



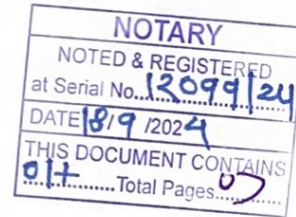
महाराष्ट्र MAHARASHTRA

2024

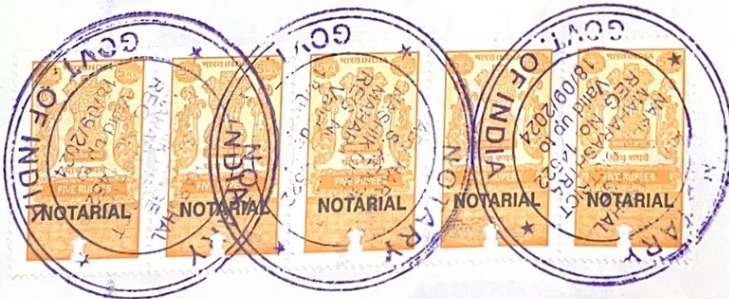
CR 822119

अ नं 10204 रु.500/-पैकी रु.500/- दि.13/09/2024
 नावः संतोष रतन गिरी
 पत्ताः 209 ऋतुजा सहनिवास गंगपुर रोड नासिक
 हस्तः स्वतः
 कारणः कर्ज प्रकरण

योगेश वसंत भुक्ल
 स्टॅम्प वेंडर नाशिक
 परवाना क 97/2002



सही



Agreement for sale



| | | |
|---------------------|---|-------------|
| Zone No. | : | 27.1 |
| Govt. Rate/ Sq.mtr. | : | 25,000/- |
| Govt. Valuation | : | 12,88,000/- |
| Consideration Cost | : | 15,00,000/- |
| Stamp Duty | : | 90,000/- |
| Registration Fee | : | 15,000/- |

|| SHREE ||
AGREEMENT FOR SALE

AGREEMENT FOR SALE made & executed at Nashik on this 17th day of September 2024 at Nashik....

**BETWEEN**

- Shreyash Construction Partnership Firm**
PAN. AESFS8575G
Through its Partners
- Mr. Rajendra Mohanrao Abhale**
 Age : 51, Occ. Business,
 Aadhar No: 9625 5620 4543
 - Mr. Kishor Uttamrao Salgude**
 Age : 41, Occ. Engineer,
 Aadhar No: 3902 2021 4885
 Office : Shreyash Clinic, Guruankit
 Society, Near Atharva Mangal Karyalaya,
 Ayodhya Colony, Gangapur Road,
 Nashik.
 Mob: 9822335456.

Hereinafter referred to as the **VENDOR/SELLER** (which expression shall unless it be repugnant to the context or meaning thereof shall unless and include the said partnership firm mean and include executors, administrators, representative and assigns, etc.) of the **ONE PART**.

AND

Mr. Santosh Ratan Giri
 Age : 35, Yrs, Occ. Business,
 PAN. CKAPG7492Q
 Aadhar. 9816 8325 9451
 Mob:
 R/o. Flat No. 201, Rutuja Sahnivas,
 LIC Colony, Gangapur Road, Opp. Dena
 Bank, Narsing Nagar, Nashik

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

WHEREAS:-

- Shreyash Construction partnership firm** (Hereinafter referred to as the plot Owner) is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of Non- Agricultural land Bearing Plot No. 312 area admeasuring 329.00 Sq. Mtrs. out of Revenue Survey No. 62/1, 62/2, 63, 64 Situated, lying & being at Village Chandashi, Taluka and District Nashik, within the limits of Taluka Panchayat Samiti Nashik & Zilha Parishad Nashik (more particularly described in the scheduled-I, hereunder written and hereinafter referred to as the "Said Property for the sake of brevity). The said property plot has been purchased by the present plot owner from Bhaskar Yadavrao

More and Minakshi Sanjay More by Sale Deed dtd.19.10.2023. The said Sale Deed is duly registered at the office of Sub-Registrar Nashik vide Registration No.8401/2023. Dated 19.10.2023. In pursuance of the said Sale Deed the name of the Purchaser therein i.e. the present plot owner is duly mutated in the Revenue Records.

2. **AND WHEREAS** layout of the said property has been finally approved by the then Sub-Divisional Officer, Sub Division Nashik vide his **Permission No.Jamabandi/Ka-Vi/836/2000, Dated.20.06.2000** and the said property has been converted for Non Agricultural use by order of Sub Divisional Officer bearing **No.Jamabandi/N.A.S.R./29/1997, Dated 30.12.1997.**

3. **AND WHEREAS** the vendor has prepared residential Building Plan of the building and got it sanctioned from the **Deputy Metropolitan Planner, NMRDA, Nashik by commencement certificate No.NMRDA/B/2024/APL/00659 dtd. 16.02.2024.**

Thereafter the Vendor Developer has completed the work of the construction as per building plan. The Vendor Developer has also obtained the Occupancy Certificate from **Deputy Metropolitan Planner, NMRDA, Nashik by letter No. NMRDA/FO/2024/APL/00221 dtd.25.07.2024.**

4. **AND WHEREAS** the title of the present plot owner in respect of the said property is clear, marketable & without any encumbrances.

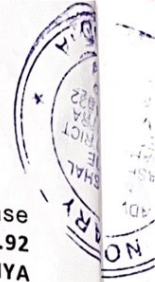
5. **AND WHEREAS**, the vendor has at the request of the Purchaser agreed to sell to the Purchaser schedule-II premises of the said "**AARADHYA LILY**" on the terms and condition appearing hereunder. The measurements of Family Units are calculated on the basis of carpet area. Above deal is purely on carpet basis.

6. **AND WHEREAS** the Purchaser/s have seen all the documents relating to the title of the said property and also the Building permission, N.A. permission, Title Clearance Certificate, Building plan of the said building and have satisfied themselves about the title of Vendor.

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

1. The Vendor has completed construction of a residential complex known as "**AARADHYA LILY**" on the said property, described in the First Schedule.

2. The Purchaser/s has inspected building plans and also the particulars of the specification and amenities in accordance with which the building constructed and the Purchaser hereby agrees to the same.



The Vendor shall sell and the Purchaser shall purchase Family Unit bearing Flat No.103 Admeasuring Carpet Area 42.92 Sq.Mtrs. On First Floor & allotted parking of the said "AARADHYA LILY".

4. The Purchaser have agreed to pay to the Vendor sum of **Rs.15,00,000/- (In Words Fifteen Lakh Only)** as the purchase price in respect of the said premises. The Purchaser agreed to pay the vendors the agreed price in respect of the said premises in the manner appearing as under.

Handwritten notes: PIN-2 and a signature.

| <u>AMOUNT</u> | <u>DETAILS</u> |
|--------------------|---|
| 50,000/- | (In Words Fifty Thousand Only) vendor received from purchaser by RTGS dtd. 17/09/2024 transferred from Union Bank. |
| 14,50,000/- | (In Words Fourteen Lakh Fifty Thousand Only) to be paid within two month by obtaining loan or any other adjustment. |
| 15,00,000/- | <u>Total Rupees</u> <u>(In Words Fifteen Lakh Only)</u> |

5. The Vendor agrees to give possession of the said premises to the Purchaser on receipt and realization of full and final payment of the agreed amount of consideration in respect of the said premises.

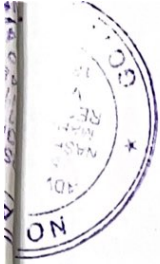
6. It is hereby expressly agreed that the Vendor shall be entitle to sell the premises in the said project for the purposes of residential land / or any lawful use.

7. The terrace on the top floor of Flat No.403 & 404 out of the building "AARDHYA LILY" is given to the purchaser of respective flat purchasers and remaining west side terrace area shall always be treated as the common property of the all flat owners of "AARDHYA LILY".

8. In case if any amount in respect of the said premises remains unpaid by the Purchaser under the terms and conditions of this Agreement to the Vendor, the Vendor shall have a right of first lien and charge on the said premises agreed to be purchased by the Purchaser.

9. The Purchaser shall not use the premises or permit the same to be used for any purpose which any or is likely to cause nuisance or annoyance to the occupiers of the other premises of the said Building and the said project or to the owners or occupiers of the neighboring properties nor for any illegal or immoral purpose.

10. The Purchaser shall not throw dirt, rubbish, garbage or other refuse or permit the same to be thrown out of his premises in the compound or any portion of the Said Building.



11. The Purchaser themselves with an intention to bind all persons into whose hands the premises may come, both hereby covenant with the Vendor as follows.

a) Not to store in the premises any goods which are hazardous combustibile or dangerous in nature or are so heavy so as to damage the construction or structure of the said flat, or storing of which goods is objected to by the concerned local or other authorities. On the account of negligence or default of the Purchaser, in this behalf the Purchaser shall be liable for the consequences of the breach.

b) To carry at his/ her own costs all internal repairs to the said premises and maintain the premises.

c) To bear and pay increase in local taxes, water charges, GST, insurance and such other levies.

12. The Seller/Vendor shall have to bear expenses of stamp duty, typing, Xerox, registration charges of this agreement for sale.

13. That the vendor executed and registered declaration of building **AARDHYA LILY** in the office of Sub-Registrar, Nashik at Sr.No.8833/2024 dtd.05.09.2024. The bye-laws and rules and regulations of the said **AARDHYA LILY** Apartment Association is binding on purchaser.

14. The vendor hereby agrees and execute a Deed of Apartment/Sale Deed of the said premises in favor of the Purchaser after receipt of total consideration.

15. The Purchaser shall use the said premises for residential purpose or any other lawful purpose permitted by local Authority in this respect.

SCHEDULE-I

Description of the said property referred to above.

All that piece and parcel of non-agricultural land bearing Revenue **Survey No.62/1,62/2,63,64, Plot No.312 area adm. 329.00 Sq.Mtrs.** Situated, lying & being at **Chandashi** Taluka and District Nashik, within the limits of Taluka Panchayat Samiti Nashik & Zilha Parishad Nashik and bounded as under:-

- East : Plot No.325 & 326.
- West : 9 mtr. Colony Road.
- South : Plot No.311.
- North : Plot No.313.

SCHEDULE - II

Description of the said premises sold under this DEED OF APARTMENT.



ATTESTED BY ME

Advocate & Notary Govt. & India
GO 08 & 10 Back Side of Govt. Tea Stall
Thakur Bazaar Nashik

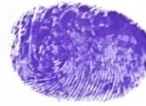
Parties are
Identified by :-



On the aforesaid property a building named as "AARADHYA LILY" was constructed, and out of it Family Unit bearing Flat No.103 Admeasuring Carpet Area 42.92 Sq.Mtrs. On First Floor & allotted parking bounded as under.

East : Side Margin.
West : Lift, Lobby & Flat No.102.
South : Flat No.104.
North : Side Margin.

IN WITNESS WHEREOF the parties hereto and on the duplicate hereof, sat and subscribed their respective hands, seals on the day and month and the year first herein above mentioned.



SIGNED, SEALES AND DELIVERED BY THE WITHINNAMED VENDOR Shreyash Construction Partnership Firm Through its Partners

1. Mr.Rajendra Mohanrao Abhale

[Signature]



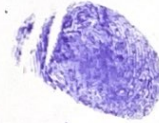
2. Mr.Kishor Uttamrao Salgude

[Signature]

VENDOR



SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED PURCHASER Mr.Santosh Ratan Giri



[Signature]
PURCHASER



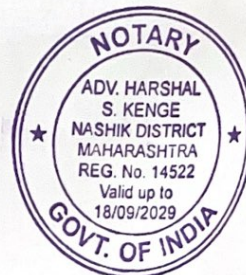
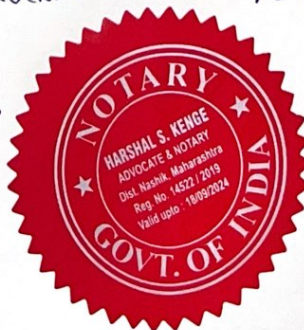
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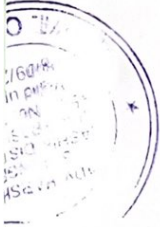
1] *[Signature]*
Dhiraj Kodam

2] *[Signature]*
Abhijit Patil

ATTESTED BY ME

[Signature]
HARSHAL S. KENGE
Advocate & Notary Govt. & India
09 & 10, Back Side of Godavari Tea Stall,
Thakkar Bazaar, Nashik





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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CKAPG7492Q

QR Code

नाम / Name
SANTOSH RATAN GIRI

पिता का नाम / Father's Name
RATAN GIRI

जन्म की तारीख / Date of Birth
01/01/1989

चिन्ह
हस्ताक्षर / Signature

17112017

अंश

