

340/10734

Tuesday, November 07, 2023
2:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 13655 दिनांक: 07/11/2023

गावाचे नाव: चुंचाळे

दस्तऐवजाचा अनुक्रमांक: नसन3-10734-2023

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: अर्जुन संतु पगार

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

एकूण:

रु. 1060.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:46 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik

वाजार मूल्य: रु. 1005000/-

मोवदला रु. 1300000/-

भरलेले मुद्रांक शुल्क: रु. 100/-

शह, दुस्यम निबंधक वर्ग-२
नाशिक-३.

1) देयकाचा प्रकार: DHC रक्कम: रु. 960/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123042200444 दिनांक: 07/11/2023

वॅकेचे नाव व पत्ता:

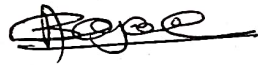
2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010577147202324E दिनांक: 07/11/2023

वॅकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No11274-2022 Amt. 13000



मुळ दस्त परत केला
व सही घेतली.

1	नसिन-३
	गणपति (२०२३)
	२-०६



Zone 8.3

Flat No.	B-24
Carpet area in sq .Mtr -	26.36
Cost as per Govt. Valuation	10,05,000/-
Agreement cost -	13,00,000/-
Stamp Duty -	100/-
Registration Charges -	100/-

RERA Registration No. – P51600017815

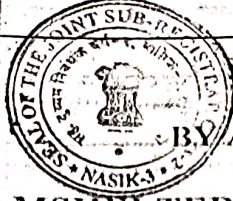
Stamp Duty of Rs.78,000/- and Registration of Rs.13,000/- is paid on Agreement for Sale which is registered at Sr. No. 11274/2022 on Dated 08.12.2022.

SALE DEED

THIS SALE DEED with its schedules and annexures (hereinafter referred to as “Deed”) is made & executed at Nashik, on this the 21st Day of November, 2023.

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30/09/2014
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BY AND BETWEEN

M/S DREAMSHELTER DEVELOPERS LLP

A Partnership duly Form under the provision of Limited Liability Partnership Act, 2008, having its Registered Office "The Exchange" Near Ved Mandir, Tidke Colony, Trimbak Road, Nashik-422009.

PAN No.- AAOFD1974E

Through Authorised Signatory

Mr. Sachin Vasant Tarle

Hereinafter referred to as the "DEVELOPER" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, assigns, administrators, etc.) Of the 'One Part'.

AND

NAME	-	ARJUN SANTU PAGAR
AGE	-	35 Yrs
PAN NO.	-	ATNPP5651L
ADHAR NO.	-	9063 6635 8257
OCC	-	SERVICE
Phone No.	-	80 87 50 57 38
E-Mail	-	arjunpagar60@gmail.com
ADDRESS	-	DREAMSHELTER, FLAT NO.B-24, 6TH FLOOR, GAT NO.114, S.NO.4472/1, NEAR MHADA BUS STOP, AMBAD LINK ROAD, NASHIK, MAHARASHTRA - 422010 (Applicant)

HEREAFTER referred to as the PURCHASER/S (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include in case of an individual/s his/her/their/heirs, executors, administrators and permitted assigns / in the case of a partnership firm, The partners for the time being and from time to time constituting. The partnership firm, the survivors of them and the heirs, executors and administrators of the last surviving partner and permitted assigns/ in case of a body corporate / company its successors and permitted assigns / in case of Hindu undivided family the Karta and members for the time being and from time to time of the co-partner and survivor/s of them and the heirs, executor, administrators and assigns of the last survivors of them and permitted assigns./ in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor/s of them and permitted assign) of the **Other Part**.

Hereinafter the Developers and the PURCHASER may individually, be referred to as "Party" and collectively as "Parties" In this agreement the reference to any party in singular shall include plural as the case may be and vice versa. Further, any reference to any party in masculine shall mean and imply reference in feminine or to the firm/ company as the case may be.

WHEREAS by an Agreement dated 30.09.2014 executed between 1. **Shri. Abhijit Prakash Patil** 2. **Shri. Prakash Sadashiv Patil.**

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(hereinafter referred to as "the Original Owner of the Other Part and Promoter of the Other Part (hereinafter referred to as "the Development Agreement"), the Original Owner granted to the Promoter Development rights to the piece or parcel of freehold land lying and being at Village Chunchale, Gat No.114 its CTS No. 4472/1, admeasuring 6876.15 sq. mtrs. + Gat No. 106 its CTS No. 4469/1-2, Area admeasuring 2763 Sq.mtrs. in the Registration Sub-District of Nashik or thereabouts more particularly described in the Schedule A 1 & 2 therein (hereinafter referred to as "the project land") and to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

And As per Development Agreement gross sale proceeds of the constructed premises shall deposit in an Escrow/RERA Account i.e. AC No.37306376269, SBI, Mico circle Branch, Nashik. Land owner authorized the developer to distribute the agreed share immediately or as per his convenience to the land owner. The land owner has no objection in this regard.

The Promoter is in possession of the project land.

NAME OF THE PROJECT -

The name of the project is "DREAM SHELTER" the Project consisting of Total 4 Phase and 12 Buildings. Having 3 buildings in each Phase. Every Building consists of ground + 7 floor, and 30 Flats. 2 Flats on Ground Floor and 4 Flats in 1 to 7 Floors. As per available F.S.I and as per the prevailing NMC Rules, the promoter has decided to develop the said property in four phases. Each phase consist 3 Buildings.

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;-

Architect Mr. Umesh Bagul Reg. No. CA/93/15997.

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

Eng. Mr. Avinash Malpani Reg. No. 48.

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at no P51600017815 authenticated copy is attached in Annexure 'A'.

AND WHEREAS by virtue of the Development Agreement the Promoter has sole and exclusive right to sell the Flats in the said building/s to be constructed by the Promoter on the project land and to

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enter into Agreement/s with the PURCHASER(s) of the Flats to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the PURCHASER, the Promoter has given inspection to the PURCHASER of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Mr. Umesh Bagul Reg. No. CA/93/15997 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 Property card and 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 Flats are constructed or are to be constructed. Promoter has given inspection to the PURCHASER of all the documents. C.T.S. extract have been annexed hereto and marked as **Annexure 'B'**.

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. Commencement Certificate is attached herewith as **Annexure 'C'**.

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 Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

Agreement for Sale is Registered in the office of Sub-Registered, Nashik- 3 vide Sr. No. 11274/2022 on Date 08.12.2022 Requisite Stamp and Registration fee is affixed with the said Agreement for Sale Stamp Duty of Rs.78,000/- and Registration fee of Rs. 13,000/-paid vide receipt No. MH011736478202223E, date 06.12.2022.

The Developer hereby confirms to have agreed to sell, and the PURCHASER hereby confirms to have agreed to purchase and acquire, from the Developer, The Said Flat having 26.36 Sq. Mtrs. for sum of Rs.13,00,000/- (Rupees Thirteen Lakh) only, (Hereinafter referred as "Total Sale Price"), out of which the Developer has received amount of Rs.13,61,000/- (Rupees Thirteen Lakh Sixty One Thousand) only, as per following Details :

Sr. No.	Name of Bank	Cheque / D.D. No.	Date of Cheque	Amount of Cheque (Rs.)
1	BANK OF MAHARASHITRA	UTR:231694229446	12.11.2022	11,000/-
2	BANK OF MAHARASHITRA	UTR:233266198912	03.12.2022	50,000/-
3	BANK OF MAHARASHITRA	UTR:233249246331	03.12.2022	50,000/-
4	BANK OF MAHARASHITRA	UTR:235951469314	25.12.2022	40,000/-
5	YES BANK	899657	23.12.2022	11,89,000/-
6	BANK OF MAHARASHITRA	UTR:300786413533	07.01.2023	21,000/-
TOTAL				13,61,000/-
(Words Rs.13,61,000/- (Rupees Thirteen Lakh Sixty One Thousand) only.				

The developer hereby admits and acknowledges that the total sale price comprises of the cost of the construction of The Flat, Stamp Duty, Registration Charges and Advocate Fee.

The above Sale Price paid by PURCHASER to Promoter is inclusive of all presently applicable Taxes and Duties. Any Tax or Levy made applicable by Local Body / State Govt. / Central Government on this transaction in future, will be reimbursed at actual by the PURCHASER to the Promoter.

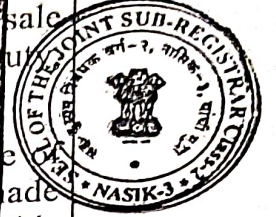
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the PURCHASER hereby agrees to purchase the Flat.

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

1. The Promoter shall construct the said building/s consisting of ground floor and seven upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the PURCHASER in respect of variations or modifications which may adversely affect the Flat of the PURCHASER except any alteration or addition required by any Government authorities or due to change in law.

1.a The PURCHASER hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the PURCHASER Flat consist of 1 Hall, Kitchen & Bedroom (1BHK) except Balcony, Flat No. B-24 of the Building No. B of Wing No. B carpet area admeasuring 26.36 Sq. Mtr. on 6th Floor in the building B/wing (hereinafter referred to as "the Flat") as shown in the Floor plan thereof hereto annexed and marked Annexure 'D' for the consideration of **Rs.13,00,000/- (Rupees Thirteen Lakh) only**, including 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 Schedules. ("carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls,



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areas under ~~scope~~ of the said Apartment for exclusive use of the PURCHASER, but includes the area covered by the internal partition walls of the apartment.)

1.b 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 PURCHASER 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 PURCHASER, which shall only be applicable on subsequent payments.

1.c The Promoter shall confirm the final carpet area that has been allotted to the PURCHASER after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by PURCHASER within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the PURCHASER. If there is any increase in the carpet area allotted to PURCHASER, the Promoter shall demand additional amount from the PURCHASER 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 Clause 1(a) of this Agreement.

1.d The PURCHASER 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 PURCHASER undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 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 at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the PURCHASER, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

2.2 Time is essence for the Promoter as well as the PURCHASER. The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the PURCHASER and the common areas to the association of the PURCHASER after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the

PURCHASER shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in **Annexure D** herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project is, basic 1.1 plus premium 0.5 total adding to 1.6 as per approved plans of the said project. **PURCHASER** has agreed to purchase the said based on the proposed construction and sale of Flats to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed flats shall belong to Promoter only.

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

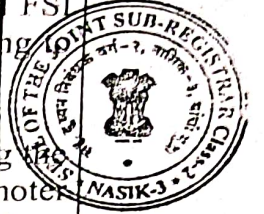
4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the **PURCHASER** committing default in payment on due date of any amount due and payable by the **PURCHASER** to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the **PURCHASER** committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

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

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the **PURCHASER** (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Flat which may till then have been paid by the **PURCHASER** to the Promoter.

5. The Promoter shall give possession of the Flat to the **PURCHASER** at the time of Registration of this document. If the Promoter fails or

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refracts to give possession of the Flat to the PURCHASER 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 PURCHASER the amounts already received by him in respect of the Flat with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of -

- i. War, civil commotion or act of God ;
- ii. Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

6. If within a period of five years from the date of handing over the Flat to the PURCHASER, the PURCHASER brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flat 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 PURCHASER shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

7. The PURCHASER shall use the Flat or any part thereof or permit the same to be used only for purpose of residence.

8. The PURCHASER along with other PURCHASER of Flats in the building shall join in forming and registering the Society or Association or a Limited Company 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 Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the PURCHASER, so as to enable the Promoter to register the common organisation of PURCHASER. No objection shall be taken by the PURCHASER 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 or the Registrar of Companies, as the case may be, or any other Competent Authority.

8.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title, and the interest of the Vendor/Lessor/Original Owner/ Promoter and/ or the

owners in the said structure of the Building or wing in which the said Flat is situated.

8.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/ Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

8.3 The PURCHASER shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoing 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 PURCHASER shall pay to the Promoter such proportionate share of outgoing as may be determined. The PURCHASER further agrees that till the PURCHASER's share is so determined the PURCHASER shall pay to the Promoter provisional monthly contribution of Rs.600/- per month towards the outgoing. The amounts so paid by the PURCHASER 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 society or a limited company 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.

8.4 At the time of registration of conveyance of the building or wing of the building, the PURCHASER shall pay to the Promoter, the PURCHASER share of stamp duty and registration charges payable, by the said Society or Limited Company on such Conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance, the PURCHASER shall pay to the Promoter, the PURCHASER' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation, (as applicable by Law, Rules & Regulations) to every individual PURCHASER.

8.5 The PURCHASER further agrees that the promoter shall be entitled to use and utilize to its maximum, all the benefits fiscal or nonfiscal, specified or not specified in this agreement or to be availed or granted or made available in future on account of change of policy / policies,

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x. The Promoter has duly paid and shall continue to pay (नसम-३/२०२३) discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. 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.

10. The promoter shall retain the right to the terrace on the top floor of the building to be constructed, and they shall continue to remain with the promoter and possession or management thereof shall vest with promoter. The promoter shall have right to the terrace, including the right to construct additional floor or floors on the terrace in the future by utilizing the F.S.I / permissible coverage area of the schedule land or any other development rights in respect of the schedule land or in respect of any other properties. The PURCHASER doth hereby give his/ her their irrevocable consent and "no objection" to the promoter for carrying out any such additional construction on the terrace or otherwise in or upon any part of the schedule land. It is further agreed that neither the PURCHASER herein nor other PURCHASER/s of the respective Flat in the said building or their employees, contractors or agents shall be entitled to enter upon or have access to the terrace or any part thereof. The PURCHASER hereby gives irrevocable consent to the demolition removal and relocation of the tank for municipal water, tank for storage of tanker/ bore-well water, rain water harvesting tank, fire fighting water storage tank, watchmen cabin etc, or any other articles for the time being to carry out such additional constructions.

11. FACILITIES:-

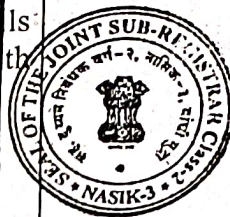
The nature, extent and description of the common area and facilities are more specifically described hereunder written in "Schedule B" & limited common area and facilities are described "Schedule C" & common amenities for the project has been described in "Schedule D", specification and amenities of the Flat described the "Schedule E" The promoter provide facilities and amenities as mentioned in the schedule hereunder written:-

The facility to use and enjoy service amenities and other amenities shall be subject to the rules and regulations (including but not limited to matters pertaining to its management, maintenance, usage fees and other charges) as shall be framed by the promoter and PURCHASER shall abide by the same. The promoter has reserved unto itself and its successor, the right to the use and enjoyment of the common amenities and / or recreational areas at all times hereafter.

The PURCHASER acknowledge that, the promoter reserves its rights for the provision of maintenance of the project and facilities to be provided to the PURCHASER of the Flats in the building and / or project

on account of default in making payments of the taxes, electricity bills and / or other dues etc. by the PURCHASER /s failing to comply with their obligations under this Agreement.

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13. HOARDINGS / NEON SIGNS:-

- a) The promoter will, at all times, be entitled to install the logos, and / or name boards and / or put up advertisements boards / hoarding etc., of the promoter and / or its affiliates (hereinafter referred as "the displays") with various devices (Including electronic, laser and neon signs) in one or more places in the building there in including, on open space/s the terraces of the building and / or any part of the building if it so desire at its own costs and expenses. The promoter and / or their group companies will not be liable to make any payment of any nature to the PURCHASER and or the occupant/s of the other Flat in the building and / or the Association in respect of the displays.
- b) The PURCHASER and the occupant/s of the other Flat in the building and the Association, as the case may be, shall not change or remove the display and/or communication equipment so installed under any circumstances and shall give to the promoter and the assignees of the said rights, all necessary co-operation for enabling them to install maintain, repair, change and operate the display communication equipment and that no obstruction or hindrance is caused in the operation thereof. The Sale Deed or any other documents/s of transfer, to be executed as herein above mentioned, shall contain appropriate provisions in respect of the said rights. The PURCHASER expressly consent/s to the same.
- c) The promoter has reserved the exclusive right to grant to third parties, license or right for putting up hoarding or advertisement or neon signs on the building schedule land or the building being constructed thereon or any part thereof and to receive and appropriate for their own use and benefit the fees, compensations or charges in respect thereof. The PURCHASER shall not obstruct or interfere with the said rights of the promoter in any manner whatsoever.

14. PURCHASER'S COVENANTS:-

- a. That the PURCHASER shall be liable to pay proportionate electricity charges, water charges, security charges, maintenance and oil charges or fuel charges for operating gen-sets if installed. Salaries and wages to the staff or the security staff, lift man if appointed etc., for the common purpose. The PURCHASER shall ensure to pay all the charges within 7 days from the date of rising of bill by the promoter or the agency as the case may be. Upon nonpayment of the said charges the PURCHASER shall be liable to pay the said charges along with interest. Thereon at the rate 18% per annum compounded quarterly.
- b. That the PURCHASER shall not demolish or cause to be demolished the said Flat or any part thereof, nor at any time make or permit to be made any addition or alteration in the said Flat and shall not permit to

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make any alteration in the elevation and outside colour scheme of the building and to keep the partitions, sewers, drains and pipes, appurtenances there to in good tenable condition and in particular so as to support shelter and protect the other parts of the said building. The PURCHASER shall not without the prior permission of the Promoter and the concerned authorities any manner damage the columns, beams, walls, slabs or R.C.C. or other structural members in the said building. In case there shall be any damage to the Flat adjoining / below/ above the said Flat (inclusive of leakage of water and damage to the drain) on account of any alterations made by the PURCHASER in the said Flat (whether such alterations are permitted by the promoter or concerned authorities or not) the PURCHASER shall at his own cost and expenses repair such damage immediately.

c. That the PURCHASER shall not throw dirt rags, garbage or other residue or permit the same to be thrown in the compound or any other portion of the schedule land, the building or the Flat except the garbage house provided in the complex.

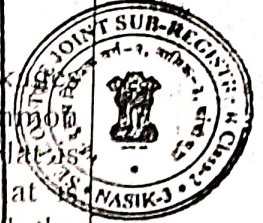
d. That the PURCHASER shall be liable to bear any pay from the date of promoter intimating the PURCHASER to take possession of the said Flat, proportionate local taxes, water charges, insurance and such other levies, increase in such taxes, charges levies, if any, that are levied by the concerned local authority and /or Government and / or other Public Authority.

e. That the PURCHASER by himself or with other PURCHASER shall not call upon and shall not demand formation and registration of any committee and shall not take charge or demand administration of the said building and the entire F.S.I / permissible coverage area of the schedule Land including other consumption benefits available in respect of the schedule land which shall be fully utilized by the promoter and the PURCHASER shall not raise any objection and all the PURCHASER of the respective Flat, perform and fulfill their obligations under the agreements for acquiring their respective Flat from the promoter as contained herein without any delay or default.

15. The PURCHASER /s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Promoter as follows :-

- i. To maintain the Flat at the PURCHASER's own cost in good and tenable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat 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 Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Flat 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 Flat is situated or storing of which goods is objected to by the concerned local or

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other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the PURCHASER in this behalf, the PURCHASER shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the PURCHASER and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat 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 PURCHASER committing any act in contravention of the above provision, the PURCHASER 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 Flat 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 Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat 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 Flat 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 Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat 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 Flat 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 Flat by the PURCHASER for any purposes other than for purpose for which it is sold.
- ix. The PURCHASER shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the PURCHASER to the Promoter under this Agreement are fully paid up.

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The PURCHASER shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation 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 Flats 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 PURCHASER shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat 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 Flat is situated is executed in favour of Society/Limited Society, the PURCHASER 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.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats or any part thereof. The PURCHASER shall have no claim save and except in respect of the Flat 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 Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/ SUBSEQUENT PURCHASER -

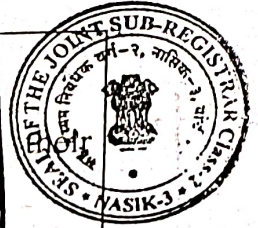
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent PURCHASER of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

18. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT-

Wherever in this Agreement it is stipulated that the PURCHASER has to make any payment, in common with other PURCHASER (s) in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the Flats in the Project.

19. That all notices to be served on the PURCHASER and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASER or the Promoter by Registered Post

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प्लॉट नं. १०४३२/१ (३०३३) at
१ - १०४



A.D and notified Email ID/Under Certificate of Posting at respective addresses specified below:

Name of PURCHASER -

Applicant - Arjun Santa Pagar
 R/O - Dreamshelter, Flat No.B-24,
 6th Floor, Gat No.114,
 S.No.4472/1, Near Mhada Bus Stop,
 Ambad Link Road, Nashik

M/s Promoter name -

M/S DREAM SHELTER DEVELOPERS LLP
 having its Registered Office "The Exchange",
 Near Ved Mandir, Tidke Colony,
 Trimbak Road, Nashik-422009.

PAN No.- AAOFD1974E

Notified Email ID: sales@dreamshelter.co.in

Mo. No. 7447785222, 7447785333

It shall be the duty of the PURCHASER 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 PURCHASER, as the case may be.

20. JOINT PURCHASER -

That in case there are Joint PURCHASER all communications shall be sent by the Promoter to the PURCHASER 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 PURCHASER.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Nashik in the presence of attesting witness, signing as such on the day first above written.

First Schedule Above Referred to
 Description of the land and all other details
**FIRST SCHEDULE OF THE SAID PLOT
 SCHEDULE "A-1"**

All that piece and parcel of the property admeasuring 6876.15 Sq. Mtrs. bearing Gat No. 114 its CTS No. 4472/1 , Total admeasuring Hector 1-40 are assessed at Rs. 0.37 Ps. situated at Village Chunchale within the Nashik Municipal Corporation within registration District of Nashik and Sub-registration Taluka Nashik bounded as follows.

On or towards East : Adjoining Gat No. 107
 On or towards West : Adjoining Gat No. 113

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दस्ता क्र. ५०६३८ (३०७३)
On or towards South
On or towards North



Adjoining Gat No. 106 & 115
Gat No. 111

SECOND SCHEDULE OF THE SAID PLOT SCHEDULE "A-2"

All that piece and parcel of the property admeasuring 2763.00 Sq. Mtrs. bearing Gat No. 106 its CTS No. 4469/1-2 situated at Village Chunchale within the Nashik Municipal Corporation within registration Taluka Nashik bounded as follows:

On or towards East	: C.T.S. No. 4473
On or towards West	: C.T.S. No. 4471
On or towards South	: 18 M. D. P. Road
On or towards North	: C.T.S. No. 4472/2

SCHEDULE "A-3"

Flat No. B-24 on 6th Floor in B wing. Carpet Area about 26.36 Sq. Mtr. in Building B of Phase-1 of Project "Dream Shelter". The said Flats is bounded as per approved building plan as shown below.

On or Towards the East	: -	LIFT
On or Towards the West	: -	SIDE MARGIN
On or Towards the North	: -	C-25
On or Towards the South	: -	B-23

"SCHEDULE "B"

Common Areas and Facilities:-

- 1) The fitting RCC structure and main walls of the buildings.
- 2) Staircase columns and Passenger lift with lift room in building.
- 3) Common sewage, drainage, water, electrical line.
- 4) Common ground water storage tank and overhead tank.
- 5) Electrical meters, wiring connected to the common lights, lifts, pumps.
- 6) Street light.

"SCHEDULE "C"

Limited common area and facilities

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

"SCHEDULE "D"

Common amenities for Projects Phase- 1 to 4.
(Current & Future phase of the project)

- 1) Rain water harvesting
- 2) Compounded campus with Children's Play area, Green Gym, Jogging Track, Open Community Platform, Naturally Blessed Landscaping.

"SCHEDULE" 20/08/2023

Specification and amenities of the Flat

1) **Structure** - The building shall be in R.C.C. frame structure. External and Internal walls are fly ash brick/ blocks masonry.

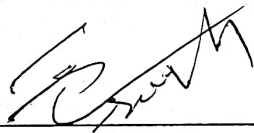
2) **Flooring** - Vitrified tiles flooring shall be provided inside the Flat.

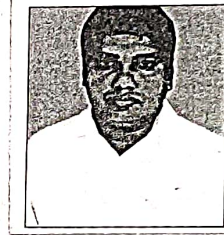
IN WITNESS WHEREFOR THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECIVITVELY HAND AND SEALS THE DAY THE MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED
THE WITHIN NAMED "LAND OWNER/
PROMOTER / DEVELOPERS

Signed and delivered
By the within named Partner

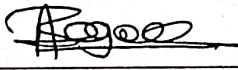
M/S. DREAMSHELTER DEVELOPERS LLP
Through Authorised Signatory
Mr. Sachin Vasant Tarle





PURCHASER :- (Buyers)

Arjun Santu Pagar



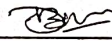


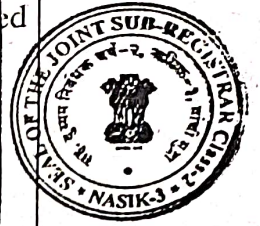
In Presence of (witnesses) -

1. Khemraj Dharmaraj Jadhav



2. Dipak Vishnu Bhor







NASHIK MUNICIPAL CORPORATION

NO: LND/BP/B2/36/2023
DATE :- 26/04/2023

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

TO, Shri. Prakash S. Patil & Other one Through G.P.A.H M/s Dream Shelters Developers LLP Previously Known As. M/s Dream Shelters Developers Pvt. Ltd.
C/o. Ar. Umesh Bagul & Stru. Engg. Avinash Malpani, Nashik.

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No... of G.No. 106+114 C.T.S No. 4469/1+2+4472/1 of Chunchale Shiwar.

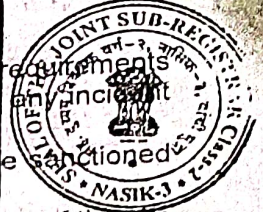
Ref. No.	Your Application for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 13/02/2023 Inward No. B2/RBP/242/2023
सं. क्र.	2) Previous Approved building permission No. LND/BP/B1/87/2019 Dt: 15/10/2019.
सं. क्र.	60438 (2023)
सं. क्र.	5888

Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. LIX of 1949) to erect building for Residential+Commercial purpose as per plan duly amended in ---- subject to the following conditions.

CONDITIONS (1 to 60)

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 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 balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
8. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
9. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity. In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.

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10. Proper arrangement for disposal of Imperial water all be made as per site requirements without disturbance natural gradient of the land. If any inconvenience happens the whole responsibility will be on the applicant/developer.
11. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
12. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
13. Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
14. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
15. Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site."
16. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
17. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
18. Whenever necessary Adequate space from the plot u/r are 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 Department of Government of Maharashtra, vide TPS2417/487/pr.a.kra.217/UD-9 Dt: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. Whenever necessary fanning shall be made and maintained as per provision 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.6.2.6.1 the building schemes shall also be cleared by the fire officer fire brigade Authority.

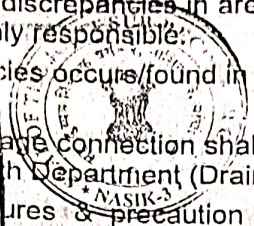
C.C for Plot No. of G.No. 106+114 C.T.S No.4469/1+2+4472/1 of Chunchale Shiwar.

27. The Building permission is granted on the strength of 'LABOUR code on occupational Safety, Health and working condition, 2018 Therefore all conditions mentioned therein are applicable to this commitment and shall be followed strictly Nashik municipal corporation shall be not responsible for breach of any condition mentioned therein.
28. As per circular No. for any TPV: 4308/4102/Pra.Kra.395/08/navvi-11 Date-19/11/2008 for any arithmetical discrepancies in area statement the applicant/Architect and 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 side during construction with necessary signage/display board on site.



32. As per solid waste management Rules- 2016 Segregation of dry & wet waste is compulsory construction site should be covered with green Net/ shde Net & in additional necessary production should be taken on reduce air pollution
33. This permission is given on the basis of N.A. order No.155/2012 & 28/2015 Dt:11/10/2012 & 19/10/2015 submitted with the application.

Charges Recovery

34. Rs.1,61,965+9,32,550+8,87,505+ 4,13,895/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No.39/469,49/640,18/653 & 14776 Dt:06/06/2012,06/02/2017,26/07/2017 & 31/03/2023.
35. Rs.2,90,120+7,03,500/- is paid for development charges w.r.to the proposed land development Vide R.No./B.No.39/469 & 76/633 Dt:06/06/2012 & 06/02/2017.
36. Drainage connection charges Rs.7,000+1,78,000+1,82,000/- is paid vide R.No./B.No.56/5707,33/3166 & 13/4891Dt.06/06/2012,06/02/2017 & 26/07/2017.
37. Welfare Cess charges Rs.13,500+1,11,080+11,06,865+5,35,630/- is paid vide R.No./B.No.56/5707,33/3166,13/4891 & 14776 Dt:06/06/2012,06/02/2017, 26/07/2017 & 30/03/2023.
38. Rs.6,000+7,815+33,500/-R.No./B.No.28/2004,43/2042&02/2789, Dt:07/05/2012 06/06/2012 & 06/02/2017 against Tree plantation Deposit
39. Premium for Staircase charges Rs.13,65,375/- is paid vide R.No./B.No.33/3166 Dt:06/02/2017.
40. Unauthorized Commencement of work charges Rs.5,000/- is paid vide R.No./B.No.33/3166 Dt:06/02/2017.
41. Charges for "Ancillary Premium FSI" is paid vide Rs. 20,68,270/- is paid vide R.No.14777 Dt:31/03/2023.
42. This Permission is given on the strength of conditions mentioned in the notification issued by of ministry of environment forest & climate New Delhi 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 Rs.68,615/- is paid vide R.No.14776 Dt:31/03/2023.

Additional Conditions

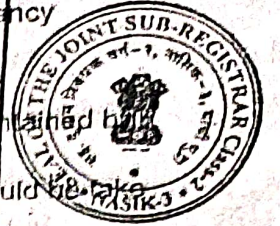
43. NMC Tax for Vacant plot shall be paid before Completion.
44. This permission is given on the basic of affidavit submitted by applicant Dt:03/02/2017 As per the guide lines of L.B.T Departments Letter No.LBT/W.S/Desk 1/624/2015 Dated:6/8/2015.
45. NMC shall not supply water for construction purpose.
46. This permission is given on the basic of affidavit given by applicant Dt:22/11/2016 for disposal of excavated/debris material on this own at the prescribed site.
47. This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: NMC/FIRE/WS/II/Mixed-31/2019 Dt:19/11/2019 & conditions their in strictly followed.
48. This permission is given on basis of affidavit submitted by the owner for Establishing STP as per U.D.D.order no.TPS-2413/Nashik-19/Pra Kra 245/2013/Na Vi-9,Date 15/1/2016 & also shown.

49. The 7/12 Extract for D.P.road in the name of NMC Should be produced before occupancy certificate.
50. The corrected 7/12 extract of the amalgamated plots shall be produced before Plinth certificate.
51. Commercial N. A. order & N. A. Tax receipt shall be produced before occupancy certificate.
52. Well should be protect.
53. Internal Road should be constructed as per PWD specification & should be maintained by owner.
54. As far as possible trees should be protect if req. to cut proper permission should be take for concern dept. of NMC.
55. Provision of Grey water reuse shall be made as per rule no.34 of DCPR.
56. Installation of solar assisted water heating system shall be installed as per rule no.32 of DCPR before occupancy Permission.
57. Parking area should be paved & kept open for parking purpose only.
58. This Permission is given Pre-Code Basis.
59. This Permission is given on basis of approval Hon. Commissioner. NMC
Date:31/03/2023.
60. Previously approved building permission vide C.C.No:LND/BP/B1/87/2019Dt:15/10/2019 & is hereby as cancelled.

नसम-३

सह-१/३/२०२३

प्रमाणित



Executive Engineer
Town Planning Department,
Nashik Municipal Corporation, Nashik.

No. LND / BP / 82/36/2023
Nashik, Dt 26/04/2023

Copy to: Divisional Officer

सर्वे भवन्तु सुखिनः



महाराष्ट्र शासन

गाव नमुना पत्रा (अधिकार अगिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अगिलेख आणि नोंदवही (संयोजन करणे व सुविधित ठेवणे) विनियम १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- पुण्याळे

तालुका :- नाशिक

जिल्हा :- नाशिक

भुमापन क्रमांक व उपविभाग भुमापना पत्राची शीर्षकवार वर्ग - १		१०६	गोतागें रचनांक गाव :-				
क्षेत्र, एकक-व आकारणी	स्थापने क्र.	शीर्षकवार वर्ग	क्षेत्र	आकार	पो.स.	फेरफार क्र	सूत्र, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.ची.मी	४१३०	प्रकाश सदाशिव पाटील	१.९२.००	२.६२		(६७६२)	कुलागें नाव व खंड
अ) लागवड योग्य क्षेत्र		<div data-bbox="518 548 869 806" data-label="Text"> <p>नसन-३</p> <p>२०१७/२०१८ (२०२३)</p> <p>१०-१०६</p> </div> <div data-bbox="869 548 1109 772" data-label="Image"> </div>	<div data-bbox="486 851 1189 1176" data-label="Text"> <p>ई महा भूमि</p> </div>				इतर अधिकार
जिरायत	१.९२.००						इतर
बागायत	-						मिनोतीकळे वर्ग क्षेत्र १७९७० चौ.मी. (१२'५८)
एकुण	-						बोंजा - राष्ट्रीयकृत बँक गहाण
ला.सो. क्षेत्र	१.९२.००						स्टेट बँक ऑफ इंडिया यांचे कर्ज र.रु.१२०००००/- दि.८/१०/१२ बापु सोगवणे फ्लॅट नं.१३ करीता (१११५४)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)		इतर	याण्ज्य क्षेत्र- २७६३.०० चौ.मी. (१४८१६)				
वर्ग (अ)	-	बोंजा - राष्ट्रीयकृत बँक गहाण	विरवास को.ऑप.बँक.लि.नाशिक शाखा गंगापूर रोड,सावरकर नगर यांचा बोंजा र.रु.२५००००००/- रिगालिया विल्डिंग नं.ई मवील सदनिका क्र.२,१०,२७, व २८ करीता (१५३५३)				
वर्ग (ब)	-	प्रलंबित फेरफार : नाही.					
एकुण	-	ग्रेवटचा फेरफार क्रमांक : १६३६६ व दिनांक : ०३/०९/२०१८					
पो.ख.क्षेत्र	०.००.००						
एकुण क्षेत्र (अ+ब)	१.९२.००						
आकारणी	२.६२						
सुडी किंवा विशेष आकारणी							
जुने फेरफार क्र : (६१८) (३९४७) (६७६२) (९२५८) (१११५४) (१४८१६) (१५३५३) (१५७२८) (१६३६६)							सीमा आणि भुमापन चिन्हे



हा ७/१२ अगिलेख (दि.०२/०३/२०२०:१०:०५:२३ AM रोजी) डिजिटल स्वाक्षरीत फेला असल्यामुळे स्थावर कोणत्याही राही-शिक्षकाची आवश्यकता नाही.

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर फेरफार क्र. १५७२८,१६३६६ प्रमाणित झालेले असल्याने व मा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने त्याची सापत्तिली <https://thulekh.mahabhumi.gov.in> या संकेत स्थळावर पहावी.

७/१२ काउन्लॉड व रीप दि. : १३/०४/२०२२ : १४:५७:२८ PM. वेधता पडताळणीसाठी <https://digitalaibara.mahabhumi.gov.in/cslr/> या संकेत स्थळावर जाऊन 2011100001225755 हा क्रमांक वापरावा.



गाव नमुना वारा (पिकांची नोंदवही)
[महाराष्ट्र जमीन गहसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- **चुंचाळे**

तालुका :- **नाशिक**

जिल्हा :- **नाशिक**

भुमापन क्रमांक व उपविभाग

१०६

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा सगरील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निर्गळ पिकाखालील क्षेत्र					
			पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
						हे.अर.पी.पी	हे.अर.पी.पी		हे.अर.पी.पी	हे.अर.पी.पी			हे.अर.पी.पी	
२०१९-२०	खरीप													

गवत पड १.९२००
नसून-३
 दस्त क्र. (504237)/2023
 १८-०६



टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित



हा ७/१२ अभिलेख (दि. ०२/०३/२०२०: १०:०५:२३ AM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही राडी-विषयवाची भावशकता नाही.
 सूचना : सदर ७/१२ डिजिटल स्वाक्षरीत शाल्यान्तर फेरफार क्र. १५७२८, १६३६६ प्रमाणित झालेले असल्याने य गा. ज. नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने त्याची सद्यस्थिती <https://bhulekh.mahabhumi.gov.in> या संकेत स्थळावर पहावी.
 ७/१२ डाऊनलोड व वैध दि. : १३/०४/२०२२ १४:५७:२८ PM, वैधता पडताळणीसाठी <https://digitalsabara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2011100001225755 हा क्रमांक वापरावा.

पृष्ठ क्र. २/२



नसमन-३
दल क्र. (२०१३) ५००३४
३२-५०६



DREAM SHELTER DEVELOPERS LLP

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF PARTNERS OF DREAM SHELTER DEVELOPERS LLP, HELD AT THE REGISTERED OFFICE OF THE DREAM SHELTER DEVELOPERS LLP AT "THE EXCHANGE, NEAR VED MANDIR, TIDKE COLONY, TRIMBAK ROAD, NASHIK-422002", ON 12th February, 2019 AT 03.00 PM.

Dream Shelter Developers LLP Previously Known as Dream Shelter Developers Pvt.Ltd. developing the free hold land Gat No. 114 its CTS No. 4472/1, Gat No. 106 its CTS No. 4469/1, 4469/2 situated at Chunchale Nashik, into a project which is commercial cum residential complex.

RESOLVE THAT consent of the Partners be and is hereby put accorded to initiate sale of units developed on free hold land Gat No. 114 its CTS No. 4472/1, Gat No. 106 its CTS No. 4469/1, 4469/2 situated at Chunchale Nashik commercial cum residential complex (approved by Nashik Municipal Corporation vide Letter No. LND/BP/B2/216/3404 dated 29.07.2017) and authorised Director of the Company Mr. Rohit Hemant Laddha, Mr. Sachin Tarle Authorised Signatory severally for carrying out the same.

RESOLVE FURTHER THAT authorised Director of the Company Mr. Rohit Hemant Laddha, Mr. Sachin Tarle Authorised Signatory be and are authorised to sign and execute the requisite agreement, document and such others documents as may be found necessary, modified or amend the documents so executed where necessary and admit execution of the documents and do all such other acts deeds and things as are incidental or consequential thereto."

CERTIFIED TRUE COPY

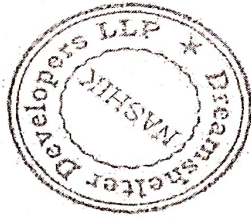
For DREAM SHELTER DEVELOPERS LLP

Prakash P. Laddha

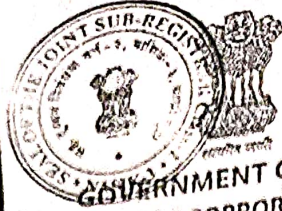
Partner

DIN: 00126825

Nashik.



नसम-३
५०६३४/२०२३
क३-ए



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Registrar, Mumbai
Everest, 100 Marine Drive, Mumbai, Maharashtra, 400002, India

FORM 19

[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION

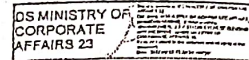
OF
DREAMSHELTER DEVELOPERS PRIVATE LIMITED

TO
DREAMSHELTER DEVELOPERS LLP

LLP Identification Number: AAK-6048

It is hereby certified that DREAMSHELTER DEVELOPERS LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given at Maharashtra this Seventeenth day of September Two thousand seventeen.



Registrar, Mumbai

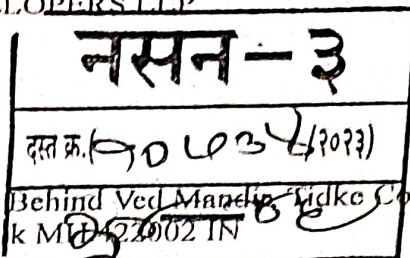
Note: The corresponding form has been approved by SATYA PARKASH KUMAR, Registrar of Companies (STS) and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009.

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:
DREAMSHELTER DEVELOPERS LLP
The Exchange, Plot No.2A, Behind Ved Mandir,, Tidke Colony, Trimbak Road,
Nashik, Nashik,
Maharashtra, 422002, India.

Company Master Data

LLPIN AAK-6048
 LLP Name DREAMSHELTER DEVELOPERS LLP
 Number of Partners 0
 Number of Designated Partners 2
 ROC Code RoC-Mumbai
 Date of Incorporation 17/09/2017
 Registered Address The Exchange, Plot No.2A, Behind Ved Mandir, Sidke Colony, Trimbak Road Nashik Nashik MH 422002 IN
 Email Id vipul@prakashconstro.com
 Previous firm/ company details, if applicable DREAMSHELTER DEVELOPERS PRIVATE LIMITED
 Total Obligation of Contribution 100000
 Main division of business activity to be carried out in India 45
 Description of main division Construction
 Date of last financial year end date for which Statement of Accounts and Solvency filed -
 Date of last financial year end date for which Annual Return filed -
 LLP Status Active



Charges

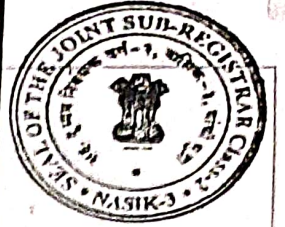
Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP				

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered	DIN
00126825	PRAKASH PUSARAM LADDHA	17/09/2017	-		
06899024	ROHIT HEMANT LADDHA	17/09/2017	-		



नसन-३
दि. क्र. (२०६३६/२०२१)
२६/०९



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 :
P51600017815

Project: **DREAM SHELTER PHASE 1** , Plot Bearing / CTS / Survey / Final Plot No.: **4469/1-2, 4472/1** at **Nashik, Nashik, Nashik, 422101;**

1. Dreamshelter Developers Llp (Formerly Known As Dreamshelter Developers Pvt Ltd) having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422002**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a 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 allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **17/09/2018** and ending with **30/03/2023** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 20:35:20

Dated: 09/09/2021

Place: Mumbai

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

नसल-३
 दस्त क्र. ५०५३४/२०२३
 ३५-३०६



नाशिक महानगरपालिका, नाशिक
 इमारत वापराचा दाखला
 (पूर्ण/भागशाः)

No. 31192

ARC NO-900
 जावक क्र./नवि/७९९२२/२३
 दिनांक : २४/०३/२०२३
 (२३/०३/२३)

श्री. श्रीमती पुनार शिवाजी वसुदेवराव एवढे तसेच श्रीमती उषा वसुदेवराव पुनार यांनी म.न.पा. नाशिक येथील प्लॉट नं. १६५१ कोळजा, चुंयाळे, न.प. नाशिक येथील मजल्याचे इकडील बांधकाम परवानगी क्र. BP/BI/10 दिनांक १५/१०/२०१९ अन्वये दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. उमेश बाबुराव रजिस्ट्रेशन क्र. २३/१५९९० यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/निवासी कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

संदर्भ : आपला दिनांक ०२/०९/२०२३ चा अर्ज क्रमांक वी२/ओसी/१३६/२०२३

महाराज,

दाखला देण्यात येतो की चुंयाळे शिवारातील / सि.स.नं., स. नं./ग.नं. १०६+११४ मधील इमारतीच्या प्लॉट नं. १६५१ कोळजा, चुंयाळे, न.प. नाशिक मजल्याचे इकडील बांधकाम परवानगी क्र. BP/BI/10 दिनांक १५/१०/२०१९ अन्वये दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. उमेश बाबुराव रजिस्ट्रेशन क्र. २३/१५९९० यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/शैक्षणिक/निवासी कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- १) एकूण बांधकाम क्षेत्र २६३०.०५ चौ.मी. या पैकी निवासी २६३०.०५ निवासेतर चौ.मी.
- २) एकूण चटई क्षेत्र २०२४.३० चौ.मी. या पैकी निवासी २०२४.३० निवासेतर चौ.मी.
- १) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/निवासी कारणाकरिताच करता येईल.
- २) सदर इमारतीत म.न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परन्तु वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.
- ३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. १०७१२८७३
- ४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक : NMC/FIRE/WJ/MIXED/18/2022/54 उगा १५/०२/२३
- ५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक : -
- ६) घरपट्टी आकारणी कारणेकामी संबंधित विभागात संपर्क साधावा. -
- ७) तपामागील रु १३२००० पा.क्र/ब्लू.क्र. ८५२०, दि. ११/१२/२३ व पर्याय क्र. रु १०,४००/पा.क्र/ब्लू.क्र. ११९४३, दि. १३/०३/२०२३ अन्वये अर्जाकालाअस

कार्यकारी अभियंता (नगरपालिका)
 नाशिक महानगरपालिका, नाशिक