

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

340/3

Wednesday, January 01, 2025

1:28 PM

पावती क्र.: 3

दिनांक: 01/01/2025

गावाचे नाव: म्हसरोळ

दस्तावेजाचा अनुक्रमांक: नसन3-3-2025

दस्तावेजाचा प्रकार: ऑप्रीमेंट टू सेल

मादर करणाऱ्याचे नाव: मानसिंग जगन्नाथ संकपाळ

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 35

₹. 30000.00

₹. 700.00

₹. 30700.00

एकूण:

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:46 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

सह. दुय्यम निबंधक वम-२  
नाशिक-३.

बाजार मुल्य: ₹. 2416000/-

मोबदला ₹. 3200000/-

भरलेले मुद्रांक शुल्क: ₹. 192000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 700/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 1224317716494 दिनांक: 01/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH013579726202425E दिनांक: 01/01/2025

बँकेचे नाव व पत्ता:



मूळ दस्त परत घेण्या  
व सही घेतली.

## गावाचे नाव : म्हसरुळ

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	3200000
(3) बाजारभाव (भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2416000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे म्हसरुळ शिवारातील सर्व्हे नं 229/234//1अ/302/2/4/5 यांतील प्लॉट नं 821.17 चौ.मी. पैकी 715.92 चौ.मी. यावरील निलम मूठी या इमारतीतील चौथ्या मजल्यावरील फ्लॉट नं 404 यांती कारपेट क्षेत्र 51.24 चौ.मी. व एन्क्लोज बाल्कनीचे क्षेत्र 8.44 चौ.मी. व ओपन बाल्कनीचे क्षेत्र 4.72 चौ.मी. व पार्किंगचे क्षेत्र 9.29 चौ.मी. ( ( Survey Number : 229/234//1अ/302/2/4/5 ; Plot Number : 42 ; ) )
(5) क्षेत्रफळ	1) 51.24 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:-मे. निलम बिल्डर्स अॅण्ड डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार स्वप्निल चंद्रकांत तेजाळे वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ब्लिस बंगलो, ब्लॉक नं: टागोर नगर, रोड नं: नाशिक पुणा रोड नाशिक, महाराष्ट्र, शास्:ई.क्र. पिन कोड:-422011 पॅन नं:-AAUFN2343K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मानसिंग जगन्नाथ संकपाळ वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मु.पो. सागाव, ब्लॉक नं: ता. शिराळा, रोड नं: सागाव सांगली, महाराष्ट्र, सांगली. पिन कोड:-415408 पॅन नं:-DGJPS3312H 2): नाव:-अश्विनी मानसिंग संकपाळ वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मु.पो. सागाव, ब्लॉक नं: ता. शिराळा, रोड नं: सागाव सांगली, महाराष्ट्र, सांगली. पिन कोड:-415408 पॅन नं:-PCJPS1260J
(9) दस्तऐवज करून दिल्याचा दिनांक	01/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	01/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	3/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	192000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सुची क्र. II

नोंदणी नंतरची प्रथम प्रत

सगणकीय अभिलेखातील प्रत  
अरसल बरहुकुम नक्कल

सह. दुय्यम निबंधक वर्ग-२  
नाशिक-३



CHALLAN  
MTR Form Number-6



GRN	MH013579726202425E	BARCODE			Date	01/01/2025-11:42:53	Form ID	25.2
Department	Inspector General Of Registration							
Type of Payment	Stamp Duty				Payer Details			
					TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR				Full Name	NEELAM BUILDERS AND DEVELOPERS, A		
Location	NASHIK				Partnership Firm			
Year	2024-2025 One Time				Flat/Block No.	Flat In NEELAM SRUSHTI		
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	192000.00		Road/Street	Nashik			
0030063301	Registration Fee	30000.00		Area/Locality	Nashik			
					Town/City/District			
					PIN	4	2	2 0 0 1
					Signature (If Any)			
					Name	MR. MANSING JAGANNATH SANKPAL And Other-		
					Amount In	Two Lakh Twenty Two Thousand Rupees Only		
					Words			
Total	2,22,000.00							
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332025010112602	2907065588	
Cheque/DD No.				Bank Date	RBI Date	01/01/2025-11:45:13	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

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Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7972629256  
सदर चलन कवळ दुय्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

<b>Department of Stamp &amp; Registration, Maharashtra</b>	
Receipt of Document Handling Charges	
PRN	1224317716494
Date	31/12/2024
Received from Self, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.	
Payment Details	
Bank Name	SBIN
Date	31/12/2024
Bank CIN	10004152025123115593
REF No.	568008803636
This is computer generated receipt, hence no signature is required.	

Handwritten signature

01-2025 11:45:24

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READY RECKNER CHART NO. 16.1  
RATE RS. 35,000/- PER SQ.MTR.  
CARPET AREA OF FLAT 51.24 SQ. MTRS.  
ENCLOSED BALCONY 8.44 SQ. MTRS.  
OPEN BALCONY 4.72 SQ. MTRS.  
PARKING AREA 9.29 SQ. MTRS.  
CONSIDERATION RS. 32,00,000/-  
MARKET VALUE RS. 24,16,000/-  
STAMP RS. 1,92,000

**AGREEMENT OF SALE**

THIS AGREEMENT OF SALE is made & executed at Dindori on this 1<sup>st</sup> day of JANUARY 2025.

**BETWEEN**

M/S. NEELAM BUILDERS & DEVELOPERS, A Partnership Firm, having its Office  
PAN - AAUFN2343K  
Email ID- neelamdevelopers25@gmail.com  
Through its Partners  
MR. SWAPNIL CHANDRAKANT TEJALE,  
Age 30 Years, Occupation Business,  
R/o. Bliss Bungalow, Tagore Nagar, Nashik  
Puna Road, Nashik - 422011.  
PAN - AQCP 8126 G.  
ADHAR NON. 2839 2044 7049  
Mobile No. 7798636466  
Hereinafter referred to as the VENDOR/PROMOTER (Which expression shall  
unless it be repugnant to the context or meaning thereof mean and include its  
other partners, their legal heirs, executors, administrators, assigns, etc.) of the  
FIRST PART.

**AND**

[1] MR. MANSING JAGANNATH SANKPAL  
Age - 36 Years, Occupation - Service  
PAN - DGJPS3312H  
ADHAR NO. 8142 0940 5474  
Mobile No. 9545983317

[2] MRS. ASHWINI MANSING SANKPAL  
Age - 34 Years, Occupation - Housewife  
PAN - PCJPS1260J  
ADHAR NO. 6490 0003 6203  
Mobile No.

Both R/o. Mu. Po. Sagaon, Tal. Shirala, Sagaon, Sangli - 415408.

Hereinafter referred to as the "PURCHASER/ ALLOTTEE/S" (which expression  
shall unless it be repugnant to the context or meaning thereof mean and include  
his/her/their heirs, executors, administrators, assigns, etc.) of the **SECOND  
PART.**

**WHEREAS** Chandrakant Ramchandra Tejale etc. 6 the absolute & exclusive  
owners & otherwise are well & sufficiently entitled to all that piece & parcel of



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the property situated at Mhasrul, more particularly described in the first schedule written hereunder and hereinafter referred to as the Said Property.

AND WHEREAS Mukunda Mhasuji Jore and others amalgamated and prepared a layout for S. No. 229+234+1A+302 Hissa NO. 2, 4 and 5 which is duly sanctioned by the Nashik Municipal Corporation Nashik under No. Nagarrachna Vibhag/Panchavati/163 dated 15/1/2005 and the said property is duly converted to N.A. use u/s. 44 of the M.L. R. Code under order of Collector, Nashik under No. Maha/ kaksha-3/Bi.She.Pa.Kra./4/62/2004 Dated 31/7/2004 and as per the approved layout separate 7/12 extracts are prepared for the individual plots under M. E. No. 12895 on 22/2/2005 and all the owners have distributed plots amongst themselves and as such Plot No. 42 came to the share of Vilas Madhavrao Jore and Sharad Madhav Jore.

AND WHEREAS Ulhas Bhaskarrao Patil purchased Plot NO. 42 from Vilas Madhavrao Jore and Sharad Madhav Jore by Sale Deed dated 28/3/2005 and as such name of the said purchaser is mutated in the owners column under M. E. No. 12926 on 29/3/2005.

AND WHEREAS Ratnamala Vilas Ahiwale, Amogh Vilas Ahiwale, Bharati Chandrakant Gaikwad, Purnima Sudhakar Tejale, Sudhakar Ramchandra Tejale, Nitin Ramchandra Tejale and Neelam Chandrakant Tejale have purchased Plot No. 42 total admeasuring 759.12 Sq. Mtrs. from Ulhas Bhaskarrao Patil by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 3737/2009 on 25/6/2009 and as such names of the said purchasers are mutated in the owners column under M. E. No. 14961 on 25/6/2009. As per the said sale deed Bharati Chandrakant Gaikwad have 25% share while all the others have 12.50% share in the purchased property.

AND WHEREAS Rajan Sitaram Patil purchased admeasuring 284.67 Sq. Mtrs. out of Plot NO. 42 from Purnima Sudhakar Tejale, Sudhakar Ramchandra Tejale and Neelam Chandrakant Tejale their respective share of 12.50% each by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 7937 on 25/11/2009 and as such name of the said purchaser is mutated in the owners column under M. E. No. 15279 on 21/1/2010.

AND WHEREAS Chandrakant Ramchandra Tejale purchased area admeasuring 94.89 Sq. Mtrs. out of Plot NO. 42 from Nitin Ramchandra Tejale by Sale Deed which is duly registered at the office of Sub Registrar Nashik at Sr. No. 12314 on 29/11/2011 and as such name of the said purchaser is mutated in the owners column under M. E. No. 17047 on 30/11/2011 and the name of Nitin Ramchandra Tejale is deleted.

AND WHEREAS Neelam Chandrakant Tejale purchased land admeasuring 94.89 Sq. Mtrs. out of Plot No. 42 from Rajan Sitaram Patil by Sale Deed registered at Sr. NO. 2073 on 16/3/2018 in the office of Sub Registrar Nashik and as such names of the said purchaser are mutated in the owners column under M. E. No. 20863 on 27/6/2018.

AND WHEREAS Sudhakar Ramchandra Tejale and Purnima Sudhar Tejale purchased land admeasuring 189.78 Sq. Mtrs. out of Plot No. 42 from Rajan Sitaram Patil by Sale Deed registered at Sr. NO. 3092 on 4/3/2021 in the

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office of Sub Registrar Nashik and as such names of the said purchaser are mutated in the owners column under M. E. No. 23314 on 8/6/2021.

AND WHEREAS at the time of mutating the names of the owners Sudhakar Ramchandra Tejale and Purnima Sudhakar Tejale, due to typographic mistake name of the one of the owner Sudhakar Ramchandra Tejale is wrongly written as Sudhakar Chandrakant Tejale and as such said name owner is corrected as Sudhakar Ramchandra Tejale as per the Correction Deed registered at Sr. No. 11313 on 16/11/2022 and accordingly M. E. No. 26551 is effected on 23/1/2023.

AND WHEREAS all the land owners handed over land admeasuring 43.20 Sq. mtrs. out of Plot NO. 42 to Nashik Municipal Corporation Nashik for Road widening and as such name of the Nashik Municipal Corporation Nashik is mutated in the owners column of M. E. NO. 27494 is effected on 14/7/2023.

AND WHEREAS all the land owners entrusted the aforesaid property to Vendor/Promoter/Developer and executed Development Agreement and General Power of Attorney dated 18/3/2024 in favour of said developer which is duly registered at the office of Sub Registrar Nashik at Sr. NO. 2777 and 2778 on 18/3/2024 and as such said developer is competent to develop the said property by constructing buildings thereon and dispose off the constructed premises and as per the terms and conditions of the said Development Agreement.

AND WHEREAS by virtue of the said development agreement vendor/promoter has absolute right to develop said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the vendor/Promoter may deem fit and proper and appropriate the sale proceeds thereof.

AND WHEREAS the said property are duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under Order of Sub Divisional Officer, Nashik under order No. Maha/Kaksh-3/Bi.She.Pra.Kra./4/65/2004 Dated 31/7/2004.

AND WHEREAS vendor/Promoter vendor has prepared a building plan which is duly approved by the Nashik Municipal Corporation, Nashik under commencement certificate Permit No. NMCB/B/2024/APL/11699 dated 12/2/2024 which is duly revised under Permit No. NMCB/RB/2024/APL/00691 dated 10/6/2024 and the Vendor/ Promoter has commenced the construction of the building, hereinafter referred to as the SAID BUILDING.

AND WHEREAS the land owners have accrued the title of absolute ownership to the said property and while vendor is developer in charge of the development of the building.

AND WHEREAS the vendor/promoter has decided to develop the said property by constructing the project. consisting buildings in the name of NEELAM SRUSHTI.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;



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AND WHEREAS the Vendor/Promoter is in possession of the project land;

AND WHEREAS the Promoter has commenced the construction of ONE building on the project land Consisting of Basement Floor for Parking, Ground Floor partly parking and partly Commercial Units and First to Upper Seven Floor for residential purpose as per approved building plan.

AND WHEREAS the Allottee is offered an Apartment/Flat Number 404 on the Fourth Floor (herein after referred to as the said "Apartment") in NEELAM SRUSHTI (herein after referred to as the said "Building") being constructed in the said project, by the Promoter;

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at MAHARERA under no. P51600077022.

AND WHEREAS the Promoter has appointed a structural Engineer Er. Yogin Kulkarni for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings;

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

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 plans, designs and specifications prepared by the Promoter's Architects Ar. Kishor Shinde and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto.

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AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed.

AND 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 Apartment/Flat Number 404 on the Fourth Floor, being constructed in the NEELAM SRUSHTI of the said Project;

AND WHEREAS the carpet area of the said Apartment is 51.24 square meters, Enclosed Balcony area 8.44 Sq. Mtrs. and Open Balcony area 4.72 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;

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

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand Only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at MAHARERA under no. P51600077022.

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



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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 and the garage/covered parking (if applicable).

**NOW THEREFORE, 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 Basement Floor for Parking, Ground Floor partly parking and partly Commercial Units and First to Upper Seven Floor for residential purpose in the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

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

- 1(a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the **Apartment/Flat No. 404 On Fourth Floor** admeasuring **51.24 square meters, Enclosed Balcony area 8.44 Sq. Mtrs. and Open Balcony area 4.72 Sq. Mtrs.** in **NEELAM SRUSHTI** (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the consideration of **Rs. 32,00,000/-**, 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 including the proportionate price of the common areas and facilities and parking spaces should be shown separately).
- 1(b) The total consideration amount for the flat is of **Rs. 32,00,000/-**
- 1(c) The Allottee has paid on or before execution of this agreement a sum of **Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand only)** as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs. 28,80,000/- (Rupees Twenty Eight Lakh Eighty Thousand Only)** in the following manner:-

Sr. No.	Particulars	Amount
1	To be paid to the Promoter at the time of booking.	Rs. 10%
2	On Agreement	Rs. 5%
3	Work Commencement	Rs. 10%
4	To be paid to the Promoter on completion of the Basement slab of the building in which the said Apartment is located.	Rs. 5%
5	To be paid to the Promoter on completion of the Ground slab i.e Plinth of the building in which the said Apartment is located.	Rs. 5%
6	To be paid to the Promoter on completion of the first slab of the building in which the said Apartment is located.	Rs. 5%

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7	To be paid to the Promoter on completion of the second slab of the building in which the said Apartment is located.	Rs. 5%
8	To be paid to the Promoter on completion of the third slab of the building in which the said Apartment is located.	Rs. 5%
9	To be paid to the Promoter on completion of the fourth slab of the building in which the said Apartment is located.	Rs. 5%
10	To be paid to the Promoter on completion of the fifth slab of the building in which the said Apartment is located.	Rs. 5%
11	To be paid to the Promoter on completion of the Sixth slab of the building in which the said Apartment is located.	Rs. 5%
12	To be paid to the Promoter on completion of the Seventh slab of the building in which the said Apartment is located.	Rs. 5%
13	To be paid to the Promoter on completion of the Eighth slab of the building in which the said Apartment is located.	Rs. 5%
14	To be paid to the Promoter on completion of the brick work of the building in which the said Apartment is located.	Rs. 5%
15	To be paid to the Promoter on completion of the external and internal plastering work of the building in which the said Apartment is located.	Rs. 5%
16	To be paid to the Promoter on completion of the tiles and plumbing work of the building in which the said Apartment is located.	Rs. 5%
17	To be paid to the Promoter on completion of the remaining finishing work of the building in which the said Apartment is located.	Rs. 5%
18	To be paid against and at the time of handing over of the possession of the Apartment to the Allottee.	Rs. 5%
<b>Total</b>		<b>Rs. 100%</b>

- 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, 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.
- 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 that effect along with the demand letter being issued to the Allottee, which shall only 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 @ 2 TO 3% per annum for the period by which the

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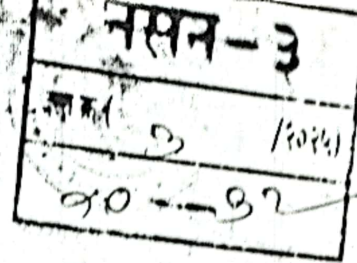


respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

- 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 carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.
- 1(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.

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

- 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.
- 2.2 Time 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 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. ("Payment Plan").
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 802.72 square meters only and Promoter has planned to utilize Floor Space Index of 2992.01 Sq. Mtrs. by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 2992.01 Sq.



Mtrs. as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her 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 the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, 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 Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

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 give possession of the Apartment to the Allottee on or before 31/12/2027. 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 aforesaid 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.

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

- (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.

- 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, 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 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 occupancy:
- 7.3 **Failure of Allottee to take Possession of Apartment:** Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at 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.
8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of \*residence/office/show-room/shop/godown for carrying on any industry or business. (\*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.
9. **FORMATION OF ORGANISATION OF APARTMENT HOLDERS**

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The Promoter shall form Society or Association or a Limited Company within three months from the date of which fifty-one per cent of the total number of allottees have booked their apartment or receipt of Occupancy Certificate whichever is earlier.

The Allottee along with other allottee(s) of Apartments in the building shall join informing 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 byelaws of the proposed Society and duly 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 maybe, 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 Vendor/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 Vendor/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. 2000/- 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 of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the

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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 above amount of consideration includes the following expenses :-**

(i) share money, application entrance fee of the association.

(ii) formation and registration of the association.

(iii) for proportionate share of taxes and other charges /levies in respect of the association.

(iv) The vendor shall deposit an amount Rs. 25,000/- towards permanent maintenance of the lift only and on receipt of such amount of maintenance from all the flat owners, the vendor shall deposit the said amount in bank in the name of the association of apartment owners to be formed and the interest thereon shall be utilized towards the maintenance of the lift. Except the said amount of maintenance all the premises holders in the building shall contribute monthly /annually maintenance for maintaining the building.

(v) An amount of Rs. 25,000/- towards the Infrastructure development charges.

(vi) An amount towards the proportionate expenses of installation charges for common water meter, and electric meter, individual electric meter, connection, proportionate amount towards the MSEB ORC charges and deposit and installation charges, etc. and common water meter connection charges shall be borne by the purchaser.

(vii) Legal fees

(viii) Govt. taxes as applicable

11. 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.

12. **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;

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- 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 land 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 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 to the Allottee in the manner contemplated in this Agreement;
- 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.



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13. 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. 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.
- 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

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

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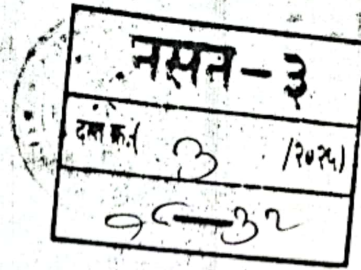


14. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
  
15. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said 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 herein before mentioned.
  
16. **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 and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.
  
17. **BINDING EFFECT**  

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



This Agreement may only be amended through written consent of the Parties.

**20. 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, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

**21. SEVERABILITY**

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

**22. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

**23. 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.

**24. 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 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.

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25. 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.
26. 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. MANSING JAGANNATH SANKPAL

[2] MRS. ASHWINI MANSING SANKPAL

Both R/o. Mu. Po. Sagaon, Tal. Shirala, Sagaon, Sangli - 415408.

**Notified Email ID:**

**M/s Promoter name :-**

**M/S. NEELAM BUILDERS & DEVELOPERS, A Partnership Firm, having its Office PAN - AAUFN2343K**

**Email ID- neelamdevelopers25@gmail.com**

**Through its Partners**

**MR. SWAPNIL CHANDRAKANT TEJALE,**

**R/o. Bliss Bungalow, Tagore Nagar, Nashik**

**Puna Road, Nashik - 422011.**

**Notified Email Id -**

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.

**27. JOINT ALLOTTEES**

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

**28. Stamp Duty and Registration:** The charges towards stamp duty and Registration of this Agreement shall be borne by the vendor/promoter.

**29. Dispute Resolution:** Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the MAHARERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

**30. 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.



नसम-३	
इलाक ( ३ )	/२०२५
२९-३२	



- Adequate underground and overhead water tanks.
- C. C. TV surveillance in Parking & Lobby area.
- Common terrace with waterproof treatment.
- Two coat sand faced external plaster with acrylic paint
- Parryware or equivalent sanitary fittings.
- All internal walls with two coats of semi acrylic paint
- Solar power net metering.

**COMMON AREAS AND FACILITIES**

a. **COMMON AREAS**

- 1) The land under the buildings
- 2) The footings, RCC structures and main walls of the buildings
- 3) Staircase columns in the building/s
- 4) Common drainage, water, electrical lines.
- 5) Common ground water storage tank and overhead tank
- 6) Electrical meters, wiring connected to common lights, pumps.
- 7) Top terrace
- 8) Lower Basement and Stilt/ground floor Parking.

b. **LIMITED COMMON AREAS AND FACILITIES:**

1. Partition walls between the two units shall be limited common property of the said two units.
2. Other exclusive and limited common area and facilities as mentioned in the agreement.
3. All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.

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



SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED  
M/S. NEELAM BUILDERS & DEVELOPERS  
Through its Partners  
MR. SWAPNIL CHANDRAKANT TEJALE  
[VENDOR/PROMOTER]



Swapnil Tejale

नसत-३
कतक. ( 3 / 2016 )
20-82



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 OF THE SAID PROPERTY

All that piece and parcel of the property land admeasuring 715.92 Sq. Mtrs. out of Plot NO. 42 of S. NO. 229/234/1A/302/2/4/5 total 821.17 Sq. Mtrs. (admeasuring 43.20 Sq. Mtrs. is subjected for Road widening area for NMC) Situated at Mhasrul within Registration and Sub Registration District of Nashik and bounded as follows :-

On or towards East : By Colony Road  
On or towards West : By Colony Road  
On or towards South : By 15.00 Mtr. Wide Road  
On or towards North : By Plot NO. 41 and 43

#### SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERRED

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing Flat No. 404 on Fourth Floor admeasuring 51.24 Sq. Mtrs. carpet area and Enclosed Balcony area 8.44 Sq. Mtrs., Open Balcony area 4.72 Sq. mtrs. and absolute and exclusive rights to used, utilized and enjoy Parking area 9.29 Sq. Mtrs. in NEELAM SRUSHTI bounded as follows :

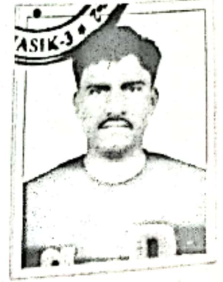
On or towards East : By Passage and Flat No. 403  
On or towards West : By Side Margin  
On or towards South : By Front Margin  
On or towards North : By Duct & Flat NO. 405

#### AMENITIES PROVIDED IN THE BUILDING AND FLAT

- Marvellous elevation
- Earthquake resistant RCC frame Structure.
- Bore well with submersible pump
- Lift with battery back-up
- Internal wall POP plaster
- vitrified tiles for all rooms
- Natual Indian Granite top for kitchen platform with Nirali / Carysil sink.
- Jaguar or equivalent C.P. fittings.
- External brick work 6" thick and internal brick work 6" thick.
- Internal Electrification - Concealed type with Legrand or equivalent switches and Finolex / Polycab copper wiring/ equivalent.
- 7" height decorative tile dado for toilets & above kitchen platform
- Washing place with drying space
- Decorative main door and internal flush door with laminates on both sides.
- Alluminium section powder coated windows with glass and fixed mosquito net and safety grills.



नसम-३  
दस्तावेज क्र. ३ / २०२५  
२२-३२



SIGNED SEALED AND DELIVERED  
BY THE WITHIN NAMED  
[1] MR. MANSING JAGANNATH SANKPAL



*[Handwritten signature]*

[2] MRS. ASHWINI MANSING SANKPAL  
[PURCHASER/ALLOTTEE]



*[Handwritten signature]*

Witness:

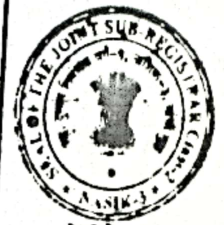
1. *[Handwritten signature]* *[Handwritten name]*

2. *[Handwritten signature]* *[Handwritten name]*



घोषणापत्र/शपथपत्र

नसिन-३  
क्र. ३ /२०२१  
२०-३२



मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक महाराष्ट्र राज्य, पुणे यांचे दि. ३०/११/२०१३ रोजीचे परीपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असुन आम्ही स्वतः खात्री करुन घेतलेली आहे.

सादर नोंदणीचा दस्तऐवज निष्पादीत करतांना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारपत्र धारक (Power Of Attorney Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तीत्वात 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 कुलमुखत्यारधारकांनी केलेल्या व्यवहाराच्या अधीन राहुन आमचा आर्थिक व्यवहार पुर्ण करुन साक्षीदार समक्ष निष्पादीत केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रकीयेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी/मा. न्यायालय/मा. उच्च न्यायालय यांचा मनाई हुकुम नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधीत होत नाही याची मी/आम्ही खात्री देत आहोत.

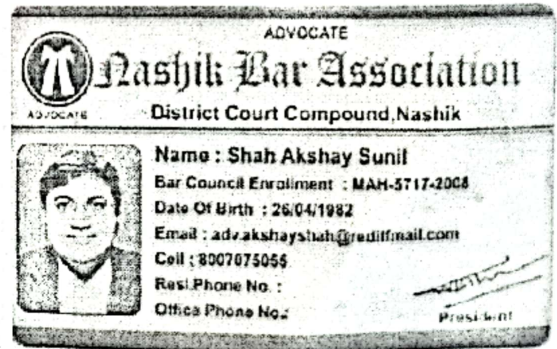
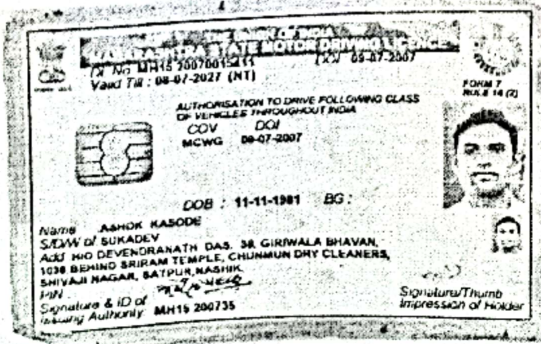
नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाने/मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पुर्णपणे जाणीव आहे.

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

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

लिहून देणार...

लिहून घेणार...



नसम-३  
 दिनांक: 3 / 2021  
 28-32



भारत सरकार  
 Government of India

अश्विनी मानसिंग संकपाळ  
 Ashwini Mansing Sankpal  
 जन्म तारीख/DOB: 25/08/1990  
 महिला/ FEMALE

6490 0003 6203  
 VID : 9133 6793 7522 7669

माझे आधार, माझी ओळख

भारत सरकार  
 Government of India

मानसिंग जगन्नाथ संकपाळ  
 Mansing Jagannath Sankpal  
 जन्म तारीख/DOB: 20/01/1988  
 पुरुष / MALE

8142 0940 5474

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आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 AAUFN2343K

नाम/ Name  
 NEELAM BUILDERS AND DEVELOPERS

गठन / गठन की तारीख  
 Date of Incorporation / Formation  
 08/07/2022

15072022

*Handwritten signature: Deepa Tejale*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 DGJPS3312H

नाम/ Name  
 SANKPAL MANSING JAGANNATH

पिता का नाम / Father's Name  
 JAGANNATH ISHVARA SANKPAL

जन्म की तारीख / Date of Birth  
 20/01/1988

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 PCJPS1260J

नाम / Name  
 ASHWINI MANSING SANKPAL

पिता का नाम / Father's Name  
 BAJIRAV YASHVANT KHOPADE

जन्म की तारीख / Date of Birth  
 25/08/1990

हस्ताक्षर / Signature  
*Handwritten signature*

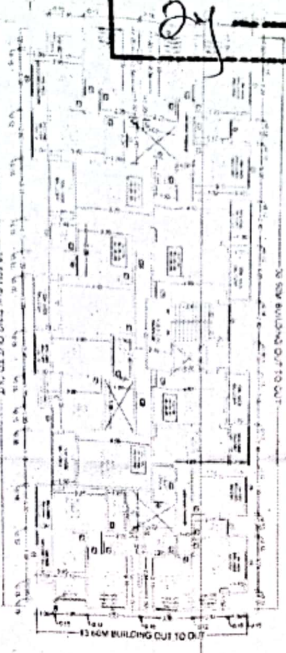
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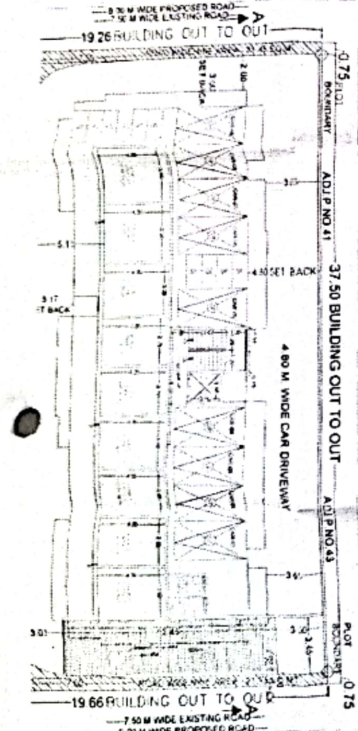
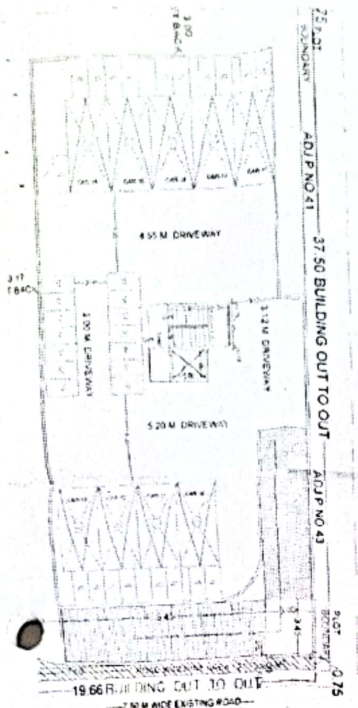
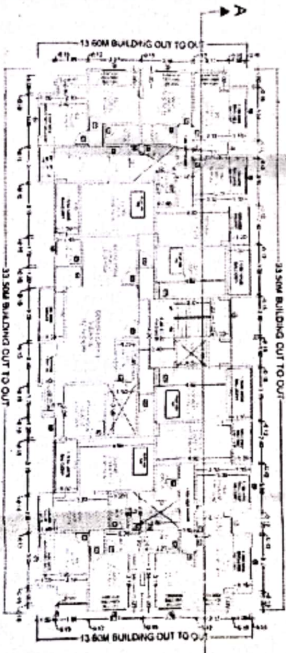
नमन-३  
 स्तक्र. ३  
 १०२६



**1ST TO 6TH FLOOR PLAN**  
 (SCALE :- 1:100)



**7TH FLOOR PLAN**  
 (SCALE :- 1:100)



**LEGENDS:**  
 NOT BOUND TO SHOW DATE  
 PROPOSED WORK SHOWN RED  
 WATER MAIN AND SEWERage SHOWN BLUE  
 ELECTRICAL AND TELEPHONE SHOWN GREEN  
 EXISTING WORK SHOWN BLACK  
 EXISTING WORK SHOWN YELLOW  
 EXISTING WORK SHOWN BROWN  
 EXISTING WORK SHOWN PINK  
 EXISTING WORK SHOWN WHITE

FOR STATISTICAL PURPOSES

Area of Plot	1.12 Ha.
Area of Building	1.12 Ha.
Area of Road	1.12 Ha.
Area of Open Space	1.12 Ha.
Area of Water Body	1.12 Ha.
Area of Other	1.12 Ha.

**LOCATION PLAN**  
 (SCALE :- 1:10,000)



Project Details

Building Type	Residential
Zone Type	Residential Zone with Shop Area (R 2)
Location	near Court Road
Plot No.	42
City No.	141
City No.	141
Zone Number	1
Map Sheet	141/141
Project Name	
Project Value	0.50

Signature

Signature valid

**नसल-३**

दस्तावेज (3/2024)

28-02



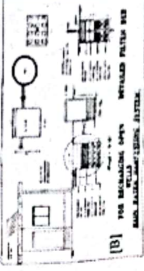
**Project Details**  
 Name of the Project: [Blank]  
 Location: [Blank]  
 Plot No.: [Blank]  
 Survey No.: [Blank]  
 Date of Issue: [Blank]

**LEGENDS:**  
 1. All structures shown shall be constructed as per specifications mentioned in the contract documents.  
 2. All walls shall be 230mm thick unless otherwise specified.  
 3. All floors shall be 125mm thick concrete unless otherwise specified.  
 4. All doors shall be 2100mm high and 900mm wide unless otherwise specified.  
 5. All windows shall be 1200mm wide and 1800mm high unless otherwise specified.



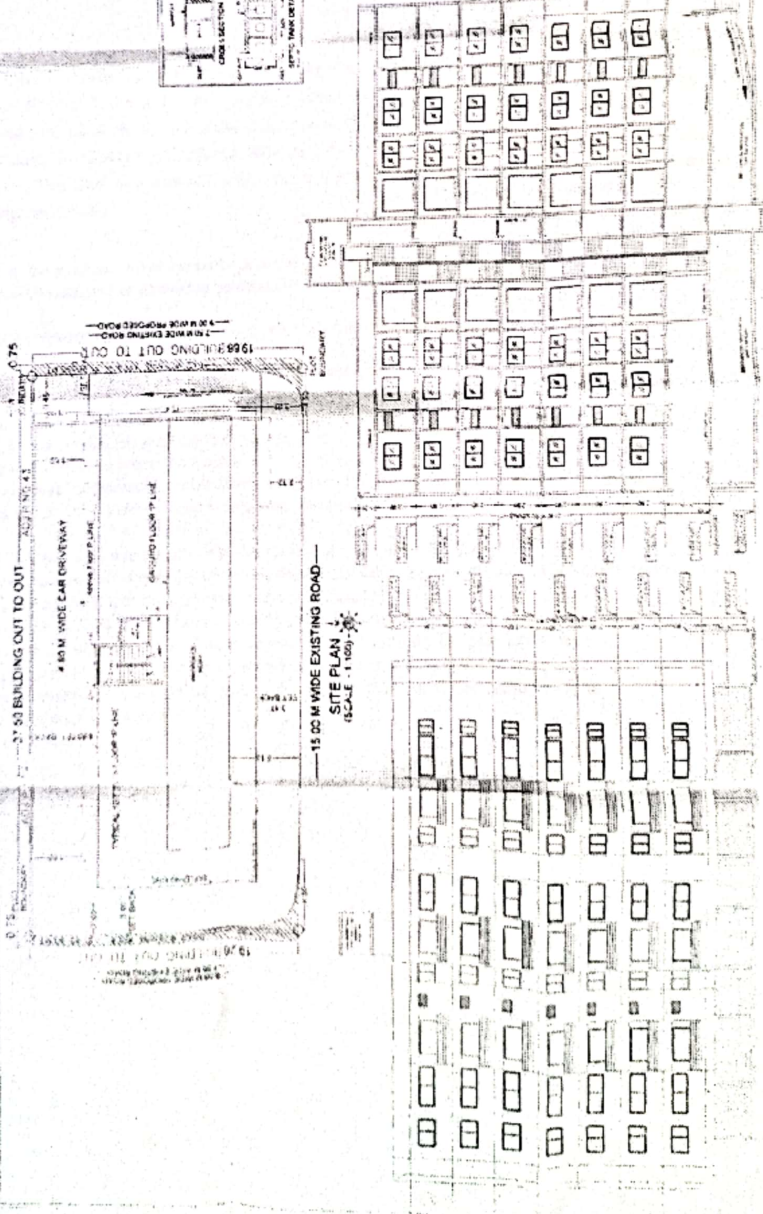
Sl. No.	Description	Area (sq. m)	Volume (cu. m)
1	Excavation	...	...
2	Foundation	...	...
3	Columns	...	...
4	Beams	...	...
5	Floors	...	...
6	Walls	...	...
7	Doors	...	...
8	Windows	...	...
9	Roof	...	...
10	Other	...	...
<b>Total</b>			

**(B) THE BUILDING PLAN**  
 1. WALLS: 230mm thick, 125mm concrete.  
 2. FLOORS: 125mm concrete.  
 3. ROOF: 125mm concrete over brick masonry.  
 4. FOUNDATION: 150mm concrete over compacted earth.  
 5. DOORS: 2100mm x 900mm, 18mm floor finish, 12mm door finish.  
 6. WINDOWS: 1200mm x 1800mm, 18mm floor finish, 12mm window finish.



**SCHEDULE OF DOORS & WINDOWS**

Symbol	Description	Quantity
FD 1	1800 x 2100 Flush Door	...
D 1	1000 x 2100 Flush Door	...
D2	0750 x 2100 Flush Door	...
W 1	1500 x 1200 W & Window	...
W2	1500 x 1200 W & Window	...
W3	1500 x 1200 W & Window	...
W4	1500 x 1200 W & Window	...
W5	1500 x 1200 W & Window	...
W6	1500 x 1200 W & Window	...



SECTION A-A (SCALE: 1:100)

FRONT ELEVATION (SCALE: 1:100)



Nashik Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 262970  
Proposal Code : NMCB-23-71137

Permit No. : NMCB/RB/2024/APL/00691  
Date : 10/06/2024

Reference - Building Permission No. : NMCB/B/2024/APL/11699  
Approval date : 12/02/2024

Building Name :	TEJALE RESI COMM(Mixed)	Floors :	Basement Floor ,ground floor ,typical 1st to 6th floor ,7th FLOOR
-----------------	----------------------------	----------	---

To,

- i) Chandrakant Ramchandra Tejale And Other ,  
S NO.229/234/1A/302/2/4/5 PLOT NO.42 AT MHASRUL SHIWAR NASHIK
- ii) Kishor Shinde (Architect)

Sir/Madam,

With reference to your application No **RNMCB202402695**, dated **08-05-2024** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949**, to carry out development work / Building on Plot No **42**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **229/234/1A/302/2/4/5**, Final Plot No. , Sector No. , Mouje **MHASRUL** situated at Road / Street -, Society - -. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Authority will not supply water for construction.



नसम-३	
खण्ड	३
२५	८२



## 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 :  
**P51600077022**

Project: **Neelam Srushti**, Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 42, Survey No. 229/234/1A/302/2/4/5,**  
**Mhasrul Shiwar, Nashik at Nashik, Nashik, Nashik, 422004;**

- Neelam Builders And Developers** having its registered office / principal place of business at **Tehsil: Nashik,**  
**District: Nashik, Pin: 422006.**
  - 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 **16/07/2024** and ending with **31/12/2027** 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
- 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.

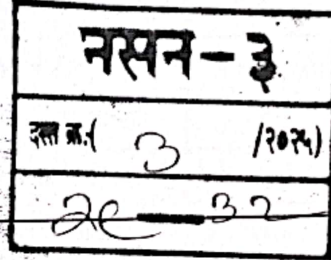


Dated: **16/07/2024**  
Place: **Mumbai**

Signature valid  
Digitally Signed by  
Dr. Vasant G. Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 7/16/2024 11:33:46 AM

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

Registration ID नमर 3	202501012963	मूल्यांकन पत्रक ( शहरी क्षेत्र - थापित )		01 January 2025, 01:25:21 PM	
मूल्यांकनाचे वर्ष निका मूल्य विभाग उप मूल्य विभाग क्षेत्राचे नाव	2024 नाशिक तालुका : नाशिक 16.1 - दिंडोरी रस्ता विकास विभागातील मिळकती Nashik Municipal Corporation	सल्ले नंबर / न. भू. क्रमांक :		सल्ले नंबर #229	
आर्थिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 13500	निवासी सदनिका 35000	कार्यालय 40250	दुकाने 43750	औद्योगिक 0	मातृसंगणने एकक श्री मीटर
थापित क्षेत्राची माहिती बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण- उदवाहन सुविधा -	56.364 चौ. मीटर 1-आर सी सी नाही	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदनिका 0 TO 2वर्षे Ground Floor/Stilt Floor	मिळकतीचा प्रकार- बांधकामाचा श- कार्पेट क्षेत्र-	थापित Rs. 24200/- 51.24 चौ. मीटर
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt 02/01/2018				
मजला निहाय पट/वाढ	= 100 / 100 Apply to Rate= Rs. 35000/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (((आर्थिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (( (35000-13500) * (100 / 100) ) + 13500 ) = Rs. 35000/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 35000 * 56.364 = Rs. 1972740/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	= 9.29 चौ. मीटर = 9.29 * (35000 * 25/100) = Rs. 81287.5/-				
F) लगतच्या मजलीचे/खुली बाल्कनी क्षेत्र लगतच्या मजलीचे/खुली बाल्कनी मूल्य	= 4.72 चौ. मीटर = 4.72 * ( 35000 * 40/100 ) = Rs. 66080/-				
Applicable Rules	= 3, 9, 18, 19, 14, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळाभराचे मूल्य + मजलीचे मूल्य + लगतच्या मजलीचे मूल्य (खुली बाल्कनी) + बंदिस्त मजलीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील बांधकाम तळाचे मूल्य + इतर मजलीच्या खुल्या भागाचे मूल्य + बंदिस्त बाल्कनी + हस्तपरिचित वाहनतळा = A + B + C + D + E + F + G + H + I + J = 1972740 + 0 + 0 + 0 + 81287.5 + 66080 + 0 + 0 + 0 + 0 = Rs. 2120108/- = ₹ एकवीस लाख चौंस हजार एक शें आठ/-				



Home

Print



**नखन-३**  
 दस्ता क्र. ( 3 / 2024 )  
 MTR Form Number-6 30-32



CHALLAN  
 MTR Form Number-6

GRN	MH013579726202425E	BARCODE			Date	01/01/2025-11:42:53	Form ID	25.2	
Department	Inspector General Of Registration			Payor Details					
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)					
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)					
Location	NASHIK			Full Name	NEELAM BUILDERS AND DEVELOPERS, A Partnership Firm				
Year	2024-2025 One Time			Flat/Block No.	Flat In NEELAM SRUSHTI				
Account Head Details		Amount In Rs.	Premises/Building						
0030046401	Stamp Duty	192000.00	Road/Street	Nashik					
0030063301	Registration Fee	30000.00	Area/Locality	Nashik					
			Town/City/District						
			PIN	4	2	2	0	0	1
			Remarks (If Any)	SecondPartyName=MR. MANSING JAGANNATH SANKPAL And Other-					
			Amount In	Two Lakh Twenty Two Thousand Rupees Only					
Total			2,22,000.00	Words					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332025010112602	2907065588			
Cheque/DD No.			Bank Date	RBI Date	01/01/2025-11:45:13	Not Verified with RBI			
Name of Bank			Bank-Branch	IDBI BANK					
Name of Branch			Scroll No. , Date	Not Verified with Scroll					

**DEFACED**  
 ₹ 222000.00  
**DEFACED**

Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सधर चलन केवल दुस्यम निबंधक कार्यालयत नोदणी करवायाच्या दस्तासाठी लागू आहे. नोदणी न करवायाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 7972629256

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-340-3	0007481920202425	01/01/2025-13:28:03	IGR313	30000.00
2	(IS)-340-3	0007481920202425	01/01/2025-13:28:03	IGR313	192000.00
Total Defacement Amount					2,22,000.00



01 जानेवारी 2025 1:28 म.नं.

दस्त गोपवारा भाग-1

नमन3

39/32  
दस्त क्रमांक: 3/2025

क्रमांक: नमन3 /3/2025

हजार मुल्य: रु. 24,16,000/-

मोबदला: रु. 32,00,000/-

अंतिमे मुद्रांक शुल्क: रु.1,92,000/-

बु. नि. सह. दु. नि. नमन3 यांचे कार्यालयात

अ. क्र. 3 वर दि.01-01-2025

गेजी 1:25 म.नं. वा. हजर केला.

पावती:3

पावती दिनांक: 01/01/2025

सादरकरणाराचे नाव: मानसिंग जगन्नाथ संकपाळ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृथांची संख्या: 35

एकुण: 30700.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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

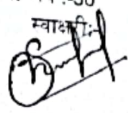
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




नमन 3/3/2025  
ऑनलाइन ऑनलाइन दस्तावेज

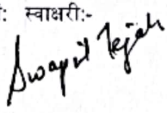
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- नाव: मानसिंग जगन्नाथ संकपाळ  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मु.पो. सागाव, ब्लॉक नं: ता. शिराळा, रोड नं: सागाव सांगली, महाराष्ट्र, सांगली.  
पॅन नंबर: DGJPS3312H



पक्षकाराचा प्रकार: लिहून घेणार  
वय: -36  
स्वाक्षरी: 

द्वयाचित्र:   
टमा प्रमाणित: 
  - नाव: अश्विनी मानसिंग संकपाळ  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मु.पो. सागाव, ब्लॉक नं: ता. शिराळा, रोड नं: सागाव सांगली, महाराष्ट्र, सांगली.  
पॅन नंबर: PCJPS1260J

पक्षकाराचा प्रकार: लिहून घेणार  
वय: -34  
स्वाक्षरी: 

द्वयाचित्र:   
टमा प्रमाणित: 
  - नाव: मे. निलम विल्डर्म अॅण्ड डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार स्वप्निल चंद्रकांत तेजाळे  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ब्लिनम बंगलो, ब्लॉक नं: टागोर नगर, रोड नं: नाशिक पुणा रोड नाशिक, महाराष्ट्र, पाम्-ईक.  
पॅन नंबर: AAUFN2343K

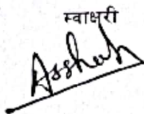
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वय: -30  
स्वाक्षरी: 



द्वयाचित्र:   
टमा प्रमाणित: 

दस्तावेज करून देणार त्हाकधीत ऑनलाइन दस्तावेज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 01 / 01 / 2025 01 : 28 : 00 PM

ओळख:- मंदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तावेज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव: अॅड. अक्षय मुनिल शाह  
वय: 42  
पत्ता: विसेमळा, कॉन्जरोड, नाशिक  
पिन कोड: 422005

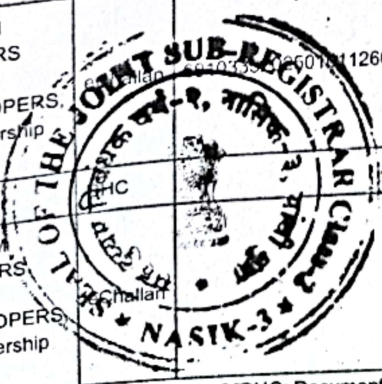
स्वाक्षरी: 

द्वयाचित्र:   
टमा प्रमाणित: 

शिक्का क्र.4 ची वेळ: 01 / 01 / 2025 01 : 28 : 26 PM

Joint Sub Registrar, Nashik

Payment Details.		Verification no/Vendor	GRN/Licence	प्रमाणित करणाराचे नाव, पत्ता व संपर्क	Deface Number	Deface Date
1	NEELAM BUILDERS AND DEVELOPERS. A Partnership Firm	1224317716494	MH013579726202425E	सह. दुय्यम निबंधक वर्ग-२ नाशिक-३. पुस्तक क्रमांक १, क्रमांक १७०	०१/०१/२०२५	01/01/2025
2	NEELAM BUILDERS AND DEVELOPERS. A Partnership Firm	1224317716494	MH013579726202425E	सह. दुय्यम निबंधक वर्ग-२ नाशिक-३. पुस्तक क्रमांक १, क्रमांक १७०	०१/०१/२०२५	01/01/2025



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

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  2. Get print immediately after registration.
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