

Mrs. MOYULLA

Office No. 097, 5
All India Bank, Govind Nagar, ...

A-101.

9
020
2024

(M)

340/940
Thursday, January 23, 2025
4:49 PM

पावती

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

पावती क्र.: 1148 दिनांक: 23/01/2025

गावाचे नाव: मखमलावाद - 1
दस्तऐवजाचा अनुक्रमांक: नसन3-940-2025
दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू सेल
सादर करणाऱ्याचे नाव: हेमंत सुरेश धोंडो

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 50

₹. 30000.00
₹. 1000.00

एकूण:

₹. 31000.00

Joint Sub Registrar Nashik 3

सह. दुय्यम निलंधक वर्ग-२
नाशिक-३.

वाजार मुल्य: ₹.3019000 /-
मोबदला ₹.3300000/-
भरलेले मुद्रांक शुल्क : ₹. 198000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125232715275 दिनांक: 23/01/2025
वॅकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014873839202425E दिनांक: 23/01/2025
वॅकेचे नाव व पत्ता:

to bondage

मुळ दस्त परत केला
व सही घेतली.

1/23/2025

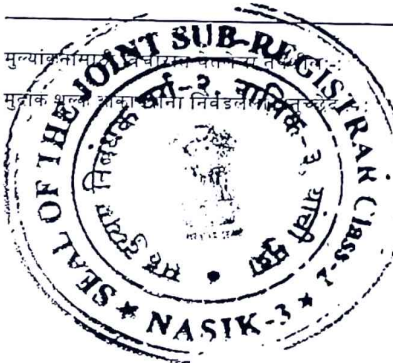
शासने नाव : मखमलावाद - 1



(1) विनेखाचा प्रकर	श्रीगीगेट टु गेज
(2) मोवदना	3300000
(3) वाजारभावाप्रमाणे वाजनिपट्टाकार साकारणी देतो की पट्टेदार ते नमुद करावे	3019000
(4) भू-मापन, पोटहिन्या व घरकमांक (अभय्याग)	1) पाणिनेचे नाव नाशिक ज.न.पा. इतर नर्याज , इतर गाडिनी , इतर गाडिनी तुम्ही विना नाशिक तेर तुम्ही नासुना नाशिक पैकी नाशिक महानगरपाणिका इदीनीय मी ते मखमलावाद - 1 शिकरणीय काडी लॅट नं 137/5/ए यांगी क्षेत्र 55.00.00 आर मण्ययेच 5500.00 चौ.मी पैकी 936 65 चौ.मी ते क्षेत्र नाशिक महानगरपाणिका वरुन मंडीनरणातरिता वर्ग केनेने आहे. या प्लॉट मिळकतीवरील मगुडी खासगीरुम अपार्टमेंट का इमारतीकरिता व किंम मधील पहिल्या मजल्यावरील फ्लॅट न. 101 यांगी कार्पेट क्षेत्र 64.86 चौ.मी व अर्टचड वाळनी क्षेत्र 10 34 चौ.मी अंतोग विथ अर्टचड टेरेस क्षेत्र 13 .85 चौ.मी. ((Survey Number : 137/5/ए))
(5) क्षेत्रफळ	1) 64.86 चौ.मीटर
(6) साकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-आनंदराज इन्फ्रस्ट्रक्चर एलएलपी तर्फे भागीदार 1.उद्धव आनंदा आहिरें 2.वैशाली उद्धव आहिरें 3.अजिंक्य अभय नहार 4.अभय अंबालाल नहार तर्फे वि.मु अमोल सखाराम पाटील वय:-34; पत्ता:-प्लॉट नं: विल्डिंग नं 6, माळा नं पहिला मजला,, इमारतीचे नाव: स्टेडियम कॉम्प्लेक्स, ब्लॉक नं: नाशिक, रोड नं: एम जी रोड, महाराष्ट्र, गान्:ईक. पिन कोड:-422001 पॅन नं:-ABPFA4526P 2): नाव:-आनंदराज इन्फ्रस्ट्रक्चर एलएलपी तर्फे भागीदार 1.उद्धव आनंदा आहिरें 2.वैशाली उद्धव आहिरें 3.अजिंक्य अभय नहार 4. अभय अंबालाल नहार तर्फे वि.मु गौरव विपुल पारख वय:-31; पत्ता:-प्लॉट नं: विल्डिंग नं 6, माळा नं पहिला मजला, इमारतीचे नाव: स्टेडियम कॉम्प्लेक्स, ब्लॉक नं: नाशिक, रोड नं: एम जी रोड,, महाराष्ट्र, गान्:ईक. पिन कोड:-422001 पॅन नं:-ABPFA4526P 3): नाव:-1.महेश कृष्णराव कोहोळ 2. अमेय महेश कोहोळ 3.अधय महेश कोहोळ तर्फे ज.मु. आनंदराज इन्फ्रस्ट्रक्चर एलएलपी तर्फे भागीदार 1.उद्धव आनंदा आहिरें 2.वैशाली उद्धव आहिरें 3.अजिंक्य अभय नहार 4.अभय अंबालाल नहार तर्फे वि.मु अमोल सखाराम पाटील वय:-34; पत्ता:-प्लॉट नं: विल्डिंग नं.6,, माळा नं: पहिला मजला,, इमारतीचे नाव: स्टेडियम कॉम्प्लेक्स,, ब्लॉक नं: नाशिक, रोड नं: एम जी रोड, महाराष्ट्र, गान्:ईक. पिन कोड:-422001 पॅन नं - ABPFA4526P 4): नाव:-1.महेश कृष्णराव कोहोळ 2. अमेय महेश कोहोळ 3.अधय महेश कोहोळ तर्फे ज.मु. आनंदराज इन्फ्रस्ट्रक्चर एलएलपी तर्फे भागीदार 1.उद्धव आनंदा आहिरें 2.वैशाली उद्धव आहिरें 3.अजिंक्य अभय नहार 4.अभय अंबालाल नहार तर्फे वि.मु गौरव विपुल पारख वय:-31; पत्ता:-प्लॉट नं: विल्डिंग नं.6,, माळा नं: पहिला मजला,, इमारतीचे नाव: स्टेडियम कॉम्प्लेक्स,, ब्लॉक नं: नाशिक, रोड नं: एम जी रोड, महाराष्ट्र, गान्:ईक. पिन कोड:-422001 पॅन नं:-ABPFA4526P
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-हेमंत सुरेश धोंडगे वय:-38; पत्ता:-प्लॉट नं: फ्लॅट नं 18, माळा नं: -, इमारतीचे नाव: मोहिनी घनश्चान अपार्टमेंट, ब्लॉक नं: निर्मला कॉन्व्हेंट स्कूल जवळ सावरकर नगर नाशिक, रोड नं: गंगापूर रोड, महाराष्ट्र, गान्:ईक. पिन कोड:-422013 पॅन नं:-AJBPD3848F 2): नाव:-वैशाली हेमंत धोंडगे वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं 18, माळा नं: -, इमारतीचे नाव: मोहिनी घनश्चान अपार्टमेंट, ब्लॉक नं: निर्मला कॉन्व्हेंट स्कूल जवळ सावरकर नगर नाशिक, रोड नं: गंगापूर रोड, महाराष्ट्र, गान्:ईक. पिन कोड:-422013 पॅन नं:-DLMPD3135B
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	23/01/2025
(11) अनुक्रमांक.खंड व पृष्ठ	940/2025
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	198000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सुप्रीम क्र.11

नोंदणी नंतरची प्रथम प्रत

सगणकीय अभिलेखातील प्रत
अरसल बरहुकुम नवकलसह. दुय्याम निबंधक वर्ग-२
नाशिक-३

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



CHALLAN
MTR Form Number-6



GRN	MH014873839202425E	BARCODE	[Barcode]		Date	23/01/2025-13:38:43	Form ID	25.2
Department	Inspector General Of Registrallon			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR			Full Name	ANANDRAJ INFRASTRUCTURE LLP			
Location	NASHIK			Flat/Block No.	S.NO.137/5/C, MAKHAMALABAD SHIWAP			
Year	2024-2025 One Time			Premises/Building				
Account Head Details	Amount In Rs.		Road/Street					
0030046401 Stamp Duty	198000.00		FLAT NO.101, A WING, SAMRUDDHI SKYGREEN APARTMENT					
0030063301 Registration Fee	30000.00		Area/Locality					
			NASHIK					
			Town/City/District					
			PIN					
			4 2 2 0 0 3					
	नसपन-३			Remarks (If Any)				
	दस्ता क्र. (२००० / २०२५)			Name=HEMANT SURESH DHONDGE AND 1 OTHER-				
	२-५७			[Stamp]				
Total	2,28,000.00		Amount In	Two Lakh Twenty Eight Thousand Rupees Only				
			Words					
Payment Details	BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	02202292025012305654	183519953	
Cheque/DD No.				Bank Date	RBI Date	23/01/2025-13:38:43	Not Verified with RSI	
Name of Bank				Bank-Branch	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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 8888159111

[Handwritten Signature]

[Handwritten Signature]

नसम - ३
दस्ता क्र. २०० (२०२५)
२-५७



Section no. 14.37

Rate As per Ready Reknor : For flat 34,200/- Per Sq. mtrs.

Government Valuation Rs. 30,19,000/-

Consideration Rs. : 33,00,000/-

Stamp Rs. :- 1,98,000/-

Registration Fee Rs. :- 30,000/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT NASHIK ON THIS 23rd DAY OF JANUARY IN THE CHRISTIAN YEAR TWO THOUSAND TWENTY FIVE.

BETWEEN

ANANDRAJ INFRASTRUCTURE L.L.P

Their office at - Building no 6, First floor, stadium complex M.G. Road
Nashik

Pan - ABPFA 4526P

Through It's Partners

1. **SHRI. UDDHAV ANANDA AHIRE**

Age :- 52, Occ. :- Business

Pan - AEOPA 3692 Q

2. **SAU. VAISHALI UDDHAV AHIRE**

Age :- 46, Occ. :- Business

Pan - ACVPA 9172 A

3. **SHRI. AJINKYA ABHAY NAHAR**

Age :- 29, Occ. :- Business

Pan - AORPN 4817 M

4. **SHRI. ABHAY AMBALAL NAHAR**

Age :- 54, Occ. :- Business

Pan - AAHPN 4902 D

Hereinafter called as "PROMOTER/DEVELOPER," (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Promoter, Builder and the Developer and/or all person/s claiming under or through the said PROMOTER, and their present and future partners, legal heirs, representatives and assigns); PARTY OF THE FIRST PART.

नसम-३
दस्ता क्र. २०० /२०२४
३-५९



- 3 -

AND

1. **MR. HEMANT SURESH DHONDGE**

Age:- 38 Years, Occ.:- Service

Pan – AJBPD 3848 F

Mob.no - 9763096144

email - dhondagehemant5@gmail.com

2. **MRS. VAISHALI HEMANT DHONDGE**

Age:- 33 Years, Occ.:- Housewife

Pan – DLMPD 3135 B

Both R/at- Flat no 18, Mohini Ghanshyam Apartment, Near Nirmala Convent School, Sawarkar nagar, Gangapur road, Nashik - 422013

Hereinafter referred to as “**THE ALLOTTEE** “ (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) **OF THE SECOND PART.**

1. **MAHESH KRUSHNARAO KOHOK**

Age :-69 , Occ.:-Agriculturist & Service

Pan No. :- ALYPK 0365 M

2. **AMEY MAHESH KOHOK**

Age :- 38 , Occ.:-Agriculturist & Service

Pan No. :- AVHPK 1730 H

3. **AKSHAY MAHESH KOHOK**

Age :- 38 , Occ.:-Agriculturist & Service

Pan No. :- AQVPK 6764 G

Though their Power of Attorney Holder

ANANDRAJ INFRASTRUCTURE L.L.P

Their office at - Building no 6, First floor, stadium complex M.G. Road Nashik

Pan - ABPFA 4526P

Through It's Partners

1. **SHRI. UDDHAV ANANDA AHIRE**

Age :- 52 , Occ. :- Business

Pan - AEOPA 3692 Q

2. **SAU. VAISHALI UDDHAV AHIRE**

Age :- 46, Occ. :- Business

नसम-३
दस्तावेज क्र. (२५६० / २०२१)
- १ - ६-५९



- Pan - ACVPA 9172 A
3. **SHRI. AJINKYA ABHAY NAHAR**
Age :- 29, Occ. :- Business
Pan - AORPN 4817 M
4. **SHRI.ABHAY AMBALAL NAHAR**
Age :- 54 Occ. :- Business
Pan - AAHPN 4902 D

Hereinafter referred to as 'THE CONFIRMING PARTY/ OWNERS ' (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) **PARTY OF THE THIRD PART.**

AND WHEREAS the Party of the Third part , the owners are absolutely entitled to and / or seized and possessed of free from all encumbrances whatsoever buildable land properties. All that piece and parcel of the land bearing of **S. No.137/5/C area admeasuring 55.00.00 R.sq.mtrs i.e. 5500.00Sq. Mtrs. lying and being at Makhmalabad-1** Thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land").

AND WHEREAS Mahesh Krushnarao Kohok, Akshay Mahesh Kohok and Sangita Mahesh Kohok had purchased the said project land i.e. S.no 137/ 5/C area admeasuring 55.00.00 R sq. meters from Dasharath Baraku Tidke & others by registered Agreement For Sale and Sale Deed .The said Agreement For Sale and Sale deed was duly registered at the office of Sub-Registrar, Nashik-3 respectively at Sr. no.754 and 2192 dated 05/02/2004 and 20/04/ 2004. On the basis of the said Sale Deed Mutation Entry No. 17999 is certified for recording their names in the "Ownership" column of the 7/12 extract.

AND WHEREAS out of the said owners of S.no 137/5/C namely Mrs.Sangita Mahesh Kohok was died on 18/12/2010 leaving behind her legal heirs husband Mahesh Krushnarao Kohok, two sons namely Amey Mahesh Kohok & Akshay Mahesh Kohok. The names of said legal heirs were recorded vide M.E no 27454.

AND WHEREAS said property is converted for nonagricultural use and a permission to this effect is taken from Tahasildar Office Nashik vide their letter no Kra.Jama-1/42-B/SR/83/2021 Nashik dated 07/12/2021.And Tahasildar Office Nashik had given Sanad vide letter no Kra.Jama-1/42-B/SR/ 83/2021 Nashik dated 30/12/2021.

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- 5 -

AND WHEREAS the Promoter had purchased TDR of 242.17 sq.mtrs from DRC number 459 from Nahar Realty through Proprietor Ajinkya Abhay Nahar by registered Sale Deed. The said Sale Deed was registered in Sub Registrar Office, Nashik-7 at Sr. no. 337 dated 11/01/2022.

AND WHEREAS owners of S. no.137/5/C i.e Mahesh Krushnarao Kohok, Amey Mahesh Kohok & Akshay Mahesh Kohok had executed a registered Revenue sharing development agreement and Power of Attorney in favour of Anandraj Infrastructure L.L.P. Partnership firm through partners Uddhav Ananda Ahire, Vaishali Uddhav Ahire, Ajinkya Abhay Nahar & Abhay Ambalal Nahar. The said revenue sharing development agreement and Power of Attorney was registered in Sub Registrar Office Nashik - 7 at Sr. no. 3533 and 3584 dated 04/04/2022 respectively. As per the said revenue sharing Development Agreement, the name of Promoter was recorded in other rights column vide M.E. no. 40365.

AND WHEREAS Promoter for themselves and as a Power Of Attorney holder of Grantor Owner had prepared building plan which was approved by Nashik Municipal Corporation vide their Commencement certificate No LND / BP / C 2/ 975 /2022 dated 18/02/2022. The said Permission is give as per the Government Directives u/s_154 of MRTP vide GR No.TPS-1820/anau.27/P.No.80/20/UD13 Dated 14/01/2021.

AND WHEREAS The Collector ,Nashik had given commercial NA permission vide order no Kra.Masha/Kaksh/3/9/Aa.Na.Bi.She./SR/09/2023 Nashik dated 09/11/2023.

AND WHEREAS the Promoter is entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter would be constructing a building in the said project named "**SAMRUDDHI SKY GREENS APARTMENT**" is sactioned by Nashik Municipal Corporation , which is under constrution having Ground + 13 floors in A wing and B wing which is more particularly described in the FIRST SCHEDULE hereunder written (Hereinafter referred to as "the Project Land") and to construct thereon building in accordance with the terms and conditions contained in permission of Nashik Municipal Corporation .As per said building plan contains 13 Shops, there are 2 Buildings containig 104 Flats in A wing and 52 flats in B wing.

नमन-३
मत क्र. (२७० / २०१५)
-६-५-५९



AND WHEREAS the Allottee is offered an Apartment bearing number **Flat No.101 on First Floor In A wing** , (herein after referred to as the said "Apartment") of the building called "**SAMRUDDHI SKY GREENS APARTMENT**" (herein after referred to as the said "Building") being constructed in the Project land by the Promoter;

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

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016, with the Real Estate Regulatory Authority ,at no. **P51600046048** authenticated copy is attached in Annexure 'F';

AND WHEREAS the Promoter has appointed as a architect namely Sumit Kumath & a Structural Engineer namely Shailesh Dhumne for the preparation of the structural design and drawings of the building and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings;

AND WHEREAS by virtue of the Development Agreement , 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;

AND WHEREAS on demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect namely Sumit Kumath and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by Advocate of the Promoter, authenticated copies of extracts of Village Forms VI and VII and XII showing the nature of the title of the Promoter to the Project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B' , respectively;

AND WHEREAS the authenticated copies of the plans of the building as approved by the concerned Local Authority have been annexed hereto and marked as Annexure 'C-1';

AND WHEREAS the authenticated copies of the plans of the building as proposed by the Promoter and according to which the construction of the

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buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure 'C-2';

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

AND WHEREAS the Promoter has got some approvals from the concerned local authority (s) to the plans, the specifications, elevations, sections and of the said buildings/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans, the 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 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;

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

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment **Flat No.101 on First Floor in A wing** in building being constructed in the said Project land;

AND WHEREAS the carpet area of the said Apartment in square meters 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/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment;

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

AND WHEREAS prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum of **Rs.1,000/- (Rupees One Thousand only)**, being part payment of the sale consideration of the said Apartment agreed to be sold by the Promoter to the Allottee/s, (as advance payment or Application Fee) (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

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AND WHEREAS the Promoter has registered the Project under the provisions of Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at P51600046048.

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;

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/plot) and garage/covered parking (if applicable)

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

The Promoter shall construct a two buildings consisting of A and B wing consisting of Ground floor +13 upper floors **having 156 flats and 13 shops** 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 (i) any alteration or addition required by any Government authorities or due to change in law.

1.(a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee

- (i) **Apartment Flat No. 101 in A wing**
- (ii) **On First Floor**
- (iii) **Carpet area admeasuring 64.86 sq. metres.**
- (iv) **Area of balcony attached to Apartment admeasuring 10.34 sq.mtrs.**
- (v) **Area of terrace attached to apartment admeasuring 13.85 sq.mtrs.**

(hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the total consideration of **Rs. 33,00,000/- (Rupees Thirty Three Lakhs only) -** including proportionate price of the common areas and facilities which are more particularly described in the second schedule annexed herewith. (the price of

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the Apartment including the proportionate price of common areas and facilities and parking space should be shown separately)

1(b) The Allottee has paid on or before execution of this agreement a sum of **Rs.1,000/- (Rupees One Thousand only)** paid by cash on 02/01/2025 from Allottee to Promoter as advance payment / part payment of consideration as mentioned below and hereby agrees to pay to that Promoter the balance amount in the following manner:-

1.(C) PAYMENT PLAN

	PERCENTAGE
At Booking	10.00%
After execution of Agreement, start of excavation work	20.00%
On completion of the Plinth of the Wing	15.00%
On completion of the 4th Slab	10.00%
On Completion of the 8th Slab	5.00%
On Completion of the Slab of the Wing	5.00%
On Completion of Brick Work	5.00%
On Completion of External Plaster	5.00%
On Completion of Staircase, Liftwells, Lobbies upto the floor level of the said apartment flooring	5.00%
On Completion of door & windows	5.00%
Sanitary fittings & on completion of lifts	5.00%
At the time of handing over possession of flat on or after receipt of completion certificate	5.00%
Grand Total	100.00%

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

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the Competent Authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent

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authorities, etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the allottee by discounting such early payments @ 11% per annum for the period by which the respective installment has been postponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision / withdrawal, once granted to an Allottee by the Promoter.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit, then the Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her/them 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/her/their 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/Unit.

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 said 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.

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Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her/them and meeting the other obligations under this Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 5210.92 square meters only and promoter has planned to utilize Floor Space Index of 16822 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 Regulations, which are applicable to the said project. The Promoter has disclosed Floor Space Index of 16773.04 sq. mtrs. as proposed to be utilized by him on the project land in the said project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of Apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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

4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of instalments, the Promoter at its /his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD/by hand at the address provided by the allottee and by 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 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.

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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 the Promoter) within a period of 30 days of the termination, the installments 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 to be provided by the Promoter in the said building and the Apartment are as set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the said Apartment to the Allottee on or **before 28/02/2027**. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond its/ his control and of its/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 / it ,in respect of the said Apartment, with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

- i. war, civil commotion or act of God;
- ii. any notice, order, rule notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the allottee as per agreement shall offer in writing the possession of the Apartment to the Allottee in terms of this agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the project.

7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promotor to the Allottee intimating that the said Apartment is ready for use and occupancy:

7.3 Failure of Allottee to take Possession of [Apartment]: Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take

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possession of the said 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 said Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.2 such Allottee shall continue to be liable to pay Maintenance charges as applicable.

7.4 If within period of five years from 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 Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

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

9. The Allottee along with other allottee(s) of Apartments shall join in forming and registering the Association of Apartments to be known by named "SAMRUDDHI SKY GREENS APARTMENT" or some 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 named "SAMRUDDHI SKY GREENS APARTMENT" and for becoming a member, shall duly fill in, sign and return the requisite papers to the Promoter within seven days from the date of receipt of such papers so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in such papers, as may be required by the concerned Competent Authority.

9.1 The Promoter shall, within three months of registration of the Society / Apartment Condonium, as aforesaid, cause to be transferred to the society/ Apartment Condonium all the right, title and interest of the Promoter and / or owners in said structure of the Building or wing in which the said apartment is situated.

9.2 The Promoter shall, within three months of Registration of the Apex body of Societies/ Apartment Condonium, cause to be transferred to the Apex body all the right, title and the interest of the Promoter and / or owners in the Project Land on which the building with multiple wings or building are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of

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the Apartment) of outgoings 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 Condominium or Limited Company etc, is formed and the said structure of the building or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's shares so determined the Allottee shall pay to the Promoter provisional monthly contributions Rs. _____ per month towards the outgoings.

The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance is executed in favour of the Society. On such conveyance, being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society/ Apartment Condonium.

10. The Allottee shall at the time of execution of this agreement keep deposited with the Promoter, the following amounts :-

- (i) Rs.....for share money, application entrance fee of the Apartment Condonium/Society.
- (ii) Rs. /- for formation and registration of the Society/Apartment Condonium
- (iii) Rs.for proportionate share of taxes and other charges/levies in respect of the Society/ Apartment Condonium.
- (iv) Rs..... for deposits towards provisional monthly contribution towards outgoings of Society/ Apartment Condonium.
- (v) Rs. For deposit towards Water, Electric and other utility and services connection charges &
- (vi) Rs. _____ for deposits of electrical receiving and Sub Station provided in Layout.

11. The Allottee shall pay to the Promoter a sum of Rs. _____/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Apartment Condominium, and for preparing its rules and regulations .

12. At the time of registration of Deed of Apartments, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:-

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

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- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by competent authorities with respect to the project, project land and said building / wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/ wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment] which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment] to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of allottees, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings,

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whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and / or the Project except those disclosed in the Title Report.

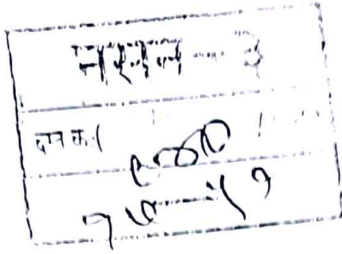
14. The Allottee/s himself/herself /themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, lift, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his/her/their own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in



the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Apartments Association 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/her/their 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 and the prior written permission of the Promoter is obtained.

x. The Allottee shall observe and perform all the rules and regulations which the Apartment Condominium may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Apartment Condominium 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 project land on which the building in which Apartment is situated is executed in favour of Apartment Holders, the Allottee

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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.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

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

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him/her/them 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 Apartment Holders, as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:-

After the Promoter executes this Agreement he shall not mortgage or create a charge on the said 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 agreed to purchase such Apartment.

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the payment plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned sub registrar as and when intimated by the Promoter. If the Allottee (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and / or appear before the subregistrar 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

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date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT:-

This Agreement, along with its schedules and annexures, constitute 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/ building, as the case may be.

20. RIGHT TO AMEND

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

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

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.

22. SEVERABILITY

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

23. 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 usable floor area of all the Apartments in the Project.

24. FURTHER ASSURANCES

Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments

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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.

25. 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 agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement, it shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Nashik.

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

27. NOTICES

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID at their respective addresses specified below:

- | | |
|-------------------------------|---|
| <u>Name of Allottee-</u> | 1. MR. HEMANT SURESH DHONDGE |
| <u>(Allottee's Address) -</u> | 2. MRS. VAISHALI HEMANT DHONDGE
Both R/at- Flat no 18, Mohini Ghanshyam
Apartment, Near Nirmla Convent School,
Sawarkar nagar, Gangapur road, Nashik - 422013
dhondagehemant5@gmail.com |
| <u>Notified Email ID: -</u> | ANANDRAJ INFRASTRUCTURE L.L.P |
| <u>(Promoter Name) -</u> | Through It's Partners |
| | 1. SHRI. UDDHAV ANANDA AHIRE |
| | 2. SAU. VAISHALI UDDHAV AHIRE |
| | 3. SHRI. AJINKYA ABHAY NAHAR |
| | 4. SHRI. ABHAY AMBALAL NAHAR |
| | <u>Notified Email ID :-</u> ajinkyanahar43@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

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दस्ता क्र. (६०० / २०१६)
२९५९



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above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

28. JOINT ALLOTTEES

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

29. Stamp Duty : - The charges towards stamp duty of this Agreement shall be borne by the Promoter. Stamp duty for this transaction is payable as per the Maharashtra Stamp Act, 1958, Schedule-1, Article 25 (d). The parties hereto shall be entitled to get the aforesaid stamp duty, adjusted, leviable on the conveyance, which is to be executed by the Promoter and the Owners herein in favour of the Allottee/s herein. If any additional charges are required to be paid at the time of conveyance the same shall be paid by the Allottee/s.

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

31. GOVERNING LAW

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

SCHEDULE- I

(THE SAID PROPERTY REFERRED TO ABOVE)

All that piece and parcel of the land bearing of S. No. 137/5/C area admeasuring 55.00.00 R.sq.mtrs i.e. 5500.00Sq. Mtrs.out of area admeasuring 936.65 sq.mtrs.transferred to Nashik Municipal Corporation for road widening lying and being at Makhamalabad -1 Shiwar, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik, which property is bounded as shown below :-

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२७५७



On or towards East : By 100 Ft. Road
On or towards West : By S.no 137/6
On or towards South : By S.no 486
On or towards North : By S.no 137

SCHEDULE- II

(OF THE SAID PREMISES REFERRED TO ABOVE)

The premises of Flat No.101 on the First Floor in A Wing in "SAMRUDDHI SKY GREENS APARTMENT" having Carpet area admeasuring 64.86 sq. metres & Attached balcony area admeasuring 10.34 sq. mtrs alongwith area of terrace attached to apartment admeasuring 13.85 sq.mtrs. which is bounded as shown below:-

On or towards East : By Marginal Space
On or towards West : By Lobby ,Staircase and F at no. 108 in A Wing
On or towards South : By Flat no 102 in A Wing
On or towards North : By Marginal Space

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this Agreement for sale at Nashik, in the presence of attesting witnesses , signing as such on the day first above written.

(A) SPECIFICATIONS AND COMMON AMENITIES FOR THE APARTMENT

a. COMMON AMENITIES:

1. STRUCTURE:-
 - Earthquake resistant R.C.C. frame structure.
2. INTERNAL/EXTERNAL:
 - Brickwork-external 6" light weight block/flyash. Internal 4" light weight block/flyash.
 - Gypsum/POP finish for walls in the entire flat.
 - Internal wall finish with O.B.D. paint, or similar.
 - Double coat external plaster.
 - External apex paint or similar.
 - Lift with battery back-up or generator back-up.
3. FLOORING:-
 - 24" x 24" vitrified porcelain flooring in all rooms.

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दस्तावेज नं. (६०० / २०२५)
२०५९



4. KITCHEN:-
 - Granite kitchen platform with stainless steel sink.
 - Glazed tiles up to 4' on kitchen platform.
 - Aqua guard point, power point for refrigerator.
5. ELECTRIFICATION:-
 - Concealed wiring with circuit breakers.
 - Adequate electrical points along with modular switches.
 - T.V and telephone point in living room
6. DOORS AND WINDOWS:-
 - Decorative main door with attractive fittings.
 - Night latch on main door.
 - Laminated frames for all doors.
 - Three track sliding windows with mosquito net, safety grill and granite sill.
7. BATHROOM/TOILET:-
 - Toilet will be provided with granite door frames.
 - Full Height glazed tiles with anti skid ceramic flooring.
 - Concealed plumbing with good quality fitting and wall mixer.
 - Provision for stop cock.
 - Provision for washing machine
8. 1 Allotted car parking


SIGNED SEALED & DELIVERED BY
THE WITHIN NAMED ALLOTTEE

1. MR. HEMANT SURESH DHONDGE


Dhondge



2. MRS. VAISHALI HEMANT DHONDGE
ALLOTTEE


Dhondge



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दस्ता क्र. (२०० / २०२५)
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SIGNED SEALED & DELIVERED BY
THE WITHIN NAMED PROMOTER
ANANDRAJ INFRASTRUCTURE L.L.P

Through It's Partners

1. SHRI. UDDHAV ANANDA AHIRE



Ahire



2. SMT. VAISHALI UDDHAV AHIRE



VAhire



3. SHRI. AJINKYA ABHAY NAHAR



Ahilar



4. SHRI. ABHAY AMBALAL NAHAR



Ahilar

PROMOTER

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दस्तावेज क्र. ६००/२०१५
२५-५९



1. MAHESH KRUSHNARAO KOHOK
 2. AMEY MAHESH KOHOK
 3. AKSHAY MAHESH KOHOK
- Through their Power of Attorney Holder
ANANDRAJ INFRASTRUCTURE L.L.P.
Through Their Partners
1. SHRI. UDDHAV ANANDA AHIRE



2. SAU. VAISHALI UDDHAV AHIRE



3. SHRI. AJINKYA ABHAY NAHAR

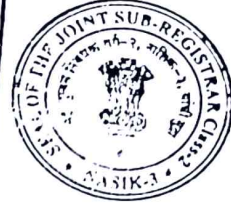


4. SHRI. ABHAY AMBALAL NAHAR



CONFIRMING PARTY

नसम-३
दस्ता क्र. २५०० / २०२५
२५-५९



IN THE PRESENCE OF
WITNEESES

1. Satish Lalaghechare
2. Preeti Waghechare

ANNEXURE - A

Name of Advocate- Adv. Vidyullata Kantilal Tated

Address : Office no. 907, Business Centre, Govindnagar, Nashik-422009.

Title Report

I have investigated the title of property described in SCHEDULE-I, given above. I also caused the search to have been taken in respect of the said Property. I also perused the documents of title and extracts of revenue record. I have also seen the commencement certificate/s to commence the construction of the building to the said Promoter, granted by Nashik Municipal Corporation, Nashik - 422002

On perusal of relevant documents and information, I am of the opinion that the buildable landed properties, separated area, (two pieces) (adjoining to each other) All that piece and parcel of the land bearing of S. No. 137/5/C area admeasuring 55.00.00 R.sq.mtrs i.e. 5500.00Sq. Mtrs.out of area admeasuring 936.65 sq.mtrs.transferred to nashik municipal corporation for road widening | lying and being at Makhamalabad -1 Shiwar, within the limits of Nashik Municipal Corporation Nashik and Registration & Sub Registration District of Nashik Taluka & Dist. Nashik owned by 1.Mahesh Krushnarao Kohok 2.Amey Mahesh Kohok & 3.Akshay Mahesh Kohok and on the strength of the Development agreement and power of Attorney Anandraj Infrastructure LLP Through Parners 1.SHRI.UDDHAV ANANDA AHIRE 2.SAU. VAISHALI UDDHAV AHIRE 3.SHRI.AJINKYA ABHAY NAHAR 4.SHRI.ABHAY AMBALAL NAHAR have right to sold the constructed area subject to mentioned in Development agreement & the property mentioned in FIRST SCHEDULE are free and marketable. The Promoter therefore, is authorized, empowered, entitled to develop the said Property by constructing a building thereon, comprising of independent residential blocks, commonly referred to as the "ownership scheme", and to sell and/or otherwise dispose the same to any intending purchaser/s.

(Mrs. Vidyullata K. Tated)
ADVOCATE,

H-3
200
249



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ANNEXURE -B
(Authenticated copies of extracts Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Promoter to the project land)

ANNEXURE -C-1
(Authenticated copies of the plans of the Layout as approved by the concerned local authorities)

ANNEXURE -C-2
(Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the constructions of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE -D
(Authenticated copies of the plans and specifications of the apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE -E
(Specifications and amenities for the Apartment),

ANNEXURE -F
(Authenticated copies of the Registration certificate of the Project granted by the Real Estate Regulatory Authority)

Received of and from the Allottee above named the sum of Rupees.....on execution of this agreement towards Earnest Money Deposit or application fee

I say received.

The Promoter/s.

DATED : - 23/01/2025

APARTMENT NO. Flat No.101 " First Floor, in A wing , "SAMRUDDHI SKY GREENS APARTMENT"

नसम-३

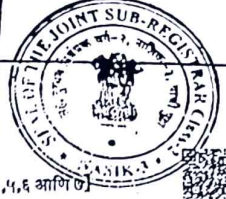


दस्ता क्र. (२०००/२०२३)

महाराष्ट्र शासन

गाय नमुना सात (अधिकार आणि उत्तर मंत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदपत्रा (साधारण करणे व सुरक्षिततेत ठेवणे) नियम १९७१ च्या तरतुदीनुसार ३, ५, ६ आणि ७]



गाव :- मखमलाबाद - १ (१४४२३४)

तालुका :- नाशिक

जिल्हा :- नाशिक

27459987821

PU-ID : 27459987821

भूमापन क्रमांक व उपविभाग १३७/५/क

शेताचे स्थानीक नाव :

भुंधारणा पद्धती भोगवटादार वर्ग - १ -

क्षेत्र, एकक व आकारणी	खाले क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	३३९	महेश कृष्णराव कोणिक				(४१२८९)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		अमेय महेश कोणिक				(४१२८९)	इतर अधिकार
बिन शेती	५५.००.००	अक्षय महेश कोणिक	४५.६३.३५	९५८.३०		(४१२८९)	इतर
		-----सामाईक क्षेत्र-----					निवासी बिनशेती (४०२९८)
बिन शेती	११५५.००	नाशिक महानगरपालिका नाशिक	९.३६.६५	१९६.७०		(४१२८९)	इतर
आकारणी							विकसनकरारनामा लिडुज येणार आर्नदराज इन्फ्रास्ट्रक्चर एल.एल.पी.भागीदार जर्म तर्क भागीदार उष्यद आर्नदा आठिरे, वैशाली उष्यद आठिरे, अजिंक्य अनय नडार, अनय अंबालाल नडार (४०३६५)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ४१२८९ व दिनांक : ११/०९/२०२४

सीमा आणि भुमापन चिन्हे :

ने फेरफार क्र : (१२०६) (१०३४२) (१०४८८) (१७८५९) (१७९९९) (२७४५४) (३४८८४) (४०२९८)



हा गाय नमुना क्रमांक ७ दिनांक ११/०९/२०२४:११:१२:२० AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाय नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर पृष्ठ क्र. १/ कोणत्याही सही शिक्क्याची आवश्यकता नाही. ७/१२ डाउनलोड दि. : १८-०९-२०२५ : १६:१०:३० PM. वैधता पडताळणीसाठी <https://dlgtalsatbara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 2011100001645627 हा क्रमांक वापरावा.

Digitally signed



Maharashtra Real Estate Regulatory Authority

महाराष्ट्र-३
दस्तावेज क्र. (२००) / २०२४
This registration is granted under section 5 of the Act to the following project under project registration number: PRT00046048.



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: PRT00046048.
Project: **SAMRUDDHI SKY GREENS**, Plot Bearing / CTS / Survey / Final Plot No.: **S. NO. 137/5/Cat Nashik (M Corp.), Nashik, Nashik, 422003;**

1. Anandraj Infrastructure Lip having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422001**.
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 (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **15/06/2022** and ending with **31/01/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 15-06-2022 20:18:19

Dated: 15/06/2022
Place: Mumbai

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



NASHIK MUNICIPAL CORPORATION

नसन-३

दल क्र. २०० / २०२४

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OF THE JOINT SUR-REGISTRAR

AND

COMMENCEMENT CERTIFICATE

NO. LND/BP/C2/975/2022
DATE: 18/02/2022

TO, Mr. Mahesh Krushnarao Kohak & Others Through GPA Holder
Anandraj Infrastructure L.L.P. Partnership Firm Through Partner Mr.
Ajinkya Abhay Nahar & Others.

C/o: Ar. Sumit Kumath & Stru. Engg. Shallesh Dhumre Of Nashik.

Sub -: Sanction of Building Permission & Commencement Certificate on Plot No. --- of
S.No./G.No. 137/5/C of Makhmalabad Shivar Nashik.

Ref -: 1) Your Application & for Building permission/ Revised Building permission/
Extension of Structure Plan/ Dated: 03/12/2021 Inward No: C2/BP/570,

Sanction of building permission & commencement certificate is hereby granted under 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 + Commercial Purpose as per plan duly amended in subject to the following conditions:

CONDITIONS (1 to 64)

- 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. After that it shall become invalid automatically unless otherwise renewed. If 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 commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS** ७ दिवस
- 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) The balconies, ottas & verandas 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.
- 8) 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.
- 9) 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.
- 10) Proper arrangement for disposal of water shall be made as per site requirements without disturbance natural gradient of the land facing to these conditions. If any incident happens the whole responsibility will be on the applicant / developers.

The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith. 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.

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.

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.

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.

There is no objection to obtain electricity connection for construction purpose from M.S.E.B.

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.

Wherever necessary Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.

Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.

While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zones as per rules laid down vide Government Resolution of Environment Department Dated 21/04/2009 for Noise Pollution or as per latest revision/ Government G.Os.

As per order of Urban Development of Government of Maharashtra, vide TPS2417/487/ pra.kra-24/2017/UD updated 7/3/2015 for 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.
- Name and Address of the owner/developer/Architect/Engineer and Contractor.
 - Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
 - Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
 - F.S.I. permitted.
 - Number of Residential/Commercial flats with their areas.
 - 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.

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.

Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.

Wherever necessary Fanning shall be made and maintained as per the provisions of JDCPR on site.

Provision of rain water harvesting shall be made at site as per Clause no 13.3 of JDCPR

Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006. In case of buildings identified in Regulation no.6.2.6.1, the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.

The Building Permission is granted on the Strength of LABOUR Code on Occupational Safety, Health and working Conditions 2013 therefore all the conditions mentioned 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.

C.C.For. Plot No. ---- of S.No./G.No. 137/5/B of Makhmalabad Shlwar Nashik.

- 28) As per circular No. for any TPV-4308/4102/Pra. kra. 31/11/2008 for any arithmetical discrepancies in area statement the applicant/Architect/Developers will be commonly responsible.
- 29) If any discrepancies occurs/found in paid charges the applicant shall be liable for the same.
- 30) Temporary drainage connection shall be taken before start of work by permission from Public Health Department (Drainage).
- 31) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
- 32) As per solid waste management Rule - 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net & in addition, necessary precautions should be taken to reduce air pollution.
- 33) To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR is mandatory to Engineer/Structural Engineer/Supervisor/Town Planner/Licensing/Site Engineer/Geotechnical Engineer/Owner/Developer
- 34) This permission is given the basis of N.A. order No.- SR/83/2021 Dt:- 07/12/2021 submitted with the application

Charges Recovery

- 35) Rs. 832505/- is paid for development charges w.r to the proposed Construction Vide R.No./B.No. 000023/502 Dt. 31/12/2021.
- 36) As per the order of Hon. Commissioner bearing No. Nanivi/vashi/20/2021 Dated 12/07/2021, applicant has requested to get benefit of installment for development charges. Amount of Total Development Charges is Rs. 33,30,020/- Ist installment of Rs. 8,32,505/- Paid vide R.no. 000023/502 Dated: 31/12/2021 which is 25% of total development charges. IInd installment Rs. 1,16,500/- which is 35% of total development charges & applicable interest rate of 8.5% per annum should be paid within two years & IIIrd installment of Rs. 13,32,008/- which is 40% of total development charges & applicable interest rate of 8.5% per annum should be paid at the time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd installments within specified time then recovery of the installment at the rate of 18% per annum as per section 124 E(3) of M.R.T.P. Act is applicable.
- 37) Rs. 443798/- is paid for development charges w.r to the proposed land development Vide R.No./B.No. 000023/502 Dt. 31/12/2021.
- 38) Drainage Connection Charges Rs. 1,75,500/- is paid vide R.No./B.No. 000023/502 Dt. 31/12/2021.
- 39) Welfare Cess charges Rs. 1,01,7518/- is paid vide R.No./B.No. - 000023/502 Date : 31/12/2021.
- 40) As per the order of Hon. Commissioner bearing No. Nanivi/vashi/20/2021 Dated 12/07/2021, applicant has requested to get benefit of installment for Welfare Cess charges. Amount of Total Welfare Cess Charges is Rs. 4,07,0073/- Ist installment of Rs. 1,01,7518/- Paid vide R.no. 000023/502 Dated: 31/12/2021 which is 25% of total Welfare Cess charges. IInd installment Rs. 1,01,7518/-, which is 25% of total development charges & applicable interest rate of 8.5% per annum should be paid within two years & IIIrd installment of Rs. 1,01,7518/- which is 25% of total Welfare Cess charges & IVth installment of Rs. 1,01,7518/- which is 25% of total Welfare Cess charges. applicable interest rate of 8.5% per annum should be paid at the time of occupancy certificate or four year from the date of c.c. whichever is earlier. If applicant fails to pay IInd & IIIrd & IV installments within specified time then recovery of the installment at the rate of 18% per annum as per section 124 E(3) of M.R.T.P. Act is applicable.
- 41) Rs. 21371/- vide R.No./B.No. 000023/502 Dt. 31/12/2021 against Tree plantation deposit.
- 42) Scrutiny Charges Rs. 84092/- is paid vide R.No./B.No. 000023/502 Dt. 31/12/2021.
- 43) As per Govt. directives 50% Charges for "Ancillary Premium Paid FSI" & "Premium paid FSI" Rs. 50,00,000/- is vide R.No./B.No. 000019/503 Date : 30/12/2021 & Remaining amount shall be paid within period or prior to completion with 8.5% interest per year UDCPR Clause No. 2.2.14.

C.C.For. Plot No. ---- of S.No./G.No. 137/5/8 of Makhmalabad Shiwar Nashik.

44) Amalgamation Charges for Rs. Nil/- paid vide R.No./B.No. Dt. .

45) This permission is given on the basis of conditions mentioned in notification of ministry of environment, forest & climate change, New Delhi by vide No.G.S.R.317 (E) Dt.29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following strictly. This permission is given on the strength of affidavit submitted with the Proposed and C & D waste deposit Rs. 521373/- Is paid vide R.No./B.No. 000023/602 Date : 31/12/2021.

Additional Conditions

46) This permission is given on the strength of provisional fire NOC from CFO, N.M.C. vide letter No: NMC/FIRE/WS/III/Resl-59/2022.Dt: 25/01/2022 & conditions their. In strictly followed.

47) 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.

48) Total TDR Loaded 3200.00 Sq.mt. which is utilised from DRC No; 459 Dt: 08/04/2011 vide formula $3200 \times 1400 / 18500 = 242.17$ Sq.mt. TDR area utilized from the same.

49) Commercial N.A. order & N.A. Tax receipt shall be produced before occupancy certificate.

50) CCTV Arrangements shall be done for commercial Building before Occupancy Certificate

51) NMC Tax for Vacant plot shall be paid before Completion.

52) BandhPatra/Affidavit regarding construction development charges & Welfare Cess Charges submitted by applicant vide Date 06/01/2022.

53) This permission is given as per the Government directives u/s - 154 of MRTD act vide GR. No. TPS - 1820/anau.27/B.No.18020/1013 Date: 14/01/2021

a) Affidavit regarding above submitted by applicant vide Date 06/01/2022

b) The stamp duty concession shall be continued till entire sell of tenements.

c) The Applicant/Developer shall publish the list of beneficiary consumers online on the requisite website.

d) The applicant shall submit list of beneficiary consumers in detail along with beneficiary consumer certificate.

54) Structural Stability Certificate showing safe against natural disaster, earthquake etc.

55) Facilities for differentially able persons shall be made.

56) Previously approved building permission vide C.C.No. LND/BP/A2/11/163/12, Date:- 09/04/2012 is hereby cancelled.

57) This permission is given on the strength of approval from Hon. Commissioner NMC Order-No. 857/2021, Dt. 20/12/2021, provision of electric vehicle charging Station/point to be provided parking area.

58) Installation of solar assisted water heating system shall be installed as per provision UDCPR.

59) This permission is given on the strength of approval from Hon. Commissioner NMC Dt. 24/12/2021.

60) Provision for mechanical light & ventilation should be made wherever required.

61) D.P. road & Colony road widening area handover to NMC and in the name of NMC 7/12 extract to be produced before Occupancy Certificate.

62) Provision of Grey water Recycle reuse shall be made as per Provision UDCPR.

63) NOC to be Obtained from Mhada before Occupancy Certificate.

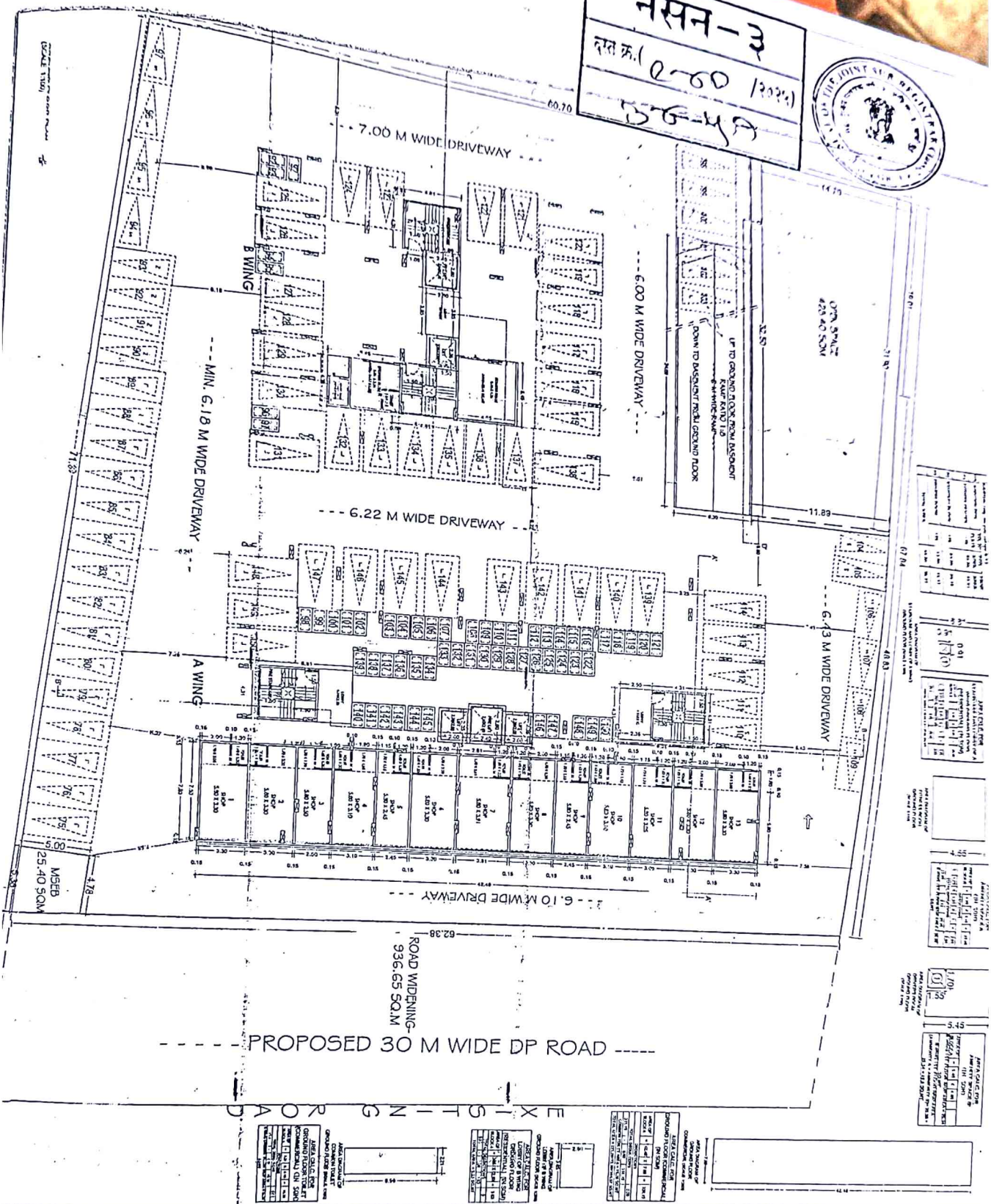
64) Occupancy Certificate of building at S.No. 137/5/C will be given after completion of Building permission No. LND/BP/958/2022, Dt. 08/02/2022 at S.No. 372/3 Plot No. 10+11 & Completion of necessary Procedure of Mhada Office.

Executive Engineer
Town Planning Department
Nashik Municipal Corporation, Nashik.

No. LND / BP / C2 / 975 / 2022

Nashik, Dt. 18 / 02 / 2022

Copy to : Divisional Officer
(C.C.Type)



नसम-३
 वसत क्र. (२०० / २०२५)
 डी००-५५



Sl. No.	Particulars	Area (sq. m)	Remarks
1	Plot Area	11.89	
2	Area of Building	936.65	
3	Area of Road	30.00	
4	Area of Driveway	11.89	
5	Area of Open Space	11.89	
6	Area of Other	0.00	
7	Total Area	173.77	

SCHEDULE OF DOOR WINDOW.		
ID	DESCRIPTION	DOOR
01	EXTERIOR	WOOD
02	INTERIOR	FLUSH DOOR
03	EXTERIOR	ALL GLASS WINDOW
04	INTERIOR	ALL GLASS WINDOW
05	EXTERIOR	SHUTTER DOOR
06	INTERIOR	SHUTTER DOOR
SIGNATURE OF ARCHITECT		SIGNATURE OF STRUCTURAL ENG. OWNER

ARCHITECT
SUNIT & BANSRI KUMATTE
 7A, 7th Floor, JITO Business Bldg,
 Shivajinagar, Pune 411004.

STAMP OF APPROVAL 03/06
 APPROVED
 ENGINEER
 CIVIL
 TOWN PLANNING



IDR STATEMENT

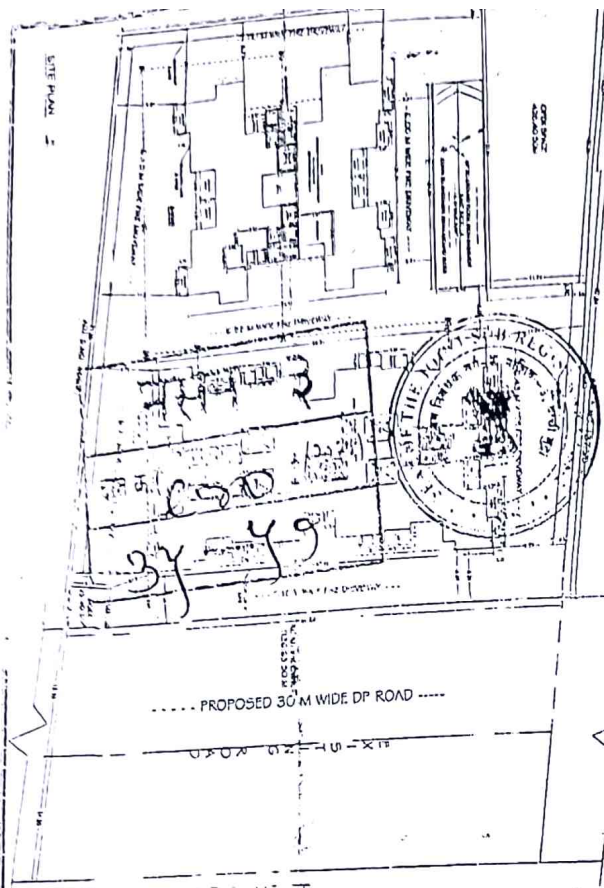
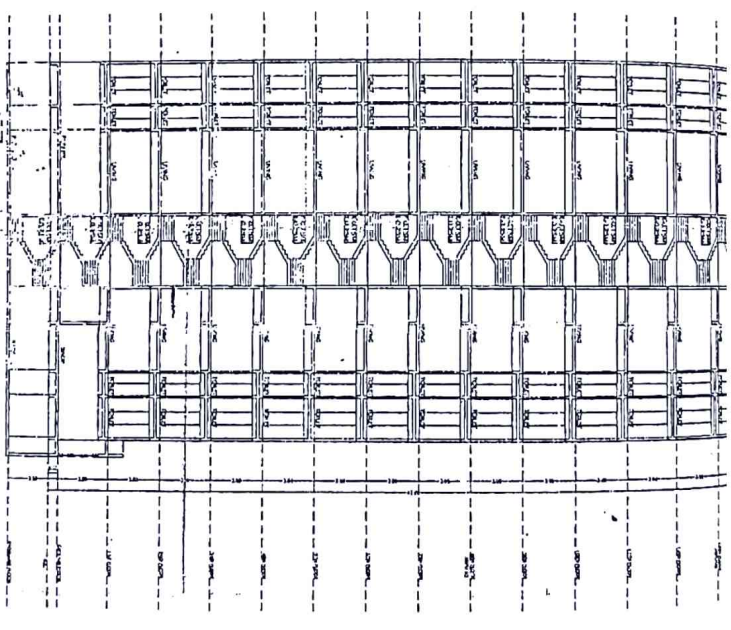
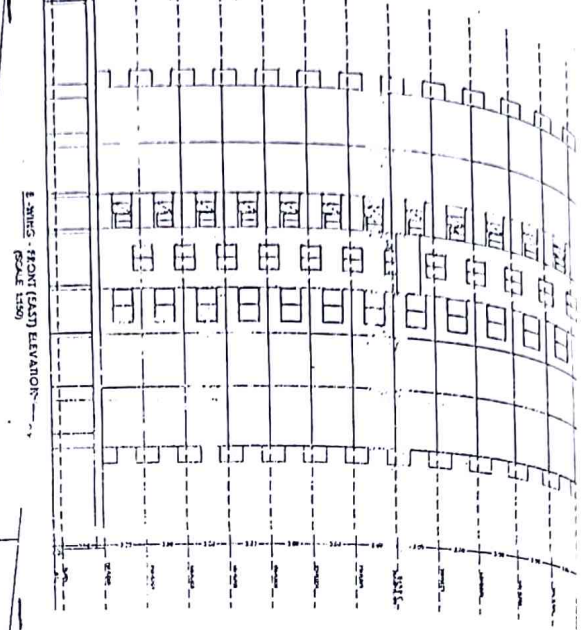
1. NAME OF PROJECT: ...

2. ADDRESS OF PROJECT: ...

3. PREPARED BY: ...

4. DATE OF PREPARATION: ...

5. SHEET NO. 1 OF 1



ROOM NO.	ROOM NAME	FLOOR AREA (SQ.M)	VOLUME (CU.M)	CONCRETE AREA (SQ.M)	ROOF AREA (SQ.M)	TOTAL AREA (SQ.M)	WATER TANK (CU.M)	STAIRS (SQ.M)	LIFT (SQ.M)	ROOF TERRACE (SQ.M)
...
...
...

SCHEDULE OF MATERIALS

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1
2
3

PROFORMA - A

AREA STATEMENT

NO.	DESCRIPTION	QTY	UNIT	REMARKS
...
...

GENERAL NOTES

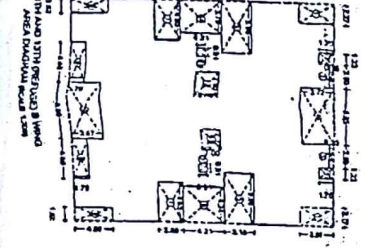
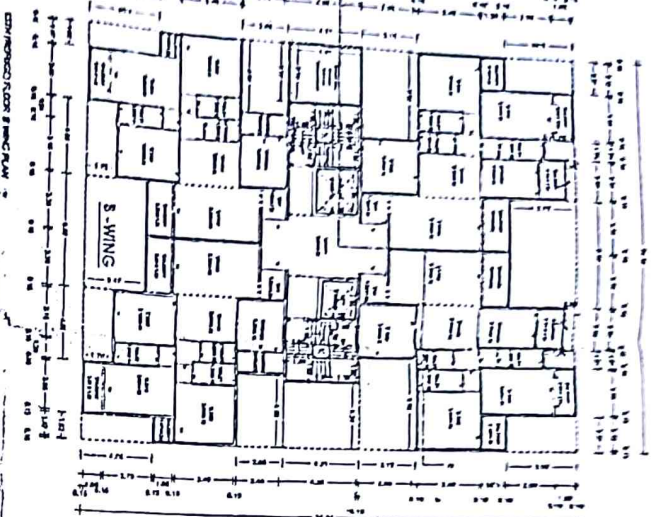
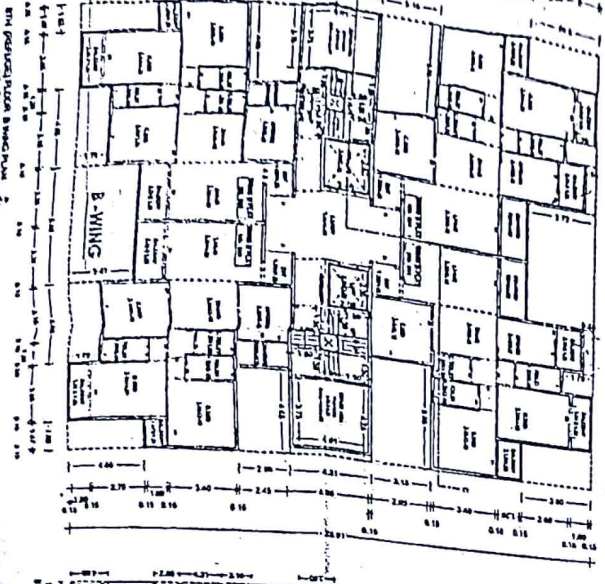
1. All dimensions are in meters.
2. All construction shall be in accordance with the provisions of the Building Code of India.
3. The ground level is as shown in the site plan.
4. The finished floor level is 2.00 m above the ground level.
5. The roof level is 1.00 m above the finished floor level.

Signature of Engineer

Signature of Architect



ನಸನ-3
 ದಿನಾಂಕ: 25/05/2024
 25-49

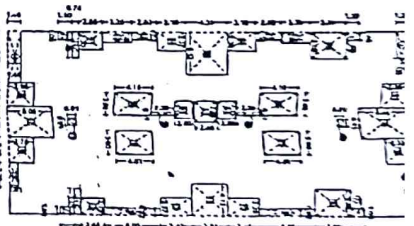
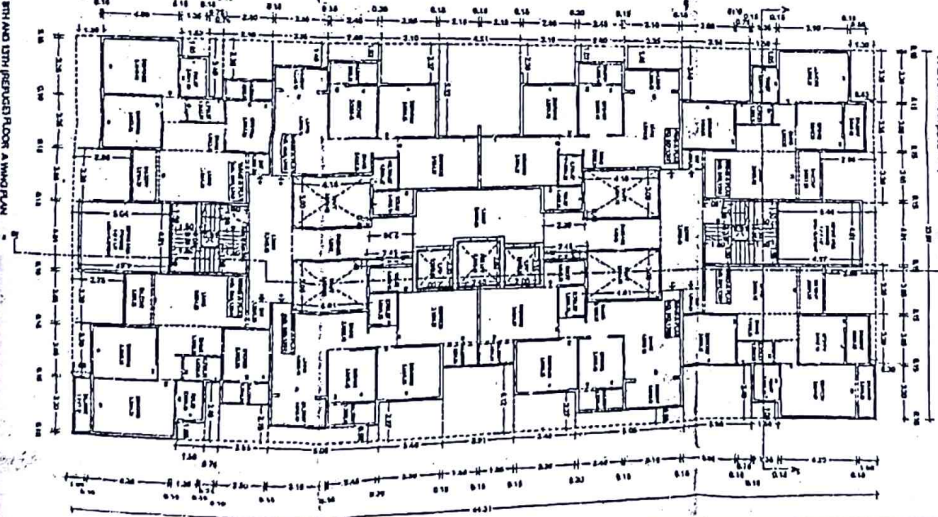


8TH AND 9TH FLOOR WINDOW SCHEDULE

NO.	ROOM NO.	WINDOW TYPE	SIZE (W x H)	GLASS TYPE	MARKING
1	101	Double Glazed	1.2 x 1.5	6mm	W101
2	102	Double Glazed	1.2 x 1.5	6mm	W102
3	103	Double Glazed	1.2 x 1.5	6mm	W103
4	104	Double Glazed	1.2 x 1.5	6mm	W104
5	105	Double Glazed	1.2 x 1.5	6mm	W105
6	106	Double Glazed	1.2 x 1.5	6mm	W106
7	107	Double Glazed	1.2 x 1.5	6mm	W107
8	108	Double Glazed	1.2 x 1.5	6mm	W108
9	109	Double Glazed	1.2 x 1.5	6mm	W109
10	110	Double Glazed	1.2 x 1.5	6mm	W110
11	111	Double Glazed	1.2 x 1.5	6mm	W111
12	112	Double Glazed	1.2 x 1.5	6mm	W112
13	113	Double Glazed	1.2 x 1.5	6mm	W113
14	114	Double Glazed	1.2 x 1.5	6mm	W114
15	115	Double Glazed	1.2 x 1.5	6mm	W115
16	116	Double Glazed	1.2 x 1.5	6mm	W116
17	117	Double Glazed	1.2 x 1.5	6mm	W117
18	118	Double Glazed	1.2 x 1.5	6mm	W118
19	119	Double Glazed	1.2 x 1.5	6mm	W119
20	120	Double Glazed	1.2 x 1.5	6mm	W120

8TH AND 9TH FLOOR WINDOW SCHEDULE

NO.	ROOM NO.	WINDOW TYPE	SIZE (W x H)	GLASS TYPE	MARKING
1	101	Double Glazed	1.2 x 1.5	6mm	W101
2	102	Double Glazed	1.2 x 1.5	6mm	W102
3	103	Double Glazed	1.2 x 1.5	6mm	W103
4	104	Double Glazed	1.2 x 1.5	6mm	W104
5	105	Double Glazed	1.2 x 1.5	6mm	W105
6	106	Double Glazed	1.2 x 1.5	6mm	W106
7	107	Double Glazed	1.2 x 1.5	6mm	W107
8	108	Double Glazed	1.2 x 1.5	6mm	W108
9	109	Double Glazed	1.2 x 1.5	6mm	W109
10	110	Double Glazed	1.2 x 1.5	6mm	W110
11	111	Double Glazed	1.2 x 1.5	6mm	W111
12	112	Double Glazed	1.2 x 1.5	6mm	W112
13	113	Double Glazed	1.2 x 1.5	6mm	W113
14	114	Double Glazed	1.2 x 1.5	6mm	W114
15	115	Double Glazed	1.2 x 1.5	6mm	W115
16	116	Double Glazed	1.2 x 1.5	6mm	W116
17	117	Double Glazed	1.2 x 1.5	6mm	W117
18	118	Double Glazed	1.2 x 1.5	6mm	W118
19	119	Double Glazed	1.2 x 1.5	6mm	W119
20	120	Double Glazed	1.2 x 1.5	6mm	W120



8TH AND 9TH FLOOR WINDOW SCHEDULE

NO.	ROOM NO.	WINDOW TYPE	SIZE (W x H)	GLASS TYPE	MARKING
1	101	Double Glazed	1.2 x 1.5	6mm	W101
2	102	Double Glazed	1.2 x 1.5	6mm	W102
3	103	Double Glazed	1.2 x 1.5	6mm	W103
4	104	Double Glazed	1.2 x 1.5	6mm	W104
5	105	Double Glazed	1.2 x 1.5	6mm	W105
6	106	Double Glazed	1.2 x 1.5	6mm	W106
7	107	Double Glazed	1.2 x 1.5	6mm	W107
8	108	Double Glazed	1.2 x 1.5	6mm	W108
9	109	Double Glazed	1.2 x 1.5	6mm	W109
10	110	Double Glazed	1.2 x 1.5	6mm	W110
11	111	Double Glazed	1.2 x 1.5	6mm	W111
12	112	Double Glazed	1.2 x 1.5	6mm	W112
13	113	Double Glazed	1.2 x 1.5	6mm	W113
14	114	Double Glazed	1.2 x 1.5	6mm	W114
15	115	Double Glazed	1.2 x 1.5	6mm	W115
16	116	Double Glazed	1.2 x 1.5	6mm	W116
17	117	Double Glazed	1.2 x 1.5	6mm	W117
18	118	Double Glazed	1.2 x 1.5	6mm	W118
19	119	Double Glazed	1.2 x 1.5	6mm	W119
20	120	Double Glazed	1.2 x 1.5	6mm	W120

SCHEDULE OF DOOR WINDOW

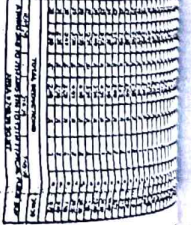
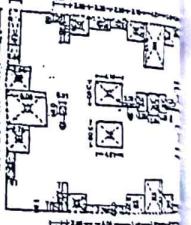
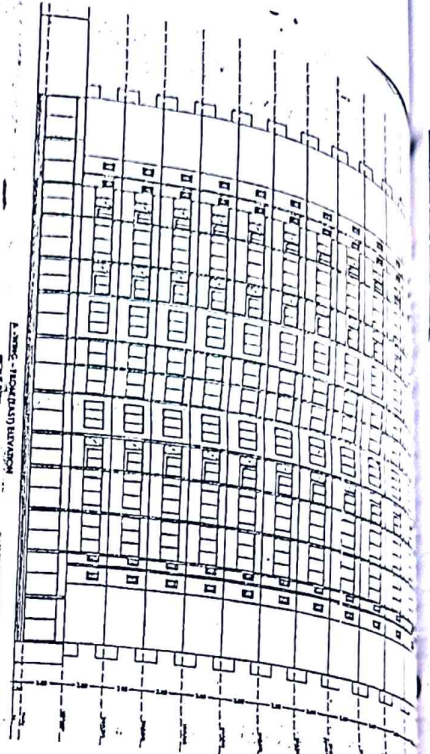
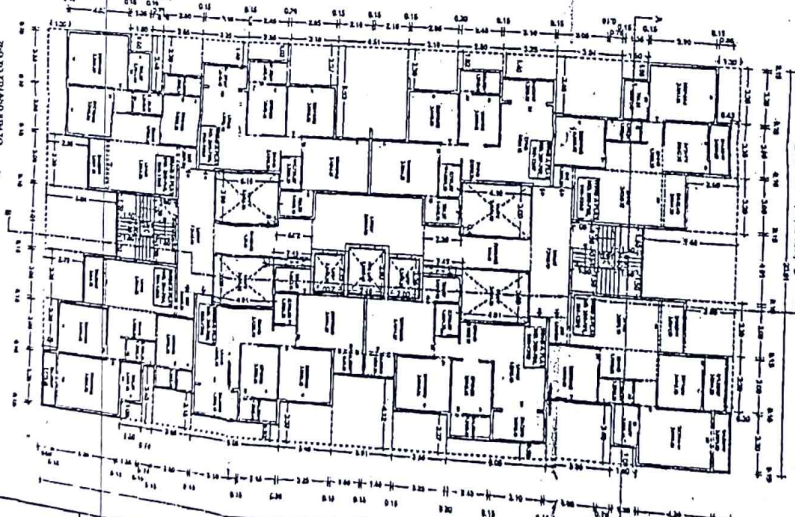
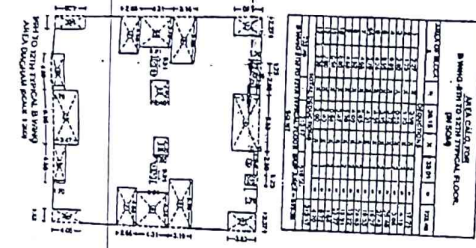
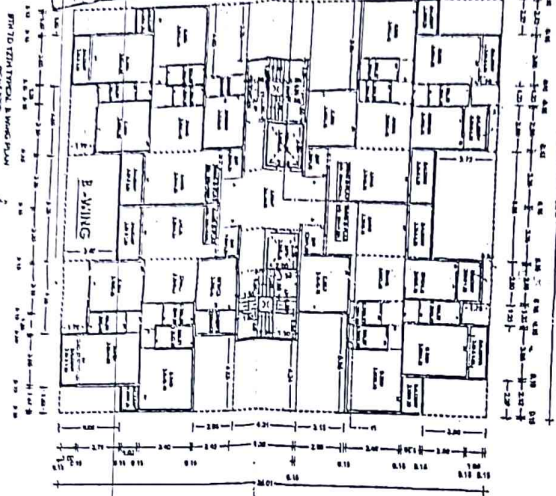
NO.	ROOM NO.	DOOR WINDOW TYPE	SIZE (W x H)	MARKING
1	101	Double Glazed	1.2 x 1.5	W101
2	102	Double Glazed	1.2 x 1.5	W102
3	103	Double Glazed	1.2 x 1.5	W103
4	104	Double Glazed	1.2 x 1.5	W104
5	105	Double Glazed	1.2 x 1.5	W105
6	106	Double Glazed	1.2 x 1.5	W106
7	107	Double Glazed	1.2 x 1.5	W107
8	108	Double Glazed	1.2 x 1.5	W108
9	109	Double Glazed	1.2 x 1.5	W109
10	110	Double Glazed	1.2 x 1.5	W110
11	111	Double Glazed	1.2 x 1.5	W111
12	112	Double Glazed	1.2 x 1.5	W112
13	113	Double Glazed	1.2 x 1.5	W113
14	114	Double Glazed	1.2 x 1.5	W114
15	115	Double Glazed	1.2 x 1.5	W115
16	116	Double Glazed	1.2 x 1.5	W116
17	117	Double Glazed	1.2 x 1.5	W117
18	118	Double Glazed	1.2 x 1.5	W118
19	119	Double Glazed	1.2 x 1.5	W119
20	120	Double Glazed	1.2 x 1.5	W120

ARCHITECT
SONAIT & BANSHI KUDATHI
 7th Floor, JTD Business Bldg,
 Sahakar Nagar, Kolar, Karnataka
 Phone: 98453 23445
 Email: sonaitbanshi@gmail.com

APPROVED
 The Plans submitted by
 Sonait & Banshi Kudathi
 for the above mentioned
 project are approved
 and the same are
 to be carried out as per
 the approved
 drawings.
 Date: 25/05/2024
 Signature of
 Executive Engineer
 Survey Office, Kolar



630
2024
M-Title



SCHEDULE OF DOOR WINDOW

NO.	LOCATION	TYPE	REMARKS
1
2
3
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ARCHITECT

SUNIL & ANSARI KIVAVATI
 7A, 2nd Floor, 210, Bandra West,
 Mumbai - 400 050
 Email: sunilansari@rediffmail.com
 Website: www.sunilansari.com

STAMP OF APPROVAL DAIIS

APPROVED

The Plans submitted by
M/s. J. K. S. Associates Pvt. Ltd.
for the construction of
Commercial Building at
Sector-10, Gurgaon, Haryana
are approved in accordance
with the provisions of the
Haryana Building Bye-Laws, 1972.

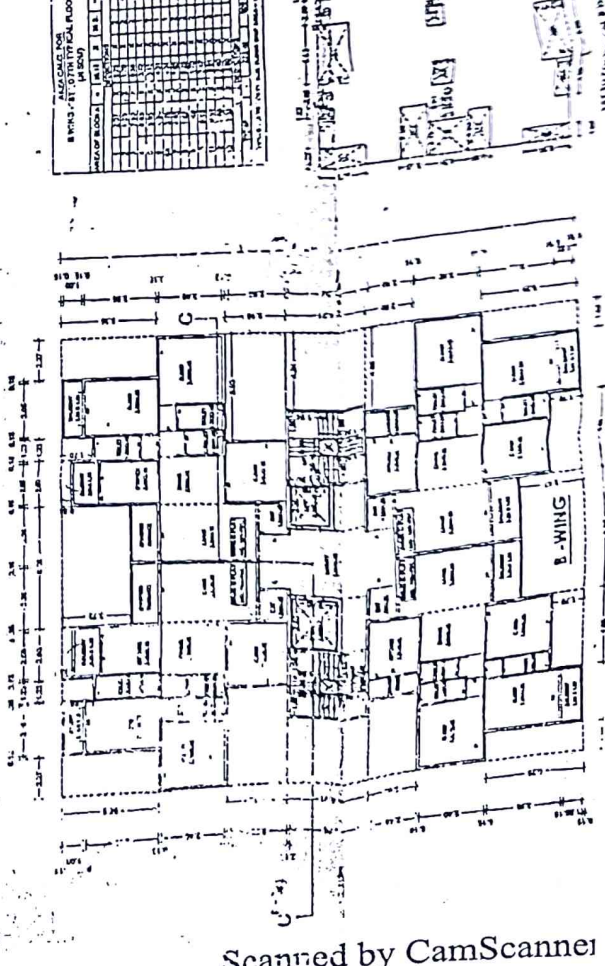
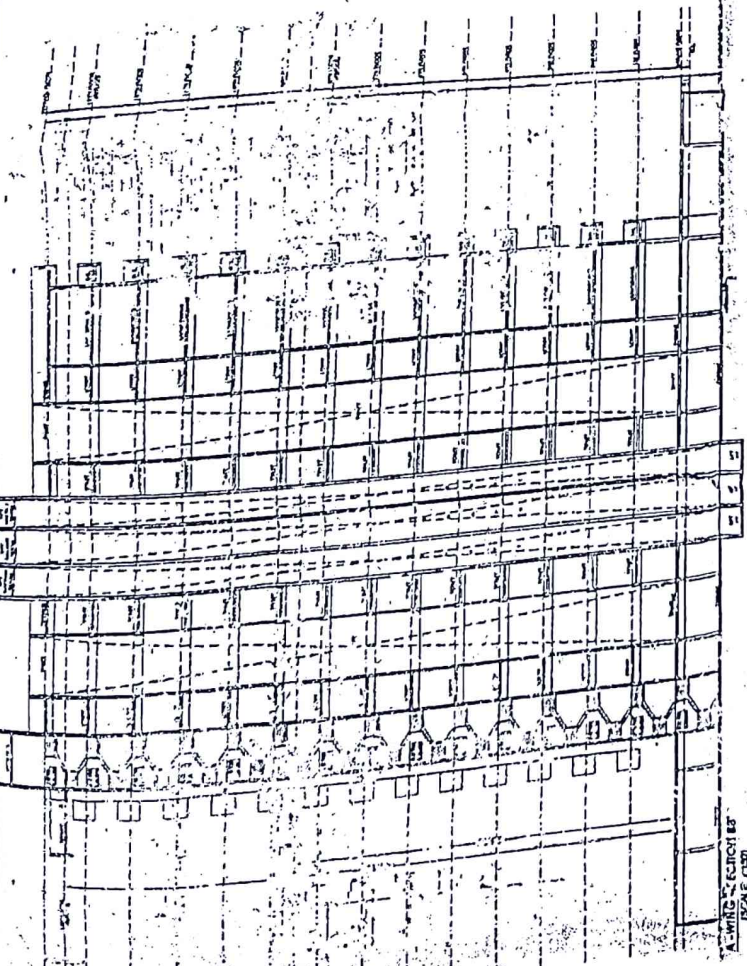
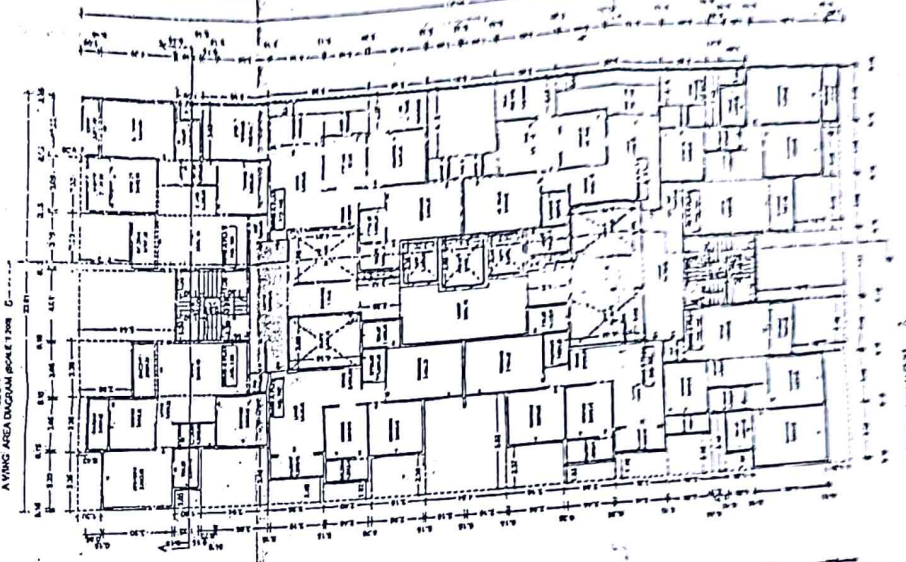
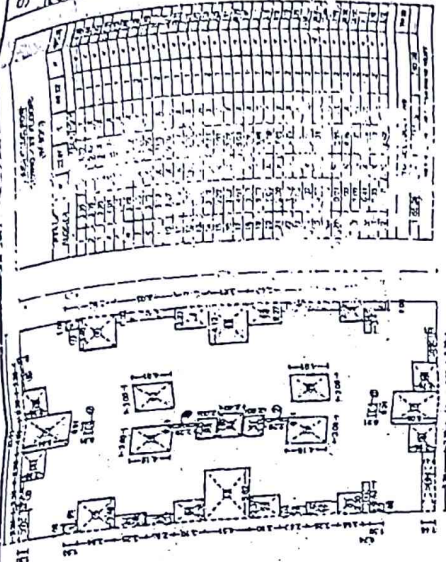
DATE: 15/08/2024
BY: [Signature]
OFFICIAL: [Signature]
OFFICE: [Signature]

नसम-३
दस्तावेज क्र. (2500 / 2024)
30-45



NO. OF FLOORS	10
NO. OF PLOTS	1
NO. OF BUILDINGS	1
NO. OF DWELLING UNITS	0
NO. OF COMMERCIAL UNITS	0
NO. OF INDUSTRIAL UNITS	0
NO. OF GARAGES	0
NO. OF OFFICES	0
NO. OF STORES	0
NO. OF RESTAURANTS	0
NO. OF HOTELS	0
NO. OF CLUBS	0
NO. OF CINEMAS	0
NO. OF THEATRES	0
NO. OF GYMNASIUMS	0
NO. OF SWIMMING POOLS	0
NO. OF PARKS	0
NO. OF PLAY AREAS	0
NO. OF SPORTS AREAS	0
NO. OF OTHER AREAS	0
TOTAL AREA (SQ. METERS)	10000
COVERED AREA (SQ. METERS)	10000
OPEN AREA (SQ. METERS)	0
PERCENTAGE COVERED	100%
PERCENTAGE OPEN	0%
PERCENTAGE TOTAL	100%
NO. OF APPROVALS	1
NO. OF REVISIONS	0
NO. OF CANCELLATIONS	0
NO. OF REFUSALS	0
NO. OF OTHERS	0
TOTAL	1

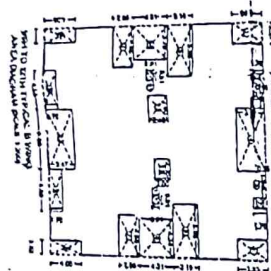
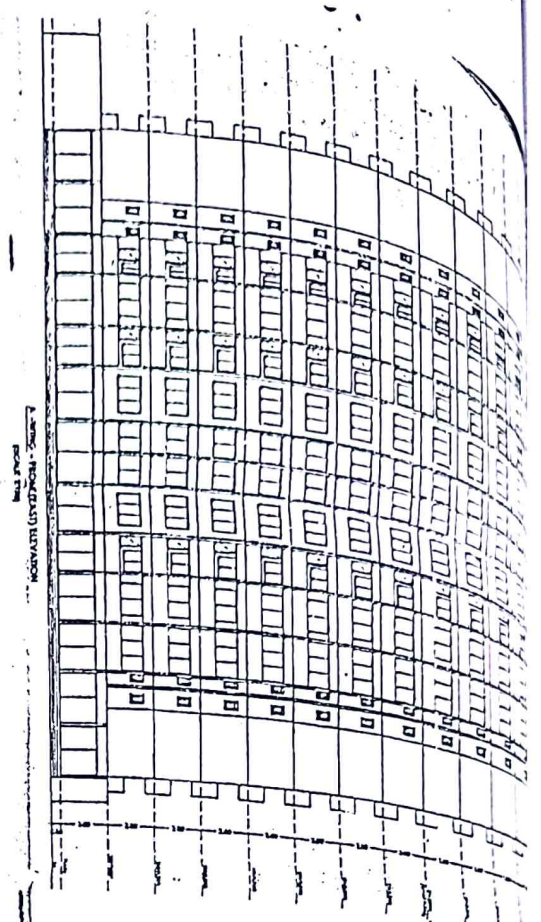
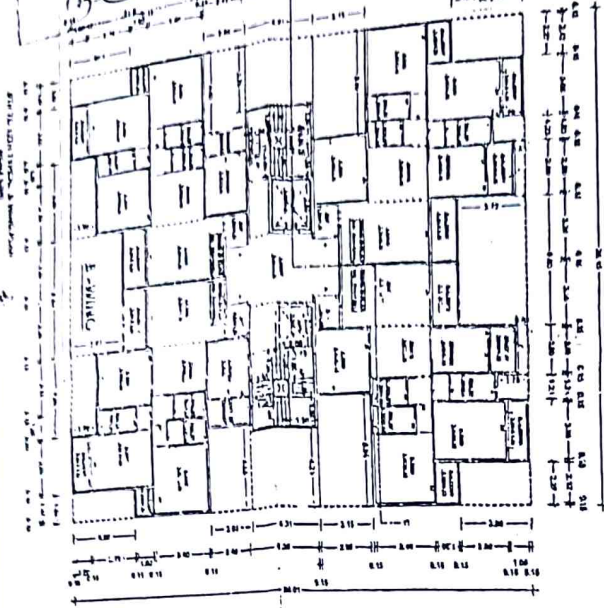
ARCHITECT
SUMIT J. KANSAL KUMAR



LEGEND

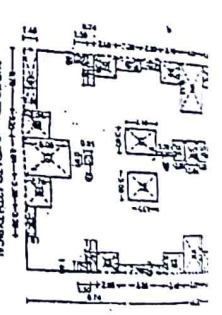
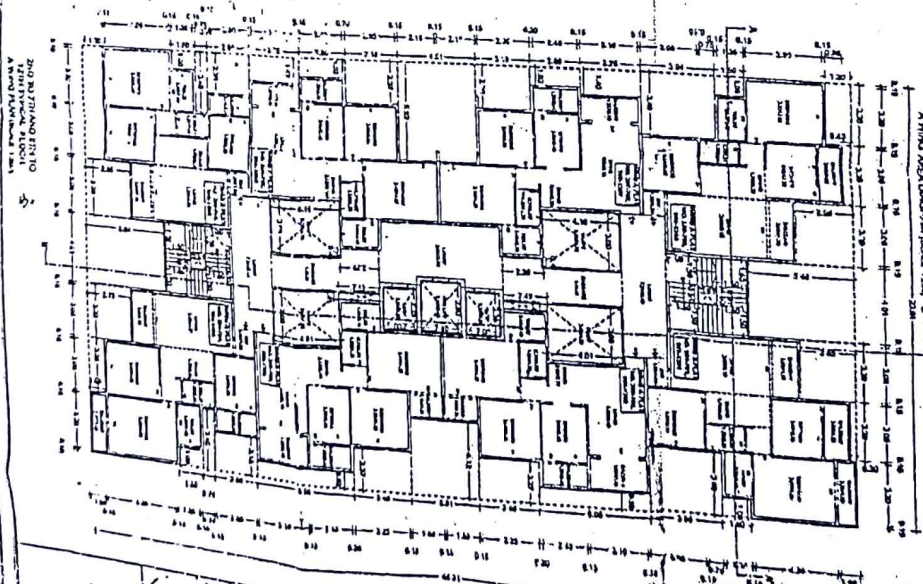
1	WALL
2	DOOR
3	WINDOW
4	STAIR
5	ELEVATOR
6	PLUMBING
7	ELECTRICAL
8	MECHANICAL
9	STRUCTURAL
10	LANDSCAPE
11	OTHER

FILE - 3
 30/00/2004
 49



JANALOG FOR 8TH FLOOR TO TYPICAL FLOOR (AS SHOWN)

NO.	DESCRIPTION	AREA (SQ. FT.)	NO.	DESCRIPTION	AREA (SQ. FT.)
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
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96	96
97	97
98	98
99	99
100	100



JANALOG FOR 9TH FLOOR TO TYPICAL FLOOR (AS SHOWN)

NO.	DESCRIPTION	AREA (SQ. FT.)	NO.	DESCRIPTION	AREA (SQ. FT.)
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
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81	81
82	82
83	83
84	84
85	85
86	86
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89	89
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91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

ARCHITECT
SUNDY & BANSEI KODIYATI
 1A, 7th Floor, 47th Avenue, 5th
 Cross, Indiranagar, Bangalore - 560025
 Phone: 23641141
 Email: sundy@indian.com
 Web: www.sundy.com

OWNER
 SUNDY & BANSEI KODIYATI
 1A, 7th Floor, 47th Avenue, 5th
 Cross, Indiranagar, Bangalore - 560025
 Phone: 23641141
 Email: sundy@indian.com
 Web: www.sundy.com

DATE
 20/08/2004

SCALE
 1:100

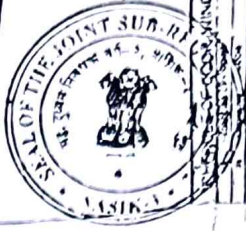
PROJECT
 8TH FLOOR TO TYPICAL FLOOR
 9TH FLOOR TO TYPICAL FLOOR

APPROVED

The Plans submitted in accordance with the provisions of the Maharashtra Building Act, 1962 and the Maharashtra Building (Amendment) Act, 1978.

Executive Engineer
TOWN PLANNING
MUMBAI

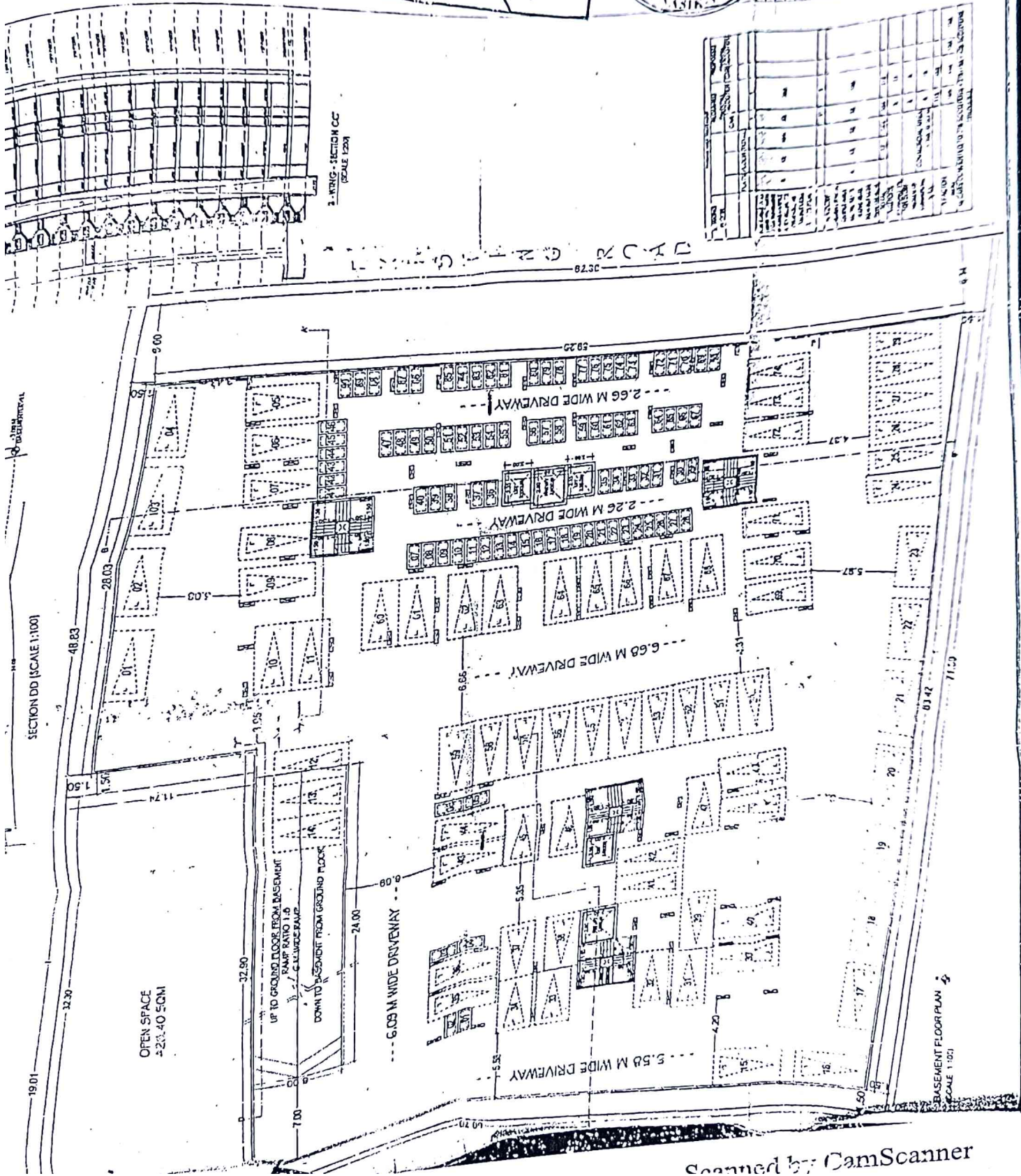
नसम-३
दलकॉ २५५० / २०२५
७०-५९



NO. OF FLOORS	1
NO. OF ROOMS	1
NO. OF BATHS	1
NO. OF KITCHENS	1
NO. OF TOILETS	1
NO. OF STORES	1
NO. OF GARAGES	1
NO. OF TERRACES	1
NO. OF BALCONIES	1
NO. OF PORCHES	1
NO. OF STAIRS	1
NO. OF LIFTS	1
NO. OF SHEDS	1
NO. OF SHOPS	1
NO. OF OFFICES	1
NO. OF RESTAURANTS	1
NO. OF CLUBS	1
NO. OF CINEMAS	1
NO. OF THEATRES	1
NO. OF GYMNASIUMS	1
NO. OF SWIMMING POOLS	1
NO. OF PARKS	1
NO. OF PLAYGROUNDS	1
NO. OF SPORTS GROUND	1
NO. OF OTHER BUILDINGS	1
TOTAL	1

ARCHITECT
SUNIL INSEER & JAYSHREE KUMATHI

10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



539/3583

Monday, April 04, 2022

1:41 PM

पावती

Original/Duplicate

नोंदणी क्र.: 358

Regn.: 3581

पावती क्र.: 4057

दिनांक: 04/04/2022

गावाचे नाव: मखमलाबाद - 1

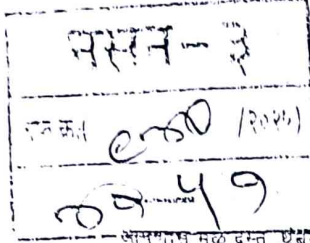
दस्तऐवजाचा अनुक्रमांक: नसन7-3583-2022

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: आनंदराज इन्फ्रास्ट्रक्चर एल.एल.पी भागीदार फर्म तर्फे भागीदार उधदव आनंदा आहिरे, वैशाखी उधदव आहिरे यांचे तर्फे वि.मु.म्हणुन विश्वनाथ रामदास साठे

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 60रु. 30000.00
रु. 1200.00

रु. 31200.00



एकूण:

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे
1:59 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.53350000/-

मोबदला रु.147598000/-

भरलेले मुद्रांक शुल्क : रु. 7379900/-

सह. दुय्यम निबंधक वर्ग-२
बांशिक-७.

1) देयकाचा प्रकार: DHC रकम: रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0104202208536 दिनांक: 04/04/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015977798202122E दिनांक: 04/04/2022

बँकेचे नाव व पत्ता:

Received (Barar)

539/3584

Monday, April 04, 2022

1:44 PM

पावती

Original/Duplicate

नोंदणी क्र.: 358

Regn.: 3581

पावती क्र.: 4058

दिनांक: 04/04/2022

गावाचे नाव: मखमलाबाद - 1

दस्तऐवजाचा अनुक्रमांक: नसन7-3584-2022

दस्तऐवजाचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: आनंदराज इन्फ्रास्ट्रक्चर एल.एल.पी भागीदार फर्म तर्फे भागीदार उधदव आनंदा आहिरे, वैशाखी उधदव आहिरे यांचे तर्फे वि.मु.म्हणुन विश्वनाथ रामदास साठे

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 20

रु. 100.00

रु. 400.00

एकूण:

रु. 500.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे
2:02 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक वर्ग-२
बांशिक-७.

1) देयकाचा प्रकार: DHC रकम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0404202203066 दिनांक: 04/04/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000031149202223E दिनांक: 04/04/2022

बँकेचे नाव व पत्ता:

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



भारत सरकार
Government of India

AHIRE UDDHAV ANANDA
ANANDA MOTIRAM AHIRE
61/05/1976
Permanent Account Number
AEPN43692Q

उद्भव अणुदा अहिर
Uddhav Ananda Ahire
जन्म तारीख/DOB: 01/05/1976
पुरुष/Male



नसम-3
माझे
दस्तावेज क्र. (0000/2024)
6249

1069-476-462



ओळख

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAHPN4902D

नाम / NAME
ABHAY AMBALAL NAHAR

पिता का नाम / FATHER'S NAME
AMBALAL RAMCHAND NAHAR

जन्म तिथि / DATE OF BIRTH
08-10-1968

9611 8871 5672

हस्ताक्षर / SIGNATURE

R.D. Mahadikar

आयकर आयुक्त, नासिक
COMMISSIONER OF INCOME-TAX, NASIK

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



भारत सरकार
Government of India



आयकर माणसाचा अधिकार
Permanent Account Number
AORPN4817M

अजिंक्य अभय नहार
Ajinkya Abhay Nahar
जन्म तारीख/DOB: 10/08/1993
पुरुष/ MALE

7026 3643 5221

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



भारत सरकार
Government of India

AHIRE VAISHALI UDDHAV
SHAN LAXMAN THAKARE
05/1976

Permanent Account Number

VPA9172A



वैशाली उद्भव आहिर
Vaishali Uddhav Ahire
जन्म तारीख/DOB: 01/05/1976
महिला/ FEMALE

6759 0100 8876

VID: 9131 4446 2528 2967

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
GAURAV VIPUL PARAKH
VIPUL NEMICHAND PARAKH

26/04/1992
Permanent Account Number
CBMPP9369N

Signature



भारत सरकार
GOVT. OF INDIA



भारत सरकार
Government of India
गौरव विपुल पारख
Gaurav Vipul Parakh
जन्म वर्ष / Year of Birth : 1992
पुरुष / Male

5190 8799 2286

- सामान्य माणसाचा अ

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EASPP9730E

नाम / Name
AMOL SAKHARAM PATIL

पिता का नाम / Father's Name
SAKHARAM RAJARAM PATIL

जन्म की तारीख / Date of Birth
14/10/1989

हस्ताक्षर / Signature



भारत सरकार
GOVERNMENT OF INDIA

अमोल सखाराम पाटील
Amol Sakhararam Patil
DOB: 14-10-1989
Gender: Male

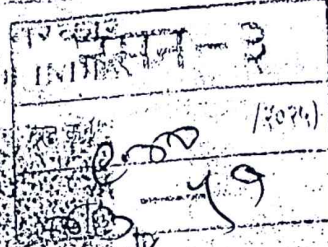
6610 8951 3793

- सामान्य माणसाचा अ

आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABPFA4526P

ANARUHAJINI INFRASTRUCTURE LLP



340/2978

Tuesday, March 21, 2023

5:13 PM

पावती

Or

गावाचे नाव: नाशिक शहर, नाशिक शहर - २, मखमलाबाद - 1
दस्तऐवजाचा अनुक्रमांक: नसन3-2978-2023
दस्तऐवजाचा प्रकार: स्पेशल पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: अमोल सखाराम पाटील

पावती क्र.: 3767 दिनांक

नोंदणी फी
वस्तु हाताळणी फी
पुष्ठांची संख्या: 20

एकूण:

आपणास मूळ वस्तु, थंबनेल प्रिंट, सूची-२ अंदाजे
5:27 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 0/-
मोबदला रु. 1/-
भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHO

Joint Sub Registrar

सदर. मुख्य न्यायालय

नाशिक-३.

नसम-३
दात क्र. (२६० / २०२५)
४४-५९९



- घोषणापत्र -

मी आनंदराज इन्फ्रास्ट्रक्चर एल.एल.पी. तर्फे भागीदार श्री. उध्दव आनंदा आहिरें व इतर ३ याद्वारे घोषित करतो की , दुय्यम निबंधक नाशिक यांचे कार्यालयात ॲग्रीमेंट फॉर सेल या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. महेश कृष्णराव कोहोक , श्री. अमेय महेश कोहोक व श्री. अक्षय महेश कोहोक यांनी दिनांक ०४/०४/२०२२ रोजी आम्हांला मे. दुय्यम निबंधक साहेब नाशिक -७ यांचे कार्यालयात अनुक्रमांक ३५८४ / २०२२, नुसार नोंदवून दिलेल्या मुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. / निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणात्याही कारणामुळे कुलमुखत्यार पत्र रद्द बातल ठरलेले नाही . सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहू याची आम्हांला जाणीव आहे.

दिनांक : - २३/०९/२०२५

कुलमुखत्यार पत्र धारकाचे नांव व सही

श्री. अजिंक्य अभय नहार व

Ajinkya

श्री. अजिंक्य अभय नहार व

आनंदराज इन्फ्रास्ट्रक्चर एल.एल.पी. तर्फे भागीदार

श्री. अंजनाल नहार

Anjana

श्री. अंजनाल नहार

- घोषणापत्र -

मी श्री. अमोल सखाराम पाटील व श्री. गौरव विपुल पारख याद्वारे घोषित करतो की , दुय्यम निबंधक नाशिक यांचे कार्यालयात ॲग्रीमेंट फॉर सेल या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. आनंदराज इन्फ्रास्ट्रक्चर एल.एल.पी. तर्फे भागीदार श्री. उध्दव आनंदा आहिरें व इतर ३ यांनी दिनांक २९/०३/२०२३ रोजी आम्हांला मे. दुय्यम निबंधक साहेब नाशिक -३ यांचे कार्यालयात अनुक्रमांक २९७८ / २०२३, नुसार नोंदवून दिलेल्या मुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. / निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणात्याही कारणामुळे कुलमुखत्यार पत्र रद्द बातल ठरलेले नाही . सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहू याची आम्हांला जाणीव आहे.

दिनांक : - २३/०९/२०२५

कुलमुखत्यार पत्र धारकाचे नांव व सही

श्री. अमोल सखाराम पाटील व

Amol

श्री. गौरव विपुल पारख

Gaurav

नमून-३
दस्तावेज क्र. ६००
२५-५९



घोषणापत्र / शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म. रा. पुणे यांचे दिनांक ३०/११/२०११ रोजीचे परिपत्रकानुसार असे घोषित करतो की नोंदणीसाठी सादर केलेल्या दस्तावेजातील मिळकत फसवणुकीद्वारे अथवा दुबार विक्री होत नाही पत्राच्या आम्ही अभिलेख शोध घेतलेला आहे. दस्तावेजातील मिळकत देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून या दस्तावेजात दोन प्रत्यक्ष ओळखणी इतम स्वाक्षरीसाठी घेऊन आले आहेत.

सादर नोंदणीचा दस्तावेज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तावेजातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हिरावंधीत व्यक्ती यांची मालकी (Title) मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (G.P. Holder) लिहून देणार हे ह्यात आहेत व कुलमुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत व तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन नोंद व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षी समक्ष निष्पादित केलेला आहे.

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

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीः हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकूम नसतसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री आहे.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाचे / उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तावेजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांनी मालकी व दस्तावेजांची वैधता तपासणे नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकतींविषयी सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व त्या अनुशंग पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तावेजातील मिळकतीविषयी होऊ नयेत म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ कलम ८२ नुसार कोणत्याही प्रकाराचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तावेजातील निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. भविष्यात कायद्यानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस पत्र राहणार आहोत याची मी / आम्हाला. पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

[Signature]
लिहून देणार

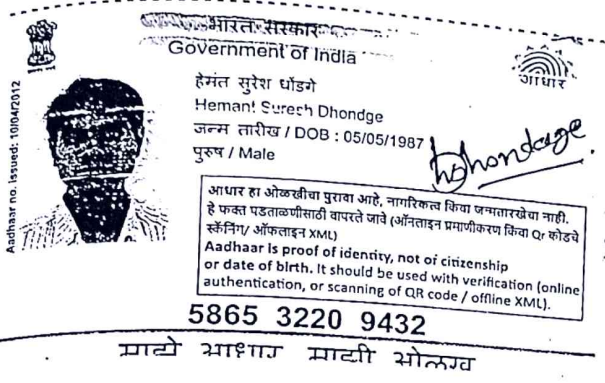
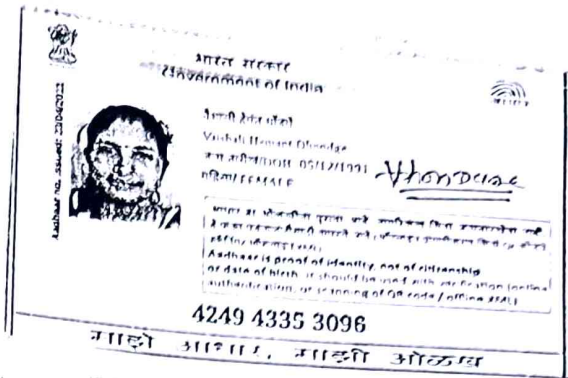
[Signature]

[Signature]
लिहून घेणार

[Signature]



Dhondge



Dhondge

नसन-३
दस्तावेज: (२०० / २०२५)
४६-५९



Valuation ID	202501238106	मूल्यांकन पत्रक (शहरी क्षेत्र - वांधीव)			23 January 2025.04 25 50 PM
मूल्यांकनाचे वर्ष	2024				नसमन
जिल्हा	नाशिक				
मूल्य विभाग	नाशिक				
उप मूल्य विभाग	ता.नाशिक				
क्षेत्राचे नांव	14.37-मराठा बोर्डीकडून मखमलाबाद गावाकडे शेणा.या 30 मी रुंद रस्त्यासमूख गावठाणापर्यंतचा (मातोरी रस्त्यापर्यंत) रहिवास				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	Nashik Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#137		
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	गोजमापनाचे एकक चौ मीटर
10000	34200	39330	42750	0	
वांधीव क्षेत्राची माहिती	82.72चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	वांधीव
बांधकाम क्षेत्र(Built Up)-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.24200/-
बांधकामाचे वर्गीकरण-	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	75.2चौ मीटर
उद्दवाहन सुविधा -					
Sale Type - First Sale	मजला निहाय घट/वाढ				
Sale/Resale of built up Property constructed after circular dt.02/01/2018	= 100 / 100 Apply to Rate= Rs.34200/-				
	घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर				
	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= (((34200-10000) * (100 / 100)) + 10000)				
	= Rs.34200/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 34200 * 82.72				
	= Rs.2829024/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	13.85चौ मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 13.85 * (34200 * 40/100)				
	= Rs.189468/-				
Applicable Rules	= 3, 9, 18, 19, 14				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + बांधिल गच्चीचे मूल्य - बांधिल वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावित्याच्या खुल्या जागेचे मूल्य + बांधिल बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 2829024 + 0 + 0 + 0 + 0 + 189468 + 0 + 0 + 0 + 0				
	=Rs.3018492/-				
	= ₹ तीस लाख आठरा हजार चार शे व्याण्णव /-				

नसन-३

दस्त क्र. (२००० / २०२५)

४६५९



CHALLAN

MTR Form Number-6



N MH014873839202425E		BARCODE	Date 23/01/2025-13:38:43	Form ID 25.2
Department Inspector General Of Registration		Payer Details		
Type of Payment Stamp Duty		TAX ID / TAN (If Any)		
Office Name NSK3_NASHIK 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)		
Location NASHIK		Full Name	ANANDRAJ INFRASTRUCTURE LLP	
Year 2024-2025 One Time		Flat/Block No.	S.NO.137/5/C, MAKHAMALABAD SHIVAJI	
Account Head Details		Premises/Building		
330046401 Stamp Duty	Amount In Rs. 198000.00	Road/Street	FLAT NO.101, A WING, SAMPUDDH SKYGREEN APARTMENT	
330063301 Registration Fee	30000.00	Area/Locality	NASHIK	
		Town/City/District		
		PIN	4 2 2 0 0 3	
		Remarks (If Any)	SecondPartyName=HEMANT SURESH DHONDGE AND 1 OTHER-	
		Amount In	Two Lakh Twenty Eight Thousand Rupees Only	
		Words	2,28,000.00	
Payment Details		FOR USE IN RECEIVING BANK		
BANK OF INDIA		Bank CIN	Ref. No.	02202292025012305654 183519953
Cheque-DD Details		Bank Date	RBI Date	23/01/2025-13:38:43 Not Verified with RBI
Cheque/DD No.		Bank-Branch		BANK OF INDIA
Name of Bank		Scroll No. , Date		Not Verified with Scroll
Name of Branch		Mobile No. : 8888159111		



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

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-340-940	0008216658202425	23/01/2025-16:39:54	IGR313	30000.00
2	(IS)-340-940	0008216658202425	23/01/2025-16:39:54	IGR313	198000.00
Total Defacement Amount					2,28,000.00

340/940
गुरुवार, 23 जानेवारी 2025 4:40 म.नं.

दस्त गोपवारा भाग-1

नमन3
दस्त क्रमांक: 940/2025

दस्त क्रमांक: नमन3 /940/2025

बाजार मूल्य: रु. 30,19,000/-

भरलेले मुद्रांक शुल्क: रु. 1,98,000/-

मोबदला: रु. 33,00,000/-

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

अ. क्र. 940 वर दि. 23-01-2025

रोजी 4:37 म.नं. वा. हजर केला.

पावती दिनांक: 23/01/2025

पावती: 1148

सादरकरणाचे नाव: हेमंत सुरेश थोंडगे

रु. 30000.00

रु. 1000.00

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 50

एकूण: 31000.00

hs hondge

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Nashik

Joint Sub Registrar, Nashik

दस्ताचा प्रकार: ऑनलाईन टू सेल

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशात विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्षा क्र. 1 23 / 01 / 2025 04 : 37 : 24 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 23 / 01 / 2025 04 : 38 : 05 PM ची वेळ: (फी)



01/2025 4 42:19 PM

क्रमांक : नसन3/940/2025
जाचा प्रकार :- अॅप्रीमेंट दू मेल

दस्त गोपवारा भाग-2

नसन3

दस्त क्रमांक:940/2025

पक्षकाराचे नाव व पत्ता
नु.क्र. 1 नाव:हेमंत सुरेश धोंडगे

पत्ता:प्लॉट नं: फ्लॅट न 18, माळा नं: -, इमारतीचे नाव: मोहिनी
घनश्याम अपार्टमेंट, ब्लॉक नं: निर्मला कॉन्व्हेंट स्कूल जवळ सावरकर
नगर नाशिक, रोड नं: गंगापूर रोड, महाराष्ट्र, णास्:ई.क.
पॅन नंबर:AJBPD3848F

पक्षकाराचा प्रकार

लिहून देणार
वय :-38
स्वाक्षरी:-

Handage

छायाचित्र



ठसा प्रमाणित

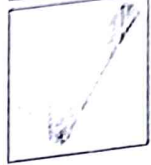


नु.क्र. 2 नाव:वैशाली हेमंत धोंडगे

पत्ता:प्लॉट नं: फ्लॅट न 18, माळा नं: -, इमारतीचे नाव: मोहिनी
घनश्याम अपार्टमेंट, ब्लॉक नं: निर्मला कॉन्व्हेंट स्कूल जवळ सावरकर
नगर नाशिक, रोड नं: गंगापूर रोड, महाराष्ट्र, णास्:ई.क.
पॅन नंबर:DLMPD3135B

लिहून देणार
वय :-33
स्वाक्षरी:-

phonage



नु.क्र. 3 नाव:आनंदराज इन्फ्रास्ट्रक्चर एलएलपी तर्फे भागीदार 1.उद्धव आनंदा
आहिरे 2.वैशाली उद्धव आहिरे 3.अजिंक्य अभय नहार 4.अभय अंबालाल
नहार तर्फे वि.मु अमोल सखाराम पाटील
पत्ता:प्लॉट नं: विल्डिंग न.6,, माळा नं: पहिला मजला,, इमारतीचे नाव:
स्टेडियम कॉम्प्लेक्स, ब्लॉक नं: ,नाशिक, रोड नं: ,एम जी रोड, महाराष्ट्र,
णास्:ई.क.
पॅन नंबर:ABPFA4526P

लिहून देणार
वय :-34
स्वाक्षरी:-

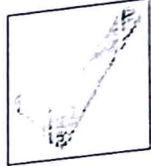
Handage



नु.क्र. 4 नाव:आनंदराज इन्फ्रास्ट्रक्चर एलएलपी तर्फे भागीदार 1.उद्धव आनंदा
आहिरे 2.वैशाली उद्धव आहिरे 3.अजिंक्य अभय नहार 4. अभय
अंबालाल नहार तर्फे वि.मु. गौरव विपुल पारख
पत्ता:प्लॉट नं: विल्डिंग न.6,, माळा नं: पहिला मजला, इमारतीचे नाव:
,स्टेडियम कॉम्प्लेक्स, ब्लॉक नं: नाशिक, रोड नं: ,एम जी रोड,, महाराष्ट्र,
णास्:ई.क.
पॅन नंबर:ABPFA4526P

लिहून देणार
वय :-31
स्वाक्षरी:-

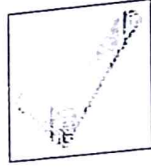
Handage



नु.क्र. 5 नाव:1.महेश कृष्णराव कोहोळ 2. अमेय महेश कोहोळ 3.अक्षय महेश
कोहोळ तर्फे ज.मु. आनंदराज इन्फ्रास्ट्रक्चर एलएलपी तर्फे भागीदार
1.उद्धव आनंदा आहिरे 2.वैशाली उद्धव आहिरे 3.अजिंक्य अभय नहार
4.अभय अंबालाल नहार तर्फे वि.मु अमोल सखाराम पाटील
पत्ता:प्लॉट नं: विल्डिंग न.6, माळा नं: ,पहिला मजला,, इमारतीचे नाव:
स्टेडियम कॉम्प्लेक्स,, ब्लॉक नं: ,नाशिक, रोड नं: एम जी रोड, महाराष्ट्र,
णास्:ई.क.
पॅन नंबर:ABPFA4526P

मान्यता देणार
वय :-34
स्वाक्षरी:-

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नु.क्र. 6 नाव:1.महेश कृष्णराव कोहोळ 2. अमेय महेश कोहोळ 3.अक्षय महेश
कोहोळ तर्फे ज.मु. आनंदराज इन्फ्रास्ट्रक्चर एलएलपी तर्फे भागीदार
1.उद्धव आनंदा आहिरे 2.वैशाली उद्धव आहिरे 3.अजिंक्य अभय नहार
4.अभय अंबालाल नहार तर्फे वि.मु गौरव विपुल पारख
पत्ता:प्लॉट नं: विल्डिंग न.6,, माळा नं: पहिला मजला,, इमारतीचे नाव:
स्टेडियम कॉम्प्लेक्स,, ब्लॉक नं: ,नाशिक, रोड नं: एम जी रोड, महाराष्ट्र,
णास्:ई.क.
पॅन नंबर:ABPFA4526P

मान्यता देणार
वय :-31
स्वाक्षरी:-

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वरील दस्तऐवज करून देणार तथाकथीत
शिक्का क्र.3 ची वेळ:23 / 01 / 2025 04 : 40 : 29 PM



ओळख:-
सदर इसम दृष्यम निबंधक यांच्या ओळखीचे

अनु.क्र. पक्षकाराचे नाव व पत्ता

1 नाव:वकील मोनिका हर्षलकुमार
वय:40
पत्ता:907 विद्यनेस सेंटर गोविंद नगर, नाशिक
पिन कोड:422009

Monika
स्वाक्षरी

छायाचित्र



ठसा प्रमाणित



शिक्का क्र.4 ची वेळ:23 / 01 / 2025 04 : 40 : 29 PM

Joint Sub Registrar Nashik

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANANDRAJ INFRASTRUCTURE LLP	eChallan	02202292025012305654	MH014873839202425E	198000.00	SD	0008216658202425	23/01/2024
2		DHC		0125232715275	1000	RF	0125232715275D	23/01/2024
3	ANANDRAJ INFRASTRUCTURE LLP	eChallan		MH014873839202425E	30000	RF	0008216658202425	23/01/2024

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नसन-३
दस्त क्र. (२०० / २०२५)
५७-५९



प्रमाणित करण्यात येते की,
या दस्तामध्ये एकुण १०० पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

पुस्तक क्रमांक १, क्रमांक
२०० वर नोंदला.
दि २३ मार्च २०२५

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.