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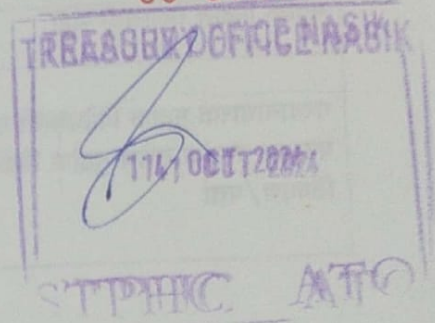
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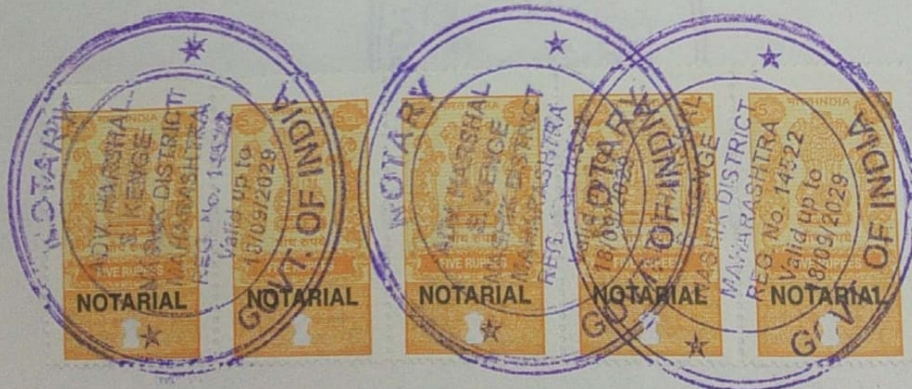
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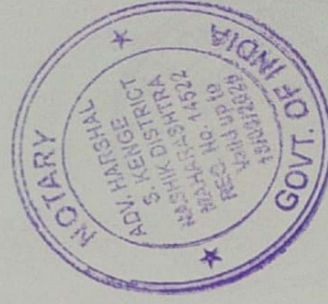
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<b>NOTARY</b>
NOTED & REGISTERED
at Serial No. 2481/24
DATE 18/10/2024
THIS DOCUMENT CONTAINS
..... Total Pages.....

Agreement for Sale.

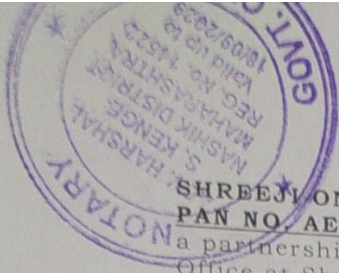




READY RECKNOR CHART No.: 25.5  
TOTAL CARPET AREA : 79.76 Sq. Mtrs.  
ADJOINING BALCONY AREA : 11.17 Sq. Mtrs.  
GOVT. VALUATION : Rs. 38,50,885.50  
CONSIDERATION : Rs. 50,00,000/-  
STAMP DUTY : Rs. 3,00,000/-  
REG. FEES : Rs. 30,000/-  
GOVT. RATE : Rs. 38,500/- per sq.mtr.

### AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and executed at Nashik on this \_\_\_ day of **October** in the year **2024**.



**BETWEEN**  
**SHREEJI ONYX PARTNERSHIP FIRM**  
**PAN NO. AERFS2577R**

a partnership firm, having its  
Office at Shreeji Krupa Apartment,  
Indira Nagar Wadala-Pathardi Road,  
Nashik, through it's partners,  
**SHRI. JENIL NITINBHAI DHINGANI**  
Age- 26, Occu-Business,  
**Mobile No. 99229 00088**



hereinafter referred to as "**THE PROMOTER**", (which expression is unless repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, it's other partners, their executors, administrators and permitted assignees); **PARTY OF THE FIRST PART**

**AND**

**[1] MRS. SHILPA DATTATREY SONAVANE**

Age : 40 Yrs. Occupation : Service

**PAN NO. FQFPS5372M**

**ADHAR NO. 6230 0338 8121**

**[2] MR. DATTATREY NILKANTH SONAVANE**

Age : 48 yrs. Occupation : Business

**PAN NO. BEQPS7298K**

**ADHAR NO. 7246 1381 0310**

R/o : 04, Malakans Apartment, Kala Nagar, Wadala Pathardi road,  
Indiranagar, Nashik,

**MOBILE NO. 9881171911**

Hereinafter called the "**ALLOTTEE / PURCHASER/S**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, successors in interest and permitted assignees) ;  
**PARTY OF THE SECOND PART**

The Promoter and Allottee / Purchaser/s shall hereinafter collectively be referred to as the "Parties" and individually as "Party"

**W H E R E A S**

(A) The promoter are the owner of the land S.No. 106/1/2/2/16 Plot No. 16, adm. 464.28 sq.mtrs., situated at Wadala, Tal. & Dist. Nashik, more particularly described in the Schedule I written hereunder. The promoter have purchased the said property by a Sale Deed dated 19/04/2022 from Shama Jagdish Kulkarni and Nikhil Jagdish Kulkarni the said Sale Deed has been registered in the office of Sub Registrar Nashik -6 , at sr.no. 4413 dated 19/04/2022. Accordingly the name of the promoter have been mutated No. 20402 into the record of rights of the said property as the owner of the said property.

**AND WHEREAS** the said Layout of S.No. 106/1/2/2/16 has been approved by the vide order D. V. / Nashik/ 3/71 dt. 15/09/1972. The permission to use the said property for non agricultural purpose was granted by the Collector, Nashik vide order 319/ 2010 dt. 18/10/2010..

(B) The Promoter is well and sufficiently entitled to develop all that piece and parcel of land admeasuring area 464.28 square meters bearing Survey No. 106/1/2/2/16, bearing Plot no. 16 situated at Wadala, Taluka Nashik, District Nashik (Hereinafter collectively

the total land referred to as "The Said Land") which is more particularly described in the **Schedule - I** hereunder written.

(C) The Promoter got the building plan sanctioned from Nashik Municipal Corporation vide Commencement Certificate bearing No. **LND/BP/A4/117/2022**, dated **25/07/2022**, in respect of building to be constructed on the said land.

**AND**

- i. The Promoter affirms that there is no covenants affecting the said property.
- ii. The Promoter affirm that there are no impediments attached to the said property.
- iii. The Promoter affirms that there is no illegal encroachment on the said property.
- iv. The Promoter affirms that title of the Property is clear and marketable and no permission (if any) required from any Government or Authority which affects the title to the property.

**AND WHEREAS** the Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove.

**AND WHEREAS** the Promoter is in possession of the project land being the developer.

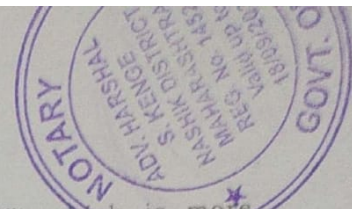
**AND WHEREAS** the Promoter has floated the ownership scheme on the said land under the name and style of **SHREEJI ONYX** and propose to construct on the said land a building consisting of **ground floor parking + 7 residential** floors which are already under construction.

**AND WHEREAS** the Promoter has decided to construct the project as per the approved sanctioned plan granted by the Nashik Municipal Corporation as on date and the project will be re-approved, amended and changed and will be further sanctioned for the remaining / additional available FSI / TDR / Premium FSI and reapproved as per it will be necessary.

**AND WHEREAS** the Promoter has floated the ownership scheme on the said Land under the name and style of "**SHREEJI ONYX** " comprising of various buildings consisting of residential flats/apartments/tenaments.

**AND WHEREAS** by virtue of the Sale Deed The Promoter has completed all the legal formalities with respect to the right, title and interest in respect of the project land on which the said project is to be constructed. The Promoter herein alone has sole and exclusive right to sell the Flat/ Apartments in the said project to be constructed by the Promoter on the project land and is fully competent to enter into agreement/s with the Allottee / Purchaser/s, lessee, mortgagee, of the Flat/ Apartments and to receive the sale price / Loan / Construction Finance/ Equity in respect thereof.

**AND WHEREAS** the Allottee/Purchaser/s on his / her / their request is offered an **Apartment/ Flat more particular described in the second scheduled** herein after referred to as the said ("**Apartment/ Flat**"), of the Building (herein after referred to as



**27. PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorised signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee / Purchaser/s, after the Agreement is duly executed by the Allottee / Purchaser/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nashik.

**28. NOTICES**

That all notices to be served on the Allottee / Purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/ Purchaser/s or the Promoter by Registered Post at their respective addresses specified below:

**Name & Address of Allottee / Purchaser/s**

- [1] **MRS. SHILPA DATTATREY SONAVANE**  
 [2] **MR. DATTATREY NILKANTH SONAVANE**  
 R/o : 04, Malakans Apartment, Kala Nagar,  
 Wadala Pathardi road, Indiranagar, Nashik,  
**MOBILE NO. 9881171911**

**Name & Address of Promoter****SHREEJI ONYX PARTNERSHIP FIRM**  
**PAN NO. AERFS2577R**

a partnership firm, having its  
 Office at Shreeji Krupa Apartment,  
 Indira Nagar Wadala-Pathardi Road,  
 Nashik, through it's partners,

**SHRI. JENIL NITINBHAI DHINGANI**

It shall be the duty of the Allottee / Purchaser/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee / Purchaser/s, as the case may be.

**30. JOINT ALLOTTEE / PURCHASER/S**

That in case there are Joint Allottee/Purchaser/s all communications shall be sent by the Promoter to the Allottee/Purchaser/s 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 Allottee/s/Purchaser/s. it is clearly understand and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said project shall equally be applicable to and enforceable against any subsequent Allottees/Purchaser/s of the flat/Apartment, in case of a transfer, as the said obligations go along with the Flat/ Apartment for all intents and purpose. That the allottee/Purchaser/s agree that they shall not object to any easement rights that need to be given to any person in and around the said project and shall neither object to any such proceedings of land acquisition undertaken by a government agency including any compensation/ benefit given to the Promoter in turn for which no conveyance has occurred to the ultimate body expressly stated in this agreement and for which no



consideration is specially dispensed by the Allottee / Purchaser/s to the Promoter for the same; save and except his right to enjoy and use the flat/apartment purchased by him any other rights given by the developer to the Allottee/ Purchaser/s for which consideration has been dispensed.

### 31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

#### SCHEDULE - I - Description of the Said Land

All those pieces and parcels of land or ground bearing **Survey No. 106/1/2/2/16, bearing Plot No. 16, adm. 476.05 Square Meters** deducted road widening area **11.77 Sq. Mtrs. remaining area 464.28 Sq. Mtrs.** situate at **Wadala**, Taluka Nashik, District Nashik and within the limits of Nashik Municipal Corporation and within the jurisdiction of the Sub Registrar Nashik and bounded as under:-

On or towards the East	: Plot No. 15
On or towards the West	: Plot No. 17
On or towards the South	: S. N. 106/1 [ Part ]
On or towards the North	: 25 Ft. Colony Road [ Prop. 9 Mtrs. ]

#### SCHEDULE - II - Description of the said Flat/Apartment

of **Flat No. 101** Situated at **First Floor** about Carpet Area **79.76 sq.mtrs.**, + Adjoining Balcony area **11.17 Sq. Mtrs.** . i.e. total Area **90.93 Sq. Mtrs** building Known as **SHREEJI ONYX APARTMENT.**

Said flat bounded as :-

East	:	Marginal Space
West	:	Entrance Lobby
South	:	Flat No. 102
North	:	Marginal Space and 9 Mtrs. Road

**Allotted Parking No. 02 [ Flat No. 101 ]without any consideration/**

#### SCHEDULE - III

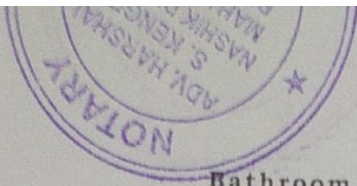
Specifications of the said Flat / Apartment

##### **Living & dining**

- Main door with laminate on both sides.
- Stainless steel fittings and hinges on the main door.
- Vitrified flooring in living & dining room.
- Emulsion paint in Living and Dining room.
- Modular electrical fitting and concealed wiring.
- Night latch to main door.
- One TV & one telephone point in living room.

##### **Kitchen**

- Vitrified flooring in kitchen.
- Granite top Kitchen platform in the kitchen with no shelves below.
- Quartz / SS kitchen sink.
- Switch for water purifier and exhaust fan.
- Glazed dado tiles upto 3 (three) feet height in kitchen above kitchen platform



### **Bathroom & Toilet**

- Concealed CP fittings in all toilets
- Floor / Wall mount W/C Sanitary ware as required in all toilets
- Glazed tiles dado up to 7 (seven) feet height.
- Concealed Plumbing.

### **Bedrooms**

- Vitrified flooring in all bed rooms.
- All doors with laminate pasted on both Side with S.S. hinges.
- Mortise lock to all bedrooms.
- Modular electrical fittings switches and concealed wiring.
- Emulsion paints in every bedroom.
- One TV & telephone points in master bed room only.
- 3 (three) Track Aluminum Sliding Windows with mosquito Net and no safety grills.

### **SCHEDULE - IV**

#### Description of Common Amenities for the said project/phase

#### **Security Features: -**

- Average 4 (four) feet high compound wall all around the said "Property".
- Entrance & exit gate complete with one Security Cabin.
- One CCTV camera at entrance gate and one at each entrance lobby for surveillance.

#### **Recreational Amenities:-**

- Lift with battery backup.
- Common Mail box for all flat/apartment at parking level.
- Paved internal in Cement interlocking Blocks / Cement tiles / RCC trimix.

### **SCHEDULE - V**

#### Description of common areas and facilities/limited common areas and facilities

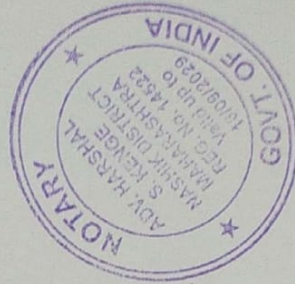
#### **(A) COMMON FACILITIES:-**

1. RCC Frame work structure of the buildings.
2. Drainage and water line work.
3. Electric meter and water meter connected to common lights, water connections, pump set etc.
4. Light points outside the building and the staircase/s as well as those in the common parking space.
5. One overhead water tank for building with water pump connected to water reservoir.
6. Lift/Elevator, lift well and elevator equipment.

#### **(B) RESTRICTED AREAS AND FACILITIES:-**

1. The parking spaces at ground floor, shall be restricted and the Promoter herein shall have exclusive right to allot the same to the Allottee/Purchaser/s in the building.
2. Top terrace of the building/s shall be restricted and the Promoter herein shall have exclusive right of allotment of the same.
3. All areas etc. which are not covered under aforesaid head





Common Area and Facilities are restricted areas and facilities which include, the marginal open spaces, spaces adjoining flats on podium, terraces, car-parking's within the said land and in the building/s which is/are under construction on the said land is reserved and Promoter shall have exclusive rights to allot sell or transfer, convey the same in part or in full to any buyer of flat/apartment, terrace/s, parking space etc. Or to Convert the Restricted Area into Common Area or vise-versa.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and the year first herein above written.

**SIGNED SEALED AND DELIVERED**  
by the within named Promoter

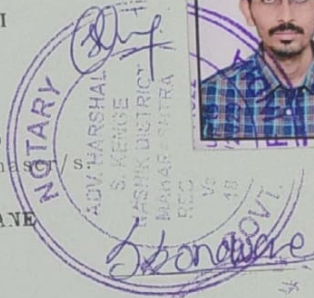
**SHREEJI ONYX PARTNERSHIP FIRM  
THROUGH PARTNER  
SHRI. JENIL NITINBHAI DHINGANI**

[ PROMOTER ]

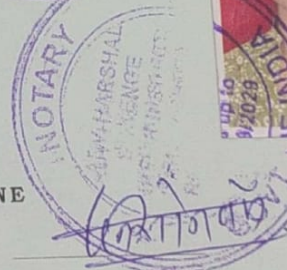


**SIGNED SEALED AND DELIVERED**  
by the within named Allottee Purchaser

[1] **MRS. SHILPA LATTATREY SONAVANE**  
[ PURCHASER ]



[2] **MR. DATTATREY NILKANTH SONAVANE**  
[ PURCHASER ]



WITNESS

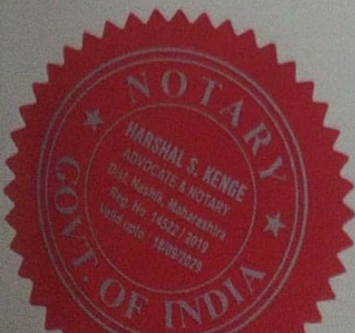
(1) Rahul  
राहूल देविदास बागुल  
५ वी स्किम, राजरत्न नगर,  
सिडको, नाशिक

(2) Shri  
संतोष जनार्दन भोसले  
आशिर्वाद, महाजन नगर,  
अंबड, ता. जि. नाशिक



**BEFORE ME**

**HARSHAL S. KENGE**  
Advocate & Notary Govt. of India  
GD 09 & 10, Back Side of Godavari Tea Stall,  
Nashik, Maharashtra





## 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 :  
**P51600048068**

Project: **SHREEJI ONYX** , Plot Bearing / CTS / Survey / Final Plot No.: **106-1-2-2-16-PLOT-16** at **Nashik, Nashik, Nashik, 422009**;

1. Shreeji Onyx having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422009**.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, 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 **08/12/2022** and ending with **11/10/2026** 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 act on 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 Premchand Prabhu  
(Secretary, MahaRERA)  
Date:08-12-2022 12:03:15

Dated: **08/12/2022**  
Place: **Mumbai**

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