

92609  
2028



20 DEC 2024

**Project : The Grand By Parksyde**  
**By Jaikumar Constructions Limited**  
At-Sawarkar Nagar Annex, Nashik-422003  
**Agreement For Sale**

**Purchaser**

Mrs. Karuna Amol Gangurde & Dr. Amol Ashok  
Gangurde

**Flat No. 604, ( Wing B )**



341/12781

Friday, December 20, 2024

12:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16534

दिनांक: 20/12/2024

गावाचे नाव: चांदशी

दस्तऐवजाचा अनुक्रमांक: नसन4-12781-2024

दस्तऐवजाचा प्रकार: ऑनलाईन टू सेल

सादर करणाऱ्याचे नाव: करुणा अमोल गांगुर्डे

नोंदणी फी

रु. 30000.00

दस्तऐवजाची फी

रु. 1360.00

सुट्टीसंख्या: 68

एकूण

रु. 31360.00

आपणास मूळ दस्त, धनमेल प्रिंट, सजी-२ अंदाजे

12:55 PM ह्या वेळेस मिळेल

सह. दुय्यम पत्रिका, नशिक-४  
नाशिक-४.

बाजार मूल्य: रु. 3165000/-

मोबदला रु. 10046800/-

भरलेले सुट्टी शूल्क : रु. 602900/-

1) देयकाचा प्रकार: DHC रकम: रु. 1360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224204701780 दिनांक: 20/12/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012796132202425E दिनांक: 20/12/2024

बँकेचे नाव व पत्ता:



मुळ दस्त परत

CHALLAN  
MTR Form Number-6



GRN	MH012796132202425E	BARCODE	DE 1224 10 2024 10 11 15 40 11	Date	18/12/2024-15:40:11	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Payer Details				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				BCDPM0348F			
Office Name				NSK3_NASHIK 3 JOINT SUB REGISTRAR			
Location				NASHIK			
Year				2024-2025 One Time			
Flat/Block No.				Flat No - B - 604 - THE GRAND BY PARKSYDE			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				602900.00			
0030063301 Registration Fee				30000.00			
Premises/Building				Mouje Chandhi Tal and Dist Nashik			
Road/Street				Nashik			
Area/Locality				Nashik			
Town/City/District				Nashik			
PIN				4 2 2 0 0 3			
Remarks (if Any)				PAN2=AAECJ7816J-SecondPartyName=Jaikumar Constructions Ltd-			
Total				6,32,900.00			
Amount In				Six Lakh Thirty Two Thousand Nine Hundred Rupees O			
Words				nly			
Payment Details				STATE BANK OF INDIA			
FOR USE IN RECEIVING BANK				Bank CIN			
Cheque-DD Details				Ref. No.			
Bank Date				RBI Date			
Name of Bank				Bank-Branch			
Name of Branch				Scroll No. , Date			

Zone - Gramin - Chandshi - 27.1  
Govt. Valuation Rs. 31,65,000/-  
Stamp Rs. 6,02,900/-

Consideration Rs. 1,00,46,800 /-  
Registration Fee Rs. 30,000 /-

||Shree||

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made & executed on this 18<sup>th</sup> day of December in the Christian year Two Thousand Twenty Four, at Nashik.

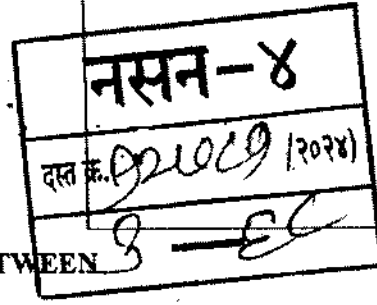
नसन-४
दस्ता क्र. 92069 / 2024
2-EC



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1224204701780	Date 20/12/2024
Received from Jaikumar Contructions Limited, Mobile number 7248962474, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
Payment Details	
Bank Name SBIN	Date 20/12/2024
Bank CIN 10004152024122001623	REF No. 435555981489
This is computer generated receipt. hence no signature is required.	



BETWEEN



**M/S. JAIKUMAR CONSTRUCTIONS LIMITED.,**

A Public limited company registered under the Companies Act, 2013 vide CIN: U45100MH2020PLC338134 and having its registered office at Parksyde Homes, S. No. 256(P), Opp Rasbihari International School, Hanuman Nagar, Panchavati Annex Nashik 422003

**Pan No. AAECJ7816J**

Through its Director

**Shri. Merzyan Hosi Patel**

**Age : 47 Years, Occupation :- Business & Agriculturist,**

**Office At - Survey No. 256+257 Opp. Rasbihari International School,**

**Near Bali Mandir, Hanuman Nagar, Mumbai Agra Road, Panchavati, Nashik-422003.**

Hereinafter referred to as the "**The Promoter/Owner/Developer**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include the said Company, its directors, its successors-in-title or the company or companies in which the said company may be merged or amalgamated).....**OF THE FIRST PART**

**AND**

**1. Mr. Manoj Jaikumar Tibrewala**

**Age- 52, Occupation - Agricultural and Business,**

**Residing at - Vastushilp, Boy's Town School. Vise Mala, College Road, Nashik-422005**

**PAN-AAKPT 7009 G**

**2. Mr. Vishal Vikram Shah**

**Age- 43, Occupation - Agricultural and Business,**

**Residing at - 1, Gulmohar Arcade, Sharanpur Road. Opp. Kulkarni Garden, Nashik - 422002.**

**PAN-ACZPS 0592 C**

**Sr. No. 1 & 2 through their General Power of Attorney Holder**

**M/s. Jaikumar Constructions Limited,**

**Through its Director**

**Mr. Merzyan Hosi Patel**

**Age: 47 Years, Occupation - Business,**

**Office At - Survey No. 256+257 Opp. Rasbihari International School, Near Bali Mandir, Hanuman Nagar, Mumbai Agra Road, Panchavati, Nashik-422003.**

Hereinafter referred to as the land owner (which expression unless repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators partners and assignees).....**LANDOWNER**

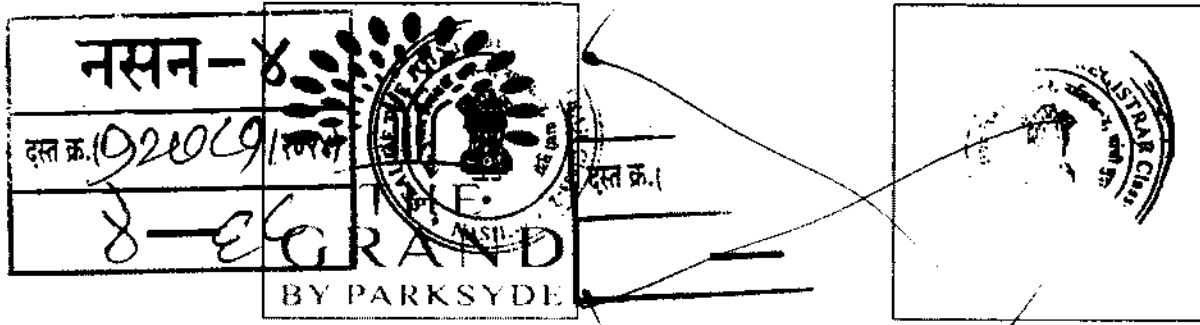
**AND**

**1. Mrs. Karuna Amol Gangurde**

**Age - 41 Years, Occupation - Service**

**Pan No - BCDPM0348F**

**Mobile - 9850312900**



2 | Dr. Amol Ashok Gangurde  
Age - 44 Years, Occupation - Doctor  
PAN No:BMJPG5574K

B/R/o. Flat No. 12. Sejal Classic, Nr. Donda Bridge, Untawadi, Nashik., Nashik,  
Maharashtra, India PIN: 422008

Hereinafter referred to as **THE ALLOTTEE/PURCHASER/S** (which expression unless repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assignees) .....**OF THE OTHER PART**

#### WHEREAS

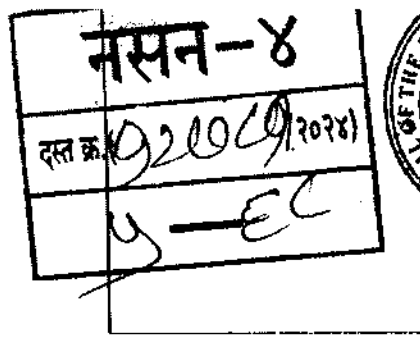
A] All that piece and parcel of Non-Agricultural plot area admeasuring 9842.41 Sq. Mtrs from Plot No.1 bearing Survey No. 52/2 to 5 plot no1/52/2 to 5 plot no/A B C D/52/6 and F.S.I. area admeasuring 3325.90(P) sq. mtrs against D.P. Road out of total area admeasuring 3612.57. Sq. Mtr. from Plot No.5 bearing Survey No. 52/2 to 5 Plot No. 1/52/2 to 5 Plot No/A B C D/52/6 lying and situated at Village Chandshi, Tal and Dist. Nashik and out of limits of Nashik Municipal Corporation, Nashik and more particularly described in Schedule-I hereunder is owned by the Owner/Co-developer herein having purchased the same by sale deed/s and Land owner have executed Joint Development Agreement in favor of Developer/ Promoter/ Builder which is described in details as follows (hereinafter referred to as "The Project Land")

a). **WHEREAS** on 30/08/2013 Mr. Manoj Jaikumar Tibdewala, purchased area admeasuring 0 H 39 R from S. No. 52/2, area admeasuring 0 H 69 R from S. No. 52/3, area admeasuring 0 H 30 R from S. No. 52/4 and area admeasuring 0 H 05 R from S. No. 52/5 lying and situated at village Chandshi taluka and district Nashik from land owner Mr. Suryakant Yashwantrao Pawar by way of Sale. To that effect land owner executed Agreement to sale of the above-mentioned properties. Said Agreement to sale was registered with the Sub-Registrar. Nashik-3 at Sr. No.7743/2013 dt. 06/09/2013. After obtaining permission for sale from Additional Collector, Nashik vide his order no. kaksha 4/Ku.Ka. 2/S.R 150/13, Nashik dated 17/12/2015, land owner had executed Sale Deed. Said Sale Deed was registered with Sub-Registrar Nashik-3 at Sr. No 481/2016 dated 14/01/2016. As the land was owned by an owner, therefore for the said sale gave permission to sale said agricultural land for residential - non-agricultural purpose on certain terms and conditions. By this sale name of the purchaser was entered in ownership column of 7/12 extract by M.E. No. 5084.

For fulfilment of terms and conditions mentioned in the order of additional collector, Nashik dated 17/12/2015, owner of land started development of land from agricultural to non-agricultural and accordingly obtained necessary permissions from competent authority, Nashik for change in use of land viz :

1) Sub-divisional officer, Nashik, sub-division, Nashik vide his order no. Jama/NASR/07/2016 Nashik dated 9/3/2017, gave permission to use above mentioned land for residential non-agricultural purpose.

2) Nashik Metropolitan Region Development Authority sanctioned final layout Dt.9/07/2018 and it was again revised and revised final sanction for residential purpose was issued vide their order no. NaMaPraViPra/ Su.Anti. Abhi/Village Chandshi, Tal. Nashik/S.No. 52/752 dated 29/7/2019.



Accordingly, owner of land obtained above mentioned permissions from competent authorities and layout was sanctioned and plots were separated as follows.

- 1) S. No. 52/2/3/4/5/plot/1 admeasuring 8690.57 sq. mtrs.
- 2) S. No. 52/2/3/4/5/A Open space admeasuring 580.70 sq. mtrs.
- 3) S. No. 52/2/3/4/5/B Open space admeasuring 849.30 sq. mtrs.
- 4) S. No. 52/2/3/4/5/C Amenity space admeasuring 1430.00 sq. mtrs.
- 5) S. No. 52/2/3/4/5/D D.P. Road Area admeasuring 2749.43 sq. mtrs.

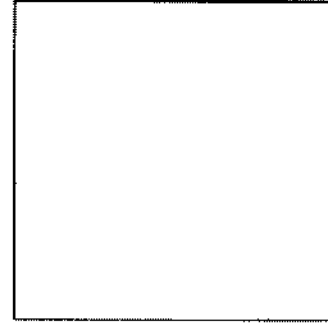
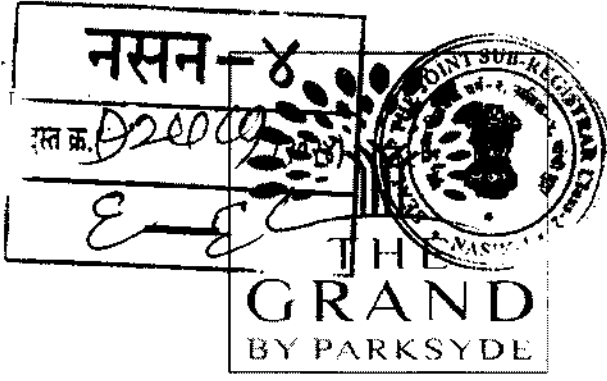
Therefore at village M.E No. 6564 was sanctioned.

b) **AND WHEREAS** on 14/10/2019 Mr. Vishal Vikram Shah purchased area admeasuring 0 H 20 R from S. No. 52/6, lying and situated at village Chandshi, Taluka and District Nashik from land owner Mr. Swapnil Jaggannath Pimpale by way of sale deed. Said Sale Deed was registered with the Sub-Registrar Nashik-6 at Sr. No 3909/2019 dated 13/11/2019. As the land was owned by an adivasi owner, therefore for the said sale, additional collector, Nashik vide his order no. kaksha 4/Ku.Ka. 2/S.R. 58/16, Nashik dated 26/09/2019, gave permission to sale said agricultural land for residential - non-agricultural purpose on certain terms and conditions. By this sale name of purchaser was entered in ownership column of 7/12 extract by M.E. No. 6731.

For fulfilment of terms and conditions mentioned in the order of additional collector, Nashik dated 26/09/2019, owner of land started development of land from agricultural to non-agricultural and accordingly obtained necessary permissions for change in use of land viz :

- 1) Assistant District Collector alias Sub-divisional officer, Nashik, sub-division, Nashik, relying on Notification of Government Of Maharashtra dated 05/01/2017 regarding use of land for Residential-Non Agricultural purpose had permitted land owner under section 42C of Maharashtra Land Revenue Code, 1966 for conversion of agricultural assessment into non-agricultural assessment and to pay conversion tax for above-mentioned land vide his order no. Jama Bandi/NASR/35/2019 Nashik dated 19/3/2019
- 2) Nashik Metropolitan Region Development Authority vide their order no. NaMaPraViPra/Anti. Rekhankan/Village Chandshi, Tal. Nashik/S.No. 52/6/498 dated 03/06/2020 sanctioned final layout for residential purpose.

Accordingly owner of land obtained above mentioned permissions from competent authorities and layout was finally sanctioned.



c). AND WHEREAS after obtaining necessary permissions for use of land for residential non-agricultural purpose owner of plot no. 1 area admeasuring 8690.57 sq. mtrs. out of Survey No. 52/2+3+4+5, open space area admeasuring 580.70 sq. mtrs. out of Survey No. 52/2+3+4+5/A, open space area admeasuring 849.30 sq. mtrs. out of survey no. 52/2+3+4+5/B, Amenity Plot area admeasuring 1430 sq. mtrs. out of Survey No. 52/2+3+4+5/C, Road area admeasuring 2749.43 sq. mtrs. out of survey no. 52/2+3+4+5/D, total area admeasuring 14300 sq. mtrs Mr. Manoj Jaikumar Tibrewala and owner of non-agricultural plotted area admeasuring 2000 sq. mtrs out of Survey No. 52/6 Mr. Vishal Vikram Shah have decided to amalgamate both the above-mentioned plotted area i.e. 14300 sq. mtrs + 2000 sq. mtrs = 16300 sq. mtrs. and prepared joint revised layout on the said total land area and accordingly obtained necessary permissions from Nashik Metropolitan Region Development Authority, Nashik vide their order no. Nampravipra/Anti. Rekhankan/Village Chandshi, Tal. Nashik/S.No. 52(P)/774 dated 12/08/2020 approved final layout for residential purpose on the above-mentioned total area. And accordingly plots were formed and 7/12 extract of plots were separated.

As the joint layout was sanctioned on the above-mentioned total area, owner of area admeasuring 14300 sq. mtrs Mr. Manoj Jaikumar Tibrewala and owner of area admeasuring 2000 sq. mtrs Mr. Vishal Vikram Shah amicably distributed the plotted area proportionate to their owned land area from said layout sanctioned on S. No. 52/2 to 5 plot no. 1/52/2 to 5 plot no./A B C D/52/6 among themselves as follows:

- 1) Plot no. 1 total area admeasuring 9842.41 sq. mtrs, out of the said total area Mr. Manoj J Tibrewala owns and possess 8342.41 sq. mtrs and Mr. Vishal V. Shah owns and possess 1500 sq. mtrs.
- 2) Plot no. 2 total area admeasuring 250.20 sq. mtrs is owns and possess by Mr. Manoj J Tibrewala.
- 3) Plot no. 3 (Amenity space) total area admeasuring 1297.41 sq. mtrs is owns and possess by Mr. Manoj J Tibrewala.
- 4) Plot no. 4 (open space) total area admeasuring 1297.41 sq. mtrs, said total area is jointly owns and possess by Mr. Manoj J Tibrewala and Mr. Vishal V Shah.
- 5) Plot no. 5 (D.P Road Area. Fanning area etc.) total area admeasuring 3612.57 sq. mtrs, said total area is jointly owns and possess by Mr. Manoj J Tibrewala and Mr. Vishal V Shah.

And accordingly M. E. No. 6915 was sanctioned and subsequently to correct the said M.E. No. 6915, new M.E. No. 6957 was sanctioned.

d). AND WHEREAS in the manner described hereinabove the Owner No.1 Mr. Manoj Jaikumar Tibrewala herein came to be the owner of all that piece and parcel of plotted area admeasuring 8342.41 sq. mtrs. out of total area admeasuring 9842.41 Sq. Mtrs from Plot No. 1, from Survey No 52/2 to 5 plot no. 1/52/2 to 5 plot no. /A B C D/52/6 and F.S.I area admeasuring 2917.02 sq. mtrs. out of total area admeasuring 3325.00 sq. mtrs against D.P. Road area out of Plot no.5 bearing Survey No. 52/2 to 5 plot no.1/52/2 to 5 plot no./A B C D/52/6 lying and situated at Village Chandshi, Tal and Dist. Nashik.





नसम-४
दस्ता क्र. 92009/2028
U-EC



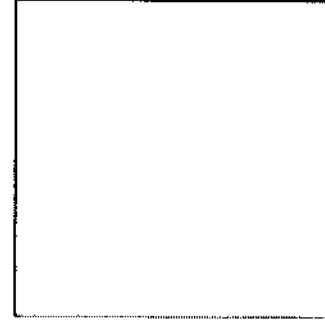
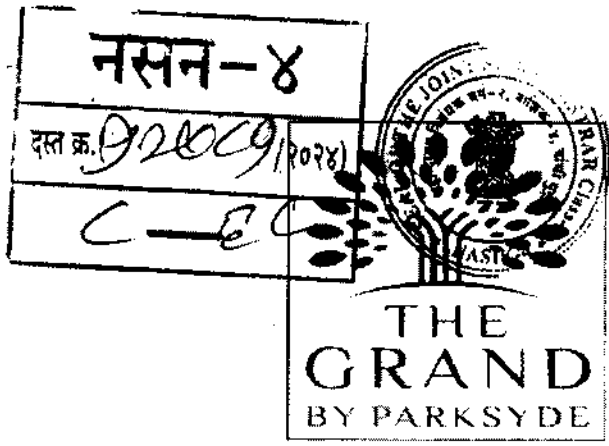
AND WHEREAS in the manner described hereinabove Owner No. 2 Mr. Vishal Vikram Shah herein came to be the owner of all that piece and parcel of plotted area admeasuring 1500 Sq. Mtr. out of total area 9842.41 sq. mtrs from Plot No. 1 Survey No. 52/2 to 5 plot no. 1/52/2 to 5 plot no./A B C D/52/6 and F.S.I. area admeasuring 407.98 sq. mtrs. out of total area admeasuring 3325.00 sq. mtrs against D.P. Road area out of Plot No.5 bearing Survey No. 52/2 to 5 plot no.1/52/2 to 5 plot no./A B C D/52/6 lying and situated at Village Chandshi, Tal and Dist. Nashik. The Property/area of owner no.1 Mr. Manoj Jaikumar Tibrewala and property area of owner no.2 Mr. Vishal Vikram Shah, are hereinafter jointly referred to as the "Owner of Project Land or Scheduled Property", (more particularly described in First Schedule hereunder) and the project to be developed by the Developer on the said entire Project Land is hereinafter referred to as the "Project Land".

e.) AND WHEREAS owner of plotted area Mr. Manoj Jaikumar Tibrewala and Mr. Vishal V. Shah executed Joint Development Agreement on 31st March 2022 and General Power of Attorney on 13th April 2022 of their respective owned area admeasuring 8342.41 sq. mtrs. out of total area admeasuring 9842.41 sq. mtrs from Plot No. 1, out of S. No. 52/2 to 5 plot no. 1/52/2 to 5 plot no. /A B C D/52/6 and F.S.I area admeasuring 2917.02 sq. mtrs. out of total area admeasuring 3325.00 sq. mtrs against D.P. Road area from Plot no.5 bearing Survey No. 52/2 to 5 plot no.1/52/2 to 5 plot no./A B C D/52/6 and area admeasuring 1500 Sq. Mtrs. out of total area admeasuring 9842.41 sq. mtrs from Plot No. 1 out of Survey No. 52/2 to 5 plot no. 1/52/2 to 5 plot no./A B C D/52/6 and F.S.I. area admeasuring 407.98 sq. mtrs. out of total area admeasuring 3325.00 sq. mtrs against D.P. Road area out of Plot No. 5 bearing Survey No. 52/2 to 5 plot no.1/52/2 to 5 plot no./A B C D/52/6 lying and situated at Village Chandshi, Tal and Dist. Nashik, in favor of M/s. Jaikumar Constructions Limited. Said Joint Development Agreement and General Power of Attorney were duly registered at the office of Sub-Registrar, Nashik—3 at Sr. No. 4299 and 4300 dt.05/05/2022.

f) AND WHEREAS the Promoter / Developer is developing a project on total plotted/land admeasuring area 9842.41sq. mtrs. said area is specifically mentioned in First Schedule. The Promoter / Developer has obtained Revised Development Permission and Commencement Certificate from Nashik Metropolitan Region Development Authority vide their letter no. Ja.Kra.: NaMaPraViPra/Sudha.Ban.Pa/Mau. Chandshi, Ta. Ji. Nashik/ S.No.52/2 to 5 Bhu.Kra.1/52/2 to 5, Bhu.Kra./A B C D /52/6 Madhil Bhu.Kra.1/1275 dated 02/06/2022 to develop the Residential + Commercial project on total plotted area.

**B] The following things regarding the title to the said Property-**

- i. Any covenants affecting the said property. (As mentioned in the Development Agreement / Sale Deed) - Not Applicable
- ii. Any impediments attached to the said property (As mentioned in the Development Agreement/Sale Deed) - Not Applicable
- iii. Number and Area Occupied by Tenants and how they are proposed to be settled so as to have clear possession of the said property - Not Applicable
- iv. Details of illegal encroachment on the said property- Not Applicable



v. Any permission (if any) required from any Government or Authority which affects the title to the property and details of all such required permissions obtained. - Not Applicable

vi. Details of mortgage or lien or charge on the said property. - Not Applicable

C] The Promoter/Developer is in possession of the project land. And have all rights to develop the project land by obtaining necessary permissions from the competent authorities.

D] Being developer the Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals herein below.

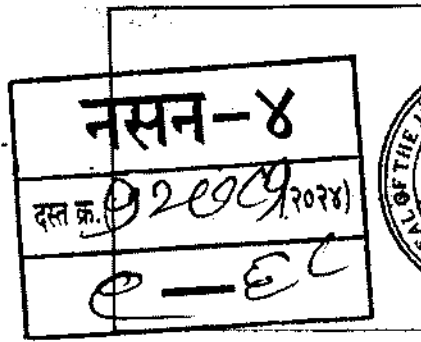
**E] Nature and Particulars of the entire scheme are as under -**

a] The Promoter is developing a residential + commercial project on total Plotted area admeasuring 9842.41 sq. mtrs. by using FSI area against D.P. Road. The Promoter/Developer will complete the construction for two phases in accordance with the approved building plan. Phase-I will consist of building/ wing-A and B. Phase-II will consist of building/wing-C and D. The promoter / developer has decided to construct residential units in building/wing -A, B, C and D. And will also construct commercial units on ground floor in building / wing - A, as per sanctioned building plan.

b] The Promoter/Developer undertakes to register said two phases with the competent authority established under Real Estate Regulatory Authority. Accordingly, Phase No.-I is registered vide No. P51600034070. And there will be residential buildings/wings Viz-A and B. And will also construct commercial units on ground floor in building/wing - A, as per sanctioned building plan.

The promoter will use balance FSI (if any) and avail the FSI for area under reservations/TDR/Premium FSI on building/project to be constructed on the entire land. By excluding area of residential buildings along with commercial units on ground floor in building/wing- A, Promoter will develop common amenities and facilities on the remaining area and said common amenities and common area would be common for all phases.

c] The title of the Owner and promoter/Builder/Developer in respect of the entire plot area of all buildings/wings along with the common area, amenities and facilities, shall be conveyed in favour of Association of Apartment / Company/Appex Body of all the Apartments within stipulated time period from the date of issue of occupancy certificate to the last building/wing in the entire layout. The period of conveyance is, henceforth, also specifically and separately defined in each agreement to sale entered with prospective purchaser/s or allottee/s.



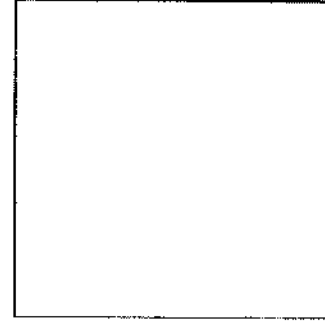
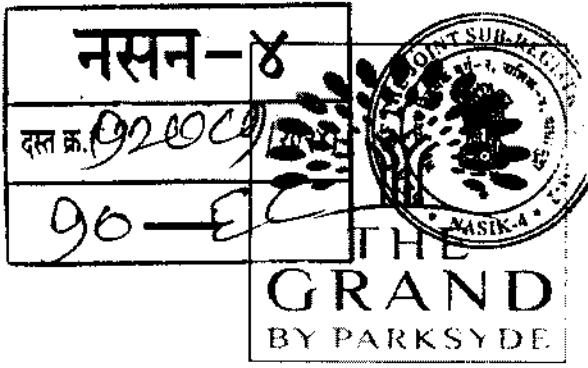
d] In the same manner the Promoter/ Developer may join additional adjoining lands or and may join area of plot no. 2 from the same survey number specifically mentioned in Schedule-I in the said larger scheme without however affecting rights of the purchaser/unit holders in their apartment. The Allottee/s has/have given their irrevocable permission for the changes in the layout plan as the same does not affect unit holder/s apartment, and has authorized the Promoter to do all acts, deeds and things for getting the said plans accordingly revised. While sanctioning revised building plan, if due to the present or future legal provisions, DC Rules or orders it becomes necessary to provide accommodation/flat/ housing area/Apartment for allotment thereof to economically weaker section or such group through or without intervention of MHADA or Government or Corporation or Town planning dept. or other institution at cost or for construction cost then the promoter shall be entitled to revise the plans for providing the said accommodation and use of FSI given in lieu thereof. The allottee/purchaser also has given their irrevocable consent for the same.

e] This agreement pertains to Phase No.-I which consists of Building / Wing No - A and B, Wing-A consists of commercial units and Parking on ground floor plus Podium plus proposed Fifteen Floors. Whereas, currently Wing-A consist of commercial units and parking on ground floor plus podium plus Thirteen Floors have been sanctioned and Wing-B consist of parking on ground floor plus podium plus Fourteen Floors have been sanctioned. Copy of the said plan is annexed herewith as Annexure- 'C-1'.

All the terms mentioned below pertains to Phase No.-I only. The separate Associations will formed for all the unit holders of each phase or will form an Association of Apartment of all building/s of all phases. The said separate Association of each phase or Association of all phases will be registered under the provisions of the Maharashtra Apartment Ownership Act 1970 and Rules, 1972 there under and Real Estate (Regulation and Development) act, 2016 through separate declarations or single declaration. The board of members of association/s of all phases will also become defacto members of the company i.e. The Grand By Parksyde Association, which will be registered u/s 8 of the companies act, 2013 for maintenance of all common facilities provided for all members from all phases in common. However, this de-facto membership would become effective only after vacation of office of first directors of the company i.e. after obtaining completion certificate of last building of the lay out project.

f] The Promoter has started the construction work of the building/s from said Phase No.-I and the same is presently in progress.

g] It is hereby declared that sanctioned plan/s has/have been shown to the Allottee/s and the Floor Space Index (FSI) available is shown in the said plan/s. Similarly, the Floor Space Index, if any, utilized as floating floor space index or in any manner, i.e. to say transfer from the said land or floor space index of any other property used on the said land is also shown in the plan/s. In this Agreement, the word FSI or Floor Area Ratio shall have the same meaning as understood by the Planning Authority under its relevant building regulations or bye-laws. The Promoter shall be entitled to float F.S.I. of the Property in the present scheme to any other property and vice-versa if so permitted by the concerned authority. The Promoter shall also be entitled to use the FSI of the internal roads, road widening FSI, TDR, etc. on the said building and or other buildings in the layout of the said project.



F] The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

G] The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

H] By virtue of the Sale Deed, Development Agreement and Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said buildings to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof.

I] The promoter has registered the project under the provision of the Act with the Real Estate Regulatory Authority at Mumbai accordingly Phase No. -I is registered vide no. P51600034070. Said authenticated copy of registration is attached hereto and marked as Annexure- 'F'

J] On demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Shri. Umesh Bagul as Project Architect and Mr. Umesh Joshi, M/s. J W Consultant LLP, Pune as Structural Consultant 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, 2017 made there under.

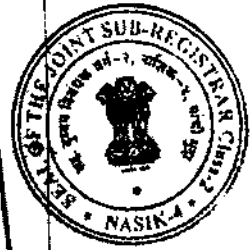
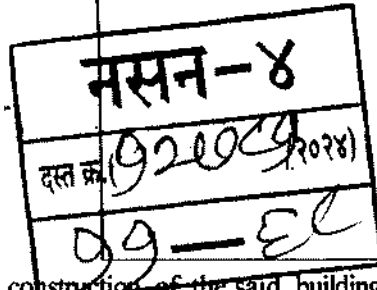
K] The authenticated copies of Certificate of Title issued by the advocate of the Promoter, authenticated copies of extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as 'Annexure 'A' and 'B' respectively.

L] The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure- 'C-I'.

M] The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure-'D'

N] The Promoter has got some of the approvals from the concerned local authority(s) to the plans, specifications, elevations, sections and of the said building/s and shall obtain the Building Completion Certificate or Occupancy Certificate of the said Building/s and other balance approvals from various authorities from time to time.

O] While sanctioning the said plans concerned local authority and/or Government had laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.



P] The Promoter has accordingly commenced construction of the said building/s in accordance with the proposed plans on the total project area admeasuring 9842.41 sq. mtrs (along with FSI area 3325 sq. mtrs against D.P. Road) specifically mentioned in First schedule mentioned herein below. The Promoter/Developer plans to complete the construction in accordance with the Approved Plan & Plan in Process for Approval, aforesaid building plan in Two / Multiple phases.

Q] The Allottee has applied to the Promoter for allotment of Apartment No. 604 on 6th Floor (hereinafter referred to as the said "Apartment") situated in the Building /Wing No.- Wing B (hereinafter referred to as the said "Building/Wing") being constructed in the Phase No.-I of the said project. Said description of apartment is specifically mentioned in the Second Schedule of the property.

R] The carpet area of the said Apartment is 94.06 Sq. Mtrs and the area of the Sit out/Balcony/ies/utility/covered area is 10.54 Sq. Mtrs. thus total carpet area of the Apartment including the said balcony/ies and terrace area is 104.6 Sq. Mtrs. "Carpet area" (As defined in RERA) means the net usable floor area of the apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment. (The above mentioned distribution/breakup of area is given for better understanding of both the parties and also for clarity for calculation of value for stamp purposes.)

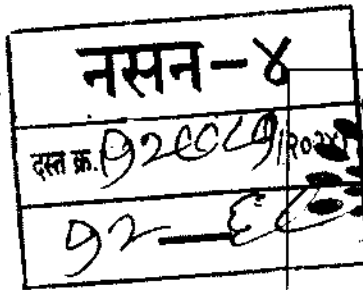
S] The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

T] Prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. Total Rs. 4,22,014.00/- (In Words Rupees: Four Lakhs Twenty Two Thousand Fourteen Only) only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration the manner hereinafter appearing.

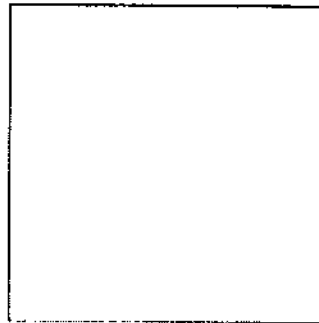
U] Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

V] In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agree to purchase the Apartment.

**NOW THEREFORE, THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER -**



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1. The Promoter has started to construct the said building/Wing /s as mentioned above and building/wing- A consists of Commercial units/shops on ground floor plus Parking plus Podium plus proposed Fifteen residential Floors. Whereas, currently, commercial units on ground floor plus parking plus podium plus Thirteen Floors have been sanctioned, building/ wing- B consists of Parking plus Podium plus proposed Fifteen Floors. Whereas, currently parking plus podium plus Fourteen Floors have been sanctioned on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by the Government authorities or due to change in law.

1.1.1 The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. 604 of carpet area is 94.06 Sq. Mtrs. and the area of the Sit out/Balcony/ies / utility/covered area is 10.54 Sq. Mtrs. thus total carpet area of the Apartment including the said balcony/ies is 104.6 Sq. Mtrs. on 6th Floor in the building/ - Wing B (hereinafter referred to as "The Apartment") as shown in the Floor Plan thereof hereto annexed and marked as Annexure-C-1 for the consideration of Rs. 1,00,46,800.00/- (Rupees: One Crore Forty Six Thousand Eight Hundred Only) including the price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described herein below and annexed herewith.

The Promoter has utilized FSI / paid premium to the NMRD / any competent authority for bringing balconies in building area and accordingly the same are now part of the usable area of the Apartment.

1.1.2 All the Allottees in the said scheme (who have till this day booked the Apartments/units in the said scheme) have among themselves, for the sake of orderly use and avoidance of disputes in future, by their own volition, selected car parks among themselves on 'first come first serve' basis and among themselves agreed that they shall get the said allotments confirmed from the association which will be formed by them and the same shall form part of the Deed of Declaration. And they have among themselves agreed that the said selection shall be final, irrevocable and binding amongst all of them and said right shall be perpetual and run with their respective apartments/units and shall be heritable and transferable along with respective apartments/units and shall not be separated from the apartments/units. The Allottee/s further agree that in case of disputes among themselves regarding selection of the carparks amongst themselves, the same shall be referred to the sole arbitration of the Promoter whose decision shall be final and binding on all the members of Association of Apartment.

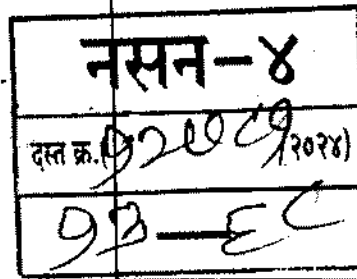
1.2 The Total aggregate consideration amount for the apartment is thus Rs. 1,00,46,800.00/-Rupees: One Crore Forty Six Thousand Eight Hundred only)

1.3 The Purchaser has agreed to pay to the promoter the consideration of Rs. 1,00,46,800.00/- (Rupees: One Crore Forty Six Thousand Eight Hundred only) in respect of the said flat in following manner:-

10.00 % of the total consideration amount at the time of Booking+.

20.00 % of the total consideration amount at the time of After Execution of the Agreement, Start Of Excavation work..

15.00 % of the total consideration amount at the time of On completion of the plinth of the Wing.



7.00 % of the total consideration amount at the time of **On The Completion of Casting of 4th Slab.**

8.00 % of the total consideration amount at the time of **On The Completion of Casting of 8th Slab.**

10.00 % of the total consideration amount at the time of **Completion of the slabs of the wing.**

2.00 % of the total consideration amount at the time of **On Completion of Brick work & Internal Plaster.**

5.00 % of the total consideration amount at the time of **On Completion of External Plaster & External Plumbing ,Elevation, Terraces with Water Proofing of th.**

3.00 % of the total consideration amount at the time of **On completion of Staircases, Lift wells, Lobbies up to the Floor level of the Said aprtment. Floori.**

3.00 % of the total consideration amount at the **time of Doors & windows.**

6.00 % of the total consideration amount at the time of **Water Pumps, Electric Fitting,**

6.00 % of the total consideration amount at the time of **EC requirements, Paving of Areas, Sanitary Fittings. On completion of Lifts.**

5.00 % of the total consideration amount at the time of **At the time of handing over the Possession of the flat on or after receipt of Completion certificate.**

**100% Total amount of Rs.1,00,46,800.00/- (Rupees: One Crore Forty Six Thousand Eight Hundred /- (Rupees Only)**

The following amounts are received on and before the date of this agreement and the balance amounts of payment shall be payable by the allottee/purchaser as per the above payment schedule.

321546.00 /-

In Words Rupees: Three Lakhs Twenty One Thousand Five Hundred Forty Six only paid by Cheque No. 000038 Dated Dec 05, 2024 BANK OF BARODA drawn on GANGAPUR ROAD NASHIK Branch

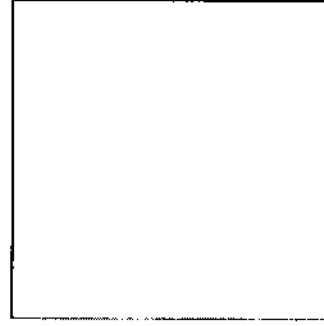
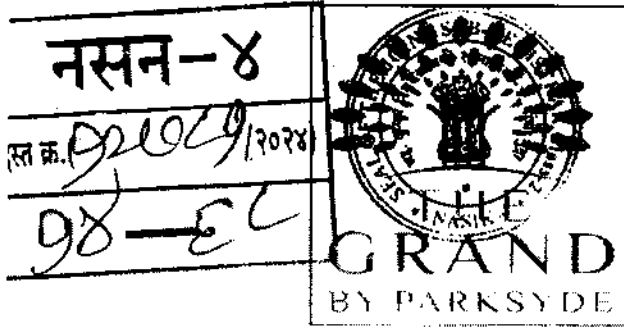
100468.00 /-

In Words One Lakh Four Hundred Sixty Eight Only Challan Serial No 02056. BSR Code 0200005 paid towards TDS on 18 December 2024

**Total Rs. Total Rs. 4,22,014.00 /-(In Words Rupees: Four Lakhs Twenty Two Thousand Fourteen Only)**

The promoter has acknowledged the receipt of the same subject to clearance of all cheques.

1.4 The total price above excludes Goods and Services Tax ('GST'), if any, payable on providing service of construction of residential complex or any other indirect taxes, levies, cess, duties, statutory charges which may be levied on the amount payable under this agreement. The amount of said taxes and levies would be collected from the Allottee / Purchaser and will be paid to the government authority by the Promoter. Presently, GST is levied at the rate of 1.5% (Central GST 0.75 % + Maharashtra GST 0.75 %) on two-third value i.e. effectively 1% of the total consideration amount for flats admeasuring less than or equal to 90 square meter RERA carpet and where the consideration amount is less than or equal to INR 45,00,000. In all other cases, GST is levied at the rate of 5%



on the consideration amount. The same is payable on the amount of consideration due as per agreed slabs or on actual receipt, whichever is earlier. Based on the above, the amount of GST payable as per the extant law is **Rs.5,02,340.00/(Rupees Rupees: Five Lakhs Two Thousand Three Hundred Forty Only)**. The same is only indicative in nature and actual GST payable would depend on the law in force on the due date/date of actual payment as the case may be.

1.5 The Flat Purchaser admits to pay the GST and such other taxes, cesses, charges etc. levied by Government and Semi-Government authority with each instalment on due date or within 7 days from the Promoter giving, verbal, written intimation or E-mail intimation (on-the E-mail ID provided by the customer) to the Flat Purchaser to make payment for amounts due from the Purchaser. Payment in time is the essence of this Agreement. The above taxes, cesses and charges are subject to change by the Government and the Purchaser shall pay the aforesaid amount as applicable from time to time, without any objection on his / her part in future.

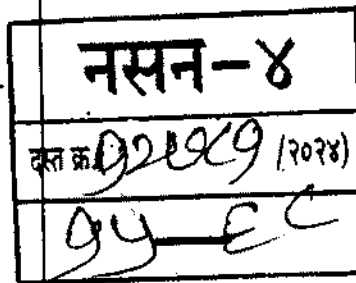
1.6 The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in clause 1(a) of this Agreement.

1.7 The Allottee authorizes the Promoter to adjust / appropriate all payments made by him/her/them under the head (s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object / demand / direct the Promoter to adjust his/her payments in any manner.

2. 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulation and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificate in respect of the Apartment.

2.2 Time is the essence of agreement for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of all the Phases or Apex body of all Phases or company after receiving the occupancy certificate or the completion certificate or both of the last building of the last phase, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1.3 herein above ("Payment Plan")





3. **Floor Space Index** : - The Promoter hereby declares that, the total Floor Space Index for Phase No-I which is permissible as on date is 15670.48 Sq. Mtr. out of the said total floor space index currently consumed as FSI on Phase No- I is 15570.84 Sq. Mtrs. only and Promoter has planned to utilize the remaining Floor Space Index either today or in the future in other phases by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on the expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 1.1 basic FSI+0.3 premium = 1.4 FSI, Additional 0.6 ancillary FSI on residential And 0.8 ancillary FSI on commercial as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by Promoter by utilizing proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only. The Promoter has disclosed the particulars of the present sanctioned FSI/ built-up area and that will be got sanctioned in future in the recitals above.

4. 4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.

4.2 Without prejudice to the right of Promoter to charge interest in terms of sub-clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of instalments, or the Allottee committing breach of any term of this agreement, the Promoter shall at its own option, may terminate this Agreement.

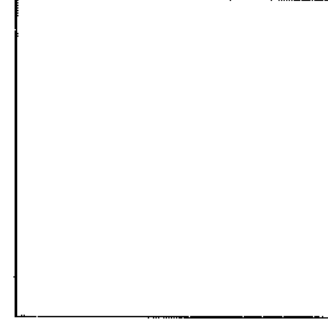
Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the Address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and condition in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement.

Provided further that upon the termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee subject to adjustment and recovery of any agreed liquidated damages of Rupees One Lakh or Ten percent of the total amount received, whichever is higher payable to the Promoter within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter. The amount will be refunded to the Allottee at the time of the Allottee executing and registering Deed of Cancellation of this agreement and on resale of the said apartment by the Promoter to another person whichever is later.

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Provided further that the Promoter at their discretion, without terminating the agreement, shall be entitled to specific performance thereof and to recover the amount due with interest thereon and in addition the Promoter shall also be entitled to damages and losses suffered because of the delay in payment of the balance consideration. In the above event as Promoter has opted not to terminate the agreement, the Promoter shall not be liable to refund the amount. Also the Promoter may exercise the option either to terminate or not to terminate the agreement at any time after default and especially when the Promoter receives concrete offer for re-sale of the Apartment so that after termination Promoter will be able to execute the agreement with the new purchaser/allottee.

4.3 The Allottee is aware that depending upon various promises and assurances given by the Allottee, the Promoter has incurred and shall incur the expenditure and will make commitments to third parties and therefore in the event of cancellation of the Agreement by the Allottee for any reason whatsoever, the Promoter in addition and without prejudice to other remedies and rights and towards reimbursement and damages, shall suffer great loss and hardship and work may be affected. Therefore in the event of this Agreement being terminated by the Allottee for any reason whatsoever, the Promoter shall be entitled to retain, withhold and forfeit a minimum amount of Rupees One Lakh or Ten percent of the total amount received, whichever is higher from and out of the amount so far then paid by the Allottee to the Promoter and the Promoter shall be liable to repay only the balance amount (if any) from the amount received by the Promoter on resale of the said Apartment. In this case reduction in price of the apartment will be considered as damages/loss of the Promoter in addition to other loss and expenses. Thus in case of termination of this agreement for any reason, taxes such as GST/VAT etc. already paid/reimbursed shall not be refunded by the Promoter to the Allottee.

4.4 The Purchaser agrees not to do or omit to do or cause any act, deed or thing by any party known to him, or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building/ Project/ Larger property or the Promoter or its representatives. In the event the Purchaser does or commits any such act, deed or thing then the Promoter shall without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement by sending notice of termination.

5. The fixture and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment is mentioned in Second Schedule.

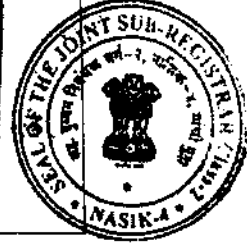
6. The Promoter shall give possession of the Apartment to the Allottee on or before **Apr 30, 2027**. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond its control, by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by the promoter in respect of the Apartment with interest as mentioned in the clause 4.1 hereinabove from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. The amount will be refunded to the Allottee at the time of the Allottee executing and registering Deed of Cancellation of this agreement.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of the building in which the Apartment is to be situated is delayed on account of -

6.1 War, civil commotion or act of God



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6.2 any notice, order, rule, notification of the Government and/or other public or competent authority/court, Environment Authority, authority under Mines and Minerals, Collector, or any disputes or matters relating to the property pending final determination by the courts or any other authorities

6.3 Non-availability of steel, cement, other building materials, water or electric supply;

6.4 Changes in any Rules, Regulations and Bye-Laws of various statutory bodies and authorities from time to time then affecting the development and the project.

6.5 Delay in grant of any sanction of plan, NOC/ permission/ licensee connection/installation of any services such as lifts, electricity and water connections and meters to the Scheme/ Apartment, Road NOC or completion certificate from appropriate authority.

6.6 Delay or default in payment of dues by the allottee under these presents.

6.7 Pendency of any litigation.

6.8 Any act beyond the control of the Promoter.

6.9 Non availability of adequate labour for any reason.

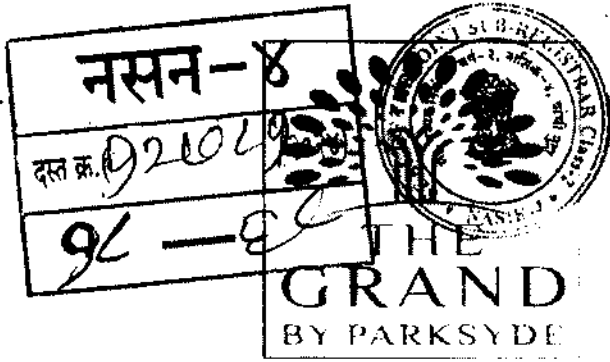
6.10 Force-Majeure

It is further clarified that the Promoter shall be entitled for an extension of twelve months, for delivery of the possession of the said Apartment, beyond the aforesaid date of the possession for reasons beyond his control apart from the aforesaid force majeure conditions.

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

7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee intimating that the said Apartment/s is/are ready for use and occupancy.

**7.3 Failure of Allottee to take Possession of Apartment :** Upon receiving a written intimation from the Promoter as per clause 7.1 the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 then Allottee shall continue to be liable to pay maintenance charges as applicable, however subject to that the Promoter shall be entitled to terminate this agreement for the reason of Allottee failing to act as above.



7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

Provided however, that it is agreed that the prescribed liability period under the Act shall be deemed to have commenced from the date of obtaining the Completion Certificate or from the date on which the Promoter has given the necessary intimation to take possession under this clause, whichever is earlier.

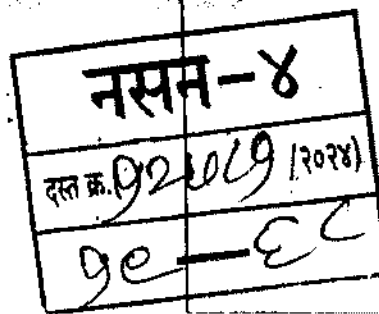
Provided further that the Allottee/s shall not carry out any alterations of whatsoever nature in the said apartment or in the fittings therein. In particular it is hereby agreed that the Allottee/s shall not make any internal or external alterations in any fittings, electrical wire and fittings, tiling, pipes, water supply connections or any of the erection in the bathroom as this may result in seepage of water. If any of such works are carried out with/without the written consent of the Promoter, the defect liability automatically shall become void. Further, the allottee shall be liable of paying damages, if any, to allottee/owner/user of the apartment below/above/adjoining caused due to his act.

7.4.1 The Allottee shall not damage, take support of any RCC members like RCC columns, RCC beams, or RCC slabs or make changes therein or affect the same in any manner without taking specific permission in writing from the Promoter.

7.4.2 The Allottee specifically agrees not to undertake any addition/alteration without taking specific permission in writing from the promoters. He/She/They also agree not to change/alter position of the signage. No encroachment, on the atrium/passage/stair etc., will be allowed. The Allottee shall occupy/display his/her/their materials, within the boundaries of his/her/their apartment only. No account goods are to overflow on common areas.

7.4.3 The defect mentioned above is manufacturing structural defect and not caused by wear and tear or by weather fluctuations (such as cracks developed in plaster) or lack of maintenance on the part of the Allottee or the organization (as the case may be). Regarding the items which are got manufactured or supplied by Promoter from outside agencies (e.g. lift, generator, sanitary ware and others) and who have given their guarantees, the said guarantees, subject to the terms thereof, shall continue and shall be the contracts between the said manufacturer or supplier and the Allottee or organization since the date of delivery of possession of the flat/unit to the allottee and the Promoter shall not be responsible for the same.

**8. Use of Apartment and Conveyance :-** The Allottee shall use the Apartment or any part thereof or permit the same to be used only for the residential purpose and/or for legal purpose only. He/She/They shall use the parking space only for purpose of keeping or parking vehicle. It is agreed between the parties that unless prevented by circumstances beyond the control of the Promoter, it is agreed that the said total plotted area or any part thereof, along with building/s constructed or to be constructed thereon along with all the facilities, amenities, open spaces, road etc. shall be submitted to the provisions of Maharashtra Apartment Ownership Act, 1970, and read with Maharashtra Apartment Ownership Rules 1972 and apartment will be conveyed by the owners and the Promoters herein within three months from and after (i) completion of construction



work of all buildings in the entire scheme / Phase and utilization of entire FSI and TDR, permissible to be utilized in the said Phase as per the Development Control Rules (whether previously got sanctioned or not) and after receiving completions certificate from, NMRD / competent authority Nashik (ii) booking and sale of all units in the scheme, (iii) acceptance of the draft of Deed of Declaration and Deed of Apartment by the parties concerned (i.e. owner, promoter and apartment/unit purchaser/allottee/s) by their mutual consent and (iv) after payment of all dues, amounts and considerations including stamp duty etc. by all unit purchaser/allottee/s, whichever is later. This agreement itself is a Declaration by the Allottee as provided under Maharashtra Apartment Ownership Act, 1970 read with Maharashtra Apartment Ownership Rules 1972 thereby submitting their apartments to the provisions of the said Act or any other applicable laws.

Such conveyance and/or Declaration u/s 2 of the Maharashtra Apartment Ownership Rules, 1972 and as the case may be shall be as per the scheme evolved by the Promoter and subject to the exclusive, limited common area, etc. rights of the unit/s holders and their association/s and commitments of Promoter. The Promoter shall be entitled to amend/frame the Bye-laws, Rules etc. of the Association as per the terms of this Agreement and also with a view to maintain decorum, beautification of the building/s, open spaces, marginal spaces and common amenities and facilities.

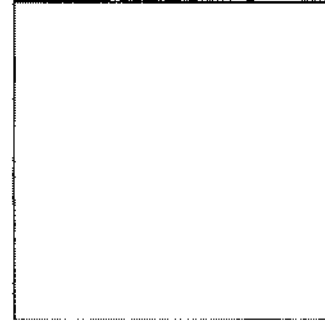
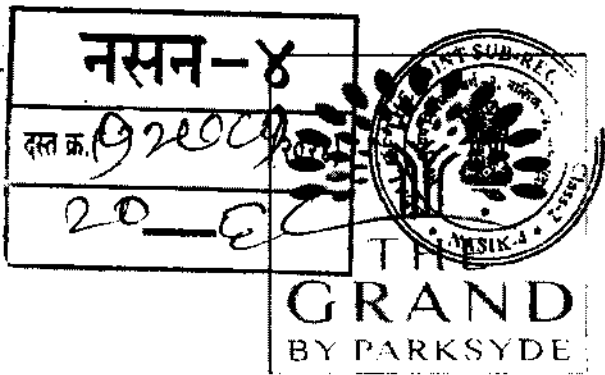
#### 9. MAINTAINENCE:-

9.1 The flat Purchaser shall be liable to bear and pay from the date of the completion certificate of said flat, or from the date of possession, whichever is earlier, (lump sum monthly amount) of outgoings in respect of the said flat and building/s namely maintenance charges or such other levies levied by the concerned local authority and or Govt. NA taxes, water charges, repairs and salaries of clerks, bill collectors, security, cleaners and all expenses necessary and incidental to the management and maintenance and upkeep of the said building/s and its common areas.

9.2 The Allottee simultaneously with the execution hereof but in any event, before taking possession of the said premises shall pay the following amounts to the Promoter/person/Agency/Company/Association appointed by the Promoters for looking after day-to-day maintenance of the entire project which inter alia includes maintenance of common amenities, areas & facilities described in "Fifth and Sixth" Schedule hereto **Rs. 2,36,460.00/- (In Word Rupees: Two Lakhs Thirty Six Thousand Four Hundred Sixty Only)** towards advance of maintenance deposit of the common areas, facilities & amenities. The promoter admits that the said amount shall be transferable.

It is hereby agreed between the parties to this Agreement that unless the payment of aforesaid amount is received by the Promoters or the person / Agency/Company/Association appointed by the Promoters from the allottee/s, possession of the said flat Premises shall not be delivered.

9.3 The Promoter will form The Grand By Parksyde Association company registered under section 8 of the companies act and its details are mentioned herein above. The federation/apex body through the said company will collect all maintenance amount and to do the maintenance of all common facilities and amenities of the building/project.



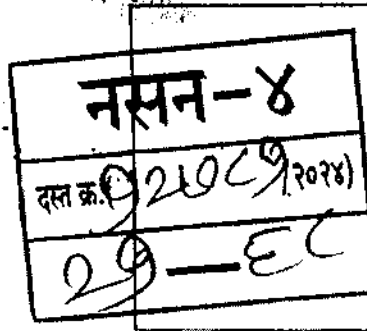
9.4 The allottee shall pay to the Promoter/person/Agency/Company/ Association appointed by the Promoters maintenance charges of Rs. 37834/- (**In Words Rupees Rupees: Thirty Seven Thousand Eight Hundred Thirty Four Only**) plus GST as applicable from time to time per year in the form of 1 current dated and 5 postdated cheques towards yearly maintenance charges of the said flat prior to possession of the said flat by the Promoter to the allottee and the allottee do hereby undertake to honor all the cheques.

9.5 The amounts collected by the Promoter/person/Agency/ Company / Association appointed by the Promoters under the provisions of this agreement. The allottee shall not be entitled to demand any interest on the said amounts / deposit. Promoter/person/Agency/Company/Association appointed by the Promoters shall maintain a consolidated account of all the amounts so collected by them from all the allottee of the flats in the buildings in the said Complex/Project Promoter/person/Agency/Company/Association appointed by the Promoters shall also give accounts of all the amounts spent on expenses towards the maintenance of the said expenses incurred for common amenities, areas & facilities. Upon transfer of the said pieces of land with the new building constructed thereon to the Association /Apex Body of Association that shall have been formed by the allottee of premises in the building/s in the said Complex/Project or to Apex Body or other Association of such Corporate Body/ies as provided herein, the said Promoter/person/Agency/Company / Association appointed by the Promoters shall render a consolidated account to such Corporate Body/ies or Apex Body or Association and pay over to them the excess, if any, of such Collections or recover from them the deficit if any therein. Promoter/person/Agency/Company/Association appointed by the Promoters shall not be liable to maintain or render any separate account of the different acquirers of premises individually. Rendering of such consolidated account to such Corporate Body/ies or Association and settlement of account with them shall discharge Promoter/ person/Agency/Company/Association appointed by the Promoters of their responsibility, to refund excess, if any, out of such collections to the individual Purchaser of premises entitled to refund. The Promoter is not liable to give any account of such charges.

9.6 It is hereby agreed that the Promoter-appointed agency shall maintain the building/s out of the advance received from the flat allottee. Such agency appointed for maintenance shall continue to maintain the property on the same terms as with the promoters even after the handing over of the charge to the ultimate body/Association of Apartment. The ultimate body/Association of Apartment shall however, once the term of the contract with the agency has come to an end, be entitled to renew or terminate the contract of the agency and appoint a new agency.

9.7 Purchaser agrees that, the terms and conditions with respect to the operation of the facilities, clubhouse and membership of the clubhouse will be subject to the terms and conditions/rules as may be framed and or charges that may be levied by the respective association/company/apex body.

9.8 The allottee/Purchaser admitted that the promoter is not in the business of service provider /agency. The promoter does not warrant or guarantee the use, performance of these services provided by the respective service providers. The allottee hereto agrees that, the promoter is not and shall not be responsible or liable in connection with any defect or performance/non-performance or any accident cause due to negligence/mischief of the service agency/service provider.

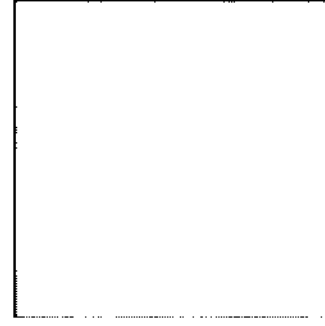
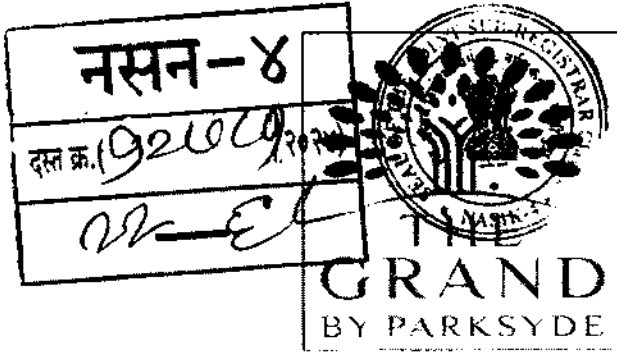


9.9 The Allottee understands and is aware that while the entire responsibility of upkeep and maintenance of the common areas and amenities on and from the Maintenance Start Date will be that of the allottee/s, however, it is only to facilitate orderly upkeep and maintenance, the Developer shall incorporate a section 8 company that will act as a facilitator to maintain the project. The Developer will neither be responsible for upkeep and maintain of the project nor be responsible to bear the cost thereof. Board of members of the association(s) formed in respect of various Phase(s) would be responsible to maintain the common areas and amenities by collecting the Maintenance Related Charges from allottee(s) of various Phase(s). While the entire responsibility to maintain the common areas and amenities would be of the allottee/s, however till the time the entire scheme is not complete the Developer shall appoint its nominees to act as the board of directors under section 8 of company Act, only to ensure smooth functioning till the completion of the entire Project. These nominee directors would function on the recommendation of the Board of Members of the Association(s). After the completion of the last building in the project and the nominee directors of the Developer will be replaced by the Board of Members of the Association. It is reiterated that neither the Developer nor the nominee director of the Developer will be responsible for the upkeep and maintenance of the Project post-Maintenance Start Date.

9.10 It is specifically agreed by and between the parties hereto that even if before completion of the entire scheme or sale of all units the Association shall be registered/formed, even then for the unsold premises/apartments/units the Promoter herein shall not be liable or required to contribute towards the common expenses or maintenance charges or any amount under any head. The allottees of such units shall be liable to pay maintenance from the date of completion certificate and or delivery of possession whichever is earlier.

9.11 If any other tax including but not limited to Value added Tax Service Tax, Cess deposit premium or security deposit, in addition to the above-mentioned payments, is/are demanded by the Government, Nashik Municipal Corporation, or any local authority or electric supply agency or any other department or authority for providing water, drainage or electricity connection or any other services, amenity or facility in the said building or in the said Complex /Project or if any other levy is levied by Government, Town planning dept./Nashik Municipal Corporation or any local body or any other authority, the same shall be borne and paid by the allottee along with the allottee of all other premises in the said Building and in other buildings in the said Complex /Project in proportion to the area of their respective premises and the allottee shall pay his/ her/ their proportionate share therein before taking possession of the said Premises. Till water supply to the different premises in the said Building is separately assessed, the allottee shall pay along with the other outgoings a proper proportion of the water charges due in respect of his/ her/ their premises as may be determined by person/ Agency/Company Association appointed by the Promoters for looking after day-to-day maintenance of the entire project.

9.12 It is agreed between the promoters and the allottee that the monthly maintenance charges in the respect of the said premises shall be paid by the allottee to the promoter and/or Apartment Owners Association punctually. The allottee hereby specifically agrees and admits to pay such monthly maintenance charges at 8% rise in the then prevailing monthly maintenance charges for each and every financial year.



9.13 It is hereby agreed between the promoter and the allottee that if the allottee fail to pay the maintenance amount or any other amounts to which he is liable to pay then in that case he shall be liable and responsible to clear the dues with interest at 24% p. a. and fine as may be decided from time to time. It is also made clear that charge of all such overdue amounts with interest and fine shall be deemed to have been created on the said premises automatically. The promoter /association of apartment/apex body/ company shall have sole right of termination of this agreement or recovery with penal interest of the balance maintenance amount from the allottee.

9.14 In future all the maintenance-related amount shall be payable by the allottee to the maintenance company/ association/ Apex body regardless of his/ her/their use or non-use of common facilities /amenities from building / phase/project. Any delay or default in payment of the amounts under this clause shall constitute a breach of the terms of this agreement and shall lead to suspension of access to the common areas and amenities and all the facilities from phase/s or project till such time all due amounts are paid together with interest for the period of delay in payment and such dues/default of amount will have a charge on the unit of allottee till the payment of such dues.

9.15 At the time of handover of all the affairs of the project to the Association of Apartment/ Company/ Apex body the promoter shall be responsible to give details of expenses only in connection to the maintenance-related amounts and shall not be responsible to provide details under any other head.

10. The allottee agrees that the total amount/consideration of Apartment/flat/unit includes the following:-

10.1 Amount for formation and registration of the Association.

10.2 Amount for deposit towards Water, Electric, drainage and other utility and services connection charges and

10.3 Amount for deposits of electrical receiving and Sub Station / Transformer provided in Layout

11. At the time of registration of conveyance of the building or wing of the building or the unit or apartment, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Association on such conveyance or any document or instrument of transfer in respect of the wing /building/Phase/s. If the Promoter at its discretion decides to form Apex body of all the associations/ organizations on the schedule property and to convey any portion of the property then the Allottee shall bear and pay to the Promoter his share of the costs thereof including stamp, registration charges, taxes, etc. as and when demanded and shall sign require documents and register the same.

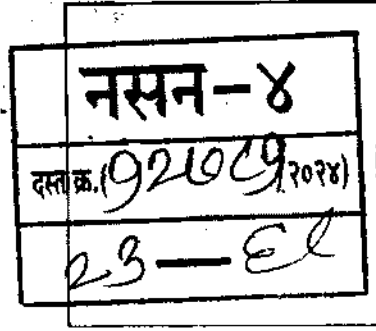
## 12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

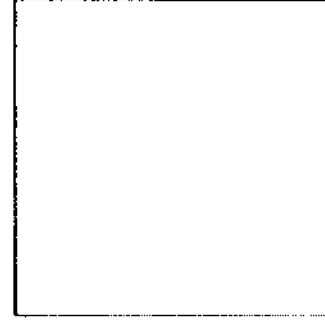
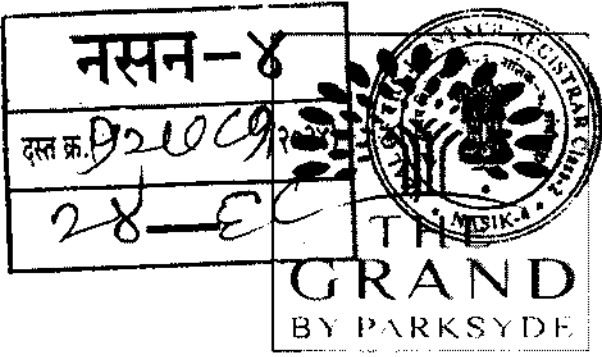
12.1 The Promoter has the clear and marketable title with respect to the project land/plotted area specifically mentioned in First Schedule; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

12.2 The Promoter has lawful rights and obtained requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;





- 12.3 There is no encumbrances upon the project land or the Project except those disclosed in the title report.
- 12.4 There are no litigations pending before any Court of law with respect to the project land or Project.
- 12.5 All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing/phases are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/ wing/phases shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- 12.6 The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- 12.7 The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- 12.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- 12.9 After receiving the occupation certificate or completion certificate from Nashik Metropolitan Region Development Authority or competent authority, the promoter shall execute conveyance deed of the structure /building/ apartment to the Association of allottees within three months. And at the time of execution of the conveyance deed of the structure/ building/ phase/s to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure/ building/ Wings/Phases to the Association of the Allottees or to the Apex body of all associations.
- 12.10 The Promoter has duly paid and shall continue to pay and discharge undisputed government dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- 12.11 No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
13. The Allottee/s himself/herself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-
- 13.1 To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date of possession of the Apartment and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities if required.



13.2 Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

13.3 To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

13.4 Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Association.

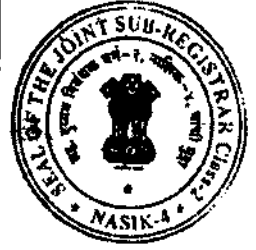
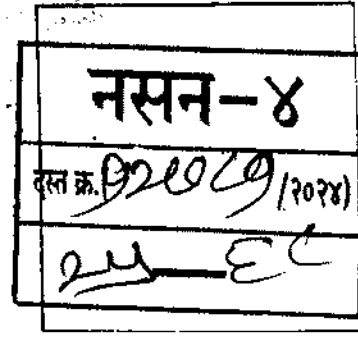
13.5 Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

13.6 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

13.7 Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

13.8 To bear and pay increase in local taxes, NA taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than the purpose for which it is sold.

13.9 The Allottee shall not let, sub-let, give on leave and license basis, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.



13.10 The Allottee shall observe and perform all the rules and regulations which the Association may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Association regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

13.11 Till a conveyance of the structure of the building/building /wing/phases in which Apartment is situated is executed in favour of Association of Apartment, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

13.12 Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Association of Apartments/ Apex Body of Apartment the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

13.13 Not to obstruct the development work for any reason and in any way.

13.14 In the event of the Promoter carrying out any work of additions and/or alterations as per instructions of the Allottee to keep the Promoter harmless and indemnified from all or any actions if taken by any person or authority or incidentals thereof. The Promoter shall not be bound to obtain completion / occupation certificate as per such additions or alterations which work shall be done by the Allottee at his own costs and risk.

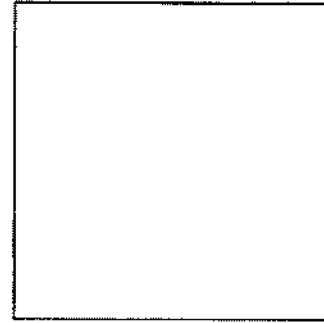
13.15 If the Allottee shall desire to fit collapsible grill/s / safety door to the balconies then he/she/they shall do so only after completion of the entire project and obtaining written consent of the Promoter and at his/her own costs and responsibility and only as per the designs and specifications approved by the Promoter.

13.16 The Allottee shall not dry or hang clothes in the balconies.

13.17 The unit allotted is a residential unit hence the Allottee shall use the same only for the residential purpose.

13.18 Till a separate electric meter or a water meter is installed/allotted by the M.S.E.B/ M.S.E.D.C.L./ Town planning/Grampanchayat/N.M.C. or any Concerned authority, the Allottee herein hereby agrees to bear and pay punctually the amounts and charges of the common electric and water meter and also the expenses for the maintenance of the common areas and facilities in proportion to the area of his/her apartment/unit.

13.19 If after delivery of possession of the said unit, the Promoter or Association is required to carry out repairs including for stopping leakage of water in the toilet, then the Allottee herein shall permit the Promoter or Association as the case may be to carry out such repairs without delay and shall give required help therefor. If such leakage is due to alterations made by the Allottee or due to negligence of the Allottee then the Allottee shall be liable to carry out the said repairs and pay cost therefor.



13.20 The Allottee/s shall keep the facade and outer surfaces of the building in the same condition and maintain the same to the extent of his/her unit. Allottee/s shall not do or cause to be done or abstain from doing any act which will affect the beauty, grandeur and peace of the building. The Allottee/s shall not cause any nuisance to other purchaser/allottee/s and occupiers and Promoter in any manner whatsoever.

13.21 The Promoter advises the Allottee not to visit the site during the period of construction work for various purposes including safety. Allottee and/or any person on his/her/their behalf shall not be entitled to enter the site of construction for any purpose without prior permission of the Promoter. Promoter may allow Allottee and his/her/their immediate family (excluding children below 18 years of age) visit of the apartment purchased by him/her/them on one day in a month and on restricted hours in the presence of his/her/their representative for checking the progress of the work of his/her/their apartment. Allottee and his/her/their family will arrange for their own gear viz. helmet and boots and visit the construction site at their own risk. Promoter shall not be responsible for any accident or injury. Also if due to action or non-action of the visitors any harm be caused to the site or to the men of the Promoter or any other person then Allottee shall be responsible for the same. Promoter reserves its right to prohibit the Allottee or any person from visiting the site or his/her/their apartment for any reason including safety, nuisance, etc. and decision of the Promoter shall be final.

13.22 The Allottee/s shall not use elevator for transportation of material to be taken for the purpose of any work by the purchaser or his workers appointed.

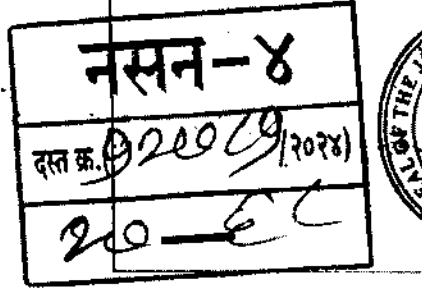
13.23 The Allottee shall not erect dish or other antennae outside the Apartment/building which shall be erected only on the roof of the building in the place designated for the same by the Promoter.

13.24 Allottee /purchaser admits and agrees that, if he/she/they is to be found involved in any criminal activity such as: Criminal breach of trust, misappropriation of public funds, banking funds, robbery, theft, murder, offence against Govt., offence against women, involvement in human/ women trafficking, involvement in disturbing public peace, tranquility of public at large or in Society/Apartment or liable for punishment under any provision of Indian Penal Code, in that case it will be at the sole and unfettered discretion of the Promoter/Builder to cancel the booking or registered Agreement for sale of Apartment/ Flat/Unit situated in the building/wing/project.

If Allottee fails to act as above or breaches any term, the Promoter shall be entitled to terminate this agreement.

14. The Promoter shall maintain a separate account for sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the maintenance deposit and yearly maintenance. And promoter shall handover said account to the Apex body/Federation of Association of Apartment or Association of Apartment of single Phase or all Phases/Apex body/Company.

15. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said land and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Promoter until the said wing/building is transferred to the Association or until the project land is transferred to the Association of all Apartment/s/ Apex Body/Company as hereinbefore mentioned.



**16. Promoter shall not mortgage or create a charge:-**

After the Promoter executes this Agreement, promoter shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

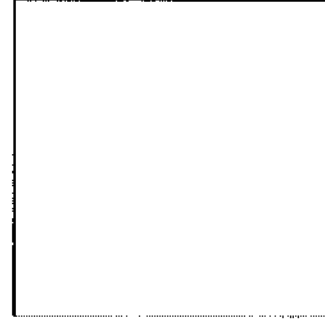
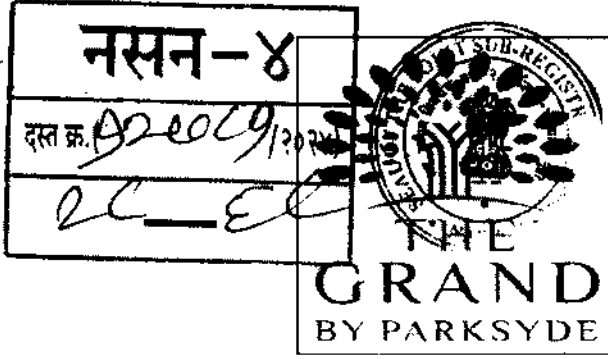
**17. It is agreed by and between the Parties as under -**

17.1 The name of the project shall be "The Grand By Parksyde" and this name shall not be changed without the written consent of the Promoter. The name of the Association shall also be decided by the Promoter at its discretion.

17.2 The Promoter has made full and true disclosure of the title of the said land as well as the encumbrances, if any, known to the Promoter. The Promoter has also disclosed to the Allottee nature of its right, title and interest or right to construct building/s. The Promoter has also given all the documents to the Allottee /s for inspection as required by law. The Allottee/s having acquainted himself/herself/themselves with all the facts and rights of the Promoter have entered into this Agreement. The Allottee/s hereinafter shall not be entitled to challenge or question the title and the right/authority of the Owner/ Developer/ Promoter in respect of the said land and to enter into this agreement. At any stage during the implementation of the scheme the Promoter shall be at liberty to sell, assign or transfer or enter into joint venture /partnership or merge or demerge or convert itself to another entity having different name or otherwise deal with its title and interest in the said land and buildings to be constructed without affecting the rights granted in favour of the Allottee in respect of the unit agreed to be purchased by him as per the terms of the Agreements. Allottee has hereby given his irrevocable consent therefore.

17.3 Any delay tolerated or indulgence shown or omission on the part of the Promoter in enforcing the terms of this agreement or any forbearance or giving of time to the Allottee/s by the Promoter shall not be construed as the waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Allottee/s nor shall the same in any manner prejudice the rights of the Promoter.

17.4 The apartment/unit purchasers/ allottees hereby irrevocably empower the Promoter and anyone of its Director as power of attorney holder of the apartment/unit purchaser/ allottee to execute any document, letter etc. thereby permitting the Promoter to utilize balance or additional FSI and TDR and for the said purpose to revise the layout and building plans from time to time, to avail of any benefits, to obtain FSI for open space and get the building plan for open space sanctioned, to give consent for mortgage of the said land by the Promoter, to give consent to the draft of deed of declaration and deed of apartment and to execute the declaration therefor, to register the above documents, to permit allotment/sale of terraces and generally to do all acts, deeds and things by signature or otherwise for carrying out the said scheme at the discretion of the Promoter. All acts to be done without affecting the rights of the Allottee to the said Apartment.



17.5 The Allottee/s is/are aware that Town planning department / concerned government/semi-government authority may not be able to supply adequate drinking water throughout the year. In that case until the conveyance, the Promoter shall help the Allottees and their organization for providing required quantity of water by purchasing the same from the market as per the availability. All costs therefor shall be borne by the Allottees and their organization and Promoter shall not be liable to bear the costs thereof. In this respect, the role of the Promoter shall be of giving required help and making adequate arrangements.

17.6 If any tax, cess, duty, premium or like some be levied or made applicable by any government/semi-government authority in future on the subject relating to this Agreement then the Promoter shall be entitled and the Allottee shall be liable to pay to the Promoter the said additional amount in proportion to the area of the said Apartment or as may be made applicable. The said amount shall be paid by the Allottee within 15 days from the date of demand made by the Promoter. If Allottee fails to pay the said amount with the said time limit then the Promoter shall be entitled to interest thereon and/or to terminate the Agreement.

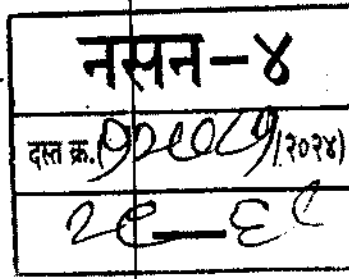
17.7 Title Insurance is mandatory by RERA but the same is not currently provided by any insurance company or State or Central Government. When made available, the promoter declares that he will avail of the same by collecting proportionate share of expenses of title insurance from each current and future buyer. And for under construction part of building promoter had already obtained an insurance policy by paying premium and charges. On completion of respective wing/building/phase thereafter association/apex body would be responsible to renew such Insurance Policy from time to time.

17.8 Provided that the Promoter does not in any way affect or prejudice the right hereby granted in favour of the Allottee in respect of the said apartment, the Promoter as per the provisions and the RERA shall be at liberty to sell, assign or otherwise deal with or dispose off their right, title and interest in the said entire scheme or under this agreement or in the said building/wing / phase/s hereinafter to be constructed thereon.

17.9 After the possession of the premises/building / phase/s is handed over or after getting the completion certificate of the building by concerned local authority, thereafter if any work is required to be carried out by the Government or Municipality or Grampanchayat or any statutory authority, the same shall be carried out by the Allottee in co-operation with the Allottees of the other apartments/wing/buildings/phase/s in the said building at their own costs and the Promoter shall not be in any manner liable or responsible for the same.

17.10 The Allottee has hereby irrevocably authorized the Promoter to prepare building plans of the said project/land and to submit the same to the requisite authorities and obtain their sanction, to revise the plans and for the said purposes to sign all plans, applications, statements, consents etc. without in any manner making the Allottee liable for any costs.

17.11 It is also understood and agreed by and between the parties hereunder: - That the terrace space/s adjacent to the terrace apartments in the said building, if any, shall belong exclusively to the Promoter or respective purchaser/allottee of the terrace apartment/units if so allotted by the Promoter and such terrace spaces are intended for the exclusive use of the respective terrace apartment/unit Allottee. The said terrace shall not be enclosed by the apartment/unit Allottee till the permission in writing is obtained from the concerned local authority and the Promoter or the Association as the case may be.



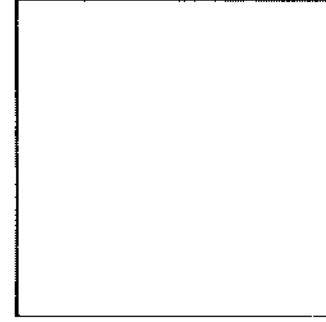
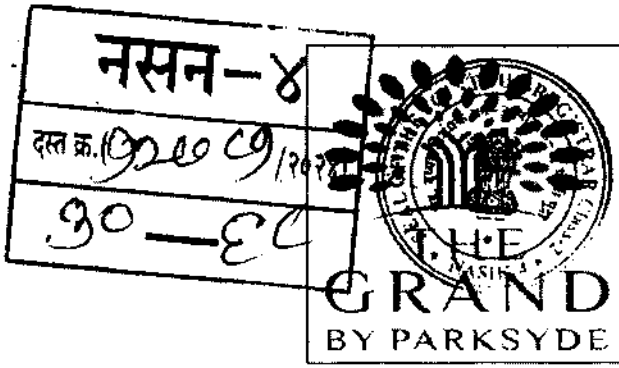
17.12 If any amount due and payable by the Allottee remains unpaid then the Promoter at its discretion and without prejudice to its other rights shall be entitled to adjust and satisfy such dues from any other amount paid by the Allottee or from any amount payable to the Allottee and adjust the account accordingly and in case still there are dues from Allottee make demand accordingly.

17.13 Any exclusive use allotted by the Promoter shall be subject to the right of the Association and its agents of use of the same for the specific purpose and to the extent necessary of maintenance and repairs of the common amenities such as drainage, water and electrical lines, the areas, etc. which are not allowed for exclusive use to any other person/s, shall remain for the exclusive use of the Promoter and the Allottee herein shall not object to the same nor obstruct the Promoter from allowing such exclusive use to any other person/s.

17.14 The Promoter at its discretion shall be entitled to amalgamate the said property described in the First Schedule hereunder written with the adjoining plots/land and to jointly carryout the scheme and in the said event from time-to-time change/prepare the layout and get them sanctioned from proper authorities and to do all such other acts as may be required by the Promoter or legal provisions applicable therefore. The Allottee has/have given consent for the same and if required give such consent in future.

17.15 The Promoter shall be entitled to use the present unutilized and/or additional built-up area/F.S.I. /T.D.R./ avail F.S.I. for area under Reservations / Premium FSI in respect of the said Property or in any other property by floating the same as and when the same is permitted either by way of construction of new building or extension of the building which are permitted and/or in the same property by constructing additional floors on any/all phases. Likewise, the Promoter shall also be entitled to use FSI pertaining to other property in this Property as and when permitted by Town planning/Corporation/Concerned Authority. The Allottee has hereby given his irrevocable consent therefor and the Promoter shall be entitled to revise the plans, get them sanctioned from the concerned authority. construct the additional units permitted by Corporation/ Concerned Authority and to allot/sell them to various persons. The Allottee shall have no objection for the said new allottees to be admitted as members of the Association. The Association shall get the new transferees admitted as its members. Notwithstanding anything contained in this Agreement to the contrary, the Promoter shall be entitled to utilize any balance and/or additional FSI and/or TDR as stated in the above paras on any open space and/or on terraces above the building/s either prior to or after completion of building/s and even after conveyance of the property. The Promoter shall also be entitled to transfer or assign the said right to any other person. The property shall be conveyed subject to the said right.

17.16 The Allottee hereby irrevocably authorizes the Promoter to represent him before the concerned authorities in all matters regarding the property tax, assessment and re-assessment before the concerned authorities and the decisions taken by the Promoter in this regard shall be binding on the Allottee. The Promoter may till the execution of the final conveyance represent the Allottee to do all the necessary things/acts in all the departments of the concerned authority, Collectorate, Road, Water, Building Tax assessment, Govt. and Semi-Govt. departments, MSEB/MSEDCL, any official etc. and the same shall stand. ratified and confirmed by the Allottee herein.



17.17 The Promoter herein may be constructing the said phase /s in parts and it is possible that even after delivery of possession of the said Apartment construction of the remaining phase may continue. The Allottee herein undertakes not to raise any objection on any ground whatsoever including nuisance or shall not obstruct the construction in any manner. The Allottee hereby gives his irrevocable consent for revision/amendment of the plans position of dust bins, transformer plinths, pumping stations etc. and also further revise or amend the said revised plans as and when thought necessary by the Promoter or as and when required by the Promoter, provided that the Promoter shall not make changes in the apartment/unit hereby agreed to be sold without prior written permission of the Allottee.

17.18 It is specifically agreed between the Parties that even if the Association of all the unit holders is formed and registered and conveyance will be completed the Promoter will not be liable to pay any transfer fee, entrance fee, or any fee or charges under any head and also will not be liable to contribute towards the common expenses or maintenance charges or any amount under any head towards the share in common expenses in respect of the unsold apartments. The allottees of such units shall be liable to pay maintenance from the date of allotment and delivery of possession.

17.19 There is STP, Transformer, underground water tank and other facilities in the said larger layout. The said facilities are subject to right of use of all the Apartment holders in common from all Phases, subject to all sharing maintenance in proportion of their respective Unit/Apartment / flat areas.

17.20 The Promoter may develop the common areas, amenities and facilities in a phased manner along with the construction of the remaining wing/building / phase/s. And the possession of the Club House and other amenities/facilities will be ready for use after the completion of last building of last Phase. Henceforth purchaser will not raise any objection in this regard.

17.21 It is hereby made clear that the Promoter shall be entitled to use the marginal open space/s as access for another building, land and allow such access to any other person/s and the Allottee/s herein or the organization in which he/she/they will become a member shall not be entitled to object the said use by the Promoter or its nominee/s or assignee/s and the apartment or the property shall be conveyed subject to the said right of the Promoter and this term is the essence of this agreement.

17.22 As the Promoter will be applying to the concerned authorities for giving water connections for the buildings and separate electricity meters and connections for the apartment of the Allottee if there is a delay in obtaining the water and electricity connections from the concerned departments then, in that case, the Promoter may provide electrical connections/water supply through any other temporary arrangement due to which if there is improper supply of water/electricity the Promoter shall not be held responsible for the same and the Allottee hereby consents for any temporary arrangement that may be made in the said interim period. The Allottee shall pay for the proportionate charges as demanded, determined and decided by the Promoter. The Promoter shall be entitled to deduct any dues of such proportion or entire charges payable by the Allottee for the above from the maintenance deposit agrees for which the Allottee hereby gives his consents.





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17.23 It is hereby made clear that as stated herein above the organization of all the Apartment Allottee/Unit holders for the said Building shall be an Association of Apartment Owners to be formed and registered under the provisions of the Maharashtra Apartment Ownership Act, 1970 and rules, 1972 there under as the case may be as per the discretion of the Promoter.

17.24 The Allottee herein has agreed to purchase the said Apartment as an Investor as laid down in Article 5(ga)(ii) of the Bombay Stamp Act, 1958 and hence is entitled to adjust the stamp duty paid to this agreement against the duty payable to the conveyance by the Allottee herein to the subsequent Allottee as per the provision to the said clause 5(ga)(ii) of the Bombay Stamp Act, 1958.

17.25 The Promoter may at its discretion and option decide to form a separate Association of each building/wing/phase or jointly of all the buildings/wings / phase/s in the said property. In the event of separate or more than one Association being formed, the Promoter may decide to form a separate organization/ federation/Apex body/ private trust of such associations for the management of the common areas and facilities common between the Association. The decision taken by the Promoter shall be final and binding on the Allottee/s.

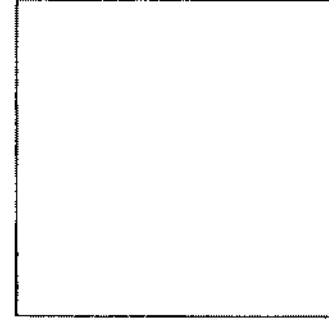
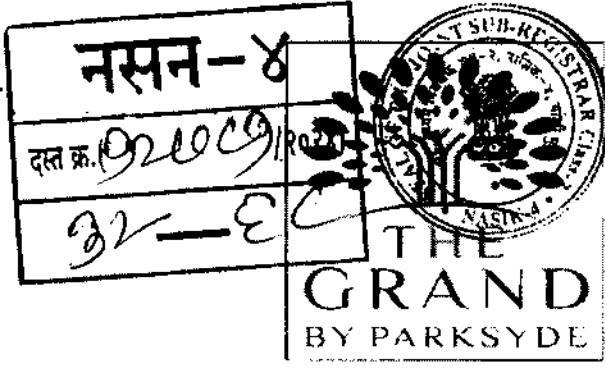
17.26 It is declared by the allottee/s that he/she/they is/are all citizens of India and domiciled in India.

17.27.1 The Promoter at its discretion and option shall be entitled to enter into agreement with any person/company / agency for maintenance of the common areas and facilities for months or years with a view to ensure cleanliness thereof even after formation of Association. The Allottee and Association shall be bound by the said contract. During the continuance of the scheme the maintenance charges paid by the Allottee after occupying the apartment agreed to be sold to him or interest accrued from the deposit paid by him, is never sufficient to cover the expenses of maintenance of the common areas and facilities, as similar charges are not collected from the other apartments / unsold apartments. The Allottee herein agrees to the above fact and hence agrees that he will not demand account therefor till the entire scheme is complete and maintenance is handed over to the Association/ Apex body of association.

17.27.2 The monthly/yearly contribution towards maintenance mentioned above does not include charges of water tanker which will be incurred in case of shortage or non-availability of water by the Grampanchayat, Municipal Corporation or borewell. In that case the allottee/s or association of allottee/s shall bear the charges of the same.

17.27.3 It is made clear that presently period of 4 to 6 months is required for obtaining completion certificate from the Corporation/Concerned Authority after completion of the development and the building and filing of the application. For the said reason the Promoter shall obtain certificate of the Architect about the building work having been completed and on the request of the Allottee the Promoter shall deliver possession of the apartment for the purpose of interior works, pooja, etc. The Allottee shall be liable to pay maintenance charges from the date of delivery of such possession.

17.27.4 If the apartment/unit purchaser fails to pay the maintenance or water supply charges then the Promoter shall be entitled to disconnect or stop the supply to the apartment/unit until the charges are paid.



17.28 Reimbursement for expenses of interior works:- In addition to the above the Allottee shall be liable to pay to the Promoter costs that may be incurred by the Promoter on account of Allottee's use of common amenities such as water, electricity, etc. for interior works. In security thereof the Allottee shall pay to the Promoter Rs. 25,000/- (Rs. Twenty Five Thousand only) which will be repaid after completion of the interior works by the Allottee after deducting therefrom costs suffered by the Promoter or penalty levied for misbehaviour or improper use. Quantum of such costs shall be calculated by the Promoter on ad-hoc basis. The Allottee shall ensure that the workers carrying out the interior works behave properly and do not cause nuisance to the Promoter and others and act as per the rules that may be stipulated by the Promoter for the purpose. e.g. the material shall be kept in the parking of which use is specified by the Allottee for himself. If any worker misbehaves and continues to misbehave after warning, the Promoter shall be entitled to stop his entry in the Property.

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

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

20. **Right to Amend** :- This Agreement can only be corrected/amended through written consent of both the Parties and after following due process of registered correction deed.

21. **Provision of this agreement applicable to allottee/subsequent allottees** :- It is clearly understood and agreed upon by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall be equally applicable and enforceable on any subsequent allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

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



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of this Agreement.

**23. Method of calculation of proportionate share wherever referred to in the agreement:** Wherever in this Agreement it is stipulated that the Allottee has to make any payment in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartment in the Project.

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

**25. Place of Execution :-** The execution of this Agreement shall be complete only upon its execution by the Promoter at Promoter's office, after due execution of Agreement by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered by authorized signatory of Promoter at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nashik.

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

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

**Name of Allottee**

- 1. Mrs. Karuna Amol Gangurde**
- 2. Dr. Amol Ashok Gangurde**

**B/R/o. Flat No. 12, Sejal Classic, Nr. Donda Bridge, Untawadi, Nashik., Nashik, Maharashtra, India, PIN: 422008**

**Notified Email ID : karunagangurde1983@gmail.com**

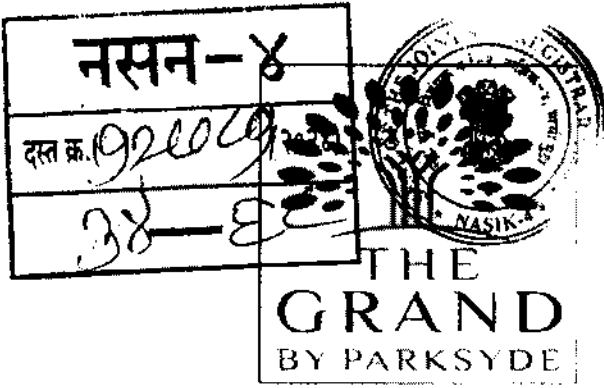
**Promoter Name**

**M/S. JAIKUMAR CONSTRUCTIONS LIMITED**

**Promoter Address - S.No.256+257 Opp. Rasbihari International School,  
Near Bali Mandir, Hanuman Nagar, Mumbai Agra Road,  
Panchavati, Nashik 422 003.**

**Notified Email ID: [sales.thegrand@parksyde.com](mailto:sales.thegrand@parksyde.com)**

It shall be the duty of the Allottee and the Promoter to inform each other of any change in the above-mentioned addresses subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.



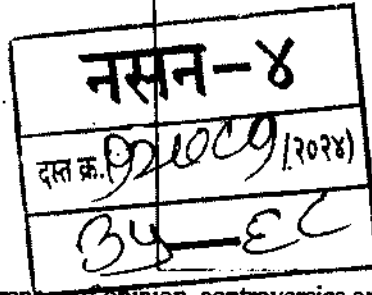
28. **Joint allottee** :- That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her/them which shall for all intents and purposes to consider as properly served on all the Allottees.

29. **Stamp Duty and Registration** :- The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s.

30. Any deduction of an amount made by the Allottee/s on account of Tax Deducted at Source (TDS) as may be required under the law for the time being in force while making any payment to the Promoter under this Agreement shall be deemed to have been paid by the Allottee/s and received by the Promoter and acknowledged/credited by the Promoter, only upon purchaser/allottee/s submitting original tax deducted at source certificate and the amount mentioned in the certificate is matching with Income Tax Department site. Such certificate shall be given by the Allottee after end of every financial year on or before 30th April regarding the payments made during the said previous financial year or before delivery of possession whichever is earlier. Noncompliance of the terms of this clause shall be treated as non-payment or default on the part of the Allottee and Promoter at its discretion shall be entitled to exercise its rights accordingly including charging of interest as charged by Income Tax Dept., termination, etc. The Promoter, at its discretion and without prejudice to its other rights, shall be entitled to withhold delivery of possession of the Apartment until Allottee complies the above. Without prejudice to its other rights and at its discretion/option, before handing over the possession of the unit, if any such certificate is not produced, the allottee shall, on demand made by the Promoter, pay the equivalent amount as interest-free deposit with the Developer, which deposit shall refund by the Developer on the allottee producing such certificate within 4 months of the possession. Provided further that in case the allottee/s fails to produce such certificate within the stipulated period of the 4 months, the Promoter shall be entitled to appropriate the said Deposit against receivable from the Allottee/s.

31. The consideration of the said apartment/ accommodation as agreed between the Promoter and the Allottee herein is as per the prevailing market rate in the subject locality, which is the true and fair market value of the said apartment/accommodation. The stamp duty payable to this agreement is as per the Maharashtra Stamp Act Schedule-I Article 25 (b)(i). The Allottee/s herein has paid stamp duty on carpet area plus 10% or flat consideration whichever is higher. The same is calculated for the purpose of stamp duty along with appropriate registration fees and LBT as/if applicable herewith. The parties hereto shall be entitled to get the aforesaid stamp duty adjusted, leviable on the conveyance, which is to be executed by the Owner/Promoter herein in favour of the Allottee herein in respect of the said apartment/accommodation. If additional stamp duty is required to be paid at the time of conveyance the same shall be paid by the Allottee.

32. **Dispute Resolution** -



32.1 In the event if any disputes, differences of opinion, controversies or question arises between the parties hereto in respect of this Agreement or the subject matter or interpretation of the clauses hereof or as to the rights, liabilities and obligations of the parties herein or the persons claiming through the parties herein, then any party may deliver to the other party a notice of dispute in writing adequately identifying and providing details of the dispute (referred to as the Notice of Dispute) The authorized representatives of the parties shall co-operate and negotiate in good faith, and attempt to amicably resolve the dispute. The parties hereby agree that in the event of there being any dispute by and between the parties hereto in respect of interpretation of any of the terms and conditions herein contained as also in respect of any matter arising out of and/or touching upon these presents, and/or in regard to the carrying out of this Agreement, the same shall be referred to for Arbitration wherein both the parties have expressly and mutually agreed to appoint a single arbitrator to be appointed by the Promoter preferably Architect/Advocate of the project as the sole arbitrator in accordance with the provisions of the Arbitration and Reconciliation Act, 1996 and the decision of the sole Arbitrator shall be final and binding. The Arbitration shall take place in Nashik, Maharashtra, and shall be conducted in the English language.

32.2 As mentioned above the dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the competent Authority as per the provisions of the Real Estate (Regulation and Development) Act 2016, Rules and Regulations, there under.

33. **Governing law:** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India, for the time being in force and the Nashik courts will have the jurisdiction for this Agreement.

As the document is in English it was read over and explained to the allottee and the allottee has understood the same and he/she/they admit to the contents of the document. And in case any dispute arises then this English document will be considered as authenticated.

#### FIRST SCHEDULE

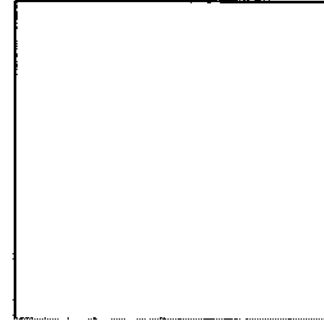
##### Total Description of Plot Area

All that piece and parcel of Non-agricultural total plot area admeasuring 9842.41 Sq. Mtrs out of Plot No.1 bearing Survey No. 52/2 to 5 Plot No 1/52/2 to 5 Plot No/A B C D/52/6 and in addition to the said plot area F.S.I. area admeasuring 3325.90 Sq. Mtrs against D.P. Road out of total area admeasuring 3612.57 Sq. Mtr. out of Plot No. 5 bearing Survey No. 52/2 to 5 Plot No 1/52/2 to 5 Plot No/A B C D/52/6 lying and situated at Village Chandshi, Tal and Dist. Nashik and out the limits of Nashik Municipal Corporation, Nashik, along with the right of access through and to the layout road/s, internal road, colony road etc. and the boundaries of the plot is as follows :-

Towards East :	15 Mtr. R. P. Road
Towards West :	Plot No. 2 and plots from Adj. Survey No. 52/7+52/8+52/9(p).
Towards South :	Adj. Survey no 53.
Towards North :	Plot No. 2 and 15 Mtr. R. P. Road

#### SECOND SCHEDULE

Description of the said Apartment agreed for sale by this Agreement.



Apartment No. 604 of carpet area is 94.06 Sq. Mtrs and the area of the Sit out/Balcony/Utility/Covered area is 10.54 Sq. Mtrs. thus total carpet area of the Apartment including the said balcony/ies area is 104.6 Sq. Mtrs. which is shown on the building plan which is annexure herewith situated on Sixth Floor in Building/ - Wing B, from Phase-I, out of the two phases i.e. Phase-I and Phase-II constructed on total area mentioned in Schedule-I (mentioned here in above) from the project known as "The Grand By Parksyde" together with the absolute and exclusive right to use, utilize and enjoy the said Apartment along with the right to enjoy common amenities and facilities, etc. in common with all the residential unit holders from Phase-I and Phase-II. And said Apartment is bounded as per the approved building plan as shown below:-

On or towards East : Duct and Flat No. B-601

On or towards West : Marginal Space

On or towards South : Staicase & Flat No. B-603

On or towards North : Marginal Space

#### THIRD SCHEDULE

##### Common Areas & Facilities common among Apartment/units in The Grand By Parksyde Phase - I

1. The land (Land area under plinth) described in the second schedule above (subject to the right of exclusive uses that will be allotted to various units).
2. The footings, RCC structures and main walls of the buildings.
3. Staircase column and lift with lift room in the building/s, fire equipment, common entrance and exits of the building.
4. Common sewage/drainage, water, electrical lines, power backup.
5. Overhead water reservoirs and plumbing machinery, pumps etc.
6. Electrical meters, wiring connected to common lights, lifts, lumps.
7. Two Passenger lifts per wing. (One lift having power backup)
8. Street lights
9. Parking spaces subject to arrangement to be done by all purchasers among themselves for the sake of orderly use and avoidance of disputes to be got confirmed by the purchasers from the association.

#### FOURTH SCHEDULE

##### Limited common area and facilities among Apartment/units in The Grand By Parksyde Phase-I

1. Partition walls between the two units shall be limited common property of the said two units.
2. Terraces adjacent to the terrace flats shall exclusively belong to such respective flats is specifically mentioned in purchasers agreement.
3. Other exclusive and limited common areas and facilities as mentioned in body of this agreement.
4. All areas which are not covered under aforesaid head common, areas and facilities are restricted areas and facilities.
5. Land around building and open areas.

#### FIFTH SCHEDULE

##### Common area and facilities common among all phases to be managed by Association/s of Apartment of The Grand By Parksyde

1. Open Spaces under the present and revised layout and club house.
2. Internal pathways.
3. Transformer, common STP, underground water tank.



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4. The above common area and facilities shall be developed, constructed and made operational progressively as per the progress of various phases.

#### SIXTH SCHEDULE

**Common area and facilities/amenities reserved only for the residential unit holders from all building/wing of the project will be completed after the Completion of the Last building of both Phases of the Project.**

- 1) Open Net Play Court (Open Badminton/Multipurpose Court/Cricket Net/Skating Rink)
- 2) Water feature at corner of the project
- 3) Indoor games lounge - (Video games area, Table tennis, Pool table, Football, Outdoor social lounge)
- 4) Stargazing deck on Terrace.
- 5) Party lawn
- 6) Multipurpose hall with planned indoor/outdoor layout
- 7) Amphitheatre
- 8) Kids play area
- 9) Indoor gym with outdoor cross-fit area
- 10) Yoga/Zumba pavilion with attached lawn
- 11) Green Gym
- 12) Adult Swimming pool & kids pool
- 13) Yoga sundeck on the terrace
- 14) Security cabin + CCTV room
- 15) Boom barrier with RFID-based entry.
- 16) Compound wall.

HENCE This Agreement For Sale of Apartment No. 604 situated on Sixth Floor in Building Wing B, Phase-I of the project known as The Grand By Parksyde.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Nashik in the presence of attesting witness, signing as such on the day first above written.

SIGNED, SEALED AND DELIVERED BY

**THE WITHINNAMED**

**'The Promoter/Builder/ Developer**

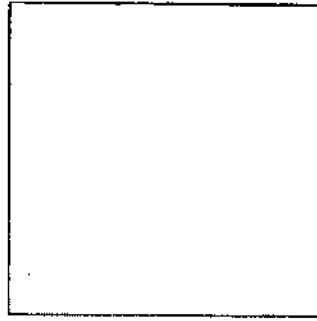
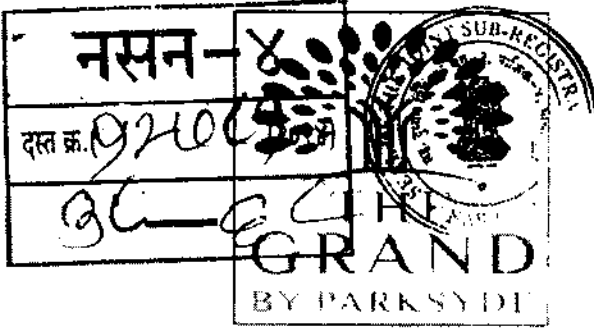
**M/S. JAIKUMAR CONSTRUCTIONS LIMITED,**



**Shri. Merzyan Hosi Patel**  
The Promoter / Builder / Developer



*Patel*



SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED "Landowner"

1. Mr. Manoj Jaikumar Tibrewala
2. Mr. Vishal Vikram Shah Sr. No. 1  
& 2 through their  
General Power of Attorney Holder  
M/S. JAIKUMAR CONSTRUCTIONS LIMITED.



Through its Director  
Mr. Merzyan Hosi Patel

  
  
\_\_\_\_\_

SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED 'Allottee / Purchaser'



1. Mrs. Karuna Amol Gangurde  
Allottee/ Purchaser

  
  
\_\_\_\_\_

2. Dr. Amol Ashok Gangurde

  
  
\_\_\_\_\_

IN PRESENCE OF WITNESSES

1)   
\_\_\_\_\_ (Gaurav Ranellwar)

2)   
\_\_\_\_\_ (Chirish Patil)



नसन-४
दस्त क्र. 92009/2023
3E-EC



**Anuradha Mogal-Patil**  
B.S.L., LL.B. M.L.L. & L.W.  
Advocate & Notary

Off : Chamber No. 224/2, District Court, Nashik-422 002.  
Resd : Flat No. 101, E-Wing, Rushiraj Harmony,  
Near Gangapur Police Station, Gangapur Road,  
Nashik-422013. Cell-98222 15150

### Title Certificate

All that piece and parcel of Non-agricultural total plotted area admeasuring 9842.41 Sq. Mtrs out of Plot No.1 bearing Survey No. 52/2 to 5 plot no 1/52/2 to 5 plot no/A B C D/52/6 and in addition to the said plot area F.S.I area admeasuring 3325.90 Sq. Mtrs against D.P. Road out of total area admeasuring 3612.57 Sq. Mtrs. out of Plot No. 5 bearing Survey No. 52/2 to 5 plot no 1/52/2 to 5 plot no/A B C D/52/6 lying and situated at Village Chandshi, Tal and Dist. Nashik and out of the limits of Nashik Municipal Corporation, Nashik, owned and possessed by Mr. Manoj Jaikumar Tibrewala and Mr. Vishal V. Shah. Said owner have their separate respective ownership in the property, which is specifically mentioned in 7/12 extracts of the properties.

Owners of the above-mentioned properties Mr. Manoj Jaikumar Tibrewala and Mr. Vishal V. Shah have executed a Joint Development Agreement and General Power of Attorney for their respective owned area in favor of M/s. Jaikumar Constructions Limited. Said Joint Development Agreement and General Power of Attorney were duly registered in the office of Sub-Registrar, Nashik. Said developer M/s. Jaikumar Constructions Limited through has all rights to develop the above-mentioned properties and construct multistoried buildings on it.

The above-mentioned properties are clear, marketable, and free from all encumbrances.

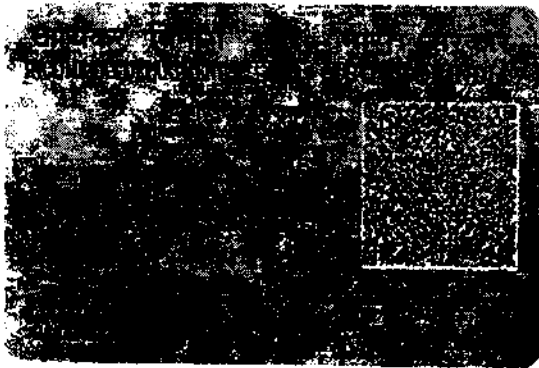
Hence This Certificate

Dated - 10/05/2023  
Place - Nashik



*Anuradha*  
10/5/2023

Anuradha Mogal-Patil  
Advocate and Notary



नसनु-४  
दस्ता क्र. (920009028)  
80-EC



महाराष्ट्र दिनांक : 11/04/2023

**महाराष्ट्र शासन**

नाम नमुदत कार्या ( अर्थिकाय अल्पिमैल कर्तव्य )

( महाराष्ट्र शासन नमुदत कार्या अल्पिमैल अल्पिमैल कार्यालय ( कार्यालय व मुद्रांकित लेख ) निमत, १९९१ सालीन निमत ३,५,२ आणि ७ )

गाव :- बारशी ( 550970 )      नासनु :- नासिक      ( उपगाव :- नासिक )  
ULPIN 18816470306      मुद्रांकन क्रमांक व अल्पिमैल : 52/2 के 5 पत्रि 4/अ व 5 पत्रि 4/अ व 5 पत्रि 4/अ व 5 पत्रि 4/अ

वैध, टिप्पणी व अल्पिमैल	क्रमांक	अल्पिमैल	अल्पिमैल	अल्पिमैल	अल्पिमैल
क्रमांक व अल्पिमैल : 52/2 के 5 पत्रि 4/अ	2331	वैध अल्पिमैल अल्पिमैल	36.12.57	0.80	( 6915 ) ( 6915 )

महाराष्ट्र शासन ( विचारणीय वैधिकाय )  
( महाराष्ट्र शासन नमुदत कार्या अल्पिमैल अल्पिमैल कार्यालय ( कार्यालय व मुद्रांकित लेख ) निमत, १९९१ सालीन निमत १९ )  
गाव :- बारशी ( 550970 )      नासनु :- नासिक      दिनांक :- नासिक

अल्पिमैल	अल्पिमैल	अल्पिमैल	अल्पिमैल	अल्पिमैल	अल्पिमैल	अल्पिमैल	अल्पिमैल	अल्पिमैल	अल्पिमैल	अल्पिमैल
( 1 )	( 2 )	( 3 )	( 4 )	( 5 )	( 6 )	( 7 )	( 8 )	( 9 )	( 10 )	( 11 )

टीप : \* सदाची गैर घोषणा अथवा अल्पिमैल अल्पिमैल आले आहे

"महाराष्ट्र शासन ( विचारणीय वैधिकाय )"  
दिनांक :- 11/04/2023  
नासिक कार्यालय :- 2720091183777000043933176

नासिक ( बारशी )  
तलाक़ वैधिकाय  
क. ज. नासिक



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र शासनाचे अधिकाऱ्यांच्या आणि नोंदवहा (तयार करणे व मुद्रित/नियंत्रित) निगम १९७१ यारदाल निगम ३,५,६ आणि ७ ]



पत्रक क्र. ११०१००

तालुका :- नाशिक

दिनांक :- नाशिक

P.U.D : 1175063069

मुद्रापत्र क्रमांक व दिनांक

१२/२/२०२२/१२/२/२०२२/१२/२/२०२२/१२/२/२०२२

1175063069

भूदाखल पत्रकी		भोगवटादाराचे नाव :					
क्षेत्र, एकक व आकारणी	खते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.पी.सी	३३०	मनोज अय्यंगुमार टिबबेवाला	८३.४२.४१	८३४.२४		(६९१५)	कुळाचे नाव व खंड
अवधिक क्षेत्र	२२११	विशाल विक्रम राहा	१५.००.००	१५०.००		(६९१५)	इतर अधिकार
विन शेती	१८.४२.४१						विनशेती
विन शेती	१८.४.२४						विनशेती (६९१५)
आकारणी							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ७६८३ व दिनांक : ३०/०८/२०२२

ई महापु

नसन-४

दस्त क्र. (१२६७९/२०२४)

४९ — ६६



जुने फेरफार क्र : (६४२८) (६५६३) (६६११) (६७३१) (६९१५) (६९५७) (७४६८) (७४७१) (७६८३)

सीमा आणि मुद्रापत्र चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक ३०/०८/२०२२ ३:५८:२४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सख्खी विकण्याची आवश्यकता नाही.

७/१२ काढणारे वि. : १३-११-२०२४ : १४:१६:५३ PM. वेबसाईट पत्तासूचीसाठी <https://digitalsubregistrar.maharashtra.gov.in/> या संकेत स्थळावर प्लॉट 2811100001494363 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२



नसन-४
दस्त क्र. 921009/2024
४२-६६



नाशिक महानगर प्रदेश विकास प्राधिकरण, नाशिक  
NASHIK METROPOLITAN REGION DEVELOPMENT AUTHORITY  
विदर्भिय आयुक्त कार्यालय, नाशिक, महाराष्ट्र - ४२२१०१



विकास परवानगी व प्रारंभ प्रमाणपत्र  
DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

जा.क्र. : नामप्रतिपद/सुधा.भां.प./मौ.चांदशी,ता.जि.नाशिक/ स.नं.५२/२ ते ५, भु.क्र.१/५२/२ते५, भु.क्र./अ  
ब क ५२/६ मधील भु.क्र.१/६० दि.१०/१/२०२२

प्रति,

श्री. मनोज जे. टिबडीवाला व इतर-१  
रा. चांदशी, ता.जि.नाशिक.  
व्यारा - आर्कि. उमेश बागुल

विषय : मौजे चांदशी, ता.जि. नाशिक येथील स.नं.५२/२ ते ५, भु.क्र.१/५२/२ते५, भु.क्र./  
अ ब क ५२/६ मधील भु.क्र.१/६० चे क्षेत्र १८४२.४१ चौ.मी. मधील क्षेत्रात सुधारित  
रहिवास + वाणिज्य प्रयोजनार्थे बांधकाम संशुद्धी बाबत.

संदर्भ : आपला दि. १३.१०.२०२१ रोजीचा अर्ज व प्रस्ताव

मौजे चांदशी, ता.जि. नाशिक येथील स.नं.५२/२ ते ५, भु.क्र.१/५२/२ते५, भु.क्र./ अ ब क ५  
२/६ मधील भु.क्र.१/६० चे क्षेत्र १८४२.४१ चौ.मी. मधील क्षेत्रात सुधारित रहिवास + वाणिज्य प्रयोजनार्थे  
बांधकाम प्रस्ताव मंजुरीसकट प्राधिकरणाकडे प्राप्त झाला आहे.

अर्जासंदर्भात सार प्रकरणी खालील प्रमाणे रक्कम जमा केलेल्या आहेत.

अ.क्र.	चलनाचे प्रकार	चलन क्र. व दि.	रक्कम	भरण्याचा दिनांक
१	छाननी शुल्क	३१३/३०.०६.२०२१ ५४४/३०.०८.२०२१ ८७६/१३.१०.२०२१	१,६९,३००/- २००/- २,५०,६००/-	१४.०७.२०२१ ३१.०८.२०२१ १३.१०.२०२१
२	प्रारंभिक आकारणी	१४८/३०.०८.२०२१ २/०५.०१.२०२२	५०,००,०००/- २०,३५,४००/-	३१.०८.२०२१ ०५.०१.२०२२
३	विकस शुल्क	३१३/३०.०८.२०२१ २/०५.०१.२०२२	३४,०७,०००/- २६,५६०/-	३१.०८.२०२१ ०५.०१.२०२२
४	सुरक्षा ठेव रक्कम	निरंक	निरंक	निरंक
५	कामगार कल्याण ठपकर	३०६/३०.०८.२०२१ २/०५.०१.२०२२	४०,०८,८४०/- ४८,३००/-	३१.०८.२०२१ ०५.०१.२०२२

आपण प्रस्तावासोबत सार केलेल्या कागदपत्रास अधीन राहून तसेच खालील अटी व शर्तीस  
अधीन राहून उक्त बांधकाम प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

अटी व शर्ती:-

१ मंजूर नकाशाप्रमाणेच जागेचा विकस व बांधकाम करणे बंधनकारक राहिल.

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NASHIK METROPOLITAN REGION DEVELOPMENT AUTHORITY

Divisional Commissioner Office, Nashik Division - Nashik. | Ph. No. 0253 2959787 | www.nmrda.in

नसन-४
दस्तावेज क्र. १२०८७/२०२४
४३-ए



मौजे खांदशी, ता.जि. नाशिक येथील स.नं. ५१/२ ते ५, अ.क्र. १/५२/२०१५, पु.क्र./ अ व क ड  
५२/३ मधील अ.क्र.१

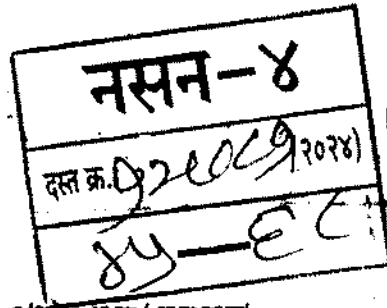
- २ सद्य विकस्य परवानगी व प्रारंभ प्रमाणपत्र दिल्यानंतर एक वर्षाच्या कालावधीपर्यंत बांधकाम सुरु करणे बांधकामकारक राहिल. बांधकाम सुरु केल्याबाबत प्राधिकरणाकडून त्याप्रमाणे कळविणेत यावे. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सद्य परवानगी व प्रमाणपत्राचे नुतनीकरण करून न घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
- ३ प्रस्तुतच्या जमिनीवर आर्थिक संस्थाचा बोजा असल्यास त्यास अर्जदार / जमीनमालक विकसक सर्वस्वी जबाबदार राहतील.
- ४ मंजूर नकाशात दर्शविलेलेप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर फायम व खुली ठेवणे आवश्यक राहिल.
- ५ रेखांकनातील भूखंड व नियोजित इमारतीच्या वापर फक्त मंजूर नकाशाप्रमाणेच अनुमोदित केलेल्या वापरासाठी करणे बांधकामकारक राहिल. इमारतीच्या वापरात बदल करायच्या असल्यास त्यास प्राधिकरणाची पूर्वमंजूरी घ्यावी लागेल.
- ६ इमारतीचे जोला तपासणीसाठी अर्ज करताना अतिरिक्त परवानगी आणि पत्कानाधारक, वास्तुविशारद/ अभियंता / स्ट्रक्चरल अभियंता/ सुपरवायझर यांचे प्रमाणपत्र सादर करणे बांधकामकारक राहिल, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावांतर्गत जमिनीचे महसूल / मूली अभिलेखात एकत्रिकरण / उपविभागी केलेला अद्यावत ७/१२ उतारा / प्रॉपर्टी कर्ड व मोजणी नकाशा सादर करणे बांधकामकारक राहिल.
- ७ इमारतीचे मंजूर नकाशाप्रमाणेच जोत्या पर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपसणी प्रमाणपत्र प्राप्त करून घेणे अर्जदारावर बांधकामकारक राहिल.
- ८ नियोजित बांधकामातील भजल्यांची संख्या व ठंधी, मंजूर बांधकाम नकाशावर दर्शविल्यापेक्षा जास्त असता कामा नये.
- ९ जागेतील / जागेसमोरील नाल्याच्या/ नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकस करताना जागेवरील भूगुट रचनेमध्ये अनधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकस करणाने घुईटना घडल्यास त्याची जबाबदारी अर्जदार / विकसक/ जमीन मालक यांची राहिल. तसेच नैसर्गिक प्रवाह प्रदुषित होणार नाही याची जबाबदारी अर्जदाराची राहिल.
- १० स्ट्रक्चरल इन्जिनियर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकस करणेची जबाबदारी विकसक व सुपरवायझर यांची संपुष्टात राहिल.
- ११ प्रमाणित विकस नियंत्रण आणि प्रस्ताव नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रकल्पकांवे पालन करणे अर्जदार / विकसक/ जमीन मालक यांचेवर बांधकामकारक राहिल. ( नियम क्र. २.८.१ )
- १२ शासन नगर विकस विभागाकडील दि.११/११/२००८ चे निर्देश क्र. टिपीव्ही-४३०८/४१०२/ प्र.क्र.३५१/०८/निवि-११ नुसार अर्जदार / विकसक/ जमीन मालक व वास्तुविशारद यांनी बांधकाम नकाशांमध्ये प्रत्येक सदिशेचे एकूण चर्टई क्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चर्टई क्षेत्र (Carpet area) बाबत आकडेमोड, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकसक/ जमीन मालक संपुष्टात राहिल्या जबाबदार राहिल.
- १३ नियोजित इमारतीसाठी/ विकससाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अन्वयित केलेल्या सक्षम प्राधिकरणे/ ग्रामपंचायतीने न केल्यास पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकसक / जमीन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मूला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बांधकामकारक राहिल.

नसन-४
दस्त क्र. (92019) 2028
४४-६६



नोंणे चांदनी, ता.जि. नाशिक येथील स.नं.५२/२ से ५, भू.क्र.१/५२/२ते५, भू.क्र./ अ व क व/  
५२/१ मधील भू.क्र.१

- १४ ओला व सुक्या कचऱ्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोपे करणे आवश्यक राहिल. विघटन होण्याच्या ओल्या कचऱ्यासाठी गांडुळखत प्रकल्प अर्जदार / विकासक/ जमीन मालक यांनी स्वखर्चाने करावयाचा आहे.
- १५ शासन निर्देशानुसार बांधकाम करताना फ्लाय अॅशचा वापर करणे बंधनकारक राहिल.
- १६ सौर ठर्जेवर पाणी तापवण्यासाठीची यंत्रणा अर्जदार/ विकासक/ जमीन मालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
- १७ वेस्ट वॉटर ट्रीटमेंट प्लॅंट ठभारणे अर्जदार/ विकासक/ जमीन मालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासणा यासाठी करणे आवश्यक आहे.
- १८ प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. २.९ नुसार पूर्णत्वाचे प्रमाणपत्र अर्जदार/ विकासक/ जमीन मालक यांनी सादर करून नियम क्र. २.१० नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भायशः / पूर्णतः वापर सुरु केल्यास अर्जदार/ विकासक/ जमीन मालक कारवाईस पात्र राहिल.
- १९ केंद्र शासनाच्या पर्यावरण विभागाकडील अधिसूचना क्र. S.O.३९९९ (E) दि-०१/१२/२०१६ मधील Appendix-XIV मधील पर्यावरणाच्या अटींची पूर्तता करणे अर्जदार / विकासक / जमीनमालक यांचेवर बंधनकारक राहिल. व सदर अटी बंधनकारक असल्याबाबत हमीपत्र सादर करणे आवश्यक राहिल.
- २० मोठ्या इमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजूरामधील गरीब माता, स्तनदा माता आणि त्यांच्यासोबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेत बांधणे, शौचालय व विण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कंत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.
- २१ आवश्यकतेनुसार विद्यार्थितां क्षेत्रात अर्जदाराने वृक्ष लागवड करणे बंधनकारक राहिल.
- २२ प्रस्तुत जमिनीवर भविष्यात छाननी शुल्क, प्रिमीयम शुल्क, विकास शुल्क, सुरक्षा ठेव व कामगार करवाण उपकर इत्यादी घावताच्या रकमेची बाकी उदभवल्यास सदर रकम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
- २३ अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तुतची विकास परवानगी रद्द समजणेत येईल.
- २४ लागू एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील (UDCPR) आवश्यक त्या सर्व तरतुदी अर्जदारांस बंधनकारक राहिल.
- २५ उक्त वापरानुबंगाने अग्नीशमन विभागाचे नादरकत पत्र घेणे अर्जदारांवर बंधनकारक राहिल.
- २६ अर्जदार यांनी विद्यार्थितां जागेत Solar Energy System, Grey Water Recycling, Solid Waste Management व Rain Water Harvesting चे अनुबंगाने पुरेशी व्यवस्था करणे बंधनकारक राहिल.
- २७ उक्त इमारतीमधील रेन वॉटर हार्विस्टिंग यंत्रणा सुस्थितीत ठेवणेची जबाबदारी अर्जदार यांची राहिल, अन्यथा अर्जदारांवर रु. १०००/- प्रति वर्ष प्रति १००.०० चौ. मी. पानुसार दंड आकारण्यात येईल.
- २८ इमारतीमधील (S.T.P) सुस्थितीत व कार्यान्वित ठेवणे बंधनकारक राहिल.
- २९ अर्जदार यांना लागू एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र. ३.१.१२ नुसार कोणत्याही प्रकारचे Garbage/Water Sewage/Wastage जमाण्यात सोडणे प्रतिबंधित आहे व त्याअनुबंगाने जागेवर पुरेशी व्यवस्था करणे व Zero Discharge Condition चे पालन करणे अर्जदार यांना बंधनकारक आहे.



मौजे चांदग्री, ता. जि. नाशिक येथील स.नं.५२/२ ते ५, भू.क्र.२/५२/२/५, भू.क्र./ अ ब क ट  
५२/४ मधील भू.क्र.१

- ३० नात्यालगत संरक्षण भित्त (RCC retaining wall) बांधकाम स्ट्रक्चरल अभियंता यांचे प्रमाणपत्र घेऊन करणे अर्जदार यांचेवर बंधनकारक राहिल.
- ३१ पर्यावरण विभागाची परवानगी मिळत्याशिवाय जागेवर बांधकाम सुरु करू नये.
- ३२ प्रिमीयम /अॅन्सेलरी FSI घोट्टी रक्कम रु.१,२९,९८,०००/- भरणे आवश्यक असून, अर्जदाराची UDCTPR मधील नियम क्र.२.२.१४-A-१३ नुसार कमीत कमी ५० टक्के रुपये चलनाव्यारे भरून उर्वरित रकमेचे व्याजासह बनावेदा दिलेले असून, त्याचा संपूर्ण पुढीलप्रमाणे-
  ५. पहिला हप्ता - रु.१७,९९,५००/- X ८.५% = रु.१९,५९,४६०/- एचडीएफसी बँक, गंगापूररोड शाखेचा चेक नं.०००१४२
  ६. दुसरा हप्ता - रु.१७,९९,५००/- X ८.५% X दोन वर्ष = रु.२९,०५,४२०/- एचडीएफसी बँक, गंगापूररोड शाखेचा चेक नं.०००१४३
  ७. तिसरा हप्ता - रु.१७,९९,५००/- X ८.५% X तीन वर्ष = रु.२९,५८,३८०/- एचडीएफसी बँक, गंगापूररोड शाखेचा चेक नं.०००१४४
  ८. चौथा हप्ता - रु.१७,९९,५००/- X ८.५% X चार वर्ष = रु.२९,९९,९४०/- एचडीएफसी बँक, गंगापूररोड शाखेचा चेक नं.०००१४५
- ३३ कोरोना कायरस (कोव्हीड - १९) या साथीच्या रोगा संदर्भात शासनाचे / संबंधित विभागांचे वेळोवेळी निर्गमित होणारे आदेश / मार्गदर्शक सूचना यांचे पालन करणे आपणांवर बंधनकारक राहिल.
- ३४ कामगार त्रयकर रक्कम रुपये ३०,७४,०००/- भरणे आवश्यक असून, अर्जदारास अनुश्रेय असल्यानुसार ३६% वृणजेथ रु.४०,०८,८४०/- आढावा केले असून, उर्वरित रक्कम रु.२०,६५,१६०/- ही रक्कम बांधकाम पूर्णत्वाच्या दस्तावेजांमुळे भरण्यात यावी.
- ३५ यापूर्वी या कार्यालयाने यत्र क्र.१२८६, दि.०९.०९.२०१९ अन्वये मंजूर केलेले बांधकाम नकाशे रा करण्यात येत आहेत.
- ३६ विषयांकित क्षेत्रातील प्रादेशिक योजना रस्ता भोगवटा प्रमाणपत्रापूर्वी ७/१२ उता-यावर नाशिक महानगर प्रदेश विकास प्राधिकरणाच्या नावे नोंद करणे आवश्यक राहिल. व सधरचा रस्ता जागेवर तयार करून तो सार्वजनिक वापरासाठी खुला ठेवणे आवश्यक राहिल.

प्रस्तावासोक्तच्या बांधकाम नकाशाच्या तीन प्रती साक्षात्कार करून खेळत जोडले असून प्रस्तावासोक्तची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखाभ्यं राखून ठेवण्यात येत आहेत.

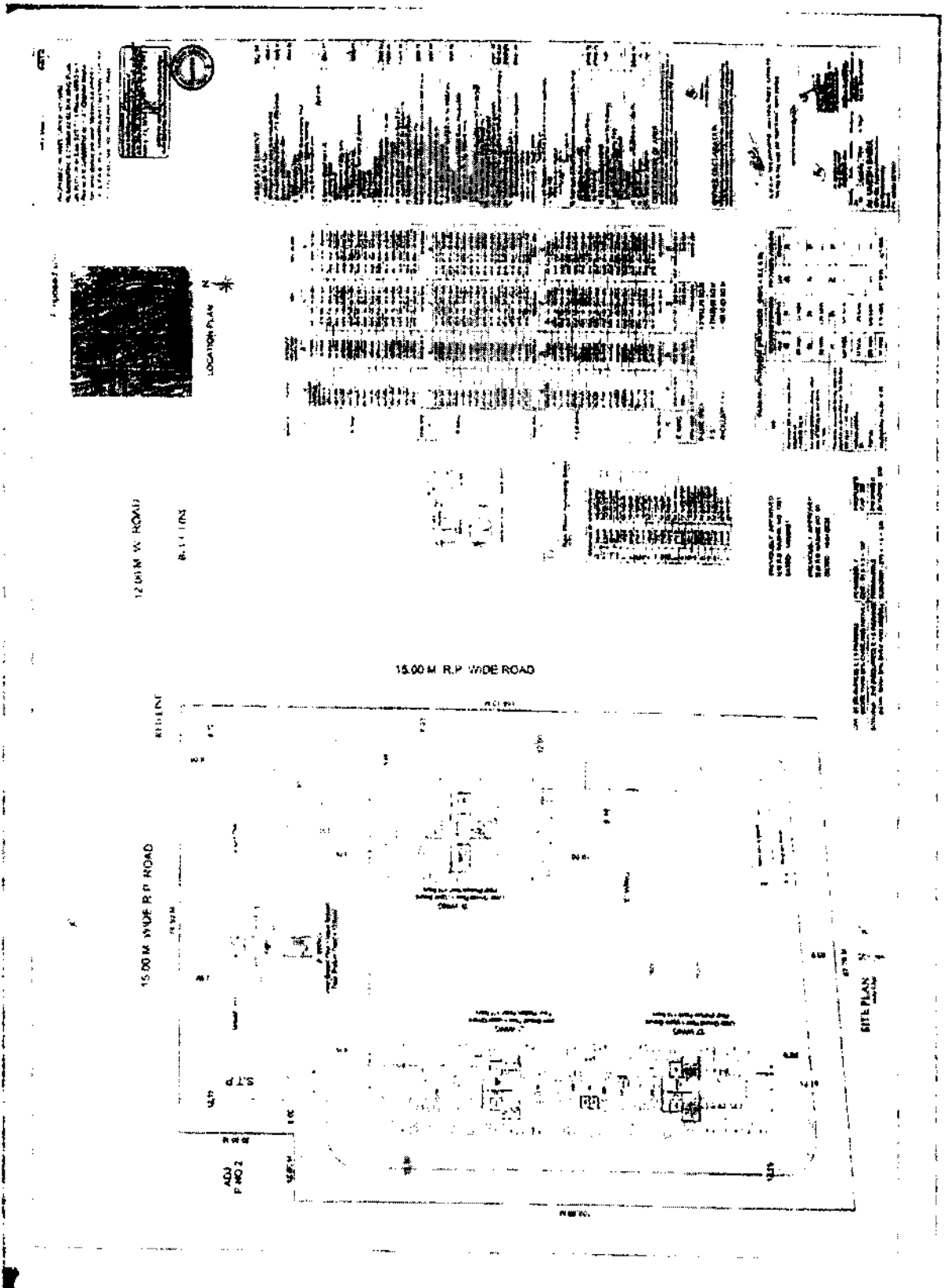


(राजेश महल)  
उपमहानगर नियोजनकार,  
नाशिक महानगर प्रदेश विकास प्राधिकरण,  
नाशिक

प्रतः- नाशिकी व आवश्यक कार्यवाहीसाठी.

- १) ग्रामसेवक, चांदग्री ग्रामपंचायत, ता. जि. नाशिक
- २) तालुकी, चांदग्री, ता. जि. नाशिक

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 DE-DE

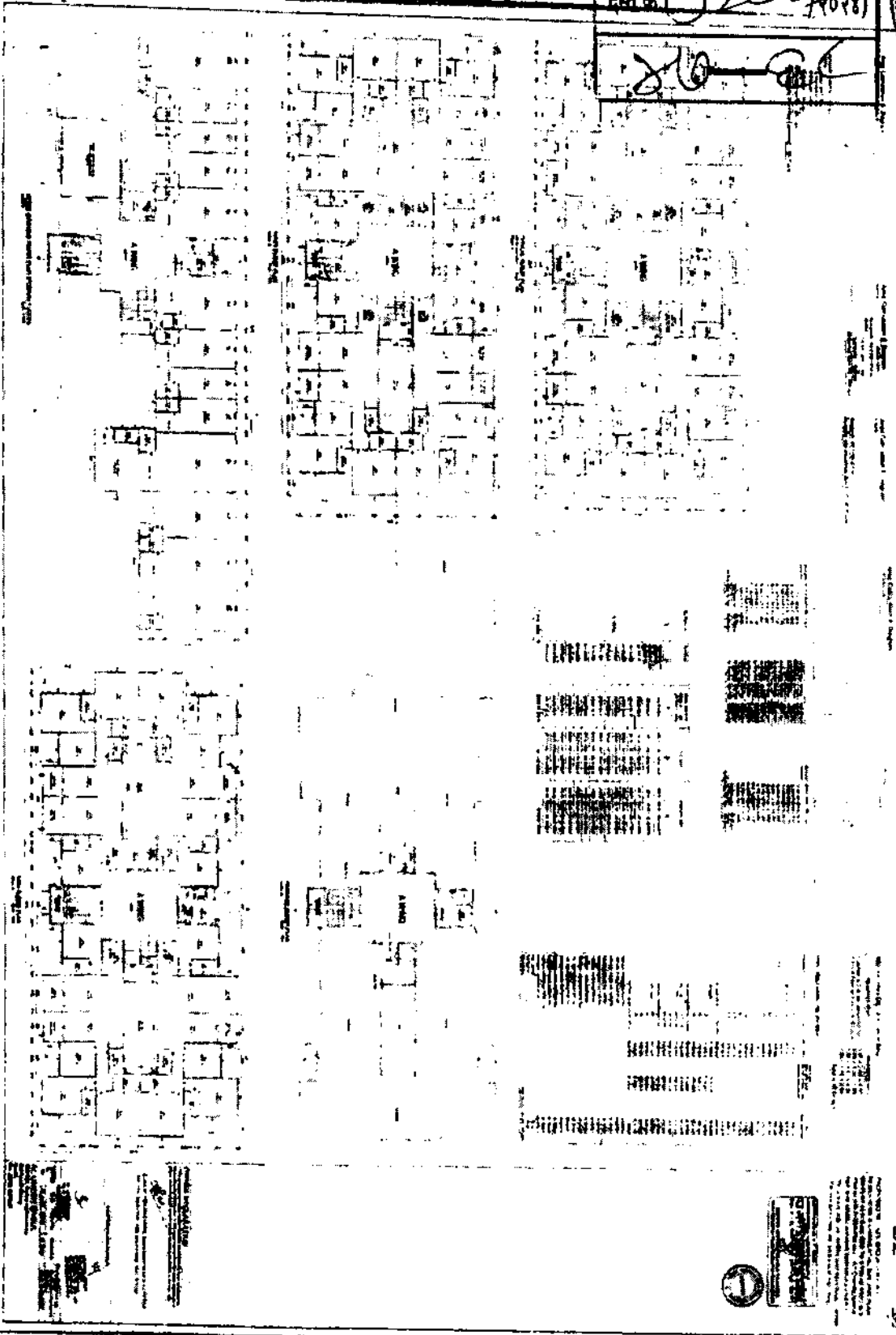




नसिन-४

दस्तावेज (१२०८९ प्र०२४)

४०-०८



नसन-४  
 दास क्र. १२०७ (२०२४)  
 ४६-६८



**PROVISIONAL**

FOR NON-FINANCIAL GROUPS (RESIDENTIAL & COMMERCIAL BUILDINGS) PLAN ON PLOT - 324 B/3 TO 3 PER 10, 1027 B/3 FOR THE ARCHITECTURAL SET-AT-COMMENCEMENT FOR THE YEAR 2023-24. THE PLAN IS SUBJECT TO THE APPROVAL OF THE JOINT SUB-REGISTRAR, NASHIK, MAHARASHTRA.

**OWNER DECLARATION**

I, the undersigned, being the owner of the above mentioned plot, hereby declare that the above mentioned plan is correct and true and that the same is in accordance with the provisions of the Maharashtra Building Act, 1962 and the Maharashtra Building (Amendment) Act, 1978.

**OWNER'S NAME:** A. UMESH BAGUL  
**ADDRESS:** ...  
**DATE:** ...

**Area Calculation & Diagram**

**Area Calculation:**

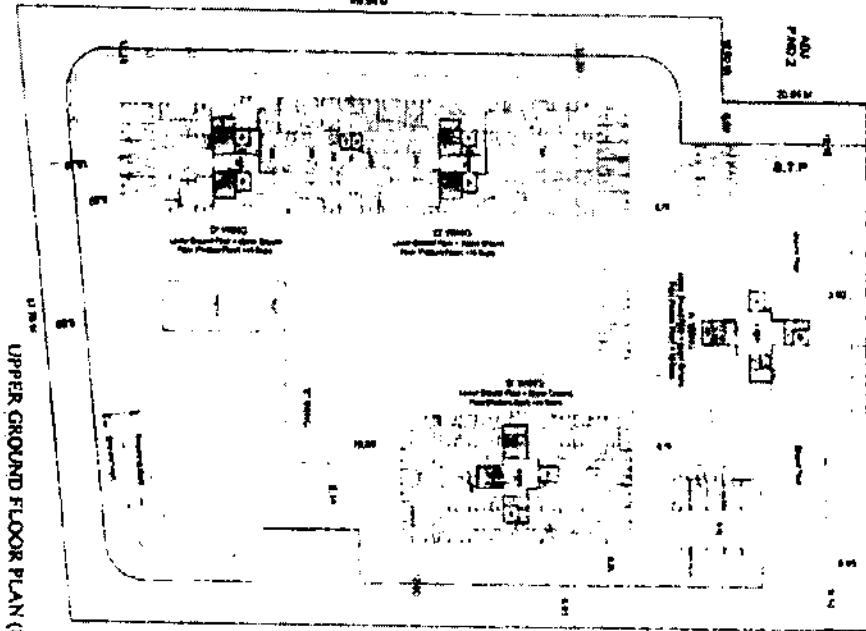
Sl. No.	Description	Area (sq. m)
1	Plot Area	...
2	Area of Building	...
3	Area of Terrace	...
4	Area of Staircase	...
5	Area of Lift	...
6	Area of Common Area	...
7	Area of Open Space	...
8	Area of Road	...
9	Area of Drainage	...
10	Area of Other	...
<b>Total</b>	<b>Total Area</b>	<b>...</b>

**Diagram:**

नसन-४

दस्ता क्र. 92009 (2024)

४२-६८



UPPER GROUND FLOOR PLAN (PODIUM FLOOR)  
SCALE: 1:200

1500 M WIDE R.P. ROAD

1200 M W ROAD

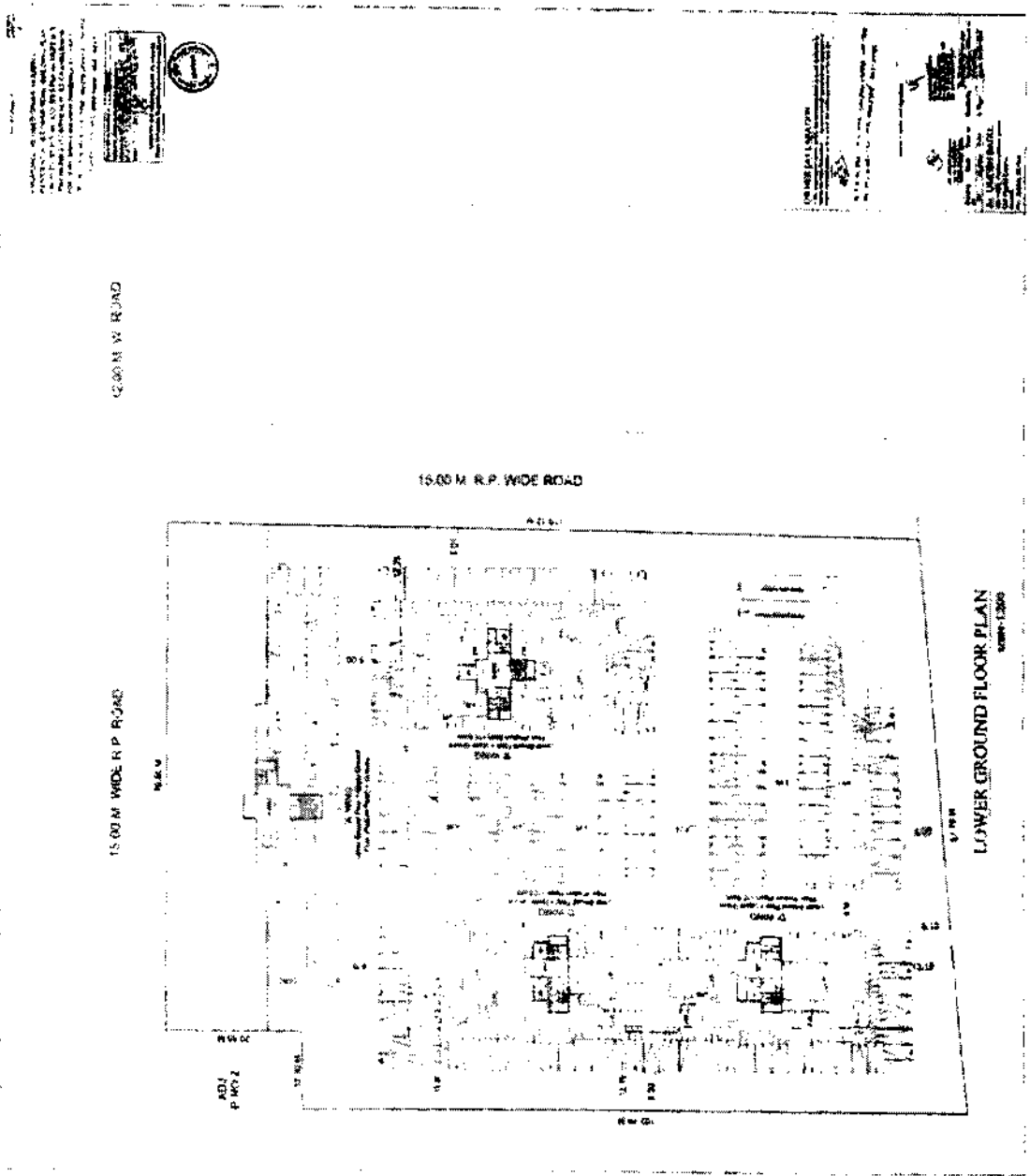
1500 M R.P. WIDE ROAD



1:200

Scale: 1:200

नसन-४  
 दस्त क्र. (92009/2028)  
 ५०-१



नसत-४
दस्त क्र. (१२२०९१०२४)
५९-ए८



340/5132

Monday, May 22, 2023

3:13 PM

पावती

Original/Duplicate

नोंदणी क्र 39M

Regn. 39M

पावती क्र. 6518 दिनांक 22.05.2023

गावाचे नाव: नाशिक शहर

दस्तावेजाचा अनुक्रमणिका नसत-5132-2023

दस्तावेजाचा प्रकार: स्पेशल पावर ऑफ अटॉर्नी

गाददर उरणाऱ्याचे नाव: श्री अतुल रसिकलाल शाह --

नोंदणी फी	₹ 100.00
दस्त हानाळणी फी	₹ 360.00
पृष्ठांची मज्या, 18	

एकूण: ₹. 460.00

आपणाम मूळ दस्त, थरनेले छिट, मुन्नी-२ अंदाजे

3:31 PM हा वेळीस मिळेल.

Joint Sub Registrar, Nasik 3

नाशिक-३

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

अरनेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 360/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: 2005202302124 दिनांक: 22/05/2023

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

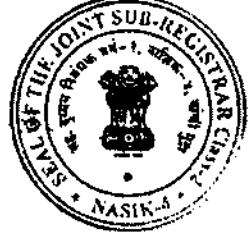
टीडी/घनादेश/पे ऑर्डर क्रमांक: MH002321405202324E दिनांक: 22/05/2023

विक्रेते नाव व पत्ता:

*(Handwritten Signature)*

मुळ दस्त परत केला  
व सही घेतली.

नसम-३	नसम-४
५१३२/१११	५१३२/१११
२-१२	५२-६८



- श्री. अतुल रमिकलाल शाह  
उ.व.: ५८, घंटा:- नोकरी  
राहणार: ३०/२, योगेश अपार्टमेंट, कुलकर्णी  
गार्डन जवळ, शरणपूर रोड, नाशिक-४२२००२.  
Adhar No-3373 5019 4573
- श्री. भोजराज तिलप घेर  
उ.व.: ४२, घंटा:- नोकरी  
Adhar-4535 6943 5923  
राहणार: फ्लॉट नंबर एच-४०१, पार्कसाईड  
रेसीडेन्सेस, इंदिरा नगर-पायदों रोड,  
नाशिक-४२२०१०.
- श्री. रोहित विनोद शाह  
उ.व.: ४४, घंटा:- नोकरी  
Adhar No- 4400 5924 7622  
राहणार: फ्लॉट नंबर ४, जागृती को-ऑप.  
हौसिंग सोसायटी, गुरुद्वारा समोर,  
गुरुद्वारा रोड, शिंगाढा तलाव, नाशिक-१.

यांची

- मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड  
PAN-AAECJ 7816J  
सदरची कंपनी, कंपनी कायदा २०१३ अन्वये  
नोंदविलेली पब्लिक लिमिटेड कंपनी आहे.  
CIN No. U45100MH2020PLC338134  
रजिस्टर्ड ऑफिस: सर्व्हे नंबर २५६(पि) रासविहारी  
स्कूल समोर, बळी मंदीरा जवळ, हनुमान नगर,  
मुंबई आग्रा रोड, पंचपटी, नाशिक-४२२००३  
तर्फे संचालक
- श्री. हितेन हरिदास राजकोटीया  
उ.व.: ५२, घंटा:- व्यापार  
राहणार : फ्लॉट नंबर ९, धर्मराज फ्लाटा, जुना  
गंगापूर नाका, गंगापूर रोड, नाशिक-४२२००५  
Adhar No-8057 7149 7894

लिहून घेणार

लिहून देणार

(३)	नसम-३
	५१३२/१११
	२-१२



- श्री. मर्जियान होसी पटेल  
उ.व.: ४६, घंटा:- शेती व नोकरी  
राहणार - ब्लोसम, मॉडेल कॉलनी,  
कॉलेज रोड, नाशिक-४२२००५.  
Adhar No-4555 3476 3725

लिहून देणार

कारणे "आम्ही" लिहून देणार "तुम्ही" लिहून घेणार यांचे लक्षात हे स्पेशल  
मुखत्यारपत्र लिहून देतो ऐसा जे की,



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre

### Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that JAIKUMAR CONSTRUCTIONS LIMITED is incorporated on this Twenty first day of February Two thousand twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45100MH2020PLC338134.

The Permanent Account Number (PAN) of the company is AAECJ7816J

The Tax Deduction and Collection Account Number (TAN) of the company is NSKJ04766G

Given under my hand at Nashik this Twenty first day of February Two thousand twenty .

Digital Signature Certificate  
SATYA PARKASH KUMAR  
REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary whenever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

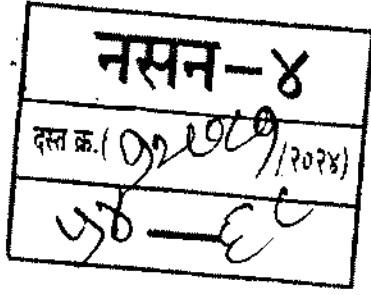
Mailing Address as per record available in Registrar of Companies office:

JAIKUMAR CONSTRUCTIONS LIMITED  
Parkside Homes S No 256/2 P, 256/3 P Near, Rasbihari School, Belumandir,  
Panchavati, NASHIK, Nashik, Maharashtra, India, 422009

\* as issued by the Income Tax Department

नसन-४  
दस्ता क्र. १२००९/२०२४  
५३-२८





## Jaikumar Constructions Ltd

(Previously Known as Jaikumar Constructions LLP)

Regd. Office:- Parksyde Homes, S.No. 256(P), Opp. Rasbihari International School, Hanuman Nagar, Panchavati Annex, Nashik - 422003. Phone No. 0253-2580499. E-mail:- bhojrajyee@gmail.com. CIN:- U45100MH2020PLC338134.

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF JAIKUMAR CONSTRUCTIONS LIMITED HELD ON THURSDAY THE 24<sup>th</sup> DAY OF April, 2023 AT 11:00 AM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT PARKSYDE HOMES, S.NO. 256(P), OPP RASBIHARI INTERNATIONAL SCHOOL, HANUMAN NAGAR, PANCHAVATI ANNEX, NASHIK-422 003.**

"RESOLVED THAT pursuant to the applicable provisions of the Companies Act, 2013 and the rules made thereunder, consent of the Board be and is hereby accorded to authorize Mr. Merzyan Hosi Patel (DIN: 05211989), Whole-Time Director and / or Mr. Hiten Haridas Rajkotia ( DIN: 05269471) Whole-Time Director of the Company as the authorized representative for the execution of Agreement for Sale, Sale Deed/ Deed of Apartment, Deed of Declaration, Deed of Cancellation, Deed of Correction or any other necessary document on behalf of the company to do all acts, deeds, matters and things as deem necessary, proper or desirable and to sign and execute and get the said deeds registered with Sub Registrar, Nashik in respect of our project named "The Grand By Parksyde" situated at Survey No. 52/2 to 5 plot no.1/52/2 to 5 plot no./ABCD/52/6 Plot No.1 area 9842.41 Sq mtr and FSI Area 3325.00 Sq Mtrs lying and situated at Village Chandshi, Tal. Dist. Nashik".

RESOLVED FURTHER THAT the acts done by them shall, be binding on the company until the same is withdrawn by giving written notice thereof.

RESOLVED FURTHER THAT a copy of this resolution duly certified as true by any of the directors of the company, to be furnished to specified authorities and such other parties as may be required from time to time in connection with the above matter."

//CERTIFIED TRUE COPY//  
FOR JAIKUMAR CONSTRUCTIONS LIMITED

  
Manoj J. Tibrewala  
Director

  
Merzyan H. Patel  
Director

  
Hiten H. Rajkotia  
Director

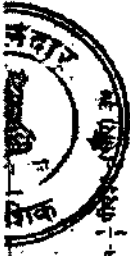
  
Rohit H. Laddha  
Director

Date: April, 24, 2023  
Place: Nashik





**नसन-४**  
 दस्त क्र. 92009/2028  
 ५५-६



गाव नमुना नक ५५-६ प्लॉट नं १  
 दैनिक पावती पुस्तक 0869436 प्लॉट नं १  
 महाराष्ट्र शासन (रोजकीर्त व पावती पुस्तक) प्लॉट नं ३  
 गाव-चांदणी तालुका-आशिक वाते नं. ३३०, १२११  
 दिनांक सोमवटवार/पिसे दिनांक ३०/०५/२०२४ अथवा ३०/०५/२०२४  
 एकत्रीकृत जमीन महसूल

पकनाकी	चालू वर्ष म्हणजे २०२३ स्थानिक उपकर								
	नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत		
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	
२३ २३	-	-	३३५	०	-	-	१२०५	०	१२३५-०

(अपरी) रकम देवा लागू पत्रे मिळाले. ~~सहायक उपकर~~  
 ता. दि. आशिक

र. आ. पु. ५०,००० रु. (५०० पाती) ९-२०२४



गाव नमुना नक ५५-६ प्लॉट नं १ प्लॉट नं १  
 दैनिक पावती पुस्तक 0869436 प्लॉट नं ३  
 महाराष्ट्र शासन (रोजकीर्त व पावती पुस्तक) प्लॉट नं ३  
 गाव-चांदणी तालुका-आशिक वाते नं. ३३०  
 दिनांक सोमवटवार/पिसे दिनांक ३०/०५/२०२४ अथवा ३०/०५/२०२४  
 एकत्रीकृत जमीन महसूल

पकनाकी	चालू वर्ष म्हणजे २०२३ स्थानिक उपकर								
	नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत		
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	
२३ २३	-	-	३६	००	-	-	१८२	००	३४८-००

(अपरी) रकम देवा लागू पत्रे मिळाले. ~~सहायक उपकर~~  
 ता. दि. आशिक

र. आ. पु. ५०,००० रु. (५०० पाती) ९-२०२४

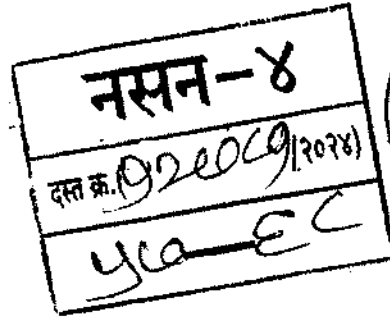
नसन-४
दस्त क्र. 92009/2028
५६-६८



#### Annexure - E

#### Specification and Amenities of the Flat


- 1) **Structure:** - The Building shall be in R.C.C. frame structure. External & Internal walls are fly ash brick/ ACC block masonry.
- 2) **Doors:** - Door frames shall be of plywood with Laminate, flush door shutters shall be provided with both side laminate with standard fittings of Godrej, Quba, Yale, Ozone or alike. Digital Smart Lock for the Main Door of Godrej or Alike.
- 3) **Windows:** - Powder Coated Aluminium sliding windows of Jundal, Galco or alike make with SS mosquito mesh, vitrified windows sill, M.S. safety grills shall be provided.
- 4) **Flooring:** - Vitrified tiles flooring of (800x1600mm) with skirting shall be provided inside the flat. Antiskid tiles flooring shall be provided in toilets and sit out/terrace. Wall tiling in the bathrooms will be upto lintel level of reputed makes like Cera, Varmora, Quotone, Somany, Simpolo, Granicer, Orient Bell, Nitco, Zeal Top, RAK, Johnson, Kajariya or alike. Engineered Wooden flooring will be provided in one of the Master Bedroom of each flat.
- 5) **Kitchen Platform:** - Vitrified slab Platform with stainless steel (S S) Carysil. Nirali Brand Sink or alike. Glazed dado tiles shall be provided upto lintel level. Tiles below kitchen Ota/Counter.
- 6) **Finishing:** - Walls shall be finished with sand faced plaster externally and smooth gypsum internally.
- 7) **Painting:** -
  - i) **Internal:** - Emulsion paint from Asian Paint, Berger, Jotun or alike.
  - ii) **External:** - Apex Ultima Protect of Asian Paint, Jotun, Berger or alike / Texture.
- 8) **Sit Out:** - Glass with Aluminium Railing will be provided.
- 9) **Electrical:** - Concealed inverter compatible electrical wiring shall be provided. Along with branded modular switches of Panasonic, Legrand, Anchor, Honeywell or alike and electrical concealed wiring of Lapp, RR, Anchor, Finolex, KEI or alike.
- 10) **Home Automation:** -
  - i) **Living Room:** - 2 Light Points, 1 Fan Point, 1 Plug Point, 1 Bell Point, Telephone Point, TV Point.
  - ii) **Bed Room:** - 2 Light Points, 1 Fan Point, 1 Plug Point.
  - iii) **Kitchen:** - 2 Light Points, 1 Fan Point, 3 Plug Point.
  - iv) **Toilet:** - 1 Light Point, 1 Power Point, 1 Plug Point.
  - v) **Terrace:** - 1 Light Point.
  - vi) **Passage:** - 1 Light Point.
  - vii) **Dry Balcony:** - 1 Light Point, 1 Plug Point.
  - viii) **Bathroom of Master Bed Room:** - 1 Light Point, 1 Plug Point.



11) A/C Electrical Points: -

- i) Wing A- 4 Points (1 Living+3 Bed rooms)
- ii) Wing B- 3 Points (1 Living+2 Bed rooms)
- iii) Wing C- 5 Points (1 Living+4 Bed rooms)
- iv) Wing D- 5 Points (1 Living+4 Bed rooms)

- 12) **Water Supply:** - Water Supply from NMRDA is through overhead water tank filled by pump from common ground water tank.
- 13) **Sanitary Fitting:** - Premium sanitary ware from Duravit, Jaguar, Roca or Alike and Internationally acclaimed astral CPVC anti clogging chlorine treated plumbing material.  
**CP Fittings:** - Premium CP fittings from Jaguar, Essco, Roca, Parryware or alike will be provided with Thermostat in two of the master bedrooms of each flat.
- 14) **Hot Water:** - A common Heat Pump will be provided from Jaguar, A.O Smith or alike. With hot water supply in all the bathrooms. The system will be powered by Solar Power/Energy.
- 15) **Water:** - In case of non-treated water from NMRDA, A common water softener /RO will be provided.
- 16) **Lifts:** - Branded lifts from Kone, Otis, Schindler, ThyssenKrupp or alike will be provided.
- 17) **Utility Doors:** - MS Powder Coated French doors from Infinity, Ishani or alike shall be provided.

नसन-४
दस्त क्र. 92009/2028




## 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 PS1600034070

Project **THE GRAND BY PARKSYDE PHASE - #1st Bearing / CTS / Survey / Final Plot No. SURVEY NO 52/2 TO 5 PLOT NO 1/52/2 TO 5 PLOT NO ABCD/52/6/PLOT NO 1** at Chandshi, Nashik, Nashik, 422003.

1. Jaikumar Constructions Ltd having its registered office / principal place of business at Tehsil Nashik, District Nashik. Pin 422003.
2. This registration is granted subject to the following conditions, namely -
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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.
  - o 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 (f) 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.
  - o The Registration shall be valid for a period commencing from 24/03/2022 and ending with 30/04/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
  - o 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. Vasant Armanand Prabhu  
(Secretary, MahaRERA)  
Date 10-10-2022 12:15:06

Dated. 10/10/2022  
Place Mumbai

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



# INCOME TAX DEPARTMENT

## Challan Receipt



e-Filing Anywhere Anytime  
Income Tax Department, Government of India

PAN	BCDPM0348F
Name	KARUNA AMOL GANGURDE
Assessment Year	2025-26
Financial Year	2024-25
Major Head	Corporation Tax (0020)
Minor Head	TDS on Sale of Property (800)
Amount (In Rs.)	₹ 1,00,468
Amount (in words)	Rupees One Lakh Four Hundred And Sixty Eight Only
CIN	24121800099413BARB
Acknowledgement Number	AL19109764
Mode of Payment	Net Banking
Bank Name	Bank Of Baroda
Bank Reference Number	1416886380
Date of Deposit	18-Dec-2024
BSR code	0200005
Challan No	02056
Tender Date	18/12/2024

नसुन-४  
दस्त क्र. 92009/2024  
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### Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 1,00,46,800
	TDS Amount	₹ 1,00,468
A	Basic Tax	₹ 1,00,468
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 1,00,468
	Total (In Words)	Rupees One Lakh Four Hundred And Sixty Eight Only

**Thanks for being a committed taxpayer!**

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

**Congrats! Here's what you have just achieved by choosing to pay online:**



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMOL ASHOK GANGURDE

ASHOK KASHIRAM GANGURDE

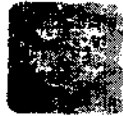
08/05/1980

Permanent Account Number

BMJPG5574K

*Amol Ashok*  
Signature

SELF ATTESTED  
BY MF



08/01/2014

करुणा अमोल गंगुर्डे  
Karuna Amol Gangurde  
DOB: 15-05-1983  
Gender: Female

5467 7346 7817

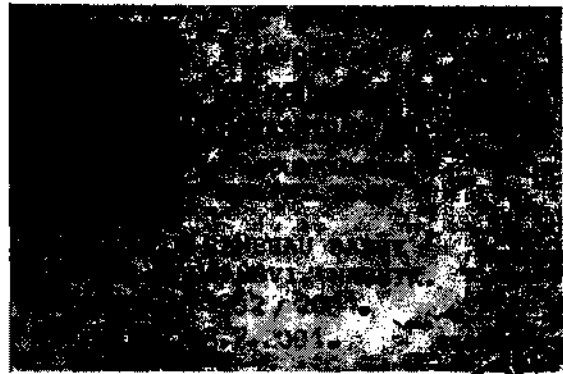
आधार - आम आदमी का अधिकार

*Karuna Amol*  
BY MF



प्लॉट नं 12, सेजल क्लासिक्स, उतावडी,  
दंडे ब्रिज नगर, तिडके नगर, नाशिक,  
त्रिमूर्ती चौक, नाशिक, महाराष्ट्र,  
422008

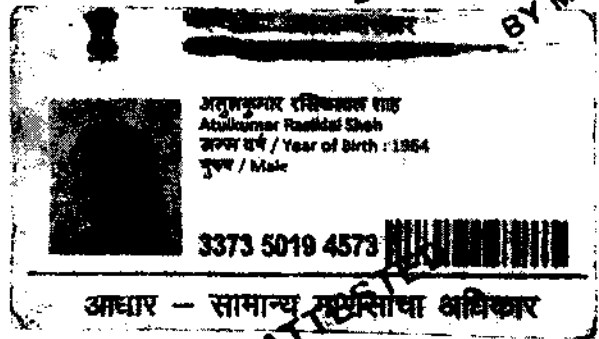
प्लॉट नं 12, Sejal classics, Untawadi,  
Near donde bridge, Tidke nagar,  
Nashik, Trimurti chowk, Nashik,  
Maharashtra, 422008



SELF ATTESTED  
BY MF



SELF ATTESTED  
BY MF



अतुलकुमार दशिकराम शाह  
Atulkumar Kashiram Shah  
जन्म वर्ष / Year of Birth : 1964  
पुरुष / Male

3373 5019 4573

आधार - सामान्य मनुष्याचा अधिकार

SELF ATTESTED  
BY MF



अमोल अशोक गंगुर्डे  
Amol Ashok Gangurde  
DOB: 06-05-1980  
Gender: Male

7644 1820 8344

आधार - आम आदमी का अधिकार



प्लॉट नं 12, सेजल क्लासिक्स, उतावडी,  
दंडे ब्रिज नगर, तिडके नगर, नाशिक,  
त्रिमूर्ती चौक, नाशिक, महाराष्ट्र,  
422008

प्लॉट नं 12, Sejal classics, Untawadi,  
Near donde bridge, Tidke nagar,  
Nashik, Trimurti chowk, Nashik,  
Maharashtra, 422008



SELF ATTESTED  
BY MF

नसन-४  
दस्ता क्र. (92009/2028)  
६०-६८



## घोषणापत्र / शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म. रा. पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणूकीद्वारे अथवा दुबार विक्री होत नाही याचा मी/आम्ही अधिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेवून आलो आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/ वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (G.P.Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक, बोजे, विकसन बोजे, शासन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या नोंदणीसारक जेदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकूम कोर्टात वा मा. कायदेशिराबाबत दस्त निष्पादक व कबूलीधारक हे संपूर्णपणे जबाबदार राहतील.


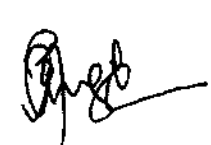
या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली सुरक्षितपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची आम्ही खात्री देत आहोत.

नोंदणी नियम, १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाचे / उच्च न्यायालयाने दिलेला निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे आमच्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/ आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

  
लिहून देणार

   
लिहून घेणार



## घोषणापत्र / प्रतिज्ञापत्र

आम्ही, मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड तर्फे संचालक श्री. मर्जियान होसी पटेल याद्वारे घोषित/प्रतिज्ञापत्र करून देतो की, श्री. मनोज जयकुमार टिबडेवाला व श्री. विशाल विक्रम शाह यांनी आम्हाला दिनांक १३/०४/२०२२ रोजी जनरल मुखत्यारपत्र लिहून व मे. दुय्यम निबंधक साहेब, नाशिक-३ यांचे कार्यालयात अ. नं. ४३००/२०२२ अन्वये दिनांक ०५/०५/२०२२ रोजी नोंदवून दिलेले आहे. सदर जनरल मुखत्यारपत्र लिहून देणार यांनी आम्हाला लिहून दिलेले जनरल मुखत्यारपत्र रद्द केलेले नाही किंवा जनरल मुखत्यारपत्र लिहून देणार व्यक्तीपैकी कुणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे जनरल मुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे जनरल मुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहिन याची आम्हाला जाणीव आहे.

हे घोषणापत्र / प्रतिज्ञापत्र लिहून दिले असे.

दिनांक २०/१२/२०२४

मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड  
तर्फे संचालक श्री. मर्जियान होसी पटेल

नसन-४
दस्त क्र. (१२००९/२०२४)
४२-६८



## घोषणापत्र / प्रतिज्ञापत्र

मी, श्री. अतुल रसिकलाल शाह याद्वारे घोषित/प्रतिज्ञापत्र करून देतो, की, मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड तर्फे संचालक श्री. मर्जियान होसी पटेल यांनी मला दि.२०/०५/२०२३ स्पेशल मुखत्यारपत्र लिहून व मे. दुय्यम निबंधक साहेब, नाशिक-३ यांचे कार्यालयात अ.नं.५१३२-२०२३ अन्वये दिनांक २२/०५/२०२३ रोजी नोंदवून दिलेले आहे. सदर स्पेशल मुखत्यारपत्र लिहून देणार यांनी मला लिहून दिलेले स्पेशल मुखत्यारपत्र रद्द केलेले नाही किंवा स्पेशल मुखत्यारपत्र लिहून देणार व्यक्तीपैकी कुणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे स्पेशल मुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे स्पेशल मुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

हे घोषणापत्र / प्रतिज्ञापत्र लिहून दिले असे.

दिनांक २०/१२/२०२४

श्री. अतुल रसिकलाल शाह



मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )	
Valuation ID	202412202966
20 December 2024, 12:29:47 PM	
मूल्यांकन वर्ष विवरण मूल्यांकन क्षेत्र प्रभाव क्षेत्र : प्रमुख मूल्य विभाग उप मूल्य विभाग प्रभाव क्षेत्र	2024 बांधीव बांधीव गांधी नगर 27 27 I Influence Area
वार्षिक मूल्य दर तकल्पानुसार मूल्यांकन दर मूल्यदर 250000	संक्रमणनामे प्रकार नो मारत
बांधीव क्षेत्राची माहिती विक्रयक्षेत्र क्षेत्र - वास्तव्यक्षेत्र वर्गफुटात - उच्चमर्यादा स्थिति - विक्रयक्षेत्राचा प्रकार - बांधीव मूल्यदर/वास्तव्यक्षेत्राचा दर - Rs.25000/-	विक्रयक्षेत्राचा प्रकार - बांधीव मूल्यदर/वास्तव्यक्षेत्राचा दर - Rs.25000/-
पन्ना-कंपसत विक्रयक्षेत्राचा प्रति नो मारत मूल्यदर = ( वार्षिक मूल्यदर * पन्ना-वास्तव्यक्षेत्राचा प्रकार ) = (25000 * (100 / 100) ) = Rs.25000/-	दस्त क्र. (020000)/2024 EB-EC
मरणा विभाग दर/वर्ग = 1.05 of 25000 = Rs.26250	
Rules Applicable 3.19.18	
A) मरणा विक्रयक्षेत्राचे मूल्य = वार्षिक मूल्यदर * विक्रयक्षेत्राचे क्षेत्र = 26250 * 115.06 = Rs.3020325/-	
एकत्रित मूल्य = एका विक्रयक्षेत्राचे मूल्य + दुसऱ्या विक्रयक्षेत्राचे मूल्य + तिसऱ्या विक्रयक्षेत्राचे मूल्य + चौथ्या विक्रयक्षेत्राचे मूल्य + पाचव्या विक्रयक्षेत्राचे मूल्य + षष्ठ्या विक्रयक्षेत्राचे मूल्य + सप्तम्या विक्रयक्षेत्राचे मूल्य + अष्टम्या विक्रयक्षेत्राचे मूल्य + नवव्या विक्रयक्षेत्राचे मूल्य + दहाव्या विक्रयक्षेत्राचे मूल्य = A + B + C + D + E + F + G + H + I + J = 3020325 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3020325/- = ₹ तीस लाख तीस हजार तीन शें पंचशतीस /-	



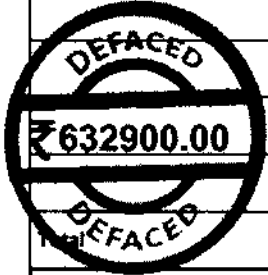


नसन-४
दस्ता क्र. (१२६०९२०२४)
EX - EC



CHALLAN  
MTR Form Number 6

GRN	MH012796132202425E	BARCODE	Date		18/12/2024-15:40:11	Form ID	25.2	
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)					
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)	BCDPM0348F				
Location	NASHIK		Full Name	Karuna Amol Gangurde				
Year	2024-2025 One Time		Flat/Block No.	Flat No - B - 604 - THE GRAND BY PARKSYDE				
Account Head Details	Amount In Rs.	Premises/Building						
0030046401 Stamp Duty	602900.00	Road/Street	Mouje Chandhi Tai and Dist Nashik					
0030063301 Registration Fee	30000.00	Area/Locality	Nashik					
		Town/City/District						
		PIN	4	2	2	0	0	3
		Remarks (If Any)	PAN2=AAECJ7816J~SecondPartyName=Jaikummar Constructions Ltd-					
		Amount In	Six Lakh Thirty Two Thousand Nine Hundred Rupees O					
		Words	nity					
Total	6,32,900.00							
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	00040572024121826638	CK00FNTVS3				
Cheque/DD No.	Bank Date	RBI Date	18/12/2024-03:59:56	19/12/2024				
Name of Bank	Bank-Branch		STATE BANK OF INDIA					
Name of Branch	Scroll No. , Date	354 , 19/12/2024						



Department ID : Mobile No. : 7350507444  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चालान केवल दस्तावेज निवृत्त कर कार्यालयात नोंदणी करायत्याच्या दस्तांसाठी लागू आहे. नोंदणी व करायत्याच्या दस्तांसाठी सदर चालान लागू नाही.

Signature Not Verified


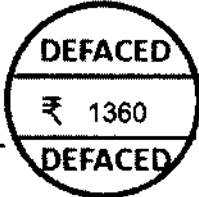
Digitally signed by DG,  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURY, MUMBAI 1  
 Date: 2024.12.18:08:09:55 IST  
 Reason: GRA&S Secure Document  
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-341-12781	0007130645202425	20/12/2024-12:36:47	IGR314	30000.00
2	(IS)-341-12781	0007130645202425	20/12/2024-12:36:47	IGR314	602900.00
Total Defacement Amount					6,32,900.00

नसन-४
दस्त क्र. 921049 (2024)
एय-एल



 <b>D</b> ocument <b>H</b> andling <b>C</b> harges Inspector General of Registration & Stamps	
<b>Receipt of Document Handling Charges</b>	
PRN 1224204701780	Receipt Date 20/12/2024
Received from Jaikumar Contructions Limited, Mobile number 7248962474, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered on Document No. 12781 dated 20/12/2024 at the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.	
	
<b>Payment Details</b>	
Bank Name SBIN	Payment Date 20/12/2024
Bank CIN 10004152024122001623	REF No. 435555981489
Deface No 1224204701780D	Deface Date 20/12/2024
This is computer generated receipt, hence no signature is required.	

341/12781

शुक्रवार, 20 डिसेंबर 2024 12:37 म.नं.

दस्त गोषवारा भाग-1

नसम4

दस्त क्रमांक: 12781/2024

दस्त क्रमांक: नसम4 /12781/2024

बाजार मूल्य: रु. 31,65,000/-

मोबदला: रु. 1,00,46,800/-

भरलेले मुद्रांक शुल्क: रु.6,02,900/-

दु. नि.सह. दु. नि. नसम4 यांचे कार्यालयात

पावनी:16534

पावती दिनांक: 20/12/2024

अ. क्र. 12781 वर दि.20-12-2024

सादरकरणाराचे नाव: करुणा अमोल गांगुर्डे

रोजी 12:34 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

दस्त हजर करणाऱ्याची सही:

एकुण: 31360.00

Joint Sub-Registrar's Office - 2  
नाशिक-४.

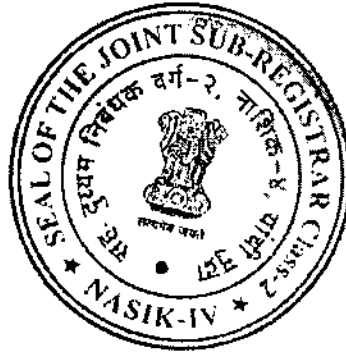
सह-जुलूमदार  
नाशिक-४.

दस्ताचा प्रकार: अॅग्रीमेंट दू सेल

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

शिक्का क्रं. 1 20 / 12 / 2024 12 : 34 : 29 PM ची वेळ: (सादरीकरण)










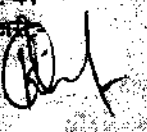





शिक्का क्रं. 2 20 / 12 / 2024 12 : 35 : 24 PM ची वेळ: (फी)



20/12/2024 12 39:26 PM

दस्त क्रमांक नसल4/12781/2024

दस्ताचा प्रकार :-अंशीमेंट दू सेल


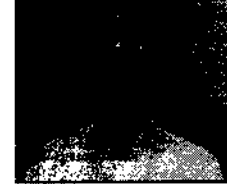

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित	
1	नाव:मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड तर्फे संचालक व अधिकृत इमम मर्जीयन होसी पटेल तर्फे स्पेशल मुखत्यार म्हणून अतुल रमिकलाल शाह पत्ता:प्लॉट नं: मळें नंबर 256प्लस257 पादर्स, माळा नं: -, इमारतीचे नाव: रामविहारी इंटरनेशनल स्कूल समोर, ब्लॉक नं: वळी मंदिर जवळ, हनुमान नगर, रोड नं: मुंबई आग्रा रोड, पंचवटी, नाशिक, महाराष्ट्र, णासु:ईक. पिन नंबर:AAECJ7816J	लिहून देणार वय :- स्वाक्षरी:-			
2	नाव:मनोज जयकुमार टिबडेवाला तर्फे जनरल मुखत्यार म्हणून मे.जयकुमार कन्स्ट्रक्शन्स लिमिटेड तर्फे संचालक मर्जीयन होसी पटेल यांचे विशेष मुखत्यार अतुल रमिकलाल शाह पत्ता:प्लॉट नं: मळें नंबर 256प्लस257 पादर्स, , माळा नं: -, इमारतीचे नाव: रामविहारी इंटरनेशनल स्कूल समोर, , ब्लॉक नं: वळी मंदिर जवळ, हनुमान नगर, रोड नं: मुंबई आग्रा रोड, पंचवटी, नाशिक, महाराष्ट्र, णासु:ईक. पिन नंबर:AAECJ7816J	लिहून देणार वय :- स्वाक्षरी:-			
3	नाव:विशाल विक्रम शाह यांचे जनरल मुखत्यार म्हणून मे.जयकुमार कन्स्ट्रक्शन्स लिमिटेड तर्फे संचालक मर्जीयन होसी पटेल यांचे विशेष मुखत्यार अतुल रमिकलाल शाह पत्ता:प्लॉट नं: मळें नंबर 256प्लस257 पादर्स, माळा नं: -, इमारतीचे नाव: रामविहारी इंटरनेशनल स्कूल समोर, ब्लॉक नं: वळी मंदिर जवळ, हनुमान नगर, रोड नं: मुंबई आग्रा रोड, पंचवटी, नाशिक, महाराष्ट्र, णासु:ईक. पिन नंबर:AAECJ7816J	लिहून देणार वय :- स्वाक्षरी:-			
4	नाव:करुणा अमोल गांगुर्डे पत्ता:प्लॉट नं: प्लॉट नं. 12, माळा नं: -, इमारतीचे नाव: सेजल क्लासिक, ब्लॉक नं: दोदे त्रिज जवळ, , रोड नं: इंटरवाडी, नाशिक, महाराष्ट्र, णासु:ईक. पिन नंबर:BCDPM0348F	लिहून देणार वय :-41 स्वाक्षरी:-			
5	नाव:अमोल अशोक गांगुर्डे पत्ता:प्लॉट नं: प्लॉट नं. 12, माळा नं: -, इमारतीचे नाव: सेजल क्लासिक, ब्लॉक नं: दोदे त्रिज जवळ, रोड नं: इंटरवाडी, नाशिक, महाराष्ट्र, णासु:ईक. पिन नंबर:BMJPG5574K	लिहून देणार वय :-44 स्वाक्षरी:-			

बरील दस्तऐवज करून देणार तथाकथित अंशीमेंट दू सेल चा दस्त ऐवज करून दिल्याचे कवुल करतात.

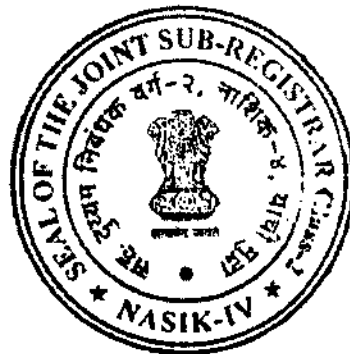
शिका क्र.3 ची वेळ:20 / 12 / 2024 12 : 37 : 42 PM

ओळख:-

मदर इमम दुष्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित	
1	नाव:अॅड.नितीन रामभाऊ बर्वे वय:38 पत्ता:माडसांगवी नाशिक पिन कोड:422003	स्वाक्षरी			

शिका क्र.4 ची वेळ:20 / 12 / 2024 12 : 38 : 06 PM

सहसुटयार कनिष्ठ विभागाचे कार्य-२  
नाशिक-४

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Karuna Amol Gangurde	eChallan	00040572024121826638	MH012796132202425E	602900.00	SD	0007130645202425	20/12/2024
2	*	DHC		1224204701780	1360	RF	1224204701780D	20/12/2024
3	Karuna Amol Gangurde	eChallan		MH012796132202425E	30000	RF	0007130645202425	20/12/2024

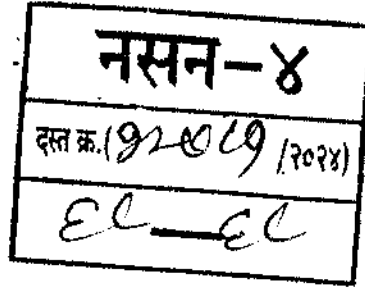
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

12781 /2024

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



प्रमाणित करण्यात येते की,  
या दस्तामध्ये एकूण EL पाने आहेत

सह. दुय्यम निबंधक वर्ग-२  
नाशिक-४.

पुस्तक क्रमांक १, क्रमांक  
१२०८९ वर नोंदला.  
दि. २० माहे डिसेंबर सन २०२४

(प्रमोद वामन)

सह. दुय्यम निबंधक वर्ग-२  
नाशिक-४.

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 4

20/12/2024

दस्त क्रमांक : 12781/2024

नोंदणी :

Regn:63m

## गावाचे नाव : चांदशी

(1)त्रिलेखाचा प्रकार	अंग्रीमेंट दू सेल
(2)मोबदला	10046800
(3) वाजारभाव(भाडेपट्टयाच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3165000
(4) भू-मापन,पॉटहिसमा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: मौजे चांदशी,तालुका व जिल्हा नाशिक येथील मळें नं. 52/2 ते 5 प्लॉट नं. 1/52/2 ते 5 प्लॉट नं. / अ व क ड / 52 / 6 यांसी प्लॉट नं. 1 यांसी क्षेत्र 9842.41 चौ.मी. आणि मळें नं. 52/2 ते 5 प्लॉट नं. 1/52/2 ते 5 प्लॉट नं./ अ व क ड / 52 / 6 यांसी प्लॉट नं. 5 वी.पी. रोड चे वदल्यातील एफएमआयचे क्षेत्र 3325.90 चौ.मी. या क्षेत्रावर बांधण्यात येत असलेल्या दि गॅड बाय पार्कमाईड या गृह प्रकल्पातील फेज नं.1 मधील वी विंग या इमारतीमधील 6-या सजल्यावरील अपार्टमेंट/ फ्लॅट नंबर 604 यांसी कार्पेट क्षेत्र 94.06 चौ.मी आणि सीटआऊट/वाल्कनी/ सुटीनिटी/कव्हर्ड कार्पेट क्षेत्र 10.54 चौ. मी. असे एकूण 104.6 चौ.मी. क्षेत्र( ( Survey Number : 52/2 ते 5 प्लॉट नं. 1/52/2 ते 5 प्लॉट नं. / अ व क ड / 52 / 6 ; ) )
(5) क्षेत्रफळ	1) 104.6 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. जयकुमार कन्स्ट्रक्शन्स लिमिटेड तर्फे संचालक व अधिकृत इमम मर्जीयन होमी पटेल तर्फे स्पेशल मुखत्यार म्हणून अतुल रसिकलाल शाह वय:-; पत्ता:-प्लॉट नं: मळें नंबर 256प्लस257 पार्दर्स, माळा नं: -, इमारतीचे नाव: रासबिहारी इंटरनॅशनल स्कूल समोर, ब्लॉक नं: बळी मंदिर जवळ, हनुमान नगर, रोड नं: मुंबई आग्रा रोड, पंचवटी, नाशिक, महाराष्ट्र, शास्:ईक. पिन कोड:-422003 पॅन नं:-AAECJ7816J 2): नाव:-मनोज जयकुमार टिबडेवाला तर्फे जनरल मुखत्यार म्हणून मे.जयकुमार कन्स्ट्रक्शन्स लिमिटेड तर्फे संचालक मर्जीयन होमी पटेल यांचे विशेष मुखत्यार अतुल रसिकलाल शाह वय:-; पत्ता:-प्लॉट नं: मळें नंबर 256प्लस257 पार्दर्स, , माळा नं: -, इमारतीचे नाव: रासबिहारी इंटरनॅशनल स्कूल समोर, , ब्लॉक नं: बळी मंदिर जवळ, हनुमान नगर, रोड नं: मुंबई आग्रा रोड, पंचवटी, नाशिक, महाराष्ट्र, शास्:ईक. पिन कोड:-422003 पॅन नं:-AAECJ7816J 3): नाव:-विशाल विक्रम शाह यांचे जनरल मुखत्यार म्हणून मे.जयकुमार कन्स्ट्रक्शन्स लिमिटेड तर्फे संचालक मर्जीयन होमी पटेल यांचे विशेष मुखत्यार अतुल रसिकलाल शाह वय:-; पत्ता:-प्लॉट नं: मळें नंबर 256प्लस257 पार्दर्स, माळा नं: -, इमारतीचे नाव: रासबिहारी इंटरनॅशनल स्कूल समोर, ब्लॉक नं: बळी मंदिर जवळ, हनुमान नगर, रोड नं: मुंबई आग्रा रोड, पंचवटी, नाशिक, महाराष्ट्र, शास्:ईक. पिन कोड:-422003 पॅन नं:-AAECJ7816J
(8)दस्तऐवज करून घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-करुणा अमोल गांगुर्डे वय:-41; पत्ता:-प्लॉट नं: प्लॅट नं. 12, माळा नं: -, इमारतीचे नाव: मेजल क्लासिक, ब्लॉक नं: दोंदे ब्रिज जवळ, , रोड नं: उंटवाडी, नाशिक, महाराष्ट्र, शास्:ईक. पिन कोड:-422008 पॅन नं:-BCDPM0348F 2): नाव:-अमोल अशोक गांगुर्डे वय:-44; पत्ता:-प्लॉट नं: प्लॅट नं. 12, माळा नं: -, इमारतीचे नाव: मेजल क्लासिक, ब्लॉक नं: दोंदे ब्रिज जवळ, रोड नं: उंटवाडी, नाशिक, महाराष्ट्र, शास्:ईक. पिन कोड:-422008 पॅन नं:-BMJPG5574K
(9) दस्तऐवज करून दिल्याचा दिनांक	18/12/2024
(10)दस्त नोंदणी केल्याचा दिनांक	20/12/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12781/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	602900
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

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



नोंदणी नंतरची प्रथम प्रत  
संगणकीय अभिलेखातील प्रत  
अरसल बरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२  
नाशिक-४

17

18

19