



28/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 5

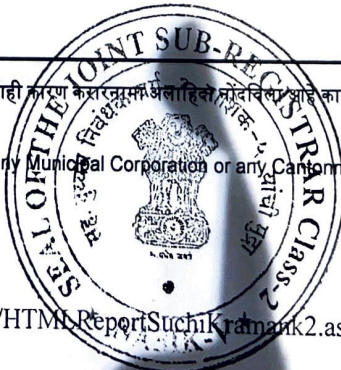
दस्त क्रमांक : 4268/2024

नोंदणी :

Regn:63m

गावाचे नाव : नाशिक शहर - १

(1) विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट
(2) मोबदला	7012429
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत तपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4090383
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: मीजे नाशिक सर्व्हे नंबर 449/1/4/2/3/5/6/1 ते 6/449/3/4/1/1/449/2 पैकी प्लॉट क्रमांक 1 ते 6/7 व 8 यांसी क्षेत्रफळ 5070.60 चौ. मी. या मिळकतीवर श्रीजी जयशंकर टॉवर या इमारतीतील बे विंग मधील प्लॉट क्रमांक 706 सातवा मजला यांसी कार्पेट क्षेत्रफळ 79.85 चौ. मी. + बाल्कनी क्षेत्रफळ 15.74 चौ. मी. + टेरेसचे क्षेत्रफळ 06.03 चौ. मी. असे एकूण क्षेत्रफळ 101.62 चौ. मी. ((Survey Number : 449 ;))
(5) क्षेत्रफळ	1) 101.62 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मधूकर शंकरराव जेजुरकर 2. मिराबाई मधूकर जेजुरकर 3. भागीरथीबाई मधूकर जेजुरकर 4. बाळकृष्ण मधूकर जेजुरकर यांचे तर्फे ज मु श्रीजी लाईफ स्पेस तर्फे भागीदार श्री. अंजन हसमुखभाई भालोडिया यांचे तर्फे विशेष मुखत्यार धारक म्हणून सचिन भास्कर लोहार - जमीन मालक वय:-35; पत्ता:-44, -, श्रीजी हाऊस, , कर्मयोगी नगर, नाशिक, उंटवाडीरोड, , कीड्को कॉलनी (णास्:ईक्), MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422009 पॅन नं:-ACVFS4150Q 2): नाव:-श्रीजी लाईफ स्पेस भागीदारी संस्था तर्फे भागीदार अंजन हसमुखभाई भालोडिया यांचे तर्फे विशेष मुखत्यार धारक म्हणून सचिन भास्कर लोहार - प्रमोटर वय:-35; पत्ता:-44, -, श्रीजी हाऊस, , कर्मयोगी नगर, नाशिक, उंटवाडीरोड, , कीड्को कॉलनी (णास्:ईक्), MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422009 पॅन नं:-ACVFS4150Q 3): नाव:-5. संतोष मधूकर जेजुरकर 6. सदाशिव शंकरराव जेजुरकर 7. लंकाबाई सदाशिव जेजुरकर 8. जनार्दन सदाशिव जेजुरकर 9. सोमनाथ सदाशिव जेजुरकर 10. अशोक शंकरराव जेजुरकर यांचे तर्फे ज मु श्रीजी लाईफ स्पेस तर्फे अंजन हसमुखभाई भालोडिया यांचे तर्फे वि. मु. सचिन भास्कर लोहार वय:-35; पत्ता:-44 कर्मयोगी नगर, -, श्रीजी हाऊस, , कर्मयोगी नगर, नाशिक, उंटवाडीरोड, , कीड्को कॉलनी (णास्:ईक्), MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422009 पॅन नं:-ACVFS4150Q 4): नाव:-11. कमल अशोक जेजुरकर 12. प्रताप अशोक जेजुरकर 13. सागर अशोक जेजुरकर 14. जयवंत अशोक जेजुरकर 15. अरुण शंकरराव जेजुरकर 16. चंद्रकला अरुण जेजुरकर 17. महेंद्र अरुण जेजुरकर यांचे तर्फे ज मु श्रीजी लाईफ स्पेस भागीदार अंजन हसमुखभाई भालोडिया यांचे तर्फे वि. मु. सचिन भास्कर लोहार वय:-35; पत्ता:-44, -, श्रीजी हाऊस, , कर्मयोगी नगर, नाशिक, उंटवाडीरोड, , कीड्को कॉलनी (णास्:ईक्), MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422009 पॅन नं:-ACVFS4150Q 5): नाव:-18. समाधान अरुण जेजुरकर यांचे तर्फे ज मु श्रीजी लाईफ स्पेस तर्फे भागीदार अंजन हसमुखभाई भालोडिया यांचे तर्फे वि. मु. सचिन भास्कर लोहार वय:-35; पत्ता:-44, -, श्रीजी हाऊस, , कर्मयोगी नगर, नाशिक, उंटवाडीरोड, , कीड्को कॉलनी (णास्:ईक्), MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422009 पॅन नं:-ACVFS4150Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कुणाल मिननाथ गोसावी वय:-30; पत्ता:-प्लॉट नं: 507, माळा नं: -, इमारतीचे नाव: दिनकर हाईट, ब्लॉक नं: पंचवटी, रोड नं: नाशिक, महाराष्ट्र, णास्:ईक्. पिन कोड:-422003 पॅन नं:-BHVPG1570J 2): नाव:-अ्याती कुणाल गोसावी वय:-24; पत्ता:-प्लॉट नं: 507, माळा नं: -, इमारतीचे नाव: दिनकर हाईट, ब्लॉक नं: पंचवटी, रोड नं: नाशिक, महाराष्ट्र, णास्:ईक्. पिन कोड:-422003 पॅन नं:-DWDPG1955G
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4268/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

नोंदणी नंतरची प्रथम
सूची क्र.२ ची प्रतसह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण कारभारमधील अलाहिदा नोंदविला आहे कारणगाचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CHALLAN
MTR Form Number-6



GRN	MH018286443202324E	BARCODE			Date	28/03/2024-11:40:38	Form ID	25.3
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	NSK5_NASHIK 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	NASHIK			Full Name	SHREEJI LIFE SPACE			
Year	2023-2024 One Time			Flat/Block No.	SHREEJI JAYSHANANKAR TOWER			
Account Head Details		Amount In Rs.	Premises/Building	WING A FLAT NO. 706				
0030046401	Stamp Duty	100.00	Road/Street					
0030063301	Registration Fee	100.00	Area/Locality	NASHIK				
			Town/City/District					
			PIN	4	2	2	0	1
			Remarks (If Any)	SecondPartyName=KUNAL MINNATH GOSAVI~				
			Amount In	Two Hundred Rupees Only				
Total			200.00	Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024032815148	2861041568		
Cheque/DD No.			Bank Date	RBI Date	28/03/2024-11:41:33	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9858528598

नसन-५
दस्त क्र. (१२६ (१२०२४))
१-८०



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0324288307537	Date 28/03/2024
Received from Kunal Minanath Gosavi, Mobile number 9865215145, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nashik 5 of the District Nashik.	
Payment Details	
Bank Name IBKL	Date 28/03/2024
Bank CIN 10004152024032806802	REF No. 2894908386
This is computer generated receipt, hence no signature is required.	

नसम-५
दस्ता क्र. (४२६८/२०२४)
२-४०



Govt. Valuation : Rs. 40,90,383/-
 Consideration : Rs. 70,12,429/-
 Stamp Duty Rs. 4,20,000/-
 Registration Fees Rs. 30,000/-
 Already paid by Agreement of Sale
 Serial No. 2082/2023 Dated 20/02/2023
 Deed of Declaration Sr. No. 8210 dt. 28/08/2021

.. DEED OF APARTMENT ..

THIS DEED OF APARTMENT is made and executed at Nashik on this 28th day of March in the Christian Year 2024.

नसन-५
दल क्र. (४२८ / २०२४)
[2] 3-80



BETWEEN

- 1) MR. MADHUKAR SHANKARRAO JEJURKAR, age-75, occu-agriculture, PAN NO.AFDPJ2292M, 2) MRS. MEERABAI MADHUKAR JEJURKAR, age-71, occu-agriculture & housewife, AADHAR NO.797860527708, 3) MRS. BHAGIRATHIBAI MADHUKAR JEJURKAR, age-75, occu-agriculture & housewife, AADHAR NO. 802146821226, 4) MR. BALKRISHNA MADHUKAR JEJURKAR, age-51, occu-agriculture, AADHAR NO. 737748957363, 5) MR. SANTOSH MADHUKAR JEJURKAR, age-29, occu-agriculture, AADHAR NO. 799037463379, No.1 to 5 R/o- Jayshankar Garden, Chari No.4, Aurangabad Road, Kailas Nagar, Panchvati, Nashik-422003,
- 6) MR. SADASHIV SHANKARRAO JEJURKAR, age-68, occu-agriculture, AADHAR NO. 471584592144, 7) MRS. LANKABAI SADASHIV JEJURKAR, age-59, occu-agriculture & housewife, AADHAR NO. 894428285792, 8) MR. JANADRAN SADASHIV JEJURKAR, age-41, occu-agriculture, AADHAR NO. 299272626410, 9) MR. SOMNATH SADASHIV JEJURKAR, age-30, occu-agriculture, AADHAR NO. 670516030537, No.6 to 9 R/o- Jayshankar Garden, Chari No.4, Aurangabad Road, Kailas Nagar, Panchvati, Nashik-422003,
- 10) MR. ASHOK SHANKARRAO JEJURKAR, age-62, occu-agriculture, AADHAR NO. 470873751706, 11) MRS. KAMAL ASHOK JEJURKAR, age-56, occu-agriculture & housewife, AADHAR NO. 891996308756, 12) MR. PRATAP ASHOK JEJURKAR, age-34, occu-agriculture, AADHAR NO. 361003019383, 13) SAGAR ASHOK JEJURKAR, age-31, occu-agriculture, AADHAR NO. 833985428163, 14) JAYWANT ASHOK JEJURKAR, age-26, occu-agriculture, AADHAR NO. 613853953512, No.10 to 14 R/o- Jayshankar Garden, Chari No.4, Aurangabad Road, Kailas Nagar, Panchvati, Nashik-422003,
- 15) MR. ARUN SHANKARRAO JEJURKAR, age-59, occu-agriculture, AADHAR NO. 434003579219, 16) MRS. CHANDRAKALA ARUN JEJURKAR, age-51, occu-agriculture & housewife, AADHAR NO. 882697757173, 17) MR. MAHENDRA ARUN JEJURKAR, age-30, occu-agriculture, AADHAR NO. 693636870567, 18) MR. SAMADHAN ARUN JEJURKAR, age-29, occu-agriculture, AADHAR NO. 688503880722, No.15 to 18 R/o- Jayshankar Garden, Chari No.4, Aurangabad Road, Kailas Nagar, Panchvati, Nashik-422003, through their attorney SHREEJI LIFE SPACE, a partnership firm, formed and registered under the provisions of Indian Partnership Act having it's registered office at Plot No.44, Karmyogi Nagar, Near Govind Nagar, Nashik, PAN - ACVFS4150Q, through its Partner MR. ANJAN HASMUKHBHAI BHALODIYA, age- 38, occ - business, hereinafter referred to as "THE LAND OWNER" (which expression unless it be repugnant to its meaning and/or context thereof shall always mean and include their respective heirs, successors,

executors, administrators, representatives, and assigns), **THE PARTY OF THE FIRST PART;**

AND

SHREEJI LIFESPACE A PARTNERSHIP FIRM,
formed and registered under the provisions of
Indian Partnership Act
having it's registered office at - Plot No. 44, Karmayogi Nagar,
Near Govind Nagar, Nashik.

Pan No. ACVFS4150Q Through its Partner -
MR. ANJAN HASMUKHBHAI BHALODIYA,
Age - 38 Years, Occupation - Business
Aadhar No. 7362 7089 2812

Hereinafter referred to as the "**THE PROMOTER**" (Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said Proprietary Concern, its proprietor, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.....**

AND

1. MR. KUNAL MINNATH GOSAVI,
Age - 30 Years, Occupation - Service
Pan No. **BHVPG1570J** Aadhar No. **4237 0780 9820**
2. MRS. KHYATI KUNAL GOSAVI,
Age - 24 Years, Occupation - Housewife
Pan No. **DWDPG1955G** Aadhar No. **5126 4943 5650**
Both R/o. 507, Dinkar Height Appt, Nashik -422003.

Indian inhabitant/s hereinafter called "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their respective heir's, executors and administrators and permitted assigns) and called / referred hereinafter as **THE PARTY OF THE THIRD PART.....**

1. PERMISSIONS -

- **NON - AGRICULTURAL ORDER - Survey No. 449/3+4/1/1,** out of TP Scheme No. II has been converted to **Non - Agricultural** and **residential** use by the order of the Collector Nashik vide order no. **Masha / Kaksha - 3 / 4/N. A. pr. No. /22 / 2006,** dated **31/06/2006.**

Non-Agricultural Permission in respect of **Survey No. 449/2 (p),** out of TP Scheme No. II has been converted to **Non - Agricultural** and **residential** use by the order of the Collector Nashik vide order no. **Masha / Kaksha - 3 / 2 / R. K. Aa. / S.R. / 78 / 2017,** dated **05/04/2018.**

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Non-Agricultural Permission in respect of Survey No. 449/1+4/2/3/5/6/1 to 6/449/3/4/1+1/449/2 (p), plot no. 1 to 6/7 & 8A out of TP Scheme No. II has been converted to *Non - Agricultural* and *commercial* use for area adm 2410.94 sq.mtrs. by the order of the Collector Nashik vide order no. Masha / Kaksha - 3 / 2 / R. K. Aa. / S.R. / 207 / 2019, dated 27/09/2019.

- **LAY-OUT SANCTION** - And whereas, the Competent Authority passed an order vide order no. Nashik Municipal Corporation, Nashik, vide **Nagarrachna Vibhag/Antim/Nashik/88/22/29** dated 19/03/2003 to sanction the *Lay-out* of the land.
 - **COMMENCEMENT CERTIFICATE** - The Promoter has proposed to develop a Building of residential use under Real Estate project name "**SHREEJI JAYSHANKAR TOWERS**" and have prepared the plan(s)/layout for the construction of said *residential + commercial* building and the said plan(s)/layout are duly approved by the plans for the scheme of construction on the said property is also approved by Nashik Municipal Corporation Nashik vide **letter no. LND/ BP/ A4 / BP/ 162 / 2019 on 24/07/2019**.
 - **COMMENCEMENT CERTIFICATE (Revised)** - The plan has been *revised* vide **letter no. LND/ BP/ A4 / RBP / 440 / 2021 on 23/03/2021**. And the sanctioned plan provides for construction of the units and in pursuance to the sanctioned plans and permissions, "**The Promoter**" is entitled to commence, carry out the construction work on the said property. The copy/ies of the approved Building Plan is annexed hereto.
 - **COMPLETION CERTIFICATE** - The said building has been partly completed and the Nashik Municipal Corporation Nashik issued a **Ground + Mezzanine, Completion Certificate** vide **Javak No. / Nagar Niyojan Vibhag / 26948 / 2021 on 23/07/2021**. After the complete completion of the construction of the building, the Nashik Municipal Corporation issued a **Completion Certificate (full)** for **Two Basements + Ground + Mezzanine + Thirteen Floors** vide **letter no. Javak No. / Nagar Vibhag / 30851 / 2022 on 26/08/2022**.
 - **RERA CERTIFICATE** - AND WHEREAS "**The Promoter**" has registered the project i.e. "**SHREEJI JAYSHANKAR TOWERS**" a project of *Residential + Commercial*, under the provisions of the Real Estate (Regulations and Development) Act, 2016 with the Real Estate Regulatory Authority vide Registration no. **P51600021894 on 08/08/2019**.
2. The Vendor Shri. Sadashiv Shankar and others have entrusted the development rights of the property Survey No.449/1-4/2/3/5/6/1 to 6 - 449/3/4/1/1 - 449/3/4/1/1 bearing Plot Nos.1 to

6/7+8A as per the amalgamation, totally admeasuring 5070.60 Square Meters, more particularly described in the Schedule I written hereunder to the Promoter i.e. Shreeji Life Space by executing a Development Agreement which is duly stamped and registered before Sub-Registrar Nashik at Serial No.5308 dated 28/09/2017. And in pursuance with the said Development Agreement, General Power of Attorney is executed between the Vendor and the Developer which is registered before Sub-Registrar Nashik at Serial No.5309 dated 28/09/2017 respectively. Further, the Vendor and the Developer signed and executed Supplementary Agreement which is duly registered before Sub-Registrar Nashik 5 at Serial No. 361 dated 10/01/2020.

3. The Promoter is well and sufficiently entitled to develop all that piece and parcel of land totally admeasuring 5070.60 square meters bearing Survey No. 449/1- 4/2/3/5/6/1 to 6 - 449/3/4/1/1 - 449/2(P), bearing Plot Nos.1 to 6/7+8A, situated at village Nashik, Taluka Nashik, District Nashik (Hereinafter collectively the total land referred to as "The Said Land") which is more particularly described in the Schedule - I hereunder written.

4. **AND WHEREAS**, the Promoter constructed the building as per the building plan sanctioned by the Nashik Municipal Corporation, Nashik and after the completion of the said building, the Nashik Municipal Corporation, Nashik issued a Completion certificate as is mentioned herein above.

5. **AND WHEREAS** on demand from the Purchaser/s, the Promoter has also given inspection to the Purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made hereunder; Purchaser/s has/have satisfied himself/herself/ themselves in all respects.

6. **AND WHEREAS** the Promoter has/have made available to the Purchaser/s the information relating to the said property, all the Building/s, wings and Blocks etc, along with plans sanctioned as well as proposed, designs, specifications, layout plans, details of the Architect and Structural Engineer and such other documents as required under the provisions of the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 ("MOFA") and/or Real Estate (Regulation and Development) Act, 2016 ("the said RERA") and the rules framed there under and as demanded by the Purchaser/s. The Purchaser/s

- have also booking
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have also received the copies of following documents at the time of booking of the "said premises"-

- I. Copy of N.A. Order dated 31/06/2006 for Residential.
- II. Copy of N.A. Order dated 05/04/2018 for Residential.
- III. Copy of N.A. Order dated 27/09/2019 for Commercial.
- IV. Copy of Lay - Out Sanction Letter dated 19/03/2003.
- V. Copy of Commencement Certificate dated 24/07/2019.
- VI. Copy of Revised Commencement Certificate dated 23/03/2021.
- VII. Copy of Part Completion Certificate dated 23/07/2021.
- VIII. Copy of Full Completion Certificate dated 26/08/2022.
- IX. Copy of Development Agreement dated 28/09/2017 (NSK - 5, Reg. No. 5308).
- X. Copy of General Power of Attorney dated 28/09/2017 (NSK - 5, Reg. No. 5309).
- XI. Copy of Declaration Deed dated 28/08/2021, (NSK - 5, Reg. No. 8210)
- XII. Copy of Supplementary Agreement dated 10/01/2020, (NSK - 5, Reg. No. 361)
- XIII. Copy of T.D.R. Sale Deed dated 08/03/2019 (NSK - 5, Reg.No. 2005).
- XIV. Copy of T.D.R. Sale Deed dated 12/06/2019 (NSK - 7, Reg.No. 2642).
- XV. Copy of T.D.R. Sale Deed dated 24/02/2021 (NSK - 5, Reg.No. 2717).
- XVI. Copy of T.D.R. Sale Deed dated 02/03/2021 (NSK - 5, Reg.No. 3066).
- XVII. Copy of Title Certificate.
- XVIII. Copy of 7/ 12 extract.
- XIX. Copy of RERA Registration Certificate dated 08/08/2019.
- XX. And all the relevant documents pertaining to the said property.

7. **FORMATION / DECLARATION OF APARTMENT** - The Purchaser/s do hereby, before executing the present Deed, understand the scope and extent of use and enjoyment of the general and common areas and facilities as well as restricted areas, as mentioned in the **Deed of Declaration**. As per the provisions of Maharashtra Ownership of Flats Act, 1963, the **Deed of Declaration** is registered in the office of the Sub-Registrar Nashik - 5, vide, Reg. No. 8210/2021 on 20/08/2021.

8. **AND WHEREAS** being satisfied with the title of the Promoter to the "said premises" and the right of the Promoter to develop the said property and being satisfied with all the plans, specifications and other documents made available by the Promoter, the Purchaser/s and the Promoter entered into agreement for sale for ~~Shop / Office / Flat~~ No. 706, Wing - A on 7th (Seventh Floor),

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area admeasuring Carpet 79.85 Sq. Mtrs. + Balcony area 15.74 Sq. Mtrs., + Terrace area adm. 6.03 Sq. Mtrs., which is duly registered in office of Sub Registrar at Nashik 4 Serial No. 2082/2023 Dated 20/02/2023 (herein after referred to as the "said premises") in the building of the project called "SHREEJI JAYSHANKAR TOWERS" constructed on the said property described in the First Schedule hereunder written at or for the aggregate consideration is Rs. 70,12,429/- (Rupees Seventy Lakhs Twelve Thousand Four Hundred and Twenty-Nine Only), being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the limited common areas and facilities which are more particularly described in the Schedules and on the terms and conditions agreed between them.

9. AND WHEREAS as per the present Deed, the Purchaser/s, have paid the total consideration amount Rs. 70,12,429/- (Rupees Seventy Lakhs Twelve Thousand Four Hundred and Twenty-Nine Only) in the following manner.

➤ PAYMENT SCHEDULE :-

<u>AMOUNT</u>	<u>PARTICULARS</u>
Rs. 3,00,000/-	In Words (Rupees Three Lakhs Only) paid by the "Allottee / Purchaser/s" to the "Owner / Promoter / Developer" by Cheque No. 028070 dated 13/12/2022.
Rs. 4,00,000/-	In Words (Rupees Four lakhs Only) paid by the "Allottee / Purchaser/s" to the "Owner / Promoter / Developer" by Cheque No. 028069 dated 13/12/2022.
Rs. 5,00,000/-	In Words (Rupees Five Lakhs Only) paid by the "Allottee / Purchaser/s" to the "Owner / Promoter / Developer" by RTGS dated 30/01/2023.
Rs. 2,37,429/-	In Words (Rupees Two lakhs Thirty-Seven Thousand Four Hundred and Twenty-Nine Only) paid by the "Allottee / Purchaser/s" to the "Owner / Promoter / Developer" by NEFT dated 30/01/2023.

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Rs. 53,36,000/-	In Words (Rupees Fifty-Three lakhs Thirty-Six Thousand Only) paid by the "Allottee / Purchaser/s" to the "Owner / Promoter / Developer" by NEFT dated 28/02/2023.
Rs. 2,39,000/-	In Words (Rupees Two Lakhs Thirty-Nine Thousand Only) paid by the "Allottee / Purchaser/s" to the "Owner / Promoter / Developer" by IMPS dated 26/05/2023.
Total Amount Rs. 70,12,429/-	Total Amount In Words (Rupees Seventy Lakhs Twelve Thousand Four Hundred and Twenty Nine Only)

AND WHEREAS The Promoter acknowledges the receipt of all above amount paid by the Purchaser/s in respect to the unit mentioned herein below in Schedule-II.

• **NOW THIS DEED OF APARTMENT WITNESSETH THAT :-**

- A. The Promoter, HEREBY grants, conveys, sells, transfers and assures unto the Purchaser/s the above "said premises" free from any and all encumbrances and any debts in the project, "**SHREEJI JAYSHANKAR TOWERS**" constructed on the said land as described hereafter in SCHEDULE I, along with the "said premises" more particularly described in the SCHEDULE-II, together along with all and singular easements, privileges, profits, advantages, rights, liberties and appurtenances whatsoever to the "said premises" belonging or in anywise appertaining to or with the same or any part thereof now or at any time hereafter usually held, used, occupied or enjoyed or reputed or known as part thereof or to be appurtenant thereto and all the estates rights, title, interest, use, inheritance, property, possession, benefit whatsoever both at law and in equity of the Promoter unto out of or upon the "said premises". The Promoter doth also transfers all privileges and appurtenances belonging to or usually held or enjoyed therewith in and upon the "said premises" along with piece of land appurtenant thereto unto the Purchaser/s herein with full rights and ownership, possession and enjoyment.
1. The Purchaser/s is completely satisfied about the facilities provided by the Promoter to the "said premises" as well as to the building/project "**SHREEJI JAYSHANKAR TOWERS**" along with all the Facilities provided by the Promoter.
 2. The Purchaser/s shall further also deposit the maintenance deposit /corpus with the Promoter at the time of taking possession of the

said Flat/ Apartment. The said maintenance amount per unit shall be as follows :-

- 2BHK apartment : Rs.1,00,000/- (Rs. One Lakh Only)
3BHK apartment : Rs. 1,50,000/- (Rs. One Lakhs Fifty Thousand Only)
Ground Floor Shop: Rs.1,00,000/- (Rs. One Lakhs Only)

The promoter shall open separate bank account in the name of Shreeji Jayshankar Towers and the entire amount of corpus fund shall be fixed deposit in the said account. The Allottee/purchaser/s herein shall pay the said maintenance deposit/corpus as mentioned before possession of the said flat/apartment. Later the promoter shall handover authority to operate the said bank account to the Association of Apartment of the said project.

That the amount of maintenance as stated above is as per prevailing current situation which may increase or decrease in the meeting of Association which will be conducted by following appropriate procedure and by-laws. The Allottee/ Purchaser/s herein has agreed to pay Rs. 1.50/- per square feet per month upto initial 12 (twelve) months, subject to revision on mutual consent of Association of Apartment for residential units. It is further agreed by the Purchaser/s that he/she/they shall pay the amount of maintenance (one time and monthly) irrespective of their / his / her / their occupation/consumption of the said Shop / Flat.

B. The Promoter further undertakes and covenants with the Purchaser/s that -

- I. The Promoter on receipt of total consideration have handed over a vacant and peaceful possession of the said Apartment/Flat/Unit to the Purchaser/s, which the Promoter confirm by this deed. The Purchaser/s have now become the exclusive owner of the said Apartment/Flat/Unit by virtue of this Deed of Apartment along with right in common area and facilities as defined in the declaration of apartment.
- II. The Purchaser/s are satisfied about the possession and about the area of the said Apartment/Flat/Unit, quality of construction of the said building and amenities provided in the said Apartment/Flat/Unit.
- III. The expenses of this Deed of Apartment are borne by the Purchaser/s. Along with this Deed, the Promoter have executed a Deed of Apartment of other Apartments /Flats/Units of the said building in favour of other Purchaser/s. The Purchaser/s



shall have proportional right in the common areas and facilities as mentioned in the declaration executed by the promoter.

- IV. The Purchaser/s shall not have any right to change the elevation of the building or enclose the balcony of the Apartment/Flat/Unit.
- V. The maintenance amount of the "said premises" shall be paid by the "Allottee / Purchaser/s" as per the decision of the Association regularly and punctually.
- VI. The Promoter has duly abided by and observed all the local, government, semi-government and other applicable laws, rules, regulations and bye-laws in owning the said property, construction and sale of the said residential project and further the Promoter warrants that all applicable land revenue, land tax, rates, levies, dues, outgoings and monies, fines payable by the Promoter to the relevant authorities up to and including this day have been duly paid and there is no amount outstanding or payable as on today.
- VII. No notice has at any time been received or served upon the Promoter or upon any other person on behalf of the Promoter by or from the government or anybody or authority with regard to or any relating to the "said premises", along with piece of land appurtenant thereto nor has the Promoter done or suffered to be done anything as a consequence of which any such notice may be served upon the Purchaser/s after completion of the sale transaction.
- VIII. The Promoter has duly paid and discharged all the Promoter's liability for all taxes whether imposed by state or central government arising in connection with this sale or pertaining to the "said premises" thereto, if any and leviable under law and shall indemnify and keep indemnified the Purchaser/s from and against the same in full. The Purchaser/s shall be liable to pay all kind of applicable taxes, etc. from the date of receipt of the possession.
- IX. The Promoter assures, declares and warrants that there is no trust, covenant, document, act or order of any person(s) or authority (ies), preventing or prohibiting the Promoter from selling, transferring and conveying the "said premises", more fully described in the Schedule II unto the Purchaser/s.
- X. The Promoter declares that (except the mortgage of the Purchaser/s mortgages the same) the "said premises" hereby conveyed is not

subject to any mortgage, lien, charge, encumbrance, attachment, claim for maintenance, lis-pendens, acquisition proceedings or any defect in title affecting the title of the Promoter or the right of the Promoter to convey the "said premises" hereby contained. Nor the Promoter has so far as received any notice of any suit or litigation of any Court or any revenue authority.

- XI. If, during a period of 60 (sixty) months from the Date of completion, the Purchaser/s brings to the notice of the Promoter / Developer any Structural Defect in the Unit or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Purchaser/s) shall be rectified by the Promoter at his own costs. In that case, if it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive reasonable compensation from the Promoter for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Promoter, the Promoter shall not be in any way liable to repair or provide compensation for Structural Defects where the Purchaser/s has made any structural changes in the Unit or in the materials used hereon without the consent of the Promoter. Regarding the items which are manufactured or supplied by the Promoter from outside agencies for example lifts, etc., and who have given guarantees / warranties, subject to the terms thereof, shall continue and shall be deemed to be contracts between the said manufacturer or supplier and the Purchaser/s Association from the DOP/Completion certificate and the Promoter shall not be responsible for the same.
- XII. The Promoter hereby affirms that they have not done or omitted to do or suffered any act, deed or thing whereby the said property is or be liable to be encumbered or impeached or affected in title in any manner whatsoever. Whereby the Promoter, shall/should or may be prevented from transferring or conveying the "said premises" described in Schedule II hereunder to the Purchaser/s absolutely and forever as herein contained.
- XIII. The Promoter covenants with the Purchaser/s that the Purchaser/s shall from time to time and at all times hereafter peacefully and quietly enter into the "said premises" more particularly described in Schedule II hereunder written and to possess and enjoy the same with full rights of ownership, disposal and receive all rents and profits thereof without



claim, interruption, hindrance, disturbance or demand whatsoever from the Promoter or any person or persons lawfully or equitably claiming under, through or in trust for him or any of the predecessors in title from where the Promoter derived the title.

- XIV. The Promoter hereby declares that they have paid all municipal taxes, charges, rates, cess, water charges and any other incidental outgoings, claims, demands or concerning the said premises and the said property till the date of Completion Certificate /Occupancy Certificate issued by the Nashik Municipal Corporation, Nashik. In the event of any amount found payable or raised by any authorities subsequent to the date hereof, the Promoter shall at all times and from time to time pay the same merely on demand by the Purchaser/s and indemnified in full against any claim of any nature in respect thereof.
- XV. The Promoter has also conveyed to the Purchaser/s that the Purchaser/s shall not be allowed to put up Display board, Banners, Flex Banners, on the scheduled property and to which the Purchaser/s has given their irrevocable consent to the Promoter.
- XVI. Every Purchaser/s must perform promptly, all maintenance and repair work within his own Unit/Flat/Apartment, which if omitted would affect the "SHREEJI JAYSHANKAR TOWERS" in entirety or to adjoining Unit/Flat/Apartment or in a part belonging to other Purchaser/s, being expressly responsible for the damages and liabilities that his failure to do so may endanger.
- XVII. The Purchaser/s shall reimburse the Association for any expenditure incurred in repairing or replacing any common area and facility damaged through his fault.
- XVIII. The Purchaser/s along with the other Purchaser/s of the Units/Flats/Apartments in the "said premises" shall from time to time pay the amount for maintenance of lift, firefighting generator, D.G. set, mechanical parking etc., and shall further renew all the licenses issued by the local authorities and the AMC of the various agencies.
- XIX. That in pursuance of the said Deed of Apartment and in consideration of the premises the Purchaser/s for herself /himself, her/their heirs, executors, administrators and assigns and for all the present and future owners of the said undivided

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share of portion in the said land hereditaments and premises doth hereby covenant with the Promoter and/or other co-owners who may have acquired heretofore or may hereafter acquire any interest in the soil of the land tenement or tenements in any part of the building that the Purchaser/s will not ask for a partition by metes and bounds of the said piece or parcel of land more particularly described in the first schedule hereunder written.

SPECIAL COVENANT AS TO THE ALTERATION AND SCHEME:

- a) The Promoter herein has reserved the right to amalgamate the adjoining lands with the said land for effective development.
- b) The Promoter herein has specifically informed to the Purchaser/s and the Purchaser/s herein is/are also well aware that, the Promoter herein is developing the scheme with intention to have the homogeneity in the scheme as to landscaping, height and elevation of the building, outer colour scheme, terraces, windows, terrace Railing etc. and hence the Purchaser/s or any owner or occupier of the Flat/Apartment/Unit in the building or scheme shall and will not be entitled to disturb the aforesaid homogeneity of the scheme or to erect any type of permanent or temporary structure on the terraces or to store soil or heavy things on terraces, change the colour of the outer wall/change windows and its glass, change the railing or any alteration that will disturb or spoil the elevation or the homogeneity of the entire design and elevation. The Purchaser/s herein specifically undertakes to abide by the aforesaid condition and on relying upon this undertaking, the Promoter herein have agreed to sell the said Flat/ Apartment to the Purchaser/s herein on ownership basis, subject to the terms and condition mentioned in agreement to sale dated 20/02/2023 and in this deed hereinabove and here after.
- c) The Promoter has completed the construction work of the project as per the sanction granted by the Nashik Municipal Corporation Nashik as on date and the project will be re-approved, amended and changed without any alteration in the "said premises" area and will not hamper the sold area,

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If the Promoter person or persons whereupon at persons to who to enter into w the benefit of hereinbefore document cover AND WHEREA that the Purch Promoter.

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the changes will only be in the unsold area and will be informed accordingly to the new Purchaser/s. The Promoter has reserved the right for further sanctioning of the remaining / additional available FSI / TDR / Premium FSI and re-approve the plans as it deems fit and the same is been already conveyed to the Purchaser/s.

PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED THAT

If the Promoter shall deliver the said Indenture of Conveyance to any person or persons lawfully entitled to the custody thereof and shall whereupon at the Promoter own expense produce the person or persons to whom the said Indenture of Conveyance shall be delivered to enter into with and to deliver to the person or persons entitles to the benefit of the foregoing then and henceforth the covenant hereinbefore contained shall become void so far as relates to the document covenanted to be produced by such substituted covenant. AND WHEREAS it is agreed between the Promoter and Purchaser/s that the Purchaser/s shall enter into the following covenants with the Promoter.

C. The Purchaser/s undertakes and covenants that:
The Purchaser/s shall: -

- i. Maintain the "said premises" at Purchaser/s own cost in good tenantable repair condition from the date of possession of the "said premises" is taken and shall not do or suffer or cause to be done anything in or to the building in which the "said premises" is situated, staircase or any passage which may be against the rules, regulations or bye- laws or concerned local or any authority or change / alter or make addition in or to the building to which the "said premises" is situated and the "said premises" itself or any part thereof.
- ii. That the Purchaser/s shall keep and maintain the "said premises" in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser/s shall not (a) throw dirt, rubbish etc, in any open place, compound, etc. (b) use the apartment for illegal and immoral purpose: (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein: (e) do such things or acts which may render void, or void able any insurance on the building or part thereof: (f) change the external appearance of the building; and if done the Purchaser/s shall be liable for the consequence of the breach.

- iii. To carry out all internal repairs of the "said premises" at his/her/their own cost and maintain the "said premises" delivered by the Promoter to the Purchaser/s and shall not do or suffer to be done anything in or to the Purchaser/s which may be against the rules and regulations to the "said premises" which may be against the rules and regulations and bye- laws of the concerned local authority and in the event of the Purchaser/s committing any act in contravention of the above permissions, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
- iv. The Purchaser/s further covenant(s) with the Promoter and through them to the Purchaser/s of the other premises that he/she/they shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC, part or other structural parts of the building nor shall he/she/they make any additions alterations in the "said premises" without the written permission of the Promoter or other Apex body formed for the maintenance of the Apartment.
- v. Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and the building in which the "said premises" are situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. That the Promoter shall provide only one DTH service provider i.e. Tata Sky and any one internet connection for each flat/apartment. The Purchaser/Allottee(s) shall use only that service connection and is not allowed to installed any other connection for the same. Similarly, indoor and outdoor units of Air Conditioners (AC) shall be fitted only at the given locations.
- vii. In case of Commercial Units (i.e., Shops), the Purchaser/s and/or their successors, assignees, administrators are not entitled to use the "said premises" for the purpose of selling liquor (liquor shop) or for the purpose of selling meat (butcher's shop).
- viii. The Purchaser/s shall observe and perform all the rules and regulations of the Deed of Declaration of "SHREEJI JAYSHANKAR TOWERS". The deed of declaration has been registered in office of the Sub Registrar class- 5, Nashik vide serial no. 8210/2021 on dated 20/08/2021.
- B. The Purchaser/s have received all the documents of title and in his/her/their possession pertaining to the Schedule I and Schedule II mentioned Properties as well as acknowledges the receipt of vacant

possession of
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- C. The Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
1. The Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
 2. The Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
 3. That nothing shall be done in respect of the said premises which it is so
 4. The Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
 5. It is agreed that the Promoter shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.

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possession of the "said premises" as mentioned in detailed in Schedule II herein below.

- C. The Purchaser/s acknowledges that the Promoter has completed his part of contract in all respect, and it is the sole responsibility of the Purchaser/s to maintain the "said premises" at their own cost.
1. The Purchaser/s shall 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 with other public authority, on account of change of user of the Flat/ Apartment /Unit by the Purchaser/s for any purposes other than for purpose for which it is sold.
 2. The Purchaser/s shall indemnify and keep indemnifying the Promoter against any actions, proceedings, cost, claims and demands in respect of any breach, non-observance or non-performance of such obligations given specifically herein to the Purchaser/s.
 3. That nothing herein contained shall construe as entitling the Purchaser/s any right on any of the adjoining, neighboring or the remaining buildings/ common areas etc. of the remaining portion of the proposed project layout unless specifically agreed and consideration dispensed by the Purchaser/s to the developer in this regard.
 4. The Purchaser/s is/are hereby prohibited from raising any objection in the matter of sale of Flat / Apartment to whomsoever the Promoter may deem fit and also against allotment of any exclusive right to use garage, Parking Spaces, terrace/s, garden space/s, space/s for advertisement, installation or wireless communication towers or any others space/s whether constructed or not and called under whatsoever name, etc. on the ground of nuisance, annoyance or inconvenience for any profession, trade or business etc. also on ground of health hazards without any official proof towards it and that has been or will be permitted by law or by local authority in the concerned locality. For the aforesaid purpose the Purchaser is/are by executing these presents has/have given his/her/their irrevocable consent and for this reason a separate consent for the same will not be required.
 5. It is agreed and the Purchaser/s is well aware of the fact that the Promoter will always have over all right to dispose of unsold Flat/ Apartment/Unit/Shop/Office and allotment of exclusive rights to use and sell un-allotted parking space/s, terrace/s, space/s for garden purpose, space/s for advertisement, installation of wireless

communication towers etc. and all other rights thereto. The Promoter will alone have the entire right to receive the consideration for sale of such a Flat/ Apartment/Unit/Shop/Office, parking space, terrace, etc. The Promoter will also have the singular right to collect amount from the sold flats/apartments before this date and he alone will have the right to collect and utilize the balance amount/s received. The "Allottee / Purchaser/s" or any other tenement holder in the building or members of the apex body / ad-hoc committee or Association of Apartment or the maintenance company as the case may be will not have any right on the above nor shall they have any right to demand any amount from the Promoter herein in respect of the unsold Flat / Apartment towards the maintenance charges or proportionate share in the common expenses etc. or any amount under head of donation or transfer charges etc.

6. All the payments inclusive of the amount of consideration, in respect of all the Flat/ Apartment/Shop/Office in the building /wing is/are received by the Promoter.
7. If any space open to sky adjacent to the Flat/ Apartment/Unit at podium floor level approved as adjacent terrace or attached terrace on any floor or top terrace above any Flat/ Apartment/Unit, has/have been allotted by the Promoter to the Purchaser of any flat/ apartment in the wing/ building/s, such respective purchaser/s and Occupier of such Flat/ Apartment/Unit shall enjoy using the same as his personal attached garden, varandah or attached terrace etc. but is not entitled to erect any type of permanent or temporary structure thereon or to store soil or solid things on any part of the terrace, verandah etc., or to use any part of the terrace or parapet wall as the part of the flower bed or water body etc. if the Purchaser/s or Occupier of flat/ apartment holders in the wing/ building/s commit breach of this condition, the Promoter herein shall be entitled to remove such structure/s of any kind at the cost and risk of such Purchaser/s or occupier and recover the cost of removal of such structure from such Purchaser/s or occupier. In light of this condition, the Purchaser/s herein undertakes to abide aforesaid condition and undertakes not to erect any type of structure in any premises being allotted as an exclusive right to use in the attached terrace, verandah, open space, attached gardens, parking space etc. along with the said Flat/ Apartment/Unit, if any.
8. The Purchaser/s is aware that some or all of the attached terraces/balcony of certain floors/all floors are partially covered or directly exposed to sky.
9. In case after the possession of the said Flat/ Apartment/Unit is handed over to the Purchaser/s and the Purchaser/s wants to let out or rent or lease or give on leave and license basis the said Flat/

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Apartment/Unit, then in such an event, the Purchaser/s shall inform in writing to the Promoter or the Apex body of the Association of Apartment, the details of such tenant or licensee and care takers and has to compulsory take a N.O.C. from the Promoter and subsequently the apex body of the Association of Apartment and only after receiving the N.O.C. the Purchaser/s can rent out, lease etc the flat/apartment/Unit. The Purchaser/s and the Licensee of the Leave and license/ occupier of the Flat/Apartment/Unit who has taken on rent, have to compulsory adhere by the terms and conditions as mentioned in the N.O.C. and comply with them.

10. The Promoter has given the Purchaser/s the actual/Vacant Possession of the "said premises" and the Purchaser/s hereby acknowledges to have received the possession of the above-mentioned "said premises" and hereby declares that, he/she/they is/are satisfied about the possession, area, measurement and quality of construction of the said "said premises".
- D. **STAMP DUTY AND REGISTRATION CHARGES** - The parties hereto have paid the stamp duty and registration fees in respect of the said premises at the time of registration of Agreement to Sale. Hence, this deed of Apartment shall be executed on Rs. 100/- stamp.
- E. **ENTIRE DEED OF APARTMENT AND RIGHT TO AMEND** - This Deed of Apartment and Agreement for Sale dated 20/02/2023, along with its schedules, constitutes the entire deeds between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the "said premises". This deed may only be amended through written consent of the Parties.
- F. **DISPUTE RESOLUTION** - In case of any dispute regarding this document or payment or any other clause of the said deed, the same shall be referred to a sole single arbitrator appointed by the Promoter at his sole discretion. The Sole Arbitrator shall dispense with oral evidence and shall pass the necessary award within 7 (Seven) days of from reference of the dispute to him. The venue of the arbitration shall be at Nashik and shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 or any modifications made thereto. The Purchaser/s hereby always indemnifies the Promoter from all such levies, cost and consequences.
- G. **JURISDICTION** - This Present Deed and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder. This deed shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Nashik alone shall have exclusive jurisdiction over all matters arising out of or relating to this deed.

SCHEDULE-I
OF THE SAID PROPERTY ABOVE REFERRED TO
(Description of the Property)

All that piece and parcel of land lying, being and situate at village - Nashik bearing Survey No. 449/1-4/2/3/5/6/1 to 6 - 449/3/4/1/1 - 449/2(P), bearing Plot Nos.1 to 6/7+8A as per the amalgamation, totally admeasuring 5070.60 Square Meters, situated at Village - Nashik, Taluka & District Nashik. Within the local limits of the Nashik Municipal Corporation Nashik, and bounded as follows -

- On or towards East : 30 meters wide road
 - On or towards West : 15meter vid road
 - On or towards North : 18 meters wide road
 - On or towards South : Akshar Bele Park Apartment.
- together with all easement rights etc.

SCHEDULE-II

The Flat in ongoing scheme/project known as "SHREEJI JAYSHANKAR TOWERS" having ~~Shop/~~ Flat No. 706, Wing - A on 7th Floor (Seventh Floor), area admeasuring Carpet 79.85 Sq. Mtrs. + Balcony area 15.74 Sq. Mtrs., + Terrace area adm. 6.03 Sq. Mtrs., i.e Total amount 101.62 Sq.Mtrs. constructed in the building of the project called "SHREEJI JAYSHANKAR TOWERS". The same is bounded as shown below: -

- East: 30-meter road
- West: Flat No. 704
- North: Marginal Space
- South: Flat No. 705

Together with right to use the Lift provided to the building in common and together with right to use common spaces, staircase, terrace etc.

IN WITNESS WHEREOF THE PARTIES HERETO AND HEREUNTO SET AND SUBSCRIBED THEIR HANDS AND SEALS ON THE DAY, MONTH AND YEAR HEREINABOVE MENTIONED.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED THE LAND OWNER

[20]

नसम-५
दस्तावेज क्र. 1828C (2024)
29-80



1) MR. MADHUKAR SHANKARRAO JEJURKAR 2) MRS. MEERABAI MADHUKAR JEJURKAR 3) MRS. BHAGIRATHIBAI MADHUKAR JEJURKAR 4) MR. BALKRISHNA MADHUKAR JEJURKAR 5) MR. SANTOSH MADHUKAR JEJURKAR 6) MR. SADASHIV SHANKARRAO JEJURKAR 7) MRS. LANKABAI SADASHIV JEJURKAR 8) MR. JANADRAN SADASHIV JEJURKAR 9) MR. SOMNATH SADASHIV JEJURKAR 10) MR. ASHOK SHANKARRAO JEJURKAR 11) MRS. KAMAL ASHOK JEJURKAR 12) MR. PRATAP ASHOK JEJURKAR 13) SAGAR ASHOK JEJURKAR 14) JAYWANT ASHOK JEJURKAR 15) MR. ARUN SHANKARRAO JEJURKAR 16) MRS. CHANDRAKALA ARUN JEJURKAR 17) MR. MAHENDRA ARUN JEJURKAR 18) MR. SAMADHAN ARUN JEJURKAR through their attorney **SHREEJI LIFESPACE A PARTNERSHIP FIRM** through its partner **MR. ANJAN HASMUKHBHAI BHALODIYA [LAND OWNER]**

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED **THE PROMOTER**

SHREEJI LIFESPACE A PARTNERSHIP FIRM,
Through its Partner -
MR. ANJAN HASMUKHBHAI BHALODIYA [PROMOTER]

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED **THE PURCHASER/S**

1. MR. KUNAL MINNATH GOSAVI [PURCHASER]

2. MRS. KHYATI KUNAL GOSAVI [PURCHASER]



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED **THE PURCHASER/S**

1. MR. KUNAL MINNATH GOSAVI [PURCHASER]



Kunal Gosavi



2. MRS. KHYATI KUNAL GOSAVI [PURCHASER]

Khyati



:- WITNESS :-

[1]

[2]

राहुल देविदास वाळुंके

सोमेश जगदल शिंदे



नमन-५
दस्त क्र. ४२६८ / २०२४
२९-१०



नाशिक महानगरपालिका, नाशिक
इमारत वापराचा दाखला

No. 26948

(पूर्णे/भूमिशाः)

जाहीक घुये

जावक क्र. / निवि / २६९४८ / २०२९

दिनांक : २०/०५/२०२९

श्री./श्रीमती मे. झीजी लक्ष्मि स्पेशल लॉफ मागीयर जग. सु. झी. अंजन
प्रकल्पाचे ठिकाण व पत्ता :- माकोडिया
जयशंकर राईक, टाकळी रोड, नाशिक

संदर्भ : आपला दिनांक ०४/०५/२०२९ चा अर्ज क्रमांक ०४/ओ२/१९५२०२९

महाशय,

दाखला देण्यात येतो की, नाशिक
प्लॉट नं. ९५२०४-६९ शिवावरील/सि.सं. ४४२(२५) अ.ध. क्र. ४४२९९+४१२+३+५५६ व
मजल्याचे इकडील बांधकाम परवानगी क्र. ०४/आ२/सी/४४०/२०२९ क्रमांक २३/०३/२०२९ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपर्वसनकार, श्री. निमीता कुटे रजिस्ट्रेशन क्र. ९९१७८९६
यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/निर्वासेतर/शैक्षणिक/निवासेतर कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- १) एकूण बांधकाम क्षेत्र ९५२०४-६९ चौ.मी. या पैकी निवासी - निवासेतर २५१२-४२ चौ.मी.
- २) एकूण चटई क्षेत्र २३००-९९ चौ.मी. या पैकी निवासी - निवासेतर २३००-९९ चौ.मी.

- १) सदर इमारतीचा वापर निवासी/निर्वासेतर/शैक्षणिक/नि कारणाकरिताच करता येईल.
- २) सदर इमारतीत म.न.पा.च्या पूर्वे परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. ८२९०९४३५

४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक -

५) पर्वावरण विभागाचा नाहरकत दाखला क्रमांक -

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

७) सापत्ती शुल्का रकम १०,०००/- रुक व. १०-०१-०५१९९२९
दि. २२/०५/२०२९ मध्ये आर.०.१६ आहे

कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक

दस्तावेज क्र. 182EC / 2022
30-80



नाशिक महानगरपालिका, नाशिक ARC. NO-1011-25
इमारत बांधणीचा दाखला (पूर्ण/अंशतः)

ना. प्र. क्र. 30851
जारी दि. 28/07/2022
दिनांक 28/07/2022

No. 30851

श्री. / श्रीमती मै. श्रीजी लईफ स्पेस लॉफ्ट अपार्टमेंट ज. मु.
प्रकल्पाचा ठिकाण व पत्ता: श्री. लईफ स्पेस लॉफ्ट अपार्टमेंट, नाशिक
जय शंकर बाईन, दादकी रोड-नाशिक
संदर्भ: आपला दिनांक 28/07/2022 चा अर्ज क्रमांक 308/अप्रेसी/1500/2022

बहास्य,

दाखला देण्यात येतो की नाशिक शिवायतील / सि.स.नं., स. नं. 88E 3 89 9/88E 2-25
प्लॉट नं. 9/8E/UV 5 अ. प्र. क्र. मधील इमारतीच्या लॉफ्ट अपार्टमेंट मधील मजल्याचे इकडील बांधकाम परवानगी क्र. 308/अप्रेसी/1500/2022 दिनांक 28/07/2022 अन्वये

मजल्याचे इकडील बांधकाम परवानगी क्र. 308/अप्रेसी/1500/2022 दिनांक 28/07/2022 अन्वये
दिल्याप्रमाणे आर्किटेक्ट/इंजि. / सुप्रसन्नसाहू, श्री. नितीश कुट रजिस्ट्रेशन क्र. CA/91/13846
यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेतर/बौध्दिक/निवासी/निवासेतर कारणासाठी खालील
अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

- 1) एकूण बांधकाम क्षेत्र 95208.65 चौ.मी. या पैकी निवासी 22622.98 निवासेतर 2592.82 चौ.मी.
- 2) एकूण घटई क्षेत्र 96996.68 चौ.मी. या पैकी निवासी 38824.04 निवासेतर 2320.66 चौ.मी.
 - 1) सदर इमारतीचा वापर निवासी/निवासेतर/बौध्दिक/निवासी/निवासेतर कारणाकरिताच करता येईल.
 - 2) सदर इमारतीत म.न.पा. च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामाच्या कोणताही बदल करता येणार नाही, वस्तुपार वापरात व बांधकामात बदल केल्याचे आढळून आल्यास नियमातील तरतुदीनुसार कडक कारवाई करण्यात येईल
 - 3) ब्लॉक प्लॉट / घरपट्टी इन्वेस नं. 290E830
 - 4) अग्निशमन विभागाचा अंतिम दाखला क्रमांक: NMC/FIRE/NS/10/2022
 - 5) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक: -
 - 6) घरपट्टी आकारणी कारणाकामी संबंधित विभागात संपर्क साधावा.
- 7) तपासणी शुल्क रु. 2000/- पावतळी नं. 83330
दि. 30/07/2022 अन्वये अर्ज क्र. 308/अप्रेसी/1500/2022

कार्यकारी अभियंता
नगर नियोजन विभाग,
नाशिक महानगरपालिका, नाशिक

8221 (1028)
33-80



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :

P51600021894

Project: SHREEJI JAY SHANKAR TOWERS, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 1 PLUS 2 PLUS 3 PLUS 4 PLUS 5 PLUS 6 PLUS 7 PLUS 8 OBLICK A OF S NO 449 OBLICK 1 PLUS 4 OBLICK 2 PLUS 3 PLUS 5 PLUS 6 AND 449 OBLICK 2 PART at Nashik, Nashik, Nashik, 422003;

1. Shreeji Life Space having its registered office / principal place of business at Tehsil: Nashik, District: Nashik, Pin: 422009.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 08/08/2019 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasan Premnand Prabhu
(Secretary, MahaRERA)
Date: 8/8/2019 4:35:21 PM

Dated: 08/08/2019
Place: Mumbai

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