

Receipt (पावती)

105/11796

Friday, November 03, 2023

3:47 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14316 दिनांक: 03/11/2023

गावाचे नाव: दसक

दस्तऐवजाचा अनुक्रमांक: नसन2-11796-2023

दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू सेल

मादर करणाऱ्याचे नाव: अशोक राधाकिसन ढवळे

नोंदणी फी

₹. 17000.00

दस्त हाताळणी फी

₹. 740.00

पृष्ठांची संख्या: 37

एकूण:

₹. 17740.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:07 PM ह्या वेळेस मिळेल.

सं. मुख्य निबंधक वर्ग-२
नाशिक-२.

वाजार मूल्य: ₹. 1358000/-

मोवदला ₹. 1700000/7

भरलेले मुद्रांक शुल्क : ₹. 102000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 740/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023317815993 दिनांक: 03/11/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 17000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010368892202324E दिनांक: 03/11/2023

बँकेचे नाव व पत्ता:

अशोक ढवळे
दस्त परत मिळाला



03/11/2023

सूची क्र.2

दुय्यम निबंधक : सह ड.ति. नाशिक 2

दस्त क्रमांक : 11796/2023

नोंदणी :

Regn.63m

गावाचे नाव : दसक

(1) विलेखाचा प्रकार अॅग्रीमेंट टू सेल

(2) मोबदला 1700000

(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1358000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दितली मौजे दसक या गावचे शिवारातील मिळकत यांसी सर्व्हे नंबर 17/1/18/1 पैकी प्लॉट नंबर 1 व 2 यांसी क्षेत्र 1042.70 चौ.मी. या मिळकतीवरील श्री धाम अपार्टमेंट या नांवाने ओळखल्या जाणाऱ्या इमारती मधील तिसऱ्या मजल्यावरील प्लॉट/युनिट नंबर 303 यांसी कारपेट क्षेत्र 34.95 चौ.मी. व बाल्कनी क्षेत्र 3.85 चौ.मी. असे एकूण कारपेट क्षेत्र 38.80 चौ.मी. ((Survey Number : 17/1/18/1 ; Plot Number : 1 व 2 ;))

(5) क्षेत्रफळ 1) 38.80 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- बुनियाद कन्स्ट्रक्शन्स भागीदारी फर्म तर्फे भागीदार चंद्रकांत दाताराम बंसल वय:-58; पत्ता:- प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: रामायण बंगला, ब्लॉक नं: आडके नगर नंबर 2, रोड नं: जय भवानी रोड, नाशिकरोड, ता.जि.नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422101 पॅन नं:-AATFB4771G
 2): नाव:- बुनियाद कन्स्ट्रक्शन्स भागीदारी फर्म तर्फे भागीदार निलेशभाई जेठामाई रंगानी वय:-50; पत्ता:- प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: रामायण बंगला, ब्लॉक नं: आडके नगर नंबर 2, रोड नं: जय भवानी रोड, नाशिकरोड, ता.जि.नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422101 पॅन नं:-AATFB4771G
 3): नाव:- 1) विलीप सुधाकर शिंदे 2) संजय सुधाकर शिंदे 3) रजप्रभा विजय शिंदे 4) शिवानी विजय शिंदे 5) मंदा मधुकर गांगुर्डे 6) साधना भिमराव केदार 7) अनिता अनिल डांगळे 8) सुनिता सुधाकर शिंदे 9) विमल दिलीप शिंदे 10) सारिका दिलीप शिंदे 11) प्रविण दिलीप शिंदे 12) उषा संजय शिंदे 13) प्रकाश मधुकर गांगुर्डे 14) सचिन मधुकर गांगुर्डे 15) राहुल भिमराव केदार 16) सोमेश अनिल डांगळे यांचे जनरल मुखत्यार म्हणुन बुनियाद कन्स्ट्रक्शन्स भागीदारी फर्म तर्फे भागीदार 1) चंद्रकांत दाताराम बंसल (संमती देणार) वय:-58; पत्ता:- प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: रामायण बंगला, ब्लॉक नं: आडके नगर नंबर 2, रोड नं: जय भवानी रोड, नाशिकरोड, ता.जि.नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422101 पॅन नं:-AATFB4771G
 4): नाव:- बुनियाद कन्स्ट्रक्शन्स भागीदारी फर्म तर्फे भागीदार निलेशभाई जेठामाई रंगानी वय:-50; पत्ता:- प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: रामायण बंगला, ब्लॉक नं: आडके नगर नंबर 2, रोड नं: जय भवानी रोड, नाशिकरोड, ता.जि.नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422101 पॅन नं:-AATFB4771G

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- अशोक राधाकिसन डवळे वय:-34; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बीएमएस मार्केट शेजारी, ब्लॉक नं: कला नगर, रोड नं: जेलरोड, नाशिकरोड, ता.जि.नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422101 पॅन नं:-BISPD8285M
 2): नाव:- गंगा अशोक डवळे वय:-27; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बीएमएस मार्केट शेजारी, ब्लॉक नं: कला नगर, रोड नं: जेलरोड, नाशिकरोड, ता.जि.नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422101 पॅन नं:-ICZPD7531J

(9) दस्तऐवज करून दिल्याचा दिनांक 01/11/2023

(10) दस्त नोंदणी केल्याचा दिनांक 03/11/2023

(11) अनुक्रमांक, खंड व पृष्ठ 11796/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 102000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 17000

(14) शेरा



सूची क्र. II

नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत
अस्सल बरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२

नाशिक-२.

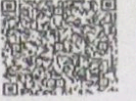
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



CHALLAN
MTR Form Number-6



RN	MH010368892202324E	BARCODE	[Barcode]				Date	31/10/2023-17:31:19	Form ID	25.2	
Department	Inspector General Of Registration					Payer Details					
Type of Payment	Stamp Duty Registration Fee					TAX ID / TAN (If Any)					
Office Name	NSK2_NASHIK 2 JOINT SUB REGISTRAR					PAN No.(If Applicable)	BISPD8265M				
Location	NASHIK					Full Name	ASHOK RADHAKISAN DHAVAL AND OTHER ONE				
Year	2023-2024 One Time					Flat/Block No.	S.NO.17/1/18/1 PLOT NO.1/2 FLAT NO.303				
Account Head Details			Amount In Rs.	Premises/Building							
030046401	Stamp Duty		102000.00	Road/Street		SHREE DHAM APARTMENT DASAK					
030063301	Registration Fee		17000.00	Area/Locality		JAILROAD NASHIKROAD TAL DIST NASHI					
				Town/City/District		K					
				PIN		4	2	2	1	0	1
Remarks (If Any)						PAN2=AATFB4771G~SecondPartyName=BUNIYAD CONSTRUCTION~CA=1700000~Marketval=1358000					
				Amount In	One Lakh Nineteen Thousand Rupees Only						
Total				1,19,000.00	Words						
Payment Details					FOR USE IN RECEIVING BANK						
IDBI BANK					Bank CIN	Ref. No.	69103332023103121134	2836105734			
Cheque-DD Details					Bank Date	RBI Date	31/10/2023-17:33:55	Not Verified with RBI			
Cheque/DD No.					Bank-Branch		IDBI BANK				
Name of Bank					Scroll No. , Date		Not Verified with Scroll				
Name of Branch											

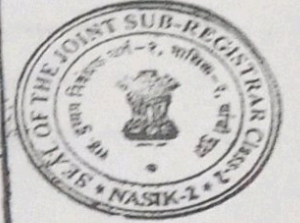
Department ID : Mobile No. : 8888891944
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नसन-२
 दस्त क्र. (996eE/2023)
 9 — 36



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023317815993	Date 31/10/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.740/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Nashik 2 of the District Nashik.	
Payment Details	
Bank Name SBIN	Date 31/10/2023
Bank CIN 10004152023103115012	REF No. 330440145418
This is computer generated receipt, hence no signature is required.	

नसन-२
दस्ता क्र. (996000 / 2023)
२ — 36



Ready Reckner Chart No. : 10.3
Carpet Area of Flat : 34.95.sq. mtrs.
Balcony Area : 3.85 Sq.Mtrs.,
Flat Rate : Rs. 31,800/-
Market Value : Rs.13,58,000/-
Consideration : Rs.17,00,000/-
Stamp : Rs. 1,02,000/-
Regis. Fees : Rs. 17,000/-

नसन-२
दस्ता क्र. (११७६६६/२०२३)
३ — ३७



AGREEMENT TO SALE

Model Form of RERA

This Agreement is made at Nashik this 1st day of November in the year 2023.

B E T W E E N

Buniyad Constructions, A Partnership Firm
Through its Partners

PAN No. AATFB 4771 G

1. **Mr. Chandrakant Dataram Bansal**
Age: 58, Occ: Business
Pan No. AFWPB 6948 P
2. **Mr. Nileshbhai Jethabhai Rangani**
Age: 50, Occ: Business
Pan No. AMCPP 1869 Q
Add. Plot No. 1, Ramayan Bunglow, Adke Nagar No. 2,
Jay Bhawani Road, Nashik Road, Nashik.

Hereinafter referred to as "**The Promoter**" of the One Part

A N D

1. **MR. ASHOK RADHAKISAN DHAVALÉ**
Age : 34 years, Occupation : Business Pan No. BISPD 8265 M
2. **MRS. GANGA ASHOK DHAVALÉ**
Age : 27 years, Occupation : Housewife, Pan No. ICZPD 7531 J
Address : Behind BMS Super Market, Kala Nagar, Jail Road,
Nashik Road - 422 101. Tal. & Distt. Nashik.

Hereinafter referred to as "**The Allottee**" of the Other Part.

A N D

1. **Mr. Dilip Sudhakar Shinde**
Age: 62, Occ: Retired
Aadhar No. 4942 7681 1260
Add: Room No. 199, Janai Nagar, Canal Road,
Jail Road, Nashik Road, Nashik.
2. **Mr. Sanjay Sudhakar Shinde**
Age: 45, Occ: Nil
Pan No. FBZPS 1975 K
Add: Janai Nagar, Jail Road, Panchak, Nashik Road, Nashik.
3. **Mrs. Ratnaprabha Vijay Shinde**
Age: 49, Occ: Housewife
Aadhar No. 7757 7678 2524
4. **Miss. Shivani Vijay Shinde**
Age: 21, Occ: Education
Aadhar No. 3859 6749 1277
5. **Mrs. Manda Madhukar Gangurde**
Age: 54, Occ: Housewife
Pan No. BSRPG 5779 G
Add: Behind Byttco College, 20B, Nisarge Sham Society,
Jagtap Mala, Nashik Road, Nashik.
6. **Mrs. Sadhana Bhimrao Kedare**
Age: 45, Occ: Housewife
Aadhar No. 4403 5863 4799
Add: Janai Nagar, Canal Road, Shramik Nagar,
Nashik Road, Nashik.

नसम-२
दस्तावेज (११७६६६/२०२३)
४ — ३७



7. **Mrs. Anita Anil Dangale**
Age: 53, Occ: Housewife
Pan No. BQQPD 1868 J
Add: Flat No.9, SidhiDarshan Housing Society,
ChampaNagari, Dasak, Jail Road, Nashik Road, Nashik.
 8. **Mrs. Sunita Sudhakar Shinde**
Age: 42, Occ: Housewife
Pan No. GSUPS 7274 C
Add: Guru Naman Row-Houses, D-5, Janai Nagar,
Canal Road, Jail Road, Nashik Road, Nashik.
 9. **Mrs. Vimal Dilip Shinde**
Age: 59, Occ: Housewife
Aadhar No. 3065 0237 4745
Add: Room No. 199, Janai Nagar, Canal Road,
Jail Road, Nashik Road, Nashik.
 10. **Mrs. Sarika Dilip Shinde**
Age: 39, Occ: Housewife
Aadhar No. 8650 4664 3875
Add: House No. 621/118/17/1, Janabai Nagar,
Canal Road, Jail Road, Nashik Road, Nashik.
 11. **Mr. Pravi Dilip Shinde**
Age: 38, Occ: Business
Aadhar No. 5041 8227 4369
Add: Janai Nagar, Canal Road, Jail Road,
Nashik Road, Nashik.
 12. **Mrs. Usha Sanjay Shinde**
Age: 38, Occ: Housewife
Pan No. GZEPS 4050 R
Add: Janai Nagar, Canal Road, Jail Road,
Nashik Road, Nashik.
 13. **Mr. Prakash Madhukar Gangurde**
Age: 39, Occ: Business
Pan No. AVZPG 8676 J
 14. **Mr. Sachin Madhukar Gangurde**
Age: 41, Occ: Business
Aadhar No. 8137 7338 5029
Add: No. 13 & 14 R/o Behind Byttco College, B-20, NisargeSham Society,
Jagtap Mala, Nashik Road, Nashik.
 15. **Mr. Rahul Bhimrao Kedare**
Age: 34, Occ: Housewife
Pan No. DOKPK 3932 N
Add: Janai Nagar, Canal Road, Jail Road,
Nashik Road, Nashik.
 16. **Ku. Somesh Anil Dangale**
Age: 19, Occ: Education
Aadhar No. 3581 6002 6803
Add: Gurunaman Row-House No. 04, Canal Road,
Jail Road, Nashik Road, Nashik.
Through Power of Attorney Holder
Buniyad Constructions, A Partnership Firm
Through its Partners
PAN No. AATFB 4771 G
 1. **Mr. Chandrakant Dataram Bansal**
Age: 58, Occ: Business
Pan No. AFWPB 6948 P
 2. **Mr. Nileshbhai Jethabhai Rangani**
Age: 50, Occ: Business
Pan No. AMCPP 1869 Q
Add: Plot No. 1, Ramayan Bunglow, Adke Nagar No. 2,
Jay Bhawani Road, Nashik Road, Nashik.
- The above named party shall be hereinafter referred to as the "CONFIRMING PARTY" of the OTHER PART:

नसन-२	
दस्ता क्र. (११७६६/२०२३)	५ ३७



WHEREAS Survey No.17/1 and Survey No. 18/1 of Village Dasak was owned by the Janabai Darku Bagul and Girjabai Darku Bagul.

AND WHEREAS land Survey No.17/1 and Survey No. 18 were within the urban land ceiling limit. Janabai Darku Bagul and others had filed their statement under ULC act to Competent Authority, Urban Land Ceiling. As per their statement the area admeasuring 3140.60 sq.mtrs. out of Survey No. 17/1 and area admeasuring 1552.50 sq.mtrs. out of Survey No. 18 is declared as an Excess land. As per order M.E. No. 4546 was made and certified on 30/06/1992.

AND WHEREAS Girjabai Darku Bagul died on 04/11/2000 leaving behind legal heir Daughter Janabai Darku Bagul. Accordingly Name of the Daughter Janabai Darku Bagul was already on record and Name of decease Girjabai Darku Bagul was deleted as per M.E.No. 7105 on 26/12/2000.

AND WHEREAS Janabai Darku Bagul and others enter into Development Agreement and Power of Attorney for development of Excess area admeasuring 3140.60 sq.mtrs. out of Survey No. 17/1 and Excess area admeasuring 1552.50 sq. mtrs. out of **Survey No. 18/1** i.e. area 4393.10 sq.mtrs. out of total 4693.10 sq.mtrs. on 31/12/2007 for the development of the said property and delegated all necessary rights, powers and authorities in respect to development and disposal of the said property and to construct premises thereon in favour of Sidhi Construction, a Partnership Firm and the said Development Agreement and Power of Attorney are duly registered with Sub-registrar, Nashik-2 at Sr. No. 9751/2007 and 9752/2007 respectively. As per the said Development Agreement the name of Sidhi Construction, a Partnership Firm is recorded in other rights column as per M. E. No.9436 in the year 2008.

AND WHEREAS the said Janabai Darku Bagul and others had prepared layout of Excess area admeasuring 3140.60 sq. mtrs. Out of Survey No. 17/1 and Excess area admeasuring 1552.50 sq. mtrs. Out of Survey No. 18/1 total 4693.10 sq. mtrs. and same has been sanctioned by Nashik Municipal Corporation vide its Letter No.No. Town Planing /final/09/2010 dated 19/06/2010 and also converted the said area into non-agricultural tenure as per order of Collector of Nashik under the provision of S.44 of Maharashtra Land Revenue Code on 17/01/2009 vide outward No. Mah/Kaksha-3/N.A.P.K./306/2008. After sanctioning of the layout the Talathi concerned prepared separate 7/12 extracts of the plots as per Mutation Entry No.10461.

AND WHEREAS Janabai Darku Bagul @ Janabai Sudhakar Shinde died on 13/06/2014 leaving behind legal heirs Dilip, Sanjay-Sons, Manda, Sadhana, Anita, Sunita- Daughters, Rataprabha- Daughter in law and Shivani-Grand Daughter Legal heirs are recorded in the record of rights as per M.E.No.14514 on 27/04/2015.

AND WHEREAS an area 12.79 sq.mter. out of Plot No. 2 and is transfer to Nashik Municipal Corporation for widening of road and accordingly Mutation Entry 16449 is made and certified on 28/12/2018.

AND WHEREAS the Plot No.1 and Plot No. 2 out of Survey No.17/1/18/1 of both plots and said amalgamation plan is sanctioned by the Nashik Municipal Corporation on 14/02/2018 vide outward no. Dasak/Layout/Amalgamation/S.S.N.R./Municipalcorporation/LND/AML/Dasak/DCR/0058/2019. Mutation Entry No.16677 is certified in the record of the said plot property on 08/07/2019.

AND WHEREAS land owners Mr.Dilip Sudhakar Shinde and others executed Supplementary Development Agreement on 30/12/2019 infavour of Sidhi Construction, a Partnership Firm in respect of Development Agreement dt. 31/12/2007 Sr. No. 9751/2007. The said Supplementary Development Agreement is registered in the office of Sub-registrar Nashik-2 at Sr. No. 278/2020 on 13/01/2020. As per the said Supplementary Development Agreement area admeasuring 4393.10 sq. mtrs. in Development Agreement dt. 31/12/2007 is reduced to area admeasuring 3637.61 sq.mtrs. i.e. area of 755.49 sq.mtrs. is reduced out of Plot No. 1 and 2.

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AND WHEREAS the Confirming Party have executed Development Agreement and Power of Attorney for development of area admeasuring 1042.70 sq.mtrs. out of area admeasuring 1055.49 sq. mtrs. out of Plot No. 1/2 on 31/12/2019 for the development of the said plot property and delegated all necessary rights, powers and authorities in respect to development and disposal of the said property and to construct premises thereon in favour of the Promoter and the said Development Agreement and Power of Attorney are duly registered with Sub-registrar, Nashik-2 at Sr. No. 280/2020 and 281/2020 respectively. As per the Development agreement premises from and out develop and dispose of all the said property and the constructed premises from and out of the building construction carried out therein and to receive the consideration in respect thereof. As per the said Development Agreement the name of the Promoter is recorded in other rights column of the said Plot No.1/2.

AND WHEREAS as per the development agreement dt.31/12/2019 the Promoter has to give to the Confirming Party constructed premises as stated in the said development agreement towards the consideration of the property of the development agreement.

AND WHEREAS the said property shall be hereinafter referred to as the "Said Property" and property more particularly described in Schedule- II herein after as the "Said Premises" for the sake of brevity.

AND WHEREAS the Promoter is entitled to develop and dispose of all the said Property and the constructed premises from and out of the building construction carried out therein and to receive the consideration in respect thereof.

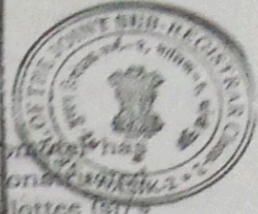
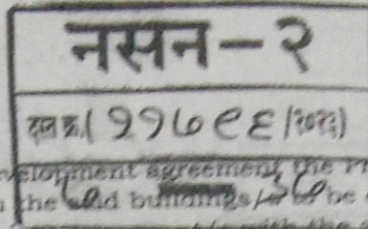
AND WHEREAS the Promoter is desirous to develop the said property, the building and its units subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 and the connected provisions thereof;

AND WHEREAS the Promoter has developing the said property in the name of and style as "Shree Dham" Apartment consisting of parking on the ground floor + Four upper floor having 36 independent residential premises. The "Shree Dham" Apartment building has 6 persons lift facility. The Promoter wanted to revised above building plan and as per said propose revised plan "**Shree Dham Apartment**" consisting of 10 shops and rest parking on the ground floor + Four upper floor having 36 independent residential premises;

AND WHEREAS the building plan is approved and sanctioned by the Nashik Municipal Corporation for the said project on 04/09/2020 vide No. LND/BP/C4/98/2020. The Promoter has constructed the building "Shree Dham" Apartment.

AND WHEREAS Promoter has appointed Mr.Prashant M. Themaskar as the Architect and Mr.Chimanbhai D. Patel as the R.C.C. and Structural Engineer for the projects.

AND WHEREAS the Purchaser demanded from the Promoter and the Promoter has given inspection to the purchaser all the documents of the title relating to the said properties which are more particularly described in Schedule I here under written. The Purchaser having inspected all the relevant documents i.e. 7/12 and Mutation Entries for last 30 years, Development Agreement and other Documents mentioned in above paragraph, NA order, layout, title and search certificate commencement certificate and approved building plan in respect to the said properties and being satisfied about the title of the owner and the rights and authorities of the Promoter of developing the said property and disposal thereof;



AND WHEREAS by virtue of the above development agreement the Promoter has the 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 with the allottee (s) of the apartments to receive the sale consideration in respect thereof;

AND WHEREAS 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 plan, designs and specifications prepared by the Promoter's Architects and or such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the Allottee is offered an Apartment bearing No.303 on the **Third Floor**, (herein after referred to as the said "Apartment") in the building called "**Shree Dham**" (herein after referred to as the said "Building") by the Promoter.

AND WHEREAS the Promoter will register the project under the provisions of the Act with the Real Estate Regulatory Authority.

AND WHEREAS authenticated copy of 7/12 extract of the project land/Plot Property of the Promoter on which the apartments constructed have been annexed hereto and marked as Annexure-A.

AND WHEREAS the authenticated copy of the building plan approved by the Nashik Municipal Corporation of the project have been annexed hereto and marked as Annexure-B.

AND WHEREAS the authenticated copy of the commencement certificate issued by the Nashik Municipal Corporation of the project have been annexed hereto and marked as Annexure-C.

AND WHEREAS the authenticated copy of the MAHARERA registration certificate have been annexed and marked as Annexure-D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority (s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain building Completion Certificate or Occupancy Certificate of the said Building

AND WHEREAS while sanctioning the said plans concerned local authority and /or Government has 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.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment/Flat No.101 on First Floor of the said Project.

AND WHEREAS the carpet area of the said Apartment is Area **34.95** sq. mtrs., and balcony **3.85** sq.mtrs. total admeasuring **38.80** sq.mtrs. and "carpet area" means the net usable floor area of an 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.

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AND WHEREAS the Parties relying of the confirmations, representations and assurance of each other to faithfully abide by all the terms, conditions and stipulation contained in this agreement and all applicable laws, are now willing to enter into this agreement on the terms and conditions appearing hereinafter.

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. **17,00,000/-** (Rs. **Seventeen Lacs only**) by Cheque being 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 in the manner hereinafter appearing.

AND WHEREAS, the Promoter has register the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at **Mumbai, No.P51600028355; dt.18/02/2021.**

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written agreement for sale of said apartment under the Registration Act, 1908.

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 **agrees to purchase the Apartment.**

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building/s consisting of Parking on the Ground Floor and Four upper floor having 36 independent residential premises on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. The Promoter wanted to revised above building plan and as per said propose revised plan "Shree Dham" Apartment consisting of 10 shops and rest parking on the ground floor + Four upper floor having 36 independent residential premises. The Allottee has given consent to the Promoter to revised the building plan as stated above or the promoter may deem fit.
 - 1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment/Flat **No.303**, carpet area of flat admeasuring **34.95 sq.mtrs.**, and balcony **3.85 sq.mtrs.** total **38.80 sq.mtrs.** on **Third floor** in the building (hereinafter referred to as "the Apartment") as shown in the floor plan thereof hereto annexed and marked annexures C-1 and C-2 for the consideration of **Rs.17,00,000/-** included being the proportionate 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 in the second schedule annexed herewith. The price of the Apartment is including the proportionate price of the common areas and facilities and parking spaces is provided free of cost therefore price of parking is not separately shown.
 - (ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee common parking spaces therefore its layout is not attached to this presents.
 - 1(b) The total aggregate consideration amount for the apartment including parking spaces is thus Rs. **Rs.17,00,000/-**
 - 1(c) The construction of the building is completed **upto 99%**. The Allottee has paid on or before execution of this agreement a sum of **Rs.17,00,000/-** (Rupees Seventeen Lacs only) as per following manner:

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S.No.	Stage	%
01.	On Booking/Agreement	10%
02.	Plinth	15%
03.	On Completion of First Slab	15%
04.	On Completion of Second Slab	20%
05.	On Completion of Third slab	10%
06.	On Completion of Fourth slab	10%
07.	On Completion of Fifty slab	10%
08.	At the time of Possession	10%
Total		100%

- 1(d) The total price above excludes taxes (consisting of tax paid or payable by the promoter by way of value added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the Promoter) up to the date of handing over the possession of the Apartment/Flat.
- 1(e) The total price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local bodies/government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to be applicable on subsequent payments.
- 1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @12% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1(g) 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 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(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head (s) of dues against lawful outstanding if any, in his/her 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 payments in any manner.
- 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations 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 certificates in respect of the Apartment.

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2.2 This is essence 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/Flat to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above.

3. The Promoter hereby declares that the floor space index available as on date in respect of the project land is 1:1 + TDR purchased by the Promoter only.

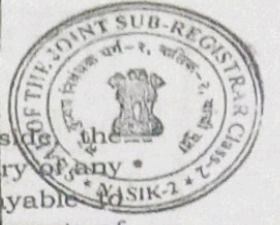
4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment/Flat to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the rule, on all the amounts paid by the Allottee, 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 proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of instalments, the Promoter shall at his 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 conditions in respect of which it is intended to terminate the agreement. If 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.

Time is the essence of this agreement. The Allottee shall pay the balance consideration and other payments strictly on the due date at any cost. In the event of the Allottee failing to make payment on the due date then the Promoter after due notice shall be entitled to terminate this agreement and forfeit Rs.1,00,000/- out of the amounts received hereunder as liquidated damages. The Promoter shall be entitled to deal with and dispose of the premises thereafter to third parties, and the Allottee shall have no right to object in any manner. However, the Promoter has option to continue the said transaction but in that case the Allottee shall pay the interest for the delayed period @ 18% p.a. till the time the payment is made. The Promoter is not liable to give any intimation or notice of the instalments becoming due even oral / telephonic demand is sufficient. In addition to the Allottee/s liability to pay interest as mentioned hereinabove, the Allottee/ shall also be liable to pay and reimburse to the Promoter, all the costs, charges and expenses whatsoever, which are borne, paid and/or incurred by the Promoter for the purpose of enforcing payment of and recovering from the Allottee/s any amount/s or due/s whatsoever payable by the Promoter under this Agreement.

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Provided further that upon termination of this agreement as aforeside the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to the Promoter) within a period of Ninety 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.

5. The fixtures 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 as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall complete the rest construction and shall give possession of the apartment to the Allottee on or before 31/12/2023 by taking completion certificate subject to the issuance of completion certificate by the Nashik Municipal Corporation. If the Promoter fails or neglects to give possession of the apartment to the Allottee on account of reasons beyond his control and of his agents by the aforeside date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of apartment on the aforeside date, if the completion of building in which the

- i) war, civil commotion or act of God;
- ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- iii) Completion certificate is not issued by the NMC.

- 7.1 Procedure for taking possession - 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/Flat, to the Allottee in terms of this agreement to be taken within 3 three months from the date of issue of such notice and the Promoter shall give possession of the Apartment/Flat 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 apartments are ready for use and occupance:
- 7.3 Failure of Allottee to take Possession of Apartment/Flat: Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Apartment/Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this agreement, and the Promoter shall give possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable from the date of completion certificate.
- 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 defects shall be rectified by the Promoter at his 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.

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The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking their own vehicle.

9. The Allottee along with other allottee(s) of apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and /or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duty fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other competent authority.
- 9.1 The Promoter shall, within three months of registration of the society or association or limited company, as aforesaid, cause to be transferred to the society or limited company all the right, title and the interest of the Promoter/Lessor/Original Owner/Promoter and/or the owners in the said structure of the building or wing in which the said apartment is situated.
- 9.2 The Promoter shall, within three months of registration of the Federation/apex body of the societies or limited company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Promoter/Lessor/Original Owner/Promoter and /or the owners in the project land on which the building with multiple wings or buildings are constructed.
- 9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the society or limited company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of **Rs. 1,000/-** per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this agreement) shall be paid over by the Promoter to the society or the limited company, as the case may be.
10. The Allottee shall contribute and pay following amount to the Society or Limited Company/Federation/Apex body details of which under:-
 - i) share money, application entrance fee of the Society or Limited Company/Federation/Apex body.
 - ii) formation and registration of the Society or Limited Company/Federation/Apex body.
 - iii) Proportionate share of taxes and other charges/ levies in respect of the Society or Limited Company/Federation/Apex body.

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- iv) Deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/Apex body.
- v) Rs.40,000/- for deposit towards water, Electric and other utility and services connection charges.

11. The Allottee shall pay to the Promoter a sum of Rs.25,000/-for meeting all legal costs, charges and expenses including professional costs of the attorney at Law/Advocates of the Promoter in connection with formation of the said Society or limited company or Apex Body or federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees share of stamp duty and registration charges payable, by the said society or limited company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said building/wing of the building. At the time of registration of conveyance or lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

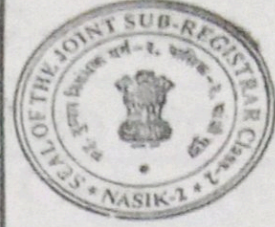
- i) The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the project;
- ii) The promoter has lawful rights and 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;
- iii) There are no encumbrances upon the project or the project except those disclosed in the title report;
- iv) There are no litigations pending before any court of law with respect to the project land or project except those disclosed in the title report;
- v) All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing 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 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;
- vi) 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.
- vii) 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/Flat which will, in any manner, affect the rights of Allottee under this agreement;
- viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this agreement;

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- ix) At the time of execution of the conveyance deed of the structure to the association of allottees the promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association of the Allottees;
- x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental 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;
- xi) 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.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the apartment may come, hereby covenants with the Promoter as follows:-
- i) To maintain the apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the apartment is taken 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.
- ii) 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 in which the apartment is situated 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.
- iii) 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.
- iv) 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 tenable 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, Pardis or other structural members in the apartment without the prior written permission of the Promoter and/or the society or the limited company.

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१५ — ३६



- v) 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.
- vi) 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.
- vi) 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 apart is situated.
- vii) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the apartment by the Allottee for any purposes other than for purpose for which it is sold.
- viii) The Allottee shall not let, sub-let, 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.
- ix) The Allottee shall observe and perform all the rules and regulations which the society or the limited Company or Apex Body or Federation 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 Society/Limited Company/Apex Body/Federation 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.
- x) Till a conveyance of the structure of the building in which apartment is situated is executed in favour of Society/Limited Society, 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.
- xi) Till a conveyance of the project land on which the building in which apartment is situated is executed in favour of Apex Body or Federation, 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.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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16. 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 plot 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 structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.
17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**
After the Promoter executes this agreement he shall not mortgage or create a charge on the Apartment/Flat 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/Flat.
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 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 annexures, 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, arrangements whether written or oral, if any, between the parties in regard to the said apartment/plot/building, as the case may be.
20. **RIGHT TO AMEND**
This Agreement may only be amended through written consent of the parties.
21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE SUBSEQUENT ALLOTTEES**
It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment/Flat, in case of a transfer, as the said obligations go along with Apartment/Flat for all intents and purposes.
22. **SEVERABILITY**
If any provision of this agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulation made there under or under 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 of this agreement shall remain valid and enforceable as applicable at the time of execution of this agreement.

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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/Flat to the total carpet area of all the Apartment/Flat in the project.

24. FURTHER ASSURANCES

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 through its authorized signatory at the promoter's office, or at some other place, which may be mutually agreed between the promoter and the Allottee, in one months after the agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said agreement shall be registered 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/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter 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/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee

1. **MR.ASHOK RADHAKISAN DHAVALÉ**
2. **MRS.GANGA ASHOK DHAVALÉ**
Address : Behind BMS Super Market, Kala Nagar, Jail Road,
Nashik Road - 422 101. Tal.& Distt.Nashik.

Promoter Name

- Buniyad Constructions, A Partnership Firm
Through its Partners
1. Mr.Chandrakant Dataram Bansal
 2. Mr.Nileshbhai Jethabhai Rangani
Add.Plot No.1, Ramayan Bunglow, Adke Nagar No.2,
Jay Bhawani Road, Nashik Road, Nashik.

It shall be the duty of the Allottee and the promoter to inform each other of any change in address 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.

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२८	३७
JOINT ALLOTTEES	
That in case where an allottee	



28. Allottee all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as property 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.
30. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
31. 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.
32. The Allottee has nominated her husband as a nominee of her and of the said premises.

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.

First Schedule Above Referred to

All that Non Agricultural property situated layout bearing Plot No. 1 & 2 from and out of Survey No.17/1/18/1, admeasuring 1042.70 Sq. Mtrs. of Village Dasak, Taluka and District Nashik situated within the limits of Nashik Municipal Corporation bounded as under:

On or towards By

- | | |
|---------|---------------------------------|
| East : | Survey No. 17/2 |
| South : | 18 Meter D.P. Road |
| West : | 9 Meter Road |
| North : | Open Space and Plot No. 3 and 4 |

Second Schedule Above Referred to

Here set out the nature, extent and description of common areas and facilities.

1. Staircase
2. Common Passage
3. Common Parking
4. Common Terrace
5. Common area for ingress and outgress

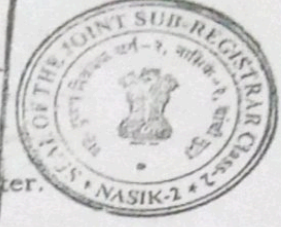
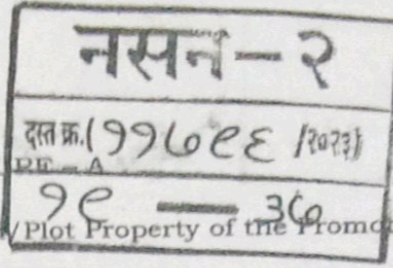
SCHEDULE 'A'

Upon the property more particularly set out in schedule I above construction of a building known in the name and style as "**Shree Dham Apartment**" from and out of the said building constructed premises situated in the building **Flat/Unit No.303** admeasuring **34.95** sq. mtrs., and balcony **3.85** sq.mtrs. total admeasuring **38.80** sq.mtrs. **carpet** area approximate situated on the **Third Floor**. The said premises is bounded as per approved building plan constructed on Plot No.1/2 from and out of **Survey No. 17/1/18/1**, admeasuring **1042.70 Sq. Mtrs.** of **Village Dasak**, Taluka and District Nashik bounded as under:

On or towards By

- | | |
|---------|--------------|
| East : | Duct. |
| West : | Flat No.302. |
| South : | Lift |
| North : | Flat No.304. |

All the said premises together with all common amenities, rights of access, easement etc.



ANNEXURE - A

7/12 Extract of the project land/Plot Property of the Promoter.

ANNEXURE - B

The authenticated copy of the building plan approved by the Nashik Municipal Corporation of the project land.

ANNEXURE - C

The authenticated copy of the commencement certificate issued by the Nashik Municipal Corporation of the project land.

ANNEXURE - D

The authenticated copy of the MAHARERA registration certificate of the project land and construction thereon.

ANNEXURE - E
Amenities

- 1) R.C.C. frame structure with external walls 6" thick, internal walls 4" thick.
- 2) 2' X 2' Porcelain Johnson or equivalent make ceramic flooring in all rooms with same skirting (3" ht.)
- 3) Black Grenite Kitchen plateform with steel sink & glazed tiles dado up to 5 ft. hieght. R.C.C. loft of 18" width in shorter span of kitchen.
- 4) 18" X 12" Johnson/ kajaria tiles or equivalent in bath & toilet upto 6 ft. ht. and 12" X 8" W.C. upto 4 ft. ht. and 1'X1' antiskid bathroom flooring.
- 5) Concealed electrification with ISI marked modular switches & MCB facilities. Two light pt. one fan pt. one half plug pt. in each room, one power pt. in kitchen and toilets.
- 6) Concealed plumbing work One C.P. mixer cock with shower in each bathroom & one C.P. cock in kitchen, W.C. & wash basin
- 7) Internal finish : Neru finish plaster with branded paint with lamby.
- 8) External Finish : Single Coat sand face plaster with ace paint.
- 9) Main door frame is of wooden & other are of concrete. All door shutters will be of flush door painted with descent shade. Main door shutter with door skin / sunmica laminate.
- 10) Three track powder coated Aluminium slidin windows with Mosquito net & safety grill.
- 11) Parking space with colorful concrete paving block.
- 12) One M.S. Main Gate of Compound wall of the Building.
- 13) Staircase steps of Marble tappa.
- 14) Saparate Electric connection and meter for each flats
- 15) Common Lift of 6 persons for the building

Received of and from the Allottee above named the towards Earnest Money Deposit or application fee as under :-

Amount Rs.	Particulars
1,50,000/-	Rs.One Lac Fifty Thousand only received from Purchasers by Cheque No.327561, dated 24/10/2023 drawn on Bank of Maharashtra..
1,00,000/-	Rs.One Lac only received from Purchasers by Online Phonpay from Bank of Maharashtra to Axis Bank dated 30/10/2023.
76,895/-	Rs.Seventy Six Thousand, Eight Hundred Ninety Five only received from Purchasers by Online Phonpay from Bank of Maharashtra to Axis Bank dated 31/10/2023..
3,26,895/-	Rs.Three Lac, Twenty Six Thousand, Eight Hundred Ninety Five only

I say received.

The Promoter/s

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२० — ३६



The remaining amount of Rs.13,73,105/- (Rs.Thirteen Lac, Seventy Three Thousand, One Hundred and Five only) will be paid within one month from the execution of this Agreement by Cheque/DD/RTGS. If you unable to paid the said amount agreement will be cancelled.

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

Signed Sealed & Delivered by the within Named **Promoters** for himself and Power of Attorney Holder of Consenting Party, Buniyad Constructions, Through its Partner

1. Mr.Chandrakant Dataram Bansal



Ch. Bansal

2. Mr.Nileshbhai Jethabhai Rangani



Nilesh

Signed Sealed & Delivered by the within named **Purchasers/Allottee**

1. MR.ASHOK RADHAKISAN DHAVALE



अशोक धावळे

2. MRS.GANGA ASHOK DHAVALE



गंगा धावळे

WITNESS:

1. P.C. Kharim

Pc

2. G.P. Kulkarni, NRI Red.

G.P.

नसन-२

क्र. (११७०६६/१११)

२१ - ३६



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अधिकृत पत्रक)

[महाराष्ट्र जनौन महसुल अधिकार अभिलेख आणि गोप्यता (उदाहरण व सुविधित क्षेत्र) विषय १९९१ सालील विधन ३, ५, ३ आणि ३]

गाव :- दत्तक (१४४०३०)

तालुका :- नाशिक

जिल्हा :- नाशिक



39701592094

ULPIN : 39701592094

मुद्रापत्र क्रमांक व उदाहरण

१४/४/१८/१/११०६ नं./५/२

रणा पद्धती मोगटादार वर्ग-१

शेतकरी स्वामीक नाव :

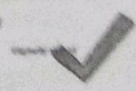
क्र. एकक व आकारणी	खाते क्र.	मोगटादारनाथे नाव	क्षेत्र	आकार	रो. क्र.	फेरफार क्र	सुल, खंड व इतर अधिकार
ये एकक आर.बी.नी	५८३७	नाशिक महानगरपालिका नाशिक	०.१२.७९			(१६३००)	सुलाने गाव व खंड
अक्षयिक क्षेत्र	५०१२०८	दिलिप सुधाकर सिधे				(१६३००)	इतर अधिकार
शेती १०.५५.४९		संजय सुधाकर सिधे				(१६३००)	इतर
शेती ५६९.९६		रत्नप्रभा विजय सिधे				(१६३००)	उद्योगाव बांधाची संयुक्त योजना (१६३००)
कारणी		शिवाजी विजय सिधे				(१६३००)	रस्ता खोदकरव करिता क्षेत्र ५२.७९ चौ.मी. (१६३००)
		नंदा मधुकर गांगुर्डे				(१६३००)	१६३००
		सावना निमराव केदार				(१६३००)	[३३३३] १००२११
		अनिता अनिल बागळे				(१६३००)	विद्येबाबतचे अंतरराज्य मजदूर शेतकरी शिडी.
		सुनिता सुधाकर सिधे				(१६३००)	अंतरराज्य मजदूर शिडीबाबत विदेशी मुद्रापत्रक प्रत्येक [३३३३] १००२११
		सामाईक क्षेत्र	१०.५२००	५६३.०५			इतर
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							पलंबित फेरफार : नाही.
							शेतकरी फेरफार क्रमांक : १०९५१ व दिनांक : १०/०२/२०२१
							सीमा आणि मुद्रापत्र सिधे

मुने फेरफार क्र : (५३९८) (७१०५) (९४३६) (१०४६९) (१६४४९) (१६६७७) (१७६०५)

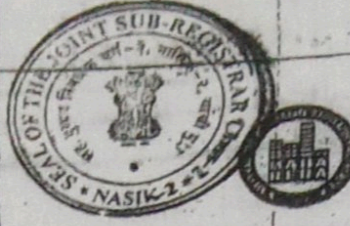


हा गाव नमुना क्रमांक ७ दिनांक १०/०२/२०२१ ११:२५:५३ PM रोजी डिजिटल स्वासरीत केला आहे व गाव नमुना क्रमांक १२ चा वेदा स्वयंसेवापित असल्यामुळे ७/१२ अगिर्तवावर वर पुस्त क्र. ५/३ कोणाच्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ काउन्सिल दि. : २६/०७/२०२३ : ११:२४:०७ PM. वैधता पत्रकाकृतीसाठी <https://digitalabara.mahabharat.gov.in/088/> या संकेत स्वकावर पत्रात 201100001321802 हा क्रमांक वापरावा.



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दस्ता क्र. (११७६६६ / २०२१)
२२ — ३७



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 P51600028355
Project: **SHREEDHAM APARTMENT**, Plot Bearing / CTS / Survey / Final Plot No.: 17/1, 18/1 PLOT NO 1 TO 8
DASAK SHIVAR at Nashik Road, Nashik, Nashik, 422101;

1. **Bunlyad Constructions** having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422101**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **18/02/2021** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

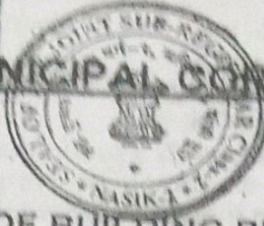
Dated: 18/02/2021
Place: Mumbai.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 18-02-2021 06:34:58

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



नसन-२
NASHIK MUNICIPAL CORPORATION
सं.क्र. (996000/1000)
२३ — ३०



NO: LND/BP/C4/98/2020

DATE :- 04/09/2020

**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

**TO, Shri. Dillip S. Shinde & Other Seven GPA. Holder Bunlyad Construction Through partners Shri. Chandrakant Bansal & Other One.
C/o. Ar. Prashant M. Themaskar & Stru. Engg. Chimanbhai D. Patel of Nashik.**

Sub :- Sanction of Building Permission & Commencement Certificate on Plot No. 1 & 2 of S.No. 17/1 & 18/1 of Dasak Shiwar Nashik.

**Ref :- 1) Your Application & for Building permission/ Revised Building permission/ Extension of Structure Plan Dated: 04/02/2020 Inward No. C-4/Revised/BP/358.
2) Previously Building Permission No. LND/BP/207/3841 Date. No. 26/11/2010.**

Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permission under section 253 of The Maharashtra Municipal Corporation Act (Act No. LIX of 1949) to erect building for Residential Purpose as per plan duly amended in ————— subject to the following conditions.

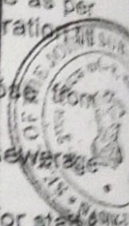
CONDITIONS (1 to 46)

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under sec. 263 of the Maharashtra Municipal Corporation Act is duly granted.
3. The commencement certificate/ Building permission shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act, 1966 & under Maharashtra Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966.].
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balconies, ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
10. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
11. The drains shall be lined out & covered up properly to the satisfaction of Municipal

Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity.

In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit.

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

12. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
13. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
14. Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
15. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
16. Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation. Electric supply Mains of M.S.E.B. is available at site.
17. There is no objection to obtain electricity connection for construction purpose as per M.S.E.B. 996EE 12023
18. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate. 
19. Drinking water & adequate sanitation facility including labour shall be provided for staff labour engaged at construction site by owner/Developer at his own cost.
20. While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.
21. As per order of Urban Development Department of Government of Maharashtra, vide TPS2417/487/pr.a.kra.217/UD-9 Dt:7/8/2015 for all building following condition shall apply
 - A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
 - a] Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - b] Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - c] Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - d] F.S.I. permitted.
 - e] Number of Residential/Commercial flats with their areas.
 - f] Address where copies of detailed approved plans shall be available for inspection.
 - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
22. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
23. This permission is given on the basis of Title search report submitted by owner/developer, Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
24. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
25. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
26. Provision of rain water harvesting shall be made at site as per rule no 33 of DCPR and also as per Hon. Commissioner order No./TP/Vas/392/2017 dt.05/6/2017 NOC shall be produced from Rain water harvesting cell in plot area more than 5000 sqm

नसन-२

२५ - ३६



C.C. for Plot No. 1 & 2 of S.No. 17/1 & 17/2 of Dasak Shiwajinagar Nashik.

27. NMC shall not supply water for construction purpose.
28. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
29. The Building Permission is granted on the strength of labour code occupational safety, Health & working conditions 2018 therefore all the conditions mentioned therein are applicable to this commencement and shall be followed strictly Nashik Municipal Corporation shall be not be responsible for breach of any conditions mentioned therein.
30. It is necessary to cover entire construction with Green Net/Shed Net, for reduction of dust in air so as to avoid air pollution, and Geo Tag Photo is compulsory at time of Completion.
31. It is necessary to provide set of Dry and wet dust bins for segregation of waste.
32. N.A. order No. 306/2008 Dt: 17/01/2009 submitted with the application.
33. A) Rs. 2,14720/- is paid for development charges w.r.to the proposed Construction vide R.No./B.No. 93/742 Dt: 07/08/2020.
B) Rs. 1/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No. Dt:- //.
34. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.
Rs. 5280/- Deposited vide R.No./B.No. 78/3022 Dt: 07/08/2020.
35. Drainage connection charges Rs. 36,000/- is paid vide R.No./B.No. 89/8685 Dt: 07/08/2020.
36. Welfare cess charges Rs. 3,84,680/- is paid vide R.No./B.No. 89/8685 Dt: 07/08/2020.
37. F.S.I. Premium charges Rs. 12,77,120/- is paid vide R.No./B.No. 63/8684 Dt: 12/08/2020
38. T.D.R. Infrastructure charges Rs. 82,500/- is paid vide R.No./B.No. 89/8685 Dt: 07/08/2020.
39. Total TDR Loaded 75.00 Sq.mt. which is utilised from DRC No: 913 Dt:17/04/2020 vide formula $75 \times 6140/16200 = 28.42$ Sq.mt. TDR area utilized from the same.
40. Previously approved building permission vide C.C.No: LND/BP/207/3841 Date: No. 26/11/2010. is hereby as cancelled.
41. This permission is given on the basis of affidavit given by applicant Dt:13/08/2020 regarding NMC supplied water and any public source of water should not be used for construction purpose. Also after obtaining occupancy certificate decision of NMC regarding drinking water supply connection shall be binding on applicant.
42. This permission is given on the basis of affidavit given by applicant Dt:13/08/2020 for disposal of excavated/debris material on his own at the prescribed site.
43. This permission is given on the basis of affidavit given by applicant Dt:13/08/2020 regarding declaration that Balcany not to be closed.
44. Fanning Should be maintained as per D.C. Rule at site.
45. U.L.C. extension order to be produced before occupancy certificate.
46. This permission is given on the basis of R.C.C. Designer certificate regarding protection and cover of well Dt. 27/08/2020.

No. LND / BP / CH / 98 / 2020
Nashik, Dt. 09 / 09 / 2020

Copy to : Divisional Officer *XSR/PD*
34 Page

Raj
Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

नसब-२
२९ - ३०



भारत सरकार

भारत सरकार

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नसिन-२
खंड 20
१-४१

सोसायटी, जगतप मठा, नाशिकरोड, नाशिक

६. सौ. साधना भिमराव केदार

वय: ४४, धंदा: घरकाम

Aadhar No. 4403 5863 4799

पत्ता: कॅन्ट रोड, जनाई नगर, शमीक नगर,

नाशिकरोड, नाशिक.

७. सौ. अमिता अश्विना डायले

वय: ५२, धंदा: घरकाम

Pan No. BQQFD 1868 J

Aadhar No. 5588 3929 0444

पत्ता: फ्लॉट नं. ९, सिव्ही टर्न हॉसिंग

सोसायटी, चंदा नगरी, टसक, जेतरोड,

नाशिकरोड, नाशिक.

८. सौ. सुनिता सुधाकर शिंदे

वय: ४२, धंदा: घरकाम

Pan No. GSUPS 7274 C

Aadhar No. 2427 9501 4726

पत्ता: गुरु नमन सेसडस डी-५, जनाई नगर,

कॅन्ट रोड, जेतरोड, नाशिकरोड, नाशिक.

९. सौ. विमला दितीप शिंदे

वय: ५८, धंदा: घरकाम

Aadhar No. 3065 0237 4745

पत्ता: रम नं. १९९, जुनाई नगर, कॅन्ट रोड,

जेटरोड, नाशिकरोड, नाशिक.

१०. सारिका दितीप शिंदे

वय: ३८, धंदा: घरकाम

Aadhar No. 8630 4664 3875

पत्ता: घर नं. ६२१/१९८/१७१, जनाबाई नगर,

कॅन्ट रोड, जेतरोड, नाशिकरोड, नाशिक.

११. श्री. प्रवीण दितीप शिंदे

वय: ३७, धंदा: व्यापार

Aadhar No. 5041 8227 4369

पत्ता: जनाई नगर, कॅन्ट रोड, जेतरोड,

नाशिकरोड, नाशिक.

१२. सौ. उषा संजय शिंदे

वय: ३७, धंदा: घरकाम

Pan No. GZEPS 4030 R

Aadhar No. 3433 6068 0491

पत्ता: जनाई नगर, कॅन्ट रोड, जेतरोड,

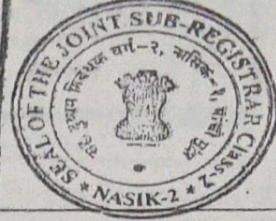
नाशिकरोड, नाशिक.

लिहून देणार

नसिन-२

दस्तावेज क्र. (१९७०६६/२०२३)

२७ - ३७



नसिन-२
खंड 20
४-४१

जनरल मुखाव्यापत्र

आज दि. ०९ मार्च नोव्हेंबर सन २०१९ रोजी गुरुवार ते दिवशी, नाशिक मुकामी.

बुनियाद करपुस्तक

Pan No. AAITB 4771 G

पत्ता: प्लॉट नं. १, रामराज्य बंगला,

आडके नगर नं. २, जय भवाणी रोड,

नाशिक रोड, नाशिक.

या मालकीची जमीन तर्फे श्री. दिवा

१. श्री. चंद्रकाव दत्ताराम बंसल

वय: ५७, धंदा: व्यापार

Aadhar No. 7632 4194 7342

२. श्री. नितेशभाई जेटाभाई रंगाणी

वय: ४९, धंदा: व्यापार

Aadhar No. 2760 7434 7090

यांची

१. श्री. दिनेश सुधाकर शिंदे

वय: ६१, धंदा: वेवागियूल

Aadhar No. 4942 7681 1260

पत्ता: रम नं. १९९, जनाई नगर, कॅन्ट रोड,

जेटरोड, नाशिकरोड, नाशिक.

२. श्री. संजय सुधाकर शिंदे

वय: ४५, धंदा: कडी जाही

Pan No. FBZPS 1975 K

Aadhar No. 7311 7950 3961

पत्ता: जनाई नगर, जेतरोड, नाशिकरोड,

पंचकाव, नाशिक.

३. सौ. रत्नप्रभा विजय शिंदे

वय: ४८, धंदा: घरकाम

Aadhar No. 7757 7678 2524

४. कुमारी शिवानी विजय शिंदे

वय: २०, धंदा: शिक्षण

Aadhar No. 3859 6749 1277

५. सौ. मंदा भद्रकर भांडुई

वय: ५३, धंदा: घरकाम

Pan No. BSRPG 5779 G

Aadhar No. 4834 1501 2254

या लिहिलेले कोर्तेज मागे, २०वी, निसर्ग शाळा

लिहून देणार

लिहून देणार

नसम-२
 क्र. (99603/2023)
 27-36



क्र. 279
 2-51

नसम-२
 क्र. 279
 2-51

१३. श्री. प्रकाश मणुकर गांगुई

वय: ३८, पता: व्यापार

Pan No. AVZPD 8676 J

Aadhar No. 7817 9909 0448

पत्ता: विल्को कॉलेज मार्ग, वि-२०, निरगा शां

सोसा., जागवाण मळा, नाशिकरोड, नाशिक.

१४. श्री. सचिन मणुकर गांगुई

वय: ४०, पता: व्यापार

Aadhar No. 8137 7338 5029

पत्ता: विल्को कॉलेज मार्ग, वि-२०, निरगा शां

सोसा., जागवाण मळा, नाशिकरोड, नाशिक.

१५. श्री. यादुल मिमराव केदार

वय: ३३, पता: व्यापार

Pan No. DOKPK 3932 N

Aadhar No. 4174 4306 0513

पत्ता: जनाई नगर, कॅनल रोड, जेतरोड,

नाशिकरोड, नाशिक.

१६. कु. सोपेश अजिज अजाळे

वय: १८, पता: शिवाण

Aadhar No. 3581 6002 6803

पत्ता: गुरा नगर ये-सऊत नं. ०५, कॅनल रोड,
 जेतरोड, नाशिकरोड, नाशिक.

विहून देणार

१)

कारण जनरल मुजब्यापार विहून व नॉटबुन देवात देसा जे की,
 मिळकतीचे वर्णन : कुळी जिल्ला नाशिक, पोट कुळी ताबुला नाशिक पैकी
 नाशिक महानगरपालिका हद्दीतील मीठे दसक या गावाचे शिवावतीत स्थार
 मिळकत यांची सर्व्हे नं. १७४/१८/१ यांची प्लॉट नं. ५२ यांची एकूण क्षेत्र
 १०५५.४१ चौ.मी. पैकी विहून देणार पैकी नं. १ ते ८ यांचे मातळीचे क्षेत्र
 १०४२.७० चौ.मी. ही हिचकी कुली पॉट मिळकत याची वरुसिमा
 सुटीकरणे :-

सर्व्हे नं. १७४	१७४
प्लॉट नं. ५२	५२
प्लॉट नं. ५३	५३
प्लॉट नं. ५४	५४

यापुढे केवळ सोबीतली करम १ मधील मिळकतीचा उत्तेज चकर मिळकत
 उसा केवळ आहे. या सर्व तंत्रामध्ये त्या प्रत्येकाचे क्षेत्रात, असापनी
 एच.एच.ए.ए. अडमिनीस्ट्रेटर्स, लिगाटि विसिटिड या सर्वांचा समावेश आहे.

३.

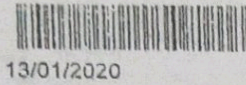
सदर पॉट मिळकत विहून देणार पैकी नं १ ते ८ यांच्या मातळीची असून विहून
 देणार पैकी नं. ९ ही विहून देणार पैकी नं. १ ची पत्नी व विहून देणार पैकी नं.
 १० व ११ हे मुले आहेत. विहून देणार पैकी नं. १२ ही विहून देणार पैकी नं. २
 ही पत्नी आहे तसेच विहून देणार पैकी नं. १३ व १४ हे विहून देणार पैकी नं. ५
 चे मुले आहे. विहून देणार पैकी नं. १५ हा विहून देणार पैकी नं. ६ चा मुलगा व
 विहून देणार पैकी नं. १६ याची सदर मिळकतीचे प्रस्तुत करपास संगती असल्याने
 विहून देणार पैकी नं. ९ ते १६ यांनी केवळ तांत्रिक दृष्टीने सहा करून विहून
 देणार पैकी नं. १ ते ८ सह विहून देणार यांचे लागत सदर मिळकतीचा
 विहून देणार पैकी नं. ३/१/२/३०९९ विक्रम करपाच्या विहून दिलेला आहे. सदरचे विक्रम
 करपाच्या दस्तावेज नं. २८० /२०२० नुसार नोंदलेले आहे. त्या अनुषंगाने
 सदर मिळकत विक्रीत करण्याकामी सोयीचे जावे म्हणून विहून देणार यांनी
 विहून देणार यांचे लागत प्रस्तुत जनरल मुजब्यापार विहून दिलेले असून विहून
 देणार यांनी विहून देणार यांचेपैकी व करीत असलेला मिळकतीचा लागत खातीत
 कामे करवयाचे हक्क व अधिकार दिलेले आहेत. ते येथे प्रमाणे:

१. सदर मिळकतीसंदर्भात संशोधित अधिकारी यांचेकडून आवश्यक ते सर्व
 कागदासंवादा नक्कला मिळव्यासाठी अर्ज व ऑफिशियल करणे, ते रिकारणे,
 त्याकामी धेडे भरणे, सदर मिळकतीबाबत सरकारी, निम-सरकारी,
 मालमालापालिका, खाजगी कर्तव्यात, स्थानिक संस्थेकडे व इतर
 अधिकार्यांकडे अर्ज व प्रतिबांधे करणे, त्यांच्या कडे हजर रकमे,
 कागदासंवादी प्रुतले करणे, आवश्यक ते कामे करणे. तसेच नाशिक महानगर
 पालिका, महसुल रजम विहून वितरण कंपनी लि., नगरपाला खाते, कॅम्पेड,
 तहसिलदार, तलाठी अगर इतर अन्य कोणत्याही अधिकारी यांचे कार्यालय
 हजर राहणे, अर्ज / जवाब देणे / प्रतिबांधे देणे, ड्युमीटी वॉड विहून देणे
 नोंदीसाठी अर्ज करणे, सहा करणे, जबाब ऑफिशियल देणे यंत्रे सर्व कामे
 करणे.

२. सरकारी अगर खाजगी सर्व्हेकरकडून मोजणी करून घेणे, त्यासाठी अर्ज करणे,
 सहा करणे, तसेच धी भरणे, मोजणी नक्से तयार करवून घेणे, मिळकतीच्या
 हद्दी ठरविणे, प्लॉटच्या हद्दी ठरविणे, प्लॉटचे माड घेणे यंत्रे मोजणीबाबत सर्व
 कामे करणे, मिळकतीच्या मोजणीबाबत कोणाचे अधिकार्य शिवायलात ते
 कायदेशीर कारवाई करून दूर करून घेणे मिळकतीच्या हद्दी करून घेणे,
 नोंद सर्व गोष्टी या तुमची स्वतःचे स्वतःने करवण्याचा आहेत.

३. सदर मिळकतीचे क्षेत्राचे व आग्नेय मातळी हक्काचे संरक्षण करणे, सदर
 क्षेत्राबाबती कुषण करणे, परतकरी, वॉचमन, चौकीदार, रखवातदार अगर गार्ड
 यांनी नियुक्ती करणे, कब्जा व मातळी हक्काचे संरक्षण करण्यासाठी
 आवश्यक ती कायदेशीर कार्यवाही करणे. सदर मिळकतीबाबत तुमचे तुमचे
 नावाचा वॉर्ड ताबणे, इत्यादी कामे करणे.

नसम-२
दस्ता क्र.(9960E/2020)
२९ - ३६
सूची क्र.2



व्यव क्रमांक : 280/2020
नोंदणी :
Regn:63m

गावाचे नाव: दसक

(1) विलेपनाचा प्रकार
(2) क्षेत्र
(3) बाजार भाव (भाड्यापट्टयाच्या बाबत नोंद घ्यायला आकारणी वेतोंची पट्ट्याचे न तम्ब फराचे)
(4) भू-मापन, पॉटरेडिंग या बरकरमांक (अवकाशाचा)

विकसनकारनामा
7291150 सह मुख्य नियम नुसार नाशिक-२
7503700
1) पावित्रेचे नाव: नाशिक म.न.पा. दसक वर्णन : इतर माहिती: मुकडी जिफ्टा नाशिक पोट मुकडी नाशिक नाशिक पॅपि नाशिक महामयस्युगिका हकीतीम सोजे दसक या गावाने शिवाजीराजे संघाच्या मिळकत पंजी गव्ह नं. 17/1/18/1 सांगी प्लॉट नं. 1/2 सांगी एकूण क्षेत्र 1055.49 चौ.मी. पिनकोड: 422101 पिन नं. 422101 पिन नं. FDZPS1975K
2) नाव: 2 संजय मुख्यालय शिंदे वय: 45; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: 2 रा. जनाई नगर, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. - FDZPS1975K
3) नाव: 3 रत्नप्रभा विजय शिंदे वय: 48; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. श्री-1/1, प्लॉट नं. 5 ते 20, गुलामनगर आर एच, दसक, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. -

(5) क्षेत्रफल
(6) आकारणी बँका सुद्धा अंमलबजावणी
(7) याच प्रकरणातून काढलेल्या-या/विट्टन डेवणा-या पक्षाकारणे नाव किंवा दिवाणी न्यायालयाना हुरामनामा किंवा आदेश अगत्याचा प्रतिकावित्ते नाव व पता.

1) गाव: 1. विलेपना मुख्यालय शिंदे वय: 45; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. जम नं. 199, जनाई नगर, कंठल रोड, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. -
2) नाव: 2 संजय मुख्यालय शिंदे वय: 45; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. जनाई नगर, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. - FDZPS1975K
3) नाव: 3 रत्नप्रभा विजय शिंदे वय: 48; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. श्री-1/1, प्लॉट नं. 5 ते 20, गुलामनगर आर एच, दसक, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. -
4) नाव: 4 शिवाजी विजय शिंदे वय: 50; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. श्री-7/44, विजय नगरी को. ऑफ. ड्रीमिंग सोसायटी, प्रोडबंद रोड, वाचवीळ नाशिक, पिन कोड: 400615 पिन नं. - 400615 पिन नं. -
5) नाव: 5 सवित्री मुख्यालय शिंदे वय: 53; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. विटको वॉलिवेज मार्ग, 20 श्री, विजय नगर सोसायटी, जगताप मळा, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. - BSRPG5779G
6) नाव: 6 सावित्री मुख्यालय शिंदे वय: 44; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. श्री-1/1, प्लॉट नं. 5 ते 20, गुलामनगर आर एच, दसक, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. - BQQPD1268J
7) नाव: 7 सवित्री मुख्यालय शिंदे वय: 52; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. श्री-1/1, प्लॉट नं. 5 ते 20, गुलामनगर आर एच, दसक, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. -
8) नाव: 8 सवित्री मुख्यालय शिंदे वय: 42; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. श्री-1/1, प्लॉट नं. 5 ते 20, गुलामनगर आर एच, दसक, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. - GSUPS7274C
9) नाव: 9 विलेपना मुख्यालय शिंदे वय: 58; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. श्री-199, जनाई नगर, कंठल रोड, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. -
10) नाव: 10 सावित्री मुख्यालय शिंदे वय: 38; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. श्री-1/1/18/1/17/1, जनाई नगर, कंठल रोड, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. -
11) नाव: 11 प्रदीप विनीत वय: 37; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. श्री-1/1, प्लॉट नं. 5 ते 20, गुलामनगर आर एच, दसक, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. -
12) नाव: 12 सवित्री मुख्यालय शिंदे वय: 37; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. श्री-1/1, प्लॉट नं. 5 ते 20, गुलामनगर आर एच, दसक, जेजुरी, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. - GSUPP4050R
13) नाव: 13 सवित्री मुख्यालय शिंदे वय: 38; पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: रा. श्री-20, विजय नगर सोसायटी, जगताप मळा, नाशिक, पिन कोड: 422101 पिन नं. - 422101 पिन नं. - AVZPG867

नसम
दस्ता क्र. (२८९ / २०२०)
३४ - ६९



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 दस्त क्र. (996088 (2020))
 30 — 36



नाथ-1 नाथ-1 मधिन सयकर गांगुडे वयः-40; पत्ना:-प्लॉट नं:-, माळा नं:-, इमारतीचे नावः रा.विठ्ठल कालिज भागे, थी 10, निर्मल शाम गोंगायटी, जंगनाप मळा, नाशिकरोड, नाशिक, ज्योक्त नं:-, रोड नं:-, महाराष्ट्र, नाशिक. पिन कोड:-422101 प्लॉट नं:-
 15). नाथ:-15 राहुल शिवाजी केदार वयः-33; पत्ना:-प्लॉट नं:-, माळा नं:-, इमारतीचे नावः रा.जनाई नगर, कलम रोड, जयभंड, नाशिकरोड, नाशिक, ज्योक्त नं:-, रोड नं:-, महाराष्ट्र, नाशिक. पिन कोड:-422101 प्लॉट नं:-DOKPK3932N
 16). नाथ:-16 गोंगल अशोक वयः-19; पत्ना:-प्लॉट नं:-, माळा नं:-, इमारतीचे नावः रा.सुंदर नगर रो-हाडा नं.04, कलम रोड, जयभंड, नाशिकरोड, नाशिक, ज्योक्त नं:-, रोड नं:-, महाराष्ट्र, नाशिक. पिन कोड:-422101 प्लॉट नं:-

(8) दस्तानेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

1): नाथ:-बुनियाद कन्स्ट्रक्शन भागीदार फर्म तर्फे भागीदार 1 चंद्रकांत दाताराम बंगला वयः-57; पत्ना:-प्लॉट नं:-, माळा नं:-, इमारतीचे नावः पत्ता- प्लॉट नं.1, रामायण बंगला, आडवे नगर नं.2, जय भवानी रोड, नाशिकरोड, नाशिक, ज्योक्त नं:-, रोड नं:-, महाराष्ट्र, नाशिक. पिन कोड:-422101 प्लॉट नं:-AATFB4771G
 2): नाथ:-बुनियाद कन्स्ट्रक्शन भागीदार फर्म तर्फे भागीदार 2.निनेभाभाई जेटाभाई रंगाणी वयः-49; पत्ना:-प्लॉट नं:-, माळा नं:-, इमारतीचे नावः पत्ता- प्लॉट नं.1, रामायण बंगला, आडवे नगर नं.2, जय भवानी रोड, नाशिकरोड, नाशिक, ज्योक्त नं:-, रोड नं:-, महाराष्ट्र, नाशिक. पिन कोड:-422101 प्लॉट नं:-AATFB4771G

- (9) दस्तानेवज करून दिल्याचा दिनांक 31/12/2019
- (10) दस्त नोंदणी केव्याचा दिनांक 13/01/2020
- (11) अनुक्रमांक, खंड व पृष्ठ 280/2020
- (12) वाजारभावाप्रमाणे मुद्रांक शुल्क 375200
- (13) वाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेरग



सह दय्येय नियंधक वर्ग-२
 नाशिक-२

मुल्यांकनामाठी विचारान घेतलेला नपथीतः-
 मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

मुल्यांकनागी आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाची नपथीत अभिनिर्णीत दस्त फेम नं 236/2019 दिनांक 07/09/2019
 (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

नसम-२
 दस्त क्र. (259 /2020)
 33 — 89



भारत सरकार
 Government of India

अशोक राधाकिसन धवळे
 Ashok Radhakisan Dhavale
 जन्म तारीख/DOB: 05/06/1989
 पुरुष/ MALE

अशोक धवळे
 Self Attested By Me

2129 7089 7680
 VID : 9175 6753 7335 0145

माझे आधार, माझी ओळख

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 BISP8265M

नाम/Name
 ASHOK RADHAKISAN DHAVALE

पिता/पति / Father's Name
 RADHA ISAN DHAVAL

दिनांक/Date of Birth
 05/06/1989

अशोक धवळे
 Signature

12102023

भारत सरकार
 Government of India

गंगा अशोक धवळे
 Ganga Ashok Dhawale
 जन्म तारीख/DOB: 17/10/1996
 महिला/ FEMALE

गंगा धवळे
 Self Attested By Me

7721 4628 1380
 VID : 9191 9763 5689 8225

माझे आधार, माझी ओळख

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 ICZPD7531J

नाम/Name
 GANGA ASHOK DHAWALE

पिता/पति / Father's Name
 LAXMAN ATMARAM BHUTEKAR

जन्म तारीख/Date of Birth
 17/10/1996

गंगा धवळे
 Signature

10989

भारत सरकार
GOVERNMENT OF INDIA
निलेशभाई जेठभाई रंगणी
Nileshbhai Jethabhai Rangani
जन्म तिथि / Year of Birth: 1970
पुरुष / Male
2760 7434 7090

Government of India
चंद्रकांत दत्ताराम बंसल
Chandrakant Dataram Bansal
जन्म तिथि / DOB: 02/05/1982
पुरुष / Male

साधारण — सामान्य नापासाचा अधिकार

7632 4194 7342
माझे आधार, माझी ओळख

भारतीय विनिर्दिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
C/O निलेशभाई जेठभाई रंगणी
वीन फ्लोड सोसायटी, गिरी कॉलनी,
गुरु नगर, दत्त मंदिर रोड, नाशिक रोड,
नाशिक, महाराष्ट्र, 422101
Address: C/O Nileshbhai
Jethabhai Rangani, 7, Green Field
Society, Sival Colony, Dhongua
Nagar, Datta Mandir Road, Nashik
Road, Nashik, Maharashtra, 422101

भारतीय विनिर्दिष्ट आभार प्राधिकरण
Unique Identification Authority of India
सुभाष नगर, नाशिक
पिन नं.: 422001
पत्ता नं.: 422001
422001

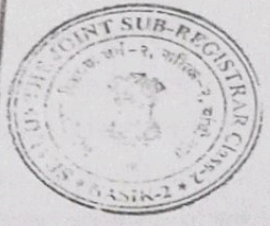
1247
1246 389 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 144
Bangalore 560 001

7632 4194 7342
www.uidai.gov.in

कर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMCPP1889Q
नाम
SMEHAJ JETHABHAI RANGANI
पिताचे नाव / Father's Name
SMEHAJ KACHARADHAI PATEL
जन्म तिथि / Date of Birth
11/870

नसन-२
दस्त क्र. (99666/2023)
39 — 36



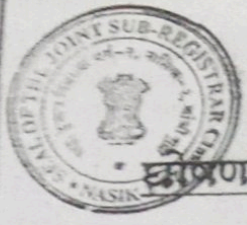
Self Attested
By Me

INCOME TAX DEPARTMENT
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFWPB8948P
नाम
CHANDRAKANT DATARAM BANSAL
पिताचे नाव / Father's Name
DATARAM BANSAL
जन्म तिथि / Date of Birth
02/05/1982
हस्ताक्षर / Signature

CP Bansal

Self Attested
By Me

नसम-२
क्र. (११७०६६/२०२३)
३२ — ३७

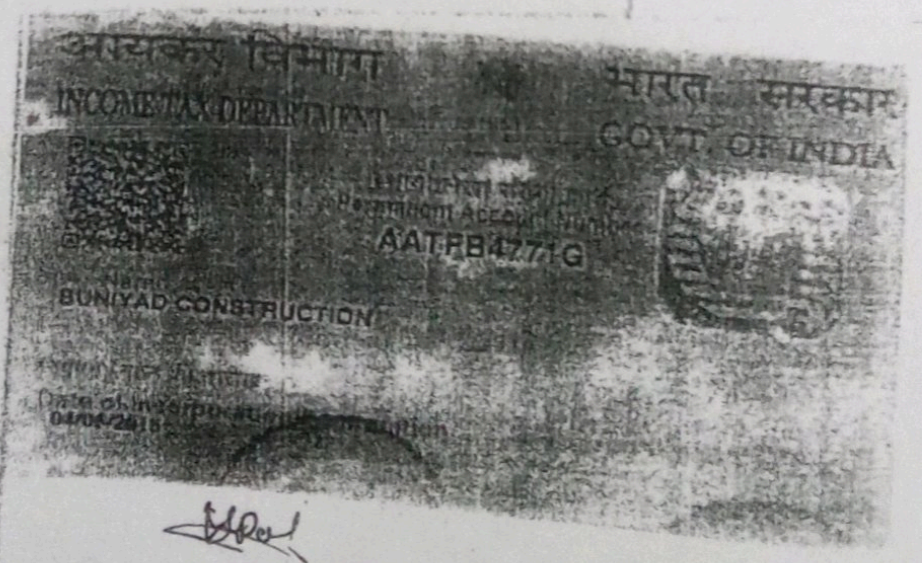


घोषणापत्र

मी बुनियाद कुलमुख्यतः तर्फे गिरेशभाई जेठभाई पळे याद्वारे घोषित करतो की, दुय्यम निबंधक, पत्र २, मालिगु २ यांचे कार्यालयात पुनर्रगण या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यांत आला आहे. श्री. दिडेप सुधाकर शिंदे व इ. १५ व इ. यांनी दि. ०६/११/२०१९ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यांस मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

दिनांक : १ / ११ / २०२३

कुलमुखत्यारपत्र धारकाचे नांव व सही



नसन-२
क्र. 1990EE/1991
घोषणापत्र/शपथपत्र 3 36



मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा. पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परीपत्रक वाचुन असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीच्या अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारपत्रधारक हे खरे असून आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम त्याक्षरीसाठी वेवुन आले आहे/आहोत.

सादर मिळकतीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधित व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्रही अदयापही आहे व आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारपत्रधारकांनी केलेले व्यवहाराच्या अधिन राहुन आमचा आर्थिक व्यवहार पुर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही न्यायालयात/शासकिय कार्यालयाचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाचे/उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधिल मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पुर्ण जाणिव आहे.

स्थावर मिळकतीविषयी सध्या होत आलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुशंगाने पोलिसस्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझे दस्तऐवजातील मिळकतीविषयी होवू नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास वायद्यानुसार 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 व ओळख देणार जबाबदार राहणार आहोत याची आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडविणारे कृत्य केलेले नाही. जर भविष्यात कायद्यानुसार कोणताही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षाच्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणिव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

AKBansal
लिहून देणार...

गंगा वळे

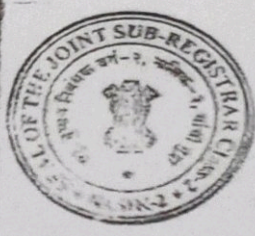
उषा कळे
लिहून घेणार...

Evaluation ID	202311036997	प्रत्येकन पत्रक (बांधणी क्षेत्र - बांधणी)	03 November 2023, 03:28:04 PM
मूल्यांकनाचे वर्ष	2023	नशिक	नसन 2
मिळकती	नाशिक	नाशिक	
मुख्य विभाग	नाशिक	नाशिक	
उप मुख्य विभाग	103 देवळाची इट्टे ते सायखेडा रस्ता दरम्यान वि. क्रं. 10। वरील मिळकती वगळता लगतच्या अंतर्गत भागातील रहिवास व तत्सम		
मोनाचे नाव	Nashik Municipal Corporation		
कार्यालय	विवासी सदनिका	कार्यालय	सर्व्हे नंबर/न भू क्रमांक
खुली जमीन	31800	36576	सर्व्हे नंबर 17
बांधणी क्षेत्राची माहिती		दुकाने	औद्योगिक
बांधकाम क्षेत्र (Built Up)	42.68 चौ. मीटर	39750	मोजमापनाचे एकक चौ. मीटर
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचा वापर - मिळकतीचे वय - मजला -	मिळकतीचा प्रकार - बांधकामाचा दर - कार्ट क्षेत्र -
उद्भववाहन सुविधा	आहे	निवासी सदनिका 0 TO 2वर्षे 1st To 4th Floor	बांधीव Rs 24200/- 38.8 चौ. मीटर
Sale Type - First Sale			
Sale Details of built up Property constructed after circular dt 02/01/2018			
मजला विहाय घट/वाढ			
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर			
			= 100 / 100 Apply to Rate = Rs 31800/-
			= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर
			= ((31800-7600) * (100 / 100)) + 7600
			= Rs 31800/-
1) मुख्य मिळकतीचे मूल्य			
			= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
			= 31800 * 42.68
			= Rs 1357224/-
Applicable Rules			= 3, 9, 18, 19
एकत्रित अंतिम मूल्य			
			= मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मिर्चनार्हिन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य (खुली बाटकनी) - वरील गळीचे मूल्य - बांधिल वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - दंडित बाटकनी - व्यपचलित वाहनतळ
			= A + B - C - D + E + F + G - H - I + J
			= 1357224 - 0 - 0 - 0 + 0 - 0 - 0 - 0 + 0 + 0
			= Rs. 1357224/-
			= ए तेरा लाख सत्तावन्न हजार दोन शें चोवीस /-

नसन-२

दस्त क्र. (996EE / 2023)

38 36



11796

03 नोव्हेंबर 2023 3:47 म.नं.

दस्त गोपवारा भाग-1

नमन2 38/36

दस्त क्रमांक: 11796/2023

क्रमांक. नमन2 /11796/2023

जगर मूल्य: रु. 13,58,000/-

मोवदला: रु. 17,00,000/-

वैले मुद्रांक शुल्क: रु.1,02,000/-

नि. दु. नि. नमन2 यांचे कार्यालयात

पावती:14316

पावती दिनांक: 03/11/2023

कं. 11796 वर दि.03-11-2023

मादरकरणाराचे नाव: अशोक राधाकिसन ढवळे

जी 3:45 म.नं. वा. हजर केला.

नोंदणी फी

रु. 17000.00

दमन हानाळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकूण: 17740.00

अशोकेतवळे

दमन हजर करणाऱ्याची मही:

34157

Joint Sub Registrar Nashik 2
सह.दुय्यम निबंधक वर्ग-२
नाशिक-२.

34157

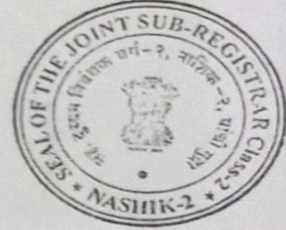
Joint Sub Registrar Nashik 2
सह.दुय्यम निबंधक वर्ग-२
नाशिक-२.

पनाचा प्रकार: अंगीमेंट दू मेल

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

शुद्धा क्र. 1 03 / 11 / 2023 03 : 45 : 58 PM ची वेळ: (सादरीकरण)

शुद्धा क्र. 2 03 / 11 / 2023 03 : 47 : 24 PM ची वेळ: (फी)



12/2023 3 56:58 PM
नसन2/11796/2023
प्रकार :- अॅग्रीमेंट दू सेल

पक्षकाराचे नाव व पत्ता

नाव: 1)दिलीप सुधाकर शिंदे 2)संजय सुधाकर शिंदे 3)रत्नप्रभा विजय शिंदे 4)शिवानी विजय शिंदे 5)मंदा मधुकर गांगुर्डे 6)साधना भिमराव केदारे 7)अनिता अनिल डांगळे 8)सुनिता सुधाकर शिंदे 9)विमल दिलीप शिंदे 10)सारिका दिलीप शिंदे 11)प्रविण दिलीप शिंदे 12)उषा संजय शिंदे 13)प्रकाश मधुकर गांगुर्डे 14)सचिन मधुकर गांगुर्डे 15)राहुल भिमराव केदारे 16)सोमेश अनिल डांगळे यांचे जनरल सुखत्यार म्हणुन बुनियाद कन्स्ट्रक्शन्स भागीदारी फर्म तर्फे भागीदार 1)चंद्रकांत दाताराम बंसल(संमती देणार)
पत्ता: प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: रामायण बंगला, ब्लॉक नं: आडके नगर नंबर 2, रोड नं: जय भवानी रोड, नाशिकरोड, ता. जि. नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर: AATFB4771G

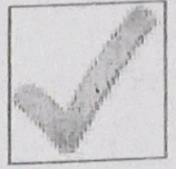
पक्षकाराचा प्रकार
मान्यता देणार
वय :-58
स्वाक्षरी:-

Ch. Bannod

छायाचित्र



ठसा प्रमाणित



नाव: बुनियाद कन्स्ट्रक्शन्स भागीदारी फर्म तर्फे भागीदार निलेशभाई जेठाभाई रंगानी
पत्ता: प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: रामायण बंगला, ब्लॉक नं: आडके नगर नंबर 2, रोड नं: जय भवानी रोड, नाशिकरोड, ता. जि. नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर: AATFB4771G

मान्यता देणार
वय :-50
स्वाक्षरी:-

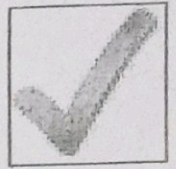
Ch. Bannod



नाव: बुनियाद कन्स्ट्रक्शन्स भागीदारी फर्म तर्फे भागीदार चंद्रकांत दाताराम बंसल
पत्ता: प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: रामायण बंगला, ब्लॉक नं: आडके नगर नंबर 2, रोड नं: जय भवानी रोड, नाशिकरोड, ता. जि. नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर: AATFB4771G

लिहून देणार
वय :-58
स्वाक्षरी:-

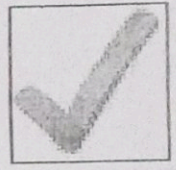
Ch. Bannod



नाव: बुनियाद कन्स्ट्रक्शन्स भागीदारी फर्म तर्फे भागीदार निलेशभाई जेठाभाई रंगानी
पत्ता: प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: रामायण बंगला, ब्लॉक नं: आडके नगर नंबर 2, रोड नं: जय भवानी रोड, नाशिकरोड, ता. जि. नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर: AATFB4771G

लिहून देणार
वय :-50
स्वाक्षरी:-

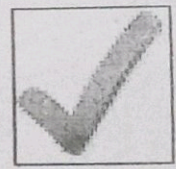
Ch. Bannod



नाव: अशोक राधाकिसन ढवळे
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वीएमएस मार्केट शेजारी, ब्लॉक नं: कला नगर, रोड नं: जेलरोड, नाशिकरोड, ता. जि. नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर: BISP8265M

लिहून घेणार
वय :-34
स्वाक्षरी:-

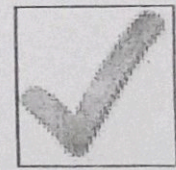
अशोक ढवळे



नाव: गंगा अशोक ढवळे
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वीएमएस मार्केट शेजारी, ब्लॉक नं: कला नगर, रोड नं: जेलरोड, नाशिकरोड, ता. जि. नाशिक, महाराष्ट्र, णासु:ईक्र. पॅन नंबर: ICZPD7531J

लिहून घेणार
वय :-27
स्वाक्षरी:-

गंगा ढवळे



वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट दू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 03 / 11 / 2023 03 : 54 : 47 PM

ओळख:-
भरर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: अॅंड विश्वास तूकाराम चौगूले --
वय: 56
पत्ता: गुरुपुष्प रो-हाऊसेस, गितागोदा नगर, चेहेडी पर्विग, नाशिकरोड, ता. जि. नाशिक
पिन कोड: 422101

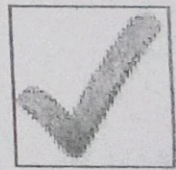
स्वाक्षरी

Ch. Bannod

छायाचित्र



ठसा प्रमाणित



शिक्का क्र.4 ची वेळ: 03 / 11 / 2023 03 : 56 : 58 PM

Joint Sub-Registrar Nashik-2
दुय्यम निबंधक वर्ग-2
नाशिक-2.



Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		1023317815993	740	RF	1023317815993D	03/11/2023
3	ASHOK RADHAKISAN CHAVALE AND OTHER ONE	eChallan		MH010368892202324E	17000	RF	0005513377202324	03/11/2023

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३७ — ३७



प्रमाणित करण्यात येते की,
या दस्तावेजमध्ये एकूण ३७ पाने आहेत.
पुस्तक क्रमांक १, क्रमांक ११७९९
वर नोंदला.

दि. ३ माहे नोव्हेंबर सन २०२३

(Signature)
सहा दुय्यम निबंधक सर्ज-२
नाशिक-२