post shall be deemed to have been delivered in the usual course of the post.

MARGINAL NOTE

8. The Marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

ADMINISTRATOR
CIDCO, NEW NASHIK

श्रीधर शिवाजी
LESSEES SIGNATURE

नसम-७
दस्तावेज क्र. १००५५/२०१४
१०-१६



SCHEDULE (Constructed Tenement)

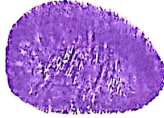
That Tenement No. N-53/VE/09/07 in 5th Housing Scheme at Neighborhood: Vaishakh, Sector: VE, at CIDCO, New Nashik containing by Measurement Of Having its Scheme Plot area 40.00 Sq.Mtr and its Built up area: 22.05 Sq. Mtr and bounded as below that is to say:

ON OR TOWARDS THE EAST BY	:	} As per CIDCO Type Design Plan
ON OR TOWARDS THE WEST BY	:	
ON OR TOWARDS THE NORTH BY	:	
ON OR TOWARDS THE SOUTH BY	:	

IN WITNESS WHEREOF the Lessor and Lessee has/ have hereunto set and subscribed his/their hand/s and seal the day and year first above written.

SIGNED AND DELIVERED for and on behalf of the
City and Industrial Development Corporation
of Maharashtra Ltd., by the hand of

Mr. Gajanan R. Satote



ADMINISTRATOR
CIDCO, NEW NASHIK



SIGNED AND DELIVERED by the within named Lessee



Mrs. Shakuntala Karbhari Kahandal

शकुन्ता कारभारी काहंदल

LESSEES SIGNATURE



IN PRESENCE OF

1) Shri/Smt. श. र. काहंदल
श. र. काहंदल

2) Shri/Smt. श. क. कुमारे
श. क. कुमारे

POSSESSION RECEIPT

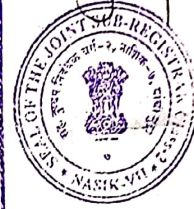
I, Shri/Smt. Ramu Ganpat Jagtap
have this day of 25/7/1994 received possession of the
House No. 07 of Building No. 09 in Sector E
in Neighbourhood V type of N.S.S at New Nashik.
Before taking over possession, I have verified the fittings, fixtures and
amenities in the above house and they are according to the plans and
specifications enclosed with the agreement. I have inspected the house and
satisfied myself. I accept the above said house after carrying out the
rectification to my satisfaction.

Date 25/7/1994

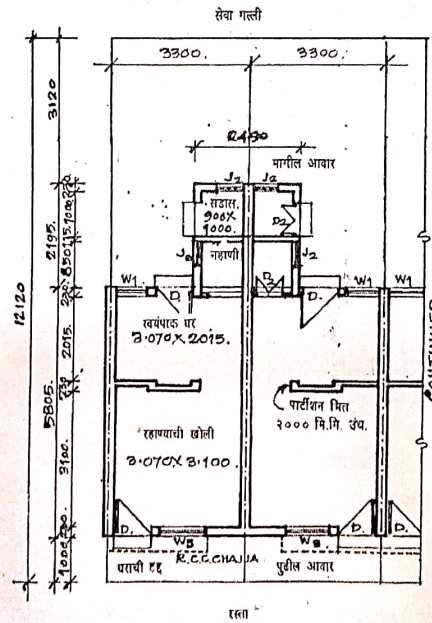
(Signature of Allottee)

Possession given by
2000
(Sub Engr. A.E.)
CIDCO, New Nashik.

Name <u>R. G. Jagtap</u>
नसिन-७
दस्त क्र. (<u>90066/2028</u>)
<u>११</u> <u>१०</u>



नवीन नाशिक गृहनिर्माण योजना क्रमांक ५
कमी उत्पन्न गट २ (एल्.आय.जी.)
घराचे संकल्प चित्र-एन्. ५३



तळमजल्याचा आराखडा
बांधकाम केलेले क्षेत्र (युनिट) २२.०५ चौ.मी.
भूखंडाचे क्षेत्र (युनिट) ४०.०० चौ.मी.
एका ओळीत चार, सहा किंवा आठ घरे

सिडको

सिटी अँड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि.



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

REGD. OFFICE:
"NIEMAL", 2ND FLOOR, NARIMAN POINT,
MUMBAI - 400 021.
TEL: 2072420 (4 LINES) GRAMS : CITWIN

DIVISIONAL OFFICE:
OFFICE OF THE ADMINISTRATOR,
MUMBAI AGRA ROAD,
NEW NASHIK-422 009.
PHONE NO : 2392679, 2392268

CIDCO/ADMN/NSK/NO. 1011

DATE: 22/08/09

- 1) Application dated 14.7.09 from Shri/Smt. Shakuntala Karbhari Kahandal
- 2) Notice Published in Daily D. Shaloot Dt. 18.7.09

ORDER

The applicant Shri./Smt. Shakuntala K. Kahandal applied to enter his/ her name as heir to the deceased Shri./Smt. Gangubai Gajiram Date. Accordingly, a notice was published in the Daily newspaper on 18.7.09 and objections, if any, were invited within 30 days from the persons interested.

No objections have so far been received from any of the persons.

It is hereby ordered that the name of Shri./Smt. Shakuntala K Kahandal should be entered in the Register maintained in the Register tenement / plot N 53-V E-9-7 type of house / plot and the name of Shri./Smt. Gangubai Gajiram Date already entered should be removed. Necessary changes should be carried out accordingly in all the records.

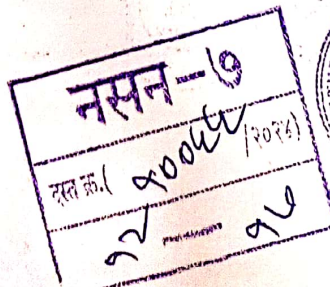


[Signature]
ADMINISTRATOR
CIDCO, New Nashik.

Copy to : 1) Shri./Smt. Shakuntala Karbhari Kahandal

Tenement No. N-53/VE/9/7, CIDCO, New Nashik

- 2) Accounts Section, Nashik
- 3) Estate Section, Nashik.
- 4) Concerned File



नसम-७
दस्ता क्र. (१००६६/२०२४)
९३ — ९७



नसम-७ का शुभानुसंधान - ११/०१/२०२४
 श्री/श्रीमती - शाकुन्ताला कर्बहारी कर्बहारी
 जन्म तिथि/DOB - ०१/०६/१९६१
 पता - असफ़गढ़, जोरखोड़ा

विषय :- नवीन सिडको नाशिक येथील प्रकल्पगत रस्ता-बांधणी या रस्त्यावरील रन-५३ प्रकारच्या घराचे घाटवत बांधणे

वसोहना/महोदया,
 आपला सवकाश कर्बाघण्यात जाणंद होत आहे की, सिडको प्रशासनाने तुम्हाला रन-५३ प्रकारच्या घरासाठी तुम्हाला परांपी किंमत रु. २३,०००/- भरणा वेलेली असून तुम्हाला रस्त्या येथील तात्कावरील खालील घराचे घाटव करण्यात आलेले असून सदर घराचा उगती दर्शविलेली ताक्षा घाटव ची रक्कम भरणा करून स्वरीत ताक्षा घ्याया ही विनंती. घराचा प्रकार: N/S/D हेक्टर: 1/4 इमारत क्र.: २ मजला: - घराचा क्र.: ७

१) इतर तपसिल खालील प्रमाणे:
 घराची किंमत रकमे: २३,०००/-

२) तुम्हाला खालील रकमा अदा कराव्यात अशी विनंती आहे

इतर रकमा:	रु.	पैसे.
१) करारपत्राचा खर्च	६०=००	
२) कुलपाची किंमत	५०=००	
३) पाणी पुरवठा व विकास उनामत [नॉन रिफ्लेक्टिंग] महांगरपालिका नाशिकला देण्यासाठी.	१६०=००	
४) सदा माहोदयाचे पाणी पुरवठा रक्कम महानगरपालिका नाशिकला देण्यासाठी	२००=००	
५) पाणी पुरवठा वनवसन वसोहण्याचा खर्च	९५=००	
६) रकम घर्षासाठी साडेपद्धती उनामत	१०=००	
७) दोषपूर्वी निष्पेशान गाजेंत	१४२५=००	
		=====
	एकूण रकमे	१९६०=००

३) घर दर्शविलेल्या रकमा "सिडको सि" चा नावे वाटविल्या किमांड इतर किंमती देणे हे चला घेऊन तुम्हाला रस्त्या खालील [सिडको भाषा] नवीन नसम देणे रकमेची ५२.०० ते १.०० आणि घराची रकमे ते ३.०० वा तेजात घराचा उनामत कराव्यात.

भारत सरकार
 Government of India

Aadhaar no. 6558 5915 4462

शकुन्ताला कारभारी कर्बहारी
 Shakuntala Karbhari Kahandale
 जन्म तिथि/DOB: 01/06/1961
 महिला/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। इसका उपयोग सर्वसम्पन (ऑनलाइन प्रमाणीकरण, या वयुक्तार कोड/ ऑफलाइन एक्सप्रेस की स्कॅनिंग) के साथ किया जाना चाहिए।
 Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

मेरा आधार, मेरी पहचान

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SHAKUNTALA K. KAHANDAL
 GAJRAM BALU DATE
 01/06/1961
 Permanent Account Number
CJOPK5011J

शकुन्ताला कर्बहारी कर्बहारी
 Signature

शकुन्ताला कर्बहारी कर्बहारी

नसम-७
दस्त क्र. (१००६४०२४)
१६-१०



घोषणापत्र / शपथपत्र

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

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालक (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही आहे व आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेले व्यवहारच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादित व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्राची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुशंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून मी/आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किवा नोंदणी फी कमी लावली/बुदविला गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहे/आहोत, याची मला आम्हाला पूर्ण कल्पना आहे.

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

क्षेत्रीय कार्यालय

लिहून देणार

लिहून घेणार

भारत सरकार
Government of India
शरद आसारम पाटील
Sharad Asaram Patil
जन्म तारीख / DOB: 01/08/1985
पुल्ल / Male

9031 4480 2452

माझे आधार, माझी ओळख

भारत सरकार
Government of India

स्वाती रतन काहंडल
Swati Ratan Kahandal
जन्म तारीख / DOB : 12/02/1987
महिला / Female

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे फक्त पडताळणीसाठी वापरते जावे (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ऑफलाइन XML)
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

6039 1735 4506

माझे आधार, माझी ओळख

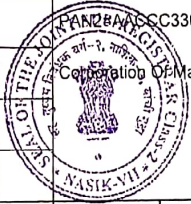
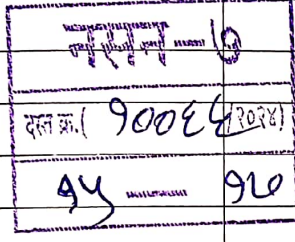
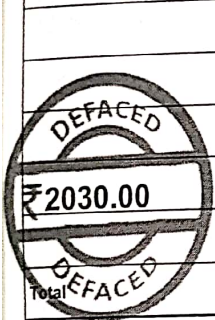
द्वारा



CHALLAN
MTR Form Number-6



GRN	MH007807775202425E	BARCODE			Date	04/09/2024-16:14:59	Form ID	36
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Office Name	NSK7_NASHIK 7 JOINT SUB REGISTRAR				PAN No.(If Applicable)	CJOPK5011J		
Location	NASHIK				Full Name	Shakuntala Karbhari Kahandal		
Year	2024-2025 One Time				Flat/Block No.	Tenement No. N-53/VE/09/07		
Account Head Details		Amount In Rs.		Premises/Bulding				
0030046401	Stamp Duty	1700.00		Road/Street	5th Scheme, Vaishakh Sector, Cidco			
0030063301	Registration Fee	330.00		Area/Locality	Nashik			
				Town/City/District				
				PIN	4	2	2	0
				Remarks (If Any)				
				SCC3303K--SecondPartyName=City And Industrial Development Corporation Of Maharashtra Ltd--CA=90--Marketval=33000				
Total		2,030.00		Amount in Words	Two Thousand Thirty Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF BARODA				Bank CIN	Ref. No.	02003942024090401046	1401561169	
Cheque-DD Details				Bank Date	RBI Date	04/09/2024-16:16:29	Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 7028971735
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 खदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी खदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-539-10066	0004330283202425	05/09/2024-11:32:29	IGR579	330.00
2	(IS)-539-10066	0004330283202425	05/09/2024-11:32:29	IGR579	1700.00
Total Defacement Amount					2,030.00

539/10066

गुरुवार, 05 सप्टेंबर 2024 11:32 म.पू.

दस्त गोपवारा भाग-1

नसन7

५५१७

दस्त क्रमांक: 10066/2024

दस्त क्रमांक: नसन7 /10066/2024

बाजार मूल्य: रु. 33,000/-

मोबदला: रु. 33,000/-

भरलेले मुद्रांक शुल्क: रु. 1,700/-

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

पावती: 11885

पावती दिनांक: 05/09/2024

अ. क्रं. 10066 वर दि. 05-09-2024

सादरकरणाचे नाव: शकुंतला कारमारी कर्हाडळ

रोजी 11:30 म.पू. वा. हजर केला.

नोंदणी फी

रु. 330.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

एकुण: 650.00

दस्त हजर करणाऱ्याची सही:

Joint (सह. नाशिक वरुंगे)

सह. दुय्यम निबंधक वर्ग-२
नाशिक - ७.

दस्ताचा प्रकार: भाडेपट्टा

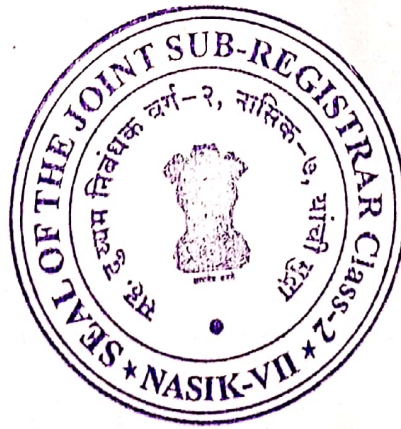
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 05 / 09 / 2024 11 : 30 : 15 AM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 05 / 09 / 2024 11 : 32 : 02 AM ची वेळ: (फी)

Joint (सह. नाशिक वरुंगे)

सह. दुय्यम निबंधक वर्ग-२
नाशिक - ७.



05/09/2024 11 35:46 AM

दस्त क्रमांक :नमन7/10066/2024

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पधकाराचे नाव व पत्ता	पधकाराचा प्रकार	छायाचित्र	उमा प्रमाणित
1	नाव:शकुंतला कारभारी कहांडळ पत्ता:प्लॉट नं: एन -53/व्ही/ई/09/07,दत्त मंदिर , माळा नं: पाटील नगर, मिडको, नाशिक, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, शास्:ई.नं. पिन नंबर:CJOPK5011J	भाडेकरू वय :-63 स्वाधरी:-		
2	नाव:मिटी अॅण्ड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि. (सिडको) नाशिक तर्फे प्रशासक गजानन आर. साटोटे पत्ता:प्लॉट नं: मिडको कार्यालय नाशिक, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, MAHARASHTRA, MAHARASHTRA. पिन नंबर:	मालक वय :-56 स्वाधरी:-		

वरील दस्तऐवज करून देणार तयाकधीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:05 / 09 / 2024 11 : 34 : 04 AM

ओळख:-

खालील इसम अशे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पधकाराचे नाव व पत्ता	छायाचित्र	उमा प्रमाणित
1	नाव:स्वाती रतन कहांडळ -- वय:37 पत्ता:सिडको नाशिक पिन कोड:422009		
2	नाव:शरद आन्माराग पाटील -- वय:39 पत्ता:सिडको, नाशिक पिन कोड:422009		

शिक्का क्र.4 ची वेळ:05 / 09 / 2024 11 : 35 : 24 AM

(एम्.के.दवंगे)
Joint S.R. Nasik-7
सह. दुय्यम निबंधक वर्ग-२
नाशिक
Payment Details.

प्रमाणित करण्यात येले की,
या दस्तामध्ये एकुण १७ पाने आहेत.
पुस्तक क्रमांक १, क्रमांक
१००६६ वर नोंदला.
दिनांक ५ मार्च २०२४

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number (शरद के दवंगे)	Deface Date
1	Shakuntala Karbhari Kahandal	eChallan	02003942024090401046	MH007807775202425E	1700.00	SD	सह. दुय्यम निबंधक वर्ग-२ 0004330283202425	05/09/2024
2		DHC		0924048914291	320	RF	0924048914291D	05/09/2024
3	Shakuntala Karbhari Kahandal	eChallan		MH007807775202425E	330	RF	0004330283202425	05/09/2024

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

10066 /2024

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