

Receipt (pavti)

539/11167
Tuesday, October 08, 2024
11:28 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 13253 दिनांक: 08/10/2024

गावाचे नाव: नाशिक शहर
दस्तऐवजाचा अनुक्रमांक: नसन7-11167-2024
दस्तऐवजाचा प्रकार: लीजडीड
सादर करणाऱ्याचे नाव: प्रतिभा सत्यविजय ओहोळ

नोंदणी फी रु. 330.00
दस्त हाताळणी फी रु. 400.00
पृष्ठांची संख्या: 20

एकूण: रु. 730.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:48 AM ह्या वेळेस मिळेल.

Joint S.R. Nashik-7

बाजार मूल्य: रु. 33000/-
मोबदला रु. 33000/-
भरलेले मुद्रांक शुल्क: रु. 1700/-

सह. दुय्यम निबंधक दर्जा-२
नाशिक-७.

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924281402977 दिनांक: 08/10/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु. 330/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008942167202425E दिनांक: 08/10/2024
बँकेचे नाव व पत्ता:

२५ वी (१२१ आर्टीकल)

मुळदस्त परत

08/10/2024

सूची क्र.2

दुय्यम विबंधक : मह दु.नि. नाशिक 7

दस्त क्रमांक : 11167/2024

नोंदणी :

Regn 63m

गावाचे नाव : नाशिक शहर

| | |
|--|---|
| (1) विनेखाचा प्रकार | नीजडीह |
| (2) मोबदना | 33000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे) | 33000 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पानिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: बुकडी जिल्हा नाशिक पोट नुवडी नानुका नाशिक पैकी नाशिक महानगरपानिका हदरीतील नाशिक शहरातील व गिटी अँड इंडस्ट्रीयल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि. याच्या अधिपत्याखालील व मिडको यांनी मंजूर केलेल्या ने आऊट प्लॅनप्रमाणे पाचव्या स्किम मधील नेवरहुड वैशाख सेक्टर व्हीएच मधील घर/टिनामेंट नं. एन-53/व्ही/एच/29/04 यांगी प्लॉट 40.00 चौ.मी. व त्यावरील स्किम नुसारचे बांधीव क्षेत्र 22.05 चौ.मी. विल्डअप ((HOUSE NUMBER : एन-53/व्ही/एच/29/04 ;)) |
| (5) क्षेत्रफळ | 1) 22.05 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल नेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-प्रतिभा सत्यविजय ओहोळ वय:-57; पत्ता:-प्लॉट नं:-, माळा नं: प्लॉट नं.4, इमारतीचे नाव: राजश्री नॅसीडेन्सी, ब्लॉक नं: कालिका नगर त्रिमुर्ती चौक, रोड नं: सिडको नाशिक, महाराष्ट्र, पाम्:ईक. पिन कोड:-422008 पॅन नं:- |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-गिटी अँड इंडस्ट्रीयल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि. तर्फे अधिकृत प्रतिनिधी गजानन आर.याटोटे वय:-40; पत्ता:-प्लॉट नं:-, माळा नं: दुसरा मजला, इमारतीचे नाव: निर्मल, ब्लॉक नं: नरीमन पॉईंट, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:- |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 08/10/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 08/10/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 11167/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 1700 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 330 |
| (14) शेर | |

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक 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
अस्तल बरहुकुम नवकल

सह दुय्यम विबंधक वर्ग-३
नाशिक-७.



CHALLAN
MTR Form Number-6



| | | | | | | |
|----------------------|-----------------------------------|------------------------|---------------------------|---|-----------------------|--------------|
| GRN | MH000942167202425E | BARCODE | Date 28/09/2024 13:26:19 | | Form ID | 35 |
| Department | Inspector General Of Registration | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | TAX ID / TAN (If Any) | | | | |
| Office Name | NSK7_NASHIK 7 JOINT SUB REGISTRAR | PAN No (If Applicable) | | | | |
| Location | NASHIK | Full Name | PRATIBHA SATYANJAY GHOL | | | |
| Year | 2024-2025 One Time | Flat/Block No. | H-53/BI/29/04 | | | |
| Account Head Details | Amount In Rs. | Premises/Building | | | | |
| 0030046401 | Stamp Duty | 1700.00 | Road/Street | NEIGHBOURHOOD VAISHAKH SECTOR VH | | |
| 0030063301 | Registration Fee | 330.00 | Area/Locality | CIDCO, NASHIK | | |
| | | | Town/City/District | | | |
| | | | PIN | 4 | 2 | 2 0 0 9 |
| | | | Remarks (If Any) | SecondPartyName-CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD- | | |
| | | | Amount In | Two Thousand Thirty Rupees Only | | |
| Total | | 2,030.00 | Words | | | |
| Payment Details | BANK OF MAHARASHTRA | | FOR USE IN RECEIVING BANK | | | |
| | Cheque-DD Details | | Bank CIN | Ref. No. | 02300042024092869728 | 242721008820 |
| Cheque/DD No. | | Bank Date | RBI Date | 28/09/2024-13:26:58 | Not Verified with RBI | |
| Name of Bank | | Bank-Branch | BANK OF MAHARASHTRA | | | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | | | |

नसिन-७
दस्तावेज क्र. (१०११६०/२०२४)
१-१२



Department ID : Mobile No. : 1111111111
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालय नोदणी करावयाच्या दस्तावेजां लागू आहे. नोदणी न करावयाच्या दस्तावेजांसाठी सदर चलन लागू नाही.

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| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN | 0924281402977 |
| Date | 28/09/2024 |
| Received from SELF, Mobile number 1111111111, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nashik 7 of the District Nashik. | |
| Page 1/1 | Print Date 28-09-2024 01:27:32 |
| Payment Details | |
| Bank Name | MAHB |
| Date | 28/09/2024 |
| Bank CIN | 10004152024092802797 |
| REF No. | 009393393 |
| This is computer generated receipt, hence no signature is required. | |

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| नसिन-७ |
| दस्ता क्र. (१११६६०/२०१४) |
| २-१९ |

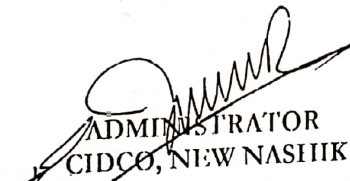


**CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA
LIMITED**

FOR RESIDENTIAL PURPOSE

LEASE DEED

THIS LEASE made at New Nashik on 08th day of October Two
Thousand Twenty Four BETWEEN CITY AND INDUSTRIAL
 DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a
 Company incorporated under the Companies Act, 1956 (1 of 1956) and
 having its registered office at 'Nirmal', 2nd floor, Nariman Point, Bombay
 400021 (hereinafter referred to as "The Lessor", which expression shall,
 Where context so admits, be deemed to include it's successors and assigns) of
 the One Part AND Mrs. Pratibha Satyavijay Ohol Resident of Near
Orbit 1 BLDG 4 Rajishree Residency Kalika Nagar, Nashik - 422008


 ADMINISTRATOR
 CIDCO, NEW NASHIK

२५ की (१२१) ३०/१०/१३

LESSEES SIGNATURE

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| नसम-७ |
| दस्ता क्र. (१११५४) / २०२६ |
| १ - १२ |



(hereinafter referred to as 'the Lessee' which expression shall, where context so admits, be deemed to include his heirs, executors, administrators and representatives) of the Other Part.

WHEREAS by an Allotment Letter No.CIDCO/MKTG/NASHIK/N53/OP/0732 Date.30/03/1990 issued to Mr.Prabhakar Narayan Patil, CIDCO allotted the Tenement No.N-53/VII/29/04 on Outright Purchase basis, details of tenement are mentioned in the Schedule herein under. After making all the payment to CIDCO, he/she was put in actual possession of the said tenement on date.21/05/1990.

AND WHEREAS by an Agreement Mr.Prabhakar Narayan Patil sold his/her/their leasehold rights to Mrs.Pratibha Satyavijay Ohol and CIDCO Office had issued Tenement Transfer Order No.CIDCO/ADMN/NSK/No.N-53/OP/285 Date.08/02/1993 and he/she/they was/were in actual possession of the said tenement.

AND WHEREAS the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement to Lease of the piece of the land and premises hereinafter described AND WHEREAS the Lessee requested the Corporation to grant lease of the said land before commencing construction on the land in relaxation of the conditions of the Agreement to Lease to enable him/her to mortgage the land and secure loan and whereas the Corporation has agreed to grant the lease as a special case.


NOW THIS LEASE WITNESSTH AS FOLLOWS:

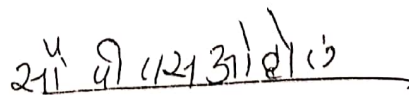
INTERPRETATION

1. In these present, the "Managing Director" shall mean the Managing Director including the Additional or Deputy Managing Director of the Lessor and any officer authorized by him by a general or special order.

DESCRIPTION OF LAND

2. In consideration of the premises and of the sum of ₹.33,000/- (Rupees Thirty Three Thousand Only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contain the Lessor doth hereby demise up-to the Lessee. All that piece of land described in the Schedule hereunder written containing by measurement of plot area 40.00 Sq. Mtr. along with construction thereon having built-up area 22.05 Sq. Mtr. situated at CIDCO, New Nashik, Neighborhood: Vaishakh, in 5th Housing Scheme bearing


ADMINISTRATOR
CIDCO, NEW NASHIK



LESSEES SIGNATURE

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| नसिन-७ |
| दस्ता नं. (१११६० / २०२४) |
| ४ - १६ |



Tenament No. N-53/VII/29/04 or thereabout and more particularly delineated on the plan annexed hereto and shown thereon by a red color boundary line together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of NINETY years computed from the 21/05/1990 subject nevertheless to the provision of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules, thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Registered Office of the Lessor or as otherwise required the yearly rent of rupees **RS.10/-** only from 1st January to 31st December or any part thereof, the said rent to be paid in advance without any deduction whatsoever on the 10th the day of January in each and every year.

COVENANTS BY THE LESSEE

3. The Lessee with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenants with the Lessor as follows:

TO PAY RENT

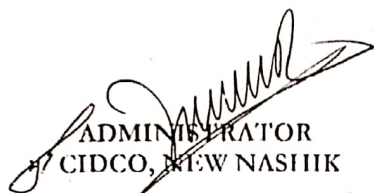
- (a) During the said term hereby created to pay unto the Lessor the said rent at the times, on the day and in the manner hereinbefore appointed for payment thereof clear of all deductions.

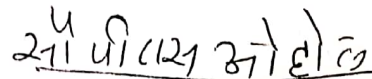
TO PAY RATES AND TAXES

- (b) To pay all existing and future taxes, rates, assessment, land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

NOT TO EXCAVATE

- (c) Not to make any excavation upon any part of the said land hereby demised not to remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.


ADMINISTRATOR
CIDCO, NEW NASIK



LESSEE'S SIGNATURE

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| नसमन-७ |
| दस्ता क्र. (१११५१/२०२४) |
| ५-१९ |



NOT TO ERECT BEYOND THE BUILDING LINE

- (d) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

NOT TO AFFIX OR DISPLAY SIGN-BOARDS,
ADVERTISEMENTS, ETC.

- (e) Not at any time during the continuance of the said term to affix display on or from the demised premises any signboard, sky-sign, neon-sign or advertisement with or without illumination or otherwise unless the consent in writing of the Managing Director has been previously obtained thereto.

NOT TO BUILD EXCEPT WITH THE PREVIOUS PERMISSION
OF THE LESSOR

- (f) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except with the previous written permission of the Lessor which the Lessor shall be at liberty to grant on such terms and condition as may be then stipulated including the condition for payment of additional premium.

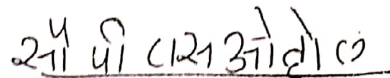
ALTERATIONS

- (g) That no alteration or addition shall at any time be made to facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous written permission of the Managing Director.

TO REPAIR

- (h) Throughout the said term at the Lessee's expense well and substantial to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, color and white washing) to the satisfaction of the Managing Director the said building and the premises and drains, compound walls and fences thereunto belonging and fixtures and all additions thereto.


ADMINISTRATOR
CIDCO, NEW NASHIK



LESSEE'S SIGNATURE

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| नसम-७ |
| दस्ता क्र. १११६० / १०२४ |
| ६ - १९ |



TO ENTER AND INSPECT

- (i) To permit the Managing Director and the officers, surveyors, workmen or others employed by the Lessor from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into or upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs or any works are necessary they or any of them may by notice to the Lessee call upon him to execute the repairs or such works and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

NUISANCE

- (j) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbances to the owner, occupiers or residents of other premises in vicinity.

USER

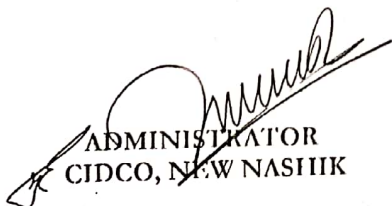
- (k) To use the demised premises for the residential purpose and for no other purpose.

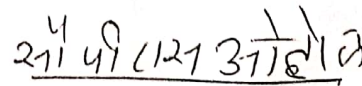
INDEMNITY

- (l) To indemnify and keep indemnified the Lessor against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

PAYMENT OF SERVICE CHARGES

- (m) To make to the Lessor a yearly payment at such rate as may be determined from time to time by the Lessor as his contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the demised premises regardless of the extent of benefit derived by him/ them/ it from such amenities. Provided that no payment shall be made one year after such civic amenities have been transferred to a Local Authority constituted under any law for the time being in force. The payment shall be paid on the first day of January in each year or within 20 days therefrom.


ADMINISTRATOR
CIDCO, NEW NASHIK


21/11/12 37/1/12

LESSEES SIGNATURE

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| नसिन-७ |
| दस्ता क्र. (२२७१२०२४) |
| ७ - २२ |



DELIVERY OF POSSESSION AFTER EXPIRATION

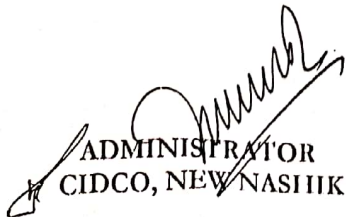
- (n) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if the Lessor shall have paid the rent and all municipal and others taxes, rates and assessments then due and shall have performed and observed the covenants and condition herein contained prior to the expiration of the said term to remove and appropriate all buildings, erection and structures and materials forming part of the demised premises but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed PROVIDED further that after the possession of the demised premises has been delivered to or obtained by the Lessor, such buildings erection or structure shall stand forfeited to the Lessor.

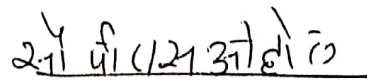
NOT TO ASSIGN

- (o) Not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his/ their/ its interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised premises PROVIDED THAT nothing contained herein shall apply if the Lessee shall perform to the satisfaction of the Lessor the following condition:
- (i) Before transferring the demised premises, the Lessee shall pay to the Lessor one half of the difference between the declared premium (i.e. premium calculated at such rate or rates as may determined by the Lessor from time to time) and the premium paid by the Lessee to the Lessor, for obtaining the lease of the demised land, subject to a minimum of Rs. 2500/-.
- (ii) In the instrument by which the Lessee shall transfer the demised premises the Lessee shall impose upon the person to whom the demised premises are so transferred to perform and observe to the Lessor all the conditions and covenants of the lease granted to him including this covenant.

INSURANCE

- (p) To keep the building erected or which may hereafter be erected on the demised premises excluding foundation and plinth, insured against


ADMINISTRATOR
CIDCO, NEW NASIK



LESSEES SIGNATURE

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| नसिन-७ |
| सं. (११५६) / १९८१ |
| ८ - १२ |



loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinth) in a Nationalized Insurance Company and on demand to produce to the Managing Director a policy or policies of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected on the demised premises, or any part thereof shall be destroyed or damaged by fire, to forthwith lay out all the monies which shall be received by virtue of any such insurance in re-building or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Managing Director AND whenever during the said term the said building or any part thereof respectively shall be destroyed by fire tempest, hurricane or otherwise, the Lessee shall reinstate and repair the same to the satisfaction of the managing director and shall nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, tempest, hurricane or otherwise has happened.

CHANGE IN STATUS OF THE LESSEE

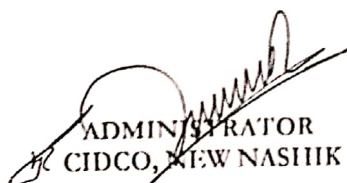
- (q) No change in the legal status of the Lessee shall be recognized by the Lessor nor is the lessee entitled to appoint any agent by a Power of Attorney or otherwise except his/her spouse, father, mother, or major child or its officer or servant.

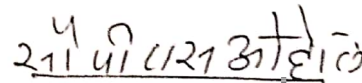
NOTICE IN CASE OF DEATH

- (r) In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

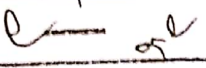
RECOVERY OF RENT AS LAND REVENUE

4. Where any sum payable to the Lessor by the Lessee under this lease is not paid, the Lessor shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the Schedule to the Schedule of the Maharashtra Regional and Town Planning Act 1966 (Mah. XXXVII of 1966) whether any sum is so payable by the Lessee shall be determined by Lessor and every such determination by the Lessor shall not be disputed by the Lessee and shall be final and binding upon him/ them/ it.


ADMINISTRATOR
CIDCO, NEW NASHIK



LESSEE'S SIGNATURE

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| नसिन-७ |
| दस्त क्र. (११२५/२०२५) |
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RE- ENTRY

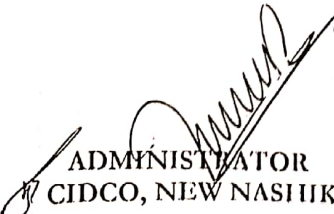
5. If the said rent hereby reserved shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of the covenants by the Lessee hereinbefore contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting title in the third person or claiming a title in himself the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building and improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made PROVIDED ALWAYS that except for non-payment or rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Managing Director of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intension to enter and of the specific breach or breaches of covenant in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving such notice.

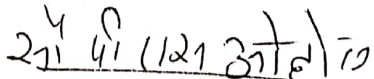
SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY
OCCUPYING THE DEMISED LAND ON DETERMINATION OF THE
LEASE

6. If on the determination of the lease, any person is found to be occupying the demised premises, it shall be lawful for the Managing Director of the Lessor to secure summary eviction of such person in accordance with paragraphs 1, 2 and 3 of the Schedule to the Maharashtra Regional & Town planning Act, 1966 (Mah. No. XXXVII of 1966).

NOTICE AND DEMANDS

7. Any demand for payment of notice requiring to be made upon or given to the lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised premises and any demand or notice sent by post shall be deemed to have been delivered in the usual course of the post.


ADMINISTRATOR
CIDCO, NEW NASHIK


27/4/21 (121 31/2) 19

LESSEES SIGNATURE

नसिन-७
दल क्र. १९९९६० (२०१४)
१०-१२



MARGINAL NOTE

The Marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

SCHEDULE (Constructed Tenement)

That Tenement No. N-53/VII/29/04 in 5th Housing Scheme at Neighborhood: Vaishakh, Sector: VII, at CIDCO, New Nashik containing Plot area: 40.00 Sq. Mtr with Built up area: 22.05 Sq. Mtr and bounded as below that is to say:

ON OR TOWARDS THE EAST BY :
ON OR TOWARDS THE WEST BY : } As per CIDCO Type Design
ON OR TOWARDS THE NORTH BY : } Plan
ON OR TOWARDS THE SOUTH BY :

IN WITNESS WHEREOF the Lessor and Lessee has/ have hereunto set and subscribed his/their hand/s and seal the day and year first above written.

SIGNED AND DELIVERED for and on behalf of the
City and Industrial Development Corporation
of Maharashtra Ltd., by the hand of



Mr. Gajanan R. Satote



Gajanan R. Satote
ADMINISTRATOR
CIDCO, NEW NASHIK

SIGNED AND DELIVERED by the within named Lessee

Mrs. Pratibha Satyavijay Ohol



Pratibha Satyavijay Ohol

LESSEES SIGNATURE



IN PRESENCE OF

1) Shri/Smt. *S. G. Wankhede*
S. G. Wankhede
Nashik

2) Shri/Smt. *Pratibha Satyavijay Ohol*

Pratibha Satyavijay Ohol

26

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED

Office of Administrator,
CIDCO, New Nashik

CIDCO/ADM/NSK/No. N-53/OP | 28

Date 8 - 2 - 1993

TENEMENT TRANSFER ORDER

Shri/Smt. Patil Prabhakar Narayan was allotted the House No. N-53/V/H/29/4 in Fifth Housing Scheme at New Nashik under letter No. N-53/OP/732 dated March '90. The Agreement was also executed on May '90. The cost of the house was fixed at Rs. 33000/- (Rs. Thirty three thousand only.) and accordingly the entire amount has been paid by Shri/Smt. Patil Prabhakar Narayan. Now after the payment of the cost of the house Shri/Smt. Patil Prabhakar Narayan. has applied on 30//1//1993 for the transfer of the House to Shri/Smt. Sau. Pratibha Satyavijay Ohal. and in view of the direction the transfer is permitted on payment of 50% of the difference between the declared market price and the price paid by the allottees. Thus the amount of Rs. 5000/- (Rs. Five thousand only.) is recovered from Shri/Smt. Patil Prabhakar Narayan. as price of the House No. N-53/V/H/29/4 vide Receipt No. 998 dated 1/2/1993.

The allotment of House No. N-53/V/H/29/4 in Fifth Housing Scheme at New Nashik made to Shri/Smt. Patil Prabhakar Narayan. New CIDCO, Nashik. is cancelled and it is now allotted to Shri/ Smt. Sau. Pratibha Satyavijay Ohal. He/She Shall be liable to pay from 1/3/1993 the water service insurance and all other charges as noted in the agreement and breach of condition will be taken serious notice for action in the Court of Law The Agreement should be issued accordingly.

नसक-७
दस्तावेज क्र. (१११६/२०१२)
११-१२



Pratibha
ADMINISTRATOR
CIDCO/NASHIK

To,
Shri/Smt. 1. Shri. P.N.Patil.
2. Sau. P.B.Ohal.

Copy to A. A. O. (NSK)

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|------------------------|
| नसम-७ |
| दस्त क्र. (१९९६६/२०२३) |
| २२-२६ |



Sr. No. NSB-7-677

२६

City & Industrial Development Corporation of Maharashtra
Nashik

POSSESSION RECEIPT

I, Shri/Smt. Latika Prabhakar Narayan
have this day of 21st May 1990 received possession of the
House No. 04 of Building No. 29 in Sector V/H
In Neighbourhood Vaishalch type of NSB at New Nashik.
Before taking over possession, I have verified the fittings, fixtures and
amenities in the above house and they are according to the plans and
specifications enclosed with the agreement. I have inspected the house and
satisfied myself. I accept the above said house after carrying out the
rectification to my satisfaction.

Date 21/05/1990

(Signature of Allottee)

Possession given by

Name Latika P.N.

(Sub Engr. (A.E.)
CIDCO, New Nashik.

आपला आधार क्रमांक / Your Aadhaar No. :

3545 7395 7202

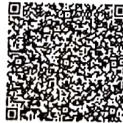
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



प्रतिभा सत्यविजय ओहोल
Pratibha Satyavijay Ohol
जन्म वर्ष / Year of Birth : 1965
स्त्री / Female



3545 7395 7202

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRATIBHA SATYAVIJAY OHOL
BHAGAJI TULSHIRAM WAGHMARE

01/08/1967
Permanent Account Number
ABTP06258J

Signature

२५ पी (१२१ अंतर्गत)

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|--------------------------|
| नसम-७ |
| दस्ता क्र. (१११५/२०२१) |
| १६-१२ |



तुम्ही जर करारपत्र पूर्ण केले नाहीत आणि दिलेल्या कालमर्यादेत घराचा ताबा घेतला नाही तर रादर तारखेनंतर घराचा प्रत्यक्ष ताबा होईपर्यंतच्या मुदतीसाठी तुम्हास "वॉच ऑन्ड वॉर्डची" दर महिना खालीलप्रमाणे रक्कम जादा भरावी लागेल.

| घराचा प्रवाण | पहिले तीन महिने | तीन ते सहा महिने | सहा ते नऊ महिने | नऊ ते बारा महिने | बारा ते पंधरा महिने | पंधरा ते अठरा महिने |
|--------------|-----------------|------------------|-----------------|------------------|---------------------|---------------------|
| एन. ५१ | ४१=२५ | ८२=५० | १२३=७५ | १६५=१०० | २०६=२५ | २४७=५० |
| एन. ५२ | ५५=०० | ११०=०० | १६५=०० | २२०=०० | २७५=०० | ३३०=०० |
| एन. ५३ | ८२=५० | १६५=०० | २४७=५० | ३३०=०० | ४१२=५० | ४९५=०० |

याबाबतील कोणत्याही प्रकारची तक्रार करता येणार नाही याची वृत्तपत्रात नोंद घ्यावी हुडकोच्या वॉर्कफोडीचा हप्ता भरण्याची किंवा तुमच्या संदर्भातील इतर देय असलेली कुठलीही रक्कम भरण्याची जबाबदारी, तुमचे घर ताबा घेण्यास्तोयार असल्याच्या महिन्यापासूनच सुरु होईल. घराचा ताबा घेतांना बांधकामाची एखादी बाब अपूर्ण आहे असे आपल्या लक्षात आले तर तुम्ही सिडकोचे विभागीय अभियंता यांच्याशी संपर्क साधावा. ते योग्य ते काम पूर्ण करून देतील. मात्र घराचा ताबा घेण्यास तुम्ही उशीर केल्यामुळे जर खिडक्यांच्या काचांची अज्ञात इतमाने तोडफोड केली तर त्यास सिडको जबाबदार राहणार नाही. घराचा ताबा घेतल्यानंतर त्याची योग्य ती देखभाल करून ती चांगल्या स्थितीत ठेवण्याची जबाबदारी तुमची राहिल.

- ५) घराचा ताबा घेतांना घरातील "इलेक्ट्रीसिटी फिटिंग" बदल तुम्हास टेस्टिंग रिपोर्ट दिला जाईल. विजेचे "कनेक्शन" म. रा. वि. मंडळाकडे तुम्ही परभारे अर्ज करून घ्यावयाचे आहे. त्यासाठी म. रा. वि. मं. नियमानुसार मीटर डिपॉझिट वगैरे रकमा तुम्हास परस्पर भराव्या लागतील. घराच्या किमतीत त्याचा समावेश नाही.
- ६) ताबा घेण्यास येतांना पूर्वी भरलेल्या रकमांच्या चलनाच्या प्रती बरोबर आणाव्यात.
- ७) करारपत्र पूर्ण करायसाठी येतांना प्रत्येकी रु. दहाचे दोन स्टॅम्पेपर घेऊन यावेत.
- ८) घर उघडिलेल्या तारखेपूर्वी तुमच्या घराचा ताबा घेण्यासाठी तुम्ही आला नाहीत तर तुम्हाला वाटप केलेले घर घेण्यात रसा नाही असे समजण्यात येईल आणि तुमच्या घराचे वाटप रद्द करण्यात येऊन तुम्ही भरलेली नोंदणी आकाराची रक्कम जप्त करण्यात येईल. त्यासाठी ही कारवाई करण्यापूर्वी पुन्हा वेगळी नोटीस वगैरे दिली जाणार नाही या पत्रान्वयेच तुम्हास याबाबतची नोंद घ्यावी. घराचा ताबा घेण्यात येत आता अशा प्रकारे रद्द केलेले घर तुमच्या गरजे राहणाला नियमानुसार विकण्यात येईल.
- ९) घरासंबंधी देय असणाऱ्या रकमा ठरवून दिलेल्या तारखेपूर्वी भरल्या नाहीत तर त्यावर विलंबाबद्दल नियमानुसार व्याज भरावे लागेल. त्याखेरीज घराचा ताबा दिला जाणार नाही.

कळावे,

आपला विश्वासु,

वि. मं. हुडको

प्रशासक

सिडको, नाशिक

| |
|----------------------|
| नसस-७ |
| रत.ड. (१२/०१/२०१३) |
| W- २६ |



घोषणा पत्र

आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक, मा. रा. यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबारा विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणीप्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात 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 राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदारांसमक्ष निष्पादित केलेला आहे.

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

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी अधिनियम १९६१ चे नियम ४४ नुसार बाधित 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 यांची मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पुर्णपणे जाणीव आहे.

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

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सादर प्रकरणी कायद्यानुसार 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 म्हणून जोडत आहोत.

.....
लिहून घेणार सही

२१/११/१३ (१२१ कोर्ट) १३

.....
लिहून देणार सही

10/8/24, 11:28 AM

Summary 1 (Dastgoashwara bhag 1)

539/11167

मंगळवार, 08 ऑक्टोबर 2024 11:28 म.पू.

दस्त गोषवारा भाग-1

नसन7

दस्त क्रमांक: 11167/2024

दस्त क्रमांक: नसन7 /11167/2024

बाजार मुल्य: रु. 33,000/-

मोबदला: रु. 33,000/-

भरलेले मुद्रांक शुल्क: रु.1,700/-

दु. नि. सह. दु. नि. नसन7 यांचे कार्यालयात

अ. क्रं. 11167 वर दि.08-10-2024

रोजी 11:27 म.पू. वा. हजर केला.

पावती:13253

पावती दिनांक: 08/10/2024

सादरकरणाराचे नाव: प्रतिभा सत्यविजय ओहोळ

नोंदणी फी

रु. 330.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण: 730.00

२५ फी (२१ ठोके)

दस्त हजर करणाऱ्याची सही:

Joint S.R. Nashik-7

सह. दुय्यम निबंधक क्लास-२

दस्ताचा प्रकार नाशिक-७.

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

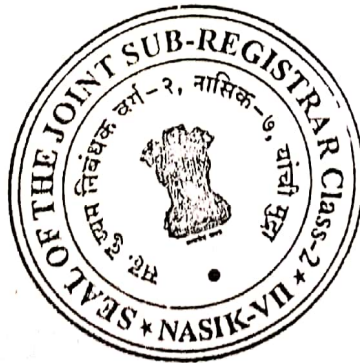
शिवका क्रं. 1 08 / 10 / 2024 11 : 27 : 14 AM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 08 / 10 / 2024 11 : 28 : 05 AM ची वेळ: (फी)

Joint S.R. Nashik-7

सह. दुय्यम निबंधक क्लास-२

नाशिक-७.







08/10/2024 11:39:14 AM

पत्र गोपबारा भाग-2

पत्र नं. 999
पत्र क्रमांक 11167/2024

दस्त क्रमांक पत्र नं. 7/11167/2024
दस्ताचा प्रकार - सीजडीड



| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | ध्यायाचित्र | दस्ता प्रमाणित |
|----------|--|-----------------------------------|---|---|
| 1 | नाम: प्रतिभा सत्यविजय ओहोळ पत्ता: प्लॉट नं. - , माळा नं. पर्वट नं. 4 , इमागतीचे नाव: राजधी रेमीडेन्सी , ब्लॉक नं. काविका नगर विमुक्ती चौक , रोड नं: भिडको नाशिक, महाराष्ट्र, पाम् इत. पिन नंबर: | भाडेकरू वय :-57 स्वाक्षरी:- |  |  |
| 2 | नाम: मिनी अण्ड इंडस्ट्रीयल डेव्हलपमेंट व प्रिजिशन अफ महाराष्ट्र लि. तर्फे अधिभूत प्रतिनिधी मजानन आर. गारोडे पत्ता: प्लॉट नं. - , माळा नं: तुमरा मजला , इमागतीचे नाव: निर्मल , ब्लॉक नं: नरीमन पॉईन्ट , रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: | मानक वय :-40 स्वाक्षरी:- |  |  |

2 नं. वी (12) हा हो 10

वरील दस्तऐवज करून देणाऱ्या तथ्याकधीत सीजडीड चा दरम ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 08 / 10 / 2024 11 : 37 : 55 AM

ओळख:-

सदर इत्तम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | ध्यायाचित्र | दस्ता प्रमाणित |
|----------|--|--|--|
| 1 | नाम: अॅड. विद्याम दत्तात्रय अर्गीगळे वय: 42 पत्ता: जिल्हा न्यायालय, नाशिक पिन कोड: 422002 |  |  |

शिक्का क्र.4 ची वेळ: 08 / 10 / 2024 11 : 38 : 14 AM

Joint S.R. Nasik-7

सह दुय्यम निबंधक वर्ग-२
सह Joint Details.

| sr. | नाशिक-19. Purchaser Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|-----------------------------------|------------------------|--------------------|---------|---------|------------------|-------------|
| 1 | PRATIBHA SATYAVIJAY OHOL eChallan | 02300042024092869728 | MH008942167202425E | 1700.00 | SD | 0005185535202425 | 08/10/2024 |
| 2 | DHC | | 0924281402977 | 400 | RF | 0924281402977D | 08/10/2024 |
| 3 | PRATIBHA SATYAVIJAY OHOL eChallan | | MH008942167202425E | 330 | RF | 0005185535202425 | 08/10/2024 |

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

11167 /2024

Know Your Rights as Registrants

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

For feedback, please write to us at feedback.isarila@gmail.com



प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण १... पाने आहेत.

पुस्तक क्रमांक १, क्रमांक
९९९६६ वर नोंदला.

दिनांक ०८/१०/२०२४

प. सह दुय्यम निबंधक वर्ग-२
नाशिक-७.

9

City & Industrial Development Corporation of Maharashtra Limited

No. BP (NT)/ADM/NSK/90/37/5/5

Office of
The Administrator,
Bombay-Agra Road,
CIDCO, New Nashik-9.

To, Smt. P. S. Chole
N 53/VIH/2914
CIDCO, NASHIK

Date 7/5/97

Sub. : Approval to the Additional Room to the Existing

House No. 2914 N 53

Scheme 5th Sector VIH

Dear Sir/Madam,

Please refer to your letter No. _____ Dated 21/4/97 received in
this office on 21/4/97

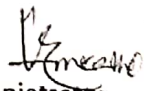
Under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 the building plans submitted by you under your above referred letter are approved herewith subject to following conditions in addition to the condition mentioned in the commencement certificate enclosed.

- 1) Plans are approved are enclosed herewith
- 2) Entire construction shall strictly be done as per the Approved plans & notes at your own risk & cost only
- 3) Existing water supply line & drainage arrangement shall not be disturbed

One set of approved plans is enclosed herewith

Yours faithfully,

Encl. As above


Administrator
CIDCO, NEW NASHIK.

(2)

City & Industrial Development Corporation of Maharashtra Limited

No. BP (NT)/ADM/NSK/96/97/5/5

Office of
The Administrator,
Bombay-Agra Road,
CIDCO, New Nashik-9.

Date 7/5/97

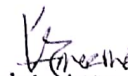
NOTES :

Name of the Tenement Holder Smt. P. S. Ohale.

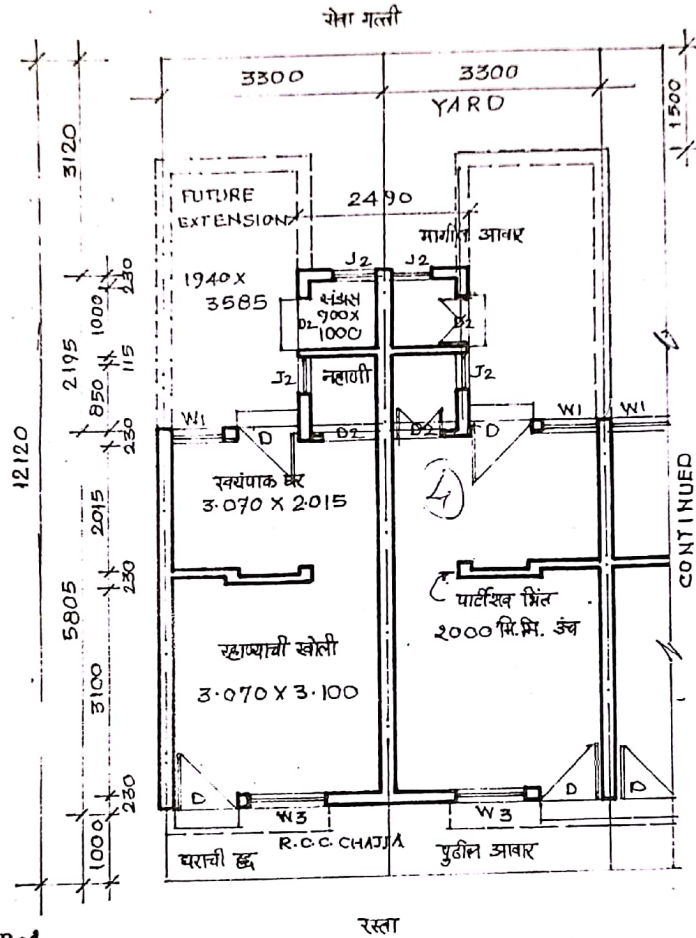
Tenement No. N-53/V/H/29/04.

- () Area of light & ventilation for both the rooms seperately shall not be than 1/10 of the carpet area of the particular room.
- () Carpet area for kitchen store room etc. shall not be less than 4.5 M² minimum dimension being 1.8 m.
- () No wall of the existing structure shall be allowed to be demolished.
- () The existing window size near the toilet shall be increased to minimum 1.0 mt x 1.00 mt.
- () Addition are restricted to ground floor only no upper floor is allowed.
- () No additions in the front marginal open space shall be allowed in case of plots fronting 18 M. wide road or more.
- () Dotted line indicates extent to which additions shall be allowed.
- () Only ground floor extention is allowed.
- () R. C. C. slab not allowed.

Yours faithfully,


Administrator
CIDCO, NEW NASHIK.

नविन नाशिक गृह निर्माण योजना क्र.५
कमी उत्पन्न गट २ (एल्.आय.जी.)
घराचे संकल्प चित्र - एन्.५३



Approved as amended in Red
Subject to the conditions mentioned in
this office letter No. BP/NT/NSK/ADM/157/515
Dated..... 7.1.97

सिद्धमजल्याचा आराखडा

बांधकाम केलेले क्षेत्र (युनिट) २२.०५ चौ.मी.
भूखंडाचे क्षेत्र (युनिट) ४०.०० चौ.मी
एका ओळीत चार, सहा किंवा आठ घरे

General
for
CIDCO of Maharashtra Limited
CIDCO Bombay Agra Road,
NEW NASHIK-422 009.
सिडको

सिटी अँड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि.
NAME OF TENEMENT HOLDER:- Smt. P.S. Chole
TENEMENT NO N 53/Y/H/29/04
PROPOSED BUILT - UP AREA :- 665 m²

2-11 जी 1121 310607