

EOE
2024

**ADV. MANAN SHAH &
ASSOCIATES.**

ADV. MANAN MAYUR SHAH.

(B.B.A, LL.B.)

LEGAL ADVISOR & PROPERTY CONSULTANT

PHONE - 7769918181

EMAIL-

advmananshahandassociates@gmail.com

advmananshah81@gmail.com

**OFFICE - 4, SIDDHI POOJA BUSINESS SQUARE, 3RD FLOOR,
NEAR SONI PAITHANI, SHARANPUR ROAD, NASHIK - 422002.**

AGREEMENT FOR SALE

BY

KBSL PROPERTIES

IN FAVOUR OF

DR. KIRANKUMAR EKNATH WANKHEDE AND

MRS. VIDHI KIRANKUMAR WANKHEDE

DOC NO - 606/2025

DATED - 15/01/2025

395/606

Wednesday, January 15, 2025

5:17 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 778 दिनांक: 15/01/2025

गावाचे नाव: नाशिक शहर - ४

दस्तऐवजाचा अनुक्रमांक: नसन5-606-2025

दस्तऐवजाचा प्रकार : ऑनलाईन टू सेल ऑफ फ्लॉट

सादर करणाऱ्याचे नाव: किरणकुमार एकनाथ वानखेडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकूण:

रु. 30880.00

सिंह. दुय्यम निबंधक वर्ग-२
Joint Sub Registrar Nashik 5
नाशिक-५.

बाजार मुल्य: रु.3768365 /-

मोबदला रु.3800000/-

भरलेले मुद्रांक शुल्क : रु. 228000/-

1) देयकाचा प्रकार: DHC रकम: रु.880/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0125151002738 दिनांक: 15/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014343696202425P दिनांक: 15/01/2025

बँकेचे नाव व पत्ता:

R. B. Beldale

मुळ दस्तऐवज परत केला.



15/01/2025

सूची क्र.2

दुर्यम निबंधक : सह दु.नि. नाशिक 5

दस्त क्रमांक : 606/2025

नोंदणी :

Regn:63m

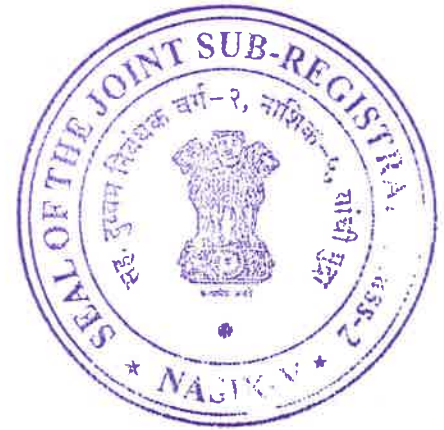
गावाचे नाव : नाशिक शहर - ४

(1)विलेखाचा प्रकार	ऑग्रीमेंट टू सेल ऑफ प्लॉट
(2)मोबदला	3800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3768365
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी मौजे नाशिक शहर 4 या गावाच्या शिवारातील सर्वे नं. 513/1(भाग)यांसी प्लॉट नं. 01 व नगर रचना स्कीम मधील टी. पी. स्कीम 2 मधील फायनल प्लॉट नं. 40(भाग)या मिळकतीवर बांधण्यात आलेली लेनकर्स मॅजिस्टिक या नावाच्या इमारती मधील चौथ्या मजल्यावरील प्लॉट नं. 401 बी विंग यांसी रेरा चटई क्षेत्र 69.14 चौ.मी. व बाल्कनी चे क्षेत्र 8.20 चौ.मी. ची मिळकत.((Survey Number : 513/1 ; Final Plot Number : 40 ;))
(5) क्षेत्रफळ	1) 69.14 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विकासनकर्ता - के बी एस एल प्रॉपर्टीस, भागीदारी संस्था तर्फे भागीदार श्री रोनक महेश शाह वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर्हम बंगला,, ब्लॉक नं: पंडित कॉलनी, नाशिक. , रोड नं: -, महाराष्ट्र, णास्:ईक्र. पिन कोड:-422002 पॅन नं:-AAZFK3295Q 2): नाव:-संमती देणार / जागा मालक - श्रीमती शशिकला गणपत लेनकर व श्री अजित गणपत लेनकर तर्फे ज. सु. के बी एस एल प्रॉपर्टीस, भागीदारी संस्था तर्फे भागीदार श्री रोनक महेश शाह वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर्हम बंगला, , ब्लॉक नं: पंडित कॉलनी, नाशिक. , रोड नं: -, महाराष्ट्र, णास्:ईक्र. पिन कोड:-422002 पॅन नं:-AAZFK3295Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-किरणकुमार एकनाथ वानखेडे वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: तुलसी अपार्टमेंट, , ब्लॉक नं: खेहा नगर, महसुल, नाशिक, रोड नं: -, महाराष्ट्र, णास्:ईक्र. पिन कोड:-422004 पॅन नं:-AASPW0333L 2): नाव:-विधी किरणकुमार वानखेडे वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: तुलसी अपार्टमेंट,, ब्लॉक नं: खेहा नगर, महसुल, नाशिक, रोड नं: -, महाराष्ट्र, णास्:ईक्र. पिन कोड:-422004 पॅन नं:-ACAPW2083M
(9) दस्तऐवज करून दिल्याचा दिनांक	15/01/2025
(10)दस्त नोंदणी केल्याचा दिनांक	15/01/2025
(11)अनुक्रमांक,खंड व पृष्ठ	606/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	228000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

नोंदणी नंतरची प्रथम
सुची क्र.२ ची प्रतसह. दुर्यम निबंधक वर्ग-२
नाशिक-५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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







CHALLAN
MTR Form Number-6



GRN	MH014343696202425P	BARCODE	[Barcode]		Date	15/01/2025-11:14:50	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				NSK1_HQR SUB REGISTRAR NASHIK 1		Payer Details		
Location				NASHIK		TAX ID / TAN (If Any)		
Year				2024-2025 One Time		PAN No.(If Applicable)		
Flat/Block No.						AASPW0333L		
Premises/Building						DR. KIRANKUMAR EKNATH WANKHEDE AND MRS. VIDHI KIRANKUMAR WANKHEDE		
Account Head Details				Amount In Rs.		MAJESTIQ		
0030046401 Stamp Duty				228000.00		Road/Street		
0030063301 Registration Fee				30000.00		MAUJE NASHIK		
						Area/Locality		
						NASHIK		
						Town/City/District		
						PIN		
						4 2 2 0 1 0		
Remarks (If Any)				PAN2=AAZFK3295Q~SecondPartyName=KBSL PROPERTIES, A Partnership Firm~				
Total				2,58,000.00		Amount In		
						Two Lakh Fifty Eight Thousand Rupees Only		
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details				Bank CIN		Ref. No.		10000502025011501139
Cheque/DD No.				Bank Date		RBI Date		15/01/2025-11:15:25
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

नसन-५
दस्त क्र. (९०९ / २०२५)
९ — ४५



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 7769918181

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125151002738	Date 15/01/2025
Received from SELF, Mobile number 7769918181, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nashik 1 of the District Nashik.	
Payment Details	
Bank Name HDFC	Date 15/01/2025
Bank CIN 10004152025011502565	REF No. 250154052420
This is computer generated receipt, hence no signature is required.	

नसन-५
दस्त क्र. (६०६ /२०२५)
२ — ४५



नसन-५	
दस्त क्र.	६०६ /२०२५)
३	—४५



ZONE NO.	1.2.12
RATE PER SQ.MTR.	RS. 47,500/-
CONSIDERATION RS.	RS. 38,00,000/-
GOVERNMENT VALUE.	RS. 37,68,000/-
STAMP DUTY.	RS. 2,28,000/-
REGISTRATION FEE.	RS. 30,000/-

AGREEMENT OF SALE

THIS AGREEMENT OF SALE IS MADE &
EXECUTED AT NASHIK ON 15TH DAY OF
MONTH OF JANUARY, 2025

नसतन-५
दस्त क्र. (६०६ / २०१५)
४ - ४५



BETWEEN

KBSL PROPERTIES, A Partnership Firm [Pan No. AAZFK3295Q], Through its partner **Mr. Ronak Mahesh Shah**, Age - 32years, Occupation- Business, [Aadhar No. 322702902363], R/o. Aarham Bunglow, Lane No 2, Opp. Prabodhini Vidya Mandir, Gangapur Road, Nashik, 422002,

Hereinafter referred to as the **VENDORS/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] DR. KIRANKUMAR EKNATH WANKHEDE

Age - 46 Years, Occupation - Service,

PAN - AASPW0333L

ADHAR NO. 9672 9090 5582

MOBILE NO. 9423904388

E-MAIL ID-

drkirankumar_wankhede@rediffmail.com

[2] MRS. VIDHI KIRANKUMAR WANKHEDE

Age - 42 -Years, Occupation - Advocate

PAN - ACAPW2083M

ADHAR NO. 2057 7145 1762

MOBILE NO. 8007814908

E-MAIL ID- vidhiwankhede26@gmail.com

BOTH R/O. Tulasi apartment flat no. 03, Sneha nagar, Mhasrul, Nashik - 422004.

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**.

AND

1. SMT. SHASHIKALA GANPAT LENKAR,

Aged about 70 years, Occu - business,

Aadhar no. 8259 4035 5237

Pan no. ADCPL 8263 F

THROUGH ITS GENERAL POWER OF ATTORNEY,

MR. AJIT GANPAT LENKAR

Age - 48 years, Occu - business,

नसतन-५
दस्त क्र. (९०९ /२०२५)
५ — ४५



Pan no – ADDPL 2986 N
Aadhar no. 9932 7650 0424

2. MR. AJIT GANPAT LENKAR

Age – 48 years, Occu – business,
Pan no – ADDPL 2986 N
Aadhar no. 9932 7650 0424

Both residents of – Lenkar Farm, dr. Homi Bhabha Nagar, Dwarka, Nashik – 422011.

Through Their General Power Of Attorney **KBSL PROPERTIES**, a partnership firm [Pan no. **AAZFK3295Q**], through its partner **MR. RONAK MAHESH SHAH**, age: 33 years. Occupation: business,

Hereinafter referred to as "**The Land Owner's** " [which expression shall mean and include said persons, their respective legal heirs, representatives, executors, administrator and assignees] of the first part.

1. WHEREAS Smt. Shashikala Ganpat Lenkar and Shri. Ajit Ganpat Lenkar, are seized and possessed of and otherwise well and sufficiently entitled to a Non- Agricultural Piece of land bearing Revenue Survey No. 513/1(Part), Final Plot No. 40(Part), TPS-II of Nashik Shiwar, Nashik admeasuring 6000.00 sq.mtrs. (hereinafter known as Owners).

2. AND WHEREAS the said property falls within the residential zone of the Development plan of Nashik and that the tenure of the said property is free hold and marketable.

3. AND WHEREAS the Collector of Nashik vide its Order No. SR/224/2021 dtd. 16/07/2021 assessed and reserved 2520 Sq.mtrs. for Library and Community Centre and remaining 3480 Sq.mtrs. for Commercial and Residential Non-Agricultural use of the said property and Sanad order issued by Tahsildar of Nashik bearing No. 596/2021 Nashik, dtd. 01/09/2021.

4. AND WHEREAS the owners have prepared building plan of the proposed building on the said property and obtained sanction from the Nashik Municipal Corporation, Nashik vide **Commencement Certificate No. LND /BP/A-1/ 58/2020, dtd. 30/09/2020**. The owners got sanctioned the revised building plan from Nashik Municipal Corporation vide **Commencement Certificate No. LND / BP/ A4/ BP/ 174/ 2022 dated 22/09/2022** for area admeasuring 3480 Sq.mtrs. The said project comprises of 1 Commercial Building (Wing A) and 2 Residential Buildings (Wing B And Wing C).

नसम-५
दस्ता क्र. (६०६ / २०२५)
६ — ४५



5. **AND WHEREAS** Smt. Shashikala Ganpat Lenkar has executed the Power of Attorney to her son Shri. Ajit Ganpat Lenkar on 05/07/2023 and the said Power of Attorney has been registered on 05/07/2023 at the office of Sub Registrar (Nashik-5) vide registration No. 8508.

6. **AND WHEREAS** the Owners have decided to entrust the Development Rights to the Promoters to develop land bearing Plot No 1 (One) of Revenue Survey No. 513/1(Part), Final Plot No. 40(Part), TPS-II of Nashik Shiwar, Nashik admeasuring 3480 Sq. mtrs. Out of total area of 6000 Sq. mtrs. on the terms and conditions decided by both the parties recorded in the Development agreement executed by both the parties hereinafter mentioned in Schedule I and known as the Said Property.

7. **AND WHEREAS** Shri. Ajit Ganpat Lenkar for himself and power of attorney holder of Smt. Shashikala Ganpat Lenkar has entered into a Development Agreement in favour of Promoter on 10/07/2023 for the said property on all the terms and conditions as mentioned therein and the said development agreement is registered at the office of Sub Registrar (Nashik-5) vide registration No. 8642 and receipt No. 10844 dated 10/07/2023.

8. **AND WHEREAS** Shri. Ajit Ganpat Lenkar for himself and power of attorney holder of Smt. Shashikala Ganpat Lenkar has extended power of attorney to the promoter and the said power of attorney has been registered at the office of Sub Registrar (Nashik-5) vide registration No. 8643 and receipt No. 10845 dated 10/07/2023.

9. **AND WHEREAS** the Deputy Collector Nashik has vide order No. SR/130/2023 dated 12/10/2023 has permitted Sub Division of 6000 sq.mtrs. into Plot No. 01 admeasuring 3480 sq.mtrs. and Plot No. 02 admeasuring 2520 sq.mtrs. and accordingly the 7/12 extract have been divided by the Talathi vide M.E. No. 408502.

10. **AND WHEREAS** the title of the said property is clear, marketable and without any encumbrances and accordingly Title Certificate in respect of the said property has been issued by Adv. Priti Deepak Bhure of Nashik on 01/11/2023.

11. **AND WHEREAS** the Promoters have decided to construct multi-storied building consisting of residential and commercial premises and the building shall be known as "LENKAR'S MAJESTIQ" (hereinafter referred as the said building) on the said property, consisting of residential flats, commercial offices, open parking spaces, covered parking spaces and such other premises as per the approved building plans, with a view to sell the said

नसम-६
दस्ता क्र. (६०६ /२०२५)
७ — ४५



premises therein on **OWNERSHIP BASIS** to the intending Allottees.

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

13. **AND WHEREAS** the Vendor/Original Owner/Promoter is in possession of the project land;

14. **AND WHEREAS** the Promoter has proposed to construct on the project land One Building consisting of A, B, and C wing as per approved building plan.

15. **AND** whereas the Allottee is offered an apartment/Flat/Office bearing number **Flat no. 401 in B wing admeasuring 69.14 Sq. Mtrs. and usable area of Balcony admeasuring 8.20 Sq. Mtrs** in the Building called "**LENKAR'S MAJESTIQ**" (herein after referred to as the said "Building") being constructed in the said project, by the Promoter;

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

16. **AND WHEREAS** the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority under **No. P51600053872, dated - 08/12/2023**; authenticated copy is attached.

17. **AND WHEREAS** the Promoter has appointed a structural Engineer **Er. Shailesh Dhumne** 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;

18. **AND WHEREAS** the Promoter has sole and exclusive right to sell the Apartments in the said building 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;

19. **AND WHEREAS** on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents

नसम-५
दस्ता क्र. (९०६ / २०२५)
८ - ४५



of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **Mr. Rohan B Ghuge** 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;

20. AND WHEREAS the authenticated copies of Certificate of Title issued by the **Adv. Priti Deepak Bhure** 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 projectland on which the Apartments are constructed or are to be constructed have been annexed hereto.

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

22. 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.

23. 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.

24. 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 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;

25. AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building shall be granted by the concerned local authority;

नसन-५

दस्त क्र. (६०६ / २०२५)

९ — ४५



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

27. AND WHEREAS the seller has agreed to sell and the purchaser has agreed to purchase the said **Flat no. 401 in B wing admeasuring 69.14 Sq. Mtrs. and usable area of Balcony admeasuring 8.20 Sq. Mtrs** in the said building called "LENKAR'S MAJESTIQ".

28. AND WHEREAS the **carpet area of the said Flat is 69.14 Sq. Mtrs. and usable area of Balcony admeasuring 8.20 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;

29. 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;

30. AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. 4,00,000/- (Rupees Four Lakhs only)** 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;

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

32. 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

नसम-५
दस्ता क्र. (६०६ / २०२५)
१० — ४५



space (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 and Seven Upper Floors **as per the 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) AND WHEREAS the seller has agreed to sell and the purchaser has agreed to purchase the said **Flat no. 401 in B wing** admeasuring **69.14 Sq. Mtrs.** and **usable area of Balcony** admeasuring **8.20 Sq. Mtrs** in the said building called **"LENKAR'S MAJESTIQ"**. as per sanctioned building plan. (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the lumpsum **consideration of RS. 38,00,000/-** including 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 Schedule-III annexed herewith.

I. THE PAYMENT OF THE CONSIDERATION AMOUNT IS TO BE DONE IN FOLLOWING MANNER: -

Sr. no	Particulars	Percentage
1.	Booking amount.	10%
2.	Plinth completion.	10%
3.	On completion of 1 st slab	5%
4.	On completion of 2 nd slab	5%
5.	On completion of 3 rd slab	5%

नसम-५
दस्त क्र. (EOE / 2024)
११ — ४५



6.	On completion of 4 th slab	5%
7.	On completion of 5 th slab	5%
8.	On completion of 6 th slab	5%
9.	On completion of 7 th slab	5%
10.	On completion of 8 th slab	5%
11.	On completon of wall.	10%
12.	On completion of plaster.	10%
13.	On completion of tiling + plubming.	15%
14.	On possession.	5%
Total		100%

II. THE PURCHASER HAS PAID AN AMOUNT OF RS. 4,00,000/- (RUPEES FOUR LAKHS ONLY) IN FOLLOWING MANNER:-

<u>Amount in</u> <u>Rs.</u>	<u>Particulars.</u>
3,74,976.40/-	Rupees Three Lakhs Seventy four thousand nine hundred and seventy six and forty paisa Only is paid by way of RTGS vide UTR no. UTR - SBINR52025011371889317, dated 13/01/2025 from State Bank of India by the purchaser in favor of the Seller's.
10995.28/-	Rupees Ten Thousand Nine hundred and Ninety Five & twenty eight paisa Only is paid by way of Cheque no. 341693 dated 15/12/2024 from State Bank of India, Varangaon Branch by the purchaser in favor of the Seller's.
8997.40/-	Rupees Eight Thousand Nine Hundred and ninety seven

नसन-५
दस्त क्र. (६०६ /२०२५)
१२ — ४५



	& forty paise Only is paid by way of Cheque no. 070895 dated 14/01/2025 from State Bank of India, Nandurbar Branch by the purchaser in favor of the Seller's.
5030.68/-	Rupees Five Thousand and thirty & Sixty eight paise Only is paid by way of Cheque no. 070895 dated 14/01/2025 from State Bank of India, Nandurbar Branch by the purchaser in favor of the Seller's.
TOTAL - RS.	TOTAL RUPEES FOUR LAKHS ONLY
4,00,000/-	

Note - The above-mentioned consideration is exclusive of all the taxes i.e. G.S.T, etc.

1(b) And the remaining amount of Rs. 34,00,000/- (Rupees **Thirty-Four Lakhs only**) are to be paid by the purchaser to vendor / developer by taking loan from any financial institution or bank and / or by way of own contribution by cheque / online transfer as and when demanded by the vendor / developer from time to time.

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

1(d) 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.

नसम-५
दस्त क्र. (६०६ /२०२५)
१३ — ४५



1(e) 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(f) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above. ("Payment Plan").

नसम-५
दस्त क्र. (६०६ / २०२५)
१४ — ४५



3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **3480.00** square meters only and Promoter has planned to utilize Floor Space Index of **11608.35** 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 **11608.35 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 The purchaser shall pay and bear the tax levied by Nashik municipal Corporation on the said premises. It is hereby agreed by the purchasers that, any taxes or expenses which shall be imposed in respect of the said property by Nashik municipal Corporation, Nashik on any given period of time shall be born and paid by the purchasers alone, promoters/developers/land owners shall never be responsible for the same.

4.2 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.

4.3 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

नसन-५
दस्त क्र. (९०९ / २०२५)
१५ — ४५



terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Schedule III, annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allottee on or before 31/12/2028. 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 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 -

1. War, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project.
2. Specific stay or injunction relating to the real estate project from any court of law or tribunal or competent authority,

नसिन
दस्ता क्र. (६०६ / २०१५)
१६ — ४५



statutory authority, high power committee, etc.

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 15 (Fifteen) days 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 mentioned hereinabove, 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 mentioned herein above, such Allottee shall continue to be liable to pay maintenance charges as applicable from the date of occupation/completion certificate of said building is received by the Promoters.

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.

नसम-५
दस्ता क्र. (EOE /2024)
१० — ४५



8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/Commercial Only. They shall use the allotted parking space only for purpose of keeping or parking vehicle owned by them.

9. FORMATION OF ORGANISATION OF APARTMENT HOLDERS

The promoter shall form association of apartment owners within a period of three months of majority of allottee having book their apartment in the project. 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 organization 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/ Original Owner/Promoter and/or the owners in the said structure of the Building 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/ Original Owner/Promoter and/or the owners in the project land on which the building is 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

नसत-५
दस्त क्र. (६०६ /२०१९)
१६ — ४५



proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoing in respect of the project land and Building 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. Until the Society or Limited Company is formed and the said structure of the building is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoing 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. 2/- per sq.ft. of Apartment per month towards the outgoing. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the building is executed in favour of the society or a limited company as aforesaid. On such conveyance being executed for the structure of the building 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. At the time of registration of conveyance of the structure of the building 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 any document or instrument of transfer in respect of the structure of the said Building. At the time of registration of conveyance 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 any document or instrument of transfer in respect of the structure of the said land to be executed in favor of the Apex Body or Federation.

11. 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

नसन-५	
दस्त क्र. (६०६ /२०२५)
१९	— ४५



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 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 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 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 till obtaining occupation and/or completion certificate of the said building on the project land.

नसम-५	
दस्त क्र.	६०६ /२०२५)
२९	— ४५



the Apartment or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in 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

नसम-५
दस्त क्र. (९०६ / २०२५)
१२ — ४५



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.

13. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

14. 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.

15. 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.

नसम-५
दस्ता क्र. (६०६ / २०२५)
२३ — ४५



16. 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.

17. 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 as the case may be.

18. RIGHT TO AMEND

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

19. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

20. SEVERABILITY

नसम-५
दस्ता क्र. (६०६ / २०१५)
२४ — ४५



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

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

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

22. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

23. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nashik.

24. The Allottee and/or Promoter shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

25. That all notices to be served on the Allottee and the Promoter

नस्रन-५
दस्तक्र. (६०६ /२०२५)
२५ — ४५



as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

26.

Name of Allottees	Dr. Kirankumar eknath wankhede Mrs. Vidhi kirankumar wankhede
Address	Both R/o. Tulasi apartment flat no. 03, Sneha nagar, Mhasrul, Nashik - 422004.
Email ID	drkirankumar_wankhede@rediffmail.com
Promoters Name	M/ S. KBSL Properties through its Partners
1]	Mr. Ronak Mahesh Shah
Address	Aarham Bunglow, Lane No 2, Opp Prabodhini Vidya Mandir, Gangapur Road, Nashik, 422002
Email ID	ronak.shah888@gmail.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

27. JOINT ALLOTTEES

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

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

29. Dispute Resolution: Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably,

नसम-५
दस्त क्र. (६०६ / २०२०)
२६ - ४५



which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

30. GOVERNING LAW

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

33. For Flat No.B-401the Allottee is hereby allotted one car parking space located in the northeast corner of B-Wing on the ground floor of the Project, as per the layout plan approved by the competent authority and registered with the Real Estate Regulatory Authority (RERA).The said parking space shall be for the exclusive use of the Allottee and shall not be altered, reassigned, or reallocated to any other person without the prior written consent of the Allottee. No other allotments or actions by the Promoter shall impact this parking right, and it shall remain integral to the rights conveyed under this Agreement.

SCHEDULE - I

Description of the said property referred to above.

All that piece and parcel of non-agricultural land bearing Plot No 1 (One) of Revenue Survey No. 513/1(Part), Final Plot No. 40(Part), TPS-II of Nashik Shiwar, Nashik admeasuring 3480 sq. mtrs out of total 6000 sq.mtrs. lying and being at Nashik City, Taluka & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik and bounded as under:-

On or towards the East: By Plot No 2 of Survey No. 513/1/B, F.P. No. 40(Part), TPS-II of Nashik Shiwar Balance area 2520 Sq.mtrs. out of 6000 Sq. mtrs.

On or towards the West: By 9.00-meter road

On or towards the South: By Survey No. 513/1/A

On or towards the North: By Mumbai Agra Road

SCHEDULE - II

Description of the said premises sold under this Agreement.

On the aforesaid property a building named as "LENKAR'S MAJESTIQ" is under construction and out of the said building the premises of Apartment Flat no. 401 in B wing admeasuring 69.14 Sq. Mtrs. and usable area of Balcony

नसम-५	
दस्ता क्र. (६०६ /२०२५)
२१०	— ४५



admeasuring 8.20 Sq. Mtrs as per sanctioned building plan on the **Fourth Floor** along with Parking Space for one car in north east corner of B-wing on the ground floor (Parking No. will be allotted by the vendor/ developer at the time of registration of deed of apartment of the said property) and bounded as follows:-

On or towards;

- East - Marginal Space / Wall Compound.
- West - Duct / Flat no. B-402.
- North - Lift / Staircase.
- South - Marginal Space / Wall Compound.

SCHEDULE - III

List of the Amenities to be provided in the Said Flat Premises: -

- 1) EARTHQUAKE RESISTANT R.C.C FRAMED STRUCTURE WITH EXTERNAL 6" WALL & INTERNAL WALL 4" THICK.
- 2) EXTERNAL WALLS WILL HAVE SAND FACED PLASTER AND INTERNAL WALLS WILL BE GYPSUM FINISH.
- 3) 1200X600, 800X800 OR 600X600 VITRIFIED OR PORCELAIN FLOORING IN ALL ROOMS WITH SAME SKIRTING.
- 4) GRANITE KITCHEN PLATFORM WITH S.S KITCHEN SINK & DADO TILES UPTO LINTEL LEVEL.
- 5) CONCEPT DADO TILES UPTO LINTEL LEVEL WITH CERAMIC FLOORING IN TOILET.
- 6) CONCEALED ELECTRIFICATION WITH FITTING OF ISI STANDARDS.
- 7) INTERNAL CONCEALED PLUMBING WITH BRANDED FITTINGS OF ISI STANDARDS IN KITCHEN AND TOILETS.
- 8) INTERNAL WALL PAINTING WITH TRACTOR EMULSION AND EXTERNAL WALLS WITH ACRYLIC PAINTS.
- 9) DOOR SHUTTER OF SOLID CORE FLUSH DOOR PAINTED/ LAMINATED WITH DECENT SHADE FROM BOTH SIDE WITH HARDWARE FITTING.
- 10) 3 TRACK POWDER COATED ALUMINUM SLIDING WINDOWS WITH MOSQUITO NET.
- 11) LIFT WITH BACKUP FACILITY.
- 12) PARKING SPACE WITH PAVER BLOCK / TRIMIX CONCRETE OR

नसम-५
दस्त क्र. (६०६ / २०२५)
२६ — ४५



- RUBBER MOLD TILES.
- 13) TERRACE WITH BRICK BAT KOBA OR CHINA TUKDI.
 - 14) COMMOM COMMUNITY HALL.
 - 15) TERRACE GARDEN.
 - 16) MANDIR ON GROUND FLOOR.
 - 17) SOLAR ROOFTOP (NET METERING) FOR ELECTRICITY OF COMMON PASSAGE, LOBBY & LIFT.

> **COMMON AREAS AND FACILITIES**

a. **COMMON AREAS**

- 1) The land under the buildings
- 2) The footings, RCC structures and main walls of the buildings
- 3) Staircase columns and lift and lift room in the building
- 4) Common drainage, water, electrical lines, power backup
- 5) Common ground water storage tank and overhead tank
- 6) Electrical meters, wiring connected to common lights, lifts, pumps.
- 7) Top terrace

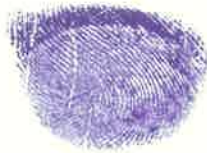
LIMITED COMMON AREAS AND FACILITIES:

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

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

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDOR/PROMOTER.

M/S. KBSL PROPERTIES A Partnership Firm Through its partner,



MR. RONAK MAHESH SHAH
[VENDOR/PROMOTER]

नसन-५
दस्त क्र. (६०६ / २०२५)
२० — ४५



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED LAND OWNER

1. SMT. SHASHIKALA GANPAT LENKAR
THROUGH ITS GENERAL POWER OF ATTORNEY,
MR. AJIT GANPAT LENKAR

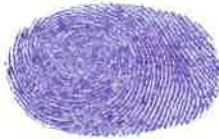
2. MR. AJIT GANPAT LENKAR
THROUGH THEIR GENERAL POWER OF ATTORNEY M/S. KBSL PROPERTIES
, A PARTNERSHIP FIRM THROUGH ITS PARTNER



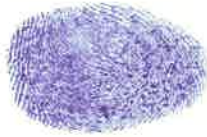
MR. RONAK MAHESH SHAH



SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED



[1] DR. KIRANKUMAR EKNATH WANKHEDE



[2] MRS. VIDHI KIRANKUMAR WANKHEDE
[PURCHASER/ALLOTTEE]



WITNESSES: -

1. VISHAL WADEKAR —
2. Mukul Mohkar —



नसन-५

दस्त क्र. (६०६ /२०२५)

३० — ४५



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नाशिक शहर - ४ (१४४२२६)

तालुका :- नाशिक

जिल्हा :- नाशिक



PU-ID : 12232512438

भुमापन क्रमांक व उपविभाग

५१३/१ब/प्लॉट नं/१

12232512438

भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	३७१४५	शशिकला गणपत लेनकर अजित गणपत लेनकर				(४०८५०२) (४०८५०२)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		-----सामाईक क्षेत्र-----	३४.८०.००	४५९४.००			इतर अधिकार
विन शेती	३४.८०.००						इतर
विन शेती आकारणी	४५९४.००						लायब्ररी व कम्युनिटी सेंटरसाठी आरक्षित (४०८५०२) विकसन करारनामा करुन घेणार के.बी.एस.एल.प्रॉपर्टीज (४०८५०२) योजा - राष्ट्रीयकृत बँक गहाण जळगाव जनता सहकारी बँक लिमिटेड यांना तारण र.रु.४९५०००००/-केबीएसएल प्रॉपर्टीज भागीदारी फर्म यांचे विंग ए गाळा नं.२०१ए ते २०९ए, ३०१ए ते ३०९ए, ४०१ए ते ४०९ए, ५०१ए ते ५०९ए, ६०१ए ते ६०८, व विंग बी १ व सी मधील प्लॉट नं.१०१ बी ते १०४बी, २०१बी ते २०४, ४०१बी ते ४०४बी, ५०१बी ते ५०४बी, ६०१बी ते ६०४बी, ७०१बी ते ७०४बी, विंग सी २०१सी ते २०४सी, ३०१सी ते ३०४सी ४०१सी ते ४०४सी, ५०१सी ते ५०४सी, ६०१सी ते ६०४सी करिता (४०९२९८)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ४०९२९८ व दिनांक : १२/०४/२०२४
							सीमा आणि भुमापन चिन्हे :
							जुने फेरफार क्र : (१४८२) (८००९) (८०२७) (१०५१५) (१२३७८) (१४९९०) (१७६०७) (२०५९९) (३३८५७) (३४००३) (३८१५३) (४३४१७) (६५७०२) (६५७०३) (६८९७१) (७०३७०) (९९०७९) (१०३३१९) (४००५६०) (४०११२८) (४०४०६२) (४०८०७२) (४०८३०२) (४०८६६७) (४०९०४७) (४०९१७५)



हा गाव नमुना क्रमांक ७ दिनांक १२/०४/२०२४:०६:४०:४९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : १७/०६/२०२४ : १३:०९:३२ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 2011100001615299 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२



नसन-५
 दस्त क्र. (६०६ / २०२५)
 ३९ — ८५



PROFORMA - I
 PROPOSED COMMERCIAL AND RESIDENTIAL OR
 SHOP DEVELOPMENT IN
 RASHTRIYA KAPAL BHAVAN SOCIETY
 THROUGH CITY DEVELOPMENT AUTHORITY

Drawing No. 03/05
 APPROVED FOR SALE

Area	Proposed	Area	Proposed
Plot Area	10000	Plot Area	10000
Area of Building	10000	Area of Building	10000
Area of Road	10000	Area of Road	10000
Area of Open Space	10000	Area of Open Space	10000
Area of Other	10000	Area of Other	10000

Door window Schedule

Area	Proposed	Area	Proposed
Door	10000	Door	10000
Window	10000	Window	10000
Other	10000	Other	10000

Area of Building

Area	Proposed	Area	Proposed
Area of Building	10000	Area of Building	10000
Area of Building	10000	Area of Building	10000
Area of Building	10000	Area of Building	10000

Area of Road

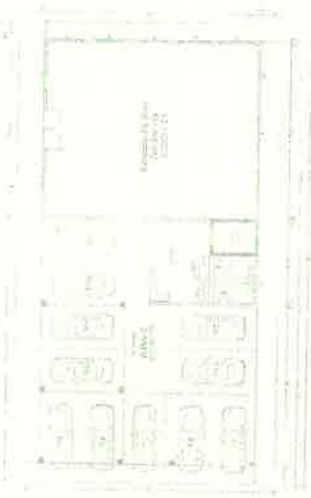
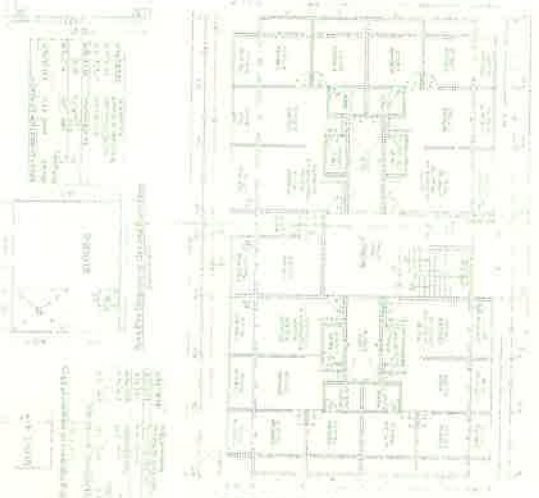
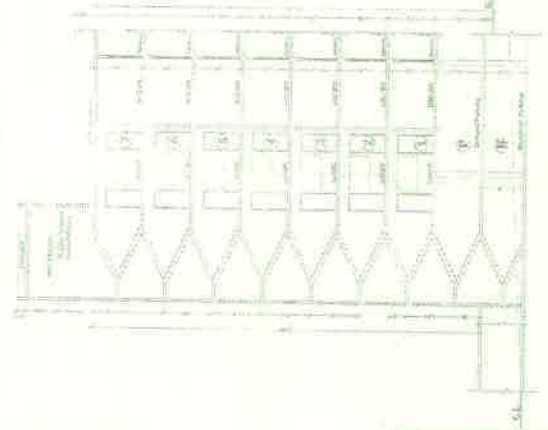
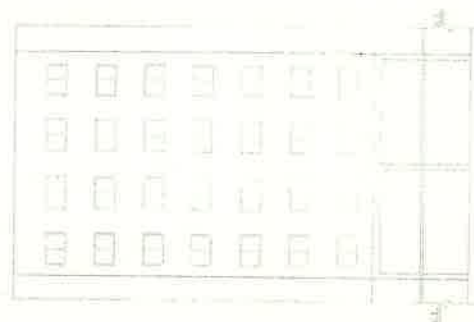
Area	Proposed	Area	Proposed
Area of Road	10000	Area of Road	10000
Area of Road	10000	Area of Road	10000
Area of Road	10000	Area of Road	10000

Area of Open Space

Area	Proposed	Area	Proposed
Area of Open Space	10000	Area of Open Space	10000
Area of Open Space	10000	Area of Open Space	10000
Area of Open Space	10000	Area of Open Space	10000

Area of Other

Area	Proposed	Area	Proposed
Area of Other	10000	Area of Other	10000
Area of Other	10000	Area of Other	10000
Area of Other	10000	Area of Other	10000



Drawn, Checked and Signature

FOR STATUTORY EMPLOYMENT THROUGH
 SUPPLY CONTRACT UNDER THE
 ARCHITECTURE AND ENGINEERING
 SUPERVISOR'S HANDS AND SIGNATURE

SADANAND
 BUILDCON & CONSULTANT

Job No. Drawing No. Scale Drawn By Checked By Registration No. of Engineer License No.
 RC-50 80 1:100 11/06 11/06 11/06 227249



नसन-५
दस्त क्र. (६०६ / २०२५)
३२ — ४५



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51600053872

Project: **LENKAR S MAJESTIQ**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 1 OF SURVEY/ GAT NUMBER 513/1(PART) FINAL PLOT NO 40(PART) TPS II OF NASHIK SHIWAR NASHIK (M Corp.)**, Nashik, Nashik, 422011;

1. **Kbsl Properties** having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422005**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **08/12/2023** and ending with **31/12/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 08-12-2023 18:22:23

Dated: 08/12/2023
Place: Mumbai

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

नसम-५
दस्ता क्र. (६०६ / २०२५)
३३ — ४५



NASHIK MUNICIPAL CORPORATION

NO: LND/BP/A/1158/2020

DATE :- 30/09/2020



**SANCTION OF BUILDING PERMISSION
AND
COMMENCEMENT CERTIFICATE**

TO, **Smt. Shashikala Ganpat Lenkar & Shri. Ajit Ganpatrao Lenkar.**
GPAH for self and other Shri. Ajit Ganpatrao Lenkar.
C/o. Ar. G.V. Katala of Nashik

Sub - Sanction of Building Permission & Commencement Certificate on Plot No. 1 & 2 of S. No. 513/1(Part.), F.P. NO. 40(Part.), TPS - II of Nashik Shiwar.

Ref - 1) Your Application for Sub division & Building permission under A.R. Ruls On Dated: 07/01/2019 Vide Inward No. A1/AR/1.
2) Your Resubmission letter No. 369/2020 Dated 13/03/2020.
3) Sanction D.C.P.R. of NMC provision rule no. 21.11 (A.R. rules)

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

CONDITIONS (1 to 59)

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

नसम-५	
दस्त क्र. (६०६)	(१०२५)
३४	४५



10. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
11. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.
The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity.
In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit.
The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
12. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.
13. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
14. Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
15. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and The Maharashtra Municipal Corporation Act.
16. Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
17. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
18. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of N.M.C. & NOC shall be produced before occupation certificate.
19. Adequate space from the plot or should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
20. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labor engaged at construction site by owner/Developer at his own cost.
21. While carrying out construction work proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/Government-GRs.
22. As per order of Urban Development Department of Government of Maharashtra, vide TPS2417/487/pra.kra 217/LD-9 Dt: 7/9/2015 all building following condition shall apply
 - A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details
 - a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
 - b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - d) F.S.I. permitted.
 - e) Number of Residential/Commercial flats with their areas.
 - f) Address where copies of detailed approved plans shall be available for inspection.
 - B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22 (A) action shall be taken by NMC.
23. Proper arrangement to be done on site for telephone facilities in consultation with Telecom Department.
24. This permission is given on the basis of Title search report submitted by owner/developer, Nashik Municipal Corporation shall not be responsible for the ownership and boundaries of the land.
25. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

नसन-५
दस्त क्र. (EOE / 2020)
34 — 84



C.C. For Plot No. 1 & 2 of S. No. 513/1(Part.), F.P. NO. 40(Part.), TPS – II of Nashik Shiwar.

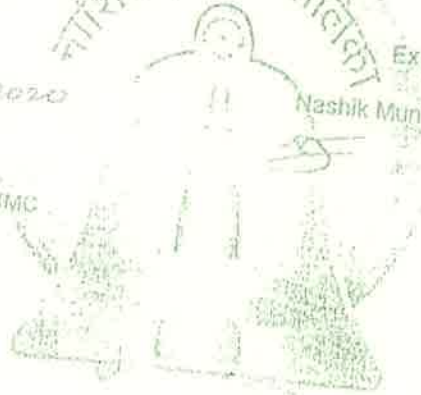
26. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
27. Provision of rain water harvesting shall be made at site as per rule no 33 of DCPR and also as per Hon. Commissioner order No./TP/Vasi/392/2017 dt.05/6/2017. NOC shall be produced from Rain water harvesting cell in plot area more than 5000 sqm
28. NMC shall not supply water for construction purpose.
29. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
30. The Building Permission is granted on the strength of labour code occupational safety, Health & working conditions 2018 therefore all the conditions mentions therein are applicable to this commencement and shall be followed strictly Nashik Municipal Corporation shall be not be responsible for breach of any conditions mentioned therein.
31. It is necessary to cover entire construction with Green Net/Shed Net, for reduction of dust in air so as to avoid air pollution, and Geo Tag Photo is compulsory at time of Completion.
32. It is necessary to provide set of Dry and wet dust bins for segregation of waste.
33. N.A. for Residential & commercial purpose should be produced before commencement of work at site.
34. A) Rs. 4,43,880/- + 29,95,500/- (Comm.) is paid for development charges w.r.to the proposed Construction, vide R.No./B.No. 60/744 Dt: 21/9/2020.
35. B) Rs.13,72,800/- is paid for development charges w.r.to the proposed land development. Vide R.No./B.No. 17/745 Dt:- 21/09/2020.
36. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate. Rs. 30,000/- Deposited vide R.No./B.No. 88/3026 Dt: 21/09/2020.
37. Drainage connection charges Rs. 58,000/- is paid vide R.No./B.No. 88/8722 Dt: 21/09/2020.
38. Welfare cess charges Rs. 10,26,830/- is paid vide R.No./B.No. 88/8722 Dt: 21/09/2020.
39. This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: NMC/FIRE/WS/III/Comm.-24/2020 Dt: 23/09/2020 & conditions their in strictly followed.
40. Building shall be planned designed and constructed to ensure fire safety and this shall be done in accordance with part IV fire protection of National Building Code of India. Final NOC of CFO to be obtained before occupancy certificate & conditions mentioned in it should be strictly observed.
41. Provision facilities for differently able persons as per DCPR Clause No. 31 should be made.
42. Provision for mechanical light & ventilation should be made wherever required.
43. Separate 7/12 extract as per sub-division plan should be done prior to be plinth completion certificate.
44. The separate 7/12 extract in name of the NMC area shall be produced before Occupancy certificate for plot no. 1.
45. Provision for solar water heating should be made.
46. Electric line to be shifted before occupancy certificate.
47. Provision for grey water reuse should be made.
48. Fanning shall be made onsite.
49. NMC plot & building shall be handover to NMC without any encroachments.
50. NMC building work to be completed under the supervision of Hon. City Engineer, NMC Nashik.

नसम-५
दस्त क्र. (६०६ / २०२०)
३६ — ४५



51. Plans, Designs, specification, agreement and drawings for NMC buildings, shall be got approved from Hon. City Engineer NMC, work of NMC building and developer building shall commence only after approval Hon. City Engineer, NMC is obtained. Also same construction should be carried out under the supervision Hon. City Engineer, NMC Nashik & completion certificate obtained from them before occupancy certificate.
52. Parking area should be paved & kept open for parking purpose only.
53. This permission is given on the provision of DQPR rule no. 21.11
54. NMC Tax for Vacant plot shall be paid before Completion.
55. This permission is given on the strength of Hon. court order bearing RCS No. A79/1992 on dated 26/11/2018 and as per compromise deed made between applicant and NMC authority.
56. This permission is given on the strength of contents of undertaking given by applicant on dated 03/07/2020 as per AR policy the NMC. The area and construction (Plot No. 1) should be handed over to NMC before occupancy certificate.
57. This permission is issued with the approval from Hon. Commissioner NMC on dated 16/01/2020 and 17/02/2020.
58. This permission is given on the basis of affidavit given by applicant Dt:25/09/2020 regarding declaration for not enclosing Balcony.
59. Occupancy certificate for the Residential cum commercial building will for issued only after obtaining occupancy certificate for the accommodation reservation building (plot no. 1) i.e. Library & Community centre building and should be handed over to NMC.

नाशिक महानगरपालिका



Executive Engineer
Town Planning
Nashik Municipal Corporation, Nashik.

No. LND/BP/14/152/2020
Nashik, Dt: 09/09/2020

Copy to: Divisional Officer
Hon. City Engineer, NMC

सर्वे भवन्तु सुखिनः

8642395

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 5

14-01-2025

दस्त क्रमांक : 8642/2023

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

नोंदणी :
नशा-५
दस्त क्र. (६०६ / २०२५)
३० — ४५



गावाचे नाव : नाशिक शहर दस्त क्र. (६०६ / २०२५)

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	180227600
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	85431200
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा.इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे नाशिक शहर 4 या गावचे शिवारातील सर्व्हे न.513/1/ब यांसी एकूण क्षेत्र 6000.00 चौ.मी., यांसी आकार रुपये 4.34 पैसे, या मिळकतीपैकी रहिवासी व वाणिज्य बिनशेती वापराचे क्षेत्र 3480.00 चौ.मी. क्षेत्राची मिळकत ((Survey Number : 513/1/ब ;))
(5) क्षेत्रफळ	3480 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- शशिकला गणपत लेनकर यांचे तर्फे जनरल मुखत्यार म्हणुन अजित गणपत लेनकर वय:-47 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: लेनकर फार्म, ब्लॉक नं: डॉ.होमीभाभा नगर, नाशिक हॉस्पिटल जवळ, व्दारका, नाशिक, रोड नं: कौटघाट रोड, महाराष्ट्र, णास:ईक. पिन कोड:-422011 पॅन नं:-ADCPL8263F 2): नाव:- अजित गणपत लेनकर वय:-47 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: लेनकर फार्म, ब्लॉक नं: डॉ.होमीभाभा नगर, नाशिक हॉस्पिटल जवळ, व्दारका, नाशिक, रोड नं: कौटघाट रोड, महाराष्ट्र, णास:ईक. पिन कोड:-422011 पॅन नं:-ADDPL2986N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- के.बी.एस.एल.प्रॉपर्टीज तर्फे भागीदार रौनक महेश शहा वय:-32; पत्ता:- प्लॉट नं:-, माळा नं: फर्स्ट फ्लोअर, इमारतीचे नाव: अरहम अनेक्स. ब्लॉक नं: लेन नं.1, पंडित कॉलनी, नाशिक, रोड नं: शरणपूर रोड, महाराष्ट्र, NASHIK. पिन कोड:-422002 पॅन नं:-AAZFK3295Q
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	10/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8642/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	9011400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरः	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील अभिर्निणीत दस्त ONLINE TOKEN NO. Adj 557-110110
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

नसस-५
दस्त क्र. (६०६ / २०२५)
३८ — ४५



395/8643

पावती

Original/Duplicate

Monday, July 10, 2023

नोंदणी क्र. : 39म

6:18 PM

Regn.: 39M

पावती क्र.: 10845 दिनांक: 10/07/2023

गावाचे नाव: नाशिक शहर - ४

दस्तऐवजाचा अनुक्रमांक: नसस5-8643-2023

दस्तऐवजाचा प्रकार : जनरल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: के.बी.एस.एल.प्रॉपर्टीज तर्फे भागीदार रौनक महेश शहा

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 860.00

सह. दुय्यम निबंधक वर्ग-२
Joint Sub Registrar Nashik 5
नाशिक-५

वाजार मूल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 760/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 1007202305663 दिनांक: 10/07/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH004926714202324E दिनांक: 10/07/2023

वॅकेचे नाव व पत्ता:

Shal

मुख्य दस्तऐवज परत केला.



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No. : 2033/12441/16006

07/03/2017

To
Ronak Mahesh Shah
रोनक महेश शाह
S/O: Mahesh Shah
Aarham Bungalow
Lane No-02,
opp Prabodhani Vidya Mandir
Gangapur Road
Nashik
Gole Colony, Nashik, Nashik,
Maharashtra - 422002
888888061



KA144311640FH

14431164



आपला आधार क्रमांक / Your Aadhaar No. :

3227 0290 2363

माझे आधार, माझी ओळख



भारत सरकार

Government of India

रोनक महेश शाह
Ronak Mahesh Shah



जन्म तारीख / DOB: 28/06/1991

पुरुष / Male

3227 0290 2363



माझे आधार, माझी ओळख

नसन-५
दस्त क्र. (EOE / 2024)
3E — 84



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RONAK MAHESH SHAH
MAHESH PURANCHAND SHAH
28/06/1991
Permanent Account Number
CNEPS5053E
Signature

ADVOCATE
Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY
Name : SHAH MANAN MAYUR
Residence : NASHIK, Dist. NASHIK
Roll No. : MAH/4010/2018
Enrolled On : 12-09-2018
Date Of Birth : 29-05-1994
171338 B0000083782
CHAIRMAN

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAZFK3295Q
KBSL PROPERTIES
20/09/2022



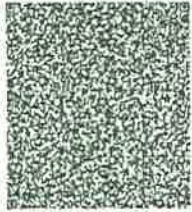
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2821/30024/01625

To
किरणकुमार एकनाथ वानखेडे
Kiran Kumar Eknath Wankhede
flat no.2 anupam aptt
sr no.105 plot no. 74
shastri nagar
Jalgaon
Jalgaon Maharashtra - 425001
9049993850

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

9672 9090 5582

VID : 9176 7968 2485 2463

माझे आधार, माझी ओळख



भारत सरकार
Government of India



किरणकुमार एकनाथ वानखेडे
Kiran Kumar Eknath Wankhede
जन्म तारीख/DOB: 17/03/1978
पुरुष/ MALE
9049993850

9672 9090 5582

VID : 9176 7968 2485 2463

माझे आधार, माझी ओळख



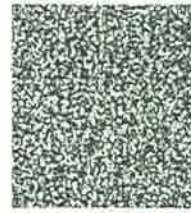
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enroiment No.: 2821/30024/00250

To
विधी किरणकुमार वानखेडे
Vidhi Kirankumar Wankhede
9 godavari
sakri road
civil hospital
Nandurbar
Nandurbar Maharashtra - 425412
9423904388

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

2057 7145 1762

VID : 9112 5389 6486 9624

माझे आधार, माझी ओळख



भारत सरकार
Government of India



विधी किरणकुमार वानखेडे
Vidhi Kirankumar Wankhede
जन्म तारीख/DOB: 26/01/1983
महिला/ FEMALE
9423904388

2057 7145 1762

VID : 9112 5389 6486 9624

माझे आधार, माझी ओळख



आयकर विभाग

INCOME TAX DEPARTMENT

KIRANKUMAR EKNATH WANKHEDE



भारत सरकार

GOVT. OF INDIA

EKNATH WANKHEDE

17/03/1978

Permanent Account Number

AASPW0333L

Kiran Wankhede
Signature



आयकर विभाग

INCOME TAX DEPARTMENT

WANKHEDE VIDHI KIRANKUMAR

BADRINATH FAKIRIA WADEKAR

26/01/1983

Permanent Account Number

ACAPW2083M

Vidhi Wankhede
Signature



भारत सरकार

GOVT. OF INDIA

Kiran Wankhede

Vidhi Wankhede



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202501152437	15 January 2025,12:37:09 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	नाशिक				
मूल्य विभाग	तालुका : नाशिक				
उप मूल्य विभाग	1.2.12-नविन मुंबई आग्रा मार्ग रहिवास व तत्सम विभागातील मिळकती (मुंबई नाका ते द्वारका कडे जाणारा रस्ता न.र.यो. क्र.2 हद्दीपर्यंत रस्ता.)				
क्षेत्राचे नांव	Nashik Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	अंतीम प्लॉट नंबर#40		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
26000	47500	54620	67400	0	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	76.054चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.24200/-
उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	69.14चौ. 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.47500/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((47500-26000) * (100 / 100)) + 26000) = Rs.47500/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 47500 * 76.054 = Rs.3612565/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	8.2चौ. मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 8.2 * (47500 * 40/100) = Rs.155800/-				
Applicable Rules	= 3, 9, 18, 19,14				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3612565 + 0 + 0 + 0 + 0 + 155800 + 0 + 0 + 0 + 0 = Rs.3768365/- = □ सदतीस लाख अडसष्ट हजार तीन शे पासष्ट /-				

नसन-५
दस्त क्र. (EOE / 2024)
४९ — ४५





CHALLAN
MTR Form Number-6

नसम-५
दस्त क्र. (६०६ / २०२५)
४२ — ४५



GRN	MH014343696202425P	BARCODE			Date	15/01/2025-11:14:50	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1			PAN No.(If Applicable)	AASPW0333L			
Location	NASHIK			Full Name	DR. KIRANKUMAR EKNATH WANKHEDE AND MRS. VIDHI KIRANKUMAR WANKHEDE			
Year	2024-2025 One Time			Flat/Block No.	Flat no. 401 in B wing admeasuring 69.14 Sq.			
				Premises/Building	Mtrs. AND Balcony 8.20 Sq. Mtrs LENKAR&™S MAJESTIQ MAUJE NASHIK			
Account Head Details		Amount In Rs.		Remarks (If Any)				
0030046401 Stamp Duty		228000.00		PAN2=AAZFK3295Q~SecondPartyName=KBSL PROPERTIES, A Partnership Firm~				
0030063301 Registration Fee		30000.00		Amount In				
				Two Lakh Fifty Eight Thousand Rupees Only				
				Words				
Total		2,58,000.00						
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	10000502025011501139	4666456406155	
Cheque-DD Details				Bank Date	RBI Date	15/01/2025-11:15:25	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-395-606	0007937575202425	15/01/2025-16:50:50	IGR315	30000.00

395/606

बुधवार, 15 जानेवारी 2025 5:17 म.नं.

दस्त गोषवारा भाग-1

नसन5

83-84

दस्त क्रमांक: 606/2025

दस्त क्रमांक: नसन5 /606/2025

बाजार मुल्य: रु. 37,68,365/- मोबदला: रु. 38,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,28,000/-

दु. नि. सह. दु. नि. नसन5 यांचे कार्यालयात

पावती:778

पावती दिनांक: 15/01/2025

अ. क्रं. 606 वर दि.15-01-2025

सादरकरणाराचे नाव: किरणकुमार एकनाथ वानखेडे

रोजी 4:48 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकुण: 30880.00

दस्त हजर करणाऱ्याची सही

श्री. दुय्यम निबंधक वर्ग-२
Joint Sub Registrar Nashik 5
नाशिक-५.
श्री. दुय्यम निबंधक वर्ग-२
Joint Sub Registrar Nashik 5
नाशिक-५.

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल ऑफ प्लॉट

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

शिक्षा क्रं. 1 15 / 01 / 2025 04 : 48 : 10 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 15 / 01 / 2025 04 : 49 : 08 PM ची वेळ: (फी)





15/01/2025 5 21:02 PM

दस्त गोषवारा भाग-2

नसन5

दस्त क्रमांक:606/2025

88-84

दस्त क्रमांक :नसन5/606/2025

दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल ऑफ प्लॉट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:विकासनकर्ता - के बी एस एल प्रॉपर्टीस, भागीदारी संस्था तर्फे भागीदार श्री रोनक महेश शाह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर्हम बंगला,, ब्लॉक नं: पंडित कॉलनी, नाशिक. , रोड नं: -, महाराष्ट्र, णास्:ईक. पॅन नंबर:AAZFK3295Q	लिहून देणार वय :-33 स्वाक्षरी:-		
2	नाव:संमती देणार / जागा मालक - श्रीमती शशिकला गणपत लेनकर व श्री अजित गणपत लेनकर तर्फे ज. सु. के बी एस एल प्रॉपर्टीस, भागीदारी संस्था तर्फे भागीदार श्री रोनक महेश शाह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आर्हम बंगला, , ब्लॉक नं: पंडित कॉलनी, नाशिक. , रोड नं: -, महाराष्ट्र, णास्:ईक. पॅन नंबर:AAZFK3295Q	लिहून देणार वय :-33 स्वाक्षरी:-		
3	नाव:किरणकुमार एकनाथ वानखेडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: तुलसी अपार्टमेंट, , ब्लॉक नं: खेहा नगर, महसुल, नाशिक , रोड नं: -, महाराष्ट्र, णास्:ईक. पॅन नंबर:AASPW0333L	लिहून देणार वय :-46 स्वाक्षरी:-		
4	नाव:विधी किरणकुमार वानखेडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: तुलसी अपार्टमेंट,, ब्लॉक नं: खेहा नगर, महसुल, नाशिक , रोड नं: -, महाराष्ट्र, णास्:ईक. पॅन नंबर:ACAPW2083M	लिहून देणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट टू सेल ऑफ प्लॉट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:15 / 01 / 2025 05 : 18 : 09 PM

ओळख:-
श्री. दय्याम निबंधक वर्ग-२
श्री. दय्याम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:वकील मनन मयूर शाह
वय:30
पत्ता:राका कॉलनी नाशिक
पिन कोड:422002

स्वाक्षरी

छायाचित्र



ठसा प्रमाणित



शिक्षा क्र.4 ची वेळ:15 / 01 / 2025 05 : 19 : 22 PM

श्री. दय्याम निबंधक वर्ग-२

नाशिक-५.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	DRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DR. KIRANKUMAR EKNATH WANKHEDE AND MRS. VIDHI KIRANKUMAR WANKHEDE	eChallan	10000502025011501139	MH014343696202425P	228000.00	SD	0007937575202425	15/01/2025
2		DHC		0125151002738	880	RF	0125151002738D	15/01/2025
3	DR. KIRANKUMAR EKNATH WANKHEDE AND MRS. VIDHI KIRANKUMAR WANKHEDE	eChallan		MH014343696202425P	30000	RF	0007937575202425	15/01/2025

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

Know Your Rights as Registrants

1. Verify Scanned Document 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.isarita@gmail.com

नसन-५
दस्त क्र. (६०६ / २०२५)
४५ — ४५



प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण ..४५.. पाने आहेत.
पुस्तक क्रमांक १, क्रमांक
..... ६०६ वर नोंदला.
दिनांक १५ माहे १ सन २०२५
सिंह. दुसरा निहांशक वर्ग-२
नाशिक-५.

