

341/1992

Tuesday, February 18, 2025

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पावती

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Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2511 दिनांक: 18/02/2025

गावाचे नाव: नाशिक शहर - १

दस्तऐवजाचा अनुक्रमांक: नसन4-1992-2025

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: गणेश गंगाराम राऊत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:58 PM ह्या वेळेस मिळेल.

सर्व हस्तास निबधित करणारे
नाशिक-४.

बाजार मूल्य: रु.3164902 /-

मोबदला रु.3200000/-

भरलेले मुद्रांक शुल्क : रु. 192000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

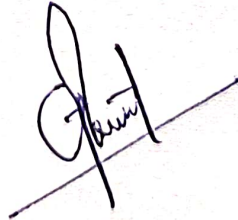
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225175816335 दिनांक: 18/02/2025

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016294592202425P दिनांक: 18/02/2025

वॅकेचे नाव व पत्ता:



मूळ दस्त परत

गावाचे नाव : नाशिक शहर - १

विलेखाचा प्रकार	अॅप्रीमेंट टू सेल
मोबदला	3200000
बाजारभाव(भाडेपट्ट्याच्या प्रतिपट्टाकार आकारणी देतो की पट्टेदार तमुद करावे)	3164902
भू-मापन,पोटहिस्मा व क्रमांक(अमल्याम)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: मौजे नाशिक शहर-1 येथील मंगणीकृत प्रणालीनुसार सर्व्हे नं. 241/1/क/प्लॉट नं/3(दम्नानुसार सर्व्हे नं. 241/1क यांमी प्लॉट नं. 3)यांमी एकुण क्षेत्र 644.47 चौ.मी. या मिळकतीवरील आशिर्वाद गोल्डन नेस्ट या इमारतीमधील चौथ्या मजल्यावरील फ्लॉट नं. 504 यांसी चटई क्षेत्र 62.96 चौ.मी. व बाल्कनी क्षेत्र 18.44 चौ.मी. ही मिळकत. ((Survey Number : 241/1/क/प्लॉट नं/3 ;))
क्षेत्रफळ	1) 62.96 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दम्नऐवज करून देणा-या/लिहून ठेवणा-या प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा मुनामा किंवा आदेश अमल्याम,प्रतिवादिचे व व पत्ता.	1): नाव:-आशिर्वाद दिव्यनिर्माण प्रा. लि. तर्फे संचालक संजय रमेश जाधव वय:-43; पत्ता:-प्लॉट नं: वी 7 , माळा नं: दुसरा मजला , इमारतीचे नाव: मिरामर सोसायटी , ब्लॉक नं: दादर पश्चिम, मुंबई , रोड नं: विर सावरकर मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AAVCA2305G 2): नाव:-आशिर्वाद दिव्यनिर्माण प्रा. लि. तर्फे संचालक लालजीभाई जिवराजभाई मोंडीगला तर्फे वि. म्. म्हणून सुरज अशोकभाई सोंडीगला वय:-22; पत्ता:-प्लॉट नं: वी 7 , माळा नं: दुसरा मजला , इमारतीचे नाव: मिरामर सोसायटी , ब्लॉक नं: दादर पश्चिम, मुंबई , रोड नं: विर सावरकर मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AAVCA2305G 3): नाव:-आशिर्वाद दिव्यनिर्माण प्रा. लि. तर्फे संचालक पद्मशी जिवराजभाई मोंडीगला तर्फे वि. म्. म्हणून सुरज अशोकभाई सोंडीगला वय:-22; पत्ता:-प्लॉट नं: वी 7 , माळा नं: दुसरा मजला , इमारतीचे नाव: मिरामर सोसायटी , ब्लॉक नं: दादर पश्चिम, मुंबई , रोड नं: विर सावरकर मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AAVCA2305G
दम्नऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश गंगाराम राऊत वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 157, कन्हैयालाल नगर, यशोदा नगर, सामोडे, पिंपळनेर, रोड नं: ता. साक्री, जि. धुळे , महाराष्ट्र, धुळे. पिन कोड:-424306 पॅन नं:-AWGPR6986E 2): नाव:-अनुराधा गणेश राऊत वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 157, कन्हैयालाल नगर, यशोदा नगर, सामोडे, पिंपळनेर, रोड नं: ता. साक्री, जि. धुळे , महाराष्ट्र, धुळे. पिन कोड:-424306 पॅन नं:-AYKPC2304H
दम्नऐवज करून दिल्याचा दिनांक	18/02/2025
दम्न नोंदणी केल्याचा दिनांक	18/02/2025
अनुक्रमांक,खंड व पृष्ठ	1992/2025
बाजारभावाप्रमाणे मुद्रांक शुल्क	192000
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेग	

सुची क्र.11

नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत
अस्यसल बरहुकुम नक्कल

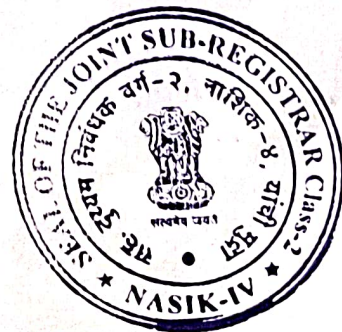
सह. दुय्यम निबंधक वर्ग-२

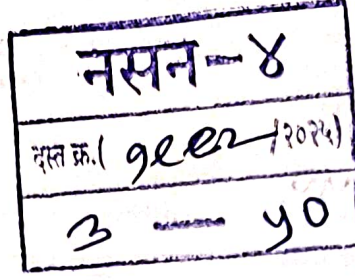
नाशिक-४

व्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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





Valuation Index No.: 1.3.36
 Govt. Valuation: Rs.31,64,902/-
 Consideration Amt: Rs.32,00,000/-
 Stamp Duty Plus Surcharge: Rs.1,92,000/-
 Registration Fee: Rs.30,000/-

AGREEMENT FOR SALE

This Agreement for Sale is made and executed at this 18th day of February 2025 at Nashik.

३१/२/२०२५

BETWEEN

AASHIRVAD DIVYANIRMAN PRIVATE LIMITED, bearing PAN NO. AAVCA2305G, having its registered place of address at: B/7, Miramar Society, 2nd Floor, Veer Savarkar Marg, College Lane, Dadar(W), Mumbai-400028, through its Director

1. Mr. Sanjay Ramesh Jadhav

Age: 43 Yrs., Occ: Business,
 R/O, 601/701, Shreeji Sky Greens,
 Near City Centre Mall, Nashik-422002
 Tel: +91 8080007879
 PAN: AMXPJ0276E

2. Mr. Laljibhai Jivrajbhai Sondigala

Res: B/603, Lemont Apartment,
 Western Express Highway, Pathanwadi,
 Malad (East), Mumbai,
 Maharashtra – 400097
 PAN: AEUPS5866C
 Tel: +91 9930307807

3. Mr. Padamshi Jivrajbhai Sondigala

Res: 35, Morumal Mansion,
 Daftary Road, Opp. Bacchani Nagar,
 Malad (East), Mumbai,
 Maharashtra – 400097
 PAN: BOCPS5366G
 Tel: +91 9820870177

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दस्त क्र. (geer/2024)
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hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include it's all directors, successors-in-interest, executors, administrators and permitted assignees, including those of the respective directors) of the **FIRST PART.**

AND

1. Mr. Ganesh Gangaram Raut

Age: 34 Yrs, Occ: Service,
R/O, Plot No.157, Kanhyalal Nagar,
Yashoda Nagar, Samode, Pimpalner,
Tal: Sikri, Dist: Dhule, Maharashtra- 424306
Tel: +91-7020660810 PAN: AWGPR6986E

2. Mrs. Anuradha Ganesh Raut,

Age: 38 Yrs, Occ: Service,
R/O, Plot No.157, Kanhyalal Nagar,
Yashoda Nagar, Samode, Pimpalner,
Tal: Sikri, Dist: Dhule, Maharashtra- 424306
Tel: +91-9767771452 PAN: AYKPC2304H

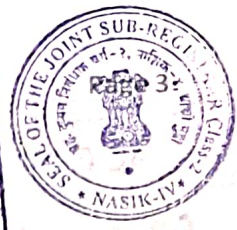
Hereinafter referred to as the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her legal heirs, executors, administrators, successors-in-interest, and permitted assignees) of the **SECOND PART.**

WHEREAS the Promoter No.2 and 3 has appointed Mr. Suraj Ashokbhai Sondigala hereinafter referred to as the "Attorney Holder" to represent them for the execution of this Agreement of Sale at the Office of Sub Registrar, Nashik-4, through the Special Power of Attorney dated 12.08.2024 bearing Registration No. **8071/2024.**

AND WHEREAS the Promoter is the absolute and lawful owner of the land bearing Survey No. / Gat No. 241/1/C, Plot No.03, admeasuring 644.47 Sq. Mtrs. situated at Nashik within the limits of Nashik Municipal Corporation, hereinafter referred to as the said property, the description of which is more particularly described in the Schedule-A hereunder written.

AND WHEREAS the Promoter purchased the said property from Mr. Vijay Bhawarlal Bohra & 7 others through Sale Deed dated **08.07.2022** bearing Registration No. **6407/2022** registered at the office of the Sub-Registrar of Assurances, Nashik-1. Accordingly, the name of the Promoter was mutated to the record of rights of Plot No.03.

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AND WHEREAS the said property is out of approved layout which has been duly approved by the Assistant Director of Town Planning, Nashik Municipal Corporation vide letter Outward No. **Town Planning Department/Final/FL/26** Nashik, dated **10.06.2022**.

AND WHEREAS the Promoter has proposed to construct on the project land, comprising **Ground + Four** multistoried building and the said project shall be known as "**Aashirvad Golden Nest**" constructed on the said property by the Promoter.

AND WHEREAS the Promoter appointed an Architect who prepared a building plan which is sanctioned by the Nashik Municipal Corporation, Nashik vide Sanction of Building Permission and Commencement Certificate No. **NMCB/B/2022APL/03815** dated **18.10.2022**.

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 known by the name of "**Aashirvad Golden Nest**" hereinafter referred to as the said building, under the provisions of the Act with the Real Estate Regulatory Authority at Maharashtra, bearing Registration No. **P5160005110**, the copy of which is annexed hereto with this agreement.

AND WHEREAS the Promoter has appointed a structural engineer for the preparation of the structural design and drawing of the building and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building.

AND WHEREAS the Promoter has the sole and exclusive right to sell the Apartments and Shops in the said building to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee(s) of the Apartment and or Shop and to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architect and Engineer Mr. Sunil Bhor 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 thereunder.

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AND WHEREAS the authenticated copies of Certificate of Title issued by the Attorney at law or Advocate of the Promoter, authenticated copies of Property Card or extract VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments and Shops are constructed or are to be constructed have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment and or Shop agreed to be purchased by the Allottee as sanctioned and approved by the local authority have been annexed hereto.

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

AND WHEREAS while sanctioning the said plans from 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 the said building and upon due observance and performance of which only, the completion or occupancy certificate in respect of the said building shall be granted by the concerned authority.

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

AND WHEREAS the Allottee has applied to the Promoter for allotment of **Apartment No.504** on **Fourth floor** in the said Project, hereinafter referred to as the said Apartment, the description of which is more particularly described in the Schedule-B hereunder written.

AND WHEREAS the carpet area of the said Apartment is **62.96** square meters and the balcony area of the said Apartment is **18.44** 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, inclusive of balcony appurtenant to the said shop for exclusive use of the Allottee or verandah area and inclusive of open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, and includes the area covered by the internal partition walls of the said Apartment.

AND WHEREAS both the Parties are relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and

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दस्ता क्र. (११२२/२०२५)
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stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

AND WHEREAS prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs.60,000/- (Rupees Sixty Thousand only), Rs.40,000/- (Rupees Forty Thousand only), and Rs. 1,00,000/- (Rs. One Lakh Only) through NEFT dated 06.01.2025, 13.01.2025 and 27.01.2025 respectively being part payment of the sale consideration of the said Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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

AND WHEREAS 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 said Apartment and the covered/mechanical parking (if applicable) or open car parking (without consideration).

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

1.The Promoter shall construct the said building consisting of Ground + Four multistoried Residential cum Commercial building 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 said Apartment of the Allottee except 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 Apartment No.504 of the type Residential of carpet area admeasuring 62.96 sq. meters and balcony area 18.44 sq. meters on the Fourth floor in the said project (hereinafter referred to as "the AASHIRVAD GOLDEN NEST" as shown in the Floor plan thereof hereto annexed, for the consideration of

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Rs. 32,00,000/- (Rs. Thirty Two Lakh Only) including the proportionate price of open parking space, the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1(B). The Allottee has paid on or before execution of this agreement a sum of Rs. 2,00,000/- (Rupees Two Lakh only), through various NEFT dated 06.01.2025, 13.01.2025 and 27.01.2025 (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay the Promoter the balance amount of Rs. 30,00,000/- (Rupees Thirty Lakh Only) in the following manner: -

- I. Amount of Rs. 7,60,000/- (Rs. Seven Lakh Sixty Thousand Only) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- II. Amount of Rs. 4,80,000/- (Rs. Four Lakh Eight Thousand Only) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- III. Amount of Rs. 8,00,000/- (Rs. Eight Lakh Only) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- IV. Amount of Rs. 1,60,000/- (Rs. One Lakh Sixty Thousand Only) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- V. Amount of Rs. 1,60,000/- (Rs. One Lakh Sixty Thousand Only) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- VI. Amount of Rs. 1,60,000/- (Rs. One Lakh Sixty Thousand Only) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- VII. Amount of Rs. 3,20,000/- (Rs. Three Lakh Twenty Thousand Only) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- VIII. Balance Amount of Rs. 1,60,000/- (Rs. One Lakh Sixty Thousand Only) against

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and at the time of handing over of the possession of the said Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

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

1(D). The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation published / issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

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

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

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Promoter details

Aashirvad Divyanirman Pvt Ltd.,

Mr. Sanjay Ramesh Jadhav, Director

R/O, 601/701, Shreeji Sky Greens,

Near Amar Restaurant, Nashik

PAN: AMXPJ0276E

Email: sanjayjad@hotmail.com

Tel: +91 8080007879

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

28. JOINT ALLOTTEES

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

29. Stamp Duty and Registration

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

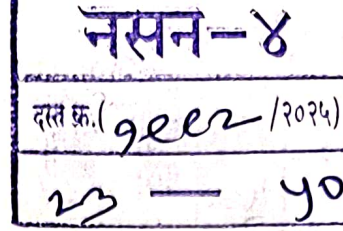
30. Dispute Resolution

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, such dispute shall be referred to the Arbitrator duly appointed by the mutual consent of both the parties 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 Nashik courts will have the jurisdiction for this Agreement.

SCHEDULE A OF THE SAID PROPERTY

All that piece and parcel of Final Sanctioned layout of Non-Agricultural Tenure bearing Survey No. 241/1/C, Plot No.3, admeasuring 644.47 Sq. Mtrs., Hari



Kalpesh Nagar, Mauje Nashik Shiwar, Dist: Nashik, Nashik City-1 of Tal: Nashik, within the limits of Nashik Municipal Corporation, the said Property is bounded as follows:

To the East: 18.00 Mtr. Wide D.P. Road
To the West: Plot No.3 of Survey No. 236/2
To the South: Shree Ganesh Apartment
To the North: 9.00 Mtr. Wide Colony Road

All the said property together with all things appurtenant thereto and all rights of access and easement thereof.

SCHEDULE B OF THE SAID APARTMENT

All that piece and parcel of the Residential Cum Commercial Property constructed on the Property as mentioned in Schedule A hereinabove bearing **Apartment No.504** situated at **Fourth Floor**, admeasuring Carpet Area **62.96 Sq. Mtrs.** and balcony area **18.44 Sq. Mtrs.**, along with undivided ownership in the land and right to use, utilize and enjoy common areas and facilities as mentioned above in the said project i.e., "**AASHIRVAD GOLDEN NEST**", the said Apartment is bounded as follows:

To the East: 18.00 Mtr. Wide D.P. Road
To the West: Flat No.503
To the South: Flat No.501
To the North: 9.00 Mtr. Wide Colony Road

ANNEXURE-A AMENITIES PROVIDED IN THE SAID APARTMENT/SHOP

1. Building External Red brick and Internal Wall.
2. Good quality branded floor tiles for all rooms and passage. Vitrified tiles and tiles skirting for all rooms and passages.
3. Antiskid ceramic tiles flooring for bathroom. Antiskid tiles for washing place or utility.
4. Good quality of glazed or vitrified tile dado in bathroom up to slab height.
5. Wall tiles up to slab height above kitchen platform. Loft in kitchen.
6. All doors in plywood. Main door and bedroom door frames in plywood. All bathroom door frames and utility door frames of Granite.
7. Main door shutter will be of flush door. One- night latch, peening eye and aldrops. All other door shutter will be of water proof flush type laminate.

नस्रन-४
दलर क्र. (१००२५)
२५ - ५०



5. Maintenance and repairs of lift/elevator, battery backup, wiring, gates and all work relating to lift/elevator. Maintenance and repairs of the Solar installed.
6. Repairs and maintenance of the flooring of staircase, passages, two wheeler parking, main gates, compound wall, etc.
7. Any other use as decided mutually by the members.

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

SIGNED AND DELIVERED

BY THE WITHIN NAMED

AASHIRVAD DIVYANIRMAN PVT LTD.,

Through its Directors,

1. MR. SANJAY RAMESH JADHAV
PROMOTER



2. MR. LALJIBHAI JIVRAJBHAI SONDIGALA
PROMOTER



3. MR. PADAMSHI JIVRAJBHAI SONDIGALA
PROMOTER



नसपन-४
दस्ता क्र. (१९९२ / २०२५)
२६ - ५०



SIGNED AND DELIVERED
BY THE WITHIN NAMED
1. MR. GANESH GANGARAM RAUT
ALLOTTEE



2. MRS. ANURADHA GANESH RAUT
ALLOTTEE



In the presence of:

1. Signature:

Name:

Address:

Kiran N. Nikam, Nashik

2. Signature:

Name:

Address:

S. S. Patil, Nashik.



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अमिलेख पत्रक)

गाव :- नाशिक शहर - १ (१४४२९०)

तालुका :- नाशिक

जिल्हा :- नाशिक



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ID : 37967165045

भुमापन क्रमांक व उपविभाग

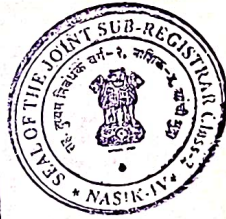
२४१/१/क/लॉट नं/३

पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	मुख्य, खंड व इतर अधिकार
एकक आर.चौ.मी	४५०३६	[विजय भवरलाल बोहरा [अमोल भवरलाल बोहरा [प्रमोद भवरलाल बोहरा [संजय भवरलाल बोहरा [प्रविण भवरलाल बोहरा [विना दिलीप बोहरा [अशिश दिलीप बोहरा [दिप्ती दिलीप बोहरा तर्फे दिप्ती सौम्यराज प्रत्यक्ष -----सामाईक क्षेत्र-----	६.४४.४७	३९०.००		(११२१६१) (११२१६१) (११२१६१) (११२१६१) (११२१६१) (११२१६१) (११२१६१) (११२१६१)	मुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ११२१६१ व दिनांक : १६/०९/२०२२
वृषिक क्षेत्र	४५०९७	आशिर्वाद दिव्यनिर्माण प्रायव्हेट लि तर्फे डायरेक्टर पदमशी जीवराज सोंडीगला लालजीभाई जीवराजभाई सोंडीगला संजय रमेश जाधव -----सामाईक क्षेत्र-----	६.४४.४७	३९०.००		(११२१६१) (११२१६१) (११२१६१) (११२१६१)	

नसल-४
वस्त क्र. (१६२२/२०२४)
no - ५०



कार क्र. : (११८७९) (१२३७८) (३९३८९) (४८४८५) (८९७९५) (१०३३९९) (१०३८७०) (११२०९१)

सीमा आणि भुमापन चिन्हे :

पृष्ठ क्र. १/२



हा गाव नमुना क्रमांक ७ दिनांक २२/०९/२०२२:०५:५२:५४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा उंटा स्वयंप्रमाणित असल्यामुळे ७/१२ अमिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : २४-१२-२०२४ : १३:५३:४२ PM. वेबता पडताळणीसाठी <https://digitalsatbara.mehatbhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2011100001498447 हा क्रमांक वापरावा.





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



Building Permit No - 144044

Permit No. : NMCB/B/2022/APL/03815

Proposal Code : NMCB-22-75414

Date : 18/10/2022

Building Name : SANJAY JADHAV(Mixed) Floors : GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR

To.

i)AASHIRVAD DIVYANIRMAN PRIVATE LIMITED, SANJAY JADHAV, LALJIBHAI JIVRAJBHAI SONDIGALA, SONDIGALA PADAMSHI,

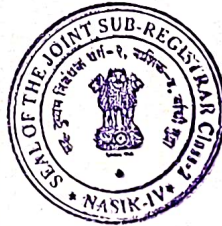
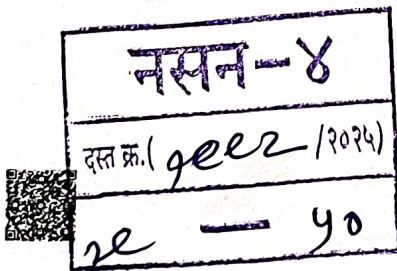
S.NO.241/1/C,PLOT NO.03, NASHIK SHIWAR

ii) Sunil Bhor (Engineer)

Sir/Madam,

With reference to your application No NMCB202204309, dated 13-10-2022 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1948, to carry out development work / Building on Plot No 03, Revenue S.No. / Khasra no. / Gut no 241/1/C, City Survey No., Mouje NASHIK SHIWAR situated at Road / Street 18.00, Society HARI KALPESH NAGAR. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules, it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)



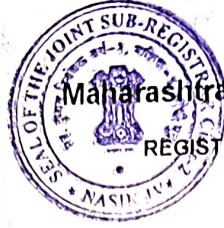
Signature valid

Digitally signed by SAHIL LALCHAND AGRWAL
Date: 2022.10.01 15:52 PDT
Reason: Approved Certificate
Location: Nashik Municipal Corporation

Executive Engineer,
Nashik Municipal Corporation.

Scan QR code for verification of authenticity.

नसम-४
दस्ता क्र. १२२/२०२५
३० — ५०



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number **P51600051105**

Project: **AASHIRVAD GOLDEN NEST**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 3 S NO 241/1/C**
Nashik, Nashik, Nashik, 422003;

1. **Aashirvad Divyanirman Private Limited** having its registered office / principal place of business at Tehsil **Mumbai City**, District: **Mumbai City**, Pin: **400028**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **29/05/2023** and ending with **31/03/2026** 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.

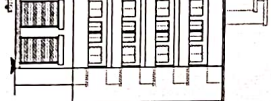
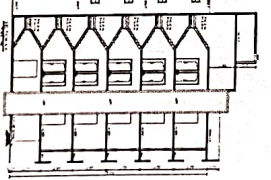
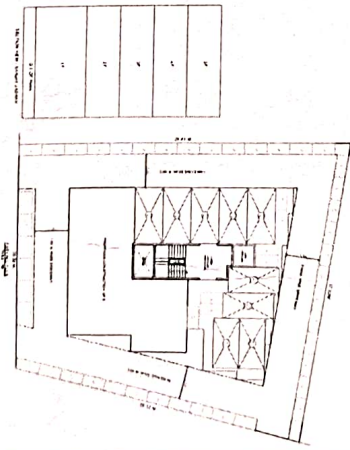
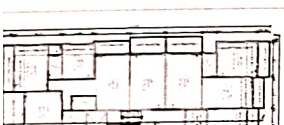
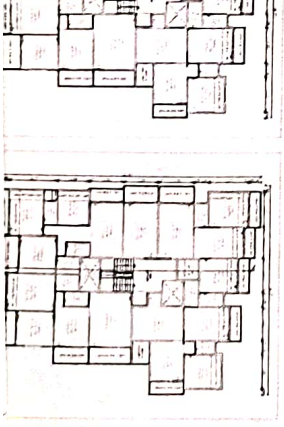


Dated: **29/05/2023**
Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasanpremanand Prabhu
(Secretary, MahaRERA)
Date: 29-05-2023 14:16:24

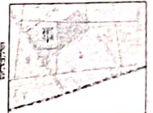
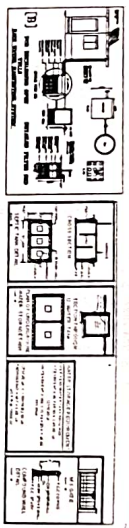
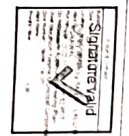
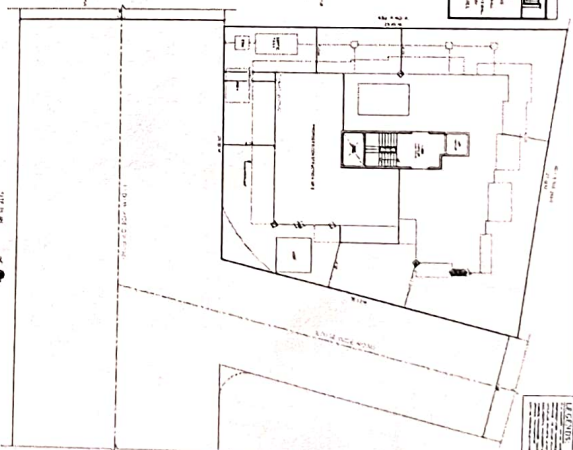
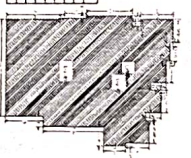
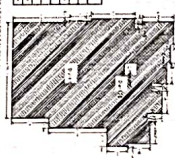
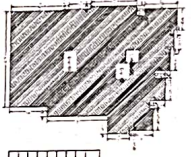
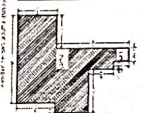
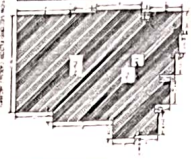
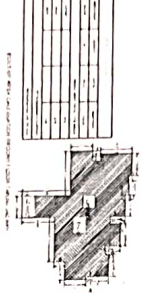
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

No.	Description	Quantity	Unit
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No.	Description	Quantity	Unit
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मसना-४
 मसना-४ १९९२/२०२५
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No.	Description	Quantity	Unit
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No.	Description	Quantity	Unit
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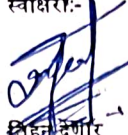











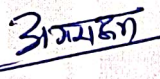


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दस्त गोपवारा भाग-2

नसन4







दस्त क्रमांक:1992/2025

क्रमांक :नसन4/1992/2025
चा प्रकार :-अॅग्रीमेंट टू सेल

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:आशिर्वाद दिव्यनिर्माण प्रा. लि. तर्फे संचालक संजय रमेश जाधव पत्ता:प्लॉट नं: बी 7 , माळा नं: दुसरा मजला , इमारतीचे नाव: मिरामर सोसायटी , ब्लॉक नं: दादर पश्चिम, मुंबई , रोड नं: विर सावरकर मार्ग , महाराष्ट्र, मुम्बई. पॅन नंबर:AAVCA2305G	लिहून देणार वय :-43 स्वाक्षरी:- 		
2	नाव:आशिर्वाद दिव्यनिर्माण प्रा. लि. तर्फे संचालक लालजीभाई जिवराजभाई सोडीगला तर्फे वि. मु. म्हणुन सुरज अशोकभाई सोडीगला पत्ता:प्लॉट नं: बी 7 , माळा नं: दुसरा मजला , इमारतीचे नाव: मिरामर सोसायटी , ब्लॉक नं: दादर पश्चिम, मुंबई , रोड नं: विर सावरकर मार्ग , महाराष्ट्र, मुम्बई. पॅन नंबर:AAVCA2305G	लिहून देणार वय :-22 स्वाक्षरी:- 		
3	नाव:आशिर्वाद दिव्यनिर्माण प्रा. लि. तर्फे संचालक पद्मशी जिवराजभाई सोडीगला तर्फे वि. मु. म्हणुन सुरज अशोकभाई सोडीगला पत्ता:प्लॉट नं: बी 7 , माळा नं: दुसरा मजला , इमारतीचे नाव: मिरामर सोसायटी , ब्लॉक नं: दादर पश्चिम, मुंबई , रोड नं: विर सावरकर मार्ग , महाराष्ट्र, मुम्बई. पॅन नंबर:AAVCA2305G	लिहून देणार वय :-22 स्वाक्षरी:- 		
4	नाव:गणेश गंगाराम राऊत पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 157, कन्हैयालाल नगर, यशोदा नगर, सामोडे, पिंपळनेर, रोड नं: ता. साक्री, जि. धुळे , महाराष्ट्र, धुळे. पॅन नंबर:AWGPR6986E	लिहून घेणार वय :-34 स्वाक्षरी:- 		
5	नाव:अनुराधा गणेश राऊत पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं. 157, कन्हैयालाल नगर, यशोदा नगर, सामोडे, पिंपळनेर, रोड नं: ता. साक्री, जि. धुळे , महाराष्ट्र, धुळे. पॅन नंबर:AYKPC2304H	लिहून घेणार वय :-38 स्वाक्षरी:- 		

न दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ:18 / 02 / 2025 01 : 40 : 41 PM

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गिल इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:राजेंद्र भगवान सोनवणे वय:38 पत्ता:ए-9, मेघदूत शॉपिंग सेंटर, सीवीएस, नाशिक पिन कोड:422002	स्वाक्षरी:- 		
2	नाव:मनीषा राजाराम चौरं - वय:43 पत्ता:रा धुळे पिन कोड:422001	स्वाक्षरी:- 		

क्र.4 ची वेळ:18 / 02 / 2025 01 : 41 : 16 PM

नसब इस्लाम निबंधक वर्ग-२
नाशिक-४

