



पावती

Original/Duplicate

Wednesday, June 19, 2013

नोंदणी क्र. :39म

10:52 AM

Regn.:39M

पावती क्र.: 8697 दिनांक: 19/06/2013

गावाचे नाव: नाशिक शहर  
दस्तऐवजाचा अनुक्रमांक: नसन5-7610-2013  
दस्तऐवजाचा प्रकार : डीड ऑफ अपार्टमेंट  
सादर करणाऱ्याचे नाव: श्री. सागर शैलेश शाह

नोंदणी फी रु. 100.00  
दस्त हाताळणी फी रु. 340.00  
पृष्ठांची संख्या: 17

एकूण: रु. 440.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 11:08 AM रफ वेळेस मिळेल.

Joint Sub Registrar Nashik 5

बाजार मुल्य: रु.4961500 /-  
भरलेले मुद्रांक शुल्क : रु. 100/-

मोबदस्ता: रु.4900000/-

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 340/-

**मूळ दस्त ऐवज परत केला.**



INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

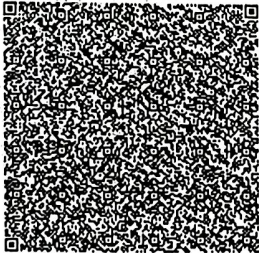
Issued by: Stock Holding Corporation of India  
Location : SHCIL - NASHIK  
Signature: *[Signature]*  
Details can be verified at www.shcilestamp.com



सत्यमेव जयते

Certificate No. : IN-MH1946/344134433L  
 Certificate Issued Date : 21 May 2013 09:47 PM  
 Account Reference : SHCIL(FI)/mhshcil017/NASHIK/ MH-NSK  
 Unique Doc. Reference : SUBIN-MHMHSHCIL0120434224942608L  
 Purchased by : SAGAR SHAILESH SHAH  
 Description of Document : Article 25(b) to (d) Conveyance  
 Property Description : AS PER DOCUMENT- DEED OF APARTMENT  
 Consideration Price (Rs.) : 49,00,000  
 (Forty Nine Lakh only)  
 First Party : SAGAR SHAILESH SHAH  
 Second Party : M/s CREATIVE BUILDCON PVT LTD  
 Stamp Duty Paid By : SAGAR SHAILESH SHAH  
 Stamp Duty Amount (Rs.) : 100  
 (One Hundred only)

नसम-५  
 दस्तक १०६९० (२०१३)  
 १ - १०



Please write or type below this line.....

DEED OF APARTMENT

21st may 2013



*[Handwritten Signature]*

ZK 0002368777

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).  
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"





नसल-५
दस्त क्र. (५५९ <sup>०</sup> / २०१३)
२ - १०

Page 1 of 1

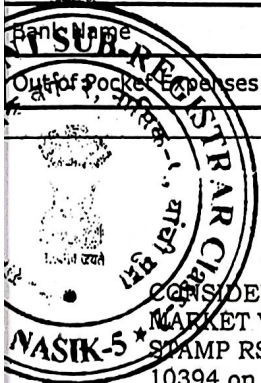
## SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA,  
 PIN CODE - 400012  
 Tel : 022-61778151  
 E-mail :

### Mode of Receipt

Account Id      mshscll01      Receipt Id      RECIN-MHMHSHCIL0119358048147870L  
 Account Name    SHCIL- MAHARASHTRA      Receipt Date    21-MAY-2013

Received From SAGAR SHAILESH SHAH	Pay To
Instrument Type CASH	Instrument Date
Instrument Number	Instrument Amount 100 ( One Hundred only )
Drawn Bank Details	
Bank Name	Branch Name
Out of Pocket Expenses 0.0 ( )	<i>Madhur...</i>



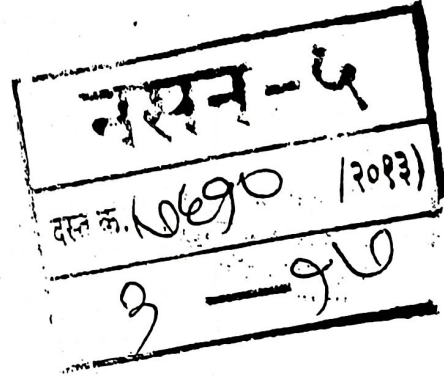
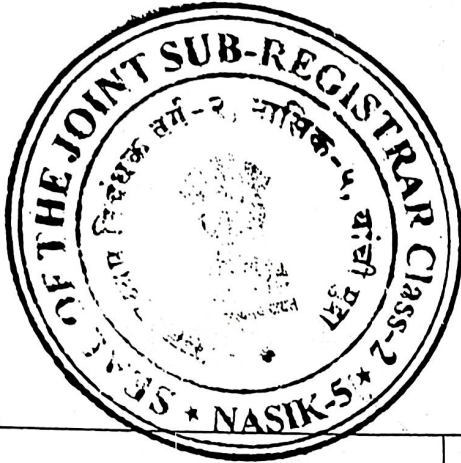
CONSIDERATION RS. 49,00,000/-  
 MARKET VALUE RS. 49,61,500/-  
 STAMP RS. 2,30,680/- IS PAID ON AGREEMENT REGISTERED AT SR. NO.  
 10394 on 24-8-2011  
 DECLARATION OF APARTMENT REGISTERED AT SR. NO. 3569 ON  
22/3/2013

### DEED OF APARTMENT

**THIS DEED OF APARTMENT** is made & executed at Nashik on  
 this 21st day of MAY 2013.

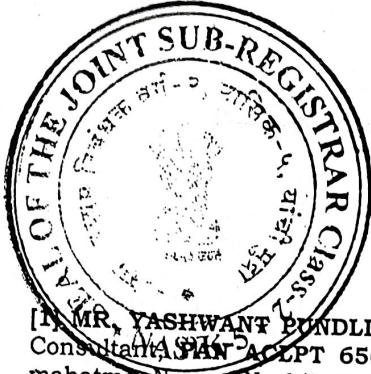
*Shubh*

*Shubh*



Nature of Document	<b>DEED OF APARTMENT</b>
Registration details If Registrable Name of S. R. O.	<b>Registrable \ Non Registrable Nashik -</b>
Franking Unique No.	
Property Description brief	<b>Flat No. 6 in AMBER APARTMENT CONSTRUCTED ON Plot No. 59 out of S.No. 719/1 + 720/A/59 situated at Nashik.</b>
Consideration Amount	<b>RS. 49,00,000/-</b>
Stamp Purchaser Name	<b>MR. SAGAR SHAILESH SHAH</b>
Name of the other party	<b>M/S. CREATIVE BUILDCON PVT. LTD.</b>
If through Name & Address	<b>MR. TUSHAR KULKARNI</b>
Stamp Duty Amt.	<b>RS. 100/-</b>
Authorized Person's full Signature & Seal	





3

नसत-५
दस्त क्र. 10690 / 2013

**BETWEEN**

[1] **MR. YASHWANT BUNDLIK THAKRE**, Age 76 years, Occupation Electric Consultant, PAN ACPT 6569 J, R/o. Plot No. 123, Yashonil bungalow, mahatma Nagar, Nashik-422 007, [2] **M/S. CREATIVE BUILDCON PVT. LTD.**, A Company duly incorporated under the Companies Act Address 13, Kapadia Commercial Complex, Old Agra Road, Nashik through its **DIRECTOR MR. ABHIJIT PRAKASH PATIL**, Age 30 Years, Occupation Business, R/o. Nashik, PAN AABFC 6058 R., No. 2 FOR SELF AND G.P.A. **HOLDER OF NO.1**, Hereinafter referred to as the "VENDORS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, Executors, Administrators, assigns, etc.) of the **FIRST PART**.

**AND**

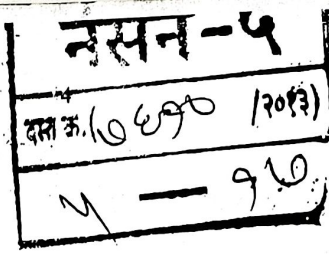
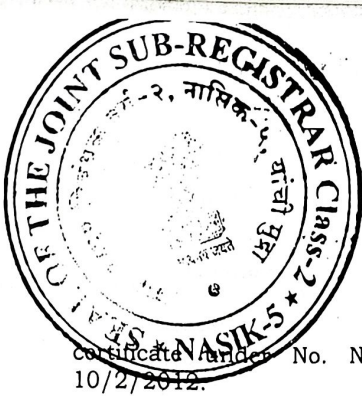
[1] **MR. SAGAR SHAILESH SHAH**, Age 37 Years, Occupation Business, PAN AQXPS 2349 R [2] **MRS. VAISHALI SAGAR SHAH**, Age 37 Years, Occupation Business, PAN ANMPS 8536 N, Both R/o. Flat No. 6, Amber Apartment, Opp. Ramdas Garden, Canada Corner, Nashik 422 005, Hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, Administrators, assigns, etc.) of the **SECOND PART**.

**WHERRAES** The vendor No. 1 is the absolute and exclusive owner of all that piece and parcel of the land situated at Village **Nashik**, Taluka and District Nashik, more particularly described in the schedule written hereunder and hereinafter referred to as the Said Property.

**AND WHEREAS** The vendor No.1 is competent to develop the said property in any manner whatsoever and accordingly vendor No. 1 has executed a Agreement of Development and General Power of Attorney in favour of vendor No. 2 on 9-5-2008. The said development agreement was executed on Rs. 1,10,000/- but was not registered within the stipulated period and therefore the said development agreement and general power of attorney was registered at the office of Sub Registrar, Nashik under confirmation deed dated 17-2-2009 at Sr. No. 2533 and 2534 respectively on 11-5-2009 whereby the vendor No. 2 is authorised to construct building on the said property by utilizing the entire FSI in the said property as per the terms of development agreement and sell the constructed premises constructed on the said property in favour of any prospective purchaser/s.

**AND WHEREAS** the vendor No. 2 has absolute right to develop the said property by constructing a building thereon & enter into agreement of sale of the tenements to the prospective purchaser at such price & the terms & conditions as the vendor No. 2 may deem fit & to appropriate the sale proceeds thereof.

**AND WHEREAS** the vendor No. 2 prepared a building plan which is approved by the Nashik Municipal Corporation under commencement certificate NO. LND / BP / NSK/A1 /222/6018 dated 28-3-2011 and as per the building plan the vendor has commenced and completed the construction on the said property and constructed a building, hereinafter referred to as the **AMBER APARTMENT** and the vendor purchased TDR of 193-77 Sq. Mtrs. from DRC No. 206 dated 10-3-2008 from Mr. Akbar Abadul Gani Sayyad and Mrs. Yasmin Akbar Sayyad by a sale deed dated 11/1/2011 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 00356 on 12/1/2011 and the vendor prepared a revised building plan which is duly sanctioned by Nashik Municipal Corporation and obtained completion



Certificate under No. Na. Ra. Vi/ Nashik Pachim/10542/5530 dated 10/2/2012.

**AND WHEREAS** the Vendor agreed to sell the apartments in the said building to different purchasers and the Vendor agreed to sell to the purchaser the flat as described in the second schedule written hereunder in the building known as "**AMBER APARTMENT**" constructed on the said property and accordingly the vendor executed an agreement of sale in favour of the purchaser which is duly registered at the office of Sub Registrar, Nashik and in consistence with the said agreement of sale, this deed of apartment is executed.

**AND WHEREAS** the Vendor subjected the said property to the provisions of Maharashtra Apartment Ownership Act and executed a Declaration under Rule 3 of the Maharashtra Apartment Ownership Rules 1972 which is duly registered at the office of Sub Registrar, Nashik and as per the said declaration and as per the provisions of Maharashtra Apartment Ownership Act, this deed of apartment is executed amongst the parties.

**NOW THEREFORE THIS DEED OF APARTMENT WITNESSETH AS HEREIN.**

(1) That for total consideration and price of **Rs. 49,00,000/- (Rs. Forty Nine Lakh Only)** the Vendor do hereby convey, alienate and transfer all that the said apartment/ flat in "**AMBER APARTMENT**" more particularly described in Second schedule written hereunder and hereinafter referred to as the said flat / apartment constructed on the property as described in the first schedule written hereunder.

(2) The aforesaid amount of consideration includes the amount of consideration of the said Apartment alongwith right in common areas and facilities as mentioned in the Declaration of Apartment registered at the office of Sub Registrar.

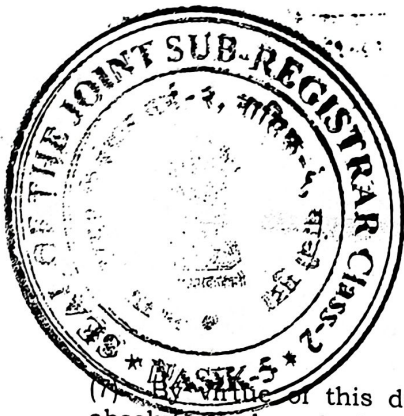
(3) In case of any Tax as may be levied by Govt. like Service Tax, Vat Tax, etc. the purchaser shall be liable for the same and the vendor shall be liable to recover the same from the purchaser.

(4) The aforesaid amount of consideration is fixed with mutual consent of the parties and there is no dispute about the same. The Vendor has received from the purchaser the aforesaid total amount of consideration from time to time on or before execution of this deed. The Vendor declares that they have received the entire amount of consideration of the said apartment and the proportionate right in the common areas and facilities, the receipt whereof the Vendor do hereby admit and acknowledge and discharge the purchaser and the said therefore.

(5) Carpet area shall be a clear dimension from unfinished wall to unfinished wall including the balcony, door jams and otta. No deductions shall be made for structural members of the building like columns, beams, shafts, skirtings, dados in the rooms, passages, shelves in the walls at floor level shall be considered as full dimensions for carpet area measurement.

(6) The actual clear, vacant & peaceful possession of the said Apartment as described in the second schedule written hereunder is delivered by the Vendor to the purchaser on or before execution of this deed of apartment and the Vendor do hereby confirm the possession of the said apartment by the purchaser as absolute and exclusive owner thereof. The purchaser is satisfied about the possession so also the purchaser is satisfied about the area of the said flat, quality of construction of the building and the amenities provided in the said flat. The purchaser has no complaint about the same. The purchaser shall never raise any objection about the same.





5

पलन-५
स.क्र. (०६९०/२०१३)
८/९०

(7) With effect from this deed of apartment, the purchaser has become the absolute and exclusive owner of the said Apartment alongwith right in common areas and facilities as defined in the Declaration of Apartment as described in the second schedule written hereunder.

(8) The apartment conveyed hereunder is free from any encumbrances, charges and defect in title and that the Vendor has not subjected to any charge, by way of mortgage, lien, lease, gift, oral or written agreement, will, etc. and the Vendor indemnifies the purchaser with any charge, encumbrance or defect in title if found with respect to the said Apartment.

(9) The Vendor shall execute deed of apartment of other apartments in the building in favour of the individual apartment owners and as such the entire said property as mentioned in the first schedule shall be deemed to have been owned by "**AMBER APARTMENT**" CONDOMINIUM".

(10) That the contents and liabilities and responsibilities of purchaser as mentioned in the agreement of sale shall be deemed to be part of this deed.

(11) The purchaser shall have proportional right in the common areas and facilities as mentioned in declaration registered by the parties.

(12) The purchaser shall enjoy the ownership and possession of the said apartment conveyed hereunder as absolute and exclusive owner without any disturbance or obstruction from the Vendor or anybody claiming through them.

(13) All the rates, taxes, etc. in respect of the said apartment shall be borne and paid by the purchaser only from the date of receipt of completion certificate.

(14) All the charges and expenses as may be required for obtaining the electric connection, is borne and paid by the purchaser exclusively.

(15) The entire expenses of this deed of Apartment is borne and paid by the purchasers exclusively.

(16) That the purchaser has received the copy of declaration of apartment and has read and understood the contents therein. The purchaser agrees to abide by all the terms and conditions as mentioned in the bye laws of the apartment and agrees to enjoy the said apartment alongwith the other apartments owners in the manner as mentioned in the Declaration of Apartment. The purchaser shall be bound by the bye laws of "**AMBER APARTMENT**" CONDOMINIUM" and shall bear and pay his proportionate share or part in the common expenses required for him to be paid as his share of expenses as per the rules of "**AMBER APARTMENT**" CONDOMINIUM" and rules and bye laws framed thereunder. The purchaser shall not do any work which would jeopardise the soundness or safety of the building or reduced the value thereof or impair any easement to the said property.

(17) That the purchaser has examined the title of the vendor/ land owner to the said property and has seen the documents of title and is satisfied about the title of the said property, so also the purchaser has taken inspection of the plans and specifications of the construction approved by the Nashik Municipal corporation and is fully satisfied about the same.

(18) That this deed of apartment is being executed pursuant to and for the purpose of Mah. Apartment Ownership Act 1970.





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नमून-५
दस्तावेज क्र. (१०६९) / २०१३
५ — ९०

[19] The Vendor has allotted parking to all the flat owners and as such each flat owner shall park his vehicle in the parking place allotted to him.

[20] That except the apartment owners whom the parking are allotted no other apartment owners shall have any right, title and interest in the said restricted common areas as mentioned in the declaration of apartment. The other apartment owners shall never claim any right in the restricted rights. Although if any service line or common water tank, drainage, Borewell etc. exist in the said side margin allotted to a particular flat owner then the said flat owner shall allow the persons as repair the said common facilities.

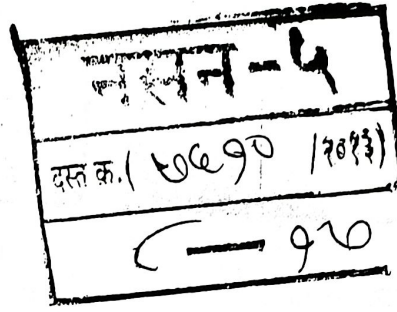
[21] That all the flat owners shall maintain the building its cleaning, security, common meter and common lights, common water connection, pump set, etc. by collecting monthly or yearly amount as may be required and decided by all the flat owners from time to time.

[22] The purchaser/s himself with intention to bring all persons into whose hands the Flat may come, do hereby covenant with the vendor's as follows;

- a) To maintain the Flat at purchaser/s own cost in good and tenantable repairs and conditions from the date possession and shall not do or suffered to be done, anything in or around the building in which the Flat is situated, stair case or any passage which may be against rules, regulations and bye laws of concerned local or other authority or change, alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.
- b) Not to store in the Flat any goods which are hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of building in which the Flat is situated, will be caused or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages or upper floors which may damage or likely to damage the stair case, common passage of any other structure of the building, entrance of the building in which the Flat is situated on account of negligence or default of the purchaser/s and the purchaser/s shall be liable for the consequences of the breach.
- c) To carry at his own cost all internal repairs of the said Flat and maintain the same in the same condition, state and order in which it was delivered by the vendor's to purchaser/s and shall not do or suffered to be done anything or building in which the Flat is situated or the Flat which may be given the rules and regulations and bye laws of concerned legal authority or other public authority and keep the portion sewer, drain pipes in the Flat, consequences of the breach and in the event of the purchaser/s committing any act in contravention of the above provisions, the purchaser/s shall be responsible for the consequences thereof to the concerned legal authority and/or other public author.
- d) Not to demolish or to cause to be demolished the Flat or any part thereof nor at any time make or cause to be made any addition or alterations of whatever nature in or to the Flat or any part thereof nor any alterations in the elevations & on the colour scheme of the building in which the Flat is situate and appurtenances thereto in good tenantable repair condition.
- e) Not to throw dirt, rubbish, ranges, garbage or refuse or permit the same to be thrown from said flat in compound or any portion of said land and building in which the Flat is situated.
- f) To bear and pay increase in local taxes, water charges, insurance and other such lévy's, if any which are imposed by concerned local authority



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on account of change of user of the Flat by the purchaser/s viz. User of any purpose other than for residential purpose.

- g) The purchaser/s shall observe and perform all rules and regulations which the association may adopt at its inception and addition, alterations and amenities thereof that may be from time to time, for protection and maintenance of said building and Flat therein and for the observance and performance of building rules, regulations & bye laws for the time being of concerned local authority and of Govt. and other public bodies. The purchaser/s shall observe and perform all stipulations and conditions laid down by association, regarding the occupation and use of the Flat in building and shall pay and contribute outgoing in accordance with the terms of this Agreement.
- h) Not to make any changes in the exterior of the building.
- i) The purchaser shall not fix any board, advertisement, hoarding or neon signs outside the flat and the exterior of the building.
- j) The purchaser shall not use the said flat for any other purpose than residential and shall not use the same for any commercial purpose.
- k) The purchaser shall not use the said flat in such a way which will create nuisance to the other flat owners.

[23] That except the apartment owners whom the adjoining side margin and the adjoining terrace and part of top terrace are allotted no other apartment owners shall have title and interest in the said restricted common areas. The other apartment owners shall never claim any right in the aforesaid restricted rights.

[24] That there are two garrages sanctioned as per the approved building plan Garrage in the side margin and covered garrage below the stilt below flat No. 1. That the garrage constructed in the side margin shall be used and utilized for the watchman's cabin which will be common to all the flat owners.

[25] The east side top terrace is allotted to flat No. 7. The owner of flat No.1 shall have absolute and exclusive right to use, utilize and enjoy the front side marginal space and the covered garrage below flat no. 1.

#### **FIRST SCHEDULE OF THE SAID PROPERTY**

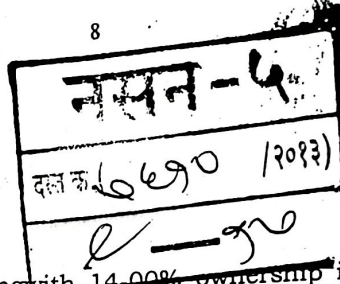
All that piece and parcel of the property bearing **S. No. 719/1 + 720/A/59** bearing **Plot No. 59** admeasuring **483-84 Sq. Mtrs.** situated at Nashik within Nashik Municipal Corporation within registration district of Nashik and sub registration taluka Nashik bearing s.No., area, and boundaries as follows:

- On or towards East : By Plot No. 60  
On or towards West : By Plot No. 58  
On or towards South : By 50 Ft. Road  
On or towards North : By Plot No. 51 and 52

#### **SECOND SCHEDULE OF THE SAID APARTMENT**

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing **Apartment/ Flat No. 6** On the Sixth floor having carpet area admeasuring 119-26 Sq. Mtrs. & the Stilt Parking No. 6 admeasuring 13-94 Sq. Mtrs.in





AMBER APARTMENT alongwith 14.00% ownership in the common areas as mentioned in the Declaration of Apartment.

**IN WITNESS WHEREOF THE PARTIES HAVE SIGNED ON THIS DAY DATE AND YEAR FIRST MENTIONED ABOVE.**



SIGNED SEALED AND DELIVERED  
BY THE WITHINNAMED  
[1] MR. YASHWANT PUNDLIK THAKRE  
[2] M/S. CREATIVE BUILDCON PVT. LTD.  
through its DIRECTOR  
MR. ABHIJIT PRAKASH PATIL  
No. 2 FOR SELF AND G.P.A. HOLDER OF NO.1  
(VENDOR)



SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED  
[1] MR. SAGAR SHAILESH SHAH

[2] MRS. VAISHALI SAGAR SHAH  
(PURCHASER/S)

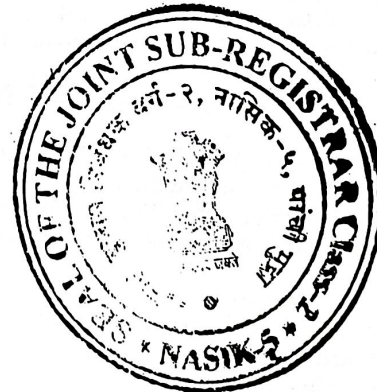


**WITNESSES :-**

1. \_\_\_\_\_

2. \_\_\_\_\_

amber-1







Wednesday, August 24, 2011

11:04:40 AM

Original

नोंदणी 39 म.

Regn. 37 M

पावती

पावती क्र. : 10479

गावाचे नाव नाशिक नगर पालिका हद्द मोजे

दिनांक 24/08/2011

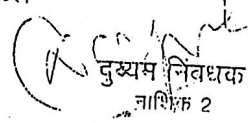
दस्तऐवजाचा अनुक्रमांक नंरान2 - 10394 - 2011

दस्ता ऐवजाचा प्रकार करारनामा  
करारनामा

सादर करणाराचे नाव: सागर शैलेश शाह रा विसेमळा कॉलेज रोड नाशिक वय 35 पॅग  
अवयुएक्सपीएस 2349आर - -

नोंदणी फी	-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)	-	400.00
एकूण रु.		30400.00

आपणास हा दस्त अंदाजे 11:19AM ह्या वेळेस मिळेल

  
दुय्यम निवधक  
नाशिक 2

बाजार मुल्य: 4961500 रु. मोबदला: 4900000 रु.  
भरलेले मुद्रांक शुल्क: 230680 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;  
बँकेचे नाव व पत्ता: राजलक्ष्मी बँक नाशिक ;  
डीडी/धनाकर्ष क्रमांक: 105990; रक्कम: 30000 रु.; दिनांक: 20/08/2011

सन-५  
२०१३/२०१३  
१०-१०



Railaxmi Urban Co-op. Bank Ltd., Nashik  
REGISTRATION

नसिन-५
दस्त क्र. (3300 / 2013)
१० - १६

नसिन-५
दस्त क्र. (1690 / 2013)
११ - १२

घोषणापत्र

आम्ही श्री. प्रकाश सादशिव पाटील,  
 धंदा शेती व व्यापार, रा. नासिक या व्दारे घोषित करतो की, दुय्यम  
 निबंधक नासिक यांचे कार्यालयात Prakash Sadashiv Patil या  
 शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.  
 श्री. प्रकाश सादशिव पाटील

यांनी दिनांक १०/०२/२००९

रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस  
 हजर केला आहे. निष्पादीत करून क बुलीजबाब दिला आहे. सदर  
 कुलमुखत्यारपत्र लिहून देणार यांनी सदर कुलमुखत्यारपत्र रद्द केलेले नाही  
 किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले  
 नाही. किंवा अन्य कोणत्याही कारणाने कुलमुखत्यारपत्र रद्दबादल ठरलेले  
 नाही. सदर कुलमुखत्यारपत्र पूर्णता वैध असून उपरोक्त कृती करण्यास  
 मी पूर्णता सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी  
 अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल यांची मला  
 जाणीव आहे.



Prakash Prakash

कुलमुखत्यारपत्रधारकाची नावे व सही

दिनांक २२/११/२०१३  
१९/६/१३

लेखा संख्या / PERMANENT ACCOUNT NUMBER

**AHHPP5536C**

नाम / NAME

**PRAKASH SADASHIV PATIL**

पिता का नाम / FATHER'S NAME

**SADASHIV KASHIRAM PATIL**

जन्म तिथि / DATE OF BIRTH

**01-06-1954**

हस्ताक्षर / SIGNATURE

Prakash

Prakash

मुख्य आयकर आयुक्त, नासिक

CHIEF COMMISSIONER OF INCOME-TAX, NASHIK

नक्कल करिता  
गां. न. नं. ७, ७अ, व १२

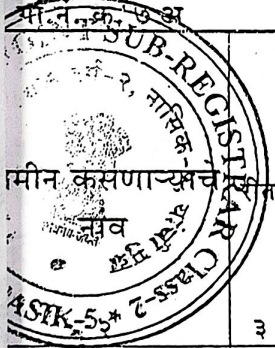
गांव \_\_\_\_\_  
तालुका सांगली

पिन क्र.	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
12032748			भोगवटदाराचे नाव ९८२२ ९८४४ यशवंत पुंडलिक ठाडरे	कुळाचे नांव खंड
मार्काचे नाव	P.NO: 48			
योग्य क्षेत्र	म्कर मुठे			
	हेक्टर आर			
	चौरस मिटर			
	४८३-८४			
एकूण-	४८३-८४			
एकूण-	४८३-८४			
बेनशेती- विशेष -	रूपये पैसे			
	०-००			
ग्याबाबत- एकूण-	०-००			

**नसम-५**  
दस्त क्र. (3560 / 2013)  
११ - १६

**नसम-५**  
दस्त क्र. (10690 / 2013)  
१२ - १०

गां. नं. क्र. ७अ			गां. नं. क्र. १२												
पिकाखालील क्षेत्रांचा तपशील			मिश्र पिकांचे एकूण क्षेत्र									पडीत पिकास निरूपयोगी जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र			पडीत पिकास निरूपयोगी जमिनीचा तपशील						
५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७			
मि. पी. संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	प्रकार	क्षेत्र	पानी पुरवठ्याचे साधन	शेरा			



प्रमाणे खरी नक्कल तयार ता. २९/०३/२०१३

तलाठी नाशिक  
ता. जि. नाशिक.





# नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/भक्त्तः)

जावक क्र./नरवि/ 90482/5930

दिनांक 90/12/2092

No. A 10542

श्री./श्रीमती

यशवंत पी ठाकरे DPA - मिटेरील विल्डिंग

संदर्भ : तुमचा दिनांक 92/90/2099 चा अर्ज क्रमांक 918239

महाशय,

दाखला देण्यात येतो की नाशिक शिवारातील / सि.स.नं., स. नं. U929 + U20/अ/99

प्लॉट नं. 92

मधील इमारतीच्या

लव पार्किंग + रचना

न-4

मजल्याचे इकडील बांधकाम परवानगी क्र. 91/222/2092 दिनांक 25/3/2099 अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. संजय मिस्त्री

दस्त क्र. U920/2093

यांचे निरीक्षणखाली पूर्ण झाली असून निवासी / निस्सेक्टर / शैक्षणिक कारणासाठी खालील अटी शीतस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र 888.09 चौ.मी

व चर्टई क्षेत्र U20.00 चौ.मी

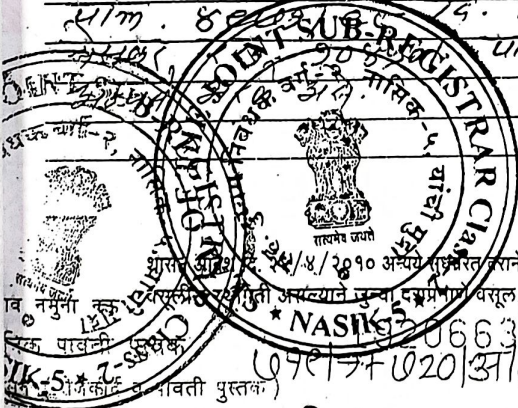
चा.मी. नसम-4  
चा.मी.  
दस्त क्र. 3300  
92-98

- सदर इमारतीचा वापर निवासी/निवासेत्तर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापराने बदल करता येणार नाही.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिकांक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात येणारी आहे. तरी घरपट्टी बाबत
- सिगल फेज विज पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्वी परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.

5) वाल्डनी कॅव करणे कामी लडमोडे की. र. 82000/-

साम. 82000/- दि. 31/9/2092 अन्वये शरत असे.

साम. 5003/53 दि. 01/2/92



कार्यकारी अभियंता

रचना विभाग

नाशिक महानगरपालिका, नाशिक

नाशिक तालुका- नाशिक खाते क्र.

10/1/2099 भोगवटादार/पिसे देणारा यशवंत पुंडलीक ठाकरे

एकत्रीकृत जमीन महसूल

कवाकी	चालू वर्ष म्हणजे 2099				स्थानिक उपकर.				
	नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत		
र.	पै.	र.	पै.	र.	पै.	र.	पै.	र.	पै.
99/92		838	00						

रुपये सहाय्ये फक्त मिळाले.

नाशिक  
ता. जि. नाशिक.





तस्य - २

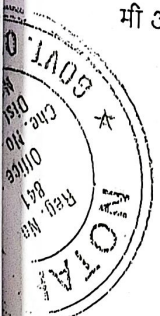
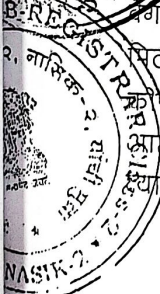
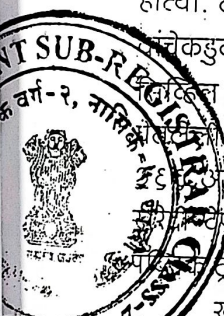
For The Akola Urban Co-Op. Bank Ltd  
( Multi - State Scheduled Bank )  
Branch Nashik.

दस्तावेज क्र. १७५०० / २०११

११ / २१

प्रतिज्ञापत्र

Authorised Signature



प्रतिज्ञापत्र आज तारीख २२ माहे ऑगस्ट २०११ रोजी सकाळी ११ वाजे ते १२ वाजे दरम्यान नासिक मुकामी:-

तस्य - १  
७७१० / २०११

श्री. अभिजित प्रकाश पाटील, वय २७ धंदा व्यवसाय, राहाणार नासिक इन्व्हेक्टर मे.  
क्रिएटिव्ह बिल्डकॉन प्रा. लि. नासिक सत्य प्रतिज्ञेवर प्रतिज्ञापत्र करतो की,  
तुकडी जिल्हा नासिक पोट तुकडी तालुका नासिक पेंकी रजिस्ट्रेशन जिल्हा  
नासिक व सब रजिस्ट्रेशन तालुका नासिक पेंकी नासिक महानगरपालिका हद्दीतील मौजे  
नासिक शिवारातील बिमशेती प्लॉटची मिळकत यांसी सर्वे नंबर ७१९ / १ + ७२० /  
अ/ १९ यांसी प्लॉट नंबर ५९ यांसी क्षेत्र ४८३-८४ चौरस मिटर अशी मिळकत श्री.  
यशवंत पुंगलिक ठाकरे यांचे मालकीची असून त्यांनी सदर मिळकत आम्हांस  
विक्री नाकामी आमहांस दिलेली असून सदर विकसन करारनामा व जनरल मुखत्यार पत्र  
दुय्यम निबंधक नासिक यांचे कार्यालयात नोंदविलेले आहे व त्यास अनुसरून सदर  
मिळकतीवर इमारत नकाशा तयार करून तो मंजूर करून बांधकाम सुरू करून पूर्ण केले  
आहे.

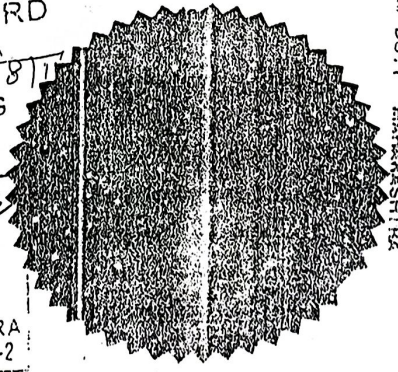
सर्वे नंबर ७१९ व ७२० या मिळकती खंडुजी दगडुजी पाटील यांचे मालकीच्या  
होत्या. त्यांनी सदर मिळकत ही दि चर्च मिशनरी ट्रस्ट असोसिएशन लि. इंग्लंड व अजय २  
दिवसे नासिक येथील स्पे.मु.नं. ६८/४८ मधील हुकुमनाम्यानुसार श्री. पी.डी.सावरकर  
जज सिनियर डिव्हीजन यांचे सहीने तारीख १८-३-१९५४ रोजी खरेदी  
आहे. सदर खरेदीखत दुय्यम निबंधक नासिक यांचे कार्यालयात अनुक्रम नंबर  
१६९९ वये नोंदविलेले आहे. सदर मिळकत ही केव्हांही नोंदणीकृत व्यासाची नव्हती.  
त्याच्यावर ही लिमिटेड कंपनी होती. व्यास नव्हती. त्यामुळे सदर मिळकतीस मुंबई  
ट्रस्ट कायद्याच्या कोणताही तरतुदी लागू होत नाहीत.

खंडु दगडु पाटलांनी सदर मिळकत खरेदी घेतल्यानंतर त्यांनी सदर मिळकती  
वगवेगळ्या इसमांना विक्री केलेल्या आहेत. सदर मिळकत ही व्यासाची नाही व सदर  
मिळकतीशी नासिक डायोसिएशन कौन्सिल या व्यासाचा कोणताही संबंध नसून त्यांचे  
कोणताही मालकी हक्क हितसंबंध नाही. याची खात्री झाल्याने आम्ही खरेदीखत केले  
आहे. सदर मिळकतीशी नासिक डायोसिएशन कौन्सिलचा संबंध व मालकी असल्यास  
त्यासून उद्भवणा-या सर्व परीणामाची जबाबदारी आमचेवर राहिल.  
वरील मजकूर खरा असून बरोबर आहे.

*G. P. Pekhale*  
सदरहु इसमांस  
मी ओळखतो.

NOTED & REGISTERED  
AT SR. NO. 7054  
CONTAINS 29 PAGES

BEFORE ME  
*Vasant G. Pekhale*  
VASANT G. PEKHALE  
NOTARY, GOVT. OF MAHARASHTRA  
Off. : Che. No. 119/2, Dist Court, Nashik-2



INDIA  
STAMP DUTY  
MAHARASHTRA  
45551  
171055  
R-00001001-PE5087  
16:35  
AUG 22 2011

The Akola Urban Co-Operative Bank  
Ltd. Akola Branch Head Office, Bichar  
Kharva Building Samant House, Old  
Akola Road, Akola.



Summary I (GoshwaraBhag-1)



बुधवार, 19 जून 2013 10:52 म.पू.

दस्त गोषवारा भाग-1

नसन5

१२१७

दस्त क्रमांक: 7610/2013

दस्त क्रमांक: नसन5 /7610/2013

बाजार मूल्य: रु. 49,61,500/- मोबदला: रु. 49,00,000/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नसन5 यांचे कार्यालयात

पावती:8697

पावती दिनांक: 19/06/2013

अ. क्र. 7610 वर दि.19-06-2013

सादरकरणाराचे नाव: श्री. सागर शैलेश शाह

रोजी 10:47 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 340.00

पृष्ठांची संख्या: 17

दस्त हजर करणाऱ्याची सही:

एकुण: 440.00

Joint Sub Registrar Nashik 5

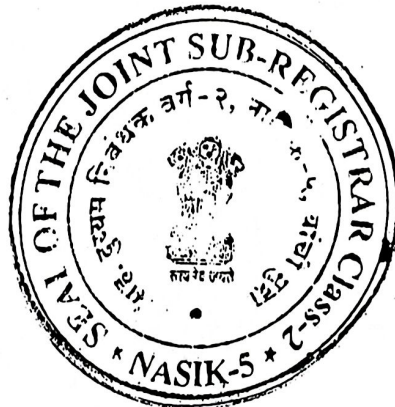
Joint Sub Registrar Nashik 5

दस्तांचा प्रकार: डीड ऑफ अपार्टमेंट

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 क्र. 1 19 / 06 / 2013 10 : 47 : 25 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19 / 06 / 2013 10 : 48 : 07 AM ची वेळ: (फी)



Summary-2( दस्त गोषवारा भाग - २ )

19/06/2013 10 54:57 AM

दस्त गोषवारा भाग-2




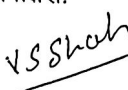





नसन5

92190

दस्त क्रमांक:7610/2013

दस्त क्रमांक :नसन5/7610/2013





दस्ताचा प्रकार :-डीड ऑफ अपार्टमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. सागर शैलेश शाह पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अँवर अपार्टमेंट, रामदास गार्डन शेजारी, कॅनडा कॉर्नर, नाशिक., ब्लॉक नं. -, रोड नं. -, . . . पॅन नंबर:AQXPS2349R	लिहून घेणार वय :-37 स्वाक्षरी:- 		
2	नाव:सौ. वैशाली सागर शाह पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अँवर अपार्टमेंट, रामदास गार्डन शेजारी, कॅनडा कॉर्नर, नाशिक., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, णासू:ईक. पॅन नंबर:ANMPS8536N	लिहून घेणार वय :-37 स्वाक्षरी:- 		
3	नाव:1. श्री. यशवंत पुंडलिक ठाकरे 2. मे. क्रिएटीव्ह विल्डकॉन प्रा.लि. तर्फे डायरेक्टर श्री. अभिजीत प्रकाश पाटील वरील नं. 2.स्वतासाठी व नं. 1 यांचे ज.मु. म्हणून पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सहजिवन कॉलनी, कॉलेज रोड, नाशिक, ब्लॉक नं. -, रोड नं. -, . . . पॅन नंबर:AABFC6058R	लिहून घेणार वय :-30 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित डीड ऑफ अपार्टमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:19 / 06 / 2013 10 : 50 : 01 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अशोक सुकदेव कासोदे वय:32 पत्ता:विसे मळा, कॉलेज रोड, नाशिक पिन कोड:422005		
2	नाव:प्रकाश सदाशीव पाटील वय:56 पत्ता:कॉलेजरोड, नासिक पिन कोड:422005		

शिक्का क्र.4 ची वेळ:19 / 06 / 2013 10 : 52 : 53 AM

शिक्का क्र.5 ची वेळ:19 / 06 / 2013 10 : 57 : 57 AM

Joint Sub Registrar Nashik 5



प्रमाणित करण्यात येते की,  
या दस्तामध्ये ...१७० पाने आहेत.

पुस्तक क्रमांक १, क्रमांक  
७६१० वर नोंदला.

दिनांक ११ जानेवारी २०१३

7610/2013

सह. दुय्यम निबंधक वर्ग-२

नाशिक-५.