



28/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. निफाड2

दस्त क्रमांक : 4141/2024

नोंदणी :

Regn:63m

गावाचे नाव : ओझर टाऊनशिप

(1)विलेखाचा प्रकार	साठेखत
(2)मोबदला	1850000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1410000
(4) नू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक इतर वर्णन : इतर माहिती: इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तालुका निफाड पैकी ओझर नगरपरिषद हद्दीतील व ओझर टाऊनशिप शिवारातील बिनशेती गट नं. 2440 ते 2443 मधील प्लॉट नं. 16/17 यांसी क्षेत्रफळ 4.72.96 आर.चौ.मी.(472.96 चौ.मी.)यांसी आकार रु. 47.30 पेसे. यावर बांधकाम चालू असलेल्या श्रीराम रेसिडेन्सी या आर.सी.सी. इमारतीमधील पहिल्या मजल्यावरील फ्लॅट नं. 03 यांसी कारपेट क्षेत्रफळ 44.00 चौ.मी + बाल्कनी क्षेत्रफळ 3.50 चौ.मी. असे एकुण क्षेत्रफळ 47.50 चौ.मी. तसेच पार्किंग क्षेत्रफळ 10.00 चौ.मी. येणेप्रमाणे फ्लॅट मिळकत. ( GAT NUMBER : 2440 to 2443, Plot No. 16/17, Flat No. 03 ; )
(5) क्षेत्रफळ	1) 47.50 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोल्डन ड्रिम कन्स्ट्रक्शन तर्फे भागीदार नं. 1) कुणाल देविदास जाधव, 2) मंगेश प्रकाश दामाडे 3) घनश्याम दिनकर अहिरराव यांचे विकसक व जनरल मुखत्यार म्हणून परमानंद श्रीकृष्ण पाटील वय:-39; पत्ता:-प्लॉट नं: सर्व्हे नं. 966, माळा नं: प्लॉट नं. 13 ते 16/4, इमारतीचे नाव: कर्मयोगी नगर, ब्लॉक नं: नाशिक, रोड नं: ता. जि. नाशिक, महाराष्ट्र, पास:इक. पिन कोड:-422008 पॅन नं:-AUAPP0019L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आनंद मारोतराव अंभोरे वय:-28; पत्ता:-प्लॉट नं: हयात नगर, माळा नं: बसमत, इमारतीचे नाव: ता., ब्लॉक नं: हिंगोली, रोड नं: जि. हिंगोली, महाराष्ट्र, हिंगोली. पिन कोड:-431512 पॅन नं:-BYJPA1655H
(9) दस्तऐवज करून दिल्याचा दिनांक	28/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	28/11/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4141/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	111000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18500
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

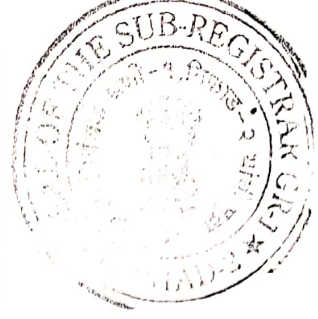
सूची क्र.११  
नोंदणी मंत्रालयी प्रथम प्रस  
अधिकाारी कड हुकुमनामा उपकरणात  
२८/११/२०२४  
दुय्यम निबंधक केंपी-१, निफाड-२







श.प.स. - २
२२०/२२२/२२२
३ — ४०



**Annexure 'A'**  
**Agreement to be entered into between**  
**Promoter and Allottee(s)**  
(See rule 10(1))

## AGREEMENT FOR SALE

This Agreement made at Pimpalgaon (B) this 28<sup>th</sup> day of November in the year Two Thousand and Twenty Four between Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkar Ahirrao (Plot Owner) Through their Developer and General Power of Attorney Holder Mr. Parmanand Shrikrishna Patil, Age - 39 Years, Occupation : Business, Adhar No.: 623952597070, Pan Card No. : AUAPP0019L, Mobile No.: 9923798075 having address at Plot No. 13 to 16/4, Karmyogi Nagar, Nashik. Tal. Dist. Nashik. Pin Code : 422008. hereinafter referred to as "the Promoter of the One Part and Mr. Anand Marotrao Ambhore, Age - 28 Years, Occupation : Service, Adhar No.: 431862499946, Pan Card No. : BYJPA1655H, Mobile No.: 9552449985. having address at Hayat Nagar, Basmat, Tal and Dist. Hingoli - 431512. hereinafter referred to as " the Allottee" ( Puncher) of the Other Part.

OR

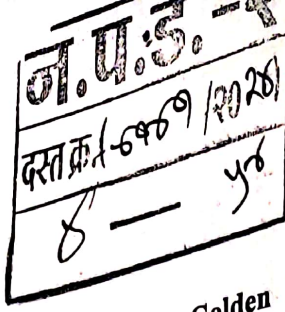
WHEREAS by an Agreement dated 30<sup>th</sup> day of March 2023 Power of Attorney dated 28<sup>th</sup> day of March 2023 executed between Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkar Ahirrao ( hereinafter referred to as "the Original Owner") of the One Part and the 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 Ojhar Township in the Registration Sub-District of Niphad admeasuring 472.96 sq. mts., or thereabouts more particularly described in the First Schedule therein as well as in the First Schedule hereunder written (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/Power of Attorney;

OR

(Give Complete Recital of the Title of the Promoter to the plot on which promoter proposes to construct and sale the Apartment)

History of the land : Gat No. 2440 to 2443 out of Plot No. 16, Area 236.48 sq.mtr. is originally owned by Mr. S, Vaidyanath & V. Gargi. Which





was sold to Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkar Ahirrao on 26<sup>th</sup> March 2021 vide Sale Deed Regi. No. 947/2021. And Gat No. 2440 to 2443 out of Plot No. 17, Area 236.48 sq.mtr. is originally owned by Mr. Ramanad Zha & Vandana Zha Which was sold to Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkar Ahirrao on 9<sup>th</sup> November 2022 vide Sale Deed Regi. No. 3928/2022.

Thereafter Mr. Parmanand Shrikrishna Patil prepared building plan Said Plan was sanction by CEO and Planning Authority Ozar Nagarparishad vide Sr.No. 101 dated 29/3/2023 and construction permission/commencement letter obtained by same authority vide its Out word Number - Out Word No/O.N.P./Bandh/ NR/Karya-101/2022-23 dated 29<sup>th</sup> March 2023.

Thereafter Golden Dream Construction Through its Partners 1) Kunal Devidas Jadhav, 2) Mangesh Prakash Dabhade, 3) Ghanshyam Dinkar Ahirrao was entered into agreement with Mr. Parmanand Shrikrishna Patil to Develop said Plot No. 16 & 17. In respect of that Development Agreement was Registered with Sub Registrar Niphad 2. vide Sr.No. 1081/2023 dated 28/03/2023. And General Power of Attorney vide Sr.No. 1082/2023 dated 28/03/2023.

AND

( Also specify

- (i) Any covenants affecting the said property - No
- (ii) Any impediments attached to the said property. - No
- (iii) Number and Area occupied by Tenants and how they are proposed to be settled so as to have clear possession of the said property. - No
- (iv) Details of illegal encroachment on the said property. - No
- (v) Any permission (if any) required from any Government or Authority which affects the title to the property and details of all such required permissions obtained. - No
- (vi) Details of mortgage or lien or charge on the said property.) - No

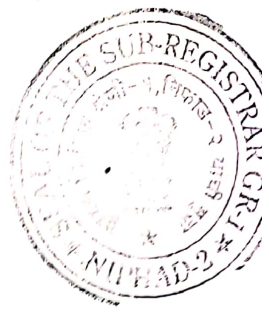
AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor/Lessor/Original Owner/Promoter is in possession of the project land.

AND WHEREAS the Promoter has proposed to construct on the project land (here specify number of buildings and wings thereof) Number of Buildings- 01. Number of Wings - 01, having Building Includes : Ground Floor and Parking, Stilt/1st Floor includes 4 Flats, Flat No. 1 to 4, 2<sup>nd</sup> Floor includes 4 Flats, Flat No. 5 to 8, 1st Floor includes 4 Flats, Flat No. 9 to 12, 1st Floor



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ग.प.उ. - 2	
दस्तावेज (४९४९)	२०२४
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includes 4 Flats, Flat No. 13 to 16, 5<sup>th</sup> Floor includes 4 Flats, Flat No. 17 to 20, (here specify number of Basements,/podiums/stilt and upper floors)

AND WHEREAS the Allottee is offered an Apartment bearing number Flat No. 03 on the 1st Floor, ( herein after referred to as the said "Apartment") in the \_\_\_ wing of the Building called Shri Ram Residency (herein after referred to as the said "Building") being constructed in the One phase of the said project, by the Promoter

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;

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Nashik No P51600051163; authenticated copy is attached in Annexure 'F';

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.

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects/Engineer Mr. Parmanand Shrikrishna Patil 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 Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or 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 Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

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stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 18,50,000/- (Rupees : Eighty Lakh Fifty Thousand Only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. ;

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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 Allottee hereby agrees to purchase the (Apartment/Plot) and the garage/covered parking(if applicable).

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 ..... basement and ground/ stilt, /..... podiums, and ..... upper floors **Building Includes : Ground Floor and Parking, Stilt/1st Floor includes 4 Flats, Flat No. 1 to 4, 2<sup>nd</sup> Floor includes 4 Flats, Flat No. 5 to 8, 1st Floor includes 4 Flats, Flat No. 9 to 12, 1st Floor includes 4 Flats, Flat No. 13 to 16, 5<sup>th</sup> Floor includes 4 Flats, Flat No. 17 to 20**, 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 Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.





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 व.प.क. (४९५९) / १०२४  
 ५७ - ५७



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at **Pimpalgaon (B)/Niphad** (*city/town name*) in the presence of attesting witness, signing as such on the day first above written.

**First Schedule Above Referred to**

(Description of the freehold/leasehold land and all other details)

ALL THAT piece or parcel of land situated laying and being in Revenue Village Ozar Township, Tal. Niphad, Dist. Nashik, now included within the limits of Nagarparishad Ozar Mig., within the Registration Dist. Nashik and Sub-Registration Taluka Niphad bearing **Non Agricultural Gat No. 2440** to **2443, Plot No. 16/17, admeasuring Total Area 4.72.96 R.Sq.Mtr. i.e. 472.96 Sq.Mtrs**, The property is bounded as under -

On or towards East - 9 Mtr. Colony Road.

On or towards West - Plot No. 19 & 21

On or towards South - 9 Mtr. Colony Road

On or towards North - Plot No. 18

**Second Schedule Above Referred to**

(Here set out the nature, extent and description of common areas and facilities.)

**SCHEDULE - II**

Out of the above building constructed on the property described in the Schedule - I above and known as '**Shri Ram Residency**'. **Flat No. 03 (Three)** admeasuring **44.00 sq.mtrs**. Carpet area of Apartment and **3.50 sq.mtr.** Area of Balcony = Total Area **47.50 sq.mtr.** of the flat, on **1st Floor** consists of **Two Bed room, One Hall, Kitchen & Bathroom, W.C. and Balcony** shown in Building plan and allotted parking of **10.00 sq.mtr.** shown in the Parking plan situated within the limits of Ozar Nagarparishad. Tal. Niphad. Dist. Nashik.

bounded as follows -

ON OR TOWARDS	BY
East -	Flat No. 02
West -	Building Side Margin
South -	Building Side Margin
North -	Flat No. 04, Duct, Passage



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक)

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- ओझर टाऊनशिप (१०९२२२)

तालुका :- निफाड

जिल्हा :- नाशिक



PJ-ID : 27881666823

गट क्रमांक व उपविभाग

२४४०/ते/२४४३/प्लॉट/१६/१७

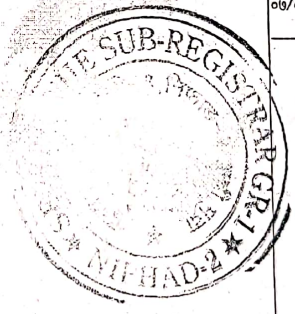
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मुद्दाराणा पद्धती भोगवट्यादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	५३९२	गोल्डन ड्रीम कन्स्ट्रक्शन तर्फे पार्टनर कुणाल देविदास जाधव				(२९८५६)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		गोल्डन ड्रीम कन्स्ट्रक्शन तर्फे पार्टनर मंगेश प्रकाश दाभाडे				(२९८५६)	इतर अधिकार
विन शेती	४७२.९६	गोल्डन ड्रीम कन्स्ट्रक्शन तर्फे पार्टनर घनश्याम दिनकरराव अहिरराव				(२९८५६)	अकृषिक वापर - रहिवास (गावटाणाबाहेरील)
विन शेती	४७.३०	सामाईक क्षेत्र	४७२.९६	४७.३०			निवासी विनशेती (२९८५६)
आकारणी							विकसन करारनामा विकसन करारनामा करून घेणार-परमानंद श्रीकृष्ण पाटील (३००६५)
							प्रलंबित फेरफार : नाही.
							शेवट्या फेरफार क्रमांक : ३००६५ व दिनांक : ०७/०९/२०२३
							३
							सौगा आणि भुग्यापन विन्हे :

ज.प.ड.नी  
वस्तक्र. (४९४७) २०  
२५ — ३०



जुने फेरफार क्र. : (१९८९६) (१३०९७) (१३१०९) (२०९३०) (२६५०७) (२७९६२) (२८४४४) (२९४६७)



हा गाव नमुना क्रमांक ७ दिनांक ०७/०९/२०२३ ११:५४:३१ AM रोजी डिजिटल स्वाक्षरीत पोला आहे व गाव नमुना क्रमांक १२ चा उदा स्वयंसेवागणित अंतल्यामुळे ७/१२ अभिलेखावर वर

कोणत्याही नाही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १८/०६/२०२४ : १२:५४:१६ PM. वैधता पडताळणीसाठी <https://digitalsatbar.mahabharat.gov.in/dsh/> या संकेत स्थळावर जाऊन 20141000013724NS हा क्रमांक

वापरवा.

पृष्ठ क्र. १/२

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# ओझर नगरपरिषद, ओझर

ता. निफाड, जि. नाशिक



e-mail- ozarnagarparishad@gmail.com

स्थापना - १८ फेब्रु २०२१  
जा. क्र./ओ.न.प./नर/कार्या- १५५ /२०२२-२३  
मुख्याधिकारी यांचे कार्यालय  
दिनांक ३०/०२/२०२३  
नगर रचना विभाग.



प्रति,  
श्री.गोल्डन ड्रीम कन्स्ट्रक्शनटर्फ पार्टनर  
कुणाल देविदास जाधव व इ.२  
रा.ओझर ता.निफाड

**विषय -** मौजे .ओझर ता. निफाड जि.नाशिक येथील गट नं.२४४०ते२४४३, भु.क्रं.१६ क्षेत्र. २३६.४८चौ.मी., भु.क्रं.१७ क्षेत्र २३६.४८ चौ.मी. असे एकूण क्षेत्र ४७२.९६ चौ.मी.,चे रहिवासी प्रयोजनार्थ एकत्रिकरण नकाशांना मंजुरीची शिफारस मिळणेबाबत..

**संदर्भ -** १. गोल्डन ड्रीम कन्स्ट्रक्शनटर्फ पार्टनर कुणाल देविदास जाधव इ.२ यांचा भुखंड एकत्रीकरणाचा दि.१९/०९/२०२३चा प्रस्ताव.

- मा. सहाय्यक संचालक नगर रचना विभाग नाशिक यांचे कडील जा.क्र.बि.शे/सु.अभि/मौजे. ओझर, ता.निफाड/ग.नं.२४४०ते२४४३/संसना/८५४ दि.१६/०४/२००५अन्वये अंतिम रेखांकन मंजूरी प्रपत्र.
- मा. उपविभागीय अधिकारी निफाड भाग निफाड यांचे कार्यालयाकडील क्रं.जमाबंदी /बि.शे. प.क्र. ३८/२००५निफाड दिनांक.०६/०६/२००५ रोजीचा बिनशेती आदेश.

उपरोक्त विषयान्वये आपणास कळविण्यात येते की, मौजे .ओझर येथील गट नं. २४४०ते२४४३, भु.क्रं.१६ क्षेत्र. २३६.४८चौ.मी., भु.क्रं.१७ क्षेत्र २३६.४८ चौ.मी.असे एकूण क्षेत्र ४७२.९६ चौ.मी.,चे रहिवासी प्रयोजनार्थ एकत्रिकरण नकाशांना मंजुरीची शिफारस मिळणेबाबत प्रस्ताव सादर केलेला आहे. सदर प्रस्तावाच्या अनुषंगाने खालीलप्रमाणे शुल्क या वगर्गालायाकडेस भरणेत याचे.

भुखंडाचे क्षेत्र	विकास आकार तपशिल	रक्कम रूपये
४७२.९६ चौ.मी.	विकास आकार जागेचे एकूण शासकिय दरानुसार रक्कम - ६६००/- चौ.मी.जागेच्या एकूण किंमतीच्या ०.५ टक्के रहिवास वापराकरीता	१५,६०८/-
छाननी शुल्क		५००/-
एकूण		१६,१०८/-

तसेच भुखंडाचे एकत्रिकरण नकाशांना अधिन राहून व वरिलप्रमाणे शुल्क आकारून शिफारस करण्यात येत आहे. अभिन्यासातील कामे आपणांस बंधनकारक राहिल त्यासाठी त्या कामाचे विकास शुल्क रक्कम रु.१६,१०८/- एवढे शुल्क मा.मुख्याधिकारी ,नगरपरिषद ओझर यांचे नावे देण्यात यावी.

१ जागेवरती मंजूर नकाशाप्रमाणे सिमांकन (Demarcation) करावे.

२ मा. सहाय्यक संचालक नगर रचना विभाग नाशिक यांचे कडील जा.क्र.बि.शे/सु.अभि/मौजे. ओझर, ता.निफाड/ग.नं.२४४०ते२४४३/संसना/८५४ दि.१६/०४/२००५अन्वये अंतिम अभिन्यास मंजूरी प्रपत्रातील अट / शर्तीची पुतता काटेकोरपणे अंमलबजावणी करणे अर्जदार यांचेवर बंधनकारक राहिल.

ज.प.स. २