

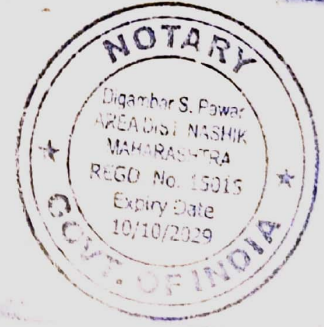


महाराष्ट्र MAHARASHTRA जोडपत्र क्रं.१ 2024

34AB 821315

मुद्रांक घेण्याचे कारण	१०० रु.
मुद्रांक रजि.अनु. क्र. ९४२६	दिनांक : २२/१०/२०२५ ५०० रु. ००.
मुद्रांक घेणाऱ्याचे नाव	चौधरी मंगेश लक्ष्मण
पत्ता :-	चौधरी, नाशिक,
हस्ते :-	स्वतः
मुद्रांक घेणाऱ्याची स्वाक्षरी	
परधाना धारक मुद्रांक विक्रेता परवाना क्रमांक १०८ / २००२	 भगवान वसंत पाचोरे, मुद्रांक विक्रेता
मुद्रांक ज्या कारणासाठी खरेदी केला त्याच कारणासाठी ६ महिन्यांच्या आत वापरणे बंधनकारक आहे	

TREASURY OFFICE NASIK
8 JAN 2025
STPHC ATO



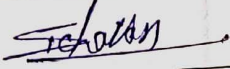
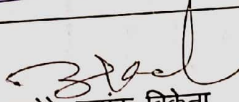
NOTARY
NOTED & REGISTERED
at Serial No. 313/25
DATE 22/10/2025
This Document Contains
Total 24 Pages

ADV. D. S. PAWAR
Advocate & Notary Govt. of India

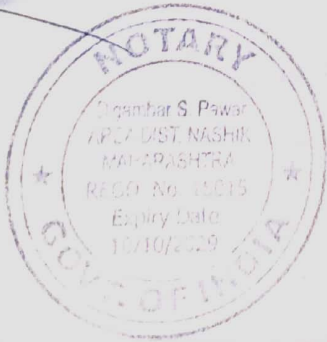


महाराष्ट्र MAHARASHTRA जोडपत्र क्रं. १ 2024 2

34AB 821318


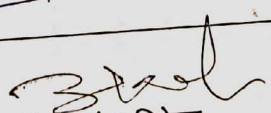
मुद्रांक घेण्याचे कारण	बँक वसुली
मुद्रांक रजि.अनू क्र. ९७२६	दिनांक : २२/१२/२०२४ सुबकी १००
मुद्रांक घेणाऱ्याचे नाव	ए.ए.ए. संतोष धमरान
पत्ता :-	ए.ए.ए., नाशिक,
हस्ते :-	रवते
मुद्रांक घेणाऱ्याची स्वाक्षरी	
परवाना धारक मुद्रांकविक्रेता परवाना क्रमांक १०८ /२००२	 भगवान वसंत पाचोरे, मुद्रांक विक्रेता
मुद्रांक ज्या कारणासाठी खरेदी केला त्याच कारणासाठी ६ महिन्यांच्या आत वापरणे बंधनकारक आहे	

TREASURY OFFICE NASHIK
8 JAN 2025
STPHC ATO





महाराष्ट्र MAHARASHTRA जोडपत्र क्रं.१ 2024

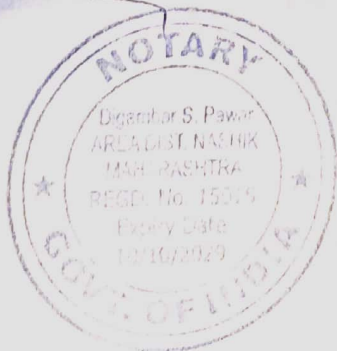
मुद्रांक घेण्याचे कारण	बँक कर्ज
मुद्रांक रजि.अनू क्र.	११२६ दिनांक : २२/१/२०२५ ३०९६ की १००
मुद्रांक घेणाऱ्याचे नाव	वसंत अंतोष धमरिज
पत्ता :-	चांदवड, नाशिक.
हस्ते :-	वसंत
मुद्रांक घेणाऱ्याची स्वाक्षरी	
परवाना धारक मुद्रांक विक्रेता	
परवाना क्रमांक १०८ / २००२	भगवान वसंत पाचोरे, मुद्रांक विक्रेता
मुद्रांक ज्या कारणासाठी खरेदी केला त्याच कारणासाठी ६ महिन्यांच्या आत वापरणे बंधनकारक आहे	

34AB 821319

TREASURY OFFICE NASIK

8 JAN 2025

STPHC ATC





ZONE NO. 2.1

FLAT RATE RS. 40,000/- PER Sq. Mtrs.

CARPET AREA OF FLAT 53.77 Sq. Mtrs. and usable area of Balcony 4.13 Sq. Mtrs.

CONSIDERATION RS. 28,32,000/-

GOVT. VALUE RS. 28,32,000/-

STAMP RS. 1,69,920/-

REG. FEE 28,320/-

DECLARATION OF APARTMENT REGISTERED AT SR. NO. 1060 ON 01.02.2024 NASHIK 6

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik on this ___ day of January 2025

BETWEEN

[1] **SMT. HIRABEN MAVJIBHAI PATEL, Age 68 Years, Occupation Business, PAN - AHOPP7726M R/o :- 3, Param House, Ganesh Nagar, B/H Jande Saw Mill, Nashik - 422011**

[2] **MRS. GEETA SATISH PATEL, Age 45 Years, Occupation Business, PAN - AFYPP6192D, R/o :- 3, Param House, Ganesh Nagar, B/H Jande Saw Mill, Nashik - 422011**

[3] **MRS. GEETA RAJESH PATEL, Age 46 Years, Occupation Business, PAN - AFYPP6191A R/o :- 2, Param House, Ganesh Nagar, B/H Jande Saw Mill, Nashik - 422011**

[4] **MRS. PRERNA BHAVESH PATEL, Age 40 Years, Occupation Housewife, PAN - AYYPP8656K, R/o :- 1, Param House, Ganesh Nagar, B/H Jande Saw Mill, Nashik - 422011**

[5] **MR. SATISH MAVJIBHAI PATEL, Age 45 Years, Occupation Business, PAN - AIPPP9825R, R/o :- 3, Param House, Ganesh Nagar, B/H Jande Saw Mill, Nashik - 422011**

[6] **MR. BHAVESH RAVJIBHAI PATEL, Age 42 Years, Occupation Business PAN - AFYPP6250N, R/o :- 1, Param House, Ganesh Nagar, B/H Jande Saw Mill, Nashik - 422011/ Mob. 9011016040**

Hereinafter referred to as the **VENDOR/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**.

ADV. D. S. PAWAR
Advocate & Notary Govt. of India



AND

1) MR. SANTOSH DHARAMARAJ CHAVAN,
Age 35 Years, Occupation Service,
PAN - BDSPC 3338 R
AADHAR - 7612 0934 0138
M. No. 9552686804

2) MRS. TEJASWI SANTOSH CHAVAN,
Age 29 Years, Occupation Housewife,
PAN - DFKPP 6942C
AADHAR - 4154 2049 3300
M.No. 9552686804

Both R/o. Vadgaon Pangu, Nashik 423104

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

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


AND WHEREAS Originally Plot No. 9B and 9C was owned by Gol & Golden Organizer Pvt. Ltd., Gol & Golden Organizer Pvt. Ltd. purchased said Plot No. 9B and 9C from M/s. S. H. Infrastructure Pvt. Ltd. by Sale deed registered at Sr. No. 11502/2010 and 11503/2010 on 19/10/2010 and as such name of the said purchaser is mutated in the owner's column under M. E. No. 12724.

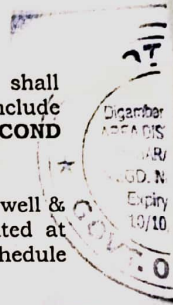
AND WHEREAS Bhawanji Jivraj Patel, Purushottam Jivraj Patel, Hiraben Mavjibhai Patel, Geeta Satish Patel, Geeta Rajesh Patel, Prerna Bhavesh Patel purchased Plot No. 9B and 9C from Gol & Golden Organizer Pvt. Ltd., Gol & Golden Organizer Pvt. Ltd. by Sale Deed 22/12/2015 which is duly registered at the office of Sub Registrar Nashik at Sr. No. 8230 on 23/12/2015 and as such names of the said purchasers are mutated in the owner's column under M. E. No. 20004. As per the said sale Deed all the purchasers have 1/6 share respectively in the Plot No. 9B and 9C.

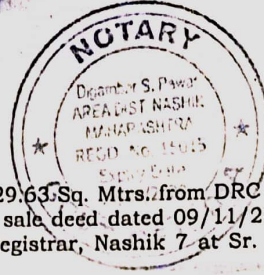
AND WHEREAS Satish Mavjibhai Patel and Bhavesh Ravjibhai Patel by Sale Deed dated 31/12/2020 which is duly registered at the office of Sub Registrar Nashik 3 at Sr. No. 3643/2021 on 20/4/2021 purchased 1/6 respective shares out of Plot No. 9B and 9C from Bhawanji Jivraj Patel and Purushottam Jivraj Patel with the consent of Hiraben Mavjibhai Patel, Geeta Satish Patel, Geeta Rajesh Patel and Prerna Bhavesh Patel and as such names of the said purchasers are mutated in the owners column under M. E. No. 25840 on 20/5/2021 and accordingly vendors are the absolute and exclusive owners of the said property and by virtue of the said sale deed the vendors are competent to develop the said property by constructing building thereon and dispose off the tenements to the prospective purchaser/s at the price and the terms and conditions as the vendors may deem fit and proper.

AND WHEREAS Geeta Gokulam purchased TDR of 692.00 Sq. Mtrs. from DRC No. 936 dated 20/7/2020 from Parth Sunil Ahuja by sale deed dated 15/10/ 2020 which is duly registered at the office of Sub Registrar, Nashik 7 at Sr. No. 4324 on 15/10/2020.

AND WHEREAS Geeta Gokulam purchased TDR of 1137.63 Sq. Mtrs. from DRC No. 936 dated 20/7/2020 from Sunil Lakhanlal Ahuja by sale deed dated 15/10/2020 which is duly registered at the office of Sub Registrar, Nashik 7 at Sr. No. 4325 on 15/10/2020.


ADV. D. S. PAWAR
Advocate & Notary Govt. of India





AND WHEREAS Vendors purchased TDR of 1829.63 Sq. Mtrs. from DRC No. 936 dated 20/7/2020 from Geeta Gokulam by sale deed dated 09/11/2020 which is duly registered at the office of Sub Registrar, Nashik 7 at Sr. No. 6165 on 9/11/2020.

AND WHEREAS vendors has prepared amalgamation plan for **Plot No. 9B and 9C** which is duly sanction by Nashik Municipal Corporation, Nashik under No. **LND/BP/C2/423/2020 NMC dated 10/12/2020** and whereby new 7/12 extract prepared for the **Gat No. 505/2/Plot/9/B/9/C total admeasuring 1333.33 Sq. Mtrs.** and accordingly vendors have prepared a building plan by amalgamating both the plots by using the said TDR which is duly approved by the Nashik Municipal Corporation under commencement certificate No. **LND/BP/C2/42/2022 Dated 13/5/2022** and as per the building plan the vendors have commenced and completed the construction on the said property a building known as **GEETA GOKULAM APARTMENT** and obtained Occupancy Certificate from Nashik Municipal Corporation, Nashik under **NO. NANIVI/C2/31917/2023 on dated 20/10/2023** hereinafter referred to as the SAID BUILDING. As per rules of Nashik Municipal Corporation Nashik an area admeasuring 34.00 Sq. Mtrs. out of Plot No. 9/B/9/C is surrendered to Nashik Municipal Corporation for widening and as such name of Nashik Municipal Corporation is mutated in the owners column and accordingly M.E. No. 29377 is effected.

AND WHEREAS the said property is from the approved layout which is duly approved by Nashik Municipal Corporation under their No. **Naravi/Antim/39/Panchavati on dated 24/7/2001**

AND WHEREAS the said property is duly converted to Non Agri. use u/s. 44 of the M.L.R. Code under Order of Collector, Nashik under No. **N.A/SR/260/99 on dated 24/7/2001.**


AND WHEREAS the vendor has entered into a standard Agreement with Architect registered with council of Architects and the vendor has appointed a structural engineer for the preparation of the structural design and drawings of the building and the vendor has accepted the professional supervision of the Architects and structural engineer till the completion of the building.

AND WHEREAS the purchaser/s demanded from the vendor and the vendor has given inspection to the purchaser and delivered the copies of all the documents, agreements, plans, designs and specifications prepared by the Architect of the Vendor shall observed and performed the terms and conditions laid down by the Nashik Municipal Corporation, while sanctioned the plan and of such documents which are specified under Maharashtra Ownership Flat (Regulation of promotion of Construction, Sale, Management and Transfer) Act 1963 (Hereinafter referred to as the said act) and rules thereunder, the purchaser/s is/are satisfied about the same.

AND WHEREAS the Vendors agreed to sell the apartment/flat in the said building to different purchasers which is described in the second schedule written hereunder in the building known as **"GEETA GOKULAM APARTMENT"**, constructed on the said property, and as per the terms settled, this deed of apartment is executed.

AND WHEREAS the Vendors subjected the said property to the provisions of Maharashtra Apartment Ownership Act and executed a Declaration under Rule 3 of the Maharashtra Apartment Ownership Rules 1972 which is duly registered at the office of Sub Registrar Nashik at SR. No. 1060 on dated 01/02/2024 and as per the said declaration of apartment and as per the provisions of Maharashtra Apartment Ownership Act, this deed of apartment is executed amongst the parties.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government had laid down certain terms, conditions, stipulations


ADV. D. S. PAWAR
Advocate & Notary Govt. of India



and restrictions which are duly observed and performed by the vendors while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s is granted by the concerned local authority.

**NOW THEREFORE THIS DEED OF APARTMENT WITNESSETH AS
HEREIN:-**

(1) That in pursuance of the terms and conditions agreed to in between the Vendor and the purchasers for total consideration and price of Rs. 28,32,000/- (Rs. Twenty Eight Lakh Thirty Two Thousand Only) the Vendor do hereby sell, convey, alienate and transfer all that piece and parcel of Apartment/flat as described in the second schedule written hereunder in "GEETA GOKULAM APARTMENT", along with proportionate ownership in the common areas more particularly described in the second schedule written hereunder and hereinafter referred to as the said/apartment constructed on the property as described in the first schedule written hereunder.


(2) The aforesaid amount of consideration includes the amount of consideration of the said Apartment along with right in common areas and facilities i.e. right of ownership as mentioned in the Declaration of Apartment registered at the office of Sub Registrar Nashik.

(3) The aforesaid amount of consideration is fixed with mutual consent of the parties and there is no dispute about the same. The Vendors has received from the purchaser the aforesaid total amount of consideration of Rs. 28,32,000/- (Rs. Twenty Eight Lakh Thirty Two Thousand Only) in the following manner :

- | | |
|-----------------|---|
| Rs. 10,000/- | Received from the purchaser by vendor no. 1 by
Cheque no. _____ drawn on State Bank of India on
dated _____ |
| Rs. 10,000/- | Received from the purchaser by vendor no. 2 by
Cheque no. _____ drawn on State Bank of India on
dated _____ |
| Rs. 10,000/- | Received from the purchaser by vendor no. 3 by
Cheque no. _____ drawn on State Bank of India on
dated _____ |
| Rs. 10,000/- | Received from the purchaser by vendor no. 4 by
Cheque no. _____ drawn on State Bank of India on
dated _____ |
| Rs. 10,000/- | Received from the purchaser by vendor no. 5 by
Cheque no. _____ drawn on State Bank of India on
dated _____ |
| Rs. 10,000/- | Received from the purchaser by vendor no. 6 by
Cheque no. _____ drawn on State Bank of India on
dated _____ |
| Rs. 27,72,000/- | To be paid to the vendor with one month from the date
hereof. |

Rs. 28,32,000/- (Rs. Twenty Eight Lakh Thirty Two Thousand Only)

The Vendors declares that they have received the entire amount of consideration of the said apartment and the proportionate right in the common areas and facilities, the receipt whereof the Vendors do hereby admit


ADV. D. S. RAWAR
Advocate & Notary Genl. of India



and acknowledge and discharge the purchaser and the said flat therefrom. The said price and consideration is as per the existing market rate in the locality and there is no dispute about the same.

That this amount of consideration does not includes the following expenses.

That the flat owner shall deposit Rs. 60,000/- towards the permanent maintenance of the building and on receipt of such amount of maintenance from all the flat owners, the vendor shall deposit the said amount in bank in the name of the association of apartment owners to be formed and the interest thereon shall be utilised towards the maintenance of the building maintenance. Except the said amount of maintenance all the premises holders in the building shall contribute monthly/annually maintenance for maintaining the building.

(4) Carpet area means 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.

(5) The Vendors hereby declares and assures the Purchaser as follows;

(a) That the Vendors are the full, absolute and exclusive owners of the said FLAT conveyed hereunder to the Purchaser.

(b) That the said FLAT and every part thereof is free from all the charges, encumbrances whatsoever.

(c) The title of the Vendor to the said FLAT is clear, negotiable and marketable without any defects whatsoever.


(d) That the Vendors has never subjected the said FLAT to any charge by way of mortgage, lien, lease gift, will, surety, attachment, injunction any oral or written agreement, inheritance or otherwise the Vendors agrees to indemnify the Purchaser from and against any charge or encumbrance or defect in title whatsoever, if found with respect to the said FLAT.

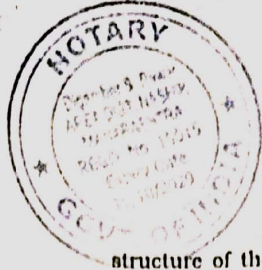
(e) The Vendor hereby assure the Purchaser that there is and was no tenant in the said FLAT and that no litigation civil/criminal/revenue is pending in respect of the said FLAT or its possession and no person is claiming any right, title or interest or possession over the said FLAT.

(f) That the Vendors has not agreed to sell or transfer in any way the said FLAT to anybody except the Purchaser.

(g) By virtue of this conveyance the Purchaser as owners of the said FLAT shall have absolute right, title and interest and ownership to enjoy the said FLAT and its possession peacefully and that the Vendors or anybody claiming through them shall never raise any objection or obstruct the peaceful enjoy of the said property and its possession by the Purchaser.

(6) 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. Provided however, that the allottee shall not carry out any alterations of the whatsoever nature in the said apartment of phase/wing and in specific the


 ADV. D. S. PAWAR
 Advocate & Notary Govt. of India



structure of the said unit of the said building which shall include but not limit to columns, beams, etc. or in the fittings therein, in particular it is hereby agreed that the allottee shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of the works are carried out without the written consent of the promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

That it shall be the responsibility of the allottee to maintain his apartment in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage.

That the allottee has been made aware and that the allottee expressly agrees that the regular wear and tear of the unit includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variations in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

(7) The actual clear, vacant & peaceful possession of the said Apartment as described in the second schedule written hereunder is delivered by the Vendor to the purchaser on or before execution of this deed of apartment and the Vendor do hereby confirm the possession of the said apartment by the purchaser as absolute and exclusive owner thereof. The purchaser is satisfied about the possession so also the purchaser is satisfied about the area of the said Apartment/flat, quality of construction of the building and the amenities and fixtures provided therein and it satisfied about the same and no complaint about the same.

(8) By virtue of this deed of apartment, the purchaser has become the absolute and exclusive owner of the said apartment along with right in common areas and facilities as mentioned in the declaration of apartment as described in the second schedule written hereunder, the copy of the declaration of apartment, agreement of sale and the deed of apartment of the vendor is delivered to the purchaser and the purchaser has agreed to become member of the said association and agrees to abide by the terms and conditions of the declaration of apartment.


(9) The apartment conveyed hereunder is free from any encumbrances, charges and defect in title and that the Vendors have not subjected to any charge, by way of mortgage, lien, lease, gift, oral or written agreement will, etc. and the vendor indemnifies the purchaser with any charge, encumbrance or defect in title if found with respect to the said Apartment. The purchaser has verified the title of the said apartment and the said property and is satisfied about the same.

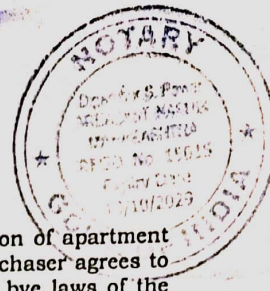
(10) The purchaser shall have proportional right in the common areas and facilities as mentioned in declaration registered by the parties.

(11) The purchaser shall enjoy the ownership and possession of the said apartment conveyed hereunder as absolute and exclusive owner without any disturbance or obstruction from the Vendor or anybody claiming through them.

(12) All the rates, taxes, etc. in respect of the said apartment is borne and paid by the vendor till today and the same shall be borne and paid by the purchaser hereinafter.

(13) The expenses for Stamp duty, registration fees, GST, Surcharge of this deed of Apartment is borne and paid by the vendor.


 ADV. D. S. PAWAR
 Advocate & Notary, Govt. of India



(14) That the purchaser has received the copy of declaration of apartment and has read and understood the contents therein. The purchaser agrees to abide by all the terms and conditions as mentioned in the bye laws of the apartment and agrees to enjoy the said apartment along with the other apartments owners in the manner as mentioned in the Declaration of Apartment. The purchaser shall be bound by the bye laws of **"GEETA GOKULAM APARTMENT" CONDOMINIUM** and shall bear and pay his proportionate share or part in the common expenses required for him to be paid as his share of expenses as per the **"GEETA GOKULAM APARTMENT" CONDOMINIUM** and rules and bye laws framed thereunder. The purchaser shall not do any work which would jeopardise the soundness or safety of the building or reduced the value thereof or impair any easement to the said property.

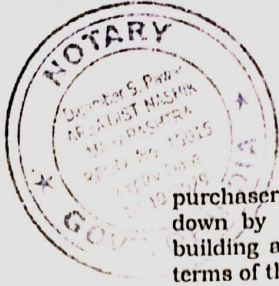
(15) That this deed of apartment is being executed pursuant to and for the purpose of Maharashtra Apartment Ownership Act 1970.

(16) That the purchaser has examined the title of the vendor issued by vendors Advocate to the said property and has seen the documents of title and is satisfied about the title of the said property, so also the purchaser has taken inspection of the plans and specifications of the construction approved by the Nashik Municipal corporation and is fully satisfied about the same.

(17) The purchaser/s/s himself with intention to bring all persons into whose hands over the Flat may come, do hereby covenant with the vendor as follows;

- a) To maintain the flat at purchasers own cost in good and tenatable repairs and conditions from the date possession and shall not do or suffered to be done, anything in or around the building in which the Flat is situated.
- b) Not to store in the flat any goods which are hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of building in which the flat is situated, will be caused or storing of which goods is objected to by the concerned local or other authority.
- c) To carry at his own cost all internal repairs of the said flat and maintain the same in the same condition, state and order in which it was delivered by the vendor to purchaser and shall not do or suffered to be done anything or building in which the flat is situated or the flat which may be given the rules and regulations and bye laws of concerned legal authority or other public authority and keep the portion sewer, drain pipes in the flat, consequences of the breach and in the event of the purchaser committing any act in contravention of the above provisions, the purchaser shall be responsible for the consequences thereof to the concerned legal authority and/or other public author.
- d) Not to throw dirt, rubbish, ranges, garbage or refuse or permit the same to be thrown from said flat in compound or any portion of said land and building in which the flat is situated.
- e) To bear and pay increase in local taxes, water charges, insurance and other such levy's, if any which are imposed by concerned local authority on account of change of user of the flat by the purchaser viz. User of any purpose other than for residential purpose.
- f) The purchaser shall observe and perform all rules and regulations which the association may adopt at its inception and addition, alterations, and amenities thereof that may be from time to time, for protection and maintenance of said building and flat therein and for the observance and performance of building rules, regulations & bye laws for the time being of concerned local authority and of Govt. and other public bodies. The

ADV. D. S. PAWAR
Advocate & Notary Govt. of India



purchaser shall observe and perform all stipulations and conditions laid down by association, regarding the occupation and use of the flat in building and shall pay and contribute outgoing in accordance with the terms of this Deed.

(18) The Vendor shall execute a deed of apartment of other apartments in the building in favor of the individual apartment owners and as such the entire said property as mentioned in the first schedule is deemed to have been owned by "GEETA GOKULAM APARTMENT" CONDOMINIUM.

(19) That except the property conveyed hereunder the purchaser shall not claim any right in respect of the restricted common areas as may have been allotted to any constructed premises purchaser by the vendor.

(20) That the flat purchaser shall not keep any material or goods in the parking area allotted to the respective flat purchaser and surrounding marginal space of the building.

(22) That the flat purchaser shall not park any of the commercial vehicle in the building nor he shall allow to park any commercial vehicle in the margin space or in building parking space shops purchasers shall not park their vehicle in the building parking but park their vehicles in front of their shops similarly no flat owner shall park his vehicle in front of the shops.

(23) Each flat owner cooperates the other flat owner to park the vehicle smoothly.

(24) That the top terrae above the building shall be common for all the flat owners and used and utilized by the all the flat owners and Top Terrace shall be used and maintained by the all the flat owners.

(25) No outsider or visitor shall be entitled to park his vehicle within the compound of the building. The purchaser shall not keep any shoe rack in landing and passage area.

(26) No members shall keep or maintain any pet animals in the parking or surrounding marginal space of the building.

(27) That the all the owners has been made aware and that the owners expressly agrees that the regular wear and tear of the units includes minor hairline crack on the external and internal walls, excluding the RCC structure, which happens due to variations in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. That it is the duty of the owners to keep the flat/shop properly and duly painted from time to time, as well as fill in the joints in the tiles in respective flats/shops are regularly filled with white cement/epoxy to prevent water seepage.

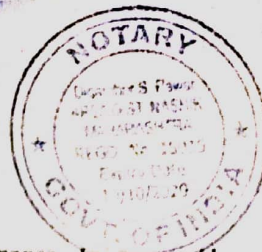
(28) The purchaser shall not in any circumstances close the balcony by permanent construction or under fabrication so also shall not keep any flower pots in the balcony hanging outside the balcony.

(29) That all the owners shall maintain the building its cleaning, security, common meter and common lights, common water connection, pump set, etc. by collecting monthly or yearly amount as may be required and decided by all the flat owners from time to time.

(30) If any of the flat owners shall give his premises on leave and license, he shall inform about the same to the Chairman/Committee member of the Apartment regarding his intention of leave and license.

(31) That shop owners shall deposit Rs. 25,000/-, 2BHK flat owners shall deposit Rs. 60,000/- and 3BHK flat owners shall deposit Rs. 70,000/- of one

ADV. D. S. PAWAR
Advocate & Notary Govt. of India



time maintenance towards lift and building maintenance. In case said amount is insufficient then only the flat owners shall contribute additional amount for the same. If the amount of interest is insufficient then all the Flat owners shall contribute additional amount towards the maintenance or all the owners with majority consent collect additional amount of permanent maintenance to be deposited in the bank. In case balance amount remains out of the interest accrued after the expenses, such balance amount shall be re-deposited in the bank. So also in case there is a short fall due to extra expenses than the accrued interest, such short fall shall be collected from all the owners. The entire remaining maintenance of building shall be spent from the common funds to be collected by all the owners as may be decided in their meeting from time to time. The grantor shall not be liable to pay any maintenance of the unsold premises to the association.

(32) In case any of the flat/shop purchasers or any subsequent purchaser alters the flat/shop in any manner he will be responsible for the damages to any adjoining or upper & lower flat/shop owner or the local authority.

(33) No flat owners shall be permitted to changes, alter or enclose the windows, Grill size and balcony and sit out.

(34) In any of the flat/shop owners gives his flat/shop on rent or leave and license or any third party it will be necessary that the flat/shop owners will do the necessary Police Verification and shall submit the same to the association along with the Aadhar Card of the person in whose favor the leave and license is execute. No tenant or licensee of any flat/shop owners shall be entitled to attend the meeting of the association or give his opinion.

(35) Septic tank shall be common for the A wing & B wing and owners A wing & B wing shall maintain the said septic tank from time to time out of amount of the permanent maintenance and so also underground water tank, borewell, parking shall be common in for A wing & B wing and the same shall be maintain by the all the premises holders.

(36) The Purchaser shall not do any business of liquor shop, Vine Shop, Beer Shop, Floor mill, Chicken/Mutton Shop, Fabrication workshops or any other trade whereby the flat owners in the building will have nuisance.

(37) Not to do or carry any painting decoration or other work to the exterior or outside above the Shop without the written permission of the vendor/ association of shop owners.

(38) The Shop Owner shall park his vehicle in front of their shop only and no elsewhere or surrounding marginal space of the building and no shop purchaser or any customer of Shop purchaser shall not park his vehicle in building parking area or Ground Floor parking area of the building. So also flat purchaser shall not park their vehicle in front of the shop they have to park their vehicle only in the building parking area and no elsewhere or surrounding marginal space of the building.

(39) In case any of the flat purchasers or any subsequent purchaser alters the flat in any manner he will be responsible for the damages or leakage to any adjoining or upper & lower flat owner or the local authority.

(40) That promoter has provided common Toilet in the Ground Floor Parking area and said Common Toilet shall be used by the Shop Owners and no flat owners object on for the same.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of land admeasuring 1299.33 Sq. Mtrs. Plot No. 9/B/9/C bearing Gat No. 505/2 total admeasuring 1333.33 Sq. Mtrs. out of which area adm. 34.00 Sq. Mtrs. is surrendered to NMC for Road

ADV. D. S. PAWAR
Advocate & Notary Govt. of India



widening situated at **Adgaon**, Taluka and District Nashik, within Nashik Municipal Corporation within registration district of Nashik and sub registration taluka Nashik and bounded as follows:-

- On or towards East :- 30.00 Mtr. D. P. Road
 On or towards West :- Gat No. 508
 On or towards South :- 9 Mtr. Road
 On or towards North :- Gat No. 505/2/9C

SECOND SCHEDULE OF THE PROPERTY

All that piece and parcel of constructed property constructed on the property as mentioned in the first schedule bearing **Flat No. 602 in A Wing on Sixth Floor Carpet area admeasuring 53.77 Sq. Mtrs. and usable area of Balcony 4.13 Sq. Mtrs. in GEETA GOKULAM APARTMENT** along with 1.84% ownership rights in the common areas as mentioned in the Declaration of Apartment bounded as follows :

- On or towards East :- By Marginal Space
 On or towards West :- By Flat No A601, Lift, Duct and Passage
 On or towards South :- By Flat No A603 and Duct
 On or towards North :- By Flat No B602

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

SIGNED SEALED AND DELIVERED
 BY THE WITHIN NAMED

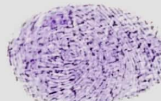
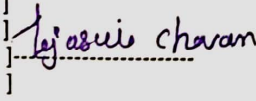



1] MR. SANTOSH DHARAMARAJ CHAVAN

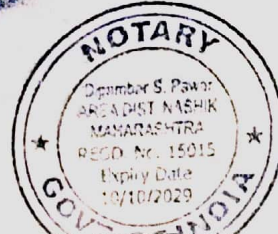
 



2] MRS. TEJASWI SANTOSH CHAVAN
 [PURCHASER/ALLOTTEE/S]

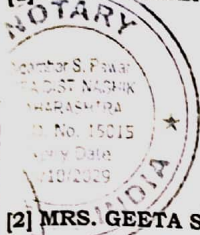

 ADV. D. S. PAWAR
 Advocate & Notary Govt. of India



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



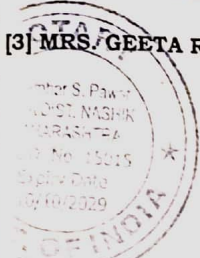
SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED
[1] SMT. HIRABEN MAVJIBHAI PATEL



[2] MRS. GEETA SATISH PATEL



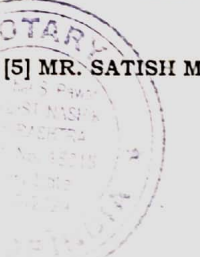
[3] MRS. GEETA RAJESH PATEL



[4] MRS. PRERNA BHAVESH PATEL



[5] MR. SATISH MAVJIBHAI PATEL



[6] MR. BHAVESH RAVJIBHAI PATEL
[VENDOR/PROMOTER/S]

WITNESSES :-

IDENTIFIED BY ME



Handwritten signature

g. Patel

G. R. Patel

P. B. Patel

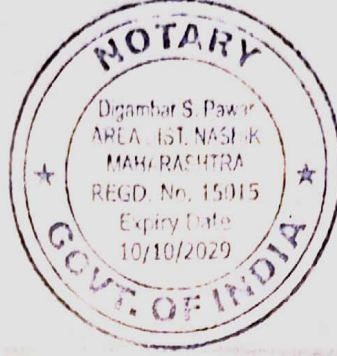
Handwritten signature

Handwritten signature

BEFORE ME

Handwritten signature of Digambar S. Pawar
DIGAMBAR S. PAWAR
Advocate & Notary, Govt. of India
B-14/15, Shri Sadguru Nagar Apt.,
Near Govindnagar, Nashik - 422 009

नसमन-३
एन.नं.। २६-६/१११।
२-१६



स्पेशल मुखत्यार पत्र

स्पेशल मुखत्यार पत्र आज तारीख २० माहे एप्रिल इसवी सन २०२१ रोज मंगळवार ते दिवशी नाशिक मुक्कामी :-

श्री. भावेश रवजीभाई पटेल
वय ३९ धंदा व्यापार
पॅन - एएफवायपीपी ६२५० एन
आधार - ४२८२ ३९४७ ०४३१
रा. सरस्वती साँ मिल, मु. पो.घोटी,
ता. इगतपुरी, जि.नाशिक

लिहून घेणार

यांसी

१. श्री. सतिष मावजीभाई पटेल
वय ४२ धंदा व्यापार
पॅन - एआयपीपीपी ९८२५ आर
आधार - ६५४२ ७११८ ८१६९

..लिहून देणार

340/3646

Tuesday, April 20, 2021

3:32 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4545

दिनांक: 20/04/2021

गावाचे नाव: झाडगांव

दस्तावेजाचा अनुक्रमांक: नसन3-3646-2021

दस्तावेजाचा प्रकार: स्पेशल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: श्री. भावेश रजजीभाई पटेल - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

एकूण:

रु. 420.00

आपणास मूळ दस्त, बॅचनेल प्रिंट, सूची-२ अंदाजे
3:50 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३

1) देयकाचा प्रकार: DHC रकम: रु. 320/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1604202107469 दिनांक: 16/04/2021

बँकेचे नाव व पत्ता:

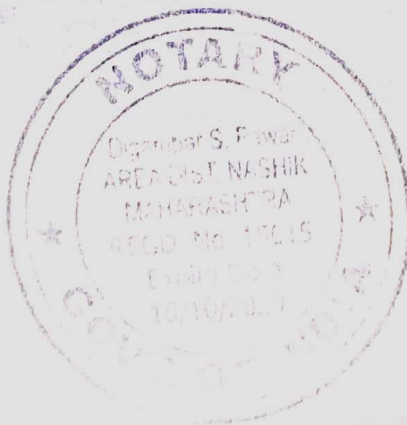
2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000542605202122E दिनांक: 16/04/2021

बँकेचे नाव व पत्ता:

मूळ दस्त परत केला
च सही घेतली.

4/20/2021

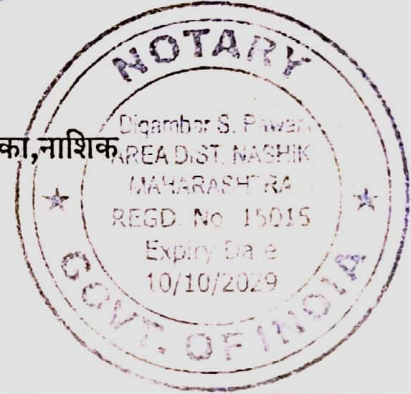


नसम-३
सं. ७५६६ (१०११)
७-१५



2

- रा. २, अत्रिछाया सोसायटी, गणेश नगर,
द्वारका हॉटेल मागे, व्दारका, नाशिक
२. श्रीमती. हिराबेन मावजीभाई पटेल
वय ६० धंदा व्यापार
पॅन - एचओपीपी ७७२६ एम
आधार - ४५६५ ६८१२ ६५५८
 ३. सौ. गिता सतिष पटेल
वय ३७ धंदा व्यापार
पॅन - एएफवायपीपी ६१९२ डी
आधार - ७११३ ७९५५ १०८३
दोघेही रा. २, अत्रिछाया सोसायटी,
गणेश नगर, द्वारका हॉटेल मागे, व्दारका, नाशिक
 ४. सौ. गिता राजेश पटेल
वय ३८ धंदा व्यापार
पॅन - एएफवायपीपी ६१९१ ए
आधार - ५७८२ १३२७ ७१९६
 ५. सौ. प्रेरणा भावेश पटेल
वय ३२ धंदा व्यापार
पॅन - एवायवायपीपी ८६५६ के
आधार - २९१५ ३११५ ४८८७
दोघेही रा. सरस्वती साँ मिल, मु. पो.घोटी,
ता. ईगतपुरी, जि.नाशिक



कारणे स्पेशल मुखत्यार पत्र लिहून देतो की,

(१) मिळकतीचे वर्णन :-

तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी, रजिस्ट्रेशन जिल्हा नाशिक व सब रजिस्ट्रेशन तालुका नाशिक पैकी मौजे आडगाव शिवारांतील गट नंबर ५०५/२ यासी विनशेती प्लॉटच्या खाली नमुद केलेल्या मिळकती प्लॉट नंबर ९व यासी क्षेत्र ६६६.६७ चौरस मिटर यांसी प्लॉटच्या एकत्रित चतुःसिमा-

3

नसन-३

दात नं.

७५५/१०११

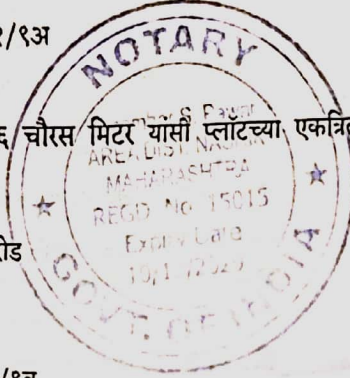
७-१५



- पुर्वेस - ३० मिटर डि.पी.रोड
 पश्चिमेस - गट नंबर ५०८
 दक्षिणेस - गट नंबर ५०५/२/९क
 उत्तरेस - गट नंबर ५०५/२/९अ

प्लॉट नंबर ९क यासी क्षेत्र ६६६.६६ चौस मिटर यासी प्लॉटच्या एकत्रित चतुःसिमा-

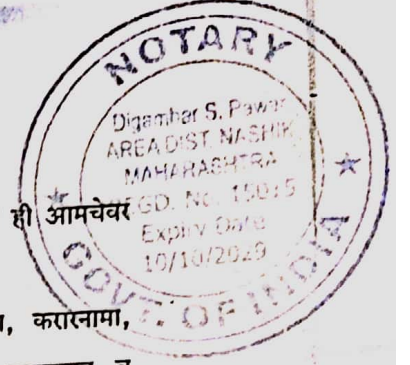
- पुर्वेस - ३० मिटर डि.पी.रोड
 पश्चिमेस - गट नंबर ५०८
 दक्षिणेस - गट नंबर ५०७
 उत्तरेस - गट नंबर ५०५/२/९ब



येणेप्रमाणे चतुःसिमेतील मिळकत जल, तरु, काष्ट, पाषाण, निधि, निक्षेप, तदंगभूत वस्तूसह, जाणेयेणेचे व वागवहिवाटीचे हक्कांसह दरोबस्त मिळकत.

(२) वर कलम १ मध्ये वर्णन केलेल्या प्लॉट मिळकती आम्ही लिहून देणार व लिहून घेणार यांचे स्वतंत्र व सर्वस्वी मालकीच्या मिळकती आहेत. सदर मिळकतीवर बांधकाम करण्याचा लिहून देणार व लिहून घेणार यांना हक्क व अधिकार आहे. सदरहु मिळकतीवर आम्ही लिहून देणार व लिहून घेणार यांनी मंजुर इमारत नकाशाअन्वये इमारतीचे बांधकाम सुरू केले आहे. सदरहु इमारतीतील बांधकाम आपणास वेगवेगळ्या इसमांना विक्री करावयाचे असून सदर नियोजित खरेदीदारांचे लाभांत साठेखत करारनामे, खरेदीखते व/अगर अन्य दस्तऐवजे लिहून व नोंदवून द्यावयाचे आहेत. सदरहु सर्व दस्तऐवजावर आम्ही लिहून देणार आमच्या सहा व अंगठे करून देणार आहोत परंतु काही तांत्रिक अडचणीमुळे व आमचे अन्य व्यवसायामुळे सदरचे दस्तऐवजे नोंदवून देण्याकामी आम्ही लिहून देणार हजर राहू शकत नाही त्यामुळे आम्ही सहा व अंगठे केलेले दस्तऐवजे नोंदविण्याकामी आम्ही तुम्हांस स्पेशल मुखत्यार म्हणून नेमलेले असून तुम्ही आमचेसाठी व आमचे करीता

नसब-३
सं. (०६०५१०१)
५-१६



खाली नुमद केलेली कामे करावयाची असुन तुम्ही केलेली सर्व कामे ही आमचेवर बंधनकारक राहातील व ती आम्ही केव्हांही नाकारणार नाहीत.

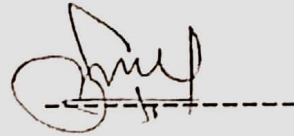
अ. आम्ही लिहून व सहाय करून दिलेले साठेखत करारनामा, करारनामा, खरेदीखत, चुक दुरुस्ती पत्र, संमतीपत्र, कन्फर्मेशन डिड, समजुतपत्र, गहाणखत, व अन्य दस्तऐवजे तुम्ही आमचे वतीने मे. दुय्यम निबंधक यांचे कार्यालयात नोंदणीसाठी हजर करावे, नोंदणी कबुल करावी, नोंदणी पुस्तकांत सही करावी, नोंदणी फि भरावी, मालकी हक्कात नांवे लागण्यासाठी मे. तलाठी, तहसिलदार, सिटी सर्वे व नासिक महानगरपालिका नासिक यांचेकडे अर्ज देणे, अर्जावर सहाय करणे, कागदपत्र हजर करणे, जावजबाब देणे, नोटीस अर्जावर सहाय करणे व सदर खरेदीदारांची नांवे मालकी हक्कात लागण्यासाठी आवश्यक ती सर्व कार्यवाही करणे. सदर दस्तऐवजे नोंदविण्याकामी जी जी कामे व कार्यवाही करावी लागेल ती ती सर्व कामे व कार्यवाही करावी व सदर सर्व कामे ही लिहून देणार यांनी स्वतः केली आहेत असे समजले जाईल व ते लिहून देणार यांचेवर बंधनकारक राहातील.

व. वरील कामा व्यतिरिक्त तुम्हांस योग्य वाटतील व आवश्यक असतील ती ती सर्व कायदेशीर कामे तुम्ही आमचेसाठी व आमचेकरीता करावीत, तुम्ही केलेली सर्व कामे व लिहून दिलेली दस्तऐवजे आमचेवर बंधनकारक राहातील व ती आम्ही केव्हांही नाकारणार नाहीत.

येणेप्रमाणे स्पेशल मुखत्यार पत्र आम्ही आज रोजी राजीखुषीने व स्वसंतोषाने लिहून दिलेले आहे.

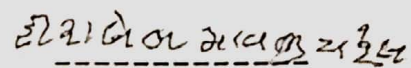


१. श्री. सतिष मावजीभाई पटेल





२. श्रीमती. हिराबेन मावजीभाई पटेल



नस्यन-३
ल.स. (स.स. ए.स.स.)
७/१५



३. सौ. गिता सतिष पटेल

Gita [Fingerprint]



४. सौ. गिता राजेश पटेल

Gi R Patel [Fingerprint]



५. सौ. प्रेरणा भावेश पटेल
लिहुन देणार

P.B. Patel [Fingerprint]

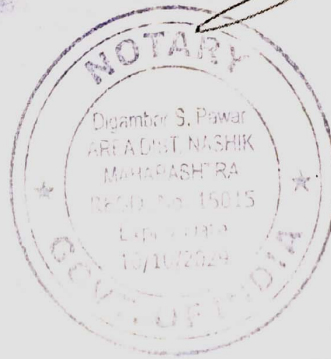


श्री. भावेश रवजीभाई पटेल
लिहुन घेणार

Bhavesh [Fingerprint]

साक्षीदार :-

१. *Jayaram* २. *[Signature]*
जीपीए-स्येजीपी - गौरव पटेल.



20/04/2021 3:37:49 PM

दम गोपबाग भाग-2

पत्रांक 3646/2021
दम नं. 3646/2021

पत्रांक 3646/2021
दम नं. 3646/2021

पत्रांकाने नाव व पत्ता
ना. श्री. भावेश रमजीभाई पटेल --
पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. -
नेद नं. मु.पो. पोटी, ता.ईंगतपुरी, जि.नाशिक, महाराष्ट्र.
दम नं. AFYPP6250N

पत्रांकाने प्रकार
पत्रांक अंक अंदाजी
श्रेणी
वय :- 39
स्वाक्षरी:-



ना. श्री. मनिष भावजीभाई पटेल --
पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. -
नेद नं. अविद्याया मोनायटी, गणेश नगर, दारका, नाशिक,
महाराष्ट्र, नाशिक.
दम नं. AIPPP9825R

कुलमुखत्यार देणार
वय :- 42
स्वाक्षरी:-



ना. श्रीमती. हिराबेन भावजीभाई पटेल --
पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. -
नेद नं. अविद्याया मोनायटी, गणेश नगर, दारका, नाशिक,
महाराष्ट्र, नाशिक.
दम नं. AHOPP7726M

कुलमुखत्यार देणार
वय :- 60
स्वाक्षरी:-



ना. मीना मनिष पटेल --
पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. -
नेद नं. अविद्याया मोनायटी, गणेश नगर, दारका, नाशिक,
महाराष्ट्र, नाशिक.
दम नं. AFYPP6192D

कुलमुखत्यार देणार
वय :- 37
स्वाक्षरी:-



ना. मीना राजेश पटेल --
पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. -
नेद नं. मु.पो. पोटी, ता.ईंगतपुरी, जि.नाशिक, महाराष्ट्र,
नाशिक.
दम नं. AFYPP6191A

कुलमुखत्यार देणार
वय :- 38
स्वाक्षरी:-

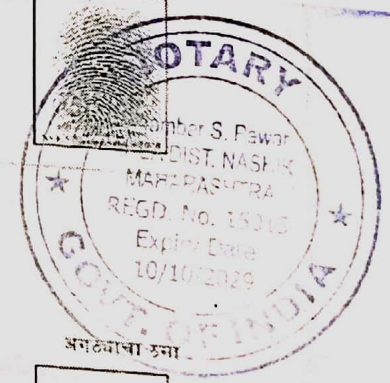
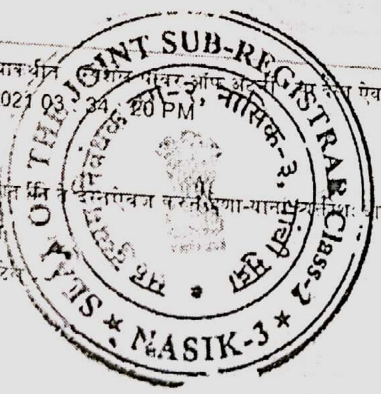


ना. प्रेमा भावेश पटेल --
पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. -
नेद नं. मु.पो. पोटी, ता.ईंगतपुरी, जि.नाशिक, महाराष्ट्र,
नाशिक.
दम नं. AYYPP8656K

कुलमुखत्यार देणार
वय :- 32
स्वाक्षरी:-



पत्रांकाने प्रकार व प्रकाराचे नाव
पत्रांक अंक अंदाजी
श्रेणी
वय :- 34
स्वाक्षरी:-
पत्रांकाने प्रकार व प्रकाराचे नाव
पत्रांक अंक अंदाजी
श्रेणी
वय :- 34
स्वाक्षरी:-



पत्रांकाने प्रकार व प्रकाराचे नाव
पत्रांक अंक अंदाजी
श्रेणी
वय :- 30
स्वाक्षरी:-



ना. श्री. श्रीराम मुकेश कामोदे
पत्रांक अंक अंदाजी
श्रेणी
वय :- 40
स्वाक्षरी:-

कुलमुखत्यार देणार
वय :- 40
स्वाक्षरी:-



20/04/2021 03:35:40 PM
Nashik3

Summary I (GoshwaraBhag-1)

340 3646

मंगळवार, 20 एप्रिल 2021 3 32 म.म.

दस्त गोपबारा भाग-1

नमन3

दस्त क्रमांक. 3646/2021

दस्त क्रमांक: नमन3 /3646/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

धरनेचे मुद्रांक शुल्क: रु. 500/-

दू. नि. म.ह. दु. नि. नमन3 यांचे कार्यालयाने

पावणी.4545

पावणी दिनांक: 20/04/2021

अ. क्र. 3646 चर दि. 20-04-2021

गादरकरघाराचे नाव: श्री. भायेंश स्वर्गीभाई पाटेल - -

जेडी 3 29 म.नं वा. हजार केला.

नोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

एकूण: 420.00

दस्त हजर करपाच्याची सही.

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: स्पेशल पाँवर ऑफ अँटर्नी

मुद्रांक शुल्क: (25-अ) जंयण मालमत्तेच्या वावतीत असेल तर

दिनांक. 1 20 / 04 / 2021 03 : 29 : 15 PM ची वेळ: (सादरीकरण)

दिनांक. 2 20 / 04 / 2021 03 : 30 : 20 PM ची वेळ: (फी)

