

340/9269

पावती

Original/Duplicate

Friday, September 13, 2024

नोंदणी क्र.: 39M

7:00 PM

Regn.: 39M

पावती क्र.: 11454

दिनांक: 13/09/2024

गावाचे नाव: वडाळा

दस्तऐवजाचा अनुक्रमांक: नमन3-9269-2024

दस्तऐवजाचा प्रकार : अॅप्रीमेंट टू मेल

मादर करणाऱ्याचे नाव: मनियार शेख अशफाक शेख इमा

नोंदणी फी

रु. 22500.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 29

एकूण:

रु. 23080.00

आपणाम मूळ दस्त, थंवनेल प्रिंट, सूची-२ अंदाजे
7:20 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

वाजार मुल्य: रु.2229000 /-

मोवदला रु.2250000/-

भरलेले मुद्रांक शुल्क : रु. 135000/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

1) देयकाचा प्रकार: DHC रक्कम: रु.580/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0924120710023 दिनांक: 13/09/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.22500/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH008164244202425E दिनांक: 13/09/2024

वॅकेचे नाव व पत्ता:




मुळ दस्त परत केला
व सही घेतली.



CHALLAN
MTR Form Number-6



N MH008164244202425E		BARCODE		Date 12/09/2024-14:27:49	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty Registration Fee			TAX ID / TAN (If Any)		
Office Name NSK3_NASHIK 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	APNPK2890L	
Location NASHIK			Full Name	RABIYA MUGHAIZ KOKNI PROPRIETOR ARFAT CONSTRUCTION	
Year 2024-2025 One Time			Flat/Block No.	S.NO.9/1/to 9/10p/PLOT/36/37	
Account Head Details		Amount In Rs.	Premises/Building		
30046401	Stamp Duty	135000.00	Road/Street	ARFAT HEIGHTS APARTMENT - FLAT NO. 203	
30063301	Registration Fee	22500.00	Area/Locality	WADALA - NASHIK	
			Town/City/District		
				4	2
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				0	6
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>नसिन-३</p> <p>दस्त क्र. (१२६६/२०२४)</p> <p>१-२८</p> </div>			 <p>Remarks (If Any)</p> <p>PANZ/EAT/WPM7544E-SecondPartyName=MANIYAR SHAIKH ASHFAQUE SHAIKH ISA AND OTHER-</p>		
			Amount In	One Lakh Fifty Seven Thousand Five Hundred Rupees	
Total			1,57,500.00	Words	Only
Payment Details PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	03006172024091200656 566238959
Cheque/DD No.			Bank Date	RBI Date	12/09/2024-14:28:26 Not Verified with RBI
Name of Bank			Bank-Branch PUNJAB NATIONAL BANK		
Name of Branch			Scroll No. , Date Not Verified with Scroll		

Department ID : Mobile No. : 9922626373
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0924120710023

Date 12/09/2024

Received from SELF, Mobile number 9922626373, an amount of Rs.580/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.

Payment Details

Bank Name WIBMOPG

Date 12/09/2024

Bank CIN 10004152024091209456

REF No. 42881909

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

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दस्त क्र. (222/2024)
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दस्ता क्र. (२२२२/२०२४)
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Ready Reckoner Chart No.: 25.6
Carpet Area of flat : 49.78 sq. mtrs. including balcony
Flat Rate : Rs.36,400/-
Covered Parking Area : 6 Sq.mtrs.
Covered Parking Rate : Rs.9,100/-
Govt. Value : Rs. 22,29,000/-
Agreement Price : Rs.22,50,000 /-
Stamp : Rs.1,35,000 /-
regist. fees. : Rs.22,500/-

AGREEMENT TO SALE

This Agreement to Sale is executed this 13th day September of 2024 at Nashik.

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

BETWEEN

Mrs. Rabiya Mughaz Kokni
Proprietor: Arfat Construction
Age: 51, Occ: Business
Pan No. APNPK 2890 L
R/o: 1326, Dudh Bazar, Nashik-01.

The above named party shall be hereinafter referred to as the "BUILDER" OF ONE PART.

AND

- 1. Mr. Maniyar Shaikh Ashfaque Shaikh Isa**
Age:40, Occ: Business
Pan No.ATWPM 7544 E
Aadhar No.5876 1943 2807
Add: Flat No.16, Tamna Apartment, Pakhal Road, Dwarka, Satwik Nagar, Nashik – 422001.
- 2. Mrs. Shahista Ashfaque Maniyar**
Age: 37, Occ: Housewife
Pan No.HBLPM 1346 C
Aadhar No.8336 7587 6396
Add: Flat No.13, Rida Park, Wadala Road, Beside Haji Lawns, Hirve Nagar, Nashik - 422006.

The above named party shall be hereinafter referred to as the "PURCHASERS" of the OTHER PART:

WHEREAS Survey No.9/1 to 9/9 of Village Wadala, Taluka and District Nashik was owned by the Mr. Vitthal Khode and Survey No.9/1 to 9/10 was owned by Mr. Shivram Ranu Khode.

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AND WHEREAS Gangubai Chimaji Vidhate had purchased Survey No.9/1 to 9/10 from Mr. Shivram Ranu Khode as per Sale Deed dt.6/7/1965. Accordingly Mutation Entry No.1033 was made and certified on 4/10/1966.

AND WHEREAS Mr. Popat Soma Vidhate Through legal guardian Radhabai Vidhate had purchased area admeasuring .025 R out of S.No.9/1 to 9/9 from Vitthal Khode as per Sale Deed. Accordingly Mutation Entry No.1347 was made and certified.

AND WHEREAS Gangubai Chimaji Vidhate was died on 02/04/1976 leaving behind legal heirs sons namely Haribhau, Khandubhau, Pundlik and daughters namely Jeejabai, Sitabai, Shantabai & Mandabai. After that Son Khandubhau was died on 19/07/1986 leaving behind legal heirs Chagan, Dinesh, Govind & Gopi-Sons, and Manu, Kamal, Vimal, Sindhu & Baby-daughters, accordingly name of married daughters were recorded in other rights column of Survey No.9/1 to 9/10 and M.E. No.2465 was made and certified on 3/11/1987.

AND WHEREAS Mr. Mukund Vitthal Khode died unmarried living behind legal heirs brothers namely Mr. Jagannath, Babu, Karbhari. Accordingly legal heirs were brought on records as per M.E. No. 2797.

AND WHEREAS Mr. Shubhakaran Puranmal Poddar and others had purchased Survey no.9/1 to 9/9 from Mr. Jagannath Vitthal Khode and others by way of sale deed and M.E. No. 2959 was made and certified on 13/12/1990.

AND WHEREAS Mrs. Taramani Mahavir Prasad Mittal (Agrawal) & Mr. Vijay Kunjbihari Bagla had purchased area admeasuring 00 H. 34.3 R out of S.No.9/1 to 9/10 from Mr. Pundlik Chimaji Vidhate and others as per Sale Deed in the year 1991. Accordingly M.E. No.3036 was made and certified on 27/07/1991.

AND WHEREAS Mr. Eknath Paraji Gore had purchased area admeasuring 00 H.18.5 R out of S.No.9/1 to 9/9 from Mrs. Kiran Vimalkumar Tibrewala through GPA Holder Mr. Vishnuprasad Lalitaprasad Poddar as per Sale Deed dt. 21/05/1997. Accordingly M.E. No. 4328 was made and certified on 20/09/1997.

AND WHEREAS Mr. Sanjay Revji Kankate had purchased area admeasuring 00 H. 20 R. out of Survey No.9/1 to 9/10 from Mr. Vijay Kunjbihari Bagla through GPA Holder Mr. Vishnuprasad

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Lalitaprasad Potdar as per Sale Deed in the year 1997. Accordingly Mutation Entry No.4329 was made and certified on 20/09/1997.

AND WHEREAS Mr. Sanjay Eknath Gore had purchased area admeasuring 00 H. 14.3 R out of Survey No.9/1 to 9/10 from Mrs. Taramani Mahavir Prasad Mittal (Agrawal) through GPA Holder Mr. Vishnuprasad Lalitaprasad Potdar as per Sale Deed in the year 1997. Accordingly Mutation Entry No.4330 was made and certified on 20/09/1997.

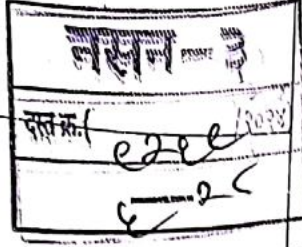
AND WHEREAS Mr. Suresh Ramchandra Wanjari had purchased area admeasuring 00 H.19R. out of S.No.9/1 to 9/9 from Mr. Shubhakaran Puranmal Poddar through GPA Holder Mr. Vishnuprasad Lalitaprasad Poddar as per Sale Deed dt. 30/06/1997. Accordingly M.E. No. 4331 was made and certified on 20/09/1997.

AND WHEREAS Mr. Ganesh Eknath Gore had purchased area admeasuring 00 H.18.5 R. out of S.No.9/1 to 9/9 from Mrs. Unadevi Vishnuprasad Tharad (Agrawal) through GPA Holder Mr. Vishnuprasad Lalitaprasad Poddar as per Sale Deed dt. 21/05/1997. Accordingly M.E. No. 4332 was made and certified on 20/09/1997.

AND WHEREAS Mr. Janardhan Ramchandra Wanjari had purchased area adm.0 H. 20 R out of S.No.9/1 to 9/9 from Mr. Rajendra Shubhakaran Poddar through GPA Holder Mr. Vishnuprasad Lalitaprasad Poddar as per Sale Deed dt.21/05/ 1997. Accordingly M.E. No. 4333 was made and certified on 20/09/1997.

AND WHEREAS the land owners Mr. Sanjay Revji Kankate, Mr. Sanjay Eknath Gore, Mr. Eknath Paraji Gore, Mr. Ganesh Eknath Gore & Mr. Suresh Ramchandra Wanjari had executed Development Agreement and General Power of Attorney of area admeasuring 6057 sq. mtrs. out of Survey No.9/1 to 9/9 and Survey No.9/1 to 9/10 in favour of Mr. Janardan Ramchandra Wanjari on 01/10/1999 and said documents are duly registered with the sub-registrar, Nashik-02 at Sr. No.8718 and 8719 respectively on 01/11/1999.

AND WHEREAS the said land owners have prepared layout of said Survey No.9/1 to 9/9 part and Survey No.9/1 to 9/10 part and same has been sanctioned by Nashik Municipal Corporation vide its Letter No.Town Planning/Final/Nashik/ 124/1995 dt.16/02/2002 and also converted the said Survey No.13/2/1 to 12 into non-agricultural tenure as per order of Collector of Nashik under the provision of S.44 of Maharashtra Land Revenue Code on 08/05/2001 vide outward No. Maha/Kaksha-3/NAPK/43/2000. After sanctioning of the layout the talathi concerned prepared separate



7/12 extracts of the plot and Plot No.36 and Plot No.37 were shown in the name of land owners and Mutation Entry No.5972 was duly made and certified.

AND WHEREAS Mr. Rajesh Haribhau Umak and Mr. Pravin Haribhau Umak have purchased Plot no.36 from Mr. Eknath Paraji Gore and others through GPA Holder Mr. Janardan Ramchandra Wanjari as per Sale deed dt.03/04/2002 and the said sale deed was registered with Sub-registrar, Nashik-2 at Sr. No.1427/2002 on same day. Before purchased of said plot Mr. Janardan Ramchandra Wanjari had obtained permission under section 26 of ULC Act from Collector and Competent Authority, ULC, Nashik vide its letter no.ULC.A-2-2/SR-26/371/2002 on 28/03/2002. As per the said Sale M. E. No. 6030 was made and certified on 24/04/2004.

AND WHEREAS Mrs. Vasanti Pramod Patil had purchased Plot no.37 from Mr. Eknath Paraji Gore and others through GPA Holder Mr. Janardan Ramchandra Wanjari as per Sale deed dt.12/07/2002 and the said sale deed was registered with Sub-registrar, Nashik-2 at Sr. No.3087/2002 on same day. Before purchased of said plot Mr. Janardan Ramchandra Wanjari had obtained permission under section 26 of ULC Act from Collector and Competent Authority, ULC, Nashik vide its letter no.ULC.A-2-2/SR-26/1024/2002 on 10/07/2002. As per the said Sale M. E. No. 6188 was made and certified on 31/07/2002.

AND WHEREAS the Builder has purchased Plot No.37 from Mrs. Vasanti Pramod Patil as per Sale deed dt. 21/08/2023 and the said sale deed is duly registered with Sub-registrar, Nashik-3 at Sr. No.8134/2023 on same day. Accordingly M. E. No.21917 is made and certified on 08/09/2023.

AND WHEREAS the Builder has purchased Plot No.36 from Mr. Rajesh Haribhau Umak and Mr. Pravin Haribhau Umak as per Sale deed dt. 15/09/2023 and the said sale deed is duly registered with Sub-registrar, Nashik-3 at Sr. No.9074/2023 on same day. Accordingly M. E. No.22001 is made and certified on 07/10/2023.

AND WHEREAS the Builder has purchased TDR about 292.12 sq.mtrs. from J.M.Thakkar Developers Pvt. Ltd. through Mr. Jitendra Manohardas Thakkar by way of Sale Deed dt.13/10/2023 and said deed is registered with Sub Registrar, Nashik-6 vide Reg.No.8261/2023 on 14/10/2023.

AND WHEREAS the Builder is the owner and possessor of the said plot, which is more particularly described in the Schedule- I.

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The said property shall be hereinafter referred to as the "Said Property" and property more particularly described in Schedule II herein after as the "Said Premises" for the sake of brevity.

AND WHEREAS the Builder is entitled to develop and dispose of all the said property and the constructed premises from and out of the building construction carried out therein and to receive the consideration in respect thereof.

AND WHEREAS the title of the said property is certified by Advocate Shri. U.T.Dhumal, Nashik.

AND WHEREAS the Builder is desirous to develop the said property, the building and its units subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 and the connected provisions thereof;


AND WHEREAS the Builder has developing the said property in the name of and style as "Arfat Heights" Apartment consisting of parking on the ground floor + six upper floor having 24 independent residential premises. The "Arfat Heights" Apartment building has 4 persons lift facility;

AND WHEREAS the Builder has prepared building plan for Plot No.36 +37 and commencement certificate has been given by NMC vide its letter No.LND/BP/A4/RBP/197/2023 on 19/10/2023.

AND WHEREAS Builder has appointed Mr. Imtiyaz Maniyar as the Architect and Mr. B. P. Bhavsar as the R.C.C. and Structural Engineer for the project.

AND WHEREAS the Purchasers demanded from the Builder and the Builder has given inspection to the Purchasers all the documents of the title relating to the said property, which is more particularly described in Schedule I here under written. The Purchasers having inspected all the relevant documents i.e. 7/12 and Mutation Entries for last 30 years, sale deeds, TDR sale deed and other Documents mentioned in above paragraph, NA order, layout, title and search certificate commencement certificate and approved building plan in respect to the said property and being satisfied about the title of the owner and the rights and authorities of the Builder of developing the said property and disposal thereof;

AND WHEREAS the Purchasers is desirous to acquire and purchase constructed premises bearing Flat No.203 from and out of the said building, which is more particularly known as "Arfat

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Heights" Apartment and more particularly described in the Schedule-II.

AND WHEREAS the parties having negotiated and the Builder having agreed to allot, grant, transfer and convey all the said premises unto and in favour of the Purchasers which is more particularly described in the Schedule-II for the total consideration of Rs.22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand only) which amount the Purchasers having agreed to pay as mentioned hereinafter upon the terms and conditions mutually settled, absolutely and forever, free from all encumbrances;

The parties here to having further agreed to record the terms of this transaction;

NOW THEREFORE THIS DEED WITNESSETH AND IT IS HEREBY AGREED, SETTLED AND UNDERSTOOD BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

- 1) The Builder is constructing and developing the said property in the name and style as propose "Arfat Heights" Apartment. The said building is comprised of parking on the ground floor + six upper floor having 24 independent residential premises. The plans and designs of the building are displayed at the Site office. The Builder has right to modify and change the designs suitably, as and when required.
- 2) The Purchasers hereby agrees to purchase from the Builder and the Builder hereby agrees to sell to the Purchasers premises more particularly described in the Schedule II for a price and consideration of Rs.22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand only).
- 3) The Purchasers has paid Rs.4,50,000/- is paid by cheque No.081123 dated 16/07/2024 of Maharashtra Gramin Bank to the Builder towards the part payment on this agreement and receipt whereof the Builder hereby acknowledges and a separate receipt for the same is not necessary.
- 4) The Purchasers shall pay balance consideration amount Rs.18,00,000/- (Rupees Eighteen Lakh only) within one month from this agreement at any cost as this is an important condition of this agreement.

Time is the essence of this agreement. The Purchasers shall pay the balance consideration and other payments strictly on

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the due date at any cost. In the event of the Purchasers failing to make payment on the due date then the Builders after due notice shall be entitled to terminate this agreement and forfeit the amounts received hereunder as liquidated damages. The Builders shall be entitled to deal with and dispose of the premises thereafter to third parties, and the Purchasers shall have no right to object in any manner. However, the Builders have option to continue the said transaction but in that case the Purchasers shall pay the interest for the delayed period @ 18% p.a. till the time the payment is made. The Builders are not liable to give any intimation or notice of the instalments becoming due even oral / telephonic demand is sufficient. In addition to the Purchasers/s liability to pay interest as mentioned hereinabove, the Purchasers/ shall also be liable to pay and reimburse to the Builder, all the costs, charges and expenses whatsoever, which are borne, paid and/or incurred by the Builder for the purpose of enforcing payment of and recovering from the Purchasers/s any amount/s or due/s whatsoever payable by the Builder under this Agreement.

- 5) The Builder shall complete the construction work and deliver possession of the said premises to the Purchasers before May 2025 on receipt of total consideration and other payments as per this agreement.

Provided that the Builder shall be entitled to reasonable extension of time for giving delivery of tenement on the aforesaid date, if the completion of building is delayed on account

- a. Any act to god, or natural calamity
 - b. Accident or mishap at the site
 - c. Due to shortage of the building material, water, electricity etc.
 - d. Due to any notice, rules, notification, order of Govt. and any public or Competent Authority.
 - e. Any act beyond the control of the Builder.
 - f. Due to problem in granting completion certificate from the Nashik Municipal Corporation.
- 6) The said property shall be provided with all common amenities as reflecting in the list of Amenities Annexed.
- 7) The Purchasers shall:-
- a) Become member of the Apartment/Association/ Condominium/ Statutory body formed by the Builder of all the unit-holders of the said building.

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- b) Sign and execute all necessary deeds and documents for formation of the said body.
 - c) To contribute all necessary expenses as per his/her share, required thereof.
 - d) Abide by all the by-laws/rules-regulations of the said body.
 - e) To maintain the said premises at his costs in a tenantable condition.
 - f) Not to cause any damage or harm to the said premises or any part of the said building.
 - g) Not to carry any permanent construction in the said premises or violate any statutory provisions of the N.M.C. thereby rendering the insurance of the building in fructuous.
 - h) Not to cause any annoyance or nuisance to other unit holders.
 - i) Not to throw any dirt or rubbish on any part of the said building.
 - j) To enjoy all common amenities and facilities without disturbing the rights of others and pay the maintenance charges regularly.
 - k) Use the premises for residence only and no other purpose.
- 8) The Purchasers shall lodge these presents or any other subsequent deed or document for proper registration before the registering authority and the Builder shall remain present and admit execution thereof.
 - 9) The Builder shall execute final conveyance in favour of the Purchasers on getting completion certificate from N.M.C and on execution of deed of declaration of apartment on receipt of all payments as per this agreement.
 - 10) All the notices issued and served upon the Purchasers on the address given above shall be deemed to be valid service.
 - 11) The apartment association and deed of declaration shall be formed and executed by the Builder only after all the units in the said building are being disposed of and on getting completion certificate from Nashik Municipal Corporation.
 - 12) The Purchasers shall not ask for any partition or separation of his right or interest in respect to the said premises or the ground underlying. All such rights and interest shall always remain impartibly and in common.

नसपन-३

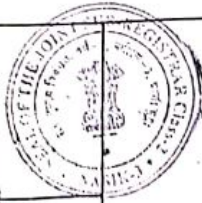
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- 13) The Builder shall be entitled to consume if any additional F.S.I. granted by N.M.C or Govt. in respect of the said Property in future then the Builder can use it in any other property or in the said building. For that purpose the Builder shall be entitled to use the ground, satire case, terrace of the building and the Purchasers or any person claiming right through him shall not object or resist the same. Terrace of the building shall always be the property of the Builder. The Purchasers or any person claiming right through him shall not object or resist the same.
- 14) The Builder declares that
- The said property and the said premises are free from encumbrances.
 - All outgoing thereof are duly discharged.
 - The said property is within the holding of the owner and it is not an excess property under the provisions of U.L.C. Act.
 - The layout of the said property are duly approved and sanctioned by the Asst. Director, Town Planning, Nashik Municipal Corporation, Nashik vide its order/letter on 16/02/2002 vide outward No. Town Planning/Final/Nashik/124/1995.
 - The building plan is approved by N.M.C. on 19/10/2023 vide No. LND/BP/A4/RPB/197/2023.
 - The tenure of the said property is changed to N.A. vide its order of Collector, Nashik on 08/05/2001 vide outward No. Maha/Kaksha-3/NAPK/43/2000.
 - The said property and premises are neither acquired nor required by any govt. authority.
- 15) The Purchasers do hereby covenant with the Builder that Purchasers shall not hold the Builder liable for any alternation, addition or improvement that may be made to the original plans at the instance of N.M.C. or any other authority.
- 16) The Builder shall be at liberty to sell, assign, transfer or otherwise dispose of his rights, title of the said property and building or any part thereof either complete or under construction provided further that such transfer shall not effect or prejudice the right of the Purchasers under this agreement.
- 17) The Purchasers shall not transfer or assign the benefits of the agreement to any other person without prior written consent

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of the Builder and unless the entire amount due under this agreement are fully paid to him.

- 18) The Builder, if fails to give possession of premises and also fails to execute conveyance in favour of Purchasers without any sufficient reason, then Purchasers is entitle to specific performance of this agreement for court.
- 19) The parties here to deem to include their respective legal heirs, representatives, successors, agents, official assigns etc.
- 20) It is expressly agreed by the Purchasers while entering into transaction of purchase of the said flat that the area of the said flat shall be calculated and measured on the basis of built-up area which will be calculated and measured by adding 20% in carpet area. The carpet area shall be in clear dimensions from unfinished wall to unfinished wall (brick to brick) including all the areas in the said premises, balcony, otta, cupboards internal passages etc. No deductions shall be made for structural members of the building like columns, beams, shafts, skirting, dados, in the premises, shelves in the walls at floor level shall be considered as full dimensions for carpet area measurement. The area of the open terrace, if any in the premises shall be calculated as 50% area of the built up. The parties having no dispute about the same. The Purchasers hereby undertakes not to cause any dispute on the measurement of the said built-up area on the above basis.
- 21) The Purchasers shall contribute his proportionate share towards municipal and revenue charges and maintenance charges from the due date of possession and shall deposit the same with the Builder within 8 days from the demand so made thereof. So long as the premises in the said building are not separately assessed for municipal taxes, electricity and water consumption charges of any other revenue taxes and outgoing on the whole building, the Purchasers shall have to pay his proportionate share of these taxes, which shall be calculated on the flat premises acquired by the Purchasers under these presents.
- 22) Maintenance charges and taxes and other outgoing would become payable by the Builder in respect of such unsold premises and neither the Purchasers nor the Apartment, Association to be formed by the Purchascerss, shall claim, demand or charge from the Builder any amount towards such maintenance and other outgoing in respect of the unsold

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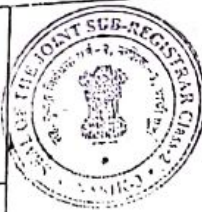
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premises from the time the occupation certificate is issued till the same are sold to the respective Purchasers.

- 23) The Purchasers hereby agrees to obtain conveyance of the flat premises under the scheme of Apartment of the Maharashtra Apartment Ownership Act, 1970. However, the fixation of mode of final conveyance is an exclusive authority of the Builder and the shall not create any dispute on the point of mode of conveyance and the terms and conditions thereof at the time of obtaining final conveyance of the said flat premises.
- 24) The Purchasers shall not be entitled to any objection regarding execution of construction or provision of amenities thereof. It is expressly agreed that such a dispute, if any is to be settled on or before the possession of said flat premises is handed over to the Purchasers. However, such dispute should not arise thereafter, amongst the parties hereto. Once the Purchasers has taken possession from the Builder it shall be presumed that the Purchasers has satisfied himself /herself regarding construction quality, area and provision of amenities thereof to the said flat premises, as per the Agreement between the parties thereto. The Builder is not responsible for reasonable wear and tear of the premises.
- 25) The Purchasers has inspected the said premises and other premises in the building along and have been fully satisfied with regard to all amenities, common lights, points, water storage tank, surrounding open area and have also satisfied that nothing have been excluded from the common amenities. There is sudden climate fluctuation in day and night Nashik. Hence the rectification cost in respect of cracks emerged due to Climatic Changes and variations in temperatures shall be borne by the Purchasers/s herein. The Purchasers/s shall not ask for any compensation in respect of expenses borne by him/her/them regarding the cracks emerged due to Climatic Change and variations in temperatures. The Granite Stone Frames for toilets doors, dry terrace doors, windows, kitchen otta, tiles etc. provided by the Builder herein may have shade variation and the Builder herein shall not be responsible for the same and as well as for Paint as it may fade in due course of time.
- 26) The amenities and facilities for the said flat premises as have been agreed by and between the parties hereto, is setout in agreement hereunder. The Builder shall carry out the

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additions or an alternation in these amenities at the Purchasers's cost, in case the Purchasers wants to make them. Any deletion or addition in the said items, so changed or deleted or added, shall be determine by the Builder and the cost for such item shall be deducted or added shall also be finally decided by the Builder and same shall be paid by the Purchasers to the Builder, without any dispute.

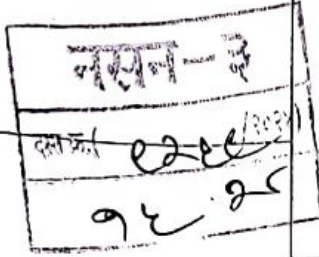
- 27) The Builder hereby agrees to allot covered Car/ Two Wheeler parking at Ground Floor of the building to the Purchasers. The Purchasers shall not park his vehicle other parking place except allotted area to him for parking.
- 28) The Builder has attached current 7/12 of the said plot property, copy of commencement certificate, building plan and NA tax receipt to this document,
- 29) The transaction covered under this Agreement is not understood to be liable for any taxation of the state or Central Government or local bodies. However, in case of any demands to this effect are made on the basis of any prevalent law, rules or regulations or any Act or amendments thereof, during the Agreement, by the said Authorities, then all such taxes or penalties shall be borne by and paid by the Purchasers without raising any dispute or objection in that behalf.
- 30) Any delay or indulgence shown by the Builder in enforcing the terms of this Agreement or any forbearance of granting of time to the Purchasers, shall not be construed as a waiver on the part of the Builder of any breach or non-compliance or any of the terms and conditions of this Agreement by the Purchasers nor shall the time in any manner prejudice rights of Builder.
- 31) The Purchasers/s shall not be permitted at any time hereafter to construct/erect any brick or masonry wall/partition in the said Flat or to make any other structural additions/ alterations of a permanent nature therein, without prior permission from the Promoter and the said local authority and therefore, the Purchasers/s hereby agree/s, undertake/s covenant/s and confirm/s that he/she/they/ it shall not do or permit/suffer to be done the same at any time hereafter. It is expressly clarified, agreed and understood that strict compliance of this condition on the part Purchasers/s shall be of the essence of the contract. In the event the Purchasers/s desire to install/fix

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grills on the windows or doors the same shall be done only through the Contractor appointed by the Builder and/or only as per the design and specifications of the Builder.

- 32) All Notices, letters and other correspondence, if sent by post to the Purchasers at the address-cited hereinabove, shall be a sufficient proof of receipt of such communication by the Purchasers.
- 33) The propose building will be named as "Arfat Heights" Apartment.
- 34) The Builders shall have first and paramount lien and charge on the said premises in respect of any amount not paid by the Purchasers as per the terms of this agreement. If there is an increase in the cost of construction which beyond 20% of the present cost of the construction proportionate to the said flat shall be borne by the Purchasers.
- 35) The Purchasers shall not let/ give on license the said premises without the knowledge of the chairman of the apartment. The Purchasers shall not let/give on license the said premises to person whose slandered of living is not good.
- 36) Nothing contained in this agreement to sale is intended to be nor shall be construed as grant demise or assignment in law or the said premises or of said plot and building or any part thereof. The Purchasers shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, top terrace, and marginal spaces etc. will remain the property of the Builder if not allotted to the Purchasers.
- 37) All the expenses such as stamp duty, registration fees, typing or xerox charges, advocate fees etc. of this agreement and final conveyance shall be borne by the Builder alone.
- 38) At the present said flat premises is valued at Rs.36,400/- per sq. mtrs. Accordingly, the govt. valuation of the said flat premises is fixed to the tune of Rs.22,29,000/-. The actual transaction amongst the parties for the consideration of the said flats is, however for Rs.22,50,000/- only. Accordingly stamp duty of Rs.1,35,000/- is affixed hereto.



- 39) This agreement shall be subject to the provisions of Maharashtra Apartment Ownership Act, 1970 and the connected provisions thereof.

**SCHEDULE-I
(DESCRIPTION OF THE SAID PROPERTY)**

All that Non Agricultural property situated layout bearing Plot No.36/37 from and out of Survey No.9/1/to 9/10 Part admeasuring 368.50 Sq. Mtrs. out of 385 Sq. Mtrs. of Village Wadala, Taluka and District Nashik situated within the limits of Nashik Municipal Corporation bounded as under:

On or towards By
East : Plot No.38
South : 9 Meter Colony Road
West : Adj. Survey No.9/1P
North : Adj. Survey No.9/1P

The said property together with all existing easements, access and other rights appurtenant thereto.

**SCHEDULE-II
(DESCRIPTION OF THE SAID PREMISES)**

Upon the property more particularly setout in Schedule-I above construction of a building known in the name and style as "Arfat Heights" Apartment from and out of the said building constructed premises situated in the building a Flat No.203 admeasuring 46.83 sq. mtrs. Carpet Area + Open Balcony 2.95 sq.mtrs. situated on the Second Floor, which includes the area of 02 rooms +Hall+ kitchen + balcony and WC bath + Cov. Parking area 06 sq.mtrs. situated on the Ground Floor. The said premises is bounded as under :-

On or towards By
East : Flat No.202
South : Front Marginal Space
West : Side Marginal Space
North : Lobby, Lift, Duct and Flat No.204

All the said premises together with all common amenities, rights of access, easement etc.

**ANNEXURE
(DESCRIPTION & LIST OF THE AMENITIES)**

1. Seismic resistance RCC structure.
2. Building External wall 6" thick & internal 4" thick in bricks, sand faced double coat cement plaster externally and baking plaster with putty / gypsum internally.

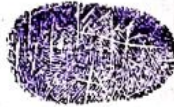
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3. Designer Main door with Europa lock. Bedroom door frames and shutters in plywood with both side laminate. All bedrooms with premium quality Cylindrical locks. Heavy duty Three-track powder coated Aluminium sliding window with mosquito net and safety grill.
4. 24" x 24" size vitrified Tiles flooring in all flats.
5. Building externally painted with maintenance free and pleasant shades or texture paint / Asian / equivalent brand and internally with Asian Tractor Emulsion /equivalent branded paint.
6. Kitchen platform in grey / black granite with steel sink.
7. Water cocks fittings of one shower, wall mixture in bathroom and one sink basin and Anti-Skid titles for bathrooms and utility.
8. Municipal Water Facility and boring water facility.
9. CCTV Camera surveillance.
10. Concealed electric fittings, wiring and good quality switches.
11. All plumbing in concealed with PVC of ISI Mark.
12. Common NMC drinking water and boring water facility.
13. Compound Walls with secured M.S.Gates for the building.
14. Lift.

In witness whereof the parties have set and scribed their respective hands hereto and hereunder the day, month and year first mentioned.

Signed, sealed and delivered
by the within named **Builder**

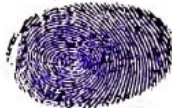


Mrs. Kokni Rabiya Mughhaiz
Prop. Aarfat Construction

Rkoki




Signed, sealed and delivered
by the within named **Purchasers**



I. Mr. Maniyar Shaikh Ashfaque Shaikh Isa

Mani



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१९०८	



2. Mrs. Shahista Ashfaque Maniyar

Shahista

In the presence of the witnesses

1. SAFIYAN SHAIKH *Safiyan*
2. Huzuf H. Shaikh *Huzuf*

घोषणापत्र/शपथपत्र

आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा. पुणे यांचे दि.३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे / आहोत. सदर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रीयेनुसार आमच्या जबाबदारीने आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/ कबजेदार/ हितसंबंधित व्यक्ती यांची मालकी (Title) याची आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे यांचे अधिन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे. सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संतुर्गपणे जबाबदार राहतील. या दस्तासोबत नोंदणी प्रक्रीयेमध्ये जोडण्यात आलेली पूरक कागदपत्रे हि खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही समक्ष अधिकारी/ मा. न्यायालय/ मा. उच्च न्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६९ चे नियम ४४ नुसार बाधित होत नाही याची आम्ही खात्री देत आहोत. नोंदणी नियम, १९६९ चे नियम ४४ व वेळोवेळी मा. न्यायालयाचे/मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक यांची मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पुर्णपणे जाणीव आहे. स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे दस्तऐवजातील मिळकतीविषयी होवू नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/ बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत याची आम्हाला पुर्ण कल्पना आहे. त्यामुळे आम्ही नोंदणी प्रक्रीयेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायदानुसार कोणताही गुन्हा घडल्यास आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

R. Kalani
लिहून देणार

Shahista
लिहून घेणार

नसल-३



वसति क्र. (2201/2023)
गाव नमुना सात (अधिकार अभिलेख पत्रक)
महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहा (तयार करणेचे) विधिलेख नियम १९७१ यातील नियम ३.५.६ या

गाव - वडाळा (१४४०४९)

तालुका - नाशिक

जिल्हा - नाशिक

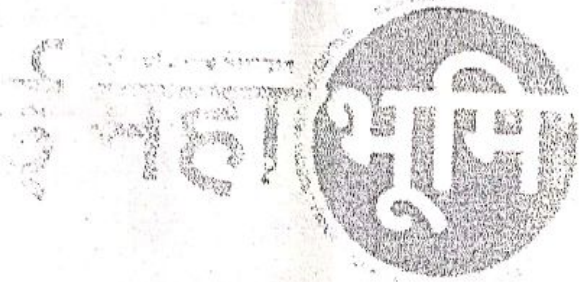
पत्रक क्र. 38448491452

भूमापन क्रमांक १ उपविभाग

१/१/ते १/१०१/१०१/३६/३७

38448491452

क्र. व आकारणी	खाते क्र.	भोगवटदाराचे नाव	क्षेत्र	आकार	पो.सं.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
भोगवटदाराचे नाव	३००	नाशिक महानगरपालिका नाशिक	०.१६.५०			(२२२१६)	कुळाचे नाव व खंड
अधिकृत क्षेत्र	४५०९२५२	राबिया मुग्हाज कोकणी प्रोग्राम अरफात कन्स्ट्रक्शन्स	३.६८.५०	१७६.८८		(२०२१६)	इतर अधिकार
शेती	३.८५.००						पल्लित फेरफार - नाही.
शेती	१७६.८८						गोपट्या नोंदफार क्रमांक २२२१६ व दिनांक ०६/१२/२०२३



हा नसल पत्रक क्रमांक १/१/ते १/१०१/२०२३-१०१/३६/३७ यातील 'दिनांकित स्वाक्षरीत कोळ' आणि व गवत नमुना क्रमांक १०१ या अंतर्गत नोंदवहात अंतर्भाव झालेला आहे. अधिकृतपणे तयार केलेले नसल पत्रक आहे. अधिकृतपणे तयार केलेले नसल पत्रक आहे. अधिकृतपणे तयार केलेले नसल पत्रक आहे.

पृष्ठ क्र. १/२

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
APNPK2890L

नाव / Name
RABIYA MUGHAIZ KOKNI

पिता या नाव / Father's Name
GULAM MOHAMMED KOKANI

जन्म दिनांक / Date of Birth
20/06/1977

हस्ताक्षर / Signature

भारत सरकार
Government of India

राबिया मुग्हाज कोकणी
Rabiya Mughaiz Kokni

जन्म दिनांक / DOB
20/06/1977

पत्रक क्र. / Card No.
9919 6652 0252

R. Kokni

PROPOSED AMALGAMATION & REVISE RESIDENTIAL
 DEVELOPMENT PLAN OF PLOT NO 34 - 37 IN S NO 8/1
 AT WADALA SHIVWAR NASHIK
 PROPRIETOR ABIFAT CONSTRUCTION

APPROVED
 The above mentioned
 plan has been approved
 after the necessary
 amendments made
 on 13/10/2023
 EXECUTIVE ENGINEER
 TOWN PLANNING
 DEPARTMENT

FEEL FINAL LAY OUT NO. 134 DT. 16/02/2023

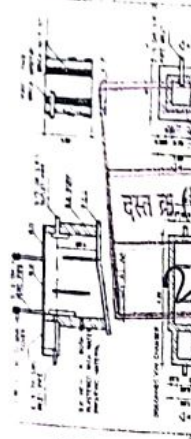


TABLE No. 8B - Parking Requirements

Area	Area (sq. m)	Requirement
Plot Area	248.95	10
Block Area	102.13	4
Open Area	146.82	6
Total	248.95	20

TABLE No. 8C - Floor Area Calculation

Room	Area (sq. m)	Area (sq. m)
101	102.13	102.13
102	102.13	102.13
103	102.13	102.13
104	102.13	102.13
105	102.13	102.13
106	102.13	102.13
107	102.13	102.13
108	102.13	102.13
109	102.13	102.13
110	102.13	102.13
111	102.13	102.13
112	102.13	102.13
113	102.13	102.13
114	102.13	102.13
115	102.13	102.13
116	102.13	102.13
117	102.13	102.13
118	102.13	102.13
119	102.13	102.13
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124	102.13	102.13
125	102.13	102.13
126	102.13	102.13
127	102.13	102.13
128	102.13	102.13
129	102.13	102.13
130	102.13	102.13
131	102.13	102.13
132	102.13	102.13
133	102.13	102.13
134	102.13	102.13
135	102.13	102.13
136	102.13	102.13
137	102.13	102.13
138	102.13	102.13
139	102.13	102.13
140	102.13	102.13
141	102.13	102.13
142	102.13	102.13
143	102.13	102.13
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146	102.13	102.13
147	102.13	102.13
148	102.13	102.13
149	102.13	102.13
150	102.13	102.13
151	102.13	102.13
152	102.13	102.13
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154	102.13	102.13
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157	102.13	102.13
158	102.13	102.13
159	102.13	102.13
160	102.13	102.13
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162	102.13	102.13
163	102.13	102.13
164	102.13	102.13
165	102.13	102.13
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169	102.13	102.13
170	102.13	102.13
171	102.13	102.13
172	102.13	102.13
173	102.13	102.13
174	102.13	102.13
175	102.13	102.13
176	102.13	102.13
177	102.13	102.13
178	102.13	102.13
179	102.13	102.13
180	102.13	102.13
181	102.13	102.13
182	102.13	102.13
183	102.13	102.13
184	102.13	102.13
185	102.13	102.13
186	102.13	102.13
187	102.13	102.13
188	102.13	102.13
189	102.13	102.13
190	102.13	102.13
191	102.13	102.13
192	102.13	102.13
193	102.13	102.13
194	102.13	102.13
195	102.13	102.13
196	102.13	102.13
197	102.13	102.13
198	102.13	102.13
199	102.13	102.13
200	102.13	102.13

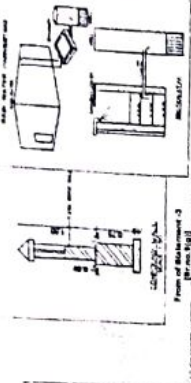
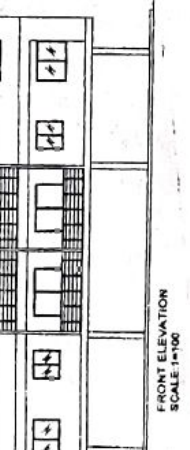
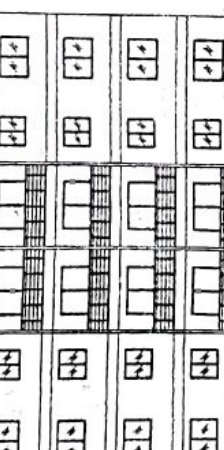
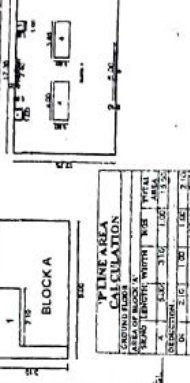
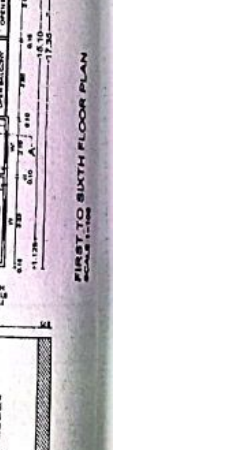
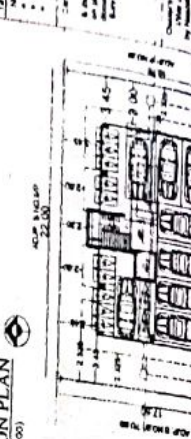


TABLE No. 8D - Schedule of Doors & Windows

Room	Area (sq. m)	Requirement
Plot Area	248.95	10
Block Area	102.13	4
Open Area	146.82	6
Total	248.95	20



TOP AREA STATEMENT
 1. The area of the plot is 248.95 sq. m.
 2. The area of the building is 102.13 sq. m.
 3. The area of the open space is 146.82 sq. m.
 4. The area of the road is 10.00 sq. m.
 5. The area of the parking is 10.00 sq. m.
 6. The area of the other is 10.00 sq. m.
 7. The area of the total is 248.95 sq. m.





NASHIK MUNICIPAL CORPORATION

NO: LND/WS/124/1995 Dt: 16/02/2002

DATE: 10-10-2023

दस्तावेज क्र. ()

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



TO, **Arfat Construction Prop. Rabiya Mughaz Kokni.**
C/o. Sup. Imtiyaz Maniyar & Stru.Engg. B. P. Bhavsar Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. 36+37 of S.No./G.No. 9/1 To 9 & 10 (PT) of Wadala Shiwar, Nashik.

- Ref -:**
- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan In Dated:27/03/2023 Inward No.A4/RBP/426/2023.
 - 2) Final Layout No.LND/WS/124/1995 Dt:16/02/2002.
 - 3) Previous Approved building permission No.LND/BP/A4/61/6498, Dt:16/06/2017.

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 subject to the following conditions.

CONDITIONS (1 to 50)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
- 3) The commencement certificate / Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.]
- 7) The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 8) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
- 9) The drains shall be lined cut & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on-the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- 10) Proper arrangement for disposal imperial water all be made as per site requirements without disturbancy natural gradient of the land facing to this conditions if any incident happens, the whole responsibility will be on the applicant /developers

- 11) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
- 12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material or debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
- 14) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
- 15) Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site."
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
- 18) Wherever necessary Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
- 19) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.
- 20) While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
- 21) As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/pr.a.kra.217/2017/UD-9 Dated: 7/8/2015 for all building following condition shall apply.
- A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
- a] Name and Address of the owner/developer, Architect/Engineer and Contractor.
- b] Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
- c] Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
- d] F.S.I. permitted.
- e] Number of Residential/Commercial flats with their areas.
- f] Address where copies of detailed approved plans shall be available for inspection.
- B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
- 22) This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr. No. 212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
- 23) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 24) Wherever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
- 25) Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR.
- 26) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, In case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.
- 27) The Building Permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not be responsible for breach of any Conditions mentioned therein.
- 28) As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architects & Developers will be commonly responsible.
- 29) If any discrepancies occurs/found in paid charges the applicant shall be liable to pay for the same.
- 30) Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage)
- 31) All safety measures & precaution shall be taken on site during construction with necessary signane/dislay board on site.

C. C. For Plot No. 36+37 of S.No./G.No. 9/1 To 9 & 10 (PT) of Wadala Shiwar, Nashik.

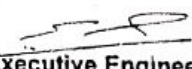
- 32) As per solid waste management Rule – 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net & In addition, necessary precautions should be taken to reduce air pollution.
- 33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR Is mandatory to Engineer/Structural Engineer/ Surveyor/ Town Planner/Architect/Engineering/Site Engineer/Geotechnical Engineer/ Owner/Developer.
- 34) This permission is given the basis of N. A. order No. 43/2000 Dt:08/05/2001 submitted with the application.

Charges Recovery

- 35) Rs.37,730+2,63,000/- is paid for development charges w.r to the proposed construction Vide R.No./B.No. 26/626 & Receipt No. 5080 Date :20/09/2016 & 16/10/2023.
- 36) Rs.Nil/- is paid for development charges w.r.to the proposed land development.Vide Receipt No. ---- Date :----
- 37) Drainage Connection Charges Rs.4000+20,000/- is paid vide R.No./B.No.09/2688 & Receipt No. 5080 Date:20/09/2016 & 16/10/2023.
- 38) Welfare Cess charges Rs.38,500+2,59,700/- is paid Vide R.No./B.No.09/2688 & Receipt No. 5080 Date:20/09/2016 & 16/10/2023.
- 39) Rs.1000+1000/-vide R.No./B.No. 21/2746 & Receipt No. 5082 Date:20/09/2016 & 16/10/2023 against Treeplantation deposit.
- 40) Scrutiny Charges Rs.6200/-vide Receipt No.5080 Date :16/10/2023.
- 41) Amalgamation Charges Rs.2000/- is paid vide Receipt No. 5080 Dt:16/10/2023.
- 42) Charges for "Premium FSI" is paid Rs.7,86,800/-Vide Receipt No. 5081 Dt:16/10/2023.
- 43) Charges for "Ancillary Permium is Paid FSI" Rs.5,63,700/- vide Receipt No. 5081 Dt:16/10/2023.
- 44) This permission is given on the basis of conditions mentioned in notification of ministry of environment,forest & climate change,New Delhi by vide No. G.S R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following strictly.This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs.38,200/- is paid vide Receipt No. 5080 Dt:16/10/2023.

Additional Conditions

- 45) NMC Tax for Vacant plot shall be paid before Completion.
- 46) Total TDR Loaded 147.40 Sq.mt. which is utilised from DRC No:1037 Dt:24/03/2022 vide formula $147.40 \times 10900/5500 = 292.12$ Sq.mt. TDR area utilized from the same.
- 47) Necessary & required "Fire & Emergency Services" should be installed & commence as per amendment in National Building code of India:2006, As per "Maharashtra Government Gazette" on dated 11/05/2023, before applying for Occupancy Certificate.
- 48) Previously approved building permission vide C.C. No.LND/BP/A4/61/6498, Dt:16/06/2017. is hereby as cancelled.
- 49) The corrected 7/12 extract as per amalgamated plots shall be produced before completion certificate.
- 50) Colony Road widening area handover to NMC and in the name of N.M.C. 7/12 extract to be Produced before Occaupncy Certificate.


Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / A4 / RBP / 197 / 2023
Nashik, Dt. 19/10/2023
Copy to : Divisional Officer
NSK-EMBT

नासिम-३
वस्त क्र. २२२
२०२४



भारत सरकार
Government of India

मनियार शेख अशफाक शेख इला
Maniyar Shaikh Ashfaque Shaikh Isa
जन्म तारीख/DOB: 25/05/1984
पुरुष/ MALE

Issue Date: 25/03/2012




5876 1943 2807
VID : 9134 3057 7218 8806


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANIYAR SHAIKH ASHFAQE SHAIKH ISA
SHAIKH ISA SHAIKH RUSTAM
MANIYAR

25/05/1984
Permanent Account Number
ATWPM7544E



Signature: 

Shahista

भारत सरकार
Government of India

शाहिस्ता अशफाक मनियार
Shahista Ashfaque Maniyar
जन्म तिथि/DOB: 13/06/1987
महिला/ FEMALE

Issue Date: 18/03/2012



8336 7587 6396
VID : 9177 9327 8974 4201

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
HBLPM1346C

नाम/ Name
SHAHISTA ASHFAQE MANIYAR

पिता का नाम/ Father's Name
GANI MANIYAR

जन्म की तिथि/ Date of Birth
13/06/1987



Signature: 

Shahista

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202409136725	13 September 2024, 02:35:11 PM			
नसः					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	नाशिक				
मूल्य विभाग	तालुका नाशिक				
उप मूल्य विभाग	25.6. वडाळा गावातील अंतर्गत भागातील पुणे रस्त्यावरील नॅशनल तसेच स.क्र. 6, 7, 8, च्या पूर्व हद्दीपर्यंत रहिवासी व तत्सम विभागातील मिळकती				
क्षेत्राचे नांव	Nashik Municipal Corporation	सर्व्हे नंबर/न. भू. क्रमांक	सर्व्हे नंबर#9		
बांधक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कायलय	दुकाने	औद्योगिक	गोजमापनाचे एकक
12200	36400	41120	45500	0	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Multi Up)-	59 736चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 24200/-
उद्भवान सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs. 36400/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-या सौ. टिकवणे) + खुली जमिनीचा दर) = (((36400-12200) * (100 / 100)) + 12200) = Rs. 36400/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 36400 * 59.736 = Rs. 2174390.4/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	6चौ मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 6 * (36400 * 25/100) = Rs. 54600/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेज्नाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाळकनी + उरीत गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2174390.4 + 0 + 0 + 0 + 54600 + 0 + 0 + 0 + 0 + 0 = Rs. 2228990/- = २ बावीस लाख अठ्ठावीस हजार नऊ शं नव्वद /-				

दस्तावेज क्र. २२२८९९०/२०२४

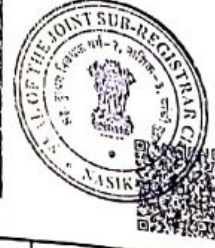
२५





CHALLAN
MTR Form Number-6

नसिन-३
दस्त क्र. (२२२/२०२४)
२६-२८



SRN	MH008164244202425E	BARCODE			Date	12/09/2024-14:27:49	Form ID	25.2	
Department	Inspector General Of Registration								
Type of Payment	Stamp Duty				Payer Details				
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR				TAX ID / TAN (If Any)				
Location	NASHIK				PAN No.(If Applicable)	APNPK2890L			
Year	2024-2025 One Time				Full Name	RABIYA MUGHAIZ KOKNI PROPRIETOR ARFAT CONSTRUCTION			
Account Head Details		Amount In Rs.				Flat/Block No.	S.NO.9/1/1to 9/10p/PLOT/36/37		
030046401	Stamp Duty	135000.00				Premises/Building	ARFAT HEIGHTS APARTMENT - FLAT NO. 203		
030063301	Registration Fee	22500.00				Road/Street	WADALA - NASHIK		
						Area/Locality	WADALA - NASHIK		
						Town/City/District	WADALA - NASHIK		
						PIN	4	2	2 0 0 6
						Remarks (If Any)			
						PAN2=ATWPM7544E--SecondPartyName=MANIYAR SHAIKH ASHFAQUE SHAIKH ISA AND OTHER-			
						Amount In	One Lakh Fifty Seven Thousand Five Hundred Rupees		
						Words	Only		
Payment Details		PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	03006172024091200656	566238959				
Cheque/DD No.		Bank Date	RBI Date	12/09/2024-14:28:26	Not Verified with RBI				
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK						
Name of Branch		Scroll No. , Date	1 , 13/09/2024						



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9922626373
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-340-9269	0004572142202425	13/09/2024-19:00:22	IGR313	22500.00
2	(IS)-340-9269	0004572142202425	13/09/2024-19:00:22	IGR313	135000.00
Total Defacement Amount					1,57,500.00

940/9269

शुक्रवार, 13 सप्टेंबर 2024 7:00 म.नं.

दस्त क्रमांक: नमन3 /9269/2024

बाजार मुल्य: रु. 22,29,000/-

पारनेचे मुद्रांक शुल्क: रु. 1,35,000/-

श. नि. गह. इ. नि. नमन3 यांचे कार्यालयत

अ. क्र. 9269 वर दि.13-09-2024

पोती 6.59 म.नं. वा. हजर केला.

मोबदला: रु. 22,50,000/-

पावती: 11454

पावती दिनांक: 13/09/2024

मादरकरणाराने नाव: मनियार शेख अशफाक शेख इगा

रु. 22500.00

नोंदणी फी

रु. 580.00

दस्त हाताळणी फी

पृष्ठांची संख्या: 29

एकूण: 23080.00

दस्त हजर करणाऱ्याची मही:

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्तावा प्रकार: अंतीमेट दू मेल

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

दिनांक: 13/09/2024 06:59:27 PM ची वेळ: (मादगीकरण)

दिनांक: 213/09/2024 07:00:10 PM ची वेळ: (मि)



340/9269

शुक्रवार, 13 सप्टेंबर 2024 7:00 म.नं.

दस्त गोपवाग भाग-1

नगन3

20/24

दस्त क्रमांक: 9269/2024

दस्त क्रमांक: नगन3 /9269/2024

बाजार मूल्य: रु. 22,29,000/-

मोवदला: रु. 22,50,000/-

भरलेले मुद्रांक शुल्क: रु.1,35,000/-

दु. ति. मह. दु. ति. नगन3 यांचे कार्यालयत

अ. क्र. 9269 वर दि.13-09-2024

रोजी 6:59 म.नं. वा. हजर केला.

पावती:11454

पावती दिनांक: 13/09/2024

मादरकरणागचे नाव: मनियार शेख अशफाक शेख इमा

नोंदणी फी

रु. 22500.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 29

दस्त हजर करणाऱ्याची मही:

एकुण: 23080.00

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: अंतीमेंट टू सेल

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

शिक्का क्रं. 1 13 / 09 / 2024 06 : 59 : 27 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 13 / 09 / 2024 07 : 00 : 10 PM ची वेळ: (फ्री)

