



Monday, April 12, 2010

12:25:06 PM

पावती

Original

नोंदणी 39 म.

Regn. 39-M

नसिन-३

दस्ता क्र. (6043/2010)

७ - 3C

पावती क्र. : 3471

गावाचे नाव नाशिक नगर पालिका हर मोजे

दिनांक 12/04/2010

दस्तऐवजाचा अनुक्रमांक

जसिन 3 103443 2010

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: प्रदीप गोविंद धमरे -

नोंदणी फी

:- 13630.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 580.00

रुज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)

एकूण रु. 14190.00

आपणास हा दस्त अंदाजे 12:39PM ह्या वेळेस मिळेल

दुय्यमनिबधक
नाशिक 3

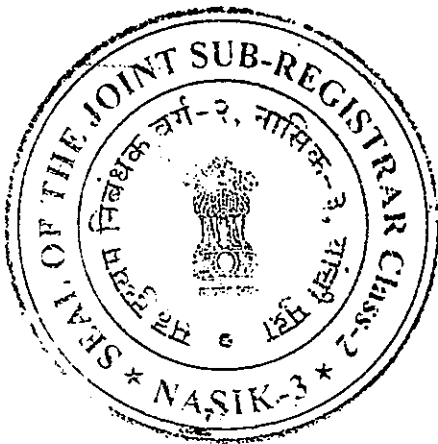
बाजार मुल्य: 968500 रु. मोबदला: 1363000रु.

भरलेले मुद्रांक शुल्क: 50750 रु.

देयकाचा प्रकार :डीडी/धनाकर्पाद्वारे;

बँकेचे नाव व पत्ता: विश्वास बँक;

डीडी/धनाकर्ष क्रमांक: 0679274; रक्कम: 13630 रु.; दिनांक: 10/04/2010



नसिम-३
 दिनांक १२/०४/२०२०

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VISHWAS CO-OP. BANK LTD., NASHIK FRANKING DEPOSIT SLIP

Depositor Br. HPT Collette Rd Bt. Dule	Account No. 138/35	Branch	40545
Pay to : 0930	Account Stamp Duty Nashik	Rs.	50750/-
Franksing Value	Rs.	Rs.	50750/-
Service Charges	Rs.	Rs.	50750/-
Total	Rs.	Rs.	50750/-
Name of Stamp duty paying party	श्री प्रदिप गोविंद कुमारे		
Address	3, सुजाता सोसायटी ब्लॉक-8 दिव्यानिगर, नाशिक महानगर भावसार		
D.D. / Cheque No.	[Blank]		
Drawn on Bank	[Blank]		
Tran ID	138/35		
Franksing Sr. No.	40545		

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 दिनांक १२/०४/२०२०
 138/35

विश्वास को-ऑप. बँक लि., नाशिक

श्री प्रदिप गोविंद कुमारे
 3, सुजाता सोसायटी ब्लॉक-8
 दिव्यानिगर, नाशिक
 महानगर भावसार

Zone No. 1.8.50

Rate of Flat per sq.mtr. Rs.13,000/-

Carpet area of flat 62.08 sq.mtrs.

Valuation of flat Rs.9,68,500/-

Consideration Rs.13,63,000/-

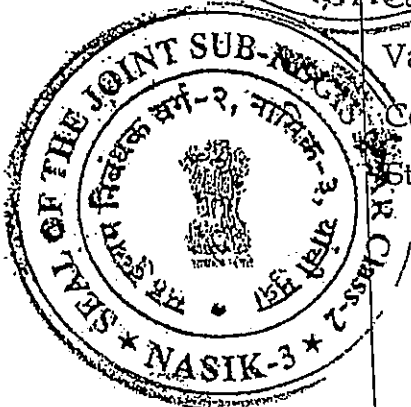
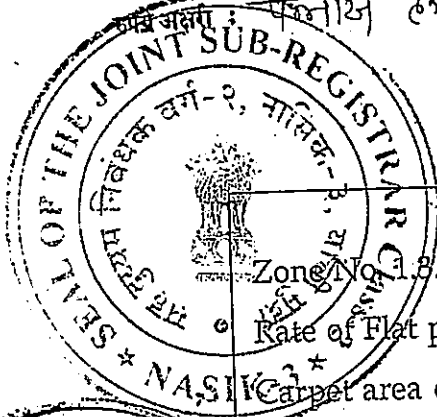
Stamp Rs. 50,750/-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made at Nasik on this

12 th day of April in the Christian year Two thousand

Ten.



Vishwas co-op
 Bank Ltd., Nashik
 D-5 / STP (M) / CR. 13 / 2004 / 1567-65

शुल्क 40545
 156096
 Rs. 00507501/-
 INDIA STAMP DUTY MAHARASHTRA

SPECIAL REGISTER
 APR 10 2010

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नसिन-३
दस्ता क्र. (११५३/२०२०)
२-२०

BETWEEN

M/s. S. R. Construction, a partnership firm
(PAN AAJFS 0839 E), having its office at 1/2, Ramtirtha Park,
Sadhu Waswani Road, Kulkarni Colony, Nashik 2

through its partners,

1. Mr. Rajendra Ramchandra Bagad,
Age: 54, Occ. Agriculture & Business,
2. Mr. Sunil Purshottam Gawade,
Age: 42, Occ. Agriculture & Business,

All R/o. 1,2 Ramtirth Park, Kulkarni Colony, Nashik Hereinafter
referred to as the "VENDOR" (which expression shall unless
excluded by or repugnant to the context or meaning thereof be
deemed to include the said firm, its time being partners, their
heirs executors, representatives, administrators, assigns, etc.) of
the First Part;

AND

Shri. Pradeep Govind Ghumare,
Age-36 years, Occ.

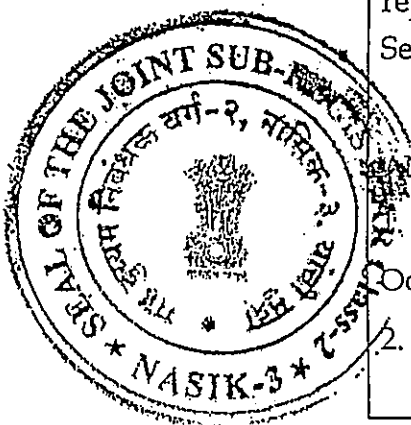
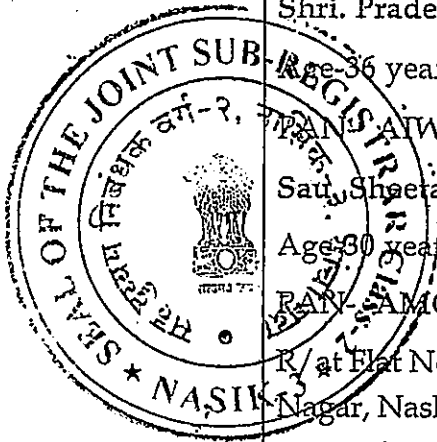
PAN-ATWPG 7326D
Saty Shaelal Pradeep Ghumare,
Age-30 years, Occ.

PAN-AMOPG 7537L
R/at Flat No.3, Sujata A Co-op.Hsg. Society, Plot No.8, Deepali
Nagar, Nashik. Hereinafter referred to as The Purchaser (which
expression shall mean and include his legal heirs, successors,
representatives, executors, administrator, assigns, etc.) of the
Second Part;

AND

Mrs. Snehada Vinayak Govilkar; Age:48 years,
Occ. Service, (PAN ABYPG 6112 G)

2. Mr. Vinayak Mahadeo Govilkar (H.U.F.) through Karta



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दस्तावेज. (००५३/२०१०)

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दस्तावेज. (३०६७११०१०)

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Mr. Vinayak Mahadeo Govilkar, Age:54 years,
Occ. Business, (PAN AACHG 1966 R)

3. Ms. Tanmai Vinayak Govilkar, Age:22 years,
Occ. Education, (PAN AIWPG 7278 C)

4. Ms. Rucha Vinayak Govilkar, Age:19 years,
Occ. Education, (PAN APYPG 1888 B)

All R/o. 4-B, Lokmanya Nagar, Gangapur Road, Nashik-2
through their General Power of Attorney holder

M/s. S. R. Construction, a partnership firm

(PAN AAJFS 0839 E), having its office at 1/2, Ramtirtha
Park, Sadhu Waswani Road, Kulkarni Colony, Nashik 2

through its partners,

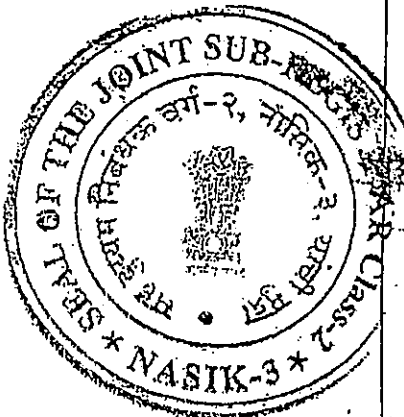
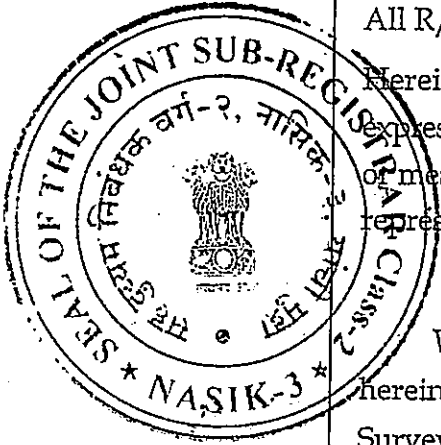
1. Mr. Rajendra Ramchandra Bagad, Age: 54, Occ. Agriculture
& Business,

2. Mr. Sunil Purshottam Gawade, Age: 42, Occ. Agriculture &
Business,

All R/o. 1,2 Ramtirth Park, Kulkarni Colony, Nashik

Hereinafter referred to as The Confirming Party (which
expression shall unless excluded by or repugnant to the context
of meaning thereof be deemed to include their heirs executors,
representatives, administrators, assigns, etc.) of the Third Part.

WHEREAS the property mentioned in Schedule-I
hereinbelow bearing Plot No.8 admeasuring 752.81 sq.mtr. of
Survey No.13/1/8, lying and being at Nashik within the limits
of Nashik Municipal Corporation, Nashik, is owned by the
Confirming Party, The said Confirming Party has entered into
Development Agreement in respect of above plot with the
Vendor and executed the same on 19/12/2009. The said
agreement is registered with the Sub-Registrar of Nasik-3 at
document serial No.57/2010 on 2/1/2010. In pursuance of
that the Confirming Party has also executed Irrevocable
General Power of Attorney in favour of Vendor, which is



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दस्ता क्र. (०९५३/२०१०)
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registered on 2/1/2010 with the Sub-Registrar of Nasik-3 at document serial No. 58/2010.

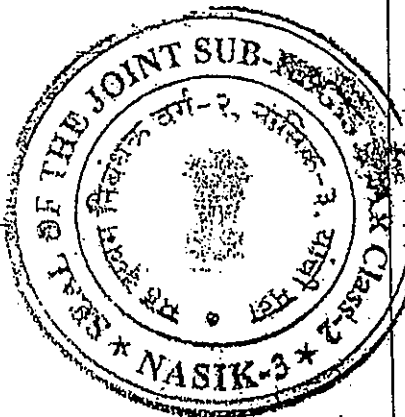
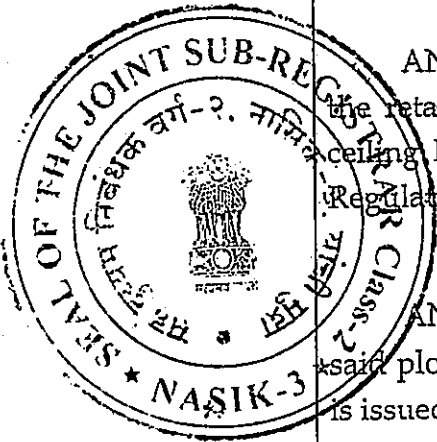
AND WHEREAS the Confirming Party has granted absolute right to the Vendor to develop the said plot by constructing building thereon as per the approved plans and granted right to the Vendor to enter into further agreements of sale, sale deed, deed of apartment and other related documents for the sell of constructed areas alongwith land upon specific understanding and agreement that the confirming party is not liable for any claims, demands arising out of such development and also under the agreement of sale, sale deed, deed of apartment and other related documents executed by the Vendor.

AND WHEREAS the Confirming Party has agreed to transfer the said plot to the Vendor or his nominee or society or association as per direction of the Vendor, but at the costs of the Vendor;

AND WHEREAS the plot described in the Schedule-I is the retained land of the Confirming Party considering the ceiling limit provided under the Urban Land (Ceiling and Regulations) Act, 1976;

AND WHEREAS the title of the Confirming Party to the said plot is clear and marketable and certificate for the same is issued by Advocate;

AND WHEREAS the plans for the construction of Residential + Commercial building on above said plot is approved by the Executive Engineer (Town Planning) Nashik Municipal Corporation, Nashik under Sanction of Building Permit & Commencement Certificate No. LND / BP / Panchavati/C-1/867 dt. 4/2/2010;



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दस्ता क्र. (१५५७/२०१०)

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दस्ता क्र. (१६६७/२०१०)

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AND WHEREAS the Vendor has commenced with the work of construction and specifications thereof are written in Annexure hereinunder.

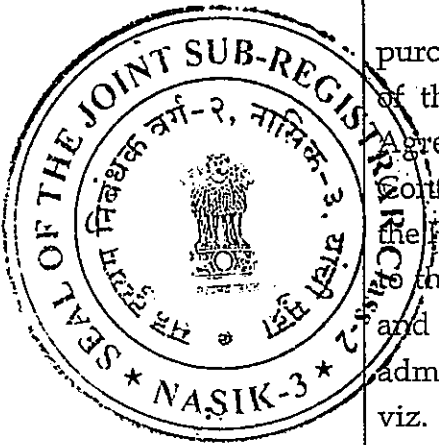
AND WHEREAS the Vendor has appointed Architect registered with the Council of Architects and the Vendor has appointed a Structural Engineer for the preparation of the structural design and drawings of the building. The Vendor shall accept the professional supervision of the Architect and the Structural Engineer till the completion of the building.

AND WHEREAS the plans and specifications are displayed for inspection at the site and also in the office of the Vendor;

AND WHEREAS the Vendor is executing the agreements of like nature with other Purchasers of the other constructed premises;

AND WHEREAS the Purchaser with an intention to purchase Flat No.102 [one hundred two] demanded inspection of the documents hereinabove including the Development Agreements, General Power of Attorney executed by the Confirming Party and approved plans, permissions etc. and the Purchaser is satisfied about the title of the Confirming Party of the said plot, rights of the Vendor to develop the said plot and to sell the constructed & other areas and the Purchaser admits to have received the copies of the following documents viz. : (1) 7/12 Extracts & Mutation Entries (2) Commencement Certificate and the Approved Plans (3) Development Agreement (4) General Power of Attorney, (5) Title Certificate (6) Plan of premises mentioned in the schedule II hereunder written and as the Purchaser admits to have received the copies thereof, which are not annexed to this Agreement;

AND WHEREAS the Vendor undertakes to comply with all terms and conditions of sanction orders and get the renewal thereof as and when required;



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[Signature]

AND WHEREAS the Vendor also undertakes to comply with the terms and conditions of the agreement between the Vendor and the Confirming Party and the Vendor shall not commit any breach of the terms and conditions of the said agreement so as to affect the interest of the Purchaser herein;

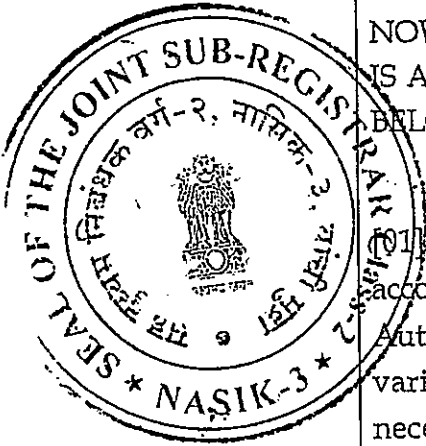
AND WHEREAS the Purchaser wants to purchase the constructed premises bearing Flat No. 102 [one hundred two] more particularly described in the Second Schedule of this Agreement and hereinafter referred to as the "Said Flat" for the sake of brevity and the Purchaser has approved the specifications for the construction as proposed by the Vendor;

AND WHEREAS the lumpsum price of the said Flat is fixed at Rs.13,63,000/- (Rs. Thirteen lakhs Sixty Three thousand only) excluding all costs and expenses for stamps, registration and engrossing of this agreement, which is to be borne by the Purchaser.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS SHOWN BELOW:

[01] The Vendor is constructing the building on the said plots according to the plans, designs approved by the concerned Local Authority, and the specifications annexed hereto with such variations and modifications as the Vendor may consider necessary or as may be required by the concerned Local Authority or the Government to be made and the Purchaser has given his irrevocable consent to such variations and modifications, if they are not affecting the said flat substantially and it shall be treated and considered as consent by the Purchaser in writing.

[02] The said price of the said flat is on carpet area basis and area of the said flat is calculated as per the plans presented and presently approved by the Authority. The carpet area shall be



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in clear dimensions from unfinished wall to unfinished wall [brick to brick] including all the areas in the said premises, balcony, otta, cupboards internal passages, etc. No deduction shall be made for structural members of the building like columns, beams, shafts, skirting, dados in the flat, shelves in the walls at floor level shall be considered as full dimensions for carpet area measurement. The area of terrace shall be calculated as 50% area of carpet The purchaser is satisfied about the said conversion and has no complaint about the said.

[03] The Purchaser has agreed to purchase the said flat and the Vendor has agreed to sell the said flat at or for Rs.13,63,000/- (Rs. Thirteen lakhs Sixty Three thousand only) having carpet area 668.00 sq.ft. equivalent to 62.08 sq.mtrs.

The said consideration is exclusive of :

- All costs and expenses for stamps, registration and engrossing of this agreement and sale deed.
- Electric and water meter and connections thereof with deposit therefor and supply thereon from the main lines.

Expenses for formation and registration of co-operative housing society or for formation of association of apartment owners and legal charges for that .

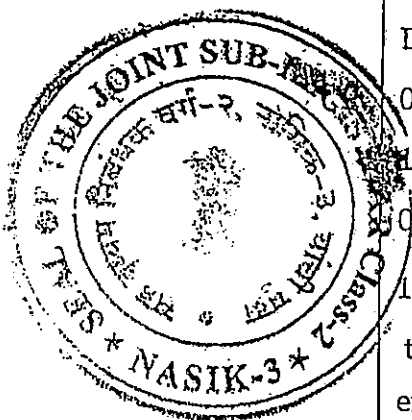
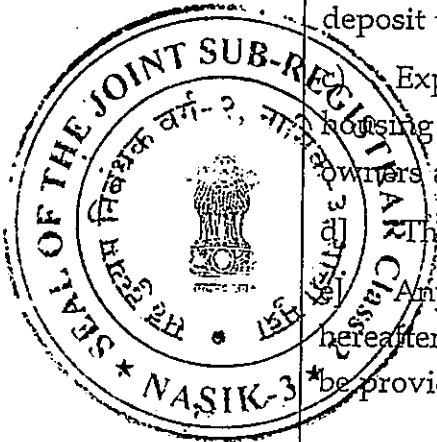
The amount of sales tax, service tax, if charged.

Any other special expenses, taxes, charges which may arise hereafter for the said transactions or for any facility required to be provided as per the directions of concerned authorities.

[04] The Purchaser has paid Rs. 1,00,000/- (Rs. one lac only) as follows-

Date	Amount Rs.
03.02.2010	21,000/- Rs. Twenty One Thousand by Cash
17.02.2010	30,000/- Rs. Thirty Thousand by cash
06.03.2010	35,000/- Rs. Thirty Five Thousand by cash
14.03.2010	24,000/- Rs. Twenty Four Thousand by cash

to the Vendor towards the consideration of the said Flat before execution of this Agreement. The Purchaser further agrees and

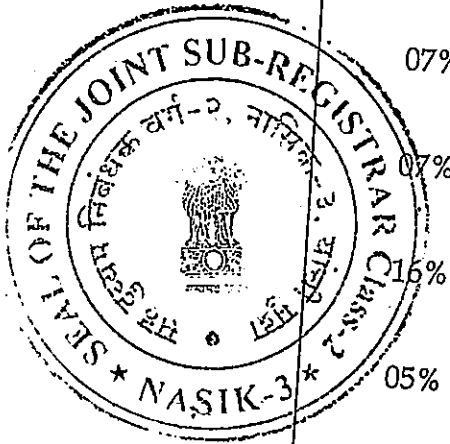


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undertakes to pay the remaining amount of Rs.12,63,000/- (Rs. Twelve Lac Sixty Three Thousand only) as hereinbelow mentioned in the following manner :

AMOUNT %	PARTICULARS
25%	To be paid at the time of completion of plinth.
07%	To be paid at the time of completion of first slab.
07%	To be paid at time of completion of second slab.
07%	To be paid at the time completion of third slab.
07%	To be paid at the time of completion of fourth slab.
07%	To be paid at the time of completion of fifth slab.
07%	To be paid at the time of completion of sixth slab.
07%	To be paid at the time of completion of seventh slab.
16%	To be paid at the time of completion of brick work and outer plastering work.
05%	To be paid at the time of completion of plumbing and sanitation work.
05%	To be paid at the time of handing over the possession of the said premises.
100%	



The Purchaser agrees to pay the aforesaid sum on due stages without default. The payment of the instalments as scheduled above is the condition precedent for the continuance of agreement and is essence of the agreement between the parties.

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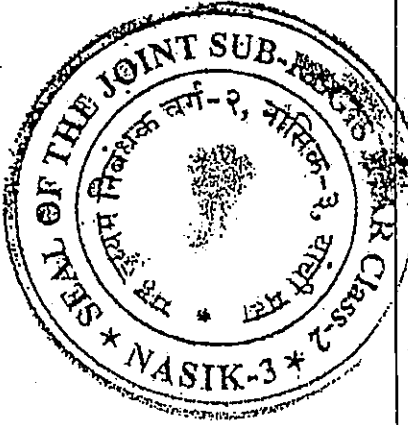
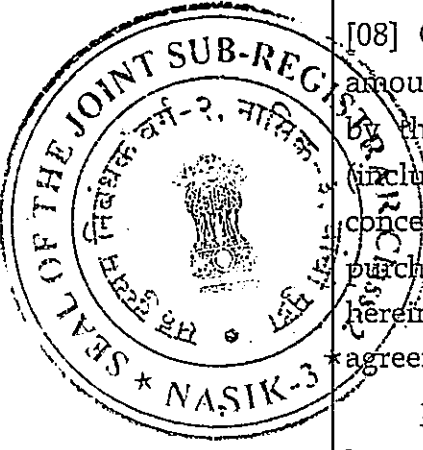
[05] The Vendor hereby agrees to observe, perform and comply with all the terms and conditions, stipulations and restrictions, if any, which may have been imposed by the concerned Local Authority at the time of sanctioning of the said plans or thereafter.

[06] The Vendor declares that the F.S.I. available for the construction is in the ratio of 1:1 for the said plot. The Vendor has utilised the total available F.S.I. of the said plot. In addition to that the Vendor has utilised additional F.S.I of 301.12 sq.mtrs. allotted to this plot for the area aquired for road widening and additional F.S.I of 300 sq.mtrs. by availing T.D.R.

[07] The Vendor is developing the said plot in its own name and rights. The Purchaser declares that on verification of title deeds admits that the said plot is free from all encumbrances.

[08] On the Purchaser committing default in payment the amount on due date or any amount becoming due and payable to the Purchaser to the Vendor under this Agreement (including his proportionate share of taxes levied by the concerned Local Authority and other outgoings.) and upon the purchaser committing breach of any of the terms and conditions herein contained, then the Vendor is entitled to terminate this agreement at its option.

Provided always that the power of termination hereinbefore contained shall not be exercised by the Vendor unless and until the Vendor has given to the Purchaser fifteen days prior notice in writing (the notice being sent by Registered Post Acknowledgement Due or Under Certificate of Posting or being personally delivered to the Purchaser) of its intention to terminate this Agreement and intimating of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the agreement and defaults made by the Purchaser and calling upon the Purchaser to remedy such breach or breaches within the specified period after giving of such notice.



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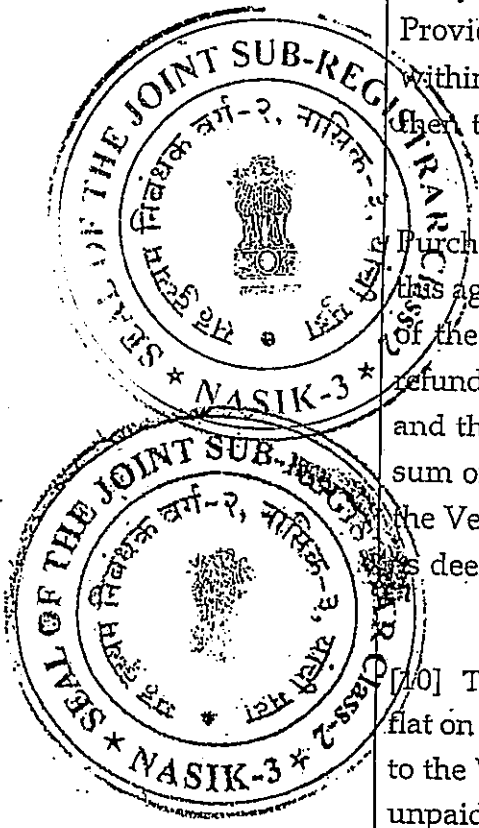
Provided further that, upon termination of this agreement as aforesaid, the Vendor shall refund to the Purchaser the installments of sale price of the said flat which may till then have been paid by the Purchaser to the Vendor without interest after deducting the expenses incurred. After termination of this Agreement the Vendor shall be at liberty to dispose of and sell the said flat to such person and at such price as the Vendor may in its absolute discretion thinks fit. Upon termination of this Agreement, the Purchaser shall handover the documents received by him to the Vendor and further agrees to register the cancellation deed. The refund of the amount by the Vendor and returning of the documents by the Purchaser shall be simultaneous.

[9] The Vendor expect delivery of possession of the said flat by the end of June, 2011.

Provided that the Vendor shall be entitled to reasonable extension of the time for giving the delivery of said flat later than the aforesaid date, if the completion of the building is delayed on account of any act beyond the control of the Vendor. Provided always that if the construction cannot be completed within the said period on account of acts hereinbefore referred, then the

Purchaser may, if the Purchaser wants to cancel and terminate this agreement and does not want to wait further till completion of the building, the Purchaser may call upon the Vendor to refund the consideration and amount paid under this agreement and the Vendor on deducting the expenses, if any, refund the sum on payment of simple interest @ 9% p.a. On such refund the Vendor is entitled to deal with and dispose of the said flat as deem fit.

[10] The Purchaser shall receive actual possession of the said flat on payment of all the sums to be paid under this Agreement to the Vendor. If the sums to be paid by the Purchaser, remain unpaid on demand, the Vendor shall terminate and cancel this Agreement. It is further agreed that if there be dispute about



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how the delivery of possession should be given, then the Purchaser is entitled to ask for the refund of money (after deducting the expenses of Vendor) without interest.

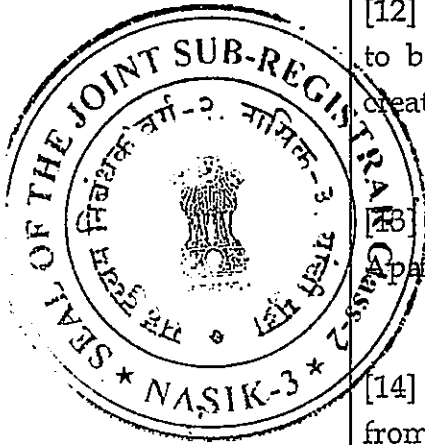
[11] It is further agreed by the Vendor that :

- a) if within three years from the date of the possession there is any structural defect brought to the notice of the Vendor by the Purchaser, necessary repairs shall be carried out by the Vendor;
- b) it is further made clear that the Vendor is not responsible for reasonable wear and tear of the premises;
- c) it is further agreed that as regards standard of material, opinion of the appointed Architect shall always prevail.

[12] The Purchaser shall use the said flat or permit the same to be used for which building plan is sanctioned, without creating nuisance of any kind.

[13] The said building shall be named as "Shri Balaji Heights Apartment".

[14] The Purchaser agrees and undertakes to sign and execute from time to time the applications, affidavits for registration and/or membership and other papers and the documents necessary for formation and registration of the Society or Association of Apartment Owners (A.O.A.O.) The Vendor of the project state that no objection shall be taken by the Purchaser if any changes or modifications are made in bye-laws as may be required by the Registrar of Co-operative Societies or any other Competent Authority. The Purchaser also gives his consent for the provision of rules and bye-laws being included for the protection of rights of the Vendor for unsold premises. The Purchaser agrees to pay his share, proportion expenses for



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formation and registration of Society/ A.O.A.O. and the documents to be prepared thereunder.

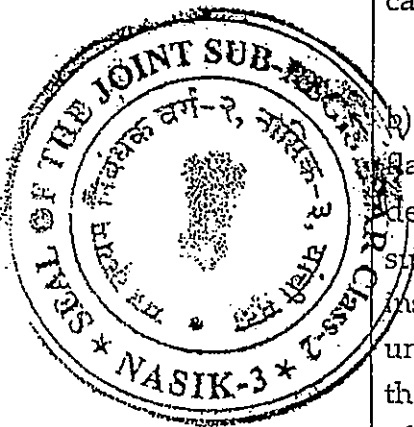
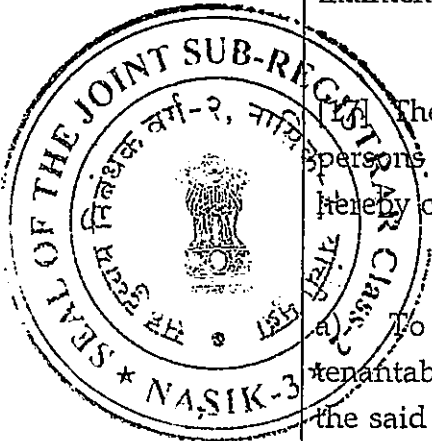
[15] It is agreed by and between the Purchaser and the Vendor that even though the Co.op.Housing Society or A.O.A.O. is formed earlier, still the conveyance of the said property shall be executed and registered after the whole of the constructed areas are sold and whole of the F.S.I. of the property is consumed by the Vendor. The Purchaser, if wants to get the conveyance of the said flat, the Purchaser will get individual sale deed executed for the said flat at his own costs.

[16] Commencing a week after notice in writing is given by the Vendor to the Purchaser that the said flat is ready for use and occupation, the Purchaser shall be liable to bear and pay outgoings in respect of the said flat namely local taxes or such other levies by the concerned Local Authority and/or Government, water charges, electricity charges & monthly maintenance charges .

The Purchaser himself with an intention to bring all persons into whatsoever hands the said flat, may come doth hereby covenant with the Vendor as follows :

a) To maintain the said flat at his own costs in good tenantable repair and condition from the date of possession of the said flat is taken and shall not do or suffered to be done anything in or to the said flat and shall not in any manner cause damage to the flat.

b) To carry at his own costs all internal repairs to the said flat in the same condition, state and order in which it was delivered by the Vendor to the Purchaser and shall not do or suffered to be done anything in or to the flat and carry out all instructions as may be given by the concerned Local Authority under the rules and regulations and bye-laws thereof. And in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall alone be responsible



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दस्तावेज क्र. (००४३/२०१०)

२० - ३८

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नसिन-३

दस्तावेज क्र. (००४३/२०१०)

१३ - ३०

and liable for the consequences thereof to the concerned Local Authority and/or other Public Authority;

c) Not to demolish or cause to be demolished the said flat or any part thereof and shall keep the portion, sewers, drains, pipes in the said flat and appurtenances thereto in good, tenantable repair and condition.

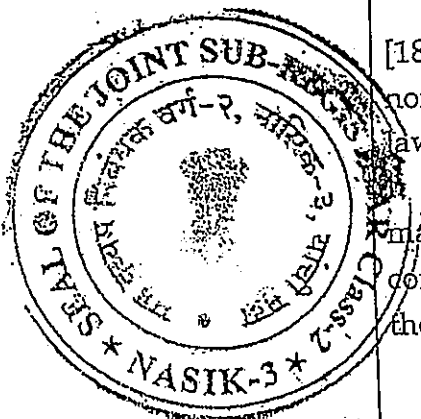
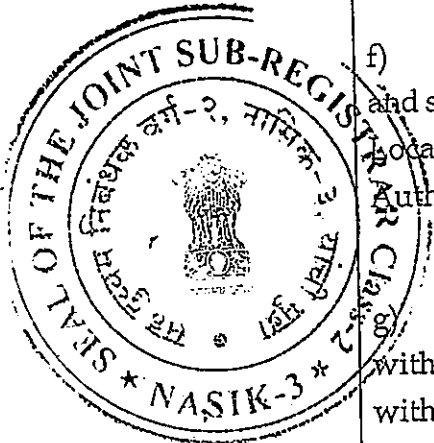
d) Not to store any goods which are of hazardous, combustible or dangerous nature or storing of which goods is objected to by the concerned Local Authority or other Authority and shall not carry on or caused to be carried any kind of other business or professional activity which will affect the peace and tranquility of other occupiers of neighbouring flats;

e) Not to allow to be thrown the dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any other portion.

f) To bear and pay the 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 and pay the said amounts punctually;

The Purchaser shall not let, sub-let, transfer, assign or part with his interest or benefit factor of this agreement or part with the possession of the said flat until all the dues payable by the said Purchaser to the Vendor under this Agreement are fully paid up.

[18] Nothing contained in this Agreement is intended to be nor shall it be construed as a grant, demise or assignment in law of the said flat or of the said property or any part thereof. It is at the discretion of the Vendor to allot the adjoining marginal open space areas, exclusively to the owners of the concerned flat. The Purchaser shall not raise any objection therefore.



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नसिन-३

दस्तावेज क्र. (0443/2020) - 14 -

दस्तावेज क्र. (965/2020)

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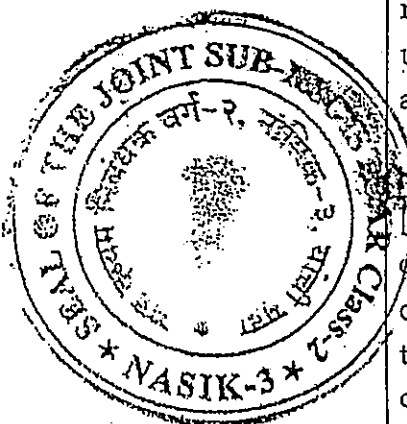
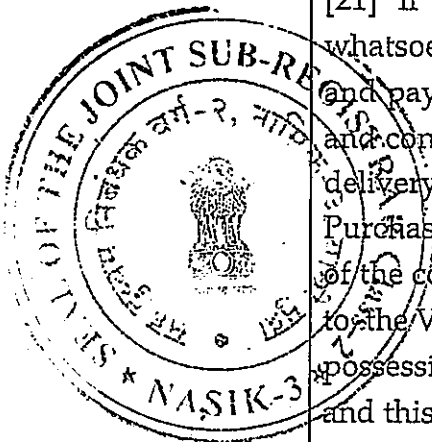
96-2

[19] Nothing contained in this Agreement is intended to be nor shall it be construed as a grant, demise or assignment in law of the said premises or of the said plot and building or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, recreation spaces etc. will remain the property of the Vendor until the said land and building is transferred to the Association as hereinbefore mentioned. It is at the discretion of the Vendor to allot the adjoining terraces of the flats to the respective flat holders and also to allot the lawn areas, parking areas exclusively to the owners of the concerned apartment. The Purchaser shall not raise any objection therefor.

[20] The Vendor shall have a right and paramount lien and charge on the said flat in respect of any amount not paid by the Purchaser under the terms and conditions of this Agreement.

[21] If the Purchaser neglects, omits or fails for any reason whatsoever to pay to the Vendor any part of the amount due and payable to the Vendor by the Purchaser under the terms and conditions of this Agreement (Whether before or after the delivery of possession) within the time limit specified or if the Purchaser shall in any other way fails to prefer or observe any of the covenants and stipulations herein contained or referred to the Vendor shall be entitled to re-enter upon and resume the possession of the said flat and everything whatsoever therein and this agreement shall cease and stand terminated subject to the clauses mentioned above. The Purchaser herein agrees that on the Vendor's re-entry on the said flat as aforesaid, all the rights, title and interest of the Purchaser in the said flat and under this Agreement shall cease and that the Purchaser shall also be liable for immediate ejection as trespasser.

[22] If the Purchaser is desirous to obtain loan from any corporation or financial institution then it will be the liability of the Purchaser to make the same available and also to bear all the expenses for additional copies of plans, agreements, certificates and property described in the Schedule 'II' to be



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दस्तावेज (6043/2020) -15-
२५ - ३८

नसिन-३
दस्तावेज (6043/2020)
१५ - ३८

purchased by the Purchaser shall only be encumbered with the liability of the loan.

[23] The Purchaser hereby covenant with the Vendor to observe and perform the covenants, conditions contained in this Agreement and to keep the Vendor indemnified against the said payment and observance and performance of the said covenants and conditions except so far as the same ought to be observed by the Vendor.

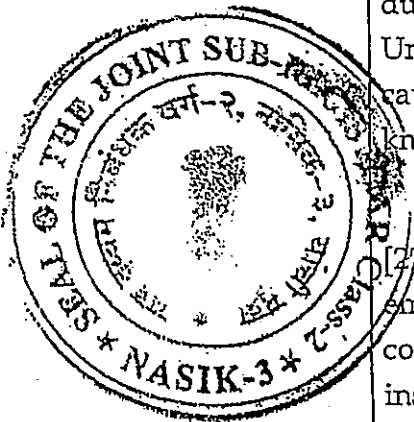
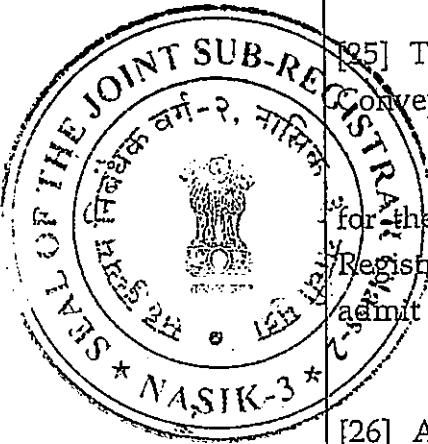
[24] Any delay tolerated or indulgence shown by the Vendor in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Vendor shall not construct as a waiver on the part of the Vendor of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice to the rights of the Vendor to terminate this Agreement.

[25] The Purchaser shall present this Agreement as well as the conveyance at the proper registration office

for the registration within the time limit prescribed by the Registration Act and the Vendor will attend such office and admit execution thereof.

[26] All the notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A.D./ Under Certificate of Posting at his address written in the title cause. Any change of the Purchaser's address should be made known to the Vendor by the Purchaser .

[27] The parties hereto admit that this agreement is not between employer and employee. This Agreement is in respect of complete premises, though the price is to be received by installments. The Purchaser admits that the Vendor is not a contractor appointed by the Purchaser . The specifications are prepared by the Vendor and accepted by the Purchaser . The



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नसिन-३

दस्त क्र. (७७५३/२०१७७)

दस्त क्र. (२७१२०१०)

२७ - ३८

Purchaser admits that the Vendor has already commenced with the work of construction as per the specifications.

[28] This agreement always subject to provisions of the Maharashtra Ownership Flat Act-1963 or the provisions of the Maharashtra Apartment Ownership Act 1970 or the Maharashtra Co-operative Society Act 1960 & rules made there under.

SCHEDULE - I OF THE SAID PROPERTY
REFERRED TO ABOVE

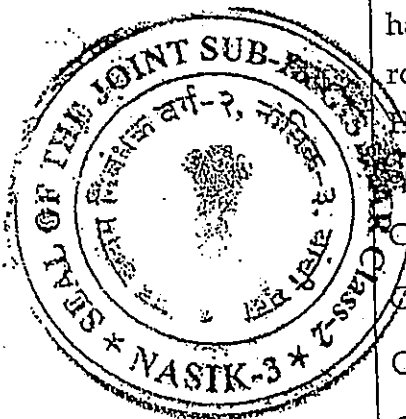
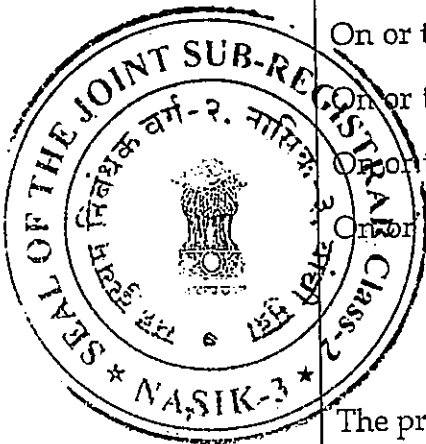
All that piece and parcel of land bearing Plot No.8 admeasuring 752.81 sq.mtr. of Survey No.13/1/8, lying and being at Nashik, within the limits of Nashik Municipal Corporation, Nashik, and Registration and Sub-Registration District of Nashik, Taluka and District of Nashik, and which is bounded as shown below-

- On or towards East : by 30 mtr.wide D.P. Road
On or towards South : by Plot No 7
On or towards West : by land S.No. 13
On or towards North : by Plot No 9

SCHEDULE - II OF THE SAID PREMISES
REFERRED TO ABOVE

The premises of Flat bearing No.102 [one hundred two] having carpet area 668 sq.ft. equivalent to 62.08 sq.mtrs. consisting of hall, kitchen, one bedroom with toilet, one bedroom, w.c., bath room, balcony, situated on first (stilt) floor in "Shri Balaji Heights Apartment" which is constructing on plot described in schedule I above. The said flat is bounded as under:

- On or towards East : Lift, Passage & Apartment No.101
On or towards South : Side margine of building
On or towards West : Side margine of building
On or towards North : Apartment No.103



नसमन-३

दस्तावेज क्र. (6043/2010)

२०६ - ३८

नसमन-३

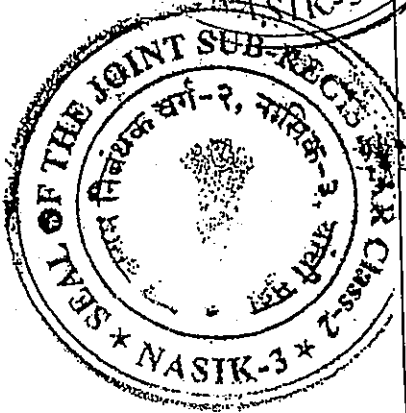
दस्तावेज क्र. (6043/2010)

२०६ - ३८

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ANNEXURE
SPECIFICATION & AMENITIES

Structure-	R.C.C. structure in M25 Concrete.
Brick work-	<u>All Outer walls</u> of the Building will be in <u>6" Thick</u> Burnt brick mansonry & Inner walls in 4" Thick
Plastering-	Outer plaster will be sandfaced plaster, with best quality cement paint inside plaster will be plain neeru finish with oil bound distemper colouring.
Flooring	- <u>All rooms with Vitrified</u> tiles with same skirting & all toilets with ceramics tiles.
Dado -	For toilets 7ft white glazed tiles, 4ft in kitchen
Doors -	All doors will be flush doors of necessary thickness with conc.frames. Main door will be provided with peep whole & Saftey chain
Windows-	Three track Aluninium windows of good sections will be provided with clear Class with safety grill.
Kitchen-	Kitchen will be fitted with green marble platform 27" width and 8ft long
Sanitation-	1) Orisa pan 20" in each flat with one tap and flush tank. 2) Brass oxidised bib cock 1/2" for kitchen and bathroom 3) 12" X 18" wash basin for each flat
Water Tank-	One R.C.C. overhead water tank and underground water tank will be constructed with water pump attached to it.
Electricity-	1) Casing caping electrification with two points and plug in each room. 2) One point in each balacony. 3) One point in each bath & W.C. 4) One point on wash basin.
Lift	Lift with power backup.



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नसिन क्र. (१०५३/२०१०)
२५ - ३८-१८

नसिन-३
नसिन क्र. (१०५३/२०१०)
१८-२०

IN WITNESS WHEREOF the parties hereto have hereunto
subscribed their respective hands on this day, month and year
hereinabove mentioned.

SIGNED & DELIVERED]
BY THE WITHINNAMED VENDOR]
M/s. S. R. Construction, through its partners,]

1. Mr. Rajendra Ramchandra Bagad]
] R Bagad
(Vendor)

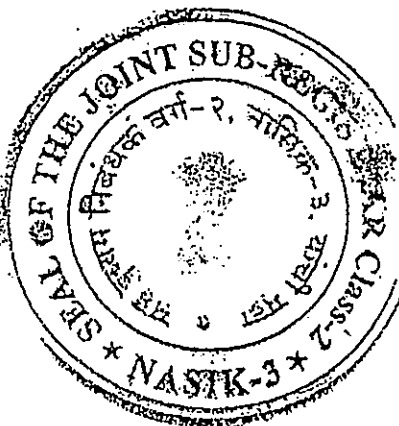
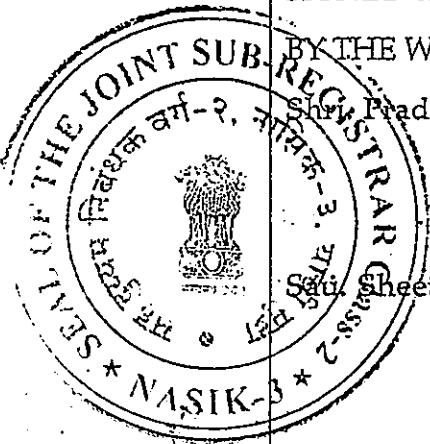
2. Mr. Sunil Purshottam Gawade]
] S.P. Gawade
(Vendor)

SIGNED & DELIVERED]
BY THE WITHINNAMED PURCHASER]
Shri. Pradeep Govind Ghumare] Pradeep Ghumare
(Purchaser)

Smt. Sheetal Pradeep Ghumare] S.P. Ghumare
(Purchaser)

SIGNED & DELIVERED]
BY THE WITHINNAMED
CONFIRMING PARTY]

1. Mrs. Snehada Vinayak Govilkar]
2. Mr. Vinayak Mahadeo Govilkar (H.U.F.)]
through Karta]
Mr. Vinayak Mahadeo Govilkar]
3. Ms. Tanmai Vinayak Govilkar]
4. Ms. Rucha Vinayak Govilkar]



नसिन-३

दस्त क्र. (७७५३२०१०)

गां. नं. ७, ७अ, ७ब, ७क, ७द, ७े, ७फ, ७ग, ७घ, ७च, ७ज, ७झ, ७झ, ७ड, ७ढ, ७ण, ७त, ७थ, ७द, ७ध, ७न

गाव तालुका

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक	नसिन-३
९३१९१८					
भू. का. क्रमांकाचे धार्मिक नाव	२५०-८			कुळाचे नांव	खंड ६६२६३ / २०१०
लागवडी योग्य क्षेत्र	एकर	मुठे			
	हेक्टर	अकर			
	चौरस	मिटर			
जिरायत					
बागायत					
भात शेती					
एकूण-	७५२-८९				
पो. ख.					
वर्ग (अ)					
वर्ग (ब)					
एकूण-	७५२-८९				
आकार बिनशेती-	रूपये	पैसे			
जुडी किंवा विशेष		०.०९			
आकार पाण्याबाबत	३६५	३४			
एकूण-					

भोगवटदाराचे नाव
 हुकुमचंद अमीलकौनभाण
 निर्मलाबाई हुकुमचंद निमाण
 रमेश हुकुमचंद निमाण
 प्रकाश हुकुमचंद निमाण
 किशोर हुकुमचंद निमाण
 ज्योती राजेंद्र चोपडा
 छाया रमेश निमाण
 विजय रमेश निमाण

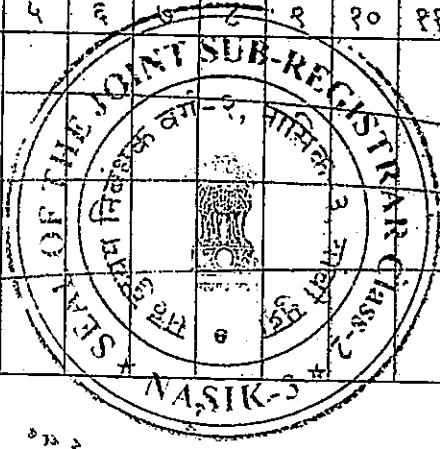
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 रमेश आर. कळंडू कडान भांडीदार
 संस्था

विनायक गोविलकर
 सहाय्य विनायक गोविलकर
 सहाय्य विनायक गोविलकर
 सहाय्य विनायक गोविलकर

गां. नं. क्र. ७ अ

गां. नं. क्र. १२

वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशील									पडीत पिकास निरूपयोगी जमिनीचा तपशील	पिकाचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकांचे क्षेत्र			अ मिश्र पिकांचे 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



नक्कल फी

(सोबत पहा)

अस्सल प्रमाणे खरी नक्कल तयार ता.

९/२/२०१०

तलाठी

NASHIK MUNICIPAL CORPORATION

NO. LND/BP/PO/CO/1/867

नयन-३
(0043/2009)
३८

1/3

OFFICE OF NASHIK MUNICIPAL CORPORATION

DATE: 4 FEB 2010

**SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE**

TO, Sau. Snehada V. Govilkar & Others through GPA M/s S.R. Construction Partnership Firm through Partner Shri. R. R. Bagad & Others
C/o. Ar. Umesh Bagul & Str. Engi. N. M. Tekale of Nashik

नयन-३
(0043/2009)
३८

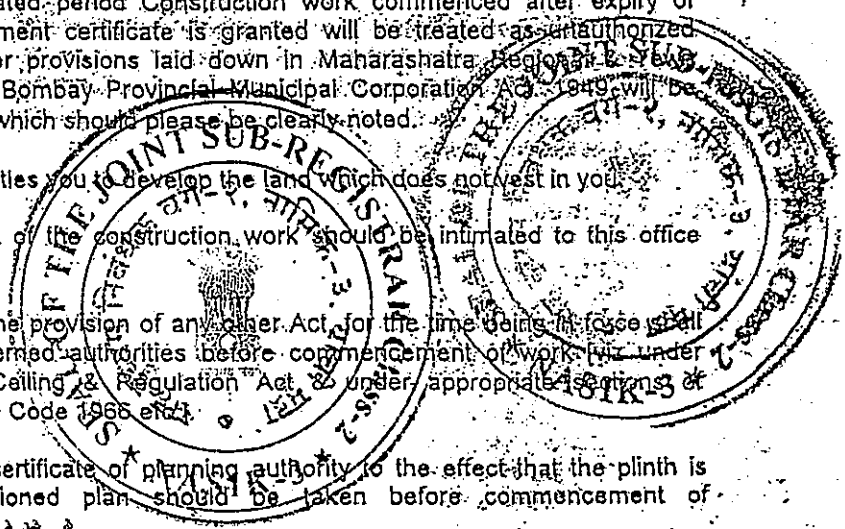
Sub: Sanction of Building Permit & Commencement Certificate in Plot No. 15/1/8 of S. No. 15/1/8 of Nashik Shiwar.

Ref: Your Application & Plan dated: 10/12/2009 Inward No. C1/BP/5611.
Case No.

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building permits under section 253 of The Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act No. LIX of 1949) to erect building for Residential+Commercial purpose as per plan duly amended in _____ subject to the following conditions.

CONDITIONS (1 to 33)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
- 6) Permission required Under the provision of any other Act for the time being in force shall be obtained from the concerned authorities before commencement of work viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.



4.3.10

8) The building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land (Ceiling & Regulation) Act, 1976. In case statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.

9) The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.

The effluent from septic tank, kitchen, bath etc. should be properly connected to the drain in the nearest vicinity invert levels of the effluent of the premises should be maintained and the effluent goes into the Municipal drain by gravity self cleaning velocity.

In case if there is no Municipal drain within 60 meters should be connected to a soak pit to be provided by the owner.

The size of soak pit should be properly worked out on the basis of tenements. A pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of boulders, stone metals and pebbles should be properly laid.

नशिक-३
कॉन्ट्रोल नंबर (00432090)
३० - २८

नशिक-३
कॉन्ट्रोल नंबर (३६६/२०१०)
३० - २८

10) The balconies, ottas & varandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.

11) At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the Preservation of Tree Act, 1975.

12) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.

13) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.

14) Stacking of building material debris on public road is strictly prohibited, if building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.

15) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and Bombay Provincial Municipal Corporation Act, 1949.

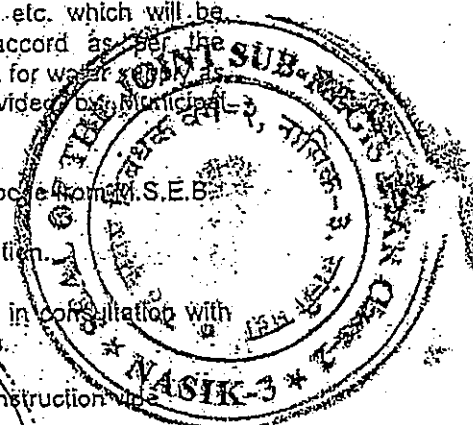
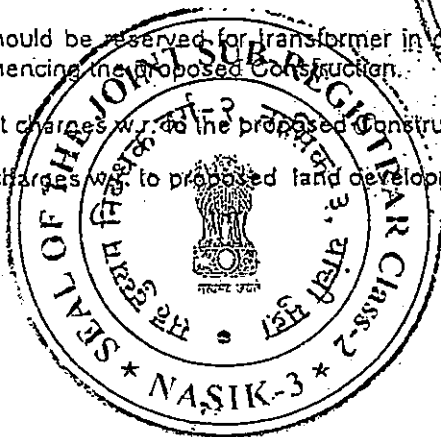
16) Nashik Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant Colony / Society etc. on their own accord as per the specifications of N.M.C. Applicant should make necessary arrangement for water supply per the undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.

17) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.

18) N. A. order No. 72/01 dated: 22 / 06 / 2001 submitted with the application.

19) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed construction.

20) A) Rs. 58,760/- is paid for development charges w.r. to the proposed construction vide R. No./B.No. 64/361 Dtd: 28 / 01 / 2010.
B) Rs. is paid for development charges w.r. to proposed land development vide R. No./ B.No. Dtd:



C. C. for Plot No:- 08 of S. No. 13/1/8 of Nashik Shikva
21) Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC shall be obtained before occupation certificate.

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(10/04/2010)
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Sum of Rs. 3000/- Deposited vide B. No./R.No. 35/1484.
Date:- 28 / 01 /2010. As per Order No 137 Dt. 16/03/2009.

22) Septic tank & soak pit shall be constructed as per the guidelines of N.M.C. & NOC shall be produced before occupation certificate.

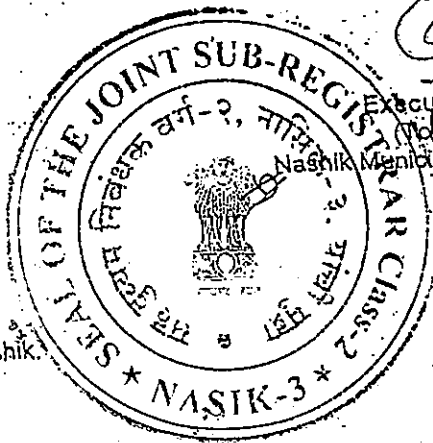
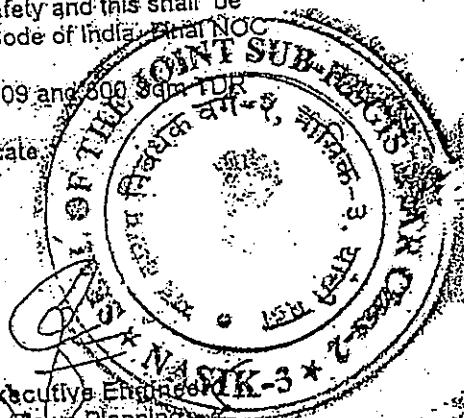
23) A) Before commencing the construction on site the owner/developer shall install "Display Board" on the conspicuous place on site indicating following details:

नशिक-३
(10/04/2010)
20

- a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
- b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
- d) F.S.I. permitted.
- e) Number of Residential/Commercial flats with their areas.
- f) Address where copies of detailed approved plans shall be available for inspection.

B) A notice in the form of an advertisement, giving all the details mentioned in 23 A above, shall also be published in two widely circulated newspapers one of which should be in regional language.

- 24) Proper arrangement for rain water harvesting should be made at site.
- 25) Proper arrangement in consultation with Telecom Deptt. to be done for telephone facilities to be provided in the proposed construction.
- 26) Drainage connection charges Rs. 3000/- is paid vide R.No./B.No. 54/1969 Dtd:- 28 / 01 /2010.
- 27) Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
- 28) Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
- 29) NMC Tax for Vacant plot shall be paid before Completion.
- 30) This permission is given on the strength of provisional NOC of CEO vide letter No: 06/2010, dt. 30/01/2010.
- 31) Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with part IV fire protection of National Building Code of India. NOC of CEO to be obtained before occupancy certificate.
- 32) This permission is given on the strength of DRC No: 274 dtd: 27/02/09 and 800 sqm area utilized from the same.
- 33) Commercial N. A. order shall be produced before occupancy certificate.



No. LND / BP
Nashik, Dt. / / 200
Copy to: Divisional Officer,
Division
Nashik Municipal Corporation, Nashik.
rnm/2010.

Executive Engineer
(Town Planning)
Nashik Municipal Corporation, Nashik

FOR AN AMOUNT BELOW RS *****13631/-

DATE: 10/04/2010

ON DEMAND PAY JOINT-SUB-REGISTRAR CLASS-II NASHIK*****

***** OR ORDER

THIRTEEN THOUSAND SIX HUNDRED THIRTY ONLY

FOR VALUE RECEIVED

Rs. *****13630

एक दह छः दला
OT TT OL TL

For VISHWAS CO-OPERATIVE BANK LIMITED



विश्वास को-ऑप बँक लि. नाशिक
VISHWAS GO-OP. BANK LTD. NASHIK

H.P.T. Collage Road Branch: Swapnavaibhav, Adwait Colony, Canada Corner,
Collage Road, Nashik 422 005. (Maharashtra) Telefax: (0253) 2305613

[Signature]
Authorised Signatory

[Signature]
Authorised Signatory

VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

679274 422504005

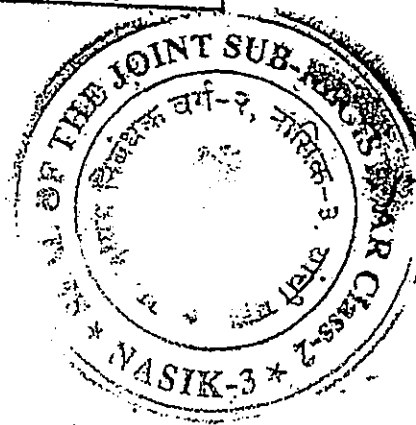
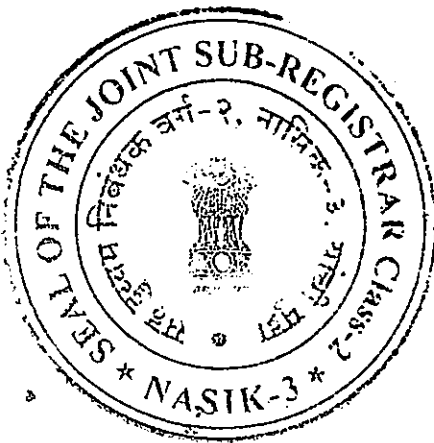
नसिन-३
व. क्र. (०३/०७/२०१०)
०३-०७-२०१०

आयकर विभाग
INCOME TAX DEPARTMENT
RAJENDRA SADASHIV GHARTE
SADASHIV TULSHIRAM GHARTE
01/03/1966
PAN Card Account Number
ANXPC1782H

भारत सरकार
GOVT. OF INDIA

Driving Licence No.:	Date of Issue:
Name & Address:	MR. YOGESH SHELDKAR
R/P-N31/F2/B/13, NEW CIDCO NASHIK	
Son/Wife/Daughter of:	
MR. SUDHAKAR	
Is licensed to drive throughout India vehicle of the M. Cy.	
Validity for Non-Transport Vehicle	
from 03-07-2000 To 02-07-2020	
Validity for Transport Vehicle	
from To	
Signature of the licence holder	

नसिन-३
व. क्र. (०३/०७/२०१०)
३३ ३८



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CRYSTAL FORMS LTD: (022) 2362 3151 / 52

HPC

नसिन-३
दस्त क्र. (७७५३२०१०)
३६ - ३८

नसिन-३
दस्त क्र. (७७५३२०१०)
३६ - ३८

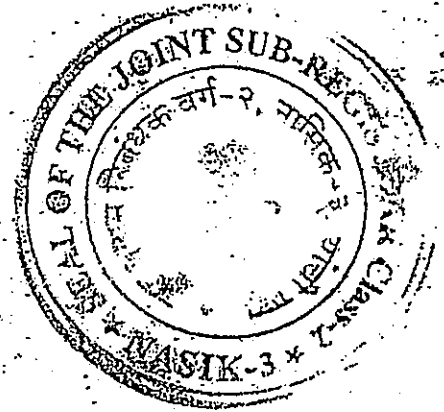
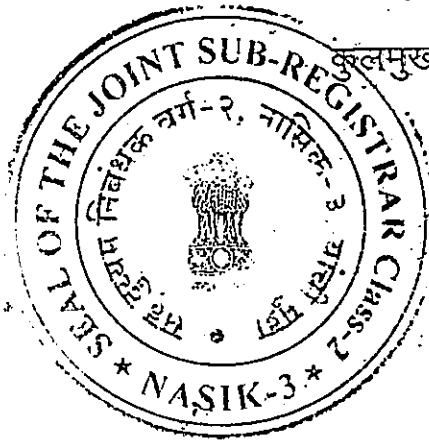
घोषणापत्र

मी, श्री. रामचंद्र धर्मा याद्वारे घोषित करतो की, दुस्यम निबंधक वर्ग-३ याचे कार्यालयात श्री. रामचंद्र धर्मा या शिक्षकाचा दस्त नोंदणीसाठी सादर करण्यात आलेला आहे. श्री. श्री. रामचंद्र धर्मा व.द. यांनी दिनांक २-१-१० रोजी मला दिलेल्या कुलमुखत्यापत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुली जबाब दिला आहे. सादर कुलमुखत्यापत्र लिहून देणार यांनी कुलमुखत्यापत्र रद्द केलेले नाही किंवा कुलमुखत्यापत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यापत्र रद्द बातल ठरलेले नाही. सादरचे कुलमुखत्यापत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षक मी पात्र राहिल याची मला जाणीव आहे.

नाशिक

दिनांक: 12/04/2010

धर्मा



कुलमुखत्यापत्र धारकाचे नाव व सही

12/04/2010 दुय्यम निबंधक:
12:27:11 p.m नाशिक 3

दस्त गोविंदराव भाग-13

नसन3
दस्त क्र 3443/2010

दस्त क्रमांक : 3443/2010
दस्ताचा प्रकार : करारनामा

दस्त क्र. (0443/2010)

34 - 3C

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराच्या प्रकार

आय्याचित्र

अंगठ्याचा ठसा

1 नाव: प्रदीप गोविंद घुमरे - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: सुजाता-अ
ईमारत नं: -
पेठ/वसाहत: दिपालीनगर
शहर/गाव: नाशिक
तालुका: -
पिन: -
पॅन नम्बर: AIWPG7326D

लिहून घेणार

वय 36

सही

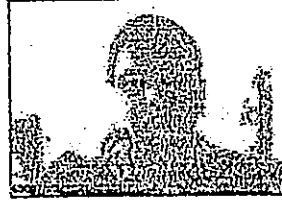


2 नाव: सौ.शिवल प्रदीप घुमरे - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: सवर
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: AMOPG7537L

लिहून घेणार

वय 30

सही S.P. Ghumare



3 नाव: एस.आर.कन्स्ट्रक्शन AAJFS0839E पार्टनर
1.श्री राजेंद्र रामचंद्र बागड - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: रामतीर्थ पार्क, कुलकर्णी कॉलनी, नाशिक
शहर/गाव

लिहून घेणार

वय 54

सही



4 नाव: 2.सुनिल पुरुषोत्तम गवाडे - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: सवर
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून घेणार

वय 42

सही

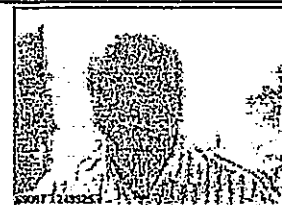


5 नाव: 1.स्नेहदा विनायक गोविलकर 2. विनायक
महादेव गोविलकर एच यु एफ कर्ता विनायक महादेव
गोविलकर 3.तन्मयी विनायक गोविलकर 4.रुचा विनायक
गोविलकर यांचे ज मु न्हणुन एस.आर.कन्स्ट्रक्शन

मान्यता देणार

वय 54

सही

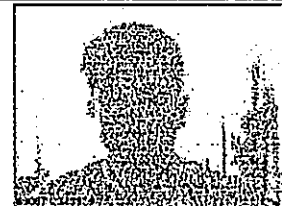


6 नाव: 2.सुनिल पुरुषोत्तम गवाडे - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: सवर
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

मान्यता देणार

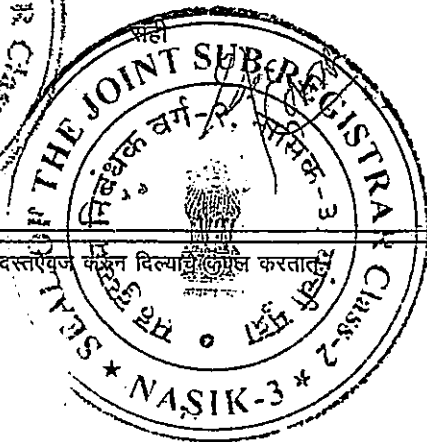
वय 42

सही



दस्तऐवज करून देणार तथाकथित [करारनामा] दस्तऐवज करून दिल्याची घोषणा करतात

1 OF 1



नससन3
दस्त क्रमांक (3443/2010)
२६२६

दस्ता क्र. [नससन3-3443-2010] चा गोषवारा
वाजार मुल्य :968500 नोवदला 1363000 भरलेले मुद्रांक शुल्क : 50750

पावती क्र.:3471 दिनांक:12/04/2010
पावतीचे वर्णन
नाव: प्रदीप गोविंद घुमरे - -

दस्त हजर केल्याचा दिनांक :12/04/2010 12:21 PM
निष्पादनाचा दिनांक : 10/04/2010
दस्त हजर करणा-याची सही :

13630 :नोंदणी फी
560 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजयात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

14190: एकूण

- दस्ताचा प्रकार :25) करारनामा
- शिकका क्र. 1 ची वेळ : (सादरीकरण) 12/04/2010 12:21 PM
- शिकका क्र. 2 ची वेळ : (फी) 12/04/2010 12:26 PM
- शिकका क्र. 3 ची वेळ : (कयुली) 12/04/2010 12:26 PM
- शिकका क्र. 4 ची वेळ : (ओळख) 12/04/2010 12:27 PM

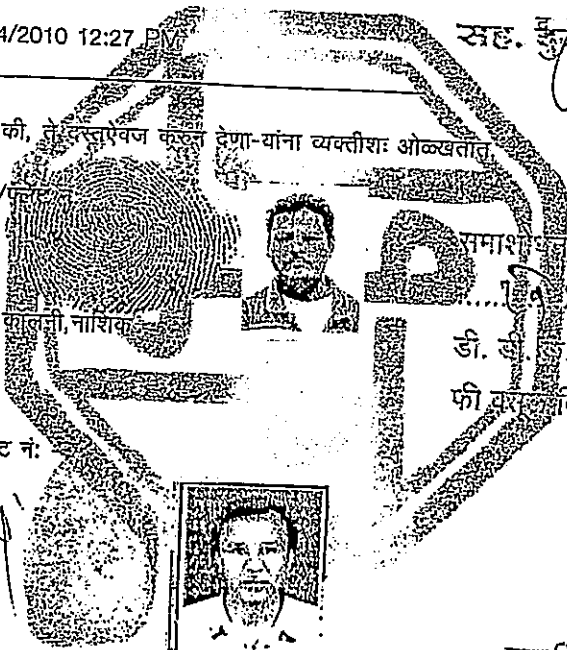
दस्त नोंद केल्याचा दिनांक : 12/04/2010 12:27 PM

सह. सुयोग्य निबंधक वर्ग-२ नाशिक-३
नससिन-३
दस्त क्र. (००४३/२०१०)
३६३६ ३६

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

1) योगेश सुधाकर शेलुकर - - , घर/प्लॉट नं:

गल्ली/रस्ता: -
ईमारतीचे नाव: - २१०३
ईमारत नं: -
पेठ/वसाहत: रामलोक्य पार्क, कुलकर्णी कॉलनी, नाशिक
शहर/गाव:-
तालुका: -
पिन: -



समाश्रित ज्ञात्या अधिन राहणूक
डी. डी. ए. ७०४/२०१०

2) राजेंद्र सदाशिव वाणी - - , घर/प्लॉट नं:

गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: सदर
शहर/गाव:-
तालुका: -
पिन: -



सह. सुयोग्य निबंधक वर्ग-२ नाशिक-३

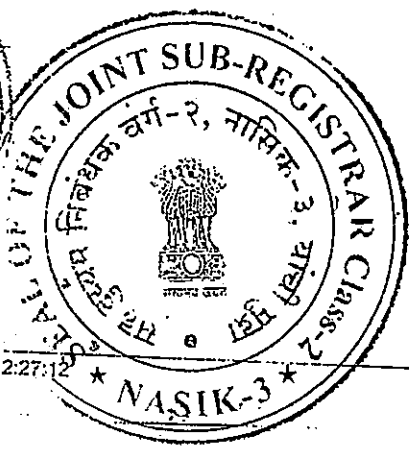
प्रमाणित करण्यात येते की,
या दस्तानामात एकूण २६२६ पाने
आहेत.

सह. सुयोग्य निबंधक वर्ग-२ नाशिक-३

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

सह. सुयोग्य निबंधक वर्ग-२ नाशिक-३

पुस्तक क्रमांक १, क्रमांक
३४३. घर नोंदला.
दिनांक १२ अप्रिल सन २०१०
सह. सुयोग्य निबंधक वर्ग-२ नाशिक-३



20/08/2010

दुय्यम निबंधकः

12:26:01 pm

नाशिक 3

दस्त गोषवारा भाग-1

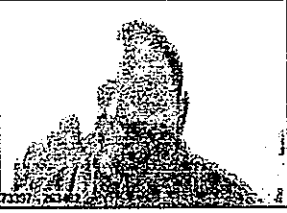

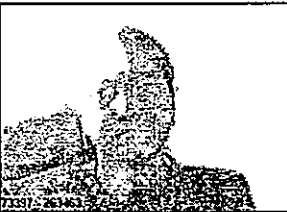





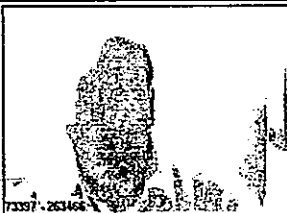



नसन3

दस्त क्र 7753/2010

26/8/10

दस्त क्रमांक : 7753/2010

दस्ताचा प्रकार : चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: प्रदीप गोविंद घुमरे - - पत्ता: घर/फ्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: दिपालीनगर शहर/गाव: नासिक तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 36 सही		
2	नाम: शितल प्रदीप घुमरे - - पत्ता: घर/फ्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: सदर शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 30 सही S. P. Ghumare		
3	नाम: एस.आर.कन्स्ट्रक्शन AAJFS0839E पार्टनर 1.श्री राजेंद्र रामचंद्र बागड - - पत्ता: घर/फ्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: रामतीर्थ पार्क,कुलकर्णी कॉलनी,नाशिक शहर/गाव	लिहून देणार वय 54 सही		
4	नाम: 2.सुनिल पुरुषोत्तम गवादे - - पत्ता: घर/फ्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: सदर शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 42 सही		
5	नाम: 1.स्नेहदा विनायक गोविलकर 2. विनायक महादेव गोविलकर एच यु एफ कर्ता विनायक महादेव गोविलकर 3.तन्मयी विनायक गोविलकर 4.रुचा विनायक गोविलकर यांचे ज मु म्हणत एस.आर.कन्स्ट्रक्शन	मान्यता देणार वय 54 सही		
6	नाम: 2.सुनिल पुरुषोत्तम गवादे पत्ता: घर/फ्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: सदर शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	मान्यता देणार वय 42 सही		

दस्त गोषवारा भाग - 2

नससन3

दस्त क्रमांक (7753/2010)

दस्त क्र. [नससन3-7753-2010] चा गोषवारा
बाजार मुल्य :1 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:7805 दिनांक:20/08/2010
पावतीचे वर्णन
नांव: प्रदीप गोंविंद घुमरे - -

दस्त हजर केल्याचा दिनांक :20/08/2010 12:20 PM
निष्पादनाचा दिनांक : 18/08/2010
दस्त हजर करणा-याची सही :

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

दस्ताचा प्रकार :65) चुक दुरुस्ती पत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 20/08/2010 12:20 PM
शिकका क्र. 2 ची वेळ : (फी) 20/08/2010 12:25 PM
शिकका क्र. 3 ची वेळ : (कबुली) 20/08/2010 12:25 PM
शिकका क्र. 4 ची वेळ : (ओळख) 20/08/2010 12:25 PM

860: एकूण

दस्त नोंद केल्याचा दिनांक : 20/08/2010 12:26 PM

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

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) योगेश सुधाकर शेलुकर- घर/प्लॉट नं:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: रामतीर्थ पार्क, नाशिक

तालुका: -

पिन: -

2) राजेंद्र सदाशिव वाणी- - , घर/प्लॉट नं:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: सदर

तालुका: -

पिन: -

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण 3..... पाने
आहेत.

सह. दुय्यम निबंधक वर्ग-2
नाशिक-3.

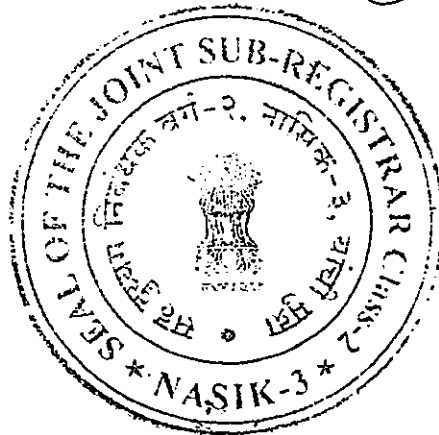
पुरतक क्रमांक 9, क्रमांक

.....6043..... वर नोंदला.

दिनांक 20 महिन्या/17/10 सन 2010

सह. दुय्यम निबंधक वर्ग-2
नाशिक-3.

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



NL-3136770266

Bagad

DEED OF APARTMENT

S.R.CONSTRUCTION

SHREE. BALAJI HEIGHTS

Flat No : 102
Carpet Area : 62.08 Sq.mtr.
Consideration Rs.: 13,63,000/-
Valuation Rs : 9,68,500/-
Stamp : 100/-
Zone No. : 1.3.50

NAME OF PURCHASER

SHRI. PRADEEP G GHUMARE

SAU. SHEETAL P GHUMARE

Stamp

8323

2092

96A2

HP 630.
31367700266.

HP-630



Friday, April 27, 2012

10:28:46 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4331

गावाचे नाव नाशिक नगर पालिका हद्द मोजे

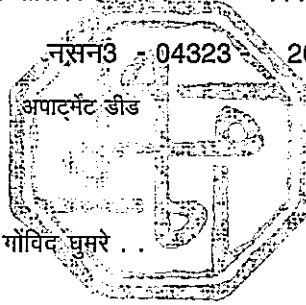
दिनांक 27/04/2012

दस्तऐवजाचा अनुक्रमांक

नुस.न3 - 04323 2012

दस्ता ऐवजाचा प्रकार

अपाटमेंट डीड



सादर करणाराचे नाव: प्रदीप गोविंद घुमरे . .

नोंदणी फी

:-

100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

360.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)

एकूण

रु.

460.00

आपणास हा दस्त अंदाजे 10:43AM ह्या वेळेस मिळेल

सह. दुय्य निबंधक

नाशिक - 3

बाजार मूल्य: 968500 रु.

मोबदला: 1363000 रु.

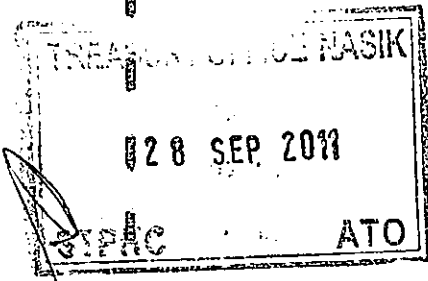
भरलेले मुद्रांक शुल्क: 100 रु.

Received Original Document



महाराष्ट्र MAHARASHTRA

EU 273910



न्यायिक अ.नं. 93 एच किंमत रु. 900/- दि. 23/09/2012

प्रेषणाऱ्याचे नांव : प्रदिप गोविंद धुमरे

हस्ते : गोविंद शिंदेकर [उपरोक्षित]

सही : धुमरे

अध्यक्ष विश्वास को-ऑप. बँक लि., नाशिक

स्टॅम्प वेंडर

ZONE NO. 1.3.50

CONSIDERATION RS. 13,63,000/-

MARKET VALUE RS. 9,68,500/-

STAMP RS. 100/-

STAMP RS. 50,750/- & REGISTER FEES IS RS. 13,630/- IS PAID AT THE TIME OF AGREEMENT OF SALE REGISTERED AT SR NO.03443 ON 12/04/2010.

(APARTMENT DECLARATION REG. NO. 11657 Dtd. 14.11.2011)

DEED OF APARTMENT

THIS DEED OF APARTMENT is made and executed at Nashik on this 26th day of April 2012

(As per the provision of the Maharashtra Apartment Ownership act 1970)

पुढांक अद्यया महाश्लेट लेंडव्युली तपासले.

जुद्ध दुय्यम निबंधक घर्ण-३
नाशिक - ३



नसिन-३

दस्ता क्र. (२०२३/२०२२)

- 2 -

BETWEEN

M/s. S. R. Construction, a partnership firm

(PANAAJFS 0839 E), having its office at 1/2, Ramtirth Park, Sadhu Waswani Road, Kulkarni Colony, Nashik 2

through its partners,

1. Mr. Rajendra Ramchandra Bagad,

Age: 55, Occ. Agriculture & Business,

2. Mr. Sunil Purshottam Gawade,

Age: 44, Occ. Agriculture & Business,

All R/o. 1, 2 Ramtirth Park, Kulkarni Colony, Nashik Hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context or meaning thereof be deemed to include the said firm, its time being partners, their heirs executors, representatives, administrators, assigns, etc.) of the First Part;

AND

SHRI. PRADEEP GOVIND GHUMARE

Age- 38 years, Occ. Service

PAN - AIWPG 7326D

SAU. SHEETAL PRADEEP GHUMARE

Age- 32 years, Occ. Housewife

PAN - AMOPG 7537L

Address - Flat No- 102, Shree Balaji Height,
Makhamalabad Road, Nashik.

Hereinafter referred to as The Purchaser (which expression shall mean and include his legal heirs, successors, representatives, executors, administrator, assigns, etc.) of the Second Part;

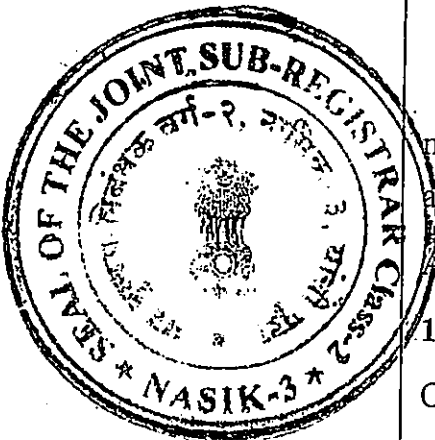
AND

1. Mrs. Snehada Vinayak Govilkar, Age:49 years,

Occ. Service, (PAN ABYPG 6112 G)

2. Mr. Vinayak Mahadeo Govilkar (H.U.F.) through Karta

Mr. Vinayak Mahadeo Govilkar, Age:55 years,



नसिन-३

- 3 -

दस्ता क्र. (१०२३/२०१२)

३-१८

Occ. Business, (PAN AACHG 1966 R)

3. Ms. Tanmai Vinayak Govilkar, Age:23 years,

Occ. Education, (PAN AIWPG 7278 C)

4. Ms. Rucha Vinayak Govilkar, Age:20 years,

Occ. Education, (PAN APYPG 1888 B)

All R/o. 4-B, Lokmanya Nagar, Gangapur Road, Nashik-2 through their
General Power of Attorney holder

M/s. S. R. Construction, a partnership firm

(PAN AAJFS 0839 E), having its office at 1/2, Ramtirth Park, Sadhu
Waswani Road, Kulkarni Colony, Nashik 2

through its partners,

1. Mr. Rajendra Ramchandra Bagad, Age: 55, Occ. Agriculture &
Business,

2. Mr. Sunil Purshottam Gawade, Age: 44, Occ. Agriculture & Business,

All R/o. 1,2 Ramtirth Park, Kulkarni Colony, Nashik

Hereinafter referred to as **The Confirming Party** (which expression
shall unless excluded by or repugnant to the context or meaning thereof
be deemed to include their heirs executors, representatives,
administrators, assigns, etc.) of the Third Part.

WHEREAS the property mentioned in Schedule-I hereinbelow
bearing Plot No.8 admeasuring 752.81 sq.mtr. of Survey No.13/1/
8, lying and being at Nashik within the limits of Nashik Municipal
Corporation, Nashik, is owned by the Confirming Party, The said
Confirming Party has entered into Development Agreement in respect
of above plot with the Vendors and executed the same on 19/12/
2009. The said agreement is registered with the Sub-Registrar of
Nasik-3 at document serial No.57/2010 on 2/1/2010. In pursuance
of that the Confirming Party has also executed Irrevocable General
Power of Attorney in favour of Vendor, which is registered on 2/1/
2010 with the Sub-Registrar of Nasik-3 at document serial No. 58/
2010.



नसिक-३

पंजी. क्र. (६३-२१५१२)

- 4 -

AND WHEREAS the Confirming Party has granted absolute right to the Vendors to develop the said plot by constructing building thereon as per the approved plans and granted right to the Vendors to enter into further agreements of sale, sale deed, deed of apartment and other related documents for the sell of constructed areas alongwith land upon specific understanding and agreement that the confirming party is not liable for any claims, demands arising out of such development and also under the agreement of sale, sale deed, deed of apartment and other related documents executed by the Vendors.

AND WHEREAS the Confirming Party has agreed to transfer the said plot to the Vendors or his nominee or society or association as per direction of the Vendors, but at the costs of the Vendors;

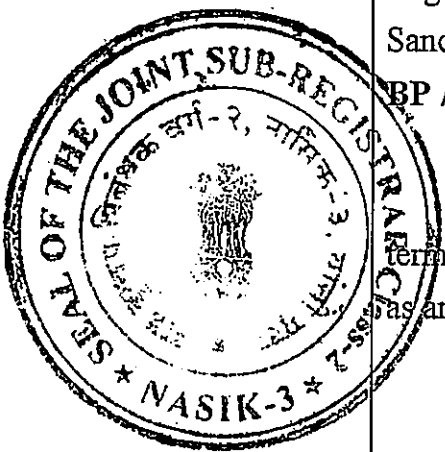
AND WHEREAS the plot described in the Schedule-I is the retained land of the Confirming Party considering the ceiling limit provided under the Urban Land (Ceiling and Regulations) Act, 1976;

AND WHEREAS the title of the Confirming Party to the said plot is clear and marketable and certificate for the same is issued by Advocate;

AND WHEREAS the plans for the construction of Residential + Commercial building on above said plot is approved by the Executive Engineer (Town Planning) Nashik Municipal Corporation, Nashik under Sanction of Building Permit & Commencement Certificate No. LND / BP /Panchavati/C-1/867 dt. 4/2/2010;

AND WHEREAS the Vendors undertake to comply with all terms and conditions of sanction orders and get the renewal thereof as and when required;

AND WHEREAS the Vendors also undertake to comply with the terms and conditions of the agreement between the Vendors and the Confirming Party And the Vendors shall not commit any breach of the terms and conditions of the said agreement so as to affect the interest of the Purchaser herein;



नसम-३

पता क्र./ 6322/1099

५ - १४

- 5 -

As per aforesaid sanction of Building permit and commencement certificate the construction of the building is completed and completion certificate issued by Nashik Municipal corporation vide completion certificate No. Javak No/ Nagar Rachana/ Pachavati/10214/3755, Date 25.10.2011.

AND WHEREAS the Vendors having rights of aforesaid proposed scheme of ownership flat's to be sold on ownership basis.

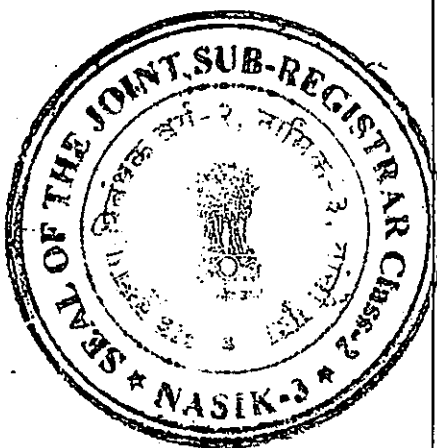
AND WHEREAS the vendors constructed a building as per approved building plan which is known as "SHREE BALAJI HEIGHT" on the said property and agreed to sell the apartments in the said building to different purchasers and the vendors agreed to sell Flat No 102 on First Floor (Stilt Floor), admeasuring 62.08 Sq.mtrs. of carpet area, (hereinafter referred to as the said Apartment) to the purchaser herein as per the terms agreed between the vendors and the purchaser under an agreement of sale dated 12/04/2010 which is duly registered at the office of sub-registrar, Nashik at Sr.No.03443 on 12/04/2010

AND WHEREAS the vendors subjected the property to the provisions of Maharashtra Apartment Ownership Act and the vendors executed a Declaration under Rule 3 of the Maharashtra Apartment Ownership Rules 1972 which is duly registered at the office of Sub Registrar Nashik at SR. No.11657, dated 14.11.2011 and as per the said declaration and as per the provision of Maharashtra Apartment Ownership Act. this deed of apartment is executed amongst the parties.

NOW THEREFORE THIS DEED WINTNESSETH AS HEREIN :-

01. That for total consideration and price of Rs. 13,63,000/- { Rs. Thirteen Lacs Sixty Three Thousand Only} the vendors do hereby convey, alienated and transfer all the piece and parcel of Flat bearing Flat No 102 on First Floor (Stilt Floor) , admeasuring 62.08 sq. mtrs. carpet area in "SHREE BALAJI HEIGHTS" apartment as per the approved building plan.

02. The said price of the said premises is on carpet area basis .The carpet area is clear dimensions from unfinished wall to unfinished wall (brick to brick) including all the areas in the said premises, balcony, otta, Cupbords internal passages, etc., No deduction shall be made for structural members of the building like columns, beams, shafts, skirting, dados in the premises, shelves in the walls at floor level is considered as full dimensions for carpet area measurement. The purchaser is satisfied about the said conversion and has no complaint about the said.



नसिक-३

दस्तावेज क्र. (५३२३ / २०१२)

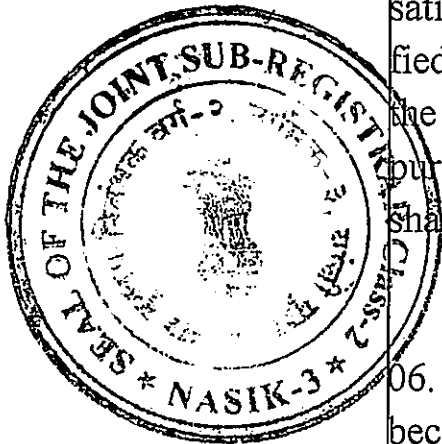
- 6 -

W. G. H.

03. The aforesaid amount of consideration includes the amount of consideration of the said flat/apartment alongwith proportionate percentage of rights in the common areas and facilities i.e. right of ownership as mentioned in the Declaration of Apartment registered at the office of Sub Registrar Nashik.

04. The aforesaid amount of consideration is fixed with mutual consent of the parties and there is no dispute about the same. The consideration of **Rs. 13,63,000/- {Rs. Thirteen Lacs Sixty Three Thousand Only}** towards the said apartment alongwith the proportionate ownership in the said property as per the declaration, is paid by the purchaser to the vendors which the vendors have received time to time.

05. The actual clear, vacant peaceful possession of the said apartment as described in the second schedule written hereunder is delivered by the vendors to the purchaser before execution of this deed of apartment and the vendors 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.



06. By virtue of this deed of apartment, the purchaser has become the absolute and exclusive owner of the said apartment alongwith right in restricted common areas and facilities as described in the second schedule written hereunder and as described in the declaration of apartment.

नसमन-३

दस्ता क्र. १ (२२७ / २०११)

- 7 -

७

07. The apartment conveyed hereunder is free from any encumbrance, charges and defect in title and that the vendors have not subjected to any charge, by way of mortgage, lien, lease, gift oral or written agreement, will etc. and the vendors indemnify the purchaser with any charge, encumbrance or defect in title, if found, with respect to the said apartment. The purchaser have verified the title of the said apartment and the said property and is satisfied about the same.

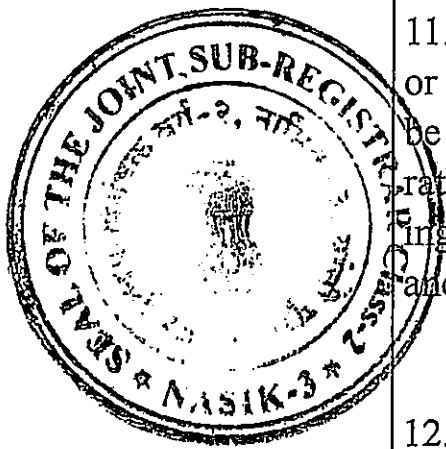
08. The vendors shall execute a deed of apartment of other apartments in the building in favour of the individual apartment owner and as such the entire said property as mentioned in the first schedule is deemed to have been owned by **"SHREE BALAJI HEIGHTS"**

09. The purchaser shall enjoy the ownership and possession of the said apartment conveyed hereunder

10. That the purchaser hereby undertakes, agrees, promises to perform, observe comply and abide by rules, regulations, Bye -Laws Resolutions that were existing in force or that were existing in force or that may be made, formed resolved herein after by the association of apartment owners.

11. That the purchaser or any person claiming through him or under him or deriving any right in the said apartment will be liable to pay taxes, rates, cess pertaining to pay taxes, rates, cess, land revenue, requires and maintenance, cleaning expences, light water charges etc., of for common areas and facilities that will be levied and imposed.

12. The entire expenses of this deed of apartment is borne and paid by the purchaser exclusively.



13. That the purchaser have 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/flat alongwith the other apartment/flat owners in the manner as mentioned in the declaration of apartment.

14. That as mentioned in the Declaration Deed of "SHRI. BALAJI HEIGHTS"

The parking allotment will be as under :

A) Vehicular parking for apartment no.101,201,301,401,501,601,701 & 203 will be allotted under Slab of the building i.e. Covered parking.

B) Vehicular parking for apartment 102,103,202,203,302,303,402,403,502,503,602,603,702,703 will be allotted in the open margine of the building which is on North Side, South Side, & West Side i.e. open parking.

C) Vehicular parking For shop units will be in front of shops. shop owners are strictly prohibited from parking their vehicle inside the building.

D) That, the purchaser do here by agree with the vehicular parking as mentioned above and shall not raised any objection for the same he is satisfied for his parking area.



नसिन-३

प्लॉट नं. (४३२३ / १०११)

२-१६

- 9 -

SCHEDULE - I OF THE SAID PROPERTY

REFERRED TO ABOVE

All that piece and parcel of land bearing Plot No.8 admeasuring 752.81 sq.mtr. of Survey No.13/1/8, lying and being at Nashik, within the limits of Nashik Municipal Corporation, Nashik, and Registration and Sub-Registration District of Nashik, Taluka and District of Nashik, and which is bounded as shown below-

On or towards East : by 30 mtr.wide D.P. Road

On or towards South : by Plot No 7

On or towards West : by land S.No. 13

On or towards North : by Plot No 9

SCHEDULE - II OF THE SAID PREMISES

REFERRED TO ABOVE

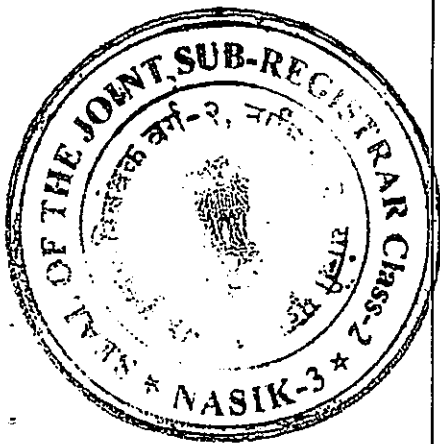
The premises of Flat bearing No.102 [One Hundred Two] having carpet area 668 sq.ft. equivalent to 62.08 sq.mtrs. consisting of Three Room, kitchen, with toilet, w.c., bath room, balcony, situated on First (Stilt) floor in "Shree Balaji Heights Apartment" which is constructing on plot described in Schedule I above. The said flat is bounded as under:

On or towards East : Lift, Passage & Apartment No. 101

On or towards South : Side margine of building

On or towards West : Side margine of building

On or towards North : Apartment No. 103



नसिन-३

दस्त क्र. (६७२७/२०१२)

१०-१०

- 10 -

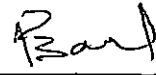
IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands on this day, month and year hereinabove mentioned.

SIGNED & DELIVERED]

BY THE WITHINNAMED VENDOR]

M/s. S. R. Construction, through its partners,]

1. Mr. Rajendra Ramchandra Bagad]



(Vendor)

2. Mr. Sunil Purshottam Gawade]



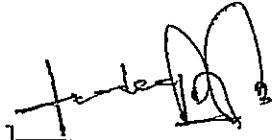
(Vendor)

SIGNED & DELIVERED]

BY THE WITHINNAMED PURCHASER.]

SRI. PRADEEP GOVIND

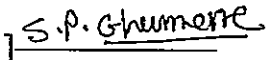
GHUMARE



(Purchaser)

SU. SHEETAL PRADEEP

GHUMARE



(Purchaser)

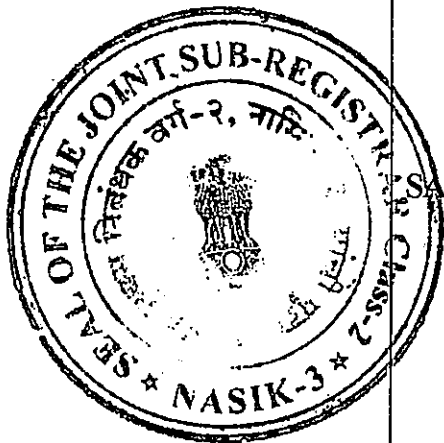
SIGNED & DELIVERED]

BY THE WITHINNAMED]

CONFIRMING PARTY]

1. Mrs. Snehada Vinayak Govilkar]

2. Mr. Vinayak Mahadeo Govilkar (H.U.F.)]



नसिक-३
दस्त क्र. (६०२७/२०१२)
११ - १६

through Karta]
Mr. Vinayak Mahadeo Govilkar]
3. Ms. Tanmai Vinayak Govilkar]
4. Ms. Rucha Vinayak Govilkar]
through their General Power of Attorney]
holder M/s. S. R. Construction, through its partners,]

1. Mr. Rajendra Ramchandra Bagad]

Rajendra

(Vendor)

2. Mr. Sunil Purshottam Gawade]

Sunil Purshottam Gawade

(Vendor)

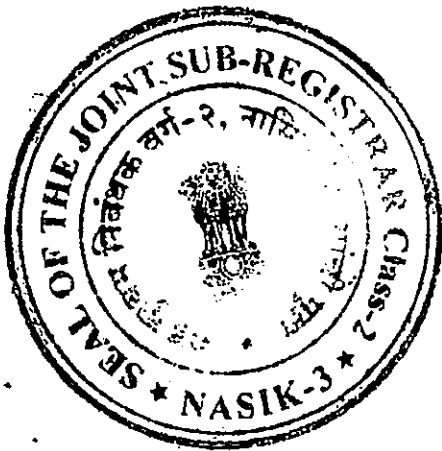
(Confirming party)

IN THE PRESENCE OF

WITNESSES :

1) Keei

2) Dalke



नक्कल करिता
गां. नं. ७, ७अ, व १२

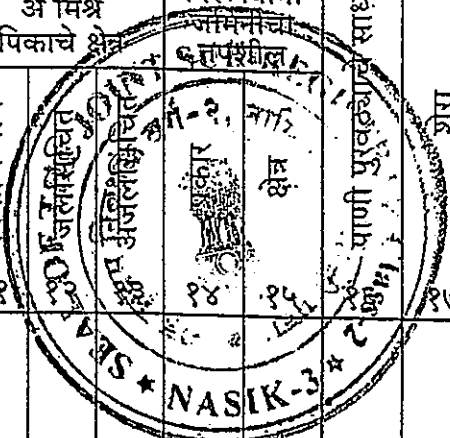
गांव _____
तालुका _____

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
१३/११	L		भोगवटद्वाराचे नाव दुकुमचंद अमीरकु विमाणी किर्णभावाई दुकुमचंद विमाणी रमेश दुकुमचंद विमाणी रघुशं दुकुमचंद विमाणी विशोभ दुकुमचंद विमाणी अशोती शंभू चोपडा बाया रमेश विमाणी विजय रमेश विमाणी	कुळाचे नांव खंड
भू. का. क्रमांकांचे स्थानिक नाव	P. No. L			
लागवडी योग्य क्षेत्र	एकर	मुंढे		
	हेक्टर	आर		
	चौरस	मिटर		
जिरायत	७५२-	८१		
बागायत				
भात शेती				
एकूण-	७५२-	८१		
पो. ख.				
(अ)				
वर्ग (ब)				
एकूण-	७५२-	८१		
आकार बिनशेती-जुडी किंवा विशेष	रूपचे	पैसे		
	०-	०९		
आकार पाण्याबाबत-विशे. एकूण-	३६१-	३४		

इतर अधिकार
विद्यमान वारजामा उकळ शेजार
एरम. मार. कुळसंरक्षण तर्फे
जागीदारी संस्था

८८२६३
नसिक-३
दिनांक १३/०३/२०१९
१०/०३/१९

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



नक्कल फी
अस्सल प्रमाणे खरी नक्कल तयार ता. २१/०३/२०१९

तहसील कार्यालय
ता. जि. नाशिक.

पावती

पावती क्र. : 3471

गावाचे नाव नाशिक नगर पालिका हद्द मोजे

दिनांक 12/04/2010

दस्तऐवजाचा अनुक्रमांक

नसम-3 103443 2010

दस्ता ऐवजाचा प्रकार

नसम-3

सादर करणाराचे नाव: प्रदीप गोविंद धुमरे -

नोंदणी फी

:- 13630.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 560.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)

एकूण रु. 14190.00

आपणास हा दस्त अंदाजे 12:39PM ह्या वेळेस मिळेल

दुय्यम निबंधक
नाशिक 3

बाजार मुल्य: 968500 रु.

मोबदला: 1363000 रु.

भरलेले मुद्रांक शुल्क: 50750 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: विश्वास बँक;

डीडी/धनाकर्ष क्रमांक: 0679274; रक्कम: 13630 रु.; दिनांक: 10/04/2010

प्रशिक्षित क्र. कं. २

(नियम १३ पहा)

मुद्रांक विक्रेता, अध्यक्ष-विश्वास को-ऑप. बँक लि.,

स्वातंत्र्यवीर सावरकरनगर, गंगापूर रोड, नाशिक-४२२ ०१३

परवाना क्र. २१४/१४ पावती क्र.

दि. 23/04/2010

श्री./श्रीमती प्रदीप गोविंद धुमरे

राहणार नाशिक यांच्याकडून त्यांचेसाठी/

त्यांच्यावतीने श्री./श्रीमती योगेश सोलुकर

रुपये १०००/- (अक्षरी रुपये बांभर रु.)

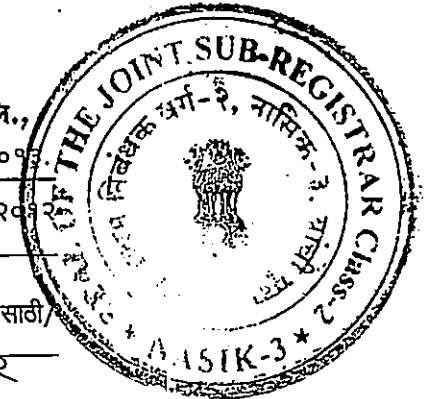
मात्र) खाली नमूद वेळेच्या मुद्रांक खरेदीसाठी रोख मिळले)

रजिस्टरमधील अ. क्र.	मुद्रांकाचा तपशील	संख्या	किंमत रुपये
१३६४	१०००/-	१	१०००/-
एकूण			१०००/-

(मुद्रांक विकत घेणाऱ्याची सही)

(मुद्रांक विक्रेत्याची सही)

टिप : एका व्यवहारासाठी रु. १०,०००/- पेक्षा जास्त किंमतीचे





27/04/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

10:30:37 am

नाशिक 3

नसन3

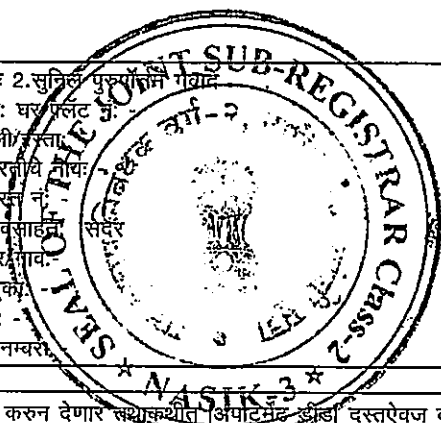
दस्त क्र 4323/2012

१७१७

दस्त क्रमांक : 4323/2012

दस्ताचा प्रकार : अपार्टमेंट डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: प्रदीप गोविंद घुमरे . . पत्ता: घर/फ्लॅट नं: 102 गल्ली/रस्ता: - ईमारतीचे नाव: श्री वालाजी हाईट्स, ईमारत नं: - पेट/वसाहत: मखमलाबाद रोड शहर/गाव: नाशिक तालुका: - पिन: - पॅन नम्बर: AIWPG	लिहून घेणार वय 38 सही		
2	नाव: सौ.शितल प्रदीप घुमरे . . पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: सदर शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: AMOPG7537L	लिहून घेणार वय 32 सही S.P.Ghumare		
3	नाव: एस.आर.कन्स्ट्रक्शन AAJFS0839E पार्टनर 1.श्री राजेंद्र रामचंद्र वागड . . पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: रामतीर्थ पार्क, फुलकर्णी कॉलनी, नाशिक शहर/गाव:	लिहून घेणार वय 55 सही		
4	नाव: 2.सुनिल पुरुषोत्तम गवादे . . पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: सदर शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 44 सही		
5	नाव: 1.स्नेहदा विनायक गोविलकर 2. विनायक महादेव गोविलकर एच यु एफ कर्ता विनायक महादेव गोविलकर 3.तन्मयी विनायक गोविलकर 4.रुचा विनायक गोविलकर यांचे ज मु म्हणुन एस.आर.कन्स्ट्रक्शन AA	मान्यता देणार वय 55 सही		
6	नाव: 2.सुनिल पुरुषोत्तम गवादे पत्ता: घर/फ्लॅट नं: गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: पेट/वसाहत: सदर शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	मान्यता देणार वय 44 सही		





दस्त गोषवारा भाग - 2

नसन3
दस्त क्रमांक (4323/2012)
96196

दस्त क्र. [नसन3-4323-2012] चा गोषवारा
बाजार मूल्य :968500 मोबदला 1363000 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:4331 दिनांक:27/04/2012
पावतीचे वर्णन
नाव: प्रदीप गोंविंद घुमरे . .

दस्त हजर केल्याचा दिनांक :27/04/2012 10:25 AM
निष्पादनाचा दिनांक : 26/04/2012
दस्त हजर करणा-याची सही :

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

460: एकूण

दस्ताचा प्रकार :25) अपाटमेंट डीड
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 27/04/2012 10:25 AM
शिक्का क्र. 2 ची वेळ : (फ्री) 27/04/2012 10:28 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 27/04/2012 10:30 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 27/04/2012 10:30 AM

सह. दुय्यम निबंधक वर्ग -२
नाशिक - ३.

दस्त नोंद केल्याचा दिनांक : 27/04/2012 10:30 AM

ओळख :

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

1) योगेश सुधाकर शेलुकर, निवेदीत नं. -

गल्ली/रस्ता: - 21

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: रामतीर्थ पाके, कुलकर्णी कालित्री, नाशिक

शहर/गाव:-

तालुका: -

पिन: -



2) राजेंद्र सदाशिव वाणी. . , घर/प्लॉट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: सदर

शहर/गाव:-

तालुका: -

पिन: -



प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण १०० पाने
आहेत
सह. दुय्यम निबंधक वर्ग -२
नाशिक-३.

सह. दुय्यम निबंधक वर्ग -२
नाशिक-३.



पुस्तक क्रमांक १, क्रमांक
६३२३३..... नोंदला.
दिनांक २५ एप्रिल २०१२
सह. दुय्यम निबंधक वर्ग -२
नाशिक-३.