

538/11790

Friday, December 06, 2024

10:49 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: अंबड (खुर्द)  
दस्तऐवजाचा अनुक्रमांक: मसन6-11790-2024  
दस्तऐवजाचा प्रकार: अॅप्रीमेंट टू सेल  
सादर करणाऱ्याचे नाव: गोरख विनायक आरखडे

पावती क्र.: 13847 दिनांक: 06/12/2024

नोंदणी फी रु. 24000.00  
दस्त हाताळणी फी रु. 540.00  
पृष्ठांची संख्या: 27

एकूण: रु. 24540.00

आपघास मूळ दस्त, संवनेत प्रिंट, सूची-२ अंदाजे  
11:07 AM ह्या वेळेस मिळेल.

Joint Regn. Nashik-6

वाजार मूल्य: रु. 2159000/-  
मोबदला रु. 2400000/-  
भारतेचे मुद्रांक शुल्क: रु. 144000/-

सह. दुय्यम निबंधक वर्ग-२  
नाशिक-६.

- 1) देयकाचा प्रकार: DHC रकम: रु. 540/-  
टीडी/घनादेश/पे ऑर्डर क्रमांक: 1224052020576 दिनांक: 06/12/2024  
बँकेचे नाव व पत्ता:  
2) देयकाचा प्रकार: eChallan रकम: रु. 24000/-  
टीडी/घनादेश/पे ऑर्डर क्रमांक: MH012131934202425E दिनांक: 06/12/2024  
बँकेचे नाव व पत्ता:

रकम

मुळ दस्त मसल

सूची क्र.2

दुय्यम निबंधक: सह. दु. नि. नाशिक 6

दस्त क्रमांक: 11790/2024

नोंदणी:

Regn: 39M

06/12/2024

गावाचे नाव: अंबड (खुर्द)

- (1) विलेखाचा प्रकार अॅप्रीमेंट टू सेल  
(2) मोबदला 2400000  
(3) वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  
(4) भू-मापन, पोटहिस्सा व परक्रमांक(असल्यास)  
(5) क्षेत्रफळ  
(6) आकारणी किंवा जुदी देण्यात असेल तेव्हा.

1) पातिकाचे नाव: नाशिक म. न. पा. इतर वर्गनः, इतर माहिती: इतर माहिती: मीजे अंबड बुर्द शिवागरील मिळकत यामी गट नं. 275/अ यामी एकूण क्षेत्र 1856.72 चौ. मि. पैकी 1469.29 चौ. मि. या मिळकतीवरील अबघ ईलाईट मधील ए विंग मधील सहाय्या मजल्यावरील फ्लॉट नं. 602 यामी कार्पेट क्षेत्र 55.38 चौ. मि. व लगतचे युवेवन बाल्कनीचे क्षेत्र 6.69 चौ. मि. असे एकूण क्षेत्र 62.07 चौ. मि. क्षेत्राची मिळकत. (( GAT NUMBER : 275/अ ; ))

1) 62.07 चौ. मीटर

- (7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- मे. अक्षर विल्डर्स भागीदारी संस्था तर्फे भागीदार कन्येश दामजीभाई नरोडीया वय:-40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नरोडीया हाऊस, ब्लॉक नं: बंदावणे नगर, रोड नं: कामठवाडे, नाशिक, महाराष्ट्र, शास्:ईक. पिन कोड:-422008 पॅन नं:-ABIFA8043N

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- गोरख विनायक आरखडे वय:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु. पो. तळवाडे, रोड नं: ता. येवला, जि. नाशिक, महाराष्ट्र, शास्:ईक. पिन कोड:-423401 पॅन नं:-BFZPA9812H  
2): नाव:- भारती गोरख आरखडे वय:-29; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु. पो. तळवाडे, रोड नं: ता. येवला, जि. नाशिक, महाराष्ट्र, शास्:ईक. पिन कोड:-423401 पॅन नं:-BXPCC5942J

- (9) दस्तऐवज करून दिल्याचा दिनांक 06/12/2024  
(10) दस्त नोंदणी केल्याचा दिनांक 06/12/2024  
(11) अनुक्रमांक, खंड व पृष्ठ 11790/2024  
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क 144000  
(13) वाजारभावाप्रमाणे नोंदणी शुल्क 24000  
(14) शेरत

सूची क्र. II

नोंदणी नंबरची प्रथम प्रत  
अस्थित बसवुद्धम नवकल

सह. दुय्यम निबंधक वर्ग-२.  
नाशिक-६

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





CHALLAN  
MTR Form Number-6



RN	MH012131934202425E	BARCODE		Date	05/12/2024-21:20:16	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name		NSK6_NASHIK 6 JOINT SUB REGISTRAR		Full Name		AKSHAR BUILDERS	
Location		NASHIK		Flat/Block No.		FLAT	
Year		2024-2025 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		AMBAD	
030046401 Stamp Duty		144000.00		Area/Locality		NASHIK	
030063301 Registration Fee		24000.00		Town/City/District			
				PIN		4 2 2 0 1 0	
				Remarks (If Any)			
				Second PartyName=GORAKH V ARKHADE-			
Total		1,68,000.00		Amount In		One Lakh Sixty Eight Thousand Rupees Only	
				Words			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No. 69103332024120610298 2902691590	
Cheque/DD No.				Bank Date		RBI Date 05/12/2024-21:21:23 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9447874854  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 प्रदर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-538-11790	0006687459202425	06/12/2024-10:49:09	IGR578	24000.00
2	(IS)-538-11790	0006687459202425	06/12/2024-10:49:09	IGR578	144000.00
Total Defacement Amount					1,68,000.00



CHALLAN  
MTR Form Number-6



SRN	MH012131934202425E	BARCODE	[Barcode]		Date	05/12/2024-21:20:16	Form ID	25.2			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	NSK6_NASHIK 6 JOINT SUB REGISTRAR			Full Name	AKSHAR BUILDERS						
Location	NASHIK			Flat/Block No.	FLAT						
Year	2024-2025 One Time			Premises/Building							
Account Head Details		Amount In Rs.		Road/Street	AMBAD						
0030046401	Stamp Duty	144000.00		Area/Locality	NASHIK						
0030063301	Registration Fee	24000.00		Town/City/District							
				PIN		4	2	2	0	1	0
				Remarks (If Any)							
				SecondPartyName=GORAKH V ARKHADE-							
				Amount In	One Lakh Sixty Eight Thousand Rupees Only						
Total				Words							
Payment Details				FOR USE IN RECEIVING BANK							
IDBI BANK				Bank CIN	Ref. No.	69103332024120610298	2902691590				
Cheque-DD Details				Bank Date	RBI Date	05/12/2024-21:21:23	Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

नसम-६  
दस्ता क्र. ७९६२० (२०२४)  
२ - २८

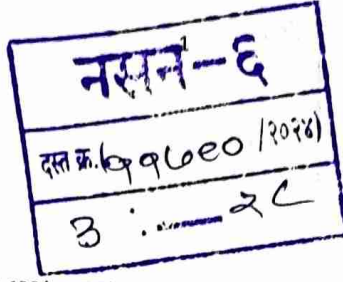


Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9447874854

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



ZONE No. 4.7  
RATE FOR FLAT RS. 30,400/- + 5 % = 31,920/- PER Sq. Mtrs.  
CARPET AREA OF FLAT 55.38 Sq. Mtrs. and usable area of Balcony attached to  
apartment admeasuring 6.69 Sq. Mtrs. Total admeasuring 62.07 Sq. Mtrs.  
CONSIDERATION RS. 24,00,000/-  
GOVT. VALUE RS. 21,59,000/-  
STAMP RS. 1,44,000/-

**AGREEMENT OF SALE**

THIS AGREEMENT OF SALE is made & executed at Nashik on this 6<sup>th</sup> day  
of DECEMBER 2024.

**BETWEEN**

M/s. AKSHAR BUILDERS, PAN ABIFA8043N, A Partnership firm through its  
PARTNER MR. KALPESH DAMJIBHAI NARODIYA, Age 40 Years, Occupation  
Business, R/o. Narodiya House, Bandavane Nagar, Kamthwade, Nashik 422008  
Hereinafter referred to as the VENDOR/ PROMOTER (Which expression shall unless  
it be repugnant to the context or meaning thereof mean and include its other partners,  
their legal heirs, executors, administrators, assigns, etc.) of the FIRST PART.

**AND**

1] MR. GORAKH VINAYAK ARKHADE, Age 32 Years, Occupation Service PAN -  
BFZPA9812H

2] MRS. BHARATI GORAKH ARKHADE Age 29 Years, Occupation Housewife  
PAN - BXPPC5942J

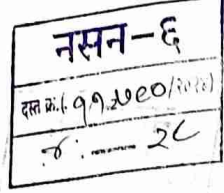
R/o. At Post Talwade, Tal. Yeola, Dis. Nashik 423401 Hereinafter referred to as the  
"PURCHASER/ ALLOTTEE/S" (which expression shall unless it be repugnant to the  
context or meaning thereof mean and include his/her/their heirs, executors,  
administrators, assigns, etc.) of the SECOND PART.

WHEREAS the vendor/Promoter is the absolute & exclusive owner & otherwise is well  
& sufficiently entitled to all that piece & parcel of the property situated at Ambad  
Khurd, Tal. Dist. Nashik, more particularly described in the first schedule written  
hereunder and hereinafter referred to as the Said Property.

AND WHEREAS the Vendor/Promoter purchased Gat No. 275 total admeasuring  
3400.00 Sq. Mtrs. from the previous owners Smt. Phulyabai Ramnath More and others  
and with the consent of Sangita Sampat More and others by a sale deed dated  
17/1/2022 which is duly registered at the office of Sub Registrar Nashik 3 at Sr. No. 588  
on 19/1/2022 and the name of the vendor/Promoter is mutated in the owners column of  
the record of rights for the area purchased and the vendor/Promoter has absolute right  
to develop said property by constructing a building thereon and enter into agreement  
of sale of the tenements to the prospective purchaser at the price and the terms and  
conditions as the vendor/Promoter may deem fit and proper and appropriate the sale  
proceeds thereof.

AND WHEREAS the said property is duly converted to Non Agri. use u/s. 42 b of the  
M.L.R. Code under Order of Tehsildar, Nashik under No. Jama-1/42-B/S.R/08/2021  
dated 29/10/2021.

AND WHEREAS the Vendor/promoter has purchased TDR of 101.61 Sq. Mtrs. for  
which as per new provision FSI of 157.16 Sq. Mtrs. is premissible from DRC No. 897-G  
Dated 4/12/2019 from M/s. Chupon Buildcon by sale deed dated 12-5-2022 which is



duly registered at the office of Sub Registrar Nashik 7 at Sr. No. 4803 on 12/5/2022 and thereafter the vendor/promoter has purchased additional TDR of 275.39 Sq. Mtrs. for which as per new provision FSI of 310.28 Sq. Mtrs. is permissible from DRC No. 859 Dated 21/6/2019 from Satish Dnyaneshwar Gaikwad and Yogesh Tukaram Gaikwad Dated 11-5-2022 which is duly registered at the office of Sub Registrar Nashik 7 at Sr. No. 4770 on 11/5/2022 and Vendor/promoter has purchased TDR of 82.47 Sq. Mtrs. for which as per new provision FSI of 127.56 Sq. Mtrs. is permissible from DRC No. 897A Dated 4/12/2019 from M/s. Chupon Buildcon by sale deed dated 12-5-2022 which is duly registered at the office of Sub Registrar Nashik 7 at Sr. No. 4804 on 12/5/2022 and thereafter the vendor has obtained premium FSI from Nashik Municipal Corporation and thereafter the vendor/promoter has prepared a building plan by using the entire TDR and premium FSI which is duly approved by the Nashik Municipal Corporation under Commencement Certificate No. LND/BF/B2/38/2022 Dated 25/5/2022 and the Vendor/Promoter has commenced the construction of the building.

AND WHEREAS the promoter has accrued the title of absolute ownership to the said property and well seized and possessed of the same.

AND WHEREAS the said property is free from all or any encumbrances and the title of the vendor is clear, negotiable and marketable. The said property is not subjected to any encroachments and there are no tenants in the said property. The property is not subjected to any attachment, the property is also not subjected to any road widening nor acquisition or requisition by any Govt. or local authorities.

AND WHEREAS the Promoter is entitled to construct buildings on the project land/said property in accordance with the recitals hereinabove.

AND WHEREAS the Vendor/Promoter is in possession of the project land/said property.

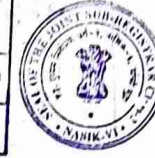
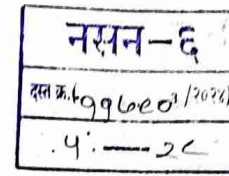
AND WHEREAS As per new rules of Nashik Municipal Corporation Nashik an area admeasuring 158.31 Sq. Mtrs. out of total land is surrendered to Nashik Municipal Corporation Nashik for road widening and as such name of Nashik Municipal Corporation is mutated in the owners column for the area admeasuring 158.31 Sq. Mtrs. surrendered to Nashik Municipal Corporation and as such the total holding of the holder is 3241.69 Sq. Mtrs.

AND WHEREAS the vendor decided not to develop the WEST side area admeasuring 800.00 Sq. Mtrs. out of the total land admeasuring 3400.00 Sq. Mtrs. immediately and therefore after excluding the area of 800.00 Sq. Mtrs. an area admeasuring 2441.69 Sq. Mtrs. remained with the vendor for development.

AND WHEREAS out of 2441.69 Sq. Mtrs. an area admeasuring 225.25 Sq. Mtrs. is subjected to 9 Mtrs. road widening and 84.57 Sq. Mtrs. is kept for cycle track and therefore after excluding the area of 84.57 Sq. Mtrs. and 225.25 Sq. Mtrs. an area admeasuring 2131.87 Sq. Mtrs. is available for development to the vendor.

AND WHEREAS due to the 9 Mtrs. road the area 2131.87 Sq. Mtrs. is split into two hissas and the vendor/Promoter prepared a building plan on the said entire 2131.87 Sq. Mtrs. which is duly sanctioned by Nashik Municipal Corporation, Nashik.

AND WHEREAS as per said approved building plans two parts are mentioned in the building plan out of which Part A admeasuring 2131.87 Sq. Mtrs. is owned by the vendor/promoter wherein actual buildings are situated while part B is for 800.00 Sq. Mtrs. out of which 76.65 Sq. Mtrs. is subjected to road widening which the vendor does not intend to develop immediately.



AND WHEREAS vendor/promoter prepared a sub division plan for Gat No. 275, which is duly approved by Nashik Municipal Corporation under letter no. NMCB/SA/2023/API./00858 on 27/10/2023 and as such Gat No. 275 is sub divided into three hissas, whereby Gat No. 275/A/1 adm. 743.28 Sq. Mtrs. out of which 84.57 Sq. Mtrs. is subjected to Cycle track where C wing building is situated on area adm. 658.71 Sq. Mtrs., Gat No. 275/A adm. 1856.72 Sq. Mtrs. out of which 387.43 Sq. Mtrs. is subjected road widening total adm. 1469.29 Sq. Mtrs. where A and B wing is situated and Gat No. 275/B adm. 800.00 Sq. Mtrs. out of which 76.65 Sq. Mtrs. is subjected road widening which is Part B which vendor/promoter not develop immediately.

AND WHEREAS all the three wings A, B and C wing consisting of ground floor for parking and first to seven floor consisting of residential units as per approved building plan.

AND WHEREAS the vendor shall prepared a seperate declaration of Apartment for A and B Wing to be constructed on the land admeasuring 1469.29 Sq. Mtrs. and there the purchaser of the and A and B Wing shall have proportionate ownership, title and interest only in the land admeasuring 1469.29 Sq. Mtrs. while the vendor shall prepare a seperate declaration of Apartment for C Wing to be constructed on the land admeasuring 743.28 Sq. Mtrs. and the purchaser of C Wing shall have proportionate ownership, title and interest only in the land admeasuring 743.28 Sq. Mtrs. and as such A and B Wing shall be seperately maintained by the respective premises owners.

AND WHEREAS all the three wings A, B and C wing consisting of ground floor for parking and first to seven floor consisting of residential units as per approved building plan.

AND WHEREAS the vendor/promoter has decided to develop the said property by constructing a project/building in the name of AVADH ELITE which consists of residential units only.

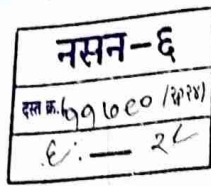
AND WHEREAS the Allottee is offered an Flat No. 602 on the Sixth Floor, (herein after referred to as the said "Apartment") in AVADH ELITE IN A WING (herein after referred to as the said "Building") being constructed on the said property, by the Promoter, the said apartment/flat is more particularly described in the second schedule written hereunder.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect Yogesh Gaikwad 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 appointed a structural Engineer C. D. Patel for the preparation of the structural design and drawings of the buildings, the Promoter shall accept the professional supervision of the Architect and the structural Engineer till the completion of the building.

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 under No. P51600046562 on 12/8/2022 with the Real Estate Regulatory Authority.

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 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 Adv. Tushar Kulkarni of the Promoter, authenticated copies of Property card or extract of the 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 WHEREAS the promoter has decided to subject the property to the provisions of Apartment Ownership Act and as such the promoter shall form the association of apartment owners by registering the declaration of apartment as per the provisions of Apartment Ownership Act and on completion of the building and on receipt of the completion certificate from Nashik Municipal Corporation the necessary deed of apartment shall be executed in the name of the purchaser in respect of the apartment agreed to be purchased by the allottee.

AND WHEREAS the authenticated copies of the plans of the construction as proposed by the Promoter and according to which the construction of the building is proposed is annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority are annexed hereto.

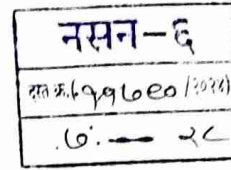
AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals, if any, from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

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 vendor/promoter has informed the purchasers that though the building plan is initially approved by Nashik Municipal Corporation on the basis of the area of the said property by using the TDR and by using the premium FSI, the vendor/promoter intends to take all the benefits as may be made available on the said property for additional construction in view of the new DC rules applicable and as such the vendor/promoter shall be entitled to revise and amend the building plan and in such case additional construction and floors as may be sanctioned by Nashik Municipal Corporation and as such all the benefits of the said additional floors or construction shall be made available on the said property to the vendor/promoter and the vendor/promoter shall have rights to construct such additional construction as may be sanctioned by NMC and the vendor shall be entitled to sell, alienate or dispose off the same and the purchasers gives his/their specific consent for the amendment and revision of the building plan. Provided always that the promoter shall take prior consent from the purchaser/allottees for amendment of the building plan if the area, location and size of the apartment of the purchaser/allottees is adversely affected and not otherwise.

AND WHEREAS the allottee has accordingly commenced construction of the said building in accordance with the said proposed plans.

AND WHEREAS the Carpet area of the said Apartment is 55.38 Sq. Mtrs. and usable area of Balcony attached to apartment admeasuring 6.69 Sq. Mtrs. Total admeasuring 62.07 Sq. Mtrs. and "Carpet area" as per RERA means the net usable floor area of an



apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony/Varandah appurtenant to the said Apartment for exclusive use of the Allottee and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and 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. 2,40,000/- being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment and receipt whereof the Promoter 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 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 as described herein after.

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

1. CONSTRUCTION OF PROJECT/APARTMENT - The Promoter shall construct the said building consisting of Ground Floor for parking and 7 upper floors on the project land as per approved building plan on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

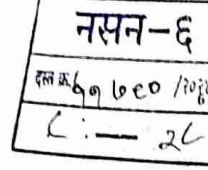
Provided that promoter shall have obtain prior concent in writing of the allottee in respect of variations or modifications which may adversely affect the apartment of the allottee except any alteration or additions required by any Govt. Authorities or due to change in law.

- 1.(a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. 602 on Sixth Floor hereinafter referred to as "the Apartment" as shown in the Floor plan thereof hereto annexed for the consideration of Rs. 24,00,000/- and 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 the schedule annexed herewith.

- 1.(b) The Allottee has paid on or before execution of this agreement a sum of Rs. 2,40,000/- (In Words Two Lakh Fourty Thousand Only) by RTGS under UTR No. IBLKR92024120500060801 on dated 5/12/2024 as advance payment or application fee

and allottee hereby agrees to pay to promoter the balance amount of Rs. 21,60,000/- (In Words Twenty One Lakh Sixty Thousand Only) to be paid as and when project work is completed.

- 1.(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be

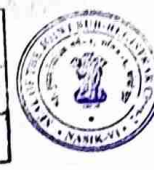
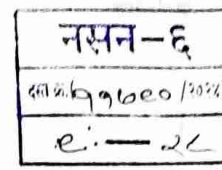


levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.

- 1(e) 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 Allottee 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 Allottee, which shall only be applicable on subsequent payments.
- 1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of installments payable by the Allottee by discounting such early payments @ 12% per annum for the period by which the respective installments has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the promoter.
- 1(e) The Promoter shall confirm the final carpet area that has been allotted to the allottee 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 Allottee before giving the possession to the purchaser. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee 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(g) The Allottee authorizes the promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against outstanding, if any, in his/her name as the promoter may in its sole discretion deem fit and the allottee undertakes not to object/demand/direct the promoter to adjust his payments in any manner.

3. 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 State and or central Govt. including Environmental department at the time of sanctioning the plans or any time thereafter or at the time of granting completion certificate or anytime thereafter. The promoter shall before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the allottee and common areas to association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allote shall make timely payments of the installment and other dues payable by him/her and meeting the other obligation under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause herein above. ("Payment Plan").



3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 3225.20 Sq. Mtrs. only and promoter has planned to utilize Floor Space Index of 8215.08 Sq. Mtrs. by availing of TDR or FSI available on payment of premiums of FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said project. The promoter has disclosed the Floor Space Index of 7330.50 Sq. Mtrs. as proposed to be utilized by him on the project land in the said project and allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI 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 Plot to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

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

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

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund the amount till then received from the Purchasers without any interest thereon within a period of 30 days of the termination, the instalments of the sale consideration of the apartment which may till then have been paid by the allottee to the promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the apartment as are set out in Annexure.

6. The Vendor/Promoter shall give possession of the Apartment to the Allottee on or before 31/12/2026. If vendor fails or neglects to give possession of the apartment to the purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the vendor shall be liable on demand to refund to the purchaser the amounts already received by him in respect of the apartment with interest at the same rate as may be mentioned in the clause 4 hereinabove from the date the vendor received the sum till the date amounts and interest thereon is repaid.



Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of the said premises on the aforesaid date, if the completion of the said project or building/wing in which the said premises 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.

7.1 **PROCEDURE FOR TAKING POSSESSION** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 days from the date of the issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

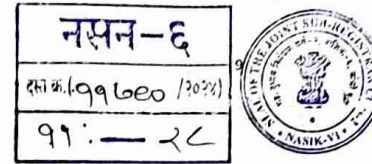
7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:

7.3 **Failure of Allottee to take Possession of [Apartment/Plot]** : Upon receiving a written intimation from the Promoter, the Allottee shall take possession of the Apartment/plot from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the flat to the purchaser/s, the purchaser/s bring to the notice of the vendor any structural defect in the flat or the building in which the flat is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the vendor 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 vendor, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottees of Apartments in the building shall join in forming and registering the Association 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 Association of Apartment or Society Owners and for becoming a member, including the bye-laws of the proposed association or society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee 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 as the case may be, or any other Competent Authority.



9.1 The Promoter shall, within three months of registration of the Association or within three months from the completion certificate from Nashik Municipal Corporation, whichever is later cause to be transferred to the association all the right, title and the interest of the Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings 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 Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. 500/- per month towards the outgoings. The amounts so paid by the Allottee 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 association 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.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

- (i) An amount towards share money, application entrance fee of the association.
- (ii) An amount for formation and registration of the association.
- (iii) An amount for proportionate share of taxes and other charges/levies in respect of the Association.
- (iv) An amount for deposits of electrical receiving and Sub Station/Transformer provided in Layout.
- (v) That the flat owners shall deposit an amount of Rs. 50,000/- towards the permanent maintenance of the building and on receipt of such amount of maintenance from all the flat owners, the vendor shall deposit the said amount in bank in the name of the association of apartment owners to be formed and the interest thereon shall be utilised towards the maintenance of the building maintenance. Except the said amount of maintenance all the premises holders in the building shall contribute monthly/annually maintenance for maintaining the building.

11. The purchaser shall pay to the promoter a sum of Rs. 10,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney at Law/ Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure 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 structure of the said building of the building. At the



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time of registration of conveyance or Lease of the project land, the purchaser shall pay to the promoter, the purchaser share of stamp duty and registration charges payable, by the said Apex Body or Febration 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 Febration.

### 13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER :-

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the said project land and also has actual, physical and legal possession of the said land for project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project excepts those disclosed in the title report ;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project land excepts those disclosed in the title report ;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/ wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/ wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement.
- ix. After receiving occupation certificate or completion certificate from Nashik Municipal Corporation, promoter shall execute conveyance deed of the structure/apartment to the Association of purchaser within three months. And at the time of execution of the conveyance deed of the structure to the association of purchaser the promoter shall handover lawful, vacant, physical possession of the common areas of the structure to the Association of the purchaser ;

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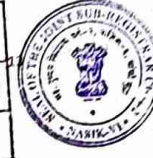
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.
  - 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.
12. The purchaser himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-
- i. To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment 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 Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
  - ii. Not to store in the Apartment 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 Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages, Lift, etc. or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
  - iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment 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 Allottee committing any act in contravention of the above provision, the Allottee 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 Apartment 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 Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment 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 Apartment without the prior written permission of the Promoter and/or the association of apartment.

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- 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 Apartment 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 Apartment in the compound or any portion of the project land and the building in which the Apartment 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 Apartment 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 Apartment by the Allottee 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 Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The purchaser shall observe and perform all the rules and regulations which the association 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 Apartments 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the association regarding the occupancy and use of the Apartment 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 Apartment is situated is executed in favour of association, the Allottee 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.
15. The Promoter shall maintain a separate account in respect of sums received by the promoter from the purchaser as advance or deposit, sums received on account of the maintenance. And promoter shall handover said account to the Association of Apartment.
16. Nothing contained in the Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or of the said plot or and Building or any part thereof. The purchaser shall have no claim save and except of the Apartment hereby to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will maintain the property of the Promoter until the said structure of the building is transferred to the association.

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That it shall be the responsibility of the allottee to maintain his apartment in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage.

That the allottee has been made aware and that the allottee expressly agrees that the regular wear and tear of the unit includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variations in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

**17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE :-** After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

**18. BINDING EFFECT :-** Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

**19. ENTIRE AGREEMENT :-** This Agreement, along with its schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/building, as the case may be.

**20. RIGHT TO AMEND :-** This Agreement may only be amended through written consent of the Parties.

**21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES :-** 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 Allottees of the Apartment, in case of a transfer, or due to death of any of the party as the said obligations go along with the Apartment for all intents and purposes.

**22. SEVERABILITY :-** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to confirm to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT** :- Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment the total carpet area and enclosed balcony of all the Apartments in the Project.

24. **FURTHER ASSURANCES** :- Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

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

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

**NAME OF ALLOTTEE :-**

- 1] MR. GORAKH VINAYAK ARKHADE
  - 2] MRS. BHARATI GORAKH ARKHADE
- R/o. At Post Talwade, Tal. Yeola, Dis. Nashik 423401

**NAME OF PROMOTER :-**

M/s. AKSHAR BUILDERS A Partnership firm through its PARTNER MR. KALPESH DAMJIBHAI NARODIYA R/o. Narodiya House, Bandavane Nagar, Kamthwade, Nashik 422008 Notified email id - pratiknarodiya@gmail.com/Mob No. 7744000918

It shall be the duty of the allottee and promoter to inform each other any change in address subsequent to the execution of this Agreement in the above address by registered post falling which all communications and letters posted at the above address shall be deemed to have received by the promoter or the allottee, as the case may be.

28. **JOINT ALLOTTEES** :- That in case there are joint allottees all communications shall be sent by the promoter to the allottee 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 allottees.

29. **STAMP DUTY AND REGISTRATION** :- The charges towards stamp duty, Registration fee, GST, MSEB meter and connection charges shall be borne by the vendor.

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१६-२८



30. **DISPUTE RESOLUTION** :- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

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 and the Nashik courts will have the jurisdiction for this Agreement.

**FIRST SCHEDULE OF THE SAID PROPERTY**

All that piece and parcel of land admeasuring 1469.29 Sq. Mtrs. out of total adm. 1856.72 Sq. Mtrs. (out of which 387.43 Sq. Mtrs. is subjected 9.00 mtr. Road widening) out of Gat No. 275/A situated at Ambad Khurd, Taluka and District Nashik, within registration and sub Registration District of Nashik within Nashik Municipal Corporation Bounded as follows:

East	:	9.00 Mtr. Road
West	:	275/B
South	:	Gat No. 274
North	:	9.00 Mtr. Road

**SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERRED**

All that piece and parcel of constructed property constructed on the land as mentioned in the second schedule bearing Flat No. 602 on Sixth Floor, Carpet area admeasuring 55.38 Sq. Mtrs. and usable area of Balcony attached to apartment admeasuring 6.69 Sq. Mtrs. Total admeasuring 62.07 Sq. Mtrs. in A WING of AVADH ELITE bounded as follows:

East	:	Flat No. B-603
West	:	Lift & A-603
South	:	Side Margin
North	:	Flat No. A-601

**AMENITIES TO BE PROVIDED IN THE BUILDING AND FLAT**

- Building will be RCC framed structure.
- External brickwork 6" thick and internal 4" thick.
- 24 x 24 vitrified tiles flooring and skirting for all rooms, balconies, and passage.
- All walls will have double coat sand face plaster from outside and neeru finish plaster from inside.
- Spartex tilex 24 x 24 with skirting in living, kitchen, bedroom & Passage and Antiskid 12 x 12 tiles in Terrace and washing place.
- Kitchen platform is in Kadappa with stainless steel single Bowl sink.
- Galzed Tiles 12 x 8 above kitchen platform and Bathroom upto lintel level.
- Main door frame shall have decorative with water proof ply and laminated sheet rest. All door frame shall have RCC frame.
- Windows frame - Three track powder coated aluminum sliding windows with mosquito net.
- Electrification - Concealed conduit wiring with copper conductor and socket outlet in 3.5 numbers as per standard norms, power point for geyser in toilets and kitchen of modular board.
- T.V. Cable point in living room.
- Concealed plumbing work
- Water supply will be from overhead and underground water tank only.
- one overhead and one underground water tank.

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 १८-२८



- Lift with battery backup.
- Allotted parking for A and B Wing
- On Grid Solar Electricity System for Common area per wing 3 KW
- The Building is under CCTV observation

**COMMON AREAS AND FACILITIES**

- a. **COMMON AREAS**
- 1) The land under the buildings
  - 2) The footings, RCC structures and main walls of the buildings
  - 3) Staircase columns in the building/s
  - 4) Common drainage, water, electrical lines.
  - 5) Common ground water storage tank and overhead tank
  - 6) Electrical meters, wiring connected to common lights, pumps.
- b. **LIMITED COMMON AREAS 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.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, DATE AND YEAR FIRST MENTIONED HEREINABOVE.**



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED M/s. AKSHAR BUILDERS A Partnership firm through its PARTNER MR. KALPESH DAMJIBHAI NARODIYA [VENDOR/PROMOTER]

*K.Narodiya*



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED 1] MR. GORAKH VINAYAK ARKHADE

*Gorakh*



2] MRS. BHARATI GORAKH ARKHADE [PURCHASER/ALLOTTEE]

*Bharati*

Witness :-

1. *[Signature]* 2. *[Signature]*

नसम-६  
 दि. ११/०६/२०२३  
 १८-२८



मी/आम्ही खाली दाखिल केलेल्या बाबतची नोंद घ्यावी आहे. या नोंदीत नोंद घ्यावी आहे. या नोंदीत नोंद घ्यावी आहे. या नोंदीत नोंद घ्यावी आहे. या नोंदीत नोंद घ्यावी आहे.

या वस्तुसंबंधी नोंदी प्रक्रीयेमध्ये नोंद घ्यावी आहे. या नोंदीत नोंद घ्यावी आहे. या नोंदीत नोंद घ्यावी आहे. या नोंदीत नोंद घ्यावी आहे. या नोंदीत नोंद घ्यावी आहे.

*K.Narodiya*

*[Signature]*

ADVOCATE  
**Mr. Kamal of**  
**Kulkarni & Co**  
 HIGH COURT, BOMBAY

Name : KULKARNI TUSHAR NANKUMBAR  
 Residence : NASHIK, Dist. NASHIK  
 Roll No. : MAH/2600/2015  
 Enrolled On : 21-07-2015  
 Date Of Birth : 08-10-1986  
 148348 8000053303

*K.Narodiya*

CHAIRMAN

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 ABIFA8043N

श्री. ना. ना. ना.  
 AKSHAR BUILDERS

भारत सरकार  
 Government of India

कंपनी ठेकीतले अधिकारी  
 Kalpesh Damjibhai Narodiya  
 जन्म तारीख / DOB : 28/07/1983  
 पुरुष / Male

9739 0552 1776

माझे आधार, माझी ओळख

*K.Narodiya*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 BFZPAB12H

श्री. ना. ना. ना.  
 GORAKH VINAYAK ARKHADE

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 BFZPAB12H

श्री. ना. ना. ना.  
 VINAYAK SUKDEV ARKHADE



महाराष्ट्र शासन

गाव नमुना ताला (अधिकाता अधिमेख पत्रक) वि.पत्र. १९०१ बजाल वि.पत्र १,२,६ अति. ५।

महाराष्ट्र प्रदेश नगर अधिका अधिमेख अति मेखक (नगर गावे व नुसिलीन ठेके) वि.पत्र. १९०१ बजाल वि.पत्र १,२,६ अति. ५।

जिल्हा :- नाशिक

तातुका :- नाशिक

क्र. :- अंबडखुर्द (९४४९४९)  
ULPIN :- 17496890767

भूदान क्रमांक व उचितभाष :- 275/अ

सोताचे स्वाधिक नाव :-

क्र. क्र. व नुसिलीन	खोटे क्र.	धोका/प्यारारे नाव	क्षेत्र	आकार	चौ.ख.	के.फा.	मुळ, खंड व इतर अधिकाता
१६५६.७२	५५८३	मौलिक नगरपालिका/पत्रक	३.८७	४३		(१६११८)	कुमारे बाबू व बंधू
२६१७.९७	५५८३	६. अणु शिवाजी नगरपालिका/पत्रक	१४.६९	२९	२०७१.६९	(१६११८)	शा. अधिकाता
		७. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		८. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		९. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		१०. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		११. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		१२. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		१३. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		१४. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		१५. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		१६. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		१७. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		१८. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		१९. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता
		२०. अणु शिवाजी नगरपालिका/पत्रक				(१६११८)	शा. अधिकाता

गाव नमुना बागा (शिकाची नोंदवही) वि.पत्र. १९०१ बजाल वि.पत्र २९।

जिल्हा :- नाशिक  
तातुका :- नाशिक

क्र.	रुप.	खता क्रमांक	शिकाचा प्रकार	शिकाचे नाव	जल विहित	अवल विहित	जल सिंचनाचे साधन	स्वल्प	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					इ.म.र. चौ.ख.	इ.म.र. चौ.ख.			इ.म.र. चौ.ख.	

टोप :- \* सदराचो नोंद मोबाइल ऑन हॉट फोनेट आलेली आहे

"या प्रकाशित प्रतीसाठी की नमुना १५/- रुपये मिळाले."  
दिनांक :- 12/02/2024  
नाशिक क्रमांक :-

(नाव :- शिकाचे प्रकृत अधिकारी)  
तलाठी साह्याचे नाव/पदाधिकारी :- नाशिक



नसन-६  
दिनांक १९९६०/२०२४  
२०:-२८

<https://mahafar.enlightcloud.com/DDM/PgHtm1712>

21/2/2024

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NASHIK MUNICIPAL CORPORATION

NO.LND/BPI/B2/38/2022

DATE :- 25/05/2022

Sanction of Building Permission AND COMMENCEMENT CERTIFICATE

TO: M/s. Akshar Builders Partnership Firm Through Shri Sanjay C. Narodiya  
C/o. Ar. Yogesh Gaikwad & Stru. Engg. C.D. Patel of Nashik.  
Sub :- Sanction of Building Permit & Commencement Certificate in Plot No. --- of S.No. 275 of Ambad(k) Shiwar, Nashik.

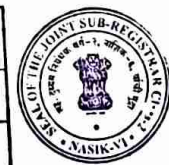
Ref :- 1) Your Application for New Building permission Dtd:29/12/2021 Inward No.B2/BP/750

Sanction of building permission & 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 permission under section 253 of The Maharashtra Municipal Corporation Act (Act, No. LIX of 1949) to erect building for Residential Purpose as per plan duly amended in ---- subject to the following conditions.

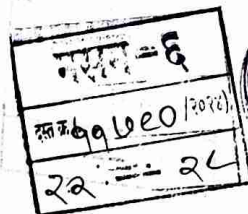
CONDITIONS (1 to 49)

- 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 Maharashtra Municipal Corporation Act 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 Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- This permission does not entitle 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].
- 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 balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
- 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.
- 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 etc. Should be properly connected to Municipal drain in the nearest vicinity of the Municipal of the effluent of the premises should be such that the effluent gets into the Municipal 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 center of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
- Proper arrangement for disposal imperial water all be made as per site requirements without disturbance natural gradient of the land facing to this conditions if any incident happens, the whole responsibly will be on the applicant/developers.
- The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

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दिनांक १९९६०/२०२४  
२९:-२८



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 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 Health officer of N.M.C & NOC shall be produced before occupation certificate.
18. Wherever necessary Adequate space from the plot u/r should be reserved for the 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 & labor engaged on construction work on site by owner/Developers 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-9Dt: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. Labor Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labor 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. Wherever necessary Fanning shall be made and maintained as per the provisions 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.
27. The Building permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not responsible for breach of any Conditions mentioned therein.
28. As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for Any arithmetical discrepancies in area statement the applicant/Architect & Developers will be commonly responsible.



C.C. for Plot No. --- of S.No. 275 of Ambad(k) Shiwar, Nashik.

29. If any discrepancy 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 site during construction with necessary signage/display board on site.
32. As per solid waste management Rule- 2018 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net & in addition, necessary precautions should be taken to reduce air pollution.
33. To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR is mandatory to Engineer/Structural Engineer/Supervisor/Town Planner/Licensing/Site Engineer/Geotechnical Engineer/Owner/Developer.
34. This permission is given the basis of N.A. order No.08/2021 dt: 06/10/2021 submitted with the application.

**Charges Recovery**

35. A)Rs.1364810/- is paid for development charges w.r to the proposed Construction vide R.No.1097 Dt: 09/05/2022.
36. B)Rs.357000/- is paid for development charges w. to the proposed land development R.No.1100,1101,1102 Date:-09/05/2022.
37. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate. Rs.17000/- Deposited vide R.No.1098 Dt: 09/05/2022.
38. Drainage connection charges Rs.91000/- is paid vide R.No.1097 Dt: 09/05/2022.
39. Welfare cess charges Rs.1775720/- is paid vide R.No.1097 Dt: 05/05/2022.
40. Charges for "Premium FSI" Rs.4231500/- is paid vide R.No.1099 Dt:09/05/2022.
41. Charges for "Ancillary FSI"Rs.2559080/- is paid vide R.No.1099 Dt:09/05/2022.
42. This permission is given on the basis of conditions mentioned in notification of ministry of environment, forest & climate change, New Delhi by 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 D waste deposited Rs.66700/- is paid vide R.No./B.No. 78/479 Date:17/12/2021.

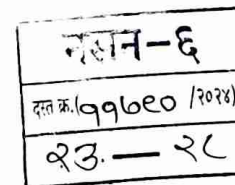
**Additional Conditions**

43. NMC Tax for Vacant plot shall be paid before Completion.
44. 7/12 extract of 9.0 M.W.colony road & Cycle Track area in the name of NMC shall be produce before occupancy.
45. Total TDR Loaded 595.00 Sq.Mt. which is utilize from DRC No: 859 Dt: 21/06/2019 vide Formula 310.28X7500/8450 = 275.90 Sq.Mt.& DRC No: 897A Dt: 04/12/2019 vide Formula 127.56X7500/11600 = 82.47 Sq.Mt.& DRC No: 897G Dt: 04/12/2019 vide Formula 157.16X7500/11600 = 101.61 Sq.Mt.TDR area utilized from the same.
46. Permission for retaining wall along the nala shall be sought prior to commencement of work from PWD,NMC & the retaining wall shall be constructed according to PWD specification under the supervision of PWD,NMC & completion certificate for the same shall furnished before occupancy.
47. Charging station shall be provided.
48. Lift fire NOC shall be produce before occupancy.
49. Hissa land below 0.40 H.as per UDCPR clause no. 3.4.1(i) hence 10% Open space is not required.

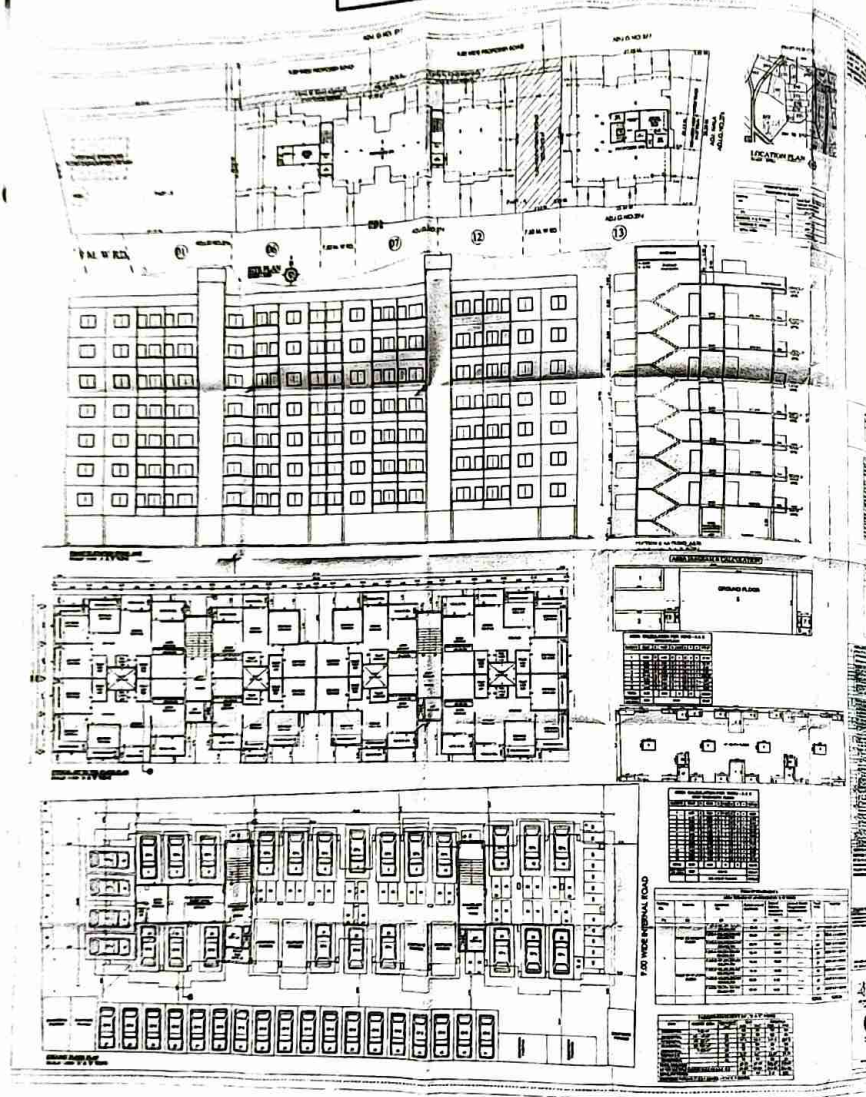
No. LND / BP / 102/38/2022  
Nashik, Dt. 25/05/2022

Copy to : Divisional Officer  
Division.

Executive Engineer  
(Town Planning)  
Nashik Municipal Corporation, Nashik.



नसन-६  
दत क्र. (११७६०/२०२४)  
२४-२८



नसन-६  
दत क्र. (११७६०/२०२४)  
२४-२८



**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 : **P51600046562**

**Project: Avadh Elite** , Plot Bearing / CTS / Survey / Final Plot No.: **Part of Survey No. 275, Ambad Khurd, Nashik, Nashik, Nashik, 422010;**

- 1. Akshar Builders** having its registered office / principal place of business at **Tehsil: Nashik, District: Nashik, Pin: 422010.**
- 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 (I) 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 **12/08/2022** and ending with **31/12/2026** 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
- 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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 12-08-2022 15:51:01

Dated: 12/08/2022  
Place: Mumbai

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

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Document ID 20241206301

06 December 2024, 10:22:42 AM

नस-६

मूल्यांकनाचे वर्ष	2024
जिल्हा	नाशिक
मूल्य विभाग	तालुका : नाशिक
ग्राम मूल्य विभाग	4.7 - विभाग क्र 4.1 व 4.2 वगळता विभाग क्र 4.3 च्या उत्तरेकडील अंतर्गत रहिवास व तत्सम विभागातील मिळकती
पत्राचे नांव	Nashik Municipal Corporation सर्व्हे नंबर / न. भू. क्रमांक : सर्व्हे नंबर #275

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
300	30400	34500	38000	0	चौ. मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	60.918 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.24200/-
द्विवाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	55.38 चौ. मीटर

Sale Type - First Sale  
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.31920/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((31920-9300) * (100 / 100)) + 9300 = Rs.31920/-
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 31920 * 60.918 = Rs.1944502.56/-
बंदिस्त बाल्कनी जागेचे क्षेत्र	6.69 चौ. मीटर
बंदिस्त बाल्कनी जागेचे मूल्य	= 6.69 * 31920 = Rs.213544.8/-

Applicable Rules	= 3, 9, 18, 19, 4(i)
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एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 1944502.56 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 213544.8 + 0 = Rs.2158047/- = ₹ एकवीस लाख अठ्ठावन्न हजार सत्तेचाळीस /-
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Home Print

नस-६  
दस्त क्र. 199600 / 2024  
१.६. — २८





1/24, 10:48 AM

Summary 1 (Dastgoshwara bhag 1)

33/11790

बुधवार, 06 डिसेंबर 2024 10:49 म.पू.

दस्त गोपवारा भाग-1

नयन6

दस्त क्रमांक: 11790/2024

दस्त क्रमांक: नयन6 /11790/2024

बाजार मूल्य: रु. 21,59,000/-

मोबदला: रु. 24,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,44,000/-

दु. नि. सह. दु. नि. नयन6 यांचे कार्यालयात

अ. क्रं. 11790 वर दि.06-12-2024

रोजी 10:46 म.पू. वा. हजर केला.

पावती:13847

पावती दिनांक: 06/12/2024

सादरकरणाचा नाव: गोरख विनायक थारखडे

नोंदणी फी

रु. 24000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

*(Signature)*

दस्त हजर करणाऱ्याची सही:

एकूण: 24540.00

Joint S. B. Nashik-6

Joint S. B. Nashik-6

**सह. दुय्यम निबंधक वर्ग-२**

**सह. दुय्यम निबंधक वर्ग-२**

**नाशिक-६.**

दस्ताचा प्रकाशिक नोंद सेल

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 06 / 12 / 2024 10 : 46 : 43 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 12 / 2024 10 : 47 : 57 AM ची वेळ: (फी)



दस्त गोपयारा भाग-2

नयान6

२८-२८

3/12/2024 10 52:34 AM

दस्त क्रमांक:11790/2024

दस्त क्रमांक :नयान6/11790/2024

स्ताचा प्रकार :-ऑन्रीमेंट दू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	ठसा प्रमाणित
1	नाव:गोरख विनायक आरखडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु.पो. तळवाडे, रोड नं: ता. येवला, जि. नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर:BFZPA9812H	लिहून देणार वय :-32 स्वाक्षरी:-		
2	नाव:भारती गोरख आरखडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु.पो. तळवाडे, रोड नं: ता. येवला, जि. नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर:BXPPC5942J	लिहून देणार वय :-29 स्वाक्षरी:-		
3	नाव:मे. अक्षर विल्डर्स भागीदारी संस्था तर्फे भागीदार कल्पेश दामजीभाई नरोडीया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नरोडीया हाऊस, ब्लॉक नं: बंदावणे नगर, रोड नं: कामठवाडे, नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर:ABIFA8043N	लिहून देणार वय :-40 स्वाक्षरी:-		

रील दस्तऐवज करून देणार तथाकथीत ऑन्रीमेंट दू सेल चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शेव्हा क्र.3 ची वेळ:06 / 12 / 2024 10 : 50 : 27 AM

गोळख:-

दर इमम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

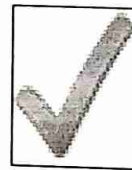
- 1 नाव:अॅड. तुषार नंदकुमार कुलकर्णी  
वय:36  
पत्ता:सी.बी.एस. नाशिक मो. नं. 9423965550  
पिन कोड:422001

स्वाक्षरी

द्वयाचित्र



ठसा प्रमाणित



शेव्हा क्र.4 ची वेळ:06 / 12 / 2024 10 : 51 : 15 AM

Joint S.F. Formik-6

सह. दुय्यम निबंधक वर्ग-२

प्रमाणित करण्यात येते की,  
या दस्तामध्ये एकुण २८ पाने आहेत.  
पुस्तक क्रमांक १, क्रमांक  
११७२० वर नोंदला.  
दिनांक ६ माही २ सन २०२४

sr.	नाशिक-६. Purchaser Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	AKSHAR BUILDERS	eChallan	69102332024120610236	144000.00	SD	0006687459202425	06/12/2024
2		DHC	1224052020576	540	RF	1224052020576D	06/12/2024
3	AKSHAR BUILDERS	eChallan	MH042133934	24000	RF	0006687459202425	06/12/2024

(SD:Stamp Duty) [RF:Registration Fee] [DHC:Document Handling Charges]

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11790 /2024

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