



Monday, August 23, 2010  
3:52:36 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 7934

गावाचे नाव नाशिक नगर पालिका हद्द मोजे दिनांक 23/08/2010  
दस्तऐवजाचा अनुक्रमांक नसन3 - 07882 - 2010  
दस्ता ऐवजाचा प्रकार अपार्टमेंट डीड

सादर करणाराचे नाव: भरत गलजी बोरिसा -

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रजवत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)	:-	320.00
एकूण	रु.	420.00

आपणास हा दस्त अंदाजे 4:07PM ह्या वेळेस मिळेल

  
दुय्यम निंबधक  
नाशिक 3

सह. दुय्यम निंबधक वर्ग-२

बाजार मुल्य: 652600 रु. मोबदला: 1250000 रु. नशिक-३.  
भरलेले मुद्रांक शुल्क: 100 रु.

Received Original Document

53672

Sr. No. :

**CUSTOMER COPY**

Date 23/08/2010

Deposit Br. Nashik

Pay to 0030 Acct. Stamp Duty

Franking Value	Rs.	100L
Service Charges	Rs.	10L
Total	Rs.	110L

**नसम-३**

दस्त क्र. (6000/2010)

१ --- १६

Name of Stamp Duty Paying Party

भरत गणपती जोरिसा  
 वेदकाळी, भद्रकाळी गाविस  
 - साहेबराव मोरे.

DD .....

Drawn on bank .....

**(FOR BANK USE ONLY)**

Item No. :

Franking Sr. No. :

15328

178056

*A.N. THETE*  
 Office  
**A.N. THETE**

**जानकल्याण सहकारी बँक**  
**Janakalyan Co. Op. Bank Ltd Nashik**  
 No. D-5/STP(V)/C.R. 1068/01/07/114-117/2007, Date of Issue - 25/1/2007

नाव भरत गणपती जोरिसा  
 पत्ता वेदकाळी, भद्रकाळी  
 गाविस  
 हस्ते नाव साहेबराव मोरे सही  
 शवती क्र 53672

JANKALYAN CO-OPBANK LTD. NASHIK  
 M. G. ROAD BRANCH

*A.N. THETE*  
 Authorised Signatory  
 A.N. THETE

Jankalyan Co. Op. Bank Ltd.  
 Nashik, M.G. Road Branch,  
 Sarada Sankul, Wakil Wadi,  
 Nashik - 1.  
 D-5/STP (V)/C.R. 1068/01/07/  
 114-117/2007

Zone No. : 1.3.52

Stamp Duty : 45,100/-

Govt. Valuation : Rs. 6,52,600/-

Consideration : Rs. 12,50,000/-

Stamp Duty : Rs. 45,100/- Paid on Agreement for Sale dtd. 6/07/2010 bearing  
 Registration No. 06303 -2010.

**DEED OF APARTMENT**

THIS DEED OF APARTMENT is made and executed on 23 / 8 / 2010



भारत 15328  
 178056  
 SPECIAL ADHESIVE  
 AUG 23 2010  
 12:51  
 0000100/085302  
 INDIA  
 STAMP DUTY MAHARASHTRA

नसिन-३
दस्ता क्र. (६००९/२०१०)
२ - १६

**BETWEEN**

**M/S. PRABHAT CONSTRUCTIONS** Proprietary Firm, through its Sole Proprietor **Shri. Amrutlal Shivji Patel**, (PAN NO. ABFPP 1021 L) Age - 49, Occ. Business, R/o. 23, Sathe Baug, Mahatma Gandhi Road, Nashik, hereinafter referred to as the **GRANTOR OWNER & DEVELOPER** (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, representatives & assigns) **OF THE ONE PART.**

**AND**

**SHRI. BHARAT GALJI BORISA**, Age - 41, Occ. Service, (PAN AAPPB5358R), R/o. 1345, Meghwal Housing Society, Khadkali, Nasik, hereinafter referred to as **THE PURCHASERS**, (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, representatives & assigns) of **THE OTHER PART;**

**WHEREAS :-**

M/s. Prabhat Construction through its Proprietor **Shri. Amrutlal Shivji Patel** is seized & possessed of & otherwise well and sufficiently entitled to all that piece & parcel of non agricultural land bearing Revenue Survey No. 18/2/9B, Plot No. 5, admeasuring 583.62 Sq. Mtrs. assessed at Rs. 385.18 Ps. situate, lying & being at Nashik, Tal & Dist. Nasik, within the limits of Nashik Municipal Corporation, Nashik & also seized and possessed an area admeasuring 230.00 sq.mtrs. of T.D.R. F.S.I. out of certificate No. 113 dtd. 31/1/2002. (hereinafter referred to as the said property for the sake of brevity & more particularly described in the schedule annexed hereunder).

**AND WHEREAS** the Grantor Owner has purchased the said property from Ashirwad Sadan Co.op. Housing Society Ltd. through its Chairman **Shri. Pramod Bhagwanji Wasani** vide Sale deed dtd. 6/4/2009 which is duly registered at the office of Sub- Registrar, Nasik at Sr. No. 02187/2009 Dated 6/4/2009 and the name of the Grantor Owner is mutated in the owners column of the record of rights and since then the Grantor Owner is in actual possession and enjoyment of the said property and by virtue of the sale deed the Grantor Owner has absolute and exclusive right to develop the said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchasers at the price and the terms and conditions as the Grantor Owner may deem fit and proper.



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दस्तावेज क्र.	6000 / 2080
3	9E

**AND WHEREAS** layout of the said property has been finally approved by The Nasik Municipal Corporation, Nasik vide Permission No. Nagarrachana/Final/152/Panchavati Dated 15/03/2004.

**AND WHEREAS** the said property has been converted for non- Agricultural use vide the order of Collector of Nashik bearing No. Maha/Kaksha-3/NA/235/2000, Dated 4/12/2000.

**AND WHEREAS** the Grantor Owner has also purchased T.D.R. of 230.00 sq.mtr. out of T.D.R. Certificate No. 113, C-Zone, out of S.No. 228/1, of Village Nasik from Shri. Arjun Deoram Mate & Others through their Power of Attorney Holder Shri. Yashwant Ramchandra Gujar vide Agreement for Sale dtd. 9/7/2004. The said Agreement is duly stamped by Collector of Stamps Nasik vide Certificate dtd. 30/7/2004.

**AND WHEREAS** the said property falls within the residential zone of the Development plan of Nashik and that the tenure of the said property is free hold and marketable.

The Grantor Owner has decided to construct a multi-storied building consisting of various residential premises and the building shall be known as **PRABHAT DARSHAN APARTMENT** (hereinafter referred to as the said building) on the said property, consisting of Residential flats, open parking spaces, covered parking spaces and such residential premises as per the approved building plans with a view to sell the said premises therein, on **OWNERSHIP BASIS** to the intending Purchasers.

**AND WHEREAS** the Grantor Owner & Developer has prepared Building Plan of the proposed building through Ar. Vijay Patel of Nasik and got it sanctioned from the Nashik Municipal Corporation vide building permission order No. LND/BP/PAN/ 560/1018, dated 20.10.2003. The Construction of the said building on the said plot is completed in all respects and hence Nasik Municipal Corporation Nasik issued completion certificate vide letter No. Nagarrachana/Panchavati/5134/697 dtd. 26/3/10.

**AND WHEREAS** Title of the said property is clear, marketable & without any encumbrances and accordingly title certificate of the said property has been issued by Adv. Nandkishor H. Lahoti of Nasik on 18/6/2009.

**AND WHEREAS** the Grantor Owner and the Grantor Developer submitted the said property and the building constructed thereon under the provisions of Maharashtra Apartment Ownership Act 1970 and the rules made thereunder and



नसिन-३

दस्ता क्र. (0609/2010)

४ - १६

thereby executed Declaration of Apartment and the same is registered in the office of Sub- Registrar, Nasik on 6/4/2010 vide Registration No. 03186/2010

And Whereas the Purchasers herein have agreed to purchase Flat bearing No. B1 admeasuring Carpet Area 38.61 sq.mtrs. of the said PRABHAT DARSHAN APARTMENT, hereinafter referred to as the said premises for the sake of brevity and more particularly described in Schedule - II annexed hereto from the Grantor Owner & Developer for the lumpsum consideration of Rs. 12,50,000/-. The Granter owner and Developer executed agreement for sale in respect of the said premises in favour of the purchaser on 6/07/2010. The said agreement is registered in the office of the sub-registrar Nasik vide registration No. 06303-2010

AND WHEREAS The purchasers have paid the entire amount of consideration of Rs. 12,50,000/- (Rs. Twelve lakh Fifty Thousand only) in respect of the said premises to the Grantor Owner & Developer before execution of this Deed of Apartment. The Grantor Owner & Developer hereby admits and acknowledge that he has received the entire amount of consideration in respect of the said premises from the purchasers. The Grantor Owner & Developer has delivered actual, vacant & peaceful possession of the said premises to the Purchasers upon execution of this Deed. The Purchasers have requested the Grantor Owner & Developer to execute final sale deed of the said premises and hence this deed.

**NOW THEREFORE THIS DEED OF FINAL CONVEYANCE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES TO THIS DEED AS FOLLOWS**

The Grantor Owner & Developer has transferred the said premises in favour of the Purchasers together with the rights to use and enjoy common amenities and facilities provided in the said Building and particularly described in the Declaration of Apartment mentioned above. AND ALSO ALL the estate, right, title, interest use, trust, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity of the Grantor Owner & Developer into or upon the 3.67% undivided share in the said piece or parcel of land or ground hereditaments and premises or any part thereof and in the said Apartment TO HAVE AND TO HOLD the said premises and all and singular other premises hereby

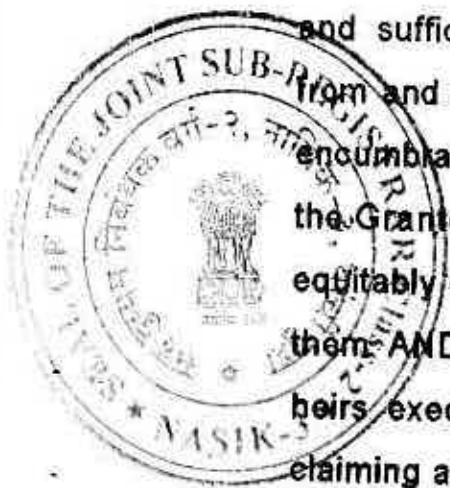


नसल-३

दस्तावेज. (1000Y/2020)

१-१६

granted, released and assured or intended so to be with their and every of their rights members and appurtenance UNTO AND to the use of the Purchasers forever subject to payment of all rents, assessments, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof. AND the Grantor Owner & Developer doth hereby covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by him the Grantor Owner & Developer or any person or persons lawfully or equitably claiming or to claim by from through under or in trust for him made, done or knowingly suffered to the contrary he the Grantor Owner & Developer now hath in himself good right, full power and absolute authority to grant, release and assure the said undivided 3.67% share in the said piece or parcel of land or ground hereditaments and premises and the said unto and to the use of the Purchasers free from all encumbrances AND that the Purchasers shall and may at all times hereafter peaceably and quietly enter upon, have, hold, occupy, possess and enjoy the said hereditaments and premises and receive the rents, issues and profits thereof to and for their own use and benefit without any suit, eviction, interruption, claim and/ or demand whatsoever from or by him the Grantor Owner & Developer, their heirs or any of them or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free from and clear and freely and clearly and absolutely acquired, exonerated and forever discharged or otherwise by the Grantor Owner & Developer well and sufficiently saved, defended and kept harmless and indemnified of from and against all former and other estates, titles, charges, troubles and encumbrances whatsoever had made, executed, occasioned or suffered by the Grantor Owner & Developer or any other persons or person lawfully or equitably claiming or to claim by from under or in trust for them or any of them AND FURTHER that he the Grantor Owner & Developer and his heirs executors and administrators and all persons lawfully or equitably claiming any estate or interest in the said premises or any part thereof from under or in trust for the Grantor Owner & Developer or his respective heirs or any of them shall and will from time to time and all times hereafter at the request and costs of the Purchasers do and execute or cause to be executed all such further and other acts, deeds, things, conveyance and



नसिन-३
दस्तावेज. (१८८२/२०१०)
E — १६

assurance in law whatsoever for the better and more perfectly assuring the said hereditaments and premises and every part thereof unto the use of the Purchasers in the manner aforesaid.

2) The Grantor Owner & Developer is free to sell other flats and other rights to any such person he may deem fit. The purchaser does not have any objection to it and will not have any say in such sale/ transaction and that, they shall not have any objection for any such prospective buyer from being included as a member in the apartments membership of **PRABHAT DARSHAN APARTMENT**.

3) That the Grantor Owner & Developer has completed the formation "**PRABHAT DARSHAN APARTMENT**" and the purchasers have approved the name of "**PRABHAT DARSHAN APARTMENT**". The purchasers shall pay their share of outgoing expenses into the bank account of the said Association from time to time for the day to day maintenance of the apartment condominium. The purchasers agrees to abide by the rules and regulations of the apartment condominium.

4) The costs and the expenses required for the execution of the final conveyance, such as stamp duty, registration charges, legal charges, typing charges, xerox and other miscellaneous expenses to be borne and paid by the Purchasers.

5) The Grantor Owner & Developer has conveyed the said premises, alongwith 3.67% in the ownership and 3.67% voting rights in the said "**PRABHAT DARSHAN APARTMENT**". Apartment Association to the purchasers forever.

6) It is hereby expressly agreed between the parties to this Deed that the terms and conditions mentioned in the Declaration of Apartment executed by the Grantor Owner & Developer & the Purchasers herein shall form as a part and parcel of this Deed. The Purchasers had agreed that they shall be responsible to observe all the terms, conditions, restrictions mentioned in the Declaration of Apartment. The Purchasers have also agreed to pay maintenance charges and other out goings of their share in respect of the said premises to the said "**PRABHAT DARSHAN APARTMENT**". Apartment Association from time to time.



नसम-३	
दस्तावेज क्र.	(6000/2080)
००	१६

- 7) The Grantor Owner & Developer has handed over copy of all the documents and muniments of the title, to the Association of Apartment owners.
- 8) The Purchasers hereby declare and confirm that they have received the actual, vacant and physical possession of the said premises as per the terms and conditions agreed between the parties. The Purchasers further declare that they have no complaints or objections, in respect of the said premises. The Purchasers further declare that they have checked and verified the area of the said premises purchased by them from the Grantor Owner & Developer and that they have no objection or complaints in respect of the measurement of the said premises.
- 9) The Grantor Owner & Developer has sold parking spaces, Terraces and other useable space out of the said building to some members of Purchaser's Apartment Association on Ownership basis. The Purchasers herein admit and confirm the allotment of respective parking spaces, Terraces and other useable spaces to the respective members of Purchaser's Apartment Association and the purchasers herein have no complaints or objections in that respect. The flat purchaser of the ground floor shall have exclusive right over the marginal space adjacent to the flat for gardening purpose only
- 10) It is hereby expressly provided that the Apartment Holders of the said Building shall be entitled to claim rights and ownership in respect of the plot covered by the said Building only & they shall not be entitled to claim rights, title and interest in respect of common areas like parking spaces, open spaces, approach road out of the said project.
- 11) It is hereby made clear & specifically agreed between the parties to this Deed that the Purchasers have purchased only the premises described in the Schedule of this Deed & therefore they have no right, title & interest in respect of Terraces, parking spaces, Useable spaces, Lobbies, Garage & such other spaces in the said Building. The Purchasers shall have no right except to use staircase of the said building as an access to their premises.
- 12) The Purchasers have gone through these presents and have satisfied themselves on all counts and are signing these presents on their own force & will without prejudice or under duress or coercion.





नसिक-३
दस्तावेज. (७८८५/२०१०)
C १६

13) The Grantor Owner & Developer, hereby declare and confirm that they have received consideration of Rs. 12,50,000/- from the Purchaser in respect of the said premises before execution of this Deed of Apartment in the following manner.

A)	Rs. 2,00,000/-	Paid by Cheque No.840466, dt.13 /8/2010, State Bank of India, M.G.Road Br., Nasik Road, Nasik
B)	Rs. 26,000/-	Paid by cash On dt. 17/8/2010
C)	Rs. 10,24,000/-	Paid by Cheque No.993077, dt. 5 /8/2010, State Bank of India, Old Agra Road, Nasik
Total Rs. 12,50,000/-		Total Rs. Twelve Lakh Fifty Thousand Only

#### FIRST SCHEDULE OF THE PROPERTY

All that piece & parcel of Non- Agricultural land bearing Revenue Survey No. 18/2/9B Corresponding Plot No. 5 admeasuring 583.62 sq.mtrs. assessed at N.A. Assessment of Rs. 385.18 Ps., together with T.D.R. F.S.I. of 230.00 sq.mtrs. situate, lying and being at Village - Nasik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nasik and within the limits of Nasik

Urban Agglomeration, Nasik and bounded as under:-

- East : By Open Space & Nala  
 West : By Plot No. 3 & 4  
 South : By 6 Mtr. Wide Colony Road  
 North : By Property of proposed layout



नसिन-३
दस्तावेज (०८८५/२०१०)
e - १६

**SECOND SCHEDULE OF THE PREMISES TRANSFERRED.**

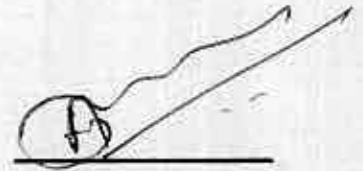
On the aforesaid property a building named as "PRABHAT DARSHAN APARTMENT" is constructed and out of the said building the premises of Flat No. B1 admeasuring 38.61 sq.mtrs. carpet area approximately, situated on Ground Floor along the right to use the adjoining marginal open space for garden purpose only and bounded as under :-

East :	Open space of same plot
West :	Stilt for parking
South :	Adjoining Flat No. B2 & Staircase
North :	Open space of same plot

IN WITNESS WHEREOF the parties hereto have signed hereunto on this day, date and year first mentioned above.

**SIGNED, SEALED & DELIVERED**

by withinnamed **GRANTOR OWNER & DEVELOPER**  
**M/s. PRABHAT CONSTRUCTIONS,**  
through its sole Proprietor  
**Shri. Amrutlal Shivji Patel**



**Grantor Owner &  
Developer**

**SIGNED, SEALED & DELIVERED**  
by the withinnamed **PURCHASERS**  
**SHRI. BHARAT GALJI BORISA**



**Purchasers**

In the presence of -



2.   
S. M. Pawar

नसल-३
दस्ता क्र. (6009/2010)
१० - १६



Tuesday, July 06, 2010

12:17:47 PM

Original

नोंदणी ३९ म.

Regn. ३९ M

पावती

पावती क्र. : 6344

गावाचे नाव नाशिक नगर पालिका हद्द गांजे

दिनांक 06/07/2010

दस्ताऐवजाचा अनुक्रमांक नसल 3 - 06303 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: भरत गलजी बोरीसा - -

नोंदणी फी	:-	12500.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)	:-	520.00
एकूण रु.		13020.00

आपणारु हा दस्ता अंदाजे 12:32PM हा वेळेस मिळेल

राह. दुय्यता निबंधक निबंधक निबंधक-२

बाजार मूल्य: 652600 रु. मोबदला: 1250000 रु.

भरलेले मुद्रांक शुल्क: 45100 रु.

दयकाचा प्रकार : डीडी/धनाकर्षांतर;

बँकेचे नाव व पत्ता: जनकल्याण बँक;

डीडी/धनाकर्ष क्रमांक: 062048; रक्कम: 12500 रु.; दिनांक: 06/07/2010



नक्कल करिता  
गां. न. नं. ७, ७अ, व १२

गांव नाशिक  
तालुका नाशिक

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
५८१२९	ब		भोगवटदाराचे नाव	
भू. का. क्रमांकांचे स्थानिक नाव	५८१०५		स्मेश पुंमचंद चोक्रवी	कुळाचे नांव
लागवडी योग्य क्षेत्र	एकर	मुठे	कारभारी आशुजी सोनवणे	खंड
	हेक्टर	आस	(५०५१३)	
	चौरस	मिटर	आशीविद सदन के ऑफ	
जिरायत	५८३-६२		हो सिंग सोसाळी	इतर अधिकार
बागायत			(५०८५५)	
भात शेती			पुत्रात कळकळ असते	
एकूण-	५८३-६२		प्री प्रायटर अमृतदास	
पो.ख.			शिवजी पटेळ	
वर्ग (अ)			(६४१९७)	
वर्ग (ब)				
एकूण-	५८३-६२			
आकार बिनशेती-	रूपये	पैसे		
जुडी किंवा विशेष -	०	५१		
आकार पाण्याबाबत-	५५-२			
एकूण-				

नसन-३  
दस्ता क्र. (७८८५/२०१०)  
११ - १५

गां. नं. क्र. ७ अ				गां. नं. क्र. १२												
वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशिल									पडीत पिकास निरूपयोगी जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र		
				मि.पी. संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७



नक्कल फी  
अस्सल प्रमाणे खरी नक्कल तयार ता. २७/७/२०१०

तहसिलदार  
ता. जि. नाशिक

सन २००९ - २०१०/२५ चुके



## नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/भ्रमणः)

जावक क्र./नावि/ विजय/५९३४  
६६६

दिनांक : २६/३/२०१०

No. A 5134

श्री/श्रीमती प्रभात केशवराव तर्फे प्रो. अमृतदास शिंदे पटेक

संदर्भ : तुमचा दिनांक २/३/२०१० चा अर्ज क्रमांक सी३/१५७८

महाराज,

दाखला देण्यात येतो की नाशिक शिवारातील / प्लॉट नं. १८/२/६४

प्लॉट नं. ५ मधील इमारतीच्या स्ट्रक्च्युरल + तळ + तीन

मजल्याचे इकडील बांधकाम परवानगी क्र. सी३/५६० दिनांक २०/१०/२००९ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./ सुपरव्हायझर, श्री. विजय पटेक

यांचे निरीक्षणखाली पूर्ण झाली असून नियामि / निवृत्तेतर / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ८९३.६९

व घटई क्षेत्र ८५३.२८

- १) सदर इमारतीचा वापर निवृत्तेतर / शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करायचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- २) घरपट्टी आकारणीसाठी आकारणी प्रत अधिकार (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- ३) सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- ४) सदरच्या पूर्ण केलेल्या इमारतीत न.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.
- ५) ज्याच्या नावावर तसेच तसेच फी १६०००/- ३२/२९९९ १०/१०/२०१०

नसन-३  
दस्ता क्र. ६८८५/२०१०  
घौ.मी. ९६  
घौ.मी.

कार्यकारी अभियंता  
नगर उर्वना विभाग

नाशिक महानगरपालिका, नाशिक





गाव नमुना नऊ

R. V. 19.m

दैनिक पावती पुस्तक

0428434

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)

गाव- नाशिक

नाशिक

१८/०३/२०१०

दिनांक

भोगवटादार/विशे देणारा

प्रभात कन्डिक्शन वर्क

26 AUG 2009

एकत्रीकृत जिल्हा मंडळ समुह/व्यक्तिगत पत्ते

पकबाकी			चालू वर्ष म्हणजे				जिल्हा परिषद				ग्रामपंचायत	
			नियत		शेसकीर्ण							
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
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(अक्षरी) रूपे पाथर/नववद मोज.

फक्त मिळाले तसेच तसोच ता. नाशिक


नसम-३

पस.क्र. (०८८५/२०१०)  
१३ १६

Form 13-7 (See Rule 16 (2)) - MAHARASHTRA STATE  
 Driver's Licence No. MH15/02/142487  
 Name & Address: MR. SAHEBRAO MOREY  
 V/P. SANT KANIR NEAR BMC COLLEGE NASHIK  
 Son/Minor Daughter of: MR. YADHAVRAO MOREY  
 Is lic. sec to drive throughout India vehicle of the  
 Valid for Non-Transport Vehicle: 17-2007 to 01-01-2010  
 Valid for Transport Vehicle:  
 Signature of the licence holder

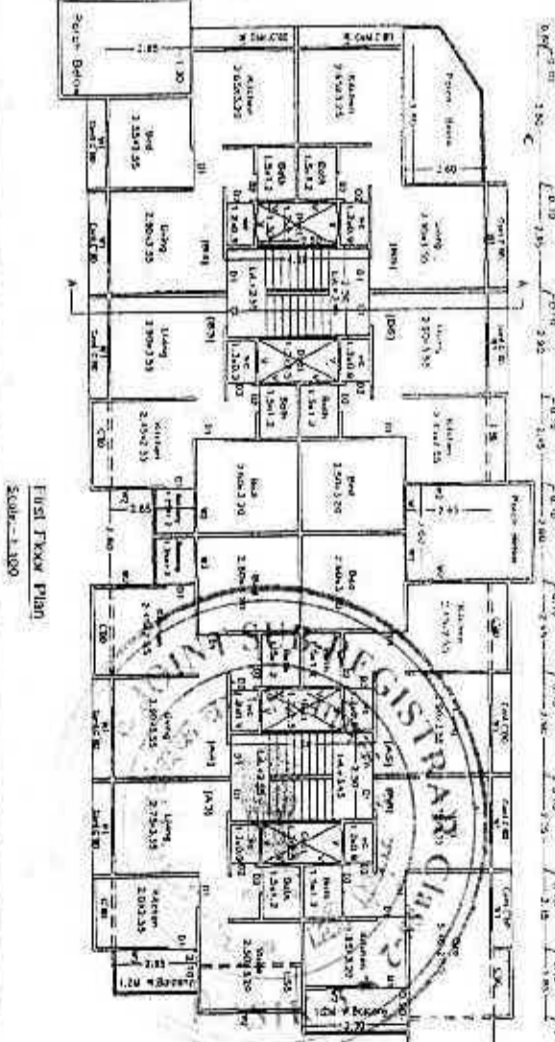
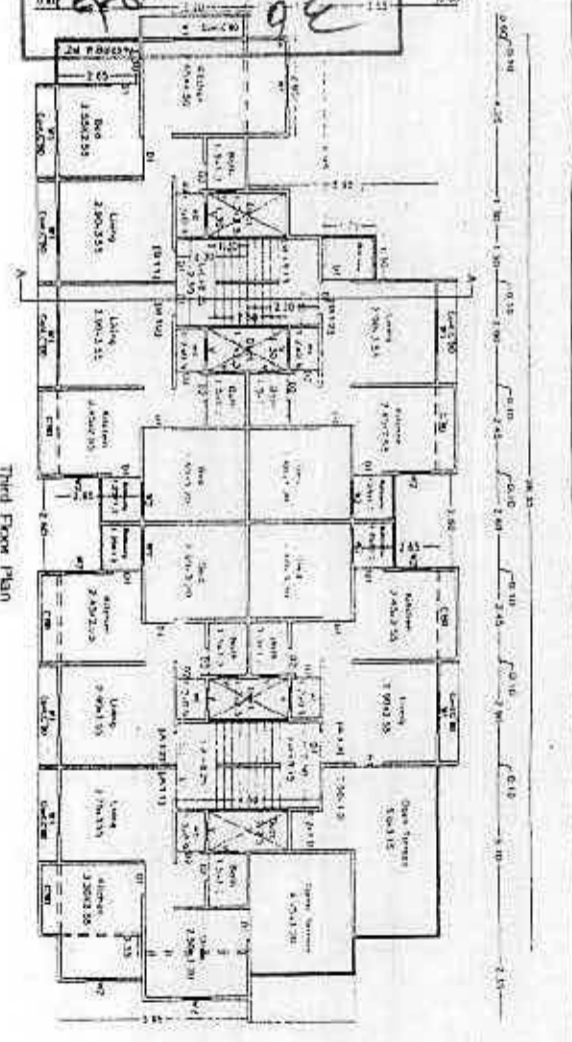
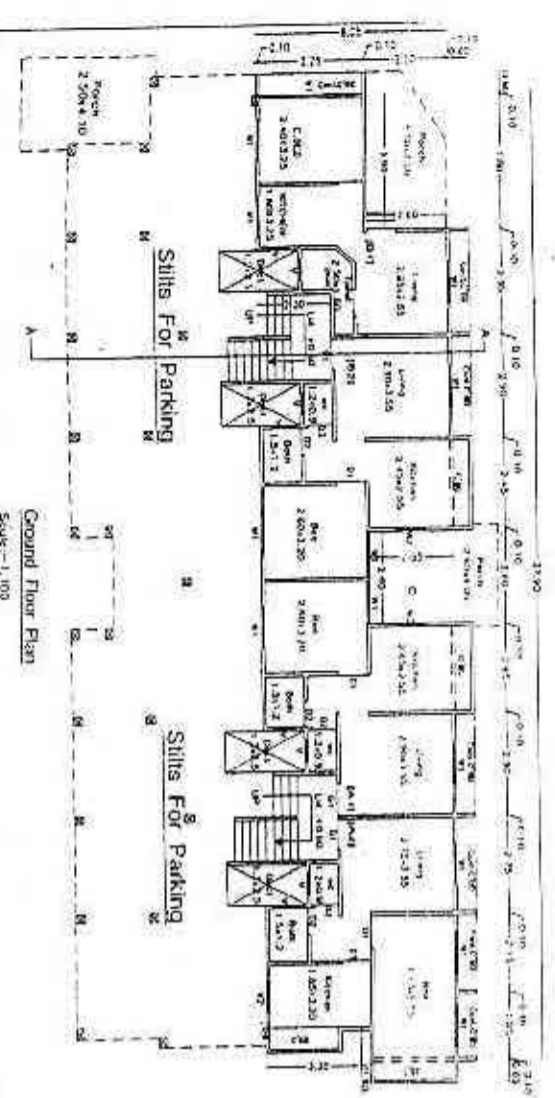
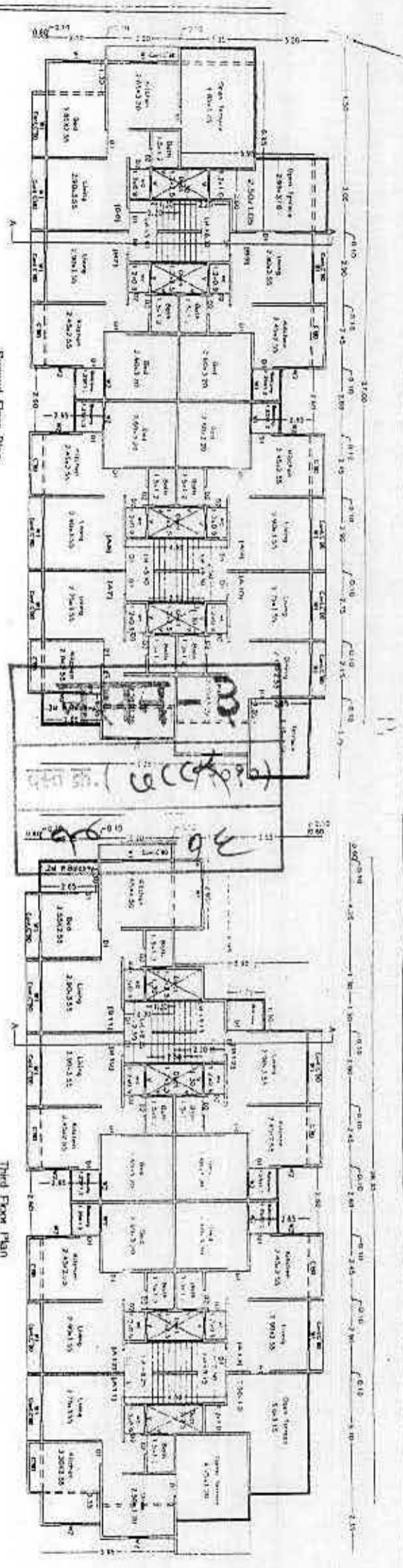


भारत निवडणूक आयोग  
 Election Commission of India  
 ओळखपत्र  
 IDENTITY CARD  
 GGX1521988



चतुदराचे नाव: बळीराम शंकरराव साळवे  
 Elector's Name: Baliram Shankarrao Salave  
 वडीलांचे नाव: शंकरराव साळवे  
 Father's Name: Shankarrao Salave  
 लिंग: पुरुष Sex: M  
 1/1/2006 तेजी घव  
 Age as on 1/1/2006





Stamp: OK Approval  
APPROVED  
As per the accompanying  
accepting Certificate  
No. 1441/21/24/10/10/10  
Date: 26/12/2010

For: Mr. Prabhakar  
Project: Mr. Anuradha Shreej Patel

Stamp: REGISTRAR OF BUILDINGS  
Completion Plan for Residential Building  
on S. No. 19/2/50/1, Plot No. 5 Al Ramnadi  
Tal & Dist. - Nashik.

For: Mr. Prabhakar CONSTRUCTION  
Prop. Mr. Anuradha Shreej Patel

Sanjha Associates  
10/11/12, 13/14, 15/16, 17/18, 19/20, 21/22, 23/24, 25/26, 27/28, 29/30, 31/32, 33/34, 35/36, 37/38, 39/40, 41/42, 43/44, 45/46, 47/48, 49/50, 51/52, 53/54, 55/56, 57/58, 59/60, 61/62, 63/64, 65/66, 67/68, 69/70, 71/72, 73/74, 75/76, 77/78, 79/80, 81/82, 83/84, 85/86, 87/88, 89/90, 91/92, 93/94, 95/96, 97/98, 99/100, 101/102, 103/104, 105/106, 107/108, 109/110, 111/112, 113/114, 115/116, 117/118, 119/120, 121/122, 123/124, 125/126, 127/128, 129/130, 131/132, 133/134, 135/136, 137/138, 139/140, 141/142, 143/144, 145/146, 147/148, 149/150, 151/152, 153/154, 155/156, 157/158, 159/160, 161/162, 163/164, 165/166, 167/168, 169/170, 171/172, 173/174, 175/176, 177/178, 179/180, 181/182, 183/184, 185/186, 187/188, 189/190, 191/192, 193/194, 195/196, 197/198, 199/200, 201/202, 203/204, 205/206, 207/208, 209/210, 211/212, 213/214, 215/216, 217/218, 219/220, 221/222, 223/224, 225/226, 227/228, 229/230, 231/232, 233/234, 235/236, 237/238, 239/240, 241/242, 243/244, 245/246, 247/248, 249/250, 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2205/2206, 2207/2208, 2209/2210, 2211/2212, 2213/2214, 2215/2216, 2217/2218, 2219/2220, 2221/2222, 2223/2224, 2225/2226, 2227/2228, 2229/2230, 2231/2232, 2233/2234, 2235/2236, 2237/2238, 2239/2240, 2241/2242, 2243/2244, 2245/2246, 2247/2248, 2249/2250, 2251/2252, 2253/2254, 2255/2256, 2257/2258, 2259/2260, 2261/2262, 2263/2264, 2265/2266, 2267/2268, 2269/2270, 2271/2272, 2273/2274, 2275/2276, 2277/2278, 2279/2280, 2281/2282, 2283/2284, 2285/2286, 2287/2288, 2289/2290, 2291/2292, 2293/2294, 2295/2296, 2297/2298, 2299/2300, 2301/2302, 2303/2304, 2305/2306, 2307/2308, 2309/2310, 2311/2312, 2313/2314, 2315/2316, 2317/2318, 2319/2320, 2321/2322, 2323/2324, 2325/2326, 2327/2328, 2329/2330, 2331/2332, 2333/2334, 2335/2336, 2337/2338, 2339/2340, 2341/2342, 2343/2344, 2345/2346, 2347/2348,

नसन3

दस्त क्र 7882/2010

१४/१६

23/08/2010

दुय्यम निबंधकः




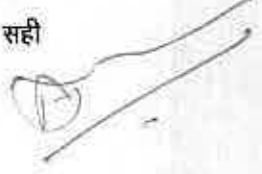


दस्त गोषवारा भाग-1

3:54:21 pm

नाशिक 3

दस्त क्रमांक : 7882/2010

दस्ताचा प्रकार : अपाटर्मेट डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाक: भरत गलजी बोरिसा - -            पत्ता: घर/फ्लॉट नं. -            गल्ली/रस्ता: -            ईमारतीचे नाव: -            ईमारत नं.: -            पेठ/वसाहत: खडकाली            शहर/गाव: नासिक            तालुका: -            पिन: -            पॅन नम्बर: AAPPB5358R</p>	<p>लिहून देणार            वय 41            सही</p> 		
2	<p>नाक: प्रभात कन्स्ट्रक्शन वर्क प्रोप्रायटर अमृतलाल            शिवजी पटेल - -            पत्ता: घर/फ्लॉट नं. -            गल्ली/रस्ता: -            ईमारतीचे नाव: -            ईमारत नं.: -            पेठ/वसाहत: -            शहर/गाव:            तोरल कृष्ण नगर पंचवटी नाशिक            ताल</p>	<p>लिहून देणार            वय 49            सही</p> 		







दस्त गोषवारा भाग - 2

नसन3

दस्त क्रमांक (7882/2010)

१६/१६

दस्त क्र. [नसन3-7882-2010] चा गोषवारा  
बाजार मुल्य :652600 मोबदला 1250000 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:7934 दिनांक:23/08/2010  
पावतीचे वर्णन  
नाव: भरत गलजी बोरिसा - -

दस्त हजर केल्याचा दिनांक :23/08/2010 03:50 PM  
निष्पादनाचा दिनांक : 23/08/2010  
दस्त हजर करणा-याची सही :

*[Handwritten signature]*

100 :नोंदणी फी  
320 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

420: एकूण

दस्ताचा प्रकार :25) अपार्टमेंट डीड  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 23/08/2010 03:50 PM  
शिक्का क्र. 2 ची वेळ : (फी) 23/08/2010 03:52 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 23/08/2010 03:53 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 23/08/2010 03:54 PM

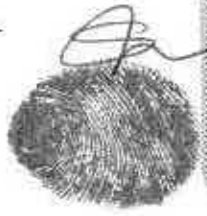
दु. निबंधकाची सही, नाशिक 3  
सह. दुय्यम निबंधक वर्ग-2  
नाशिक-3.

दस्त नोंद केल्याचा दिनांक : 23/08/2010 03:54 PM

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

1) साहेबराव यादवराव मोरे, साठयेवाग, एम सी रोड नाशिक घर/प्लॉट नं. -

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं.: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



2) बळीराम शंकरराव साळवे, राजपाल कॉलनी, पंचवटी, नाशिक - - घर/प्लॉट नं. -

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं.: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -

*[Handwritten signature]*



प्रमाणित करण्यात येते की,  
या दस्तऐवजचे एकूण पाने  
आहेत.

*[Handwritten signature]*  
सह. दुय्यम निबंधक वर्ग-2  
नाशिक-3.

दु. निबंधकाची सही  
सह. दुय्यम निबंधक वर्ग-2  
नाशिक 3



पुस्तक क्रमांक १, क्रमांक

.....५९९२... वर नोंदला.

दिनांक 23 ऑगस्ट 20१०

सह. दुय्यम निबंधक वर्ग-2  
नाशिक-3.

~~HK~~

Bharat Borisa

5303

2090

4/2



Tuesday, July 06, 2010

12:17:47 PM

Original

नोंदणी 39 म.

Regn. 39 M

# पावती

पावती क्र. : 6344

गावाचे नाव साशिल नगर पालिका हद्द मोजे

दिनांक 06/07/2010

दस्तऐवजाचा अनुक्रमांक नसन3 - 06303 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाऱ्याचे नाव: भरत गलजी बोरीसा

नोंदणी फी	:-	12500.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)	:-	520.00
<b>एकूण</b>	<b>रु.</b>	<b>13020.00</b>

आपणास हा दस्त अंदाजे 12:32PM हा वेळेस मिळेल

सह. दुय्यम निबंधक

दुय्यम निबंधक

बाजार मूल्य: 652600 रु. मोबदला: 1250000रु.

भरलेले मुद्रांक शुल्क: 45100 रु.

दस्ताचा प्रकार डीडी/धनाढ्याद्वारे;

दस्ताचे नाव व पत्ता: जनकल्याण बँक;

डीडी/धनाढ्या अंक: 032048; रकम: 12500 रु.; दिनांक: 06/07/2010

Digitized by srujanika@gmail.com

50540

बोरसा

Sr. No. :

**CUSTOMER COPY**

Date: 6/7/2010

Deposit Br. Nashik

Pay to 0030 Acct. Stamp Duty

Franking Value	Rs.	45,100 L
Service Charges	Rs.	—
Total	Rs.	45,100 L

Name of Stamp Duty Paying Party

श्री. गणेशजी बोरसा

बसकाळी नारिक

- साहेबराव मोरे.

नसन-३

दस्त क्र. 6007/2010

DD .....

Drawn on bank .....

२-२०

**(FOR BANK USE ONLY)**

Item No. :

Franking Sr. No. :

10559

169057

Officer

P. P. BURAD

श्री. गणेशजी बोरसा

बसकाळी नारिक

साहेबराव मोरे सही:

50540

JANKALYAN CO-OP BANK LTD. NASHIK  
M. G. ROAD BRANCH

Authorised Signatory  
P. P. BURAD

Jankalyan Co. Op. Bank Ltd.  
Nashik, M.G. Road Branch,  
Sarada Sankul, Waki Wadi,  
Nashik - 1.  
D-5/STP (V)/C.R. 1068/01/07/  
114-117/2007



Valuation Pocket No. 1.3.52

Valuation Rs. 6,52,600/-

Stamp Rs. 45,100/-

Document Rs. 12,50,000/-

**AGREEMENT FOR SALE**

Articles of agreement made on 6/7/2010 At Nashik.

श्री. गणेशजी बोरसा  
10559  
169057  
R.00451001-PB5302  
JUL 06 2010  
10:20  
SPECIAL ADHESIVE  
MAHARASHTRA

नसिक-३
दस्तावेज (४७०३/२०१०)
✓-✓

**BETWEEN**

**M/s. PRABHAT CONSTRUCTIONS**, Proprietary Firm, through its sole Proprietor **Shri. Amrutlal Shivji Patel**, (PAN NO. ABFPP 1021 L) Age - 49 years, Occupation - Business R/o. 23, Sathe Baug, Mahatma Gandhi Road, Nashik - 1, herein after referred to as "**THE VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

**AND**

**Shri. Bharat Galji Borisa**, (PAN NO.AAPPB5358R), Age - 41 years, Occupation - Service, R/o. 1345, Meghwal Housing Society, Khadkali, Nasik-1, Hereinafter referred to as the **PURCHASER** (which expression unless it be repugnant to the context or meaning thereof, shall mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

**WHEREAS :**

(1) **Prabhat Construction through its prop. Shri. Amrutlal Shivji Patel** (Hereinafter referred to as the Plot Owner) is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of Non-Agricultural land bearing Revenue Survey S.No. 18/2/9B Corresponding Plot No. 5 admeasuring 583.62 sq.mtr., assessed at N.A. Assessment of Rs. 385.18 Ps., situate, lying and being at Village Nasik, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nasik and within the limits of Nasik Urban Agglomeration, Nasik (hereinafter referred to as the said plot for the sake of brevity and more particularly described in schedule-I written herein).

(1) **AND WHEREAS** the Plot owner has purchased the said plot from Ashirwad Sadan Co.op. Hsg. Society Ltd., through its Chairman Shri. Pramod Bhagwanji Wasani vide Sale Deed dtd. 6/4/2009 registered in the office of sub-registrar, Nasik vide registration No. 02187-2009, dtd. 6/4/2009 In pursuance of execution of the said Sale Deed the name of the Vendor is entered into ownership column of the said property vide M.E. No. 64197.



नसिन-३
द्वारा नं. (4/07) / 2010
3-11

(2) **AND WHEREAS** layout of the said property has been finally approved by the Nashik Municipal Corporation vide their permission No. Nagarrachana/Final/152/Panchavati, Dated 15/03/2004.

(3) **AND WHEREAS** the said property has been converted for Non Agricultural use vide the order of Collector of Nashik bearing No.MAH/Kaksha-3/N.A./235/2000, Dated 4/12/2000.

(4) **AND WHEREAS** the said property falls within the residential zone of the Development plan of Nashik and that the tenure of the said property is free hold and marketable.

(5) The Vendor has decided to construct a multi-storied building consisting of various residential premises and the building shall be known as **PRABHAT DARSHAN APARTMENT** (hereinafter referred as the said building) on the said property, consisting of Residential flats, open parking spaces, covered parking spaces and such residential premises as per the approved building plans, with a view to sell the said premises therein, on OWNERSHIP BASIS to the intending Purchasers.

(6) **AND WHEREAS** the previous owner of the said property have prepared Building Plan of the proposed building through Ar. Vijay Patel of Nasik and got it sanctioned from the Nashik Municipal Corporation vide building permission order No. LND/BP/PAN/ 560/1018, dated 20/10/2006. The said Building permission has been transferred in favour of the Vendor by The Executive Engineer, Town Planning, Nashik Municipal Corporation, Nasik vide order No. LND/WS/ BP/PAN/265 dtd. 8/6/2009.

The construction of the said building on the said plot is completed in all respect and hence Nasik Municipal corporation, Nasik issued completion certificate vide order No. Javak No./Nagar rachana/Panchavati/5134/697 Dated 26/3/2010

(7) **AND WHEREAS** Title of the said property is clear, marketable & without any encumbrances and accordingly title certificate of the said property has been issued by Adv. Nandkishor H. Lahoti of Nasik on 18/6/2009. The purchaser has seen and verified the title of the said property and has satisfied himself about the title of the owner in respect of the said property and also the right, title and interest of the Vendor to construct the building on the said property and to sale various premises out of the said building on ownership basis to the intending purchasers.

(8) This Agreement is executed as per provisions of Maharashtra Apartment Ownership Act 1970. The Declaration of Apartment in respect of the said building is executed by the Vendor.



नसिन-३
दिनांक ( १७/१०/२०१० )
४-१५

(9) **AND WHEREAS**, the vendor has at the request of the Purchaser agreed to sell to the Purchaser ready possession **Family Unit No. B1**, admeasuring **38.61 sq.Mtrs.** Carpet area out of the said **PRABHAT DARSHAN APARTMENT** on the terms and conditions appearing hereunder. The carpet area shall mean and include clear dimensions between unfinished wall to wall of all Rooms, Passages, Balconies, Cupboards, Bathrooms, W.C., Door Jambs and Toilet. The proportionate area of staircase, passages and parking have been added in the carpet area. There shall be no deduction in carpet area for any structural members in the rooms like columns, beams and plaster thickness, skirting, shafts and dedos. It is also made clear that if individual and independent terrace is provided to the flat then 50% area and for porch 75% area of the same shall be included in the Carpet area of the said family unit. If the allotted parking area is provided to the flat, 50% area of parking shall be included in the Carpet area of the flat.

(10) **AND WHEREAS** the Purchaser has seen all the documents relating to the title of the said property and also the Building permission, N.A. permission, Title Clearance Certificate, Building plan of the said building and has satisfied himself about the title of Vendor to built the proposed building on the said property and shall not hereafter question the same prior to the Execution of this Agreement. Being satisfied with the Title of the said property and the title of the Vendor to construct and to sale the aforesaid premises, the purchaser has decided to purchase the said premises from the Vendor on the terms and conditions appearing hereunder.

**NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

1) The Vendor has completed construction of a residential building known as **PRABHAT DARSHAN APARTMENT** (hereinafter referred to as the **THE SAID BUILDING**) on the said property, described in the First Schedule annexed hereunder and in accordance with the approved Building plans and specifications. The building plans of the said building are prepared by Ar. Vijay L. Patel of Nasik.

2) The Building plans of the said building has been sanctioned by the Nashik Municipal Corporation, vide their order No.LND/BP/PAN/560/1018 dated 20/10/2006 & the said building permission has




नसि-३
दिनांक (२००७) / २०१०)
५ - २६

been transferred in favour of the Vendor by the Executive Engineer, Town Planning, Nasik Municipal Corporation, Nasik vide order No. LND/WS/BP/PAN/265 dtd. 8/6/2009. The building plans from the Nasik Municipal Corporation are open for inspection at the building site or at the office of the Vendor.

- 3) The Purchaser has inspected the Building plans and also the particulars of the specifications and amenities in accordance with which the said Building is constructed. The Vendor will be entitled to make such changes in the building plans as the vendor may deem fit and as may be approved by the Nashik Municipal Corporation, Nashik and other concerned Authorities and the Purchaser hereby agrees to the same. This Agreement shall operate as an irrevocable consent of the Purchaser to the Vendor authorizing him for carrying out changes in the Building plans & the purchaser hereby gives his irrevocable consent to the said persons carrying out such changes, revisions and/or modifications to the said building plans. Provided, however that the express consent of the Purchaser shall be necessary, if the proposed changes directly affects the premises sold under this Agreement.
- 4) The Vendor shall sell and the Purchaser shall purchase ready possession Family **Unit bearing No. B1** out of the said building (hereinafter for the sake of brevity referred to as "THE SAID PREMISES" ) admeasuring about **38.61 sq.mtrs.** of Carpet area (more particularly described in the Second Schedule written hereunder).
- 5) The Purchaser has agreed to pay to the Vendor sum of **Rs. 12,50,000/- (In words Rs. Twelve Lakh Fifty Thousand only)** as the purchase price in respect of the said premises. The Purchaser agreed to pay to the vendor the agreed price in respect of the said premises in the manner appearing as under:-





नसिन-३
दस्त क्र. ( ६३७ / २०१० )


Amount	Particulars
Rs.2,00,000/-	Paid by Cheque No. 840466, Dt. 13/6/2010, State Bank of India, M. G. Rd. Br., Nasik road.
Rs. 26,000/-	Paid by cash on Dt. 17/6/2010
Rs. 24,000/-	Paid by Cheque No. 840468, Dt. 3/7/2010, State Bank of India, M. G. Rd. Br., Nasik road.
Rs. 10,00,000/-	To be paid on or before dt. 18/7/2010 (delivery possession of the said premises will be given on same time)
<b>Rs. 12,50,000/-</b>	<b>Total Rs. Twelve Lakh Fifty Thousand only</b>

- 6) The Vendor agreed to give possession of the said premises to the purchaser on receipt and realization of full and final payment of the agreed amount of consideration in respect of the said premise.
- 7) It is specifically agreed that the consideration fixed under this Agreement is agreed to be paid by Purchaser to purchase the structure of the said Flat only. The land described in the First Schedule written hereunder shall belongs to the Vendor alone & the purchaser shall have no rights, title or interest in the said land. The Purchaser herein shall be entitled to use the open space in front of the said flat as an access thereto. The Purchaser shall not park any vehicle, Cart, hand cart, bicycle or any thing used for transportation other than the space provided for it in the "SAID BUILDING" by the Vendor.
- 8) It is hereby expressly agreed that the Vendor shall be entitled to sell the premises in the said project for the purposes of using the same for residential and/or any other lawful user.

It is specifically agreed that the Purchaser herein shall have no right of any nature whatsoever to object to the Vendor and/or others authorized by them for carrying out any other construction or development work on the said property described in the First Schedule written hereunder. Even after the said building is completed and the occupation/ possession of the respective premises is handed over to the Purchaser of the various premises




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therein, the Vendor and/or others authorized by him shall have a right to carry out further development work on the said property.

- 10) The Purchaser shall have no right on the top terrace of the said building. The Vendor alone shall have right to use the said terrace for further construction thereon or for addition of construction on the said terrace. The said additional construction on the said terrace shall be the sole property of the vendor alone and who shall be entitled to dispose off the same as per his choice. The purchaser hereby gives his irrevocable consent to the Vendor for carrying out such additional construction, alteration, modifications as he may deem fit. For this purpose the Vendor shall be entitled to use staircases, open spaces, parking spaces or any other part of the building & ground for carrying out such construction work.
- 11) It is hereby expressly agreed between the parties hereto that the marginal open space around the **Flat No. A-1,A-2, B-1,B-2** of the said building shall be used by the purchaser of the said flats for gardening of trees and plants. The said marginal open space shall always be kept open to sky. The respective purchasers of the said flat shall not be entitled to use the said marginal open space for the purposes of construction of any structure of temporary and/or of permanent nature in future. The purchasers of other flats in the said building shall not be permitted to raise any objection for use of the said marginal open space as a garden by the respective flat purchasers. The purchaser of other flats in the said building shall have no right title and interest in respect of the said marginal open spaces.
- 12) The terrace on the top floor on the said building including the parapet wall shall always be treated as the exclusive property of the vendor. The vendor alone shall be entitled to use the terrace as well as parapet wall for any purpose including display of advertisement, signboard or any other purpose. The purchaser herein shall not be entitled to raise any objection for the same.
- 13) The Vendor shall have a right to make additions to the said building which shall be the property of the Vendor and the vendor shall be entitled to dispose off the same in such manner as he may deem fit and the Purchaser will not in any manner object to the

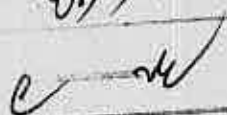


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Vendor carrying out any additional construction work in the Building and disposing off the same. However it is expressly agreed between the parties hereto that the consent in writing of the Purchaser shall be necessary if the additional construction is to be constructed in his flat.

- 14) It is hereby expressly agreed and provided that, so long as it does not in any way affect or prejudice the right hereunder granted in favour of the purchaser in respect of the said premises agreed to be purchased by the Purchaser, the Vendor shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose of his right, title or interest in the various premises of the said project.
- 15) In case if any amount in respect of the said premises remains unpaid by the Purchaser under the terms and conditions of this Agreement the Vendor shall have a right of first lien and charge on the said premises agreed to be purchased by the Purchaser.
- 16) The various Purchasers (including the Purchaser herein) shall maintain at their own costs the said premises agreed to be purchased by them and shall abide by the bye-laws, rules, and regulations of the Government, Nashik Municipal Corporation and any their Authorities and local bodies and shall observe and perform all the terms and conditions contained in this Agreement.
- 17) The purchaser hereby agreed to pay all the amounts payable under the terms of this agreement as & when they become due & payable, time in this respect being the "ESSENCE OF CONTRACT". Further the vendors is not bound to give notice requiring such payment & the failure thereof shall not be pleaded as an excuse for non-payment on respective due dates by the purchaser.
- 18) The purchaser hereby covenants with the vendor to pay the amounts liable to be paid by the purchaser under this agreement & to observe & perform the covenants & conditions contained in this agreement & to keep the vendor indemnified against the said covenants & conditions except so far as the same ought to be observed by the vendor.



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- 19) In the event of any portion of the said plot is required by M.S.E.B. for installing transformer or any other unit, the vendor shall be empowered to give such portion on such terms and conditions as the vendor may deem fit.
- 20) Upon delivery of possession of the said premises the Purchaser shall not at any time demolish or cause to be done any alternations or additions of whatsoever nature to the said premises or any part thereof. The Purchaser shall keep the said premises walls, Partition walls, sewers, drains, pipes and appurtenants in good and tenantable conditions and repair so as to provide shelter and protect the arts of the said building other than his premises. The purchaser shall not permit for closing of terrace, verandah or lounges or balconies or make any alterations in the elevation and colour scheme of the premises to be acquired by him.
- 21) After the possession of the premises is handed over to the purchaser, if any addition or alterations in or about or relating to the said building are required to be carried out by the Government, Municipal Corporation or any other statutory authority the same shall be carried out by the purchaser and vendor shall not be in any manner liable or responsible for the same.
- 22) Letters, receipts and/or notice issued by the Vendor dispatched Under Certificate of posting to the address known to him of the Purchaser will be sufficient proof/ receipt of the same by the Purchaser and shall completely discharge the Vendor.

The Purchaser shall not without the written permission of the Vendor let, sub-let, sell, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose of his premises nor assign under let or part with his interest under or the benefit of this Agreement or any part thereof in the premises, until the execution of final conveyance in favour of the Purchaser and till the Purchaser shall have paid to the Vendors all the dues payable hereunder. It is agreed that in the event of the Purchaser transferring his interest under this Agreement or in the said



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premises before the execution of the conveyance as aforesaid and before payment to the vendor the entire purchase price payable hereunder, the Purchaser shall pay to the Vendor transfer fee at the rate of two percent on the purchase price payable by the Purchaser to the Vendor in respect of the said premises as herein mentioned. However the purchaser shall be entitled to obtain loan from any financial institution or bank with the written consent of the Vendor.

- 24) The Purchaser shall not use the premises or permit the same to be used for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of the other premises of the said Building and the said project or to the owners or occupiers of the neighboring properties nor for any illegal or immoral purpose.
- 25) The Purchaser shall not decorate the exterior of his premises otherwise than in the manner as near as may be in which the same was previously decorated.
- 26) The Purchaser shall not throw dirt, rubbish, garbage or other refuse or permit the same to be thrown out of his premises in the compound or any portion of the said Building.
- 27) The Purchaser himself with an intention to bind all persons into whosoever hands the premises may come, both hereby covenant with the Vendor as follows.

(a) Not to store in the premises any goods which are hazardous combustible or dangerous in nature or are so heavy so as to damage the construction or structure of the said flat, or storing of which goods is objected to by the concerned local or other authorities. On the account of negligence or default of the Purchaser, in this behalf the Purchaser shall be liable for the consequences of the breach.

(b) To carry at his/her own costs all internal repairs to the said premises and Maintain the premises in the same condition, state and order in which it was delivered by the Vendors to the purchaser and shall not do or Suffering to be done anything in or relating to the building in



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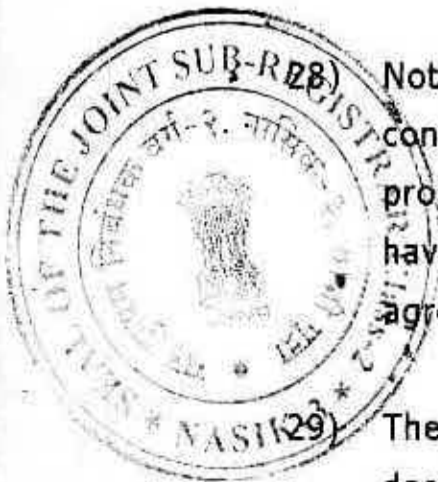
which the premises is situated or the premises which may be given under the rules, regulations and bye-laws of the concerned Local Authority or other Public Authority and in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be Responsible and liable for the consequences thereof to the concerned Local Authority and/or other public authority.

(c) 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 premises by the purchaser.

(d) Until the premises agreed to be purchased by the purchaser under this Agreement is separately assessed by the N.M.C. for Municipal tax; the purchaser shall pay his proportionate share of taxes that may be levied for the entire building to the vendor. The vendors shall determine such share according to the premises agreed to be purchased by the Purchaser under this agreement.


(e) The purchaser agreed to pay to the vendors monthly maintenance charges of Rs. 600/- per month from the date of obtaining possession of the said premises from the vendors until alternate system is formed.

(f) It is hereby agreed between the parties to this Agreement that the purchaser shall bear and pay Value Addition Taxes (VAT) and Service Tax if made applicable by the State Government/Central Government in respect of the transaction contemplated under this Agreement.



Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said property and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the premises hereby agreed to be sold to him.

The Purchaser shall present this agreement as well as the document of transfer of the said premises at the proper Registration office and the Vendor will attend such office and admit execution thereof.

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- 30) The Purchaser shall not be entitled to claim partition of his/her share in the said building and the same shall always remain undivided and impartible.
- 31) It is hereby expressly agreed that the costs of extra amenities and specification in the said premises provided by the vendor shall be charged separately. The cost and expenses of such extra amenities and specifications shall be paid by the Purchaser on demand by the Vendor. The Purchaser shall also be liable to pay to the Vendor the cost of construction in case if the height of the premises of the Purchaser shall have been increased. The said amount shall be paid by the Purchaser on the demand of the Vendor, in advance.
- 32) The Purchaser shall have to bear expenses of stamp duty, typing, xerox registration charges and such other expenses for registration of Agreement for sale, final conveyance or Sale Deed in respect of the said premises.
- 33) This Agreement is executed as per provisions of Maharashtra Apartment Ownership Act 1970 and builder shall Execute and Registered a Declaration of Apartment during course of time. In pursuance whereof the Vendor will execute and register Deed of Apartment in respect of the said premises in favour of the Purchaser herein, upon getting entire amount of consideration from the Purchaser and upon delivery of possession of the said premises.
- 34) The Purchaser herein agreed that he will become member of the said Apartment Owners Association. The said Apartment Owners Association will be known as "**PRABHAT DARSHAN APARTMENT**". The Rules Regulations and Bye-laws of the said Apartment Owners Association shall be binding upon the Purchaser and the Purchaser shall be liable and responsible to pay the subscription fees and any other charges of the said Association from time to time.
- 35) The Purchaser hereby declares that before execution of this Agreement, the vendor has made full and complete disclosure and



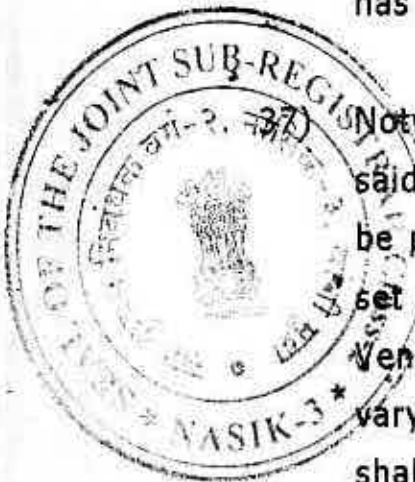
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the purchaser/s has taken full and free inspection of the particulars and disclosure of the following.

- (a) Nature of Vendors title to the said property and all encumbrances if any thereto along with all relevant documents.
  - (b) All plans and specifications duly approved and sanctioned by the Nashik Municipal Corporation.
  - (c) Nature and particulars of fixtures, fittings and amenities to be provided in the said premises which shall be constructed on the said property.
  - (d) All particulars of design and materials to be used in construction of the said premises on the said property.
  - (e) The nature of organization of persons, i.e. "Apartment Owners Association" to be governed by the Maharashtra Apartment Ownership Act, 1970.
  - (f) The Various amounts that are to be paid inter alia towards the ground rent, revenue assessment, municipal and other taxes, water and electricity charges deposits etc.
- 36) The Purchaser hereby declares that after reading and having understood the contents of the aforesaid documents and all the disclosures made by the vendor to the purchaser, the purchaser/s has entered into this agreement with full knowledge of facts.

Notwithstanding anything stated in this agreement anywhere, the said premises agreed to be acquired by the purchaser herein shall be provided with the amenities and/or the specifications which are set out in the Third schedule hereunder written and that the Vendor shall have right without any reference to the Purchaser to vary or modify such amenities or specifications and the Purchaser shall not raise any objection in respect thereof.

- 38) The Purchaser admits having taken inspection of all the documents required to be given by the Vendor under the provisions of the





Maharashtra Ownership Flats Act and Maharashtra Apartment Ownership Act 1970. The purchaser hereby agrees and confirms that the Vendor shall have irrevocable rights for the purpose set out herein and the vendor shall be entitled to exercise the same as if the purchaser had given the written prior consent to the vendor as required under the aforesaid Acts and with a view to remove any doubts the purchaser hereby confirms upon the Vendor the right, authority for the purpose set out herein below:-

- (a) Without modifying the plans of the said premises the Vendor shall be entitled to amend, modify and/or vary the building plans and/ or the Layout and / or sub-division plan and also the specifications in respect thereof.
- (b) The Vendor shall be entitled to demolish the existing or new structures or any parts or portion thereof.
- (c) The Vendor shall be entitled to consume such F.S.I. as may be available in respect of the said property or any part thereof or any other property or otherwise on the said property at present or in future.
- (d) The Vendor shall be entitled after consuming such balance and/or additional F.S.I. by constructing tenements and building or to sell such tenements for such permissible users as the Vendor may think fit and proper. The vendor shall be entitled to sell such additional premises to any person or persons for such consideration as the vendor may in his absolute discretion deem fit and proper subject to the rules and regulations of Nashik Municipal Corporation and/or other concerned authorities.
- (e) The structure which may be put up by consuming the balance and/or additional F.S.I. available or the F.S.I. available by demolition of the existing structure or otherwise shall always be deemed to be a part of the existing structure or as if the said plans were seen and approved by the Purchaser even though such plans may be sanctioned in future.



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[Signature]

- (f) The Vendor shall also (till the time the construction of the said building is completed and building completion certificate is obtained and conveyance is executed) be entitled to consume additional F.S.I. and/or balance F.S.I.
- (g) The Purchaser of the said premises herein shall not have any right, claim or interest in respect of the open spaces, parking spaces and common areas and that the right of the purchaser is confined only to the said premises agreed to be sold under this agreement.
- (h) The purchaser hereby agrees and undertake to execute and deliver a letter according to consent under section 7 of the Maharashtra Ownership Flats Act 1963 without raising any objection.
- 39) The Purchaser hereby agrees to pay all the amounts due and payable under this Agreement on the stipulated date. If the Purchaser fails to comply with or contravene the provisions of this Agreement, he shall be liable to actions contemplated under Section 1 of the Maharashtra Ownership Flats Act 1963.
- 40) The Vendor hereby agree on demand and payment of reasonable charges to give true copies of the documents to the purchaser mentioned in Rule 4 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction Sale, Management and Transfer) Rules, 1964.
- 41) Until the said property is conveyed and transferred by the Vendor to the Apartment Owners Association by execution of a document transfer as herein provided and/or possession of the said property is delivered by the Vendor to the Apartment Owners Association and intimation of the same is received by the Purchaser from the Vendor, the Purchaser shall be bound and liable to pay to the vendor regularly and punctually all contributions and other amounts to be paid by the Purchaser to the Vendor under this Agreement and the Purchaser shall not withhold any such payment to the Vendor. However, if the Vendor in his absolute discretion so desire, he shall be entitled to entrust the management of the said property to the said Apartment Owners Association, the Adhoc



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committee of the purchasers of the said premises for looking after maintenance and management only including collection and disbursement of contribution from the Purchaser of the said premises in the said property towards payment of outgoings and expenses referred to herein, then in such event the vendor shall not be under and expenses or any of them or be liable for any consequence arising due to delay in payment or non-payment thereof or for any matter concerning maintenance or management of the said property and all responsibilities and liabilities in that behalf shall be of the said Apartment Owners Association or the Adhoc Committee of the Purchasers to the said premises as the case may be. In such event it will not affect the rights of the Vendor provided under this Agreement, nor such act on the management being entrusted as provided hereinabove, the rights to manage the said premises and the said property and to pay the outgoings and the same shall the part of the vendor shall be deemed to be a waiver of the right of the Vendor under this Agreement.

- 42) The Purchaser is aware that the Vendor shall be paying the maintenance, municipal taxes and all other outgoings in respect of whole or part of the said Property for and on behalf of the purchaser of the said premises and it shall be paramount responsibility of the purchaser to pay all the outstanding regularly. In the event of the default being committed by the Purchaser herein or any of the Purchaser of any other premises in the said property and in such an event the vendor shall not be bound to pay outgoings for and on behalf of such defaulting purchasers. In the event of any essential supply being disconnected, it shall be the responsibility of the purchasers of the said premises and all the purchasers together who shall be deemed to be managers under the provisions of the Maharashtra Ownership of Flats Act, 1963 or Apartment Owners Association in respect of the said premises in respect of which possession has been given to the purchaser by the vendor.
- 43) On possession being taken by the Purchaser, the purchaser shall not be entitled to make any claim, objection, contention or proceedings against the vendor regarding the said premises or the




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said property or anything connected therewith, the same including area of the said premises, defects, quality of construction, materials, additions or alterations, etc. and the same, if any, shall be treated and deemed to have extinguished and/or waived.

- 44) The Purchaser of the said premises shall be admitted as member of the said association that may be formed with the same obligation as to of other purchasers and other members of such Association as the case may be without any reservation or conditions. No transfer fees, premium or any other amount save and except nominal entrance fees, share money and other moneys paid by all purchasers at the time of formation, shall be charged, to and collected from such members.
- 45) The name of the said building shall always be known as **"PRABHAT DARSHAN APARTMENT"** and the name of the Apartment and the name of the Apartment Owners Association shall bear the name of **" PRABHAT DARSHAN APARTMENT"** as its first name and this name shall not be changed without the written consent of the vendor, things, documents, letters, writings and papers as may be reasonably required by the vendor for further better or more perfectly effectuating or preserving the right and interest of the vendor or for securing the due fulfillment of the provisions thereof.
- 46) The Purchaser agrees & undertakes on demand to do, execute & deliver & cause to be done, executed & delivered all act, deeds. Matters, things, documents, letters, writings & papers as may be reasonably required by the vendor for further better or more perfectly effectuating or preserving the right & interest of the vendor or for securing the due fulfillment of the provisions thereof.
- 47) Irrespective of disputes if any, arising between the vendor & the purchasers & apartment owners association, all amount contribution & deposits including amounts payable by purchaser to the Vendor under this agreement shall always be paid punctually by the purchaser to the vendor & shall not be withheld by the purchaser for any reason whatsoever.



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- 48) If the Purchaser neglects, omits or fails for any reason whatsoever to pay to the vendor any of the amounts due and payable by the Purchaser under the terms and conditions of this Agreement (whether before or after delivery of possession) within the time herein specified or if the purchaser in any other way defaults or fails to perform or observe any of the covenants and stipulations on his part herein contained or referred to or prevents the vendor from exerting the vendors rights as provided in this Agreement, then in that event the vendor shall be entitled to resume possession of the said premises and Agreement shall cease and stand terminated.
- 49) Any delay or indulgence by the vendor in enforcing terms of this Agreement or any indulgence of giving time to the purchaser shall not be construed as a waiver on the part of the vendor of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the right of the vendor hereunder.
- 50) This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulations of promotion of construction, sale, management and transfer) Act 1963 and Maharashtra Apartment Ownership Act, 1970- and the rules made under the said Act from time to time.
- 51) The purchaser shall use the said premises for residential purpose or any other lawful purpose permitted by Nashik Municipal Corporation in this respect.



### SCHEDULE - I

#### Description of the said property referred to above.

All that piece & parcel of Non- Agricultural land bearing Revenue Survey No. A 18/2/9B Corresponding Plot No. 5 admeasuring 583.62 sq.mtr., assessed at N.A. Assessment of Rs. 385.18 Ps., together with T.D.R. F.S.I. of 230.00 sq.mtrs., situate, lying and being at Village Nasik, Tal. &

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✓

Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik and within the limits of Nashik Urban Agglomeration, Nashik and bounded as under :-

On or towards the East	:	By Open Space & Nala.
On or towards the West	:	By Plot No. 3 & 4
On or towards the South	:	By 6 Mtr. wide Colony Road
On or towards the North	:	By Property of proposed layout

### SCHEDULE - II

#### Description of the said premises sold under this Agreement.

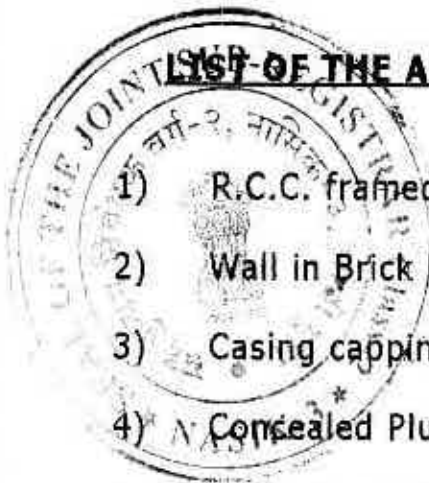
On the aforesaid property a building named as " **PRABHAT DARSHAN APARTMENT** " it's construction completed (ready possession) and out of the said building the premises of **Flat No. B1** admeasuring **38.61 sq.mtrs. Carpet** area Situated on **Ground Floor** along with the right to use the adjoining marginal open space for garden purpose only and bounded as under:-

On or towards the East	:	Open space of same plot
On or towards the West	:	Stilt for parking
On or towards the South	:	Staircase & Adj. Flat No. B2
On or towards the North	:	Open space of same plot

### SCHEDULE - III

#### LIST OF THE AMENITIES PROVIDED IN SAID FLAT PREMISES

- 1) R.C.C. framed structure.
- 2) Wall in Brick Masonry.
- 3) Casing capping wiring.
- 4) Concealed Plumbing in bathroom
- 5) Ceramic Tiles.
- 6) Mild Steel Windows.
- 7) Flooring of Bathroom in Ceramic Tiles, / Sahabad Pharshi.



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Bathroom walls with full tiles, Potmala in Bathroom.

- 8) Green Marble Kitchen Platform One Loft in Kitchen. (1 Feet)
- 9) External plaster with Waterproof Cement paint, internal paint in colour lime wash and doors in Oil paint from Both side.
- 10) One Water Tap in Bath, W.C. and Kitchen, Shower Point in Bathroom. Water shall be supplied from Overhead Storage Tank to all water taps in the said premises & in the said building.
- 11) Compound wall with M.S. gate
- 12) Indian type W.C. and wash basin.
- 13) Wooden flush doors, Oil painted with frames.

IN WITNESS WHEREOF, the parties hereto and on the duplicate hereof, set and subscribed their respective hands, seals on the day and month and the year first written hereinabove mentioned.

SIGNED, SEALED AND DELIVERED BY  
THE WITHINNAMED VENDOR  
M/S. PRABHAT CONSTRUCTION  
through its Proprietor

**SHRI. AMRUTLAL SHIVJI PATEL**

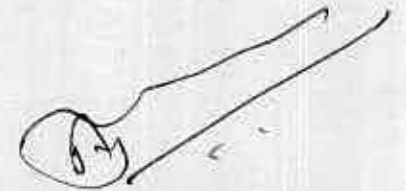
SIGNED, SEALED AND DELIVERED BY  
THE WITHINNAMED

'PURCHASER' VIZ.

**SHRI. BHARAT GALJI BORISA**

IN PRESENCE OF

WITNESSES



(VENDOR)



(PURCHASER)



1) P.A. Borse  
Papu Ashoka Borse  
M.G. Road, Nasik

2) Ramesh Shivabai  
Ganesh V. Shivabai  
Peth Rd, Nasik

नक्कल करिता  
गां. नं. नं. १९, ७३, व १२

गांव नाशिक  
तालुका नाशिक

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
१५५१६			भोगवटदाराचे नाव श्री. प्रमत्तदा नाव श्री. प्रमत्तदा नाव	खंड
भू. का. क्रमांकांचे स्थानिक नाव	PINDI-4		श्री. प्रमत्तदा नाव	
लागवडी योग्य क्षेत्र	एकर	मुंबे	का. २ भा. १	
	हेक्टर	आर	आ. गु. १	
	चौरस	मिटर	५०५१२	
जिरायत	५८३	६२	आ. शि. वि. २५०० का	इतर अधिकार
बागायत			आ. प. ए. सि. ग. मो. ना.	
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एकूण	५८३	६२		
पो. ख.			प्रभात क. श. श. श. श. श. श.	
र् (अ)			प्रभात क. श. श. श. श. श. श.	
वर्ग (ब)			शिवजी पटेल	
एकूण	५८३	६२	६०५१०	
आकार बिनशेती	रुपये	पैसे		
जुडी किंवा विशेष	०.५१			
आकर पाण्याबाबत				
एकूण	३५	१८		

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२९/०७/२०१०  
२९

वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशिल									पडीत पिकास निरूपयोगी जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र		
				मि. पी. संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७

०००१  
१०



नक्कल फी  
अस्सल प्रमाणे खरी नक्कल तयार ता. १८/६/२०१०

तला  
तलाठी





गाव नमुना नऊ

R.V. 19m

दैनिक पावती पुस्तक

0428434

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक)

गाव - नाशिक

नाशिक

पत्राचार कार्यालय

दिनांक

भोगवटादार/पैसे देणारा

प्रभात कर्मचारी मंडळ

26 AUG 2009

एकत्रीकृत/जिमीन सहस्रल समुह/बाळ/शिवती पते/

धकबाकी	चालू वर्ष म्हणजे		नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत	
	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
११०			५३०							५३०

(असली) रुपये पाचशे जवळ मात्र.

फक्त घिट्याने रॉल/तल्लि/...

ता. नाशिक

नसन-३

पत्र क्र ( ५३०७ ) / २००९

Handwritten initials

Section 7 (See Rule 18(2)) - MAHARASHTRA STATE  
 Driving Licence No. MH15/02/142407  
 Name & Address SANT KAMR NEAR BMS COLLEGE NASHIK  
 Mr. SAKHARAO MOREY  
 Son of / Daughter of YASHRAO MOREY  
 Valid to drive throughout India  
 Valid for Non-Transport Vehicle  
 Valid till 01-06-2010  
 Signature of the licence holder



भारत निवडणूक आयोग  
Election Commission of India

FGQ2881837



चलवणचे नांव: Santosh Supade Aaire  
 Elector's Name: Santosh Supade Aaire  
 वडीलचे नांव: सुपडे आरि  
 Father's Name: Supade Aaire  
 लिंग: पुरुष Sex: M  
 1/1/2006 चेजी वय Age as on 1/1/2006: 30

VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

PAVEE ONLY

PAY ORDER

NOT OVER RS. 20

12501/-

06/07/2010

JOINT SUB-REGISTRAR CLASS IT NASHIK

को या आदेशानुसार OR ORDER

रुपये RUPEES Twelve Thousand Five Hundred Only

रु.Rs. \*\*\*12500.00

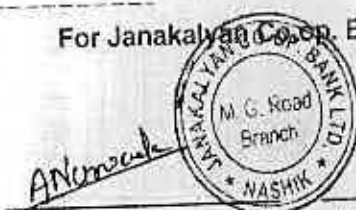
ON ACCOUNT OF PAY ORDER AC

OT TT OL TL

For Janakalyan Co.op. Bank Ltd. Nashik



MGR M. G. Road Branch Nashik - 422 001.



प्राधिकृत हस्ताक्षर

Authorised Signatory

062048 4225030071

12



सन २००९ - २०१०/२५ बुके

### नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/भूमिगत)

जाचक क्र./सवि/ ५९३४  
दिनांक: २६/३/२०१० ६६७

No.A 5134

श्री/श्रीमती प्रभात केळकर व तर्फे प्रो. अमृतदास शिंदेजी पटेक

संदर्भ : तुमचा दिनांक २/३/२०१० चा अर्ज क्रमांक ३३/१५७८

महाशय,

दाखला देण्यात येतो की नाशिक शिवारातील / स.नं. १८/२/६४

प्लॉट नं. ५ मधील इमारतीच्या स्ट्रिक्टपारकींग + तळ + तीन

मजल्याचे इकडील बांधकाम परवानगी क्र. ३३/५६० दिनांक २०/१०/२००६ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./ सुपरस्यडर, श्री. विजय पटेक

यांचे निरीक्षणाखाली पूर्ण झाली असून नियामि / नियमसेतर / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिम राहून


इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ८९३.६७

व घटई क्षेत्र ६५३.२८

<b>नमून-३</b>
दिनांक: <u>(२६/३/२०१०)</u>
श्री. श्री.
<u>५९३</u> श्री. श्री.

- सदर इमारतीचा वापर स्ट्रिक्टपारकींग/नियमसेतर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करायचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे स्वरीत संपर्क साधावा.
- सिंगल फेज शिज पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.
- व्याजदलीलचे तक्रारी फिले १६००१ ३३/२९९९ १०/१०/३०

  
कार्यकारी अभियंता  
नगर रचना विभाग  
नाशिक महानगरपालिका, नाशिक



APPROVED  
 12/20/2013  
 Mr. Lalit S. Chaudhary  
 No. 16/2013/1077  
 DMC - 26.15 Nov 10

SEAL OF REGISTERED ARCHITECT  
 SANKHA ASSOCIATES  
 10/10/2013

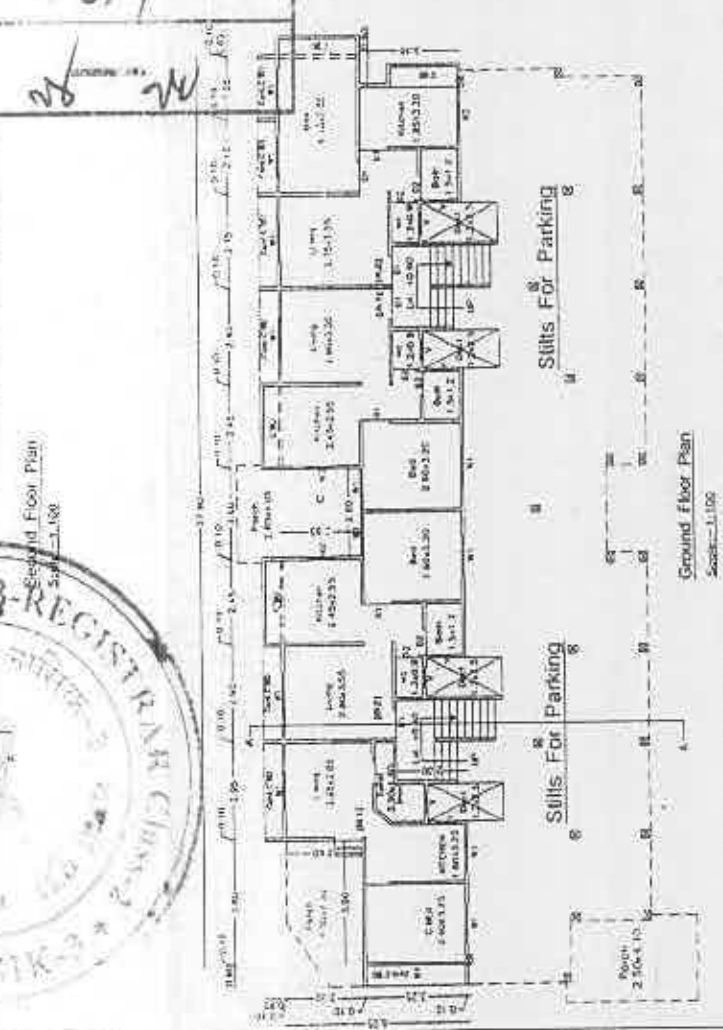
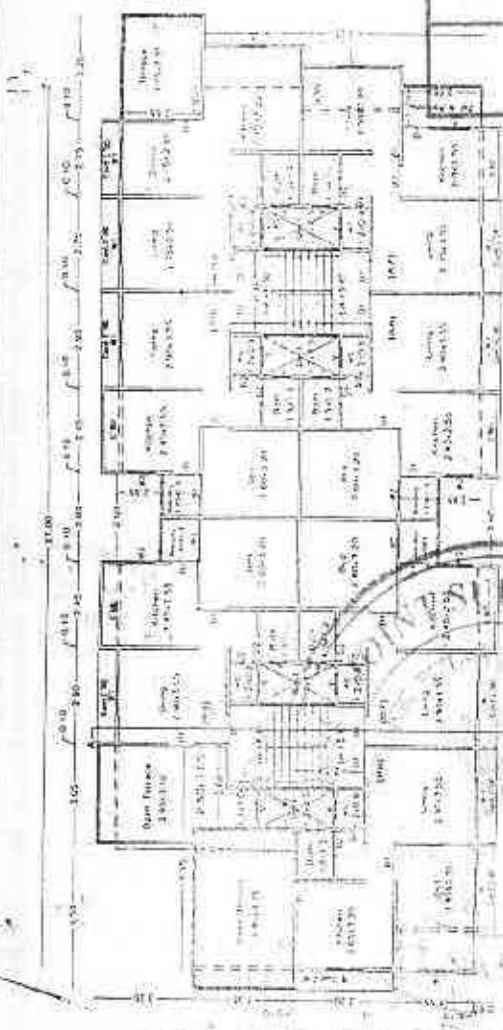
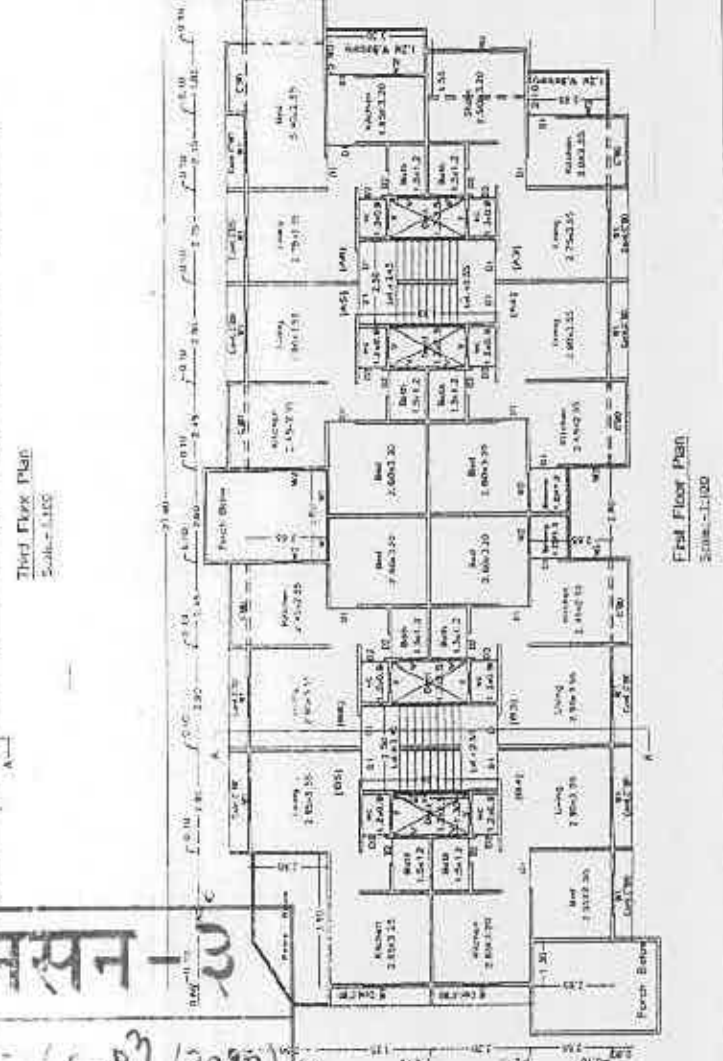
Project Name: Residential Building  
 Plot No: 5 A1 Barrowick  
 Tal & Dist: Nashik  
 Scale: 1:100

Sl. No.	Description	Area (sq. m)	Remarks
1	Plot Area	1077.00	
2	Area of Building	1077.00	
3	Area of Road	1077.00	
4	Area of Open Space	1077.00	
5	Area of Parking	1077.00	
6	Area of Stairs	1077.00	
7	Area of Lift	1077.00	
8	Area of Corridor	1077.00	
9	Area of Room	1077.00	
10	Area of Kitchen	1077.00	
11	Area of Bath	1077.00	
12	Area of Terrace	1077.00	
13	Area of Balcony	1077.00	
14	Area of Veranda	1077.00	
15	Area of Porch	1077.00	
16	Area of Staircase	1077.00	
17	Area of Lift	1077.00	
18	Area of Corridor	1077.00	
19	Area of Room	1077.00	
20	Area of Kitchen	1077.00	
21	Area of Bath	1077.00	
22	Area of Terrace	1077.00	
23	Area of Balcony	1077.00	
24	Area of Veranda	1077.00	
25	Area of Porch	1077.00	

For: M/s. PRABHAT CONSTRUCTION  
 Prop. Mr. Anurag Shivaji Patel

Architect's Signature: [Signature]  
 Date: 12/20/2013

Architect's Stamp: SANKHA ASSOCIATES  
 No. 10/10/2013  
 Tal & Dist: Nashik





नसन3

दस्त क्र 6303/2010

व्यारट

06/07/2010

दुय्यम निबंधक:




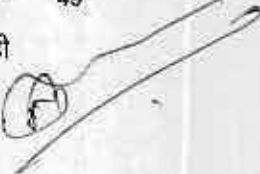


दस्त गोषवारा भाग-1

12:19:25 pm

नाशिक 3

दस्त क्रमांक : 6303/2010

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: भरत गलजी बोरीसा - -  पता: घर/फ्लॅट नं. -  गल्ली/रस्ता: -  ईमारतीचे नाव: -  ईमारत नं.: -  पेट/वसाहत: मेघवाड हौशिंग सोसा  शहर/गाव: खडकाळी, नासिक  तालुका: -  पिन: -  फॅा नम्बर: AAPPB5358R</p>	<p>लिहून घेणार  वय 41  सही</p> 		
2	<p>नाम: प्रभात फन्ड्रक्शन तर्फे प्रोप्रायटर अमृतलाल  शिवजी पटेल - -  पता: घर/फ्लॅट नं. -  गल्ली/रस्ता: -  ईमारतीचे नाव: -  ईमारत नं.: -  पेट/वसाहत: तोरल कृष्ण नगर पंचवटी नाशिक  शहर/गाव:-  तालुक</p>	<p>लिहून देणार  वय 49  सही</p> 		





दस्त गोषवारा भाग - 2

नसन3

दस्त क्रमांक (6303/2010)

२६६६

दस्त क्र. [नसन3-6303-2010] चा गोषवारा  
बाजार मूल्य : 652600 मोबदला 1250000 मरलेले मुद्रांक शुल्क : 45100,

पावती क्र.: 6344 दिनांक: 06/07/2010  
पावतीचे वर्णन  
नांव: भरत गलजी बोरीसा - -

दस्त हजर केल्याचा दिनांक : 06/07/2010 12:15 PM  
निष्ठादनाचा दिनांक : 06/07/2010  
दस्त हजर करणा-याची सही :

12500 : नोंदणी फी  
520 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फ्री

13020: एकूण

दस्ताचा प्रकार : 25) करारनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 06/07/2010 12:15 PM  
शिवका क्र. 2 ची वेळ : (फ्री) 06/07/2010 12:18 PM  
शिवका क्र. 3 ची वेळ : (कडुली) 06/07/2010 12:18 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 06/07/2010 12:19 PM

सह: दुय्यम निबंधक वर्ग-२  
नाशिक-३.

दस्त नोंद केल्याचा दिनांक : 06/07/2010 12:19 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-याना व्यक्तीस ओळखतात,  
व त्यांची ओळख पटवितात.

1) साहेबराव यादवराव मोरे, साठयेबाग, एम जी रोड, नासिक - - घर/प्लॉट नं. -  
गल्ली/रस्ता : -  
ईमारतीचे नाव : -  
ईमारत नं. : -  
पेठ/वसाहत : -  
शहर/गाव : -  
तालुका : -  
पिन : -



समाशोधनाध्या अधिन राहुन  
७/७/०७ ६५१०१... वॉक शाखा, नाशिक  
डी. डी. क्र. ०६२०२८... चे नोंदणी  
फी वसूल दि. २/७/२०१०

2) बळीराम शंकरराव साळवे, राजपाल कॉलनी, पंचवटी, नासिक - - घर/प्लॉट नं. -  
गल्ली/रस्ता : -  
ईमारतीचे नाव : -  
ईमारत नं. : -  
पेठ/वसाहत : -  
शहर/गाव : -  
तालुका : -  
पिन : -



सह: दुय्यम निबंधक वर्ग-२  
नाशिक-३.

प्रमाणित करण्यात येते की,  
या दरतामध्ये एकूण २६... पाने  
आहेत.

सह: दुय्यम निबंधक वर्ग-२  
नाशिक-३.

मुद्रांक शुल्क: सवलत : महाराष्ट्र शासन राज पत्र दिनांक 27/04/06चा  
अधिनियम क्रमांक 12 अंगलबजावणी दिनांक 01/05/06अन्वये सवलत दिली.

सह: दुय्यम निबंधक वर्ग-२

दु. निबंधकाची सही  
नाशिक ३



दुस्तक क्रमांक १, क्रमांक

६३०३ घर नोंदणी

दिनांक ६ जुलै २०१०

सह: दुय्यम निबंधक वर्ग-२  
नाशिक-३.