

341/6151

Monday, May 29, 2023

10:06 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

वाग्य

गावाचे नाव: पाथडी - 1

दस्तऐवजाचा अनुक्रमांक: नसन4-6151-2023

दस्तऐवजाचा प्रकार: विक्री करारनामा

सादर करणाऱ्याचे नाव: किरण राजाराम अहिरे

पावती क्र.: 7817

दिनांक: 29/05/2023

नोंदणी फी

रु. 17350.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 18070.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:23 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik 4

सह-दुय्यम निबंधक वर्ग-२
नाशिक-४.

बाजार मूल्य: रु. 1730520/-

मोबदला रु. 1735000/-

भरलेले मुद्रांक शुल्क: रु. 104100/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 720/-

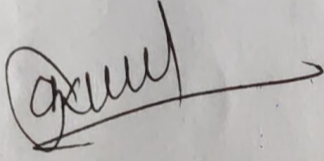
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2705202300017 दिनांक: 29/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 17350/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018069339202223E दिनांक: 29/05/2023

बँकेचे नाव व पत्ता:



मूळ दस्त परत

Pre-Registration summary(नोंदणी पूर्व गोषवारा)



29/05/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 4

इस्त क्रमांक : 6151/2023

नोंदणी :

Regn:63m

गावाचे नाव : पाथडी - 1

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	1735000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1730520
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे पाथडी मळें नंबर 320/3/2 प्लॉट क्रमांक 7 / 8 यांसी एकूण क्षेत्रफळ 1032.50 चौ. मी. यापैकी रस्तांन्दीकरणाचे क्षेत्रफळ 26.26 चौ. मी. वजावट झाले नंतर शिल्लक क्षेत्रफळ 1006.24 चौ. मी. त्याचा मिटी मळें नंबर 7423 यांसी क्षेत्रफळ 507.5 चौ. मी. व मिटी मळें नंबर 7424 यांसी क्षेत्रफळ 500.02 चौ. मी. यावरील द्वारका रेसिडेन्सी अपार्टमेंट या इमारतीतील फ्लॅट क्रमांक 301 तिसरा मजला यांसी कार्पेट क्षेत्रफळ 39.11 चौ. मी. + वाल्कनी क्षेत्रफळ 04.59 चौ. मी. असे एकूण क्षेत्रफळ 43.70 चौ. मी. ((GAT NUMBER : 320/3/2 :))
(5) क्षेत्रफळ	1) 43.70 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. गोविंदा कन्स्ट्रक्शन भार्गीदारी संस्था तर्फे भागीदार श्री. गजानन देविदास पाटील वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सावता नगर सिडको नाशिक , महाराष्ट्र, णाम्:ईक्र. पिन कोड:-422008 पॅन नं:-AALFG1926G 2): नाव:-मे. गोविंदा कन्स्ट्रक्शन भार्गीदारी संस्था तर्फे भागीदार श्री. प्रकाश सोपान पाटील वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सावता नगर सिडको नाशिक , महाराष्ट्र, णाम्:ईक्र. पिन कोड:-422008 पॅन नं:-AALFG1926G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-किरण राजाराम अहिरे वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: राजरत्न नगर सिडको नाशिक, महाराष्ट्र, णाम्:ईक्र. पिन कोड:-422009 पॅन नं:-BGQPA1480H
(9) दस्तऐवज करून दिल्याचा दिनांक	26/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	29/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6151/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	104100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	17350
(14) शेरग	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

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



सूची क्र. II

नोंदणी नंतरची प्रथम प्रत


संगणकीय अभिलेखातील प्रत
अरसल बरहुकुम नक्कल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.



CHALLAN
MTR Form Number-6



GRN	MH018069339202223E	BARCODE	[Barcode]		Date	31/03/2023-14:51:20	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	NSK5_NASHIK 5 JOINT SUB REGISTRAR			Full Name	GOVINDA CONSTRUCTION					
Location	NASHIK									
Year	2022-2023 One Time			Flat/Block No.	DWARKA RESIDENCY					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	104100.00		Road/Street	FLAT NO.301					
0030063301	Registration Fee	17350.00		Area/Locality	PATHARDI, NASHIK					
				Town/City/District						
				PIN	4	2	2	0	1	0
<div style="border: 1px solid black; padding: 5px;"><p>नसम-४</p><p>दस्त क्र. (१११) / २०२३</p><p>१ — ३६</p></div> 				Remarks (If Any)						
				SecondPartyName=KIRAN RAJARAM AHIRE-						
Total			1,21,450.00	Amount In	One Lakh Twenty One Thousand Four Hundred Fifty Rupees Only					
				Words						
Payment Details				FOR USE IN RECEIVING BANK						
IDBI BANK				Bank CIN	Ref. No.	69103332023033127872	2800801082			
Cheque-DD Details				Bank Date	RBI Date	31/03/2023-14:51:56	Not Verified with RBI			
Cheque/DD No.				Bank-Branch		IDBI BANK				
Name of Bank				Scroll No. , Date		Not Verified with Scroll				
Name of Branch										

Department ID :

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

Mobile No. : 9859624458

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

नसन-४
1 दस्त क्र. (२९५९)/२०२३)
२ — ३६



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2705202300017	Date 27/05/2023
Received from Kiran Rajaram Ahire, Mobile number 9404686061, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nashik 5 of the District Nashik.	
Payment Details	
Bank Name IBKL	Date 27/05/2023
Bank CIN 10004152023052700017	REF No. 2836819028
This is computer generated receipt, hence no signature is required.	

॥ ॐ नम शिवाय ॥

READY RECKNER CHART NO. 19.5
FLAT RATE RS. 36,000/- PER SQ.MTR.
TOTAL CARPET AREA OF FLAT 43.70 SQ. MTRS.
MARKET VALUE RS. 17,30,520/-
CONSIDERATION RS. 17,35,000/-
STAMP RS. 1,04,100/-
REGISTRATION FEES RS. 17,350/-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this 26th day of May in the year 2023.

नस-४
दस्त क्र. (६९१) / २०२३
३ — ३६



BETWEEN

M/S. GOVINDA CONSTRUCTION PARTNERSHIP FIRM

PAN NO. A A L E G 1926 G

Address : Sawata Nagar, Cidco, Nashik.

THROUGH PARTNERS

[1] SHRI. GAJANAN DEVIDAS PATIL

AADHAR CARD 2627 6336 0343

Age : 50 Yrs. Occupation : Business

[2] SHRI. PRAKASH SOPAN PATIL

Age : 50 Yrs. Occupation : Business

AADHAR CARD 7878 1599 5387

Mobile no 9422252152

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.

AND

[1] SHRI. KIRAN RAJARAM AHIRE

Age : 29 Yrs. Occupation : Service

PAN NO. BGQPA1480H

R/O. N/53/AH/ 2/24/4, Pawan Nagar, Rajratna Nagar, Cidco, Nashik.

Mobile no 9011019448

Hereinafter referred to as the "PURCHASER/ ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators, assigns, etc.) of the SECOND PART.

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

AND WHEREAS the vendor /Promoter has purchased Plot No. 07 the said property from the previous owner Swapnil Shrikrushna Wani , Yogesh Shrikrushna Wani, Harshal Shrikrushna Wani and Shrikrushna Pandharinath Wani by a sale deed **dated 11/06/2021** which is duly registered at the office of Sub Registrar, Nashik 5 at Sr. No. 5694 on 14/06/2021 and Plot No. 08 Purchased from Kiran Harishchandra Ahirrao by a sale deed **dated 06/05/2021** which is duly registered at the office of Sub Registrar Nashik 5 at Sr. No. 5105 date 06/05/2021 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/ KAKSHA / 3/ BI. SHE.PA.KRA./ 617/1995 Dated 20/01/1996 and the said property is from and out of the approved layout which is duly sanctioned by Nashik Municipal Corporation under their letter No. Nagarrachana Vibhag/ Antim/ 201/1784 Dated 17/08/1996.

AND WHEREAS the vendor has purchased TDR of 402-00 Sq. Mtrs. from DRC No. 966 Dated 07/06/2021 from Mr. Vitthal Balaji Tidke by

नस-४
दस्ता क्र. (६९५९/२०२३)
४ — ३६



sale deed dated 06/09/2021 which is duly registered at the office of Sub Registrar, Nashik 7 at Sr. No. 7514 on dt. 07/09/2021 and the vendor/Promoter has prepared a building plan by using the TDR which is duly approved by the with **Plot No. 7 and 08 amalgamated** Nashik Municipal Corporation under commencement certificate No. LND/BP / CD / 232 Dated 15/09/2021 and the Vendor/ Promoter has commenced the construction of the building, hereinafter referred to as the SAID BUILDING.

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 commenced the construction of a building on the project land Consisting of **Ground floor Parking and First to Seveth Floor** as per approved building plan for residential purpose units and commercial units.

AND WHEREAS the vendor has decided to develop the said property by constructing an ownership flats building in the name of **DWARKA RESIDENCY** which consists of residential units and commercial units.

AND WHEREAS the Allottee is offered an **Apartment /Flat more particular described in the second schedule** (herein after referred to as the said "Apartment") **in DWARKA RESIDENCY** (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 registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects appointed **Mr. Yogesh Tukaram Gaikwad**.

AND WHEREAS the Promoter has appointed a structural Engineer **Mr. Ramesh Rampariya** 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** with the **Real Estate Regulatory Authority at Nashik** under **Registration No. P51600031764** on **Dt. 09/11/2021** have been annexed and marked **Annexure F**.

नसम-०
दस्त क्र. (९१)१/२०२३
१ — ३९



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 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 Prashant Vitthal Thakare** 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 received 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.

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.

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 that though the building plan is approved by Nashik Municipal Corporation on the basis of the area of the said property and the TDR and premium F. S. I. purchased consisting of **Ground Floor parking and Seventh upper Floors** by using the TDR and premium F. S. I. available on the said property, the vendor /promoter intends to take all the benefits as may be made available on the said property for additional construction in view of the new DC rules applicable and as such the vendor / promoter shall be entitled to revise and amend the building plan and in such case additional floors as may be sanctioned by Nashik Municipal Corporation and as such all the benefits of the said additional floors or construction

नस्यन-४
दस्त क्र. (९७५७/२०२३)
६ — ३६



5

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 or otherwise as may be sanctioned by NMC and the vendor shall be entitled to sell, alienate or dispose off the same and as such the purchasers gives his/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 of 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 **unit more particular described in the second schedule in the building DWARKA RESIDENCY APARTMENT.**

AND WHEREAS the carpet area of the said Apartment more particular described in the second schedule 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 / Varandah 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;

AND WHEREAS prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. 4,90,000/- [Rupees Four Lakh 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.

नसिक
दस्त क्र. (७५७/२०२३)
७ — ३९



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 the said building/s consisting of **Ground Floor Parking And Seventh Upper Floors** 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.

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 more particular described in the second schedule** hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the consideration of **Rs. 17,35,000/- [Rupees Seventeen Lakh Thirty Five Thousand Only]** 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. 4,00,000/- [Rupees Four Lakh Only]** the following manner:

<u>AMOUNT RS</u>	<u>PARTICULAR</u>
1,00,000/-	Received by Cheque No. 000001 dt. 30/12/2022 drawn on HDFC Bank from Purchaser.
3,00,000/-	Received by Cheque No. 000005 dt. 22/03/2023 drawn on HDFC Bank from Purchaser.
<u>4,00,000/-</u>	Rupees Four Lakh Only

And Balance consideration amount **Rs. 13,35,000/- [Rupees Thirteen Lakh Thirty Five Thousand Only]** to be paid for following manner.

<u>AMOUNT RS.</u>	<u>PARTICULAR</u>
10%	to be paid for this agreement.
10%	to be paid for completion of the Plinth completion.
30%	to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
15%	to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Apartment.

नसम-४
दस्ता क्र. (६९५७/२०२३)
८ — ३६



- 10% to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- 10% to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- 10% to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- 5% **to be paid** against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

100%

- 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 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 upgradation/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

नसम-४
दस्त क्र. ६९१७/२०२३)
e — ३६



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, on demand by the promoter, 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. GOVINDA CONSTRUCTION Nashik.**

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 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 instalments 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 rates, 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

नसन-४

दस्त क्र. (६१७९/२०२३)

१० — ३६



9

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 he 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 Allotee 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 area of the land is 1006.24 Sq. Mtrs. and the vendor has purchased TDR of 402.00 Sq. Mtrs. and Premium FSI of 503.12 Sq. Mtrs. + Ancillary F. S. I. 1222.00 Sq.Mtrs. Thus total area available is 3255.79 Sq. Mtrs. on the project as per the Development Control Regulation.

8. DISCLOSURE AND INVESTGATION 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

नसम-४
दस्त क्र. (९११)/२०२३
११ — ३६



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 Flat 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 or 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.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund the amount till then received from the Purchasers without any interest thereon within a period of 30 days of the termination, the instalments of the sale consideration of the apartment which may till then have been paid by the allottee to the promoter.

12. POSSESSION OF APARTMENT-

The Promoter shall give possession of the Apartment to the Allottee on or before **Dt. 31/12/2023** If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee 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

नसम-४
दस्त क्र. (६९९७/२०२३)
१२ — ३६



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 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

नसपन-०
दस्त क्र. (७३७) / २०२३
१३ — ३६



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.

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

14.1 Failure of Allottee to take Possession of Apartment : Upon receiving a written intimation from the Promoter as per clause 7.1, 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 clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

14.2 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 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.

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.

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

नसन-४
दस्त क्र. (१५१/२०२३)
१४ — ३६



16. **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.

16.1 **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.

16.2 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 proportionate share (i.e. in proportion to the carpet area of the Apartment) 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. 500/- 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.

17. 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. 500/- for share money, application entrance fee of the association.
- (ii) Rs. 5,000/- for formation and registration of the association.

नसपन-४
दस्त क्र. (९७१)/२०२३
९७ — ३६



(iii) Rs. 1,000/- for proportionate share of taxes and other charges /levies in respect of the association.

(vi) The purchaser shall deposit an amount of Rs. 50,000/- towards the maintenance of the lift 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 utilised 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) 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.

18. 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

नसन-४
1, दस्त क्र. (९११/२०२३)
१९ — ३९



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.
- 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.

19. It is further agreed by and between the parties that the Promoters shall not be liable to pay the 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.

7217-0
दस्त क्र. (६७) / 2023
90 — 3E



20. 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 :-

- i. To maintain the Apartment at the Allottee's own cost in good and tenable 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.
- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages, Lift, etc. or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee 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 tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, 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.

नसन-४
दस्ता क्र. (४११)/२०२३
१८ — ३९



- 17
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
 - vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
 - viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on 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 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. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of association, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
 - 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 of any exclusive covered parking facility sanctioned in the plans by the concerned planning authority shall be entitled to the exclusive use thereof for parking of vehicles to the exclusion of all other allottees.
 - xv. The allottee/purchaser or any owner or occupier of the tenements in the building shall not be entitled to disturb the homogeneity of

नसम-४
दस्त क्र. (७११)/२०२३
१६ — ३६



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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

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

नस्यन-४
दस्त क्र. (७५)/२०२३)
२० — ३६



- 27. 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.
- 28. 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.
- 29. 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.
- 30. 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.
- 31. 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 of the said Agreement and the be registered at the office of Sub-Registrar. Hence this Agreement shall be deemed to have been executed at NASHIK.
- 32.** 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.
- 33. 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:

नस्रन-४
दस्त क्र. (९-१) / २०२३
२१ — ३६



PURCHASERS NAME AND ADDRESS

[1] SHRI. KIRAN RAJARAM AHIRE
R/O. N/53/AH/ 2/24/4, Pawan Nagar, Rajratna Nagar, Cidco, Nashik.

PROMOTERS NAME :-
M/S. GOVINDA CONSTRUCTION PARTNERSHIP FIRM
PAN NO. A A L F G 1926 G

Address : Sawata Nagar, Cidco, Nashik.

THROUGH PARTNERS

[1] SHRI. GAJANAN DEVIDAS PATIL
[2] SHRI. PRAKASH SOPAN PATIL

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.

34. 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.

35. STAMP DUTY AND REGISTRATION :- The charges towards stamp duty and Registration of this Agreement, borne by Vendor/Promoter and GST, MSEB meter and connection charges shall be borne by the purchaser.

36. 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.

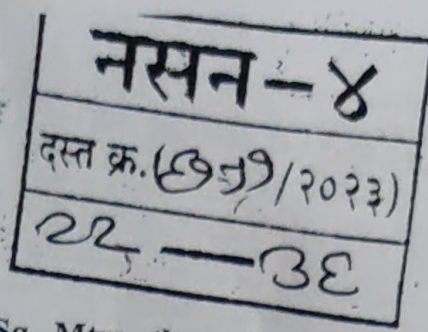
37. GOVERNING LAW :- That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Nashik courts will have the jurisdiction for this Agreement

38. 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:-

- a] The access to the individual flat shall be as per the sanctioned plan and/or revised plan from time to time.
- b] 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.
- c] The installation of any grills or any doors shall only be as per the form prescribed by the Vendor's Architect.
- d] The car parking area shall not be enclosed under any circumstances.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property situated at Village **PATHARDI** Tal. Dist. Nashik, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bearing S. No. 320/ 3/2 Plot No. 07/08 Total area 1032.50 Sq. Mtrs. out of



deduction colony road area 26.26 Sq. Mtrs. thereafter remaining area 1006.24 Sq. Mtrs. [CTS No. 7423 Area 507.5 Sq. Mtrs. And 7424 Area 500.02 Sq. Mtrs.] and bounded as follows:-

AS PER LAY OUT

On or towards East : Open Space
 On or towards West : Plot No. 06
 On or towards South : S. No. 320/4
 On or towards North : 7.5 Mtrs. Colony road [Proposed 9 Mtrs.]

AS PER CTS RECORD

On or towards East : CTS No. 7425
 On or towards West : CTS No. 7422
 On or towards South : CTS No. 7410 to 7413
 On or towards North : Adjoining Road

SECOND SCHEDULE 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. 301** on **Third Floor** admeasuring **Carpet Area 39.11 Sq. Mtrs. + usable area of Balcony 04.59 Sq. Mtrs. i.e. total area 43.70 Sq. Mtrs. in DWARKA RESIDENCY APARTMENT** bounded as follows:

BOUNDRIES OF THE SAID FLAT

EAST : Flat No. 302
WEST : Flat No. 308
SOUTH : Lobby and Duct
NORTH : Building Margin and Colony road

AMENITIES TO BE PROVIDED IN THE FLAT

- RCC Structure – Earth quake resistant RCC framed structure.
- Brick work – All external walls will be 6” thick internal wall 4” thick.
- Plaster – All walls will sand faced plaster from outside and neeru finish from inside.
- Door – Main door will have laminated flush door, S.S. fitting and other flush door shutter with oil paint finish.
- Window – Decorative M.S. Grills for windows with 3 track powder coated alluminium sliding with mosquito net.
- Flooring – Best quality vitrified tile flooring of 2x2 with same skirting in all rooms. W. C. will have glazed tiles dado upto 4 Ft. level and anti skid floor. And Bathroom will have glazed tiles dado upto 7 Ft. level and anti skid floor.
- Kitchen – Kitchen platform with granite top. Stainless steel sink and C.P. tap with glazed dado upto slab level on facing wall.
- Electrification – Electrification will be concealed with good quality switches with adequate points.
- Plumbing – Entire plumbing will be concealed in good quality CPVC fitting with mixer cock.
- Water – Common Underground and overhead water tank will be provided. Municipal and borewell water supply.
- Parking – parking area provided in the building as per mention second schedule with paver blocks or checkered tile. Terrace with brick bat koba.

नसन-४
दस्त क्र. (९७७)/२०२३
७३ — ७६



Paint - All units will be painted inside with primer palti with tractor emulsion. External wall with acrylic paints.
> Lift - Common Lift with Battery back-up

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. GOVINDA CONSTRUCTION PARTNERSHIP FIRM
THROUGH PARTNERS



[1] SHRI. GAJANAN DEVIDAS PATIL
[VENDOR/PROMOTER]

Patil



[2] SHRI. PRAKASH SOPAN PATIL
[VENDOR/PROMOTER]

Patil



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED

[1] SHRI. KIRAN RAJARAM AHIRE
[ALLOTTEE PURCHASER]

Ahira



:- WITNESS :-

Ahira

Sand

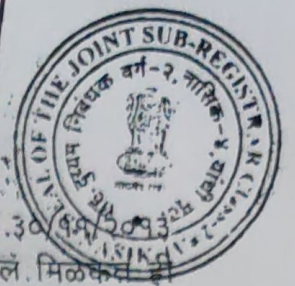
१) -----
राहुल देविदास बागुल
५ वी स्किम, राजरत्न नगर,
सिडको, नाशिक

२) -----
संतोष जनार्दन भोसले
आशिर्वाद, महाजन नगर,
अंबड, ता. जि. नाशिक

DRAFTED
BY ME

घोषणापत्र/शासनापत्र (७१७/२०२३)

नसन-४



मी / आम्ही खाली सही करणार मा.नोंदणी महानिरीक्षक म.स.पुणे यांचे दि.३०/१२/२०२३ रोजीचे परिपत्रक वाचुन असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तावेजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तावेजातील लिहून देणार / कुलमुखत्यारधारक हे खरे असुन आम्ही स्वतः खात्री करुन या दस्तावेजात दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आले आहे / आहोत.

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

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

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

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

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

लिहून देणार...

लिहून देणार...

Scanned by CamScanner

SELF ATTESTED
BY MF

Government of India

सुबोध जयसिंग सिंग
Subodh Jayasankar Singh
जन्म तारीख / DOB 13-01-1992
पुरुष / Male

2774 3997 6619

नसन-४
नसत क्र. (६९११/२०२३)
२७ — ३६



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 :
P51600031764

Project: **DWARKA RESIDENCY**, Plot Bearing / CTS / Survey / Final Plot No.: **Survey No.320/3/2, Plot No7/8**
Pathardi Shiwar at Nashik (M Corp.), Nashik, Nashik, 422010;

1. **Govinda Construction** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422009.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottee 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 **09/11/2021** and ending with **31/12/2023** 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 Premnand Prabhu
(Secretary, MahaRERA)
Date:09-11-2021 15:40:25

Dated: 09/11/2021
Place: Mumbai

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

नसन-४
दस्त क्र. (७५७) २०२३
२७ ३६



दिनांक : 13/07/2021

महाराष्ट्र शासन

गाव नवना बाता
अधिकार अभिलेख पत्रक

[महाराष्ट्र अधिनियम १९६१ अन्वये अधिकार अभिलेख आणि नोंदवहा (नवा करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३१, ५९ आणि ५]

पत्रक :- पावडी-1
पुनर्वापन क्रमांक व उपविभाग : 320/3/2/पौ२/7
वस्तुका :- नाशिक
विस्था :- नाशिक
शेवटचा फेरफार क्रमांक : 30051 व दिनांक : 13/07/2021

पुनर्वापन क्रमांक व उपविभाग 320/3/2/पौ२/7		पु-धाराणा घट्टारी भोगयदादा यां -]		भोगयदादाचे नांव		छाते क्रमांक		
अधिकार स्थानिक नांव :-	क्षेत्र	आकार	चौ.उ.	के.का	छाते क्रमांक			
शेत एकरक	आ.चौ.मी	(-गोविंदा-श्रीकृष्ण-रावरी		(29913)	[4501133], 4506683, 4507691, [4502744]			
विन शेती	5.16.25	(-कॅड-श्रीकृष्ण-रावरी		(29913)	कुडाचे नाव			
विन शेती आकारणी	273.61	(-कॅड-श्रीकृष्ण-रावरी		(29913)	इतर अधिकार			
विस्था	-	सामाईक क्षेत्र			विनशेती			
वागवत	-				विनशेती (6493)			
शेत	-	नाशिक महानगरपालिका नाशिक	0.13.13	(30051)	इतर			
वागवत	-				रस्ता वरील क्षेत्र 0.1313 आ.चौ.मी. (30051)			
इतर	-	शे.गोविंदा कन्स्ट्रुशन भागीदारी संस्था वकै		(30051)				
पुनर्वापन क्षेत्र	-	भागीदार प्रकाश सोपान पाटील						
शेत-वागवत (सापेक्षीत अयोग्य)	-	शे.गोविंदा कन्स्ट्रुशन भागीदारी संस्था वकै		(30051)				
वर्ग (अ)	-	भागीदार गजानन देविदास पाटील						
वर्ग (ब)	-	शे.गोविंदा कन्स्ट्रुशन भागीदारी संस्था वकै		(30051)				
सूक्ष्म चौ.उ.	0.00.00	भागीदार विवेक सोपान पाटील						
आकारणी	0.00	सामाईक क्षेत्र	5.03.12	273.61				
पुढी किंवा विद्यो आकारणी	-							
		(-शे.गोविंदा-कन्स्ट्रुशन-भागीदारी-संस्था-वकै-प्रभागीदार-	5.16.25	273.61	J	(30051)		
		(-शे.गोविंदा-कन्स्ट्रुशन-भागीदारी-संस्था-वकै-भागीदार-श्री.गजानन-देविदास-पाटील-			J	(30051)		
		(-शे.गोविंदा-कन्स्ट्रुशन-भागीदारी-संस्था-वकै-भागीदार-श्री.गजानन-देविदास-पाटील-			J	(30051)		
		सामाईक क्षेत्र						
नवे फेरफार क्र. (6493),(6656),(11966),(12256),(23541),(25370),(25676),(29913)							सीमा आणि पुनर्वापन चिन्हे :	

गाव नवना बाता
विकापी नोंदवहा

[महाराष्ट्र अधिनियम १९६१ अन्वये अधिकार अभिलेख आणि नोंदवहा (नवा करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम १९]

पत्रक :- पावडी-1
पुनर्वापन क्रमांक व उपविभाग : 320/3/2/पौ२/7
वस्तुका :- नाशिक
विस्था :- नाशिक
शेवटचा फेरफार क्रमांक : 30051 व दिनांक : 13/07/2021

वर्ग	इनाम	विक्रमाप्य संकेत क्रमांक	पिकाखालील ठेवण्या तपयान्त						सांगवडीसाठी उपलब्ध नसलेली खणी		जल सिंचनाचे साधन	गोठ		
			निम्न पिकाखालील क्षेत्र			उच्च पिके व प्रत्येकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र					
			जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित			स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आ.चौ.मी	आ.चौ.मी		आ.चौ.मी	आ.चौ.मी		आ.चौ.मी	आ.चौ.मी		आ.चौ.मी		

तलाठी कार्यालय
(नाव :- निरंजन राजाराम अहिरे)
तलाठी सादर :- पावडीवा :- नाशिक वि :- नाशिक

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."
दिनांक :- 13/07/2021
संकेतिक क्रमांक :- 2720001102593300007202111847

SELF ATTESTED
BY MF

आयकर विभाग
INCOME TAX DEPARTMENT
AHIRE KIRAN RAJARAM
RAJARAM NATHU AHIRE
Permanent Account Number
BGOPA148DH
Signature

भारत सरकार
GOVERNMENT OF INDIA
निरंजन राजाराम अहिरे
Kiran Rajaram Ahire
जन्म वर्ष / Year of Birth : 1994
पुरुष / Male
8484 1947 6526
आधार - सामान्य माणसाचा अधिकार

नसन-४
 दस्त क्र. ७१/२०२३
 २० — ३८



अज्ञात दिनांक : 13/07/2021

महाराष्ट्र शासन

गाव वसुला याता
 अधिकार अधिपतेक वजळ

[महाराष्ट्र जमीन महसूल अधिकाय अधिपतेक आणि नोंदवडा (वगार काले व सुनिश्चित देवणे) विषय, १९७१ यातील नियम ३,५,६ अन्वि ७]

गाव :- पावडी-१

तालुका :- नाशिक

जिल्हा :- नाशिक

शेवटचा फेरफार क्रमांक : 30051 व दिनांक : 13/07/2021

भूमापन क्रमांक व उपविभाग : 320/3/2/सीए/८		भू-पत्राचा पध्दती भोगवट्यादार वर्ग -1	भोगवट्यादाराचे नांव		खाली क्रमांक
शेताचे स्वाधिक नाव :-		क्षेत्र	आकार	पो.ज.	फं.क्र
क्षेत्र एवज	आर.पो.मी	[किराण इतिथे अधिपतेक]			(29805)
चिन नोटी	5.16.25				(30051)
निः मेली आकारणी	273.61	नाशिक महानगरपालिका नाशिक	0.13.13		(30051)
मिठा जल	-	ने.मोविदा कन्स्ट्रक्शन भागीदारी संस्था तर्फे			(30051)
बाजणः	-	भागोदार गजानन देविदास पाटील			(30051)
भाटी	-	ने.मोविदा कन्स्ट्रक्शन भागीदारी संस्था तर्फे			(30051)
बावता	-	भागीदार प्रकाश सोनार पाटील			(30051)
रुत	-	ने.मोविदा कन्स्ट्रक्शन भागीदारी संस्था तर्फे			(30051)
सुका क्षेत्र	-	भागोदार रुचिर सोनार पाटील	5.03.12	273.61	
पोट-जल (सागवडीस अयोग्य)	-	---सापडीक क्षेत्र---			
वर्ग (इ)	-				
वर्ग (ब)	-				
एकूण पो ज	0.00.00				
आकारणी	0.00				
कुटी किंवा विशेष आकारणी	-				
दुने फेरफार क्र. (6493),(6785),(11966),(12256),(12631),(24590),(25676),(29805)					खाली क्रमांक [3326], 4506683, 4507691 कुळाचे नाव इतर अधिकार चिन नोटी (6493) इतर रत्ना कंटीकल क्षेत्र 0.1313 आर पो.मी. (30051)
					सोबा आणि पुन्यजन चिह्ने :

गाव वसुला याता
 विकापी नोंदवडी

[महाराष्ट्र जमीन महसूल अधिकार अधिपतेक आणि नोंदवडा (वगार काले व सुनिश्चित देवणे) विषय, १९७१ यातील नियम १९]

गाव :- पावडी-१

तालुका :- नाशिक

जिल्हा :- नाशिक

शेवटचा फेरफार क्रमांक : 30051 व दिनांक : 13/07/2021

विकासातील क्षेत्राचा वपरोप									नियम विकासातील क्षेत्र			सागवडीसाठी उपलब्ध नसलेली जमीन		जल तिथ्याचे साधन	शेरा
क्षेत्र विकासातील क्षेत्र									नियम विकासातील क्षेत्र			सागवडीसाठी उपलब्ध नसलेली जमीन		जल तिथ्याचे साधन	शेरा
पट्टक पिके व प्रत्येकविकासातील क्षेत्र									नियम विकासातील क्षेत्र			सागवडीसाठी उपलब्ध नसलेली जमीन		जल तिथ्याचे साधन	शेरा
वर्ष	दोषाव	चिभ्रणाचा संकेत क्रमांक	जल तिथित	अजल तिथित	विकासेचे नाव	जल तिथित	अजल तिथित	विकासेचे नाव	जल तिथित	अजल तिथित	स्वरूप	क्षेत्र	जल तिथ्याचे साधन	शेरा	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी			

रत्नाठी पाशडी
 (नसा किंवा नसाधिक)
 रत्नाठी साडा :- पापडीका :- नाशिक वि :- नाशिक

" या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये पिडातें. "
 दिनांक :- 13/07/2021
 सांख्यिक क्रमांक :- 2720001102593300007202111848



नसन-४

दस्त क्र. (९९९)/२०२३

२६ — ३९

NASHIK MUNICIPAL CORPORATION

NO: LND/BP/ ९९/२३२

DATE :- 15/09/2021



SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE

TO, M/s. Govinda Construction Partnership Firm through Partner Shri Prakash S. Patil and Other two.
C/o. Ar. Yogesh Gaikwad & Stru. Engg. Ramesh Rampariya of Nashik.

Sub -: Sanction of Building Permit & Commencement Certificate in Plot No. 7+8 of S.No. 320/3/2 of Pathardi Shiwar, Nashik.

Ref -: 1) Your Application for New Building permission Dated: 004/05/2021 Inward No. B2/BP/187
2) Final Layout Approval No. LND/WS/201 Dt. 17/08/1996.

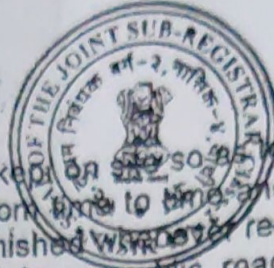
Sanction of building permission & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act, No. LIX of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

CONDITIONS (1 to 47)

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 completion certificate, under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate Building permit 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 date of 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 balcony 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 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 center of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
10. Proper arrangement for disposal Imperial water all be made as per site requirements without disturbance natural gradient of the land facing to this conditions if any incident happens, the whole responsibly will be on the applicant/developers.
11. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

नसन-४

स्त क्र. (७११/२०२३)



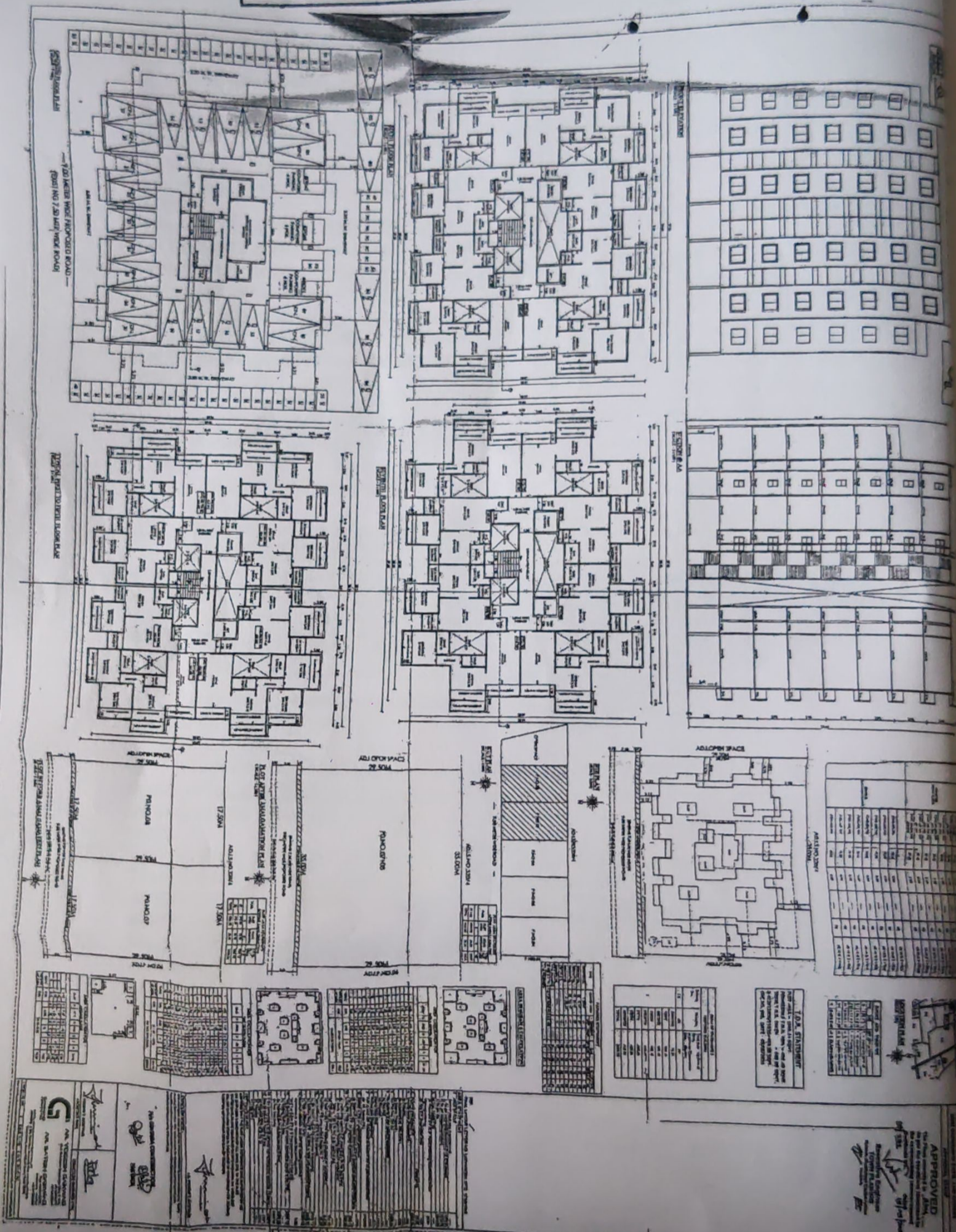
12. Copy of approved plan should be kept on site to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
13. Stacking of building material debris on 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 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 Health officer 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 & labor engaged on construction work on site by owner/Developers 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 Department of Government of Maharashtra vide TPS2417/487/pr.a.kra.217/UD-9Dt: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. Labor Commissioner letter No. vide letter No: Nahabra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labor 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. Building 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 building identified in regulation no.8.2.6.1, 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 applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not responsible for breach of any Conditions mentioned therein.
28. As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architect & Developers will be commonly responsible.

SELF

SE

SELF ATT

नसन-४
 दस्त क्र. ७११ / २०२३
 ७१ — ७६



Sl. No.	Area	Area (sq. ft.)	Area (sq. m.)
1	Plot Area	10000	929.03
2	Building Area	5000	464.52
3	Open Space	5000	464.52
4	Other	0	0
5	Total	10000	929.03

T.O.A. STATEMENT
 Total Area of the Plot is 10000 sq. ft. (929.03 sq. m.) and the area of the building is 5000 sq. ft. (464.52 sq. m.) and the area of the open space is 5000 sq. ft. (464.52 sq. m.) and the area of other is 0 sq. ft. (0 sq. m.) and the total area is 10000 sq. ft. (929.03 sq. m.)

Sl. No.	Area	Area (sq. ft.)	Area (sq. m.)
1	Plot Area	10000	929.03
2	Building Area	5000	464.52
3	Open Space	5000	464.52
4	Other	0	0
5	Total	10000	929.03

APPROVED
 Joint Sub-Registrar
 Class-2, Nasik-IV, Maharashtra

APPROVED
 Joint Sub-Registrar
 Class-2, Nasik-IV, Maharashtra

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		29 May 2023, 08:57:31 AM	
Valuation ID	202305291C1	नससन4	
मूल्यांकनाचे वर्ष	2023		
जिल्हा	नाशिक		
मूल्य विभाग	तालुका : नाशिक		
उप मूल्य विभाग	19.5-औद्योगिक विभागाच्या दक्षिणेकडील पूर्व पश्चिम रस्त्यावरील रहिवास व तत्सम विभागातील मिळकती		
क्षेत्राचे नांव	Nashik Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :	सर्व्हे नंबर#320
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	कार्यालय	चौ. मीटर
13300	36000	41400	0
दुकाने			
45000			
बांधीव क्षेत्राची माहिती		मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र(Built Up)-	48.07चौ. मीटर	बांधकामाचा दर-	Rs.24200/-
बांधकामाचे वर्गीकरण-	1-आर सी सी	कार्पेट क्षेत्र-	43.7चौ. मीटर
उद्ववाहन सुविधा -	आहे		
मजला		मिळकतीचे वय -	
		0 TO 2वर्षे	
		1st To 4th Floor	
		मजला -	
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018		
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.36000/-		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर		
	= ((36000-13300) * (100 / 100)) + 13300		
	= Rs.36000/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 36000 * 48.07		
	= Rs.1730520/-		
Applicable Rules	= 3, 9, 18, 9		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडॉननाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 1730520 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.1730520/-		
	= A सतरा लाख तीस हजार पाच शे वीस /-		

नससन-४
दस्त क्र. (९१११/२०२३)
३२ — ३६



Home Print

CHALLAN
MTR Form Number-6



MH018069339202223E	BARCODE	Date 31/03/2023-14:51:20	Form ID 25.2
--------------------	---------	--------------------------	--------------

Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)		
Office Name NSK5_NASHIK 5 JOINT SUB REGISTRAR	Full Name	GOVINDA CONSTRUCTION	
Location NASHIK	Flat/Block No.	DWARKA RESIDENCY	
Year 2022-2023 One Time	Premises/Building	FLAT NO.301	
Account Head Details	Amount In Rs.	Road/Street	Area/Locality
30046401 Stamp Duty	104100.00	FLAT NO.301	PATHARDI, NASHIK
30063301 Registration Fee	17350.00	Area/Locality	PATHARDI, NASHIK
		Town/City/District	
		PIN	4 2 2 0 1 0
		Remarks (If Any)	SecondPartyName=KIRAN RAJARAM AHIRE~
		Amount In	One Lakh Twenty One Thousand Four Hundred Fifty Rupees Only
	1,21,450.00	Words	

नसपन-४
क्र. (६१११)/२०२३
३३-३६



DEFACED
121450.00
DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	69103332023033127872	2800801082
Cheque/DD No.	Bank Date	RBI Date	31/03/2023-14:51:56	31/03/2023
Name of Bank	Bank-Branch	IDBI BANK		
Name of Branch	Scroll No. , Date	1 , 31/03/2023		

Department ID : Mobile No. : 9859624458
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

चलन केवल दरयान विभाग कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by S. S. DIRECTORATE OF ACCOUNTS AND TREASURY, MUMBAI 02 Date: 2023.05.29 10:09:24 IST

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-341-6151	29/05/2023-10:06:18	IGR314	17350.00
2	(IS)-341-6151	29/05/2023-10:06:18	IGR314	104100.00
Total Defacement Amount				1,21,450.00

नसन-४
दस्त क्र. (६५१/२०२३)
३४ — ३६



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2705202300017 Receipt Date 29/05/2023

Received from Kiran Rajaram Ahire, Mobile number 9404686061, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 6151 dated 29/05/2023 at the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.

DEFACED
₹ 720
DEFACED

Payment Details

Bank Name IBKL Payment Date 27/05/2023
Bank CIN 10004152023052700017 REF No. 2836819028
Deface No 2705202300017D Deface Date 29/05/2023

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

दस्त गोषवारा भाग-1

नसमन 4 35 36
दस्त क्रमांक: 6151/2023

6151
29 मे 2023 10:06 म.पू.

क्रमांक: नसमन 4 /6151/2023

कार मुल्य: रु. 17,30,520/-

मोबदला: रु. 17,35,000/-

रनेने मुद्रांक शुल्क: रु.1,04,100/-

नि. मह. दु. नि. नसमन 4 यांचे कार्यालयात

क्र. 6151 वर दि.29-05-2023

वा. 10:03 म.पू. वा. हजर केला.

पावती:7817

पावती दिनांक: 29/05/2023

सादरकरणाराचे नाव: किरण राजाराम अहिरे

नोंदणी फी

रु. 17350.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकुण: 18070.00

दस्त हजर करणाऱ्याची मही:

सहायक निबंधक वर्ग-२
नाशिक-४.

सहायक निबंधक वर्ग-२
नाशिक-४.

दस्ताचा प्रकार: विक्री करारनामा

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

शिक्रा क्र. 1 29 / 05 / 2023 10 : 03 : 03 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 29 / 05 / 2023 10 : 03 : 56 AM ची वेळ: (फी)





29/05/2023 10 08:30 AM

दस्त गोपवारा भाग-2

नसमन 4 3E13E

दस्त क्रमांक:6151/2023

नसमन क्रमांक :नसमन4/6151/2023

दस्तावाचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:किरण राजाराम अहिरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राजरत्न नगर मिडको नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर:BGQPA1480H	लिहून घेणार वय :-29 स्वाक्षरी:-		
2	नाव:मे. गोविंदा कन्स्ट्रक्शन भागीदारी संस्था तर्फे भागीदार श्री. गजानन देविदास पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मावता नगर मिडको नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर:AALFG1926G	लिहून देणार वय :-50 स्वाक्षरी:-		
3	नाव:मे. गोविंदा कन्स्ट्रक्शन भागीदारी संस्था तर्फे भागीदार श्री. प्रकाश मोपान पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मावता नगर मिडको नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर:AALFG1926G	लिहून देणार वय :-50 स्वाक्षरी:-		

परीन दस्तऐवज करून देणार तथाकथीत विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दिनांक क्र.3 ची वेळ:29 / 05 / 2023 10 : 05 : 26 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. मोहन बावुराव वानखेडे -- वय:54 पत्ता:जी. पी. ओ. शेजारी, च्यंबकरोड नाशिक पिन कोड:422001			
2	नाव:मुनिल जनार्दन मिंग -- वय:30 पत्ता:ग नाशिक पिन कोड:422009			

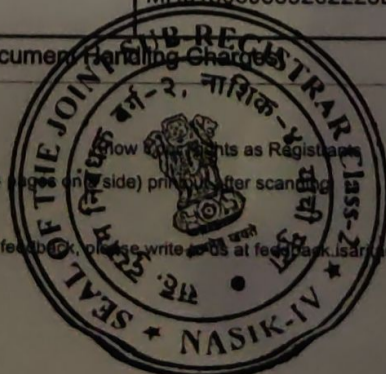
शेका क्र.4 ची वेळ:29 / 05 / 2023 10 : 06 : 10 AM

सह. दुय्यम निबंधक वर्ग-२
सह. Registrar Nashik 4
नाशिक-४.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GOVINDA CONSTRUCTION	eChallan	69103332023033127872	MH018069339202223E	104100.00	SD	0001428743202324	29/05/2023
2		DHC		2705202300017	720	RE	2705202300017	29/05/2023
3	GOVINDA CONSTRUCTION	eChallan		MH018069339202223E	17350	RF	0001428743202324	29/05/2023

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



सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

6151 /2023

पुस्तक क्रमांक १, क्रमांक

६१५१ वर नोंदला.

दि. २९ माहे र्जे सन २०२३

(प्रदीप बाबन)

सह. दुय्यम निबंधक वर्ग-२

1. Verify Scanned Document for correctness through thumbnail (4 pages on one side) print out after scanning
2. Get print immediately after registration.

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