



Wednesday, February 08, 2012

8:00:26 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1485

भाषके नाव नाशिक नगर पालिका हद्द मोजे

दिनांक 08/02/2012

दस्तऐवजाचा अनुक्रमांक नंसन3 -01480 - 2012

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव: कपिल अशोक नारंग

नोंदणी फी :- 100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 580.00

रुजवाला (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (29)

एकूण रु. 680.00

आपणास हा दस्ता अंदाजे 6:03PM ह्या वेळेस मिळेल

दुय्यिम निबंधक  
नाशिक 3

बाजार मूल्य: 11476000 रु.

मोबदला: 11000000 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

सह दुय्यिम निबंधक वर्ग - 2  
नाशिक - 3.

Received Original Document



MAHARASHTRA

FC 362349

27 JAN 2012  
 27 JAN 2012

मासिक अ.न. 6062 दि. 1 8 FEB 2012 रूपय 900  
 घेणा-याचे नांव क.पी.स. कार्पोरेशन को.201  
 पत्ता 2, कृष्ण कार्पोरेशन सायबुवाडी नगर पुणे महाराष्ट्र  
 हस्ते गिरण शिंगण  
 (पि.स. कार्पोरेशन)  
 स्टॅम्प वॅडर (च.क्र. 98/2002)  
 साई टायपिंग सेंटर, अशोकस्तंभ नाशिक

मसन-3  
 1060 / 2012  
 9-2

Ready Reckoner No.1.2.17  
 Government Valuation for Shop Rs.42,000/- per Sq. Mtrs.  
 Rs.42,000/- x 258.64 Sq. Mtrs.= Rs.1,08,63,000/-  
 Open Parking Area 97.26 Sq. Mtrs. = Rs. 6,13,000/-  
 Consideration Price Rs. 1,10,00,000/-  
 Total Government Valuation = Rs. 1,14,76,000/-  
 Stamp Duty @5% Rs.5,73,800/-



Stamp Duty for this document of Rs. 5,73,800/- is paid on 'Agreement For Sale' dated 30/12/2011 duly registered in the office of Sub-Registrar, Nashik-3 at Serial No. 13678 on 30/12/2011 and copy of the registration fees paid receipt No. 13723 dated 30/12/2011 for Rs. 30,480/- issued by the Sub-Registrar, Nashik-3 is annexed herewith.

**SALE DEED**

THIS SALE DEED is made and executed at Nashik on this 08 day of February, 2012 (Two Thousand Twelve)

2

2

**BETWEEN**

**Mrs.Suvarna Sumerkumar Kale**, Age : 42 Yrs., Occupation : Household, residing at : 7, Anmol, Kohinoor, Mahesh Nagar, Nashik, PAN : AKAPK 2464 L,

hereinafter referred to as the "VENDOR", (which expression shall unless repugnant to the context, meaning and include her heirs, legal representatives, executors and administrators and assignees wherever the context or meaning shall so require or permit) **PARTY OF THE FIRST PART :**

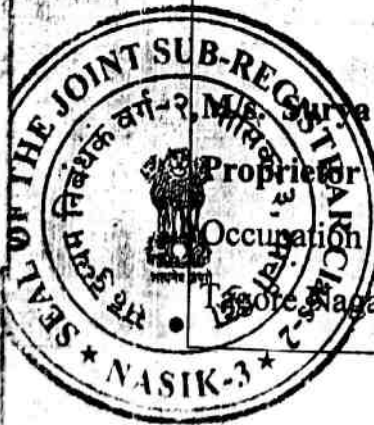
**IN FAVOUR OF**

**Mr. Kapil Ashok Narang**, Age : 29 Yrs., Occupation : Business, residing at : Flat No.2, Aman Apartment, Gaikwad Nagar, Behind Ganorkar Hospital, Mumbai Naka, Nashik, PAN : ACTPN 3367 Q,

hereinafter referred as the "PURCHASER", (which expression shall unless repugnant to the context, meaning and include his heirs, legal representatives, executors and administrators and assignees wherever the context or meaning shall so require or permit) **PARTY OF THE SECOND PART :**

**AND CONFIRMING PARTY**

**Surya Enterprises**, a sole proprietary concern, through its Proprietor : **Mr. Aditya Devendra Thakkar**, Age : 25 Yrs., Occupation : Business, residing at : 102, Siddhivinayak Building, Tisore Nagar, Nashik Pune Road, Nashik, PAN : AFVPT3136N



hereinafter referred as the "THE CONFIRMING PARTY", (which expression shall unless repugnant to the context, meaning and include his heirs, legal representatives, executors and administrators and assignees wherever the context or meaning shall so require or permit) **PARTY OF THE THIRD PART :**

**1. Description of Property :**

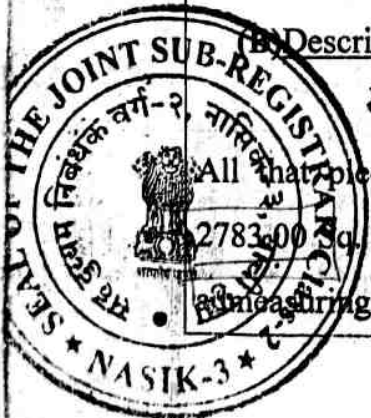
**(A) Description of Plot of Land on which the property under Serial No.1(B) is constructed :**


All that piece and parcel of N. A. land bearing Plot No. 2 admeasuring 650.00 Sq. Mtrs. bearing Survey No. 601/1/2 to 7/601/1/9 to 15/2, (C.T.S. No. 7296) bearing Final Plot No. 121 out of Town Planning Scheme No.II lying and situated at **village Nashik**, within the limits of Nashik Municipal Corporation, Registration and Sub-Registration Dist. Nashik, Tal. & Dist. Nashik; and the said Plot No. 2 is bounded as under :

On or towards East	:	Plot No. 3.
On or towards West	:	Plot No. 1.
On or towards South	:	Plot Nos. 15, 16 and 17.
On or towards North	:	24 Mtrs. Wide Road.

**(B) Description of constructed shop property which is the subject matter of the present indenture of Sale Deed :**

All that piece and parcel of Shop on Ground Floor admeasuring 2783.00 Sq. Ft. i.e. 258.64 Sq. Mtrs. built up equivalent to carpet area admeasuring 206.91 Sq. Mtrs. alongwith Loft area and additional





open parking area in front of the said Shop premises admeasuring 97.26 Sq. Mtrs. in the building premises named as "Aditya Heights Apartment" which is constructed on the plot of land described herein above under Serial No. 1(A); and the said Shop is bounded as under :

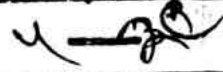
On or towards East : Marginal Space.  
On or towards West : Marginal Space.  
On or towards South : Part of Building.  
On or towards North : Road.

together with the rights to use and enjoy common amenities and facilities provided in the said building and particularly described in the Deed of Declaration having 18.08% of voting rights and undivided share in the common area, in the said piece and parcel of land or ground heraditaments and all other facilities hereby granted and in the building premises or any part thereof.

hereinafter referred to as the "said property".

1. WHEREAS the subject N.A. land bearing Survey No. 601/1/2 to 7/601/1/9 to 15/2, Plot No.2 admeasuring 650.00 Sq. Mtrs. was originally owned by Shri. Bhagwansahay Ramkisan Jangid etc. 14; and that, Shri. Bhagwansahay Ramkisan Jangid etc. 14 through their G. P. A. holder Shri. Anandilal Ramkisan Jangid sold the subject plot land to Shri. Omkarnath Ramratan Maniyar as per Sale Deed dated 20/09/1996 is duly registered in the office of Sub-Registrar, Nashik-1 at Serial No. 6499 on 11/09/1996. The required permission from the authorities is obtained for the said transaction as per order No. A-2-2/SR-26/978/96 dated 20/09/1996.





2. **AND WHEREAS** Shri. Omkarnath Ramratan Maniyar subsequently sold the subject plot of land to M/s.Surya Enterprises, through its sole proprietor Mr.Devendra Mathuradas Thakkar as per Sale Deed 04/05/2006 which is duly registered in the office of Sub-Registrar, Nashik-1 at Serial No. 2980 on 04/05/2006. The required permission from the ULC authorities is obtained for the said transaction as per order No. ULC/A-2-2/SR-26/67/2006 dated 04/05/2006.

3. **AND WHEREAS** the Collector, Nashik granted the non-agriculture use permission u/s. 44 of the M. L. R. Code, 1966 to the said land bearing Survey No. 601/1/2 to 7/601/1/9 to 15/2 as per order No. Maha/Kaksha-3/N.A.Per.No./568/1994 dated 20/05/1995.

4. **AND WHEREAS** the Asstt. Director, Town Planning Department, Nashik Municipal Corporation approved the final layout for the said land as per order No. Javak No./Nagarrachana Vibhag/Antim/91/78 dated 21/06/1996. Accordingly, inter alia, the subject Plot No. 02 admeasuring 650.00 Sq. Mtrs. is sanctioned.

5. **AND WHEREAS** the land owner, namely, M/s.Surya Enterprises got prepared construction drawings and building plans and submitted the same to Nashik Municipal Corporation and the same came to be sanctioned for residential cum Commercial purpose on the Plot No. 02, bearing Final Plot No. 121 out of Survey No. 601/1/2 to 7/601/1/9 to 15/2, by their Sanction of Building Permit and Certificate No. ND/BP/Nashik/A2/85 dated 13/07/2006;





6. **AND WHEREAS** the Builder had developed the said property by constructing residential building as aforesaid, named as "Aditya Heights" and accordingly sold the residential Flat and commercial Shop units on ownership basis;

7. **AND WHEREAS** the Builder, M/s. Surya Enterprises, through Proprietor Mr. Aditya D. Thakkar and others further obtained new construction permission from Nashik Municipal Corporation on the subject Plot No. 02 bearing Survey No. 601/1/2/7+601/1/9/15, Final Plot No. 121 for residential + commercial purpose as per Sanction of Building Permit and Commencement Certificate No. LND/BP/NSK/A1/139/3729 dated 25/10/2011.

8. **AND WHEREAS** the Builder, M/s. Surya Enterprises, through its erstwhile sole proprietor (Late) Mr. Devendra Mathuradas Thakkar had executed Agreement dated 20/09/2006 in favour of the Vendor namely, Mrs. Suvarna Sumerkumar Kale in respect of the subject Shop property admeasuring 2783.00 Sq. Ft. i.e. 258.64 Sq. Mtrs. built up alongwith Loft on Ground Floor in the building premises named as "Aditya Heights". The said Agreement is on a Stamp Paper of Rs.100/- only without registration before the competent registering authority. The required proper stamp duty of Rs.1,74,600/- alongwith penalty amount of Rs.1,000/- is subsequently paid on the said Agreement u/s. 33 of the Bombay Stamp Act, 1958, as per the Certificate of the Collector of Stamps, Nashik dated 29/09/2006; and that, since in the meanwhile the erstwhile proprietor of M/s. Surya



दस्ता क्र. (१५८० /२०१२)  
 ०-३१

Enterprises, namely, Mr. Devendra Mathuradas Thakkar expired on 31/01/2008; and that, therefore, all the legal heirs of the deceased were brought on record for subject plot of land as per M.E. No.61018.

Thereafter, all the other legal heirs of Late Devendra Mathuradas Thakkar relinquished their rights over the subject plot property in favour of the M/s. Surya Enterprises, Mr. Aditya Devendra Thakkar as per Release Deed dated 16/06/2008 duly registered in the office of Sub-Registrar, Nashik-1 at Serial No. 1842/2008. Accordingly, the subject property is mutated only in the name of the Builder, namely, M/s.Surya Enterprises, through its sole proprietor Mr.Aditya Devendra Thakkar and the names of other legal heirs were deleted / cancelled from the revenue record for the subject plot property.

Subsequently, the Builder namely, M/s.Surya Enterprises, through its sole proprietor Mr.Aditya Devendra Thakkar executed a Confirmation Deed dated 10/10/2008 is duly registered in the office of Sub-Registrar, Nashik-1 at Serial No. 9717 on 10/10/2008 for the said above-said Agreement dated 20/09/2006 executed in favour of the Vendor.

9. AND WHEREAS the Builder, namely, M/s.Surya Enterprises, through its sole proprietor Mr.Aditya Devendra Thakkar executed a Deed of Declaration dated 24/10/2008 in respect of "Aditya Heights Apartment". The said Declaration is duly registered in the office of Sub-Registrar, Nashik-1 at Serial No. 10805 on 24/11/2008.





10. **AND WHEREAS** the Vendor has paid to the Builder the entire consideration amount of the subject Shop property as specified in the Payment Schedule of the Agreement dated 20/09/2006; and that, now nothing is due and payable by the Vendor in respect of the said Shop property; however, the Builder has not so far executed sale deed in favour of the Vendor in respect of the said shop property.

11. **AND WHEREAS** the Builder accordingly completed the construction of building and obtained a Completion/Occupation Certificate from Nashik Municipal Corporation vide No. Javak No./NRV/10521/4440 dated 13/12/2011. Accordingly, the Builder have constructed Ground + Stilt + Four storied residential cum commercial building on the said plot of land which is named as "Aditya Heights Apartment".

12. **AND WHEREAS** the Vendor is not willing to continue to hold the above-said Shop premises and therefore decided to sell it.

13. **AND WHEREAS** the Purchaser being desirous of purchasing and acquiring on ownership basis a commercial Shop premises, approached the Vendor with a proposal to purchase the above-said Shop premises.

14. **AND WHEREAS** the Vendor decided to sell the said Shop property and the Purchaser was willing to purchase the said property from the Vendor. Therefore, as per the deliberations between the Vendor and the Purchaser, the said property is offered by the Vendor to the Purchaser for a consideration of Rs.1,10,00,000/- (Rupees One



*[Handwritten signature]*

Crore Ten Lac Only) and the Purchaser agreed to purchase the said Shop property for a price of Rs.1,10,00,000/- from the Vendor. Both the parties agreed on the price of the said property of Rs.1,10,00,000/- which is accepted to be correct price by both the parties.

15. **AND WHEREAS** the said Shop property admeasuring 2783.00 Sq. Ft. i.e. 258.64 Sq. Mtrs. built up alongwith Loft area and additional open parking area in front of the said Shop premises admeasuring 97.26 Sq. Mtrs. on Ground Floor in the building premises named as "Aditya Heights Apartment" situated at village Nashik is agreed to be sold by its present owner, namely, Mrs.Suvarna Sumerkumar Kale to the Purchaser, namely, Mr. Kapil Ashok Narang as per Agreement For Sale dated 30/12/2011. The said Agreement is duly registered in the office of Sub-Registrar, Nashik-3 at Serial No. 13678 on 30/12/2011.

16. **AND WHEREAS** the Builder hereby declares that in the Agreement For Sale dated 30/12/2011 executed by the Vendor in favour of the Purchaser in respect of said Shop property specified herein above in the Description of Property, though the Builder was not included as Confirming Party for the agreed transaction because the Builder was not available in Nashik; however, the Builder hereby confirms and admits the said Agreement For Sale dated 30/12/2011 duly registered in the office of Sub-Registrar, Nashik-3 at Serial No. 13678 on 30/12/2011; and accordingly, the Builder is also executing the present indenture of Sale Deed executed by the Vendor in favour of the Purchaser in respect of the said Shop property as Confirming Party.



17. **AND WHEREAS** the Purchaser has requested to the Vendor to execute the Sale Deed in his favour of the said Shop property on ownership basis and which the Vendor have agreed to do at the price and in the manner herein above specified and hereinafter appearing.

18. **AND WHEREAS** the Purchaser has paid the entire consideration price of the said Shop property as given herein under in schedule of payment;

19. **AND WHEREAS** the Vendor have agreed with the Purchaser for sell and the Purchaser has agreed with the Vendor to acquire the said Shop property on mutually agreed terms and conditions set out herein under:

**NOW THEREFORE THIS INDENTURE WITNESSETH  
AS UNDER**

1. In consideration of Rs. 1,10,00,000/- (Rupees One Crore Ten Lac Only) the Vendor hereby sell all her rights of ownership of the said Shop property admeasuring 2783.00 Sq. Ft. i.e. 258.64 Sq. Mtrs. built up alongwith Loft area and additional open parking area in front of the said Shop premises admeasuring 97.26 Sq. Mtrs. on Ground Floor in the building premises named as "Aditya Heights Apartment" situated at village Nashik, along with all fixed amenities therein, as per the approved building plan, the said Shop property is more particularly described in the Schedule of Property herein above written.



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दस्ता क्र. ( १६६० / २०१२ )

११-३

2. The total consideration price of Rs. 1,10,00,000/- have been paid by the Purchaser to the Vendor as per the Schedule of Payment herein below.

<u>Amount</u>	<u>Particulars</u>
Rs.10,00,000/-	(Rupees Ten Lac Only) paid by the Purchaser as per Cheque No.139992 dated 25/10/2011 drawn on current account No. 12462560001538 of M/s.Car Mall with H.D.F.C. Bank Ltd, Sharanpur Road Branch Nashik in favour of the Vendor. The Vendor acknowledges said payment having received from the Purchaser before execution of these presents.
Rs.17,50,000/-	(Rupees Seventeen Lac Fifty Thousand Only) paid by the Purchaser as per Cheque No.149430 dated 04/01/2012 drawn on saving account No. 12461000021272 of the purchaser with H.D.F.C. Bank Ltd., Sharanpur Road Branch, Nashik in favour of the Vendor. The Vendor acknowledges said payment having received from the Purchaser before execution of these presents.
Rs.9,50,000/-	(Rupees Nine Lac Fifty Thousand Only) paid by the Purchaser to the Vendor as per Demand Draft No.683132 dated 09/01/2012, issued by Bank of Maharashtra, Canada Corner Branch, Nashik. The Vendor acknowledges the said payment having



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received from the Purchaser before execution of these presents.

Rs.9,50,000/-

(Rupees Nine Lac Fifty Thousand Only) paid by the Purchaser to the Vendor as per Demand Draft No.683133 dated 09/01/2012, issued by Bank of Maharashtra, Canada Corner Branch, Nashik. The Vendor acknowledges the said payment having received from the Purchaser before execution of these presents.

Rs.9,50,000/-

(Rupees Nine Lac Fifty Thousand Only) paid by the Purchaser to the Vendor as per Demand Draft No.683134 dated 09/01/2012, issued by Bank of Maharashtra, Canada Corner Branch, Nashik. The Vendor acknowledges the said payment having received from the Purchaser before execution of these presents.

Rs.9,50,000/-

(Rupees Nine Lac Fifty Thousand Only) paid by the Purchaser to the Vendor as per Demand Draft No.683135 dated 09/01/2012, issued by Bank of Maharashtra, Canada Corner Branch, Nashik. The Vendor acknowledges the said payment having received from the Purchaser before execution of these presents.

Rs.9,50,000/-

(Rupees Nine Lac Fifty Thousand Only) paid by the Purchaser to the Vendor as per Demand Draft No.683136 dated 09/01/2012, issued by Bank of Maharashtra, Canada Corner Branch, Nashik. The Vendor acknowledges the said payment having



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दस्ता क्र. 6850 / 2012

93-38

received from the Purchaser before execution of these presents.

Rs.9,50,000/-

(Rupees Nine Lac Fifty Thousand Only) paid by the Purchaser to the Vendor as per Demand Draft No.683137 dated 09/01/2012, issued by Bank of Maharashtra, Canada Corner Branch, Nashik. The Vendor acknowledges the said payment having received from the Purchaser before execution of these presents.

Rs.9,50,000/-

(Rupees Nine Lac Fifty Thousand Only) paid by the Purchaser to the Vendor as per Demand Draft No.683138 dated 09/01/2012, issued by Bank of Maharashtra, Canada Corner Branch, Nashik. The Vendor acknowledges the said payment having received from the Purchaser before execution of these presents.

Rs.3,50,000/-

(Rupees Three Lac Fifty Thousand Only) paid by the Purchaser to the Vendor as per Demand Draft No.683139 dated 09/01/2012, issued by Bank of Maharashtra, Canada Corner Branch, Nashik. The Vendor acknowledges the said payment having received from the Purchaser before execution of these presents.

Rs.9,00,000/-

(Rupees Nine Lac Only) paid by the Purchaser to the Vendor as per Demand Draft No. 683524 dated 08/02/2012 issued by Bank of Maharashtra, Canada Corner Branch, Nashik. The Vendor acknowledges the said payment having received from the



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दस्तक्र. ( १०/१० /२०१२)

१०-१०

Purchaser before execution of these presents.

Rs.3,50,000/-

(Rupees Three Lac Fifty Thousand Only) paid by the Purchaser to the Vendor as per Demand Draft No. 683525 dated 08/02/2012 issued by Bank of Maharashtra, Canada Corner Branch, Nashik. The Vendor acknowledges the said payment having received from the Purchaser before execution of these presents.

Rs.1,10,00,000/-

(Rupees One Crore Ten Lac Only)  
Total Consideration

3. That Vendor hereby assures unto the Purchaser that the said Shop property is her absolute and exclusive property and she has every right and authority to sell the same with the consent of the Confirming Party.
4. That the Vendor hereby assures unto the Purchaser that the said Shop property or any part thereof is neither the subject matter of any acquisition or requisition, nor she has received any notice to that effect in today.
5. That the said Shop property is not a subject matter of any dispute or pending litigation.



That the Vendor hereby assures unto the Purchaser that the said Shop property is free from encumbrances and further that the Vendor have not entered into any agreement or arrangement of whatsoever nature with any person other than the Purchaser.

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7. That the Vendor hereby assures unto the Purchaser that title to the said Shop property is clean, clear and marketable and she has satisfied the Purchaser about the same before the execution of the present indenture of Sale Deed. The Purchaser have verified the same from record and is satisfied about same.
8. The Purchaser has paid the entire consideration amount of the said Shop property to the Vendor; and therefore, in return, the Vendor have handed over to the Purchaser possession of the said Shop property in the name of the Purchaser as on today i.e. 08/02/2012.
9. The Vendor undertakes to pay the taxes like house tax, water charges, electricity charges etc. payable to the respective authorities, if any, payable up to handing over of the said Shop Property to the Purchaser and the said expenses shall be borne by the Purchaser from the date of possession of it.
10. All the expense for transfer of the said Shop property, making of documents, stamp duty, registration, Advocate fees, typing, Xerox, etc. will be borne by the Purchaser.
11. The Vendor further undertakes to co-operate the Purchaser against all sorts of obstacles, if any, after handing over of the said Shop Property to the Purchaser and further undertakes to remove any such obstacles at her own cost and expenses in the interest of and to the satisfaction of the Purchaser, if any.

The Purchaser having paid the entire consideration amount of the said Shop property to the Vendor, the Vendor has put the





Purchaser in actual possession of the said Shop property with all the ownership rights; and that, the Purchaser is entitled to use, enjoy and/or dispose of the said Shop property as per his will / desire.

13. That the Vendor assures to extend the necessary cooperation to enable the Purchaser to transfer the electricity meter alongwith the electricity connection in the name of the Purchaser and to apply to the electricity company for doing the needful, and also cooperates to get his name registered in the record of the Nashik Municipal Corporation and other Government and semi-Government authorities as Owner of the said Shop Property. However, the cost and expenses of the same shall be borne by the Purchaser.
14. That the Vendor having received the entire consideration amount from the Purchaser do hereby sell, transfer and convey the said Shop Property in favour of the Purchaser absolutely and for ever **TO HAVE AND TO HOLD** the same as true and absolute owner thereof.
15. That the Purchaser have become the absolute and exclusive owner of the said Shop Property, and now he shall get his name entered in record of rights, and the Vendor undertakes to extend necessary cooperation in that behalf. The Purchaser is at liberty to use, enjoy and / or to dispose of said Shop Property as per his discretion and will as absolute owner of the said Shop Property.



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**IN WITNESS WHEREOF** the parties hereto have subscribed their respective signatures and thumb impressions on the day, month and the year first herein above written.

(I) Signed and delivered by  
the within named Vendor:

Mrs. Suvarna Sumerkumar Kale

SJK

(II) Signed and delivered by  
the within named Purchaser :

Mr. Kapil Ashok Narang

K. Narang

(III) Signed and delivered by  
the within named Confirming Party :

M/s. Surya Enterprises,  
a sole proprietary concern,  
through its Proprietor :

Mr. Aditya Devendra Thakkar

Aditya

In the presence of (Witnesses) :

1. Shri. Kiran Gangaram Shigvan

Kiran

Plot no 5 Hirey Society  
Panchavati Nashik 3

2. Shri. Pushpa Shamarao Ahire  
Amrutdham, Panchavati,  
Nashik.

P.S.Ah



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Monday, November 24, 2008

10:53:01 AM

पावती

Original

नोंदणी 39 म.

Page 36 M

<b>नसन - ३</b>
पावती क्र. : 1108
दिनांक 24/11/2008
दस्त क्र. ( 9600 / 2012 )
<i>[Signature]</i>

गावाचे नाव नाशिक नगर पालिका हद्द मीजे  
 दस्तऐवजाचा अनुक्रमांक नसन 1 - 10805 - 2008  
 दस्ता ऐवजाचा प्रकार घोषणा पत्र

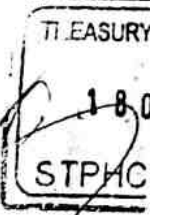
पावती क्र. : 1108

दिनांक 24/11/2008

सादर करणाराचे नाव: सुर्या एंटरप्राइजेस करीता प्रोग्र आदित्य देवेंद्र टक्कर

नोंदणी फी	-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42)	-	840.00
<b>एकूण</b>	<b>रु.</b>	<b>940.00</b>

महाराष्ट्र M.



आपणास हा दस्त अंदाजे 11:07AM ह्या वेळेस मिळेल

सह. दुर्यम निबंधक वर्ग-२,  
नाशिक-१.

बाजार मुल्य: 0 रु.  
भरलेले मुद्रांक शुल्क: 0 रु.

Received Original Document  
*[Signature]*



# पावती

पावती क्र. : 13723

माव्याचे नाव नाशिक नगर पालिका हद्द मोजे दिनांक 30/12/2011  
दस्तावेजाचा अनुक्रमांक नसम-3 13878 2011  
दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव: कपिल अशोक नारंग

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (24)

एकूण रु.

<b>नसम-3</b>	
3000.00	दस्त. क्र. (13878 / 2011)
480.00	
30480.00	

आपणास हा दस्त अंदाजे 5:31PM ह्या वेळेस मिळेल

दुयाम निबंधक  
नाशिक 3

बाजार मूल्य: 11476000 रु. मोबदला: 1100000 रु. **सह दुयाम निबंधक वर्ग - 2**  
भरलेले मुद्रांक शुल्क: 573800 रु. नाशिक - 3.

दस्तावेजाचा प्रकार : डीडी/धनाकर्षाद्वारे;  
बँकेचे नाव व पत्ता: राजलक्ष्मी बँक;  
डीडी/धनाकर्ष क्रमांक: 0107587; रक्कम: 30000 रु.; दिनांक: 30/12/2011

**Received Original Document**



नक्कल करिता  
गां. न. नं. ७, ७अ. व १२

गांव नाशिक  
तानुका

सं. क्र.	हि. क्र.	भाषा प्रकार	गां. नं. क्र. ७
१	५५०-००	एक	भोगवटदाराचे नाव अण्णान अण्णाराम सिताराम जगावडे अण्णाराम सिताराम जगावडे वासुदेव शंकर गजे अण्णाराम सिताराम जगावडे उत्तम रामचंद्र पगार शिवराज सिताराम जगावडे जय अण्णु मोदीचेथी अण्णाराम सिताराम जगावडे विठ्ठल अण्णाराम जगावडे सुबोधन अण्णाराम जगावडे शिवराम पांडुरंग जगावडे अण्णाराम सिताराम जगावडे चंद्रशेखर शिपती जगावडे रजाराम सिताराम जगावडे ५२००३
२	५५०-००	एक	अण्णाराम सिताराम जगावडे ५२००३
३	५५०-००	एक	अण्णाराम सिताराम जगावडे ५२००३
४	२५-००	एक	अण्णाराम सिताराम जगावडे ५२००३

खाते क्रमांक  
कुळाचे नांव  
खंड  
इतर अधिकार

**नसन-३**  
वस्त क्र. ५४५० (२०१२)  
२०-३९

पिकाखालील क्षेत्रांचा तपशील  
मिश्र पिकांचे एकूण क्षेत्र  
मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र  
अ मिश्र पिकाचे क्षेत्र  
पडीत पिकामिळपयोगी जमिनीचा तपशील

सं. क्र.	मिश्र पिकांचे एकूण क्षेत्र	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र	अ मिश्र पिकाचे क्षेत्र	पडीत पिकामिळपयोगी जमिनीचा तपशील
५	जलसिंचित	जलसिंचित	जलसिंचित	
६	अजलसिंचित	अजलसिंचित	अजलसिंचित	
७	पिकाचे नांव	पिकाचे नांव	पिकाचे नांव	
८	जलसिंचित	जलसिंचित	जलसिंचित	
९	अजलसिंचित	अजलसिंचित	अजलसिंचित	
१०	पिकाचे नांव	पिकाचे नांव	पिकाचे नांव	
११	जलसिंचित	जलसिंचित	जलसिंचित	
१२	अजलसिंचित	अजलसिंचित	अजलसिंचित	



सत्य प्रमाणे खरी नक्कल तयार ता. २७/१२/२०११

ललाटी नमोडि  
स. जि. नाशिक



# नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला (पूर्ण/अंमल:)

नाशिक पोरचम  
दस्तावेज क्र. नाशिक 90429/8880  
दिनांक: 93/92/1999

No.A 10521

श्री./श्रीमती

सुभा इंटरप्राइजेस मॅग्न ऑरियल डी. 0000

संदर्भ : तुमचा दिनांक 90/99/2090 चा अर्ज क्रमांक 89/2090

**नसम-3**  
10/1

महासभ,

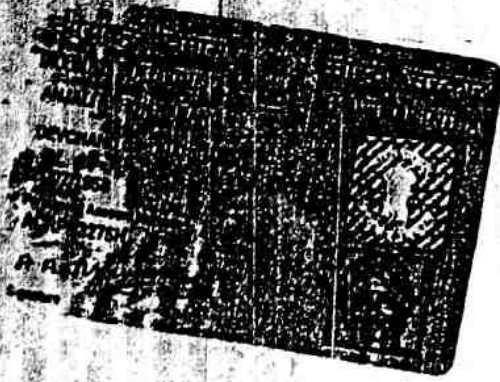
दाखला देण्यात येतो की नाशिक शिबारातील / सि. नं. नं = 809/912/11 + 809/912/11  
प्लॉट नं 2 FP-929 धोल इमारतीच्या मठ + चार मजलीस प्लॉट  
मजल्याचे इकडील बांधकाम परवानगी क्र 30/93e/3029 दिनांक 24/90 20 99  
दिल्या प्रमाणे अर्ज/इंजि./सुमन्यावर, श्री. रविंद्र एस पवार

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निवासेतर / अर्थसंगिक कारणासाठी खालील अटी शर्ती अधीन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे

त्याचे एकूण बांधकाम क्षेत्र 808.89 चौ.मी  
व घटई क्षेत्र 809.02 चौ.मी

**नसम-3**  
प्लॉट नं. 2  
दिनांक 93/92/1999

- सदर इमारतीचा वापर निवासी / निवासेतर / अर्थसंगिक कारणाकरिताच करता येईल त्या वापर बाबत बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
  - घरपट्टी आकारणीसाठी आकारणी प्रत अधिसूचक (कर) घरपट्टी विभाग याचेकडे पाठवण्यात येईल असे संबंधित विभागाकडे स्वरीत संपर्क साधावा.
  - सिंगल फेज बिज पुरवठा करणेस हरकत नाही.
  - सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा. च्या पूर्व परवानगी शिवाय धारणारामध्ये व बांधकाममध्ये कोणताही बदल करू नये.
- 4) सध्याची मी 2.19 5285/- पाम 882/38 दि 33/92/95  
बांधकाम कर करणे बाबत तसाड मी 2.19 32000/- व  
दिल्या अर्जाबाबत तसाड मी 2.19 8000/- पाम 8090/58  
दि 93/92/2099 आठवने मरत असे



आयकर विभाग  
INCOME TAX DEPARTMENT  
KAPIL ASHOK NARANG  
ASHOK BALKISHAN NARANG  
20/07/1982  
Permanent Account Number  
ACTPN3367Q  
Signature

भारत सरकार  
GOVT OF INDIA



1/3

# NASHIK MUNICIPAL CORPORATION

NO LND/BPI/115K/91/132/372 G

OFFICE OF NASHIK MUNICIPAL CORPORATION  
DATE: 25/10/2011

## SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

नसम-३
दस्तावेज (2011)
२३

TO. Surya Enterprises through Prop. Shri. Aditya D. Thakkar & Others  
C/o Er. Ravindra S. Patil & Stru Engi. Sanjeev Patel of Nashik.

Sub - Sanction of Building Permit & Commencement Certificate in Plot No.— 02  
of S. No. 601/1/2/7+601/1/9/15, F. P. No: 121, TPS-II of Nashik Shiwar.

Ref - Your Application & Plan dated: 07/10/2010 Inward No. A1/BP/410  
Case No :- ----

नसम-३
दस्तावेज (2011)
२३

Sanction of building permit & 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 permits under section 253 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay 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 34 )

- The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act, 1966 & under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted
- This permission does not entitles you to develop the land which does not vest in you
- The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS
- 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 etc.)
- After completion of plinth, certificate of planning authority to the effect that the proposed construction as per sanctioned plan should be taken before commencement of



8) Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land (Ceiling & Regulation) Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

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 self cleaning velocity

In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.

The size of soak pit should be properly worked out on the basis 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) The balconies, ottas & varandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & varandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.

11) 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 Preservation of Tree Act, 1975.

12) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

13) 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.

14) 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.

15) 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 Bombay Provincial Municipal Corporation Act, 1949.

16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony/Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply as per the 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.

17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.

18) N A order No. 568 Dated: 20 / 05 /1995 submitted with the application.

19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed Construction.

20) An Rs. 43390+1000/- is paid for development charges w. r. to the proposed Construction vide R No./B. No. 100/237 & 23/445 Dtd:- 17/2006 & 19 / 10 /2011.

21) Rs. 43390+1000/- is paid for development charges w. r. to proposed land development vide R No./B. No. 100/237 & 23/445 Dtd:- 17/2006 & 19 / 10 /2011.

नसन  
दस्तावेज क्र. 10961 / 2022  
27-10-22

नसन-३  
दस्तावेज क्र. 10961 / 2022  
28-10-22





C. C. for P. No.:- 02 of S. No. 001/1/2/1/001/1/0/16, F. P. No. 121, 119, 116  
Nashik Shiwar.

21) Tree plantation shall be made as per the guidelines of Tree Officer of NMC & NOC shall be obtained before occupation certificate.

Sum of Rs. 3000/- Deposited vide B.No./R No. 88/875  
Date:- 01/07/2006 As per Order No 137 Dt. 18/03/2003

22) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of NMC & NOC shall be produced before occupation certificate.

23) A) Before commencing the construction on site the owner/developer shall install "Display Board" on the conspicuous place on site indicating following details

नसिन-३	
यस क्र. ६३५८	१०/११
२/१२	

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.

नसिन-३	
यस क्र. १०६०	१०/११
२/१२	

B) A notice in the form of an advertisement, giving all the details mentioned above, shall also be published in two widely circulated newspapers one in Marathi and one in English in regional language.

24) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.

25) Proper arrangement for rain water harvesting should be made at site

26) Drainage connection charges Rs. 3000/- is paid vide R No./B No. 09/6915 Dtd:- 01/07/2006.

27) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.

28) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

29) NMC Tax for Vacant plot shall be paid before Completion.

30) Commercial N.A. order & N.A. Tax receipt shall be produced before occupancy certificate

31) All margins paving before occupancy certificate to be completed.

32) This permission is given on the strength of fire NOC from CFO. N.M.C. vide letter No. 1/50/2008 dt: 31/01/2008 & conditions therein strictly followed.

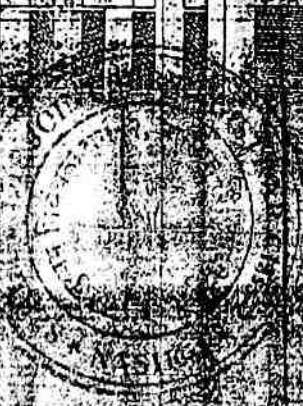
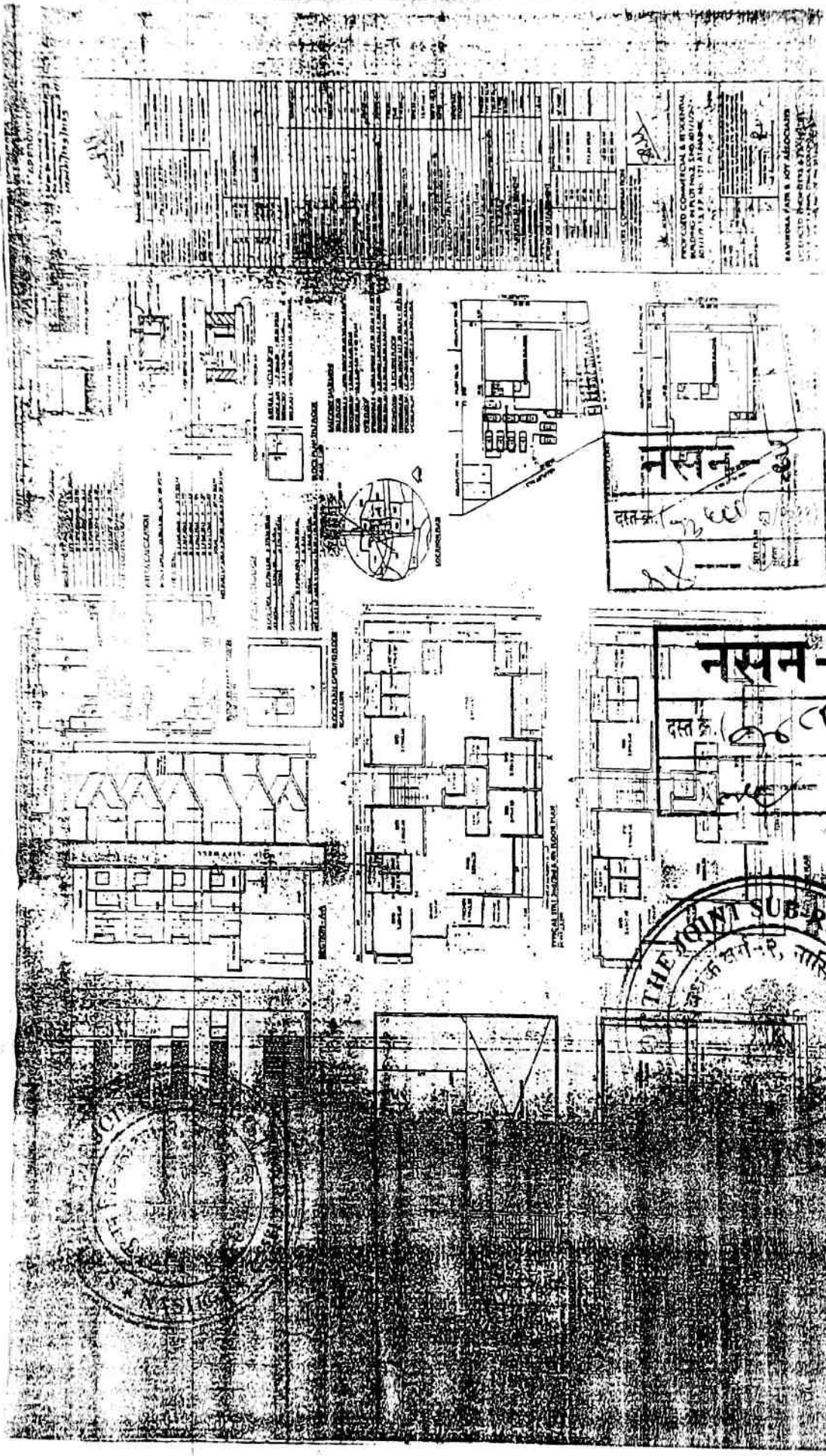
33) Building shall be planned designed and constructed to ensure fire safety and in accordance with part IV fire protection of National Building Code of India.

34) Previously approved building permission vide C. C. No: A2/85 dt: 17/07/2006 is hereby treated as cancelled.



No LND/BP MSK/A1/139/3729  
Nashik DL25 1/01/2008  
Copy to Divisional Officer,  
Division  
Nashik Municipal Corporation, Nashik





**नसम-३**  
 दस्तावेज (10/2022)

**नसम-३**  
 दस्तावेज (10/2022)







PROFESSIONAL COMMERCIAL & RESIDENTIAL BUILDING PLAN FOR THE BUILDING WITHIN THE SURVEY NO. 10/2022

SAVITRI / AIR & NOT ASSOCIATED



स क्रमांक : 1480/2012

स्ताचा प्रकार : अभिहस्तातरणपत्र

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाव: कपिल अशोक नारंग - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: अमन अपार्ट शहर/गाव: गायकवाडनगर, मुंबईनाका, नासिक तालुका: - पिन: - पॅन नम्बर: ACTPN336	लिहून देणार वय 29 सही <i>Kharang</i>		
नाव: सुवर्णा सुनेरकुमार काळे - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: अनमोल, कोहीनुर, महेशानगर, नासिक तालुका: - पिन: - पॅन नम्बर: AKAP	लिहून देणार वय 42 सही <i>Suneer</i>		
नाव: मे सुर्या एंटरप्राईजेस तर्फे प्रोफ्र आदित्य देवेंद्र ठक्कर - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: सिध्दीविनायक शहर/गाव: नासिकपुनारोड, नासिक तालु	मान्यता देणार वय 25 सही <i>Shukla</i>		



दस्तावेज करून देणार तथाकथित [अभिहस्तातरणपत्र] दस्तावेज करून दिल्याचे कबूल करतात.

1 OF 1

1 of 1

2422

दस्त क्र. [नसन3-1480-2012] चा गोषवारा  
बाजार मूल्य : 11476000 मोबदला 11000000 भरलेले मुद्रांक शुल्क : 100

पावती क्र.: 1485 दिनांक: 08/02/2012  
पावतीचे वर्णन  
नाव: कपिल अशोक नारंग - -

दस्त हजर केल्याचा दिनांक : 08/02/2012 05:45 PM  
निष्पादनाचा दिनांक : 08/02/2012  
दस्त हजर करणा-याची सही :

*Shirang*

100 : नोंदणी फी  
580 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
सज्जात (अ. 12) व छायाचित्र: (अ. 13) ->  
एकत्रित फी

680: एकूण

दस्ताचा प्रकार : 25) अभिहस्तार्तरणपत्र  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 08/02/2012 05:45 PM  
शिकका क्र. 2 ची वेळ : (फी) 08/02/2012 05:48 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 08/02/2012 05:49 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 08/02/2012 05:49 PM

दस्त नोंद केल्याचा दिनांक : 08/02/2012 05:49 PM

राह निर्बंधक विधेयक वर्ग - 2  
नाशिक - 3.

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1)

सागर सुधाकर पारख - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: वसंत अपार्ट

शहर/गाव: पंचवटी, नासिक

तालुका: -

पिन: -

2) अंजली अशोक नारंग - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

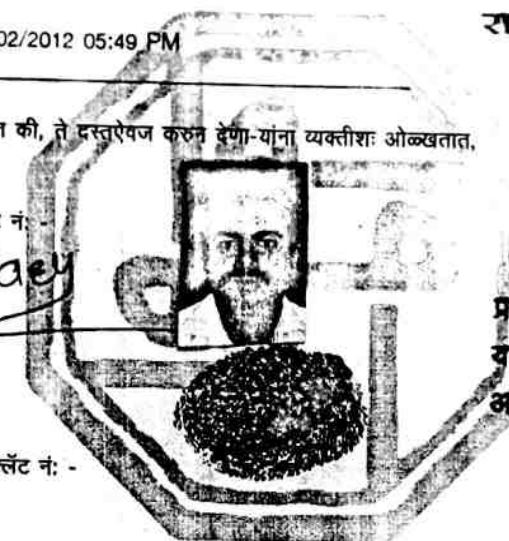
ईमारत नं.: -

पेट/वसाहत: गणोरकर हॉस्पी. मागे

शहर/गाव: मुंबईनाका, नासिक

तालुका: -

पिन: -



प्रमाणित करण्यात येते की,  
या दस्तामध्ये एकूण 2... बाने  
आहेत.

राह निर्बंधक विधेयक वर्ग - 2  
नाशिक - 3.

AA Name



राह निर्बंधक विधेयक वर्ग - 2  
नाशिक - 3.

पुस्तक क्रमांक 9, क्रमांक  
7800... वर नोंदवून  
दिनांक 8 मार्च 2012  
राह निर्बंधक विधेयक वर्ग - 2  
नाशिक - 3.



30/12/2011

दुष्यम निबंधकः

दस्त गोपवारा भाग-1

नसन3



दस्त क्र 13678/2011

5:17:56 pm

नासिक 3

दस्त क्रमांक : 13678/2011

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	<p>नाव: कपिल अशोक नरंग - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: --</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: अमन अपार्ट</p> <p>शहर/गाव: मुंबई नाका, नासिक</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: ACTPN3367Q</p>	<p>लिहून घेणार</p> <p>वय 29</p> <p>सही <i>Maxing</i></p>		
2	<p>नाव: सुवर्णा सुमेरकुमार काळे - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: अनमोल</p> <p>शहर/गाव: कोहीनुर, नासिक</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: AKAPK2464L</p>	<p>लिहून देणार</p> <p>वय 42</p> <p>सही <i>SSK</i></p>	