

340/1030

Monday, January 27, 2025

3:50 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1266 दिनांक: 27/01/2025

गावाचे नाव: नाशिक शहर - ४
दस्तावेजाचा अनुक्रमांक: नसन3-1030-2025
दस्तावेजाचा प्रकार : अॅग्रीमेंट टू सेल
सादर करणाऱ्याचे नाव: कुलदीप प्रकाश कठरे

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 680.00
पृष्ठांची संख्या: 34

एकूण: रु. 30680.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
4:08 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

वाजार मुल्य: रु.2309000 /-
मोवदला रु.3000000/-
भरलेले मुद्रांक शुल्क : रु. 180000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.680/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125243419248 दिनांक: 27/01/2025
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014970036202425E दिनांक: 27/01/2025
बँकेचे नाव व पत्ता:

मूळ दस्त परत केला
व सही घेतली.

गावाचे नाव : नाशिक शहर - ४

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू मेल
(2) मोबदला	3000000
(3) वाज्राभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2309000
(4) भू-मापन, पोटहिम्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे नाशिक शहर 4 शिवारांतील मळ्हे नं 892/2/2/28 यांतील प्लॉट नं 28 यांमी क्षेत्र 286.78 चौ.मी. यावरील शिव तिर्थ अपार्टमेंट या इमारतीतील तिमऱ्या मजल्यावरील फ्लॅट नं 302 यांमी कारपेट क्षेत्र 44.13 चौ.मी. व एन्क्लोज बाळकनीचे क्षेत्र 9.43 चौ.मी. व बाळकनीचे क्षेत्र 7.74 चौ.मी. ((Survey Number : 892/2/2/28 ; Plot Number : 28 ;))
(5) क्षेत्रफळ	1) 44.13 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 अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. वाम्तु बिल्डकॉन भागीदारी संस्था तर्फे भागीदार मौरभ अमरनाथ मोरे वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: विमलविश्व, ब्लॉक नं: डॉ भाभा नगर कौटघाट रोड, रोड नं: मुंबई नाका नाशिक, महाराष्ट्र, शास:ईक्र. पिन कोड:-422002 पॅन नं:-AAUFV8984C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-कुलदीप प्रकाश कदरे वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मुभापचंद्र नगर, ब्लॉक नं:-, रोड नं: नवापुर नंदुरबार, महाराष्ट्र, नन्दुरबार. पिन कोड:-425418 पॅन नं:-DUSPK4464B 2): नाव:-यशोदा कुलदीप कदरे वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मुभापचंद्र नगर, ब्लॉक नं:-, रोड नं: नवापुर नंदुरबार, महाराष्ट्र, नन्दुरबार. पिन कोड:-425418 पॅन नं:-LMCPK4323F
(9) दस्तऐवज करून दिल्याचा दिनांक	27/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	27/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	1030/2025
(12) वाज्राभावप्रमाणे मुद्रांक शुल्क	180000
(13) वाज्राभावप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनामाठी विचागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



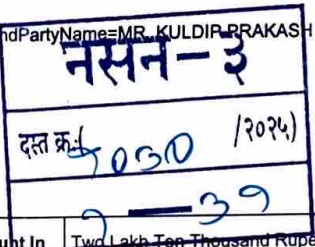

सुधा क्र. 11
नोंदणी नंतरची प्रथम प्रत
सगणकीय अभिलेखातील प्रत
अस्त्याल बरहुकुम गवकल

मह. दुय्यम निबंधक वर्ग-२
नाशिक-३



CHALLAN
MTR Form Number-6



GRN	MH014970036202425E	BARCODE	Date		24/01/2025-16:35:42	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR		Full Name	VASTU BUILDCON, A Partnership Firm			
Location	NASHIK		Flat/Block No.	FLAT IN SHIV TIRTH APARTMENT			
Year	2024-2025 One Time		Premises/Building				
Account Head Details	Amount In Rs.	Road/Street		NASHIK			
0030046401 Stamp Duty	180000.00	Area/Locality		NASHIK			
0030063301 Registration Fee	30000.00	Town/City/District					
		PIN		4	2	2	0 0 1
Remarks (If Any)			Second Party Name=MR. KULDIP PRAKASH KADHARE AND OTHER-  				
Total	2,10,000.00	Amount In	Two Lakh Ten Thousand Rupees Only				
Words							
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332025012418562	2911210904			
Cheque/DD No.	Bank Date	RBI Date	24/01/2025-16:37:46	Not Verified with RBI			
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

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

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0125243419248
Date	24/01/2025
Received from SELF, Mobile number 8007075055, an amount of Rs.680/-, 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	24/01/2025
Bank CIN	10004152025012418088
REF No.	392446582072
This is computer generated receipt, hence no signature is required.	

14:37:58

(Handwritten signature)

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दस्ता क्र.: १०३० / २०२५
२-३१



READY RECKNER CHART NO. 1.3.58
RATE RS. 37800/- PER SQ.MTR.
CARPET AREA OF FLAT 44.13 SQ. MTRS.
USABLE AREA OF ENCLOSED BALCONY 9.43 SQ. MTRS.
USABLE AREA OF BALCONY 7.74 SQ. MTRS.
CONSIDERATION RS. 30,00,000/-
GOVERNMENT VALUE RS. 23,09,000/-
STAMP RS. 1,80,000/-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this 27th day of JANUARY 2025.

BETWEEN

M/S. VASTU BUILDCON,
A Partnership Firm,
PAN - AAUFV8984C
THROUGH ITS PARTNER.

MR. SAURABH AMARNATH MORE
Age 31 Years, Occupation Business,
R/o. Vimalvishwa, Dr. Bhabha Nagar, Kautghat Road,
Mumbai Naka, Nashik - 422011.

Hereinafter referred to as the **VENDOR/S/PROMOTER/S** (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. KULDIP PRAKASH KADHARE
Age 33 Years, Occupation - Service
PAN - DUSPK4464B
ADHAR NO. 9381 9097 1600
MOBILE NO. 9011207399

[2] MRS. YASHODA KULDIP KADHARE
Age 32 Years, Occupation - Housewife
PAN - LMCPK4323F
ADHAR NO. 8823 3333 1956
Both R/o. Subhashchandra Nagar, Navapur, Nandurbar 425418.

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 the vendor/Promoter is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the property situated at **Nashik**, Tal. Dist. Nashik, more particularly described in the first schedule written hereunder and hereinafter referred to as the Said Property.

AND WHEREAS Santosh Shivilal Bhutada purchased Plot No. 28 from the land owner Sadashiv Ganpati Avhad with the consent of Narayandas Vallabhdas Thakkar by a sale deed dated 21/7/1979 and accordingly the name of the said purchaser is mutated in the owners column of the record of rights under M. E. No. 19331 on 24/9/1982.

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AND WHEREAS Mrs. Tanuja Deepak Deore purchased Plot No. 28 from the Santosh Shivilal Bhutada by a sale deed dated 11/1/2008 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 491 on 11/1/2008 and accordingly the name of the said purchaser is mutated in the owners column of the record of rights under M. E. No. 34346 on 10/5/1996.

AND WHEREAS That Tanuja Deepak Deore prepared a building plan on the aforesaid plot which is duly sanctioned from Nashik Municipal Corporation, Nashik under Commencement Certificate No. LND/BP/831/2185 on 4/8/1998 and as per the said building plan Tanuja Deepak Deore commenced and completed the construction on the said property and obtained Completion Certificate from Nashik Municipal Corporation Nashik under Javak No. Nagarrachna/2768 on 27/9/1999.

AND WHEREAS That the Vikas Vitthal Kokane purchased said Plot No. 28 alongwith construction thereon from Tanuja Deepak Deore by Sale Deed dated 11/1/2008 which is duly registered at the office of Sub Registrar, Nashik at Sr. No. 491 on 11/1/2008 and as such names of the said purchaser is mutated in the owners column 60332 on 11/1/2008.

AND WHEREAS the Vendor/Promoter purchased Plot alongwith construction thereon from previous owner **Vikas Vitthal Kokane** by registered Sale Deed dated **27/07/2023** which is duly registered at the office of Sub Registrar, Nashik at Sr. No. **7451** on **27/07/2023** and the name of the said vendor/promoter is mutated in the owners column of the record of rights under M. E. No. 408046 on 14/8/2023 and since then the said property is in possession of the vendor. The 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 is duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under Order of Collector, Nashik under **No. L.NA. SR/155/1979 dated 25/4/1979.**

AND WHEREAS vendor/Promoter has purchased TDR of 180.13 Sq. Mtrs. (utilized 104.13 Sq. Mtrs. vide NMC formula $104.13 \times 15050/8700 = 180.13$ Sq. Mtrs.) from DRC No. 1116 dated 21/09/2023 from **Madhav Walu Pingale and Pankaj Vishwanath Pingale** by a sale deed dated **20/10/2023** which is duly registered at the office of Sub Registrar, Nashik- 7 at Sr. No. **12220** on **20/10/2023** and the vendor has prepared a building plan by using the said TDR and by amalgamating both the plots which is duly sanctioned by Nashik Municipal Corporation under **Commencement Certificate under Approval No. NMCB/B/2023/APL/11156** on **21/12/2023** and the Vendor/ Promoter has commenced the construction of the building, hereinafter referred to as the SAID BUILDING.

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

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

AND WHEREAS the Promoter has proposed to construct on the project land One Building consisting of **Ground Floor for Stack Parking and First Floor to Six Upper residential Floors** as per approved building plan.

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AND WHEREAS the Allottee is offered an Apartment/Flat bearing number **302** on the **Third** floor, (herein after referred to as the said "Apartment") of the Building called **SHIV TIRTH APARTMENT** (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 area of the plot is less than 500.00 sq mtrs registration of the project under the provisions of the Act with the Real Estate Regulatory Authority is not required.

AND WHEREAS the Promoter has appointed a structural Engineer **Er. R. G. Birla** 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 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 **Mr. Kuldeep Bhalchandra Chaware** 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 **Adv. Subodh M. Shah** 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.

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

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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 vendor/promoter has informed the purchasers/allottees that though the building plan is approved by Nashik Municipal Corporation on the basis of the basic FSI/Premium FSI/Ancillary/in situ as mentioned in the above clause of this agreement of sale (available/purchased balance FSI) and area of the said property consisting of One Building **Ground Floor for Stack Parking and First Floor to Six Upper residential Floors as per approved building plan** by using the aforesaid FSI available on the said property, the vendor /promoter intends to use additional TDR/Premium FSI/Ancillary FSI if allowed and take all the benefits as may be made available on the said property for additional construction in view of the new DC rules to be applicable and as such the vendor /promoter shall be entitled to revise and amend the building plan by using and utilising the additional TDR/Premium FSI/Ancillary FSI by way of premium or otherwise and in such case additional floors may be sanctioned by Nashik Municipal Corporation and all the benefits of the said additional floors or construction as may be made available on the said property to the vendor /promoter and the vendor/promoter shall have rights to construct such additional floors as may be sanctioned by NMC and the vendor/promoter shall be entitled to sell, alienate or dispose off the same. Provided always that the promoter shall take prior consent from the purchaser/allottee for amendment if the building plan of the area, location and size of the apartment of the purchaser/allottee is adversely affected.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an **Apartment/Flat No. 302 on Third Floor** in the building called **SHIV TIRTH APARTMENT** being constructed in the said Project;

AND WHEREAS the carpet area of the said Apartment is **44.13 Sq. Mtrs. and usable area of Enclosed Balcony admeasuring 9.43 Sq. Mtrs. and usable area of Balcony admeasuring 7.74 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. 1,00,000/- (Rs. One Lakh 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, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee,

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being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment 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 consisting of **Ground Floor for Stack Parking and First Floor to Six Upper residential Floors residential Floors as per approved building plan** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by 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 Allottee Apartment/ **Flat No. 302 , On Third Floor admeasuring 44.13 Sq. Mtrs. carpet area and usable area of Enclosed Balcony admeasuring 9.43 Sq. Mtrs. and usable area of Balcony admeasuring 7.74 Sq. Mtrs. in SHIV TIRTH APARTMENT** (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the consideration of **Rs. 30,00,000/-** and 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.

- 1(b) The total aggregate consideration amount for the flat of **Rs. 30,00,000/-**

- 1(c)) **The Allottee has paid on or before execution of this agreement a sum of Rs. 1,00,000/- (Rupees One Lakh only) through by Cheque No 367908 Drawn On Bank Of Maharashtra, Indira Nagar Nashik Branch on 13/01/2025 . as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 29,00,000/- (Rupees Twenty Nine Lakh Only) to be paid as per work of the building.**

That the payment of the aforesaid installments on the due dates is the essence of the contract. The vendor is not liable to give any intimation or notice of the installment becoming due, even oral demand is sufficient and promoter shall not give possession of the said flat to the purchaser until the purchaser payable the balance amount of consideration, so also possession shall not give for any types of furniture work in the said flat and other work.

- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment.

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६९



- 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 has allowed, in its sole discretion, a rebate for early payments of instalments payable by the Allottee by discounting such early payments for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the 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

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- 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 **286.78** Square meters only and Promoter has planned to utilize Floor Space Index of **898.80 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 **898.80 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

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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 **31/12/2025**. 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.

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.

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

9. FORMATION OF ORGANISATION OF APARTMENT HOLDERS

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/OriginalOwner/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

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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 building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:
 - i. Rs. NIL for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
 - ii. Rs. NIL for formation and registration of the Society or Limited Company/Federation/ Apex body.
 - iii. Rs. NIL for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex body
 - iv. Rs. NIL for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
 - v. Deposit towards Water, Electric, and other utility and services connection charges &
 - vi. Deposits of electrical receiving and Sub Station provided in Layout
 - vii. The purchaser shall issue cheque in favour of Shiv Tirth Apartment as and when formed of an amount of Rs. 50,000/-, towards the lift maintenance to be provided in the said building and on receipt of such amount of lift maintenance from all the flat owners, the vendor shall deposit all cheques in bank in the name of the association of apartment owners to be formed and the interest thereon shall be utilised towards the maintenance of the lift and its backup. Except the said amount of maintenance all the premises holders in the building shall contribute monthly /annually maintenance for maintaining the building.
11. The Allottee shall pay to the Promoter a sum of Rs. 15,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

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13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project 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;

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- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:
- i. To maintain the Apartment at the Allottee's own cost in good and tenantable 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 tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

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PURCHASERS NAME AND ADDRESS

- [1] MR. KULDIP PRAKASH KADHARE
[2] MRS. YASHODA KULDIP KADHARE

Both R/o. Subhashchandra Nagar, Navapur, Nandurbar 425418.

PROMOTERS NAME :-

M/S. VASTU BUILDCON, A Partnership Firm,

THROUGH ITS PARTNER MR. SAURABH AMARNATH MORE

R/o. Vimalvishwa, Dr. Bhabha Nagar, Kautghat Road, Mumbai Naka, Nashik - 422011.

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.

28. 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.

29. Stamp Duty and Registration: The charges towards stamp duty and Registration of this Agreement shall be borne by the Promoter/Vendor.

30. 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.

31. GOVERNING LAW

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

32. It is further agreed by and between the parties that the Promoters shall not be liable to pay the adhoc maintenance charges for the unsold premises till final conveyance of the said unsold premises. It is further agreed and understood between the Parties that after the formation of the Organization, the Promoters shall be absolutely entitled to hold and shall have absolute authority and control as regards the unsold premises, units, etc. and all the amenities and facilities in the said Project. The Promoters shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the unsold flats along with the other amenities in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice without payment of any premium or transfer fees or charges, donation or compensation or costs in any form. Neither the Purchasers herein, nor the Organization shall object to or dispute to any such transaction dealing with the unsold units. The promoters upon intimating to the Organization the name or names of the Purchasers or acquirer/s of such unsold flats and amenities, the Organization shall forthwith

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accept and admit such Purchasers and acquirer/s as the Flat Purchasers and shareholder/s and/or members of the Organization, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same, and without charging/ recovering from such Purchasers and acquirer/s as any premium, fees, donation or any other amount of whatsoever nature in respect thereof.

33. The Promoter has informed the allottee and the allottee is aware that the purchase of the said apartment shall be subject to all the following conditions:-

- a) The access to the individual flat shall be as per the sanctioned plan and/or revised plan from time to time.
- b) Construction of a loft and other civil changes done internally shall be at the risk and cost of the purchaser, the purchaser shall not damage the basic RCC structure.
- c) The installation of any grills or any doors shall only be as per the form prescribed by the Vendor's Architect.
- d) The car parking area shall not be enclosed under any circumstances.
- e) On payment of full and final payment of consideration and other payments only the vendor shall permit the purchaser for making furniture in the flat.
- f) That purchaser shall use the flat for residential purpose only and the purchaser or any of the family members shall not use the flat for any commercial purpose or any non residential use or purpose.
- g) In case any of the flat purchasers or any subsequent purchaser alters the flat in any manner he will be responsible for the damages to any adjoining or upper & lower flat owner or the local authority.
- h) No flat owners shall be permitted to changes, alter or enclose the windows, Grill size, balcony and sit out.
- i) All the flat owners shall use the lift only for the persons and not for carrying any furniture material like plywood, tiles, marble, granite, bricks etc. and other goods which are heavy and other heavy equipments.
- j) If the purchaser wants to start the furniture work in the said flat after completion of civil work of the building, the purchaser shall pay all the amount of consideration and deposit alongwith maintenance amount to vendor before he starts the furniture work in the said flat.

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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 bearing **Plot No. 28 of S. No. 892/2/2/28 total admeasuring 286.78Sq. Mtrs. situated at Nashik City - 4**, Taluka and District Nashik, within Nashik Municipal Corporation and within Registration and Sub Registration District Nashik jointly bounded as follows :-

- On or towards East : Colony Road
- On or towards West : Adjoining Property
- On or towards South : Plot NO. 29
- On or towards North : Plot No. 27

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. 302, on Third Floor admeasuring 44.13 Sq. Mtrs. Carpet Area and Area of Enclosed Balcony admeasuring 9.43 Sq. Mtrs. and Balcony admeasuring 7.74 Sq. Mtrs. in SHIV TIRTH APARTMENT** bounded as follows:

- On or towards East : Flat 301 & Staircase**
- On or towards West : Side Margin**
- On or towards South : Side Margin**
- On or towards North : Side Margin**

SPECIFICATIONS

- Building will be RCC framed structure.
- External brickwork 6" thick and internal 4" thick.
- 24 x 24 vitrified tiles flooring and skirting for all rooms, balconies, and passage.
- Standard quality of glazed tiles in toilets upto 7 ft. height and antiskid flooring.
- All door frames RRC and RCC door frame for toilets.
- Main door shutter shall be both side laminated and all other water proof flush door painted from both sides.
- Aluminum windows glazed with plain glass and fixed mosquito net and guarded by MS Grill.
- 8 Rft. Raised cooking platform of marble top with built in steel sinks and dado upto 7ft height.
- Concealed plumbing work
- Concealed electrification with 3.5 point in each room with one TV cable.
- Water supply will be from overhead and underground water tank only.
- External plaster painted with Appex paint and internally painted with tractor emulsion painted.
- One Bore well with pump set and electric connection.
- One Staircase
- One overhead and one underground water tank.

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- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
 - vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
 - 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.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the

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१५-३९



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.

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

17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *Apartment 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.

18. **BINDING EFFECT**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and 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.

19. **ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. **RIGHT TO AMEND**

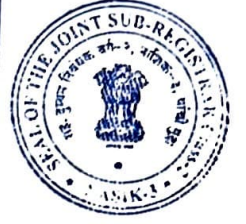
This Agreement may only be amended through written consent of the Parties.

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES**

नसन-३

दल क्र.: १०३० /२०२५

२९ ३९



घोषणापत्र/शपथपत्र

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 असून आम्ही स्वतः खात्री करून घेतलेली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादीत करतांना नोंदणी प्रक्रीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून 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 सदरची 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 साक्षीदार समक्ष निष्पादीत केलेला आहे.

सदर 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 हुकुम, कोर्ट दावा या बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.


या दस्तासोबत नोंदणी प्रक्रीयेमध्ये 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.

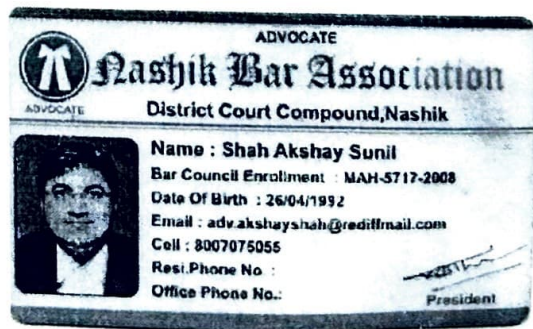
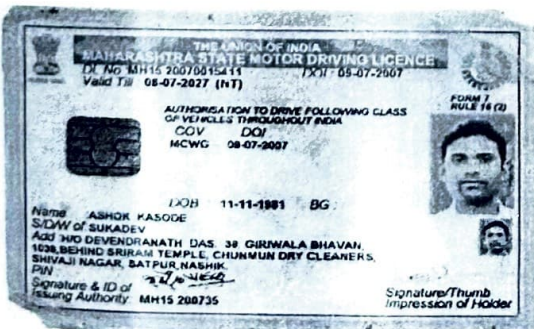
नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाने/मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून 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 पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रीयेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर 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 पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.


लिहून देणार...


लिहून घेणार...



नसन-३
दस्ता क्र. ५०३० /२०२५
२२ ३९



अहवाल दिनांक : 07/01/2025

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।



गाव :- नाशिक शहर - 4

तालुका :- नाशिक

जिल्हा :- नाशिक

(944226)

PU-ID : 21758523819

भूमापन क्रमांक व उपविभाग : 892/2/2/28/प्लॉट/28

21758523819

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी.चौ.से.मी. अकृषिक क्षेत्र विन शेती 2.86.78 आकारणी 138.00	142501 504492	विक्रम विठ्ठल कोकणे मे. वास्तु विट्ठल भागिदारी संस्था	2.86.78	138.00		(408046) (408046)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 408046 व दिनांक : 14/08/2023 सीमा आणि भूमापन चिन्हे
जुने फेरफार क्र (14878) (19331) (34316) (60332) (103319) (400118)							

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- नाशिक शहर - 4 (944226) तालुका :- नाशिक

जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 892/2/2/28/प्लॉट/28

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणे आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 07/01/2025

सांकेतिक क्रमांक :- 272000114201100004120251236

(नाव :- सुरेश सुखराम पवार)

ग्राम महसूल अधिकारी साझा :- नाशिक शहर - ४ता :- नाशिक जि :- नाशिक



भारत सरकार
GOVERNMENT OF INDIA



सौरभ अमरनाथ मोरे
Saurabh Amarnath More
जन्म वर्ष / Year of Birth : 1992
पुरुष / Male



3774 2592 4285

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAURABH AMARNATH MORE
AMARNATH VISHWANATH MORE

15/10/1992
Permanent Account Number
CCYPM8444G

Amr
Signature



Amr

नसन-३

दस्त क्र. (१०३० / २०२५)

२३-३९



भारत सरकार
Government of India



कुलदीप प्रकाश कडारे
Kuldip Prakash Kadhare
जन्म तारीख / DOB : 07/05/1991
पुरुष / Male

24/09/2011

9381 9097 1600

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KULDIP PRAKASH KADHARE
PRAKASH HARI KADHARE

07/05/1991
Permanent Account Number
DUSPK4464B

Kulk
Signature



Kulk

भारत सरकार
GOVERNMENT OF INDIA



यशोदा कुलदीप कडारे
Yashoda Kuldip Kadhare
जन्म तिथि/DOB: 12/06/1992
महिला/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

8823 3333 1956

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

यशोदा कुलदीप कडारे का
Permanent Account Number Card
LMCPK4323F

YASHODA KULDIP KADHARE
FATHER'S NAME / Father's Name
BHWAR SABURAO SHINDE

जन्म तिथि / Date of Birth
12/06/1992



Yashoda



नसन-३
दस्त क्र. (१०३० / २०२५)
२४ - ३१



जमीन महसूलाची पावती

क्रमांक: RC/944226/2023-
24/14350/1717821776

(महाराष्ट्र जमीन महसूल नियमपुस्तिका-खंड चार- गा.न. क्र. ९ आणि ९-अ पहा)

विकास विठ्ठल कोकणे,
राहणार नाशिक शहर - ४ तालुका नाशिक, जिल्हा नाशिक यांचे मार्फत सन २०२३-२४ या महसूल वर्षासाठी, खालीलप्रमाणे जमीन
महसूलाची देय रक्कम प्राप्त झाली.

गाव: नाशिक शहर - ४

खाते क्रमांक: १४३५०

भूमापन व उप-विभाग क्रमांक: ८९२/२/२/२८/प्लॉट/२८/

प्राप्त रक्कम:

- | | |
|-----------------------------------------------|---------------------------|
| १) मागील थकबाकी: ₹ ० | २) नियत जमीन महसूल: ₹ ० |
| ३) वाढीव जमीन महसूल: ₹ ० | ४) अकृषीकर: ₹ १३८ |
| ५) जि.प. उपकर: ₹ ० | ६) ग्रा.प. उपकर: ₹ ० |
| ७) शिक्षण उपकर: ₹ ० | ८) वाढीव शिक्षण उपकर: ₹ ० |
| ९) रो.ह. उपकर: ₹ ० | |
| १०) संकीर्ण जमीन महसूल (स्था.क. सह): ₹ ० | |
| १०-अ) संकीर्ण जमीन महसूल (स्था.क. शिवाय): ₹ ० | ११) नोटिसीचा खर्च: ₹ |
- एकूण प्राप्त रक्कम: ₹ १३८
(अक्षरी) ₹ एकशे अडतीस रुपये

ठिकाण: नाशिक शहर - ४

दिनांक: ०८-०६-२०२४

कार्यालयाचा शिक्का

सही/

तलाठी सुरेश सुखराम पवार

साझा - नाशिक शहर - ४

तालुका : नाशिक जिल्हा : नाशिक

तलाठी नाशिक

ता. जि. नाशिक

देय पद्धत: रोख



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



Building Permit No - 216432
Proposal Code : NMCB-23-81447

Permit No. : NMCB/B/2023/APL/11156
Date : 21/12/2023

Building Name : RESIDENTIAL(Residential) Floors : GROUND FLOOR,FIRST TO FIFTH FLOOR,SIXTH FLOOR

To,
i)Vastu Buildcon Partnership Firm,
IN PLOT NO.28, S.NO.892/2/2/28 AT MAUJE NASHIK.
ii) Kuldeep Chaware (Architect)

नसन-३
दस्त क्र. (७०३० / २०२५)
२५-३९



Sir/Madam,

With reference to your application No **NMCB202305204**, dated **05-10-2023** for the grant of sanction of 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 **28**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **892/2/2/28**, Final Plot No. , Sector No. , Mouje **NASHIK** 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 UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights 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 prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
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.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.



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



Building Permit No - 216432
Proposal Code : NMCB-23-81447

Permit No. : NMCB/B/2023/APL/11156
Date : 21/12/2023

15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
16. Conditions Vacant plot tax paid receipt to be produce, Total TDR loaded 105.00 sq. m. which is utilized from DRC no.1116 Dated 21/09/2023 vide formula $105 \times 15050/8700 = 180.13$ sq. m TDR area utilized from the same. Stack parking shall be made on site and GIO tagging photo to be produced prior to occupancy certificate, Open space and colony road in the name of NMC 7/12 extract to be produced., Necessary and required fire and emergency services should be installed and commence as per amendment in national building code of India-2006, as per Maharashtra Govt. gazette on dated 11/05/2023, before applying for occupancy certificate.

नसन-३
दस्ता क्र. (7030 / 2024)
24 39



Signature Not Verified

Digitally signed by OAZI MOHAMED AEJAZ JALALUDDIN
Date: 2023.12.21 15:49:35 IST
Reason: Approved Certificate
Location: Nashik Municipal Corporation
Project Code : NMCB-23-81447
Application Number : NMCB202305204
Proposal Number : 216432
Certificate Number : NMCB/B/2023/APL/11156

Deputy Engineer,
Nashik Municipal Corporation,



Scan QR code for verification of authenticity.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202501275706	27 January 2025, 02:44:03 PM			
नसन 3					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	नाशिक				
मूल्य विभाग	तालुका नाशिक				
उप मूल्य विभाग	1358-नविन मुंबई आग्रा मार्ग सं नं 904 च्या पासुन पुर्वेस जाणारा 18 मी रुंद रस्त्यावरील रहिवास व तत्सम विभागातील मिळकती				
क्षेत्राचे नांव	Nashik Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#892		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
15050	37800	41680	47250	0	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	58 916 चौ मीटर	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs 24200/-
उद्दवाहन सुविधा -	1-आर सी सी आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	53.56 चौ मीटर
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट वाढ	= 100 / 100 Apply to Rate= Rs 37800/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
	= ((37800-15050) * (100 / 100)) + 15050				
	= Rs 37800/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 37800 * 58.916				
	= Rs 2227024.8/-				
F) लगतच्या गच्चीचे खुली बात्कनी क्षेत्र	= 7.74 चौ मीटर				
लगतच्या गच्चीचे खुली बात्कनी मूल्य	= 7.74 * (37800 * 40/100)				
	= Rs 117028.8/-				
Applicable Rules	= 3, 9, 18, 19, 14				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मेझॅनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य (खुली बात्कनी) - वरील गच्चीचे मूल्य - बांदित वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भावतीच्या खुल्या जागेचे मूल्य - बांदित बात्कनी - स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2227024.8 + 0 + 0 + 0 + 0 + 117028.8 + 0 + 0 + 0 + 0 = Rs. 2344054/- = २ तेवीस लाख चव्वेचाळीस हजार चोपत्र /-				

नसन-३

दस्ता क्र. (१००० / २०२५)

२५-३१



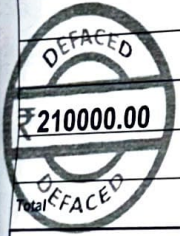
नसम-३
 दस्त क्र. १०३० /२०२५
 २२-३९



CHALLAN
 MTR Form Number-6



GRN	MH014970036202425E	BARCODE	Date		24/01/2025-16:35:42	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)				
Location	NASHIK		Full Name	VASTU BUILDCON, A Partnership Firm			
Year	2024-2025 One Time		Flat/Block No.	FLAT IN SHIV TIRTH APARTMENT			
Account Head Details			Premises/Building				
		Amount In Rs.	Road/Street	NASHIK			
0030046401	Stamp Duty	180000.00	Area/Locality	NASHIK			
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN	4 2 2 0 0 1			
			Remarks (If Any)	SecondPartyName=MR. KULDIP PRAKASH KADHARE AND OTHER-			
			Amount In	Two Lakh Ten Thousand Rupees Only			
			Words				
Total			2,10,000.00				
Payment Details			FOR USE IN RECEIVING BANK				
IDBI BANK			Bank CIN	Ref. No.	69103332025012418562	2911210904	
Cheque-DD Details			Bank Date	RBI Date	24/01/2025-16:37:46	Not Verified with RBI	
Cheque/DD No.			Bank-Branch		IDBI BANK		
Name of Bank			Scroll No. . Date		Not Verified with Scroll		
Name of Branch			Mobile No. : 7972629256				



Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुय्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-340-1030	0008311855202425	27/01/2025-15:50:02	IGR313	30000.00
2	(iS)-340-1030	0008311855202425	27/01/2025-15:50:02	IGR313	180000.00
Total Defacement Amount					2,10,000.00

340/1030

मोमवार, 27 जानेवारी 2025 3:50 म.नं.

दस्त गोषवारा भाग-1

नमन3

30/39

दस्त क्रमांक: 1030/2025

दस्त क्रमांक: नमन3 /1030/2025

वाजार मूल्य: रु. 23,09,000/-

मोबदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,80,000/-

दु. नि. मह. दु. नि. नमन3 यांचे कार्यालयात

पावती: 1266

पावती दिनांक: 27/01/2025

अ. क्र. 1030 वर दि. 27-01-2025

सादरकरणागचे नाव: कुलदीप प्रकाश कडरे

गेजी 3:47 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

दस्त हजर करणाऱ्याची मही:

एकुण: 30680.00

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: अंग्रीमेंट टू मेल

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







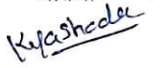


शिक्का क्र. 1 27 / 01 / 2025 03 : 47 : 31 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 27 / 01 / 2025 03 : 48 : 10 PM ची वेळ: (फी)




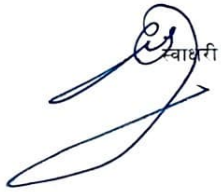




27/01/2025 3 53:06 PM

दस्त क्रमांक नमन3/1030/2025
दस्ताचा प्रकार -अंर्ग्रीमेंट दू मेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दयाचित्र	ठसा प्रमाणित
1	नाव:मे. वास्तु विन्डकॉन भागीदारी संस्था नफे भागीदार सौरभ अमरनाथ मोरे पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: विमलविश्व, ब्लॉक नं. डॉ भाभा नगर कौटघाट रोड, रोड नं. मुंबई नाका नाशिक, महाराष्ट्र, णामुईक. पंन नंबर:AAUFV8984C	लिहून देणार वय :-31 स्वाक्षरी:- 		
2	नाव:कुनदीप प्रकाश कटरे पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सुभाषचंद्र नगर, ब्लॉक नं. -, रोड नं: नवापुर नंदुरवार, महाराष्ट्र, नन्दुरवार. पंन नंबर:DUSPK4464B	लिहून घेणार वय :-33 स्वाक्षरी:- 		
3	नाव:यशोदा कुलदीप कटरे पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सुभाषचंद्र नगर, ब्लॉक नं. -, रोड नं: नवापुर नंदुरवार, महाराष्ट्र, नन्दुरवार. पंन नंबर:LMCPK4323F	लिहून घेणार वय :-32 स्वाक्षरी:- 		

बरील दस्तऐवज करून देणार नथाकथीन अंर्ग्रीमेंट दू मेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27 / 01 / 2025 03 : 50 : 10 PM

ओळख:-
खालील इमम अमे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	दयाचित्र	ठसा प्रमाणित
1	नाव:अशोक मुकदेव कामोदे वय:43 पत्ता:विसेमळा, कॉलेजरोड, नाशिक पिन कोड:422005	 	
2	नाव:अनूल रमीकलाल शाह - - वय:52 पत्ता:विसेमळा, कॉलेजरोड, नाशिक पिन कोड:422005	 	

शिक्का क्र.4 ची वेळ:27 / 01 / 2025 03 : 51 : 16 PM

Joint Sub Registrar Nashik

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण 3... पाने आहेत.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VASTU BUILDCON, A Partnership Firm	eChallan	6910330202418569	MH014970036202425E	180000.00	SD	0008311855202425	27/01/2025
		DHC		0125243419248	680	RE	0125243419248	27/01/2025
	VASTU BUILDCON, A Partnership Firm	eChallan		MH014970036202425E	30000	RE		27/01/2025



सह. दुय्यम निबंधक वर्ग-३ नाशिक-३.
पुस्तक क्रमांक १, क्रमांक 1030
दिनांक 27/01/2025
सह. दुय्यम निबंधक वर्ग-३ नाशिक-३.

[RF:Registration Fee] [DHC: Document Handling Charges]