

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

राष्ट्र MAHARASHTRA

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CN 325173

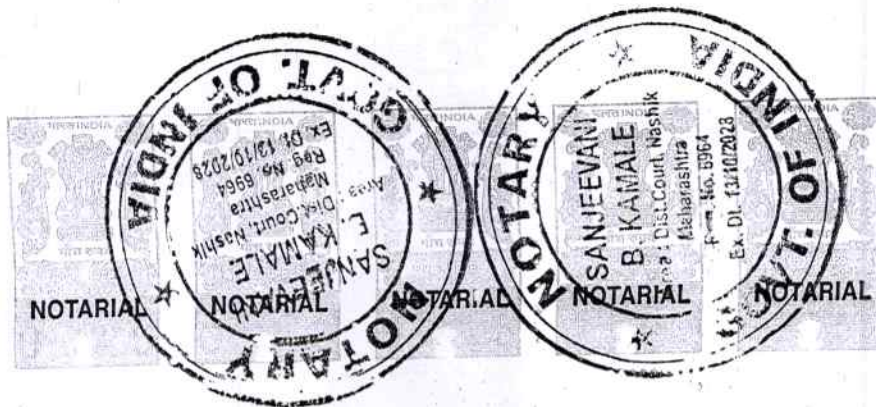
NOTARY
NOTED & REGISTERED
at Serial No. 4024/2024
Date 17/10/2024
THIS DOCUMENT
Contents 4/4

19 JUL 2024
ATPNC ATO

CONSTRUCTION WORK

CONSTRUCTION WORK is made and executed at
Nashik on this 17th October 2024

...२/-





CONSTRUCTION AGREEMENT

This Agreement is made and executed at Nashik at Nashik 17th October 2024

SANJEEVANI SURESH PARDSESHI

- Owner

Age : 42 Years, Occupation : Business Adhar No. 5326 2693 5464

Address : Flat No.17, Vaishali Apartment, Gajar Park, Shankar Nagar, Nashik 422011

AND

SHAIKH FIROZ NABAB, Age : 47 Years

Occupation : Contractor

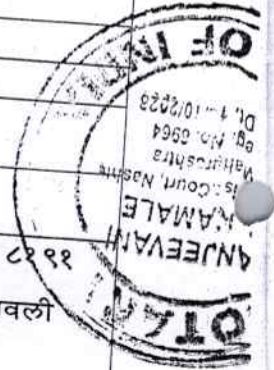
- Contractor

Adhar No. 4136 7832 8191

Address : House No. 38 / 32, Manur road, Opp. Nanawali Police

Chowki, Nashik 422001 This Construction Agreement is made and executed at Nashik between the Parties on the below mentioned

दस्ताचा प्रकार / अनुच्छेद क्रमांक	जोडपत्र - २	---2/-
दस्त नोंदणी करणार आहेत का ?	ब्रांधकाम बंधकाम (27201क)	
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव मिळकतीचे वर्णन -		
मोबदला रक्कम		
मुद्रांक विकत घेणाऱ्यांचे नांव	शेख फिरोज नवाब पत्ता ४२३६ ७८३२ ०२१२	
दुसऱ्या पक्षकाराचे नांव	पत्ता घर नंबर ३८ / ३२, मानुर रोड, नानावली	
हस्ते असल्यास त्यांचे नांव व पत्ता	पोलीस चौकी, नाशिक ४२२००१	
मुद्रांक शुल्क रक्कम	संदेश सुरेश परदेशी	
मुद्रांक विक्री नोंद वही अनुक्रमांक / दिनांक	५००/-	
मुद्रांक विकत घेणाऱ्याची सही	९७/१०/२०२४	
परवानाधारक म्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता	डी.आर.पंजवाणी, प.क्र.१२०/०३	
	भदकाली विभाग, नाशिक	
	४२२००९	



SAPNA BUILDING CONSTRUCTION

SHOP NO.2, NAVDEEP APARTMENT, HAPPY HOME
COLONY, NEAR TULSI EYE HOSPITAL, NASHIK

FIROZ SHAIKH : 9657786265 / 9561361786

PROJECT REPORT FOR RESIDENTIAL

PLOT NO.12 SURVEY NO 455/1B + 455/2 NASHIK
SHIVAR NASHK

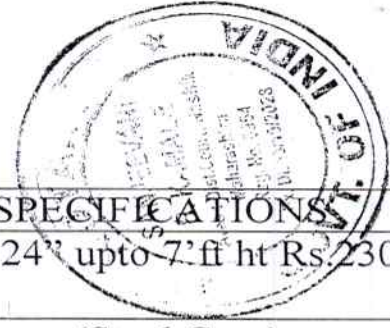
1 CONSTRUCTION AREA (SLAB) 3000.00 Sq.Fts.
RATE SQ.FT. = 1543.00 Per Sq.ft.

TOTAL AMOUNT : RS. 46,30,000.00 (Fourty Six Lakhs
Thirty Thousand only) Lumsum

The Contractor will do the Contruction work and R.C.C. Work
as per Arcitect Design with Material and Labour Charges as
mentioned.

AMENITIES & SPECIFICATION

SR.NO.	ITEMS	GRADE & SPECIFICATIONS
1	Excavation Work (Khodai)	5 Ft Heights
2	Cement	a) RCC - OPC Cement / Biralal / Vatrata b) Mansory & Plaster - PPC Cement
3	Steel	TMT 500 ISI Mark Rajuri / Polard
4	Sand	Wash Sand with Chemical or if Possible river sand
5	Structure	RCC framed structure with external wall 6" thick & internal wall 4" thick
6	Bricks	Red Bricks
7	Plaster	a) External Double Coat Sand Faced b) Neru Plaster
8	Grills	Bright Bar with Patti 25 x 5 mm
9	Balcony & Staircase	Ms Sections, S.S.
10	Floor Tiles	24" x 24" Vetrified Tiles



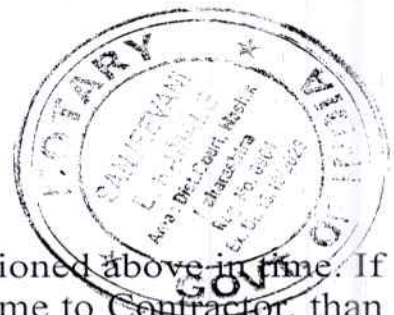
SR.NO.	ITEMS	GRADE & SPECIFICATIONS
11	Kitchen Tiles & Toilets tiles	Dado 12" x 24" upto 7' ft ht Rs.230/- Box
12	Windows	a) Granit Frame (Steel Gray) b) Powder Coated Aluminium Sliding with Mosquito Net
13	Main Door	a) Laminate Door with b) Good Quality Fittings
14	Internal Door	Flush Doors with Granite Frame
15	W/c. & Bath	Waterporoof doors with Granite frame
16	Electrical Lines	a) Concealed Lines with Polycab wire b) Anchor Switch or other competitive brand fittings
17	Plumbing Lines	a) UPVC & PVC b) Good Quality Mixer & Fittings with ISI Mark
18	Paints	a) Internal Distemper Washable b) External S Paint
19	Kitchen	Granite Platform with S.S.Sink
20	Waterproofing	a) Brick Bat coba & Bathrooms & Terrace Area
21	Parking tiles	Tandur Kot + Pever Block Taccha

Payment Schedule :-

1. Advance for Plinth Rs. 5,00,000.00 (Five Lakhs only)
2. After completion of Plinth Rs. 4,00,000.00 (Four Lakhs only)
3. After completion of 1st Slab Rs. 4,00,000.00 (Four Lakhs only)
4. After completion of 2nd Slab Rs. 4,00,000.00 (Four Lakhs only)
5. After completion of 3rd Slab Rs. 4,00,000.00 (Four Lakhs only)
6. After completion of 4th Slab Rs. 4,00,000.00 (Four Lakhs only)
7. After completion of Brick work Rs.3,00,000.00 (Three Lakhs only)
8. After completion of Outer Plaster Rs.4,00,000.00 (Four Lakhs only)
9. Inner Plaster Rs.3,00,000.00 (Three Lakhs only)
10. All Tiles, Farshi work Rs.3,00,000.00 (Three Lakhs only)
11. Plumbing, Door, Light Fitting Rs.3,00,000.00 (Three Lakhs only)
12. Colour Work Rs.3,00,000.00 (Three Lakhs only)
13. After Final Work Rs.2,30,000.00 (Two Lakh Three Thousand only)

Rs. 46,30,000.00 (Rupees Fourty Six

Lakh Thirty Thousand only)



The Plot Owner will pay amount as mentioned above in time. If Plot Owner fails to pay schedule payment in time to Contractor, than Contractor is liberty to cancel this Construction Agreement and will stop this work immediately. But If the Plot Owner is ready to pay above as per schedule and if Contractor fails to do the constution work in time than Plot Owner will take legal action on Contractor.

The Contractor will complete the above construction work within 8 months from Dt. 1.10.2024 to Dt. 31.5.2025.

Note : Extra Work, Extra Charges. Lift Pardhi Charges will be charged extra as per market rate.

After understanding the above content into their Veracular language The Parties have signed without any pressure & coercion in good senses physically & mentally. IN WITNESS WHEREOF The Parties hereto have hereunto set & subscribed their respective hands this day & year first herein mentioned.

SIGNED, SEALED & DELIVERED BY WITHINNAMED Party of the First Part PLOT OWNER SANDESH FARDESHI



दि 21 अगस्त 2024

SIGNED, SEALED & DELIVERED BY WITHINNAMED Party of the Second Part CONTRACTOR SHAIKH FIROZ NABAB



Sh. Shaikh



WITNESSES :-
1.....
2.....

BEFORE ME

B. Kamale

SANJEEVANI B KAMALE NOTARY, GOYT. OF INDIA Office : Chamber No. 19/1, Maruti Chamber District Court, Nashik-2.



SANJEEVANI B. KAMALE



SAPNA BUILDING CONSTRUCTION

SHOP NO. 02, NAVDEEP APPT, HAPPY HOME COLONY, NEAR TULSI EYE HOSITAL, NASHIK. 11

FIROZ SHAIKH – 9657786265 / 9561361786

Project Report for Residential Building on

Plot No. _____, Survey No. _____, Shivar. _____, Nashik

1) Construction Area (Slab) :

Total Sq. Ft. = _____

Rate = _____ /- Per Sq. Ft.

Total Ammount = _____

NOTE – This rate valid up to (1 Years) after written work letter by owner this approximately (20% Extra) Sq ft

AMENITIES & SPECIFICATION

SR. No.	Items	Grade & Specification
01	Excavation work (Khodai)	5 ft Hight
02	Cement	a) RCC – OPC Cement <i>Acc / Biruda / Ootoolak</i> b) Mansony & Plasier – PPC Cement
03	Steel	TMT 500 ISI Mar. <i>Rajuri / Bolded</i>
04	Sand	Wash Sand with Chemical or if Possible river sand
05	Structure	RCC Framed Structure with external wall 6" thick & internal wall 4" thick
06	Bricks	Red Bricks
07	Plaster	a) External Double Coat Sand Faced b) Neru plaster
08	Grills	Bright Bar with patti 25x5 mm
09	Balcony & Staircase Railing	MS Sections. S.S
10	Floor Tiles	24" x 24" Verified Tiles



11	Kitchen Tiles & Toilets Tiles	Dado 12'' x 24'' upto 7' ht Rs. 230 /- Box
12	Windows	a) Granite Frame (Steel Gray) b) Powder Coated Aluminum Sliding with Mosquito Net
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15	W/c & Bath	Waterproof doors with Granite frame
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17	Plumbing Lines	a) UPVC & PVC b) Good Quality Mixer & Fittings with ISI Mark
18	Paints	a) Internal - Distemper Washable b) External - S Paint
19	Kitchen	Granite Platform with S.S Sink
20	Waterproofing	a) Brick Bat Coba in Bathrooms & Terrace Area
21	Farking Tiles	Tandur Kota + <i>Power blown Tarch.</i>





भारत सरकार
Government of India



आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

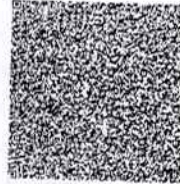
नोंदविण्याचा क्रमांक / Enrollment No. : 0013/96002/13197

To
Sandesh Suresh Pardeshi
संदेश सुरेश परदेशी
flat no 17 vaishali apt,
gajjar park,
shankar nagar,
VTC: Nashik, PO: Dwarka Corner,
Sub District: Nashik, District: Nashik,
State: Maharashtra, PIN Code: 422011,
Mobile: 8788007209

56565716



KC565657165FL



आपला आधार क्रमांक / Your Aadhaar No. :

5326 2693 5464

माझे आधार, माझी ओळख



भारत सरकार
Government of India



आधार

Issue Date: 10/05/2011



संदेश सुरेश परदेशी
Sandesh Suresh Pardeshi
जन्म तारीख / DOB: 23/09/1982
पुरुष / Male

5326 2693 5464

माझे आधार, माझी ओळख



संदेश सुरेश परदेशी

भारत सरकार
Government of India

शेख फिरोज नाबब
Shaikh Firoz Nabab
जन्म तारीख/DOB: 01/06/1977
पुरुष/ MALE

Issue Date: 26/01/2014

5136 7832 8191
VID : 9129 1480 3895 0669

माझे आधार, माझी ओळख

