

395/5010

पावती

Original/Duplicate

Friday, July 31, 2020

11:02 AM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5310

दिनांक: 31/07/2020

गावाचे नाव: पायर्डी - 1

दस्तऐवजाचा अनुक्रमांक: नसन5-5010-2020

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: श्री. संतोष निवृत्ती पुंडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

एकूण:

रु. 30480.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
11:22 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.3275155.2/-

मोबदला रु.3500000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

Joint Sub Registrar Nashik 5.

सह. दुय्यम निवृत्ती वर्ग-२

नाशिक-५.

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002830100202021E दिनांक: 31/07/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.480/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3007202009663 दिनांक: 31/07/2020

बँकेचे नाव व पत्ता:



मुळ दस्तऐवज परत केला

गावाचे नाव : पाथर्डी - 1

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	3500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3275155.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: मोजे पाथर्डी सर्व्हे नंबर 326/1/1/3 प्लॉट क्रमांक 02 यांसी क्षेत्रफळ 764.00 चौ. मी. + डी झोन टि. डि. जार. क्षेत्रफळ 306.00 चौ. मी. यावरील दख हेरीटिज अकाउंटिंग या इमारतीतील प्लॉट क्रमांक 404 चौया मजला यांसी कार्पेट क्षेत्रफळ 69.12 चौ. मी. व लागून टॉप टेरसचे क्षेत्रफळ 30.66 चौ. मी. असे एकूण क्षेत्रफळ 99.78 चौ. मी. (( Survey Number : 326 ; Plot Number : 02 : ))
(5) क्षेत्रफळ	1) 99.78 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. एस. डी. बिल्डकॉन भागीदारी संस्था तर्फे भागीदार श्री. हिरेन प्रमुदान माडजा - - बय:- 32: पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: दख अट्रीयम बडाकापाथर्डी रोड इंदिरानगर नाशिक, महाराष्ट्र, नाशिक. पिन कोड:- 422009 पॅन नं:- ACFFS2156L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री. संतोष निवृत्ती पुंडे - - बय:- 34; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शांती विनायक मंदिर पवननगर सिडको नाशिक, महाराष्ट्र, नाशिक. पिन कोड:- 422009 पॅन नं:- BUDPP3030R 2): नाव:- सौ. सीमा संतोष पुंडे - - बय:- 30; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शांती विनायक मंदिर पवननगर सिडको नाशिक, महाराष्ट्र, नाशिक. पिन कोड:- 422009 पॅन नं:- BOLPP2098P
(9) दस्तऐवज करून दिल्याचा दिनांक	30/07/2020
(10) दस्त नोंदणी केल्याचा दिनांक	31/07/2020
(11) अनुक्रमांक, खंड व पृष्ठ	5010/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह. दुय्यम निबंधक वर्ग-२  
नाशिक-५.

[1]

7/17-6  
30/07/2020

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3007202009663	Date 30/07/2020
Received from shri. santosh nivritti punde - -, Mobile number 9885655625, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nashik 5 of the District Nashik.	
Payment Details	
Bank Name IBKL	Date 30/07/2020
Bank CIN 10004152020073008681	REF No. 2621840966
This is computer generated receipt, hence no signature is required.	

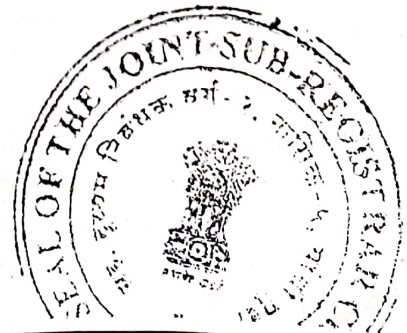
READY RECKNER CHART NO. 19.2  
CARPET AREA OF FLAT 69.12 SQ. MTRS.  
GOVT. VALUATION OF FLAT 34,400/- PER SQ. MTRS.  
VALUATION OF FLAT = 28,54,000/-  
ADJOINING UPPER TERRACE AREA 30.66 SQ MTRS.  
GOVT. VALUATION OF TERRACE 13,760/- PER SQ. MTRS. [40%]  
VALUATION OF TERRACE = 5,07,000/-  
TOTAL MARKET VALUE RS. 33,61,000/-  
CONSIDERATION RS. 35,00,000/-  
STAMP DUTY RS. 2,10,000/- [6%]  
REGISTRATION FEES RS. 30,000/-

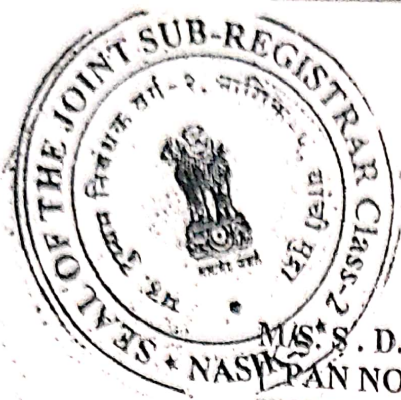
### AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made & executed at Nashik  
on this 30<sup>th</sup> Day of July 2020.

Himen

*[Handwritten Signature]*





नसक-५		
दस्ता क्र. (	121/90	12020)
3-1-26		

**S. D. BUILDCON PARTNERSHIP FIRM**  
[ PAN NO. A C F F S 2156 L ]

**THROUGH PARTNER**

**SHRI. HIREN PRABHUDAS BHADJA**

Age: 32 Years, Occupation: Business,

Address: Daksh Atrium, Opp. Guru Gobind Singh School, Wadala  
Pathardi Road, Indira Nagar, Nashik.

Hereinafter referred to as the **"VENDOR"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, Executors, Administrators, assigns, etc) of the **ONE PART.**

**AND**

1] **SHRI. SANTOSH NIVRUTTI PUNDE**

Age : 34 Yrs. Occupation : Business

PAN : **BUDPP 3030 R**

2] **SAU. SEEMA SANTOSH PUNDE**

Age : 30 Yrs. Occupation : Business

PAN : **BOLPP 2098 P**

R/O: N 42/A C2/17/5 Shanti Vinayak Mandir, Pawan Nagar, Cidco,  
Nashik - 422009.

Hereinafter referred to as the **"PURCHASER"** (Which expression shall unless it is repugnant to the context or meaning thereof mean and include his heirs, executors, Administrators, assigns, etc.) of the **OTHER PART.**

**AND WHEREAS** Vendor S. D. Buildcon Partnership firm hereinafter referred to as the land owner is the absolute & exclusive owner & otherwise well & sufficiently entitled to all that piece & parcel of the vacant land situated at **PATHARDI** Tal. Dist. Nashik more particularly described in the First schedule written hereunder and hereinafter referred to as the **SAID PROPERTY.**

**AND WHEREAS** under a Vendor said property Purchased from Hari Narayan Wani sale deed which are duly registered at the office of Sub Registrar, Nashik-4, at Sr. No. 5450 on dt. 30-04-2013 the said land owners entrusted the said property for development of the same to the vendor and as per the said sale deed the vendor is competent to develop

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the said property by constructing building thereon and sell the super structure as the vendor may deem fit and proper.

AND WHEREAS the said vendor purchased " D " Zone R. area 306.00 Sq. Mtrs. by registered sale deed office of the Sub-Registrar, Nashik -5 at Sr. No. 5543 on dated 06/05/2013.

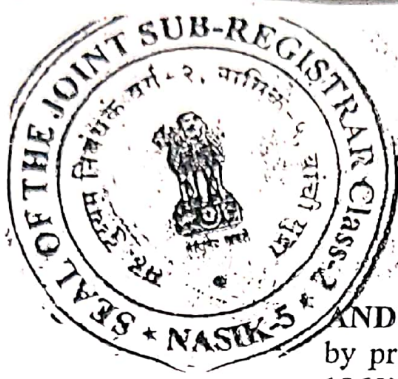
AND WHEREAS the vendor has absolute right to develop the said property by constructing a building thereon & enter into agreement of sale of the tenements to the prospective purchaser at such price & the terms & conditions as he may deem fit & has right to construct a building on the said property & sell the Flat / Shop / Offices & to carry the sale proceeds thereof.

AND WHEREAS the vendor prepared a Residential and Commercial building plan which is approved by the Nashik Municipal Corporation under commencement certificate No. LND / BP / B -5 / 399 / 3779 / 15 Dated 30/01/2015 & also completed the construction on the said property and have received the Occupation Certificate from NMC vide certificate No. NRV/B-5/20628/6673 Dated 16/10/2017.

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

AND WHEREAS the vendor has given inspection to the purchasers and delivered the copies of all the documents, Agreements, Plan, Designs and Specifications prepared by the Architects of the Vendor the vendor shall observe and perform the terms and conditions laid down by the Nashik Municipal Corporation, while sanctioning the plan.

AND WHEREAS the Purchasers applied to the Vendor for purchase of the Flat No. 404 on the Fourth Floor having Carpet Area 69.12 Sq. Mtrs. and adjoining Upper Terrace Area 30.66 Sq. Mtrs i.e. a Total Area of 99.78 Sq.Mtrs. The area of terrace mentioned above is calculated 50% of actual area of adjoining upper terrace of said flat described in the second schedule written hereunder, hereinafter referred to as the said Flat in " DAKSH HERITAGE APARTMENT " Near Krishna Sweets, Pathardi - Deolali Road, Pathardi, Nashik - 422009.



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२ - २६

AND WHEREAS prior to making application as aforesaid as required by provisions of Mah. Co-op. Societies Act 1960 (Mah. No. XXIV of 1960) and Urban Land (Ceiling and Regulation) Act 1976, the Purchaser has made a declaration to the effect that neither the purchaser nor the member of the family of purchaser own a tenement, house or building within the limits of Nashik.

AND WHEREAS relying upon the said application, declaration the Vendor has agreed to sell to purchaser a Flat at the price and on the terms and conditions hereinafter appearing.

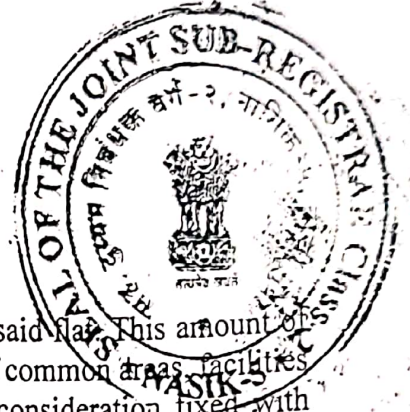
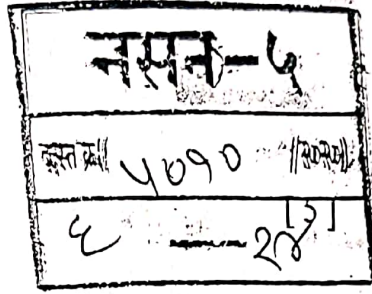
AND WHEREAS prior to execution of these presents purchaser has paid to the Vendor a sum of Rs. 3,00,000/- [Rupees Three Lakh Only] being part payment of sale price of the Flat agreed to be sold by the vendor to purchaser as advance payment or deposit the payment and receipt whereof the vendor doth hereby admit and acknowledge.

AND WHEREAS under section 4 of the Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management & transfer) Act 1963, the vendor is required to execute agreement for sale of the said Flat to the purchaser being this present & also to register the said agreement under the registration Act.

**NOW THIS AGREEMENT WITNESSETH AS HEREIN AND IT IS AGREED BY AND BETWEEN THE PARTIES THAT :**

1) The vendor shall construct the said building consisting of Ground Floor + Four Upper Floors on the said property in accordance with plans, and specification to the approved by Nashik Municipal Corporation which have been seen and approved by the purchaser with liberty to the vendor of making such variations and modifications as the vendor may consider necessary or as may be required by Nashik Municipal Corporation and the purchaser shall not raise any objection regarding the variations as may be made by the vendor in the sanctioned building plan from time to time.

2) The purchaser does hereby agree to purchase from the vendor and the vendor agrees to sell to the purchaser a bearing Flat as described in the second schedule written hereunder,, hereinafter referred to as the said Flat for total Price / Consideration of Rs. 35,00,000/- [ Rupees Thirty Five Lakh Only] excluding cost of Stamp duty and Registration



fees incurred for this agreement for sale of the said Flat. This amount of consideration includes the proportionate price of common areas, facilities appurtenant to the said Flat. This amount of consideration fixed with mutual consent and there in no dispute about the same. The amenities and specifications as per the annexure "A" attached hereto to the said Flat. In case the purchaser requires any change in the amenities or additional amenities the purchaser agrees to pay additional consideration for the said extra amenities. The purchaser agrees to pay to the vendor the amount of the total consideration in the following manner.

<u>AMOUNT</u>	<u>PARTICULAR</u>
1,00,000/-	Received by online transfer drawn on Union Bank of India dated 02.03.2020
2,00,000/-	Received by online transfer drawn on Union Bank of India dated 03.03.2020
3,00,000 /-	[ Rupees Three Lakh Only ]

The Purchaser further agrees and undertakes to pay the remaining amount of Rs. 32,00,000/- [ Rupees Thirty Two Lakh Only ] within 01 (ONE) month from date registration of this agreement for sale along with amount of stamp duty and registration incurred on this agreement for sale. The Purchaser/s hereby agrees to pay Vendor the amount of stamp duty and registration by a separate cheque/dd/online transfer before registering sale deed or 02 month from the date this agreement which ever is earlier.

That the payment of the aforesaid timing on the due dates is the essence of the contract. The vendor is not liable to give any intimation or notice of the installment becoming due, even oral demand is sufficient.

This is amount of consideration does not include the following expenses which the purchaser agrees to pay separately.

A. Amount of deposits of M. S. E. B. charges, Water Meter, Maintenance Deposit i.e. Rs.25,000/- or any other expenses of installation for the same etc.



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०	२६

B. The amount of expenses for information of the association of apartment owners of all the apartments in the building. The purchaser agrees to the said amount separately to the vendor as and when the vendor asks for.

C. The share of outgoing and other Misc. Expenses.

D. All the expenses stamp duty, registration fee, and legal expenses for this agreement and the final deed of transfer.

In case the purchaser require any change in the amenities or additional amenities, the purchaser agrees to pay the said amount separate. Carpet area shall be clear dimensions from unfinished wall to unfinished wall [ brick to brick ] including the balcony, otta and proportionate area of staircase and landing. No deductions shall be made for structural members of the building like coloumn, beams, shafts, skirtings, dados in the room, passages, shelves in the walls at floor level shall be considered as full dimensions for carpet area measurement.

In case the area of the said Flat on final measurement is found less or more than the area mentioned above the final amount of consideration shall be calculated on the final area after measurement on completion of the said Flat.

The Vendor hereby declare that Floor space Index available in respect of the said property is 1:1 only & that no part of the said FSI has been utilized by the Vendor elsewhere for any purpose whatsoever with prior permission of apartment / Society members and in case any FSI as may be remaining or as may be increased due to any change in the municipal rules, the same shall be available to the vendor only and the vendor shall be entitled to consume the said unused FSI. To construct the additional floors or any additional construction as may be approved by the local authority and shall be further entitled to sell the said construction to any third party and the purchaser or other purchasers in the building shall not object or obstruct the vendor from doing so.

3) The vendor hereby agrees that, he shall before handing over the possession of the Flat or Shop/Flat to the purchaser and before final conveyance of the said building in favour of the society or association of apartment owners to be formed by the purchasers of the Flat in the building to be constructed on the said property, make full and true disclosure of the nature of his title to the said property as well as any encumbrance including any right, title and interest of any party over the



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said property and the vendor shall as far as practicable ensure that the said property is free from encumbrances and charges and that the original owners have clear and marketable title to the said property.

4) The purchaser agrees to pay to vendor interest at 18% p.a. of all amounts, which become due and payable by purchaser to the vendor, under the terms of this Agreement from the date the said amount is liable to pay by the Purchaser to the vendor.

5) On the purchaser committing default in payment on due date of any amount due and payable by the purchaser to the vendor under this Agreement (including his proportionate share of taxes levied by the concerned local authority and other out goings) or the purchaser committing breach of any of the terms and conditions herein contained, the vendor shall be entitled at his own option to terminate this Agreement.

**PROVIDED** always that the power of termination shall not be exercised by the vendor unless and until the vendor has given to the purchaser 15 days prior notice in writing of his intention to terminate this Agreement and of his specific breach or breaches of the terms and conditions of which he intends to terminate this Agreement and in case the purchaser commits default in remedying such breach or breaches within such time as mentioned in the notice.

**PROVIDED** further that upon termination of this Agreement, the Vendor shall refund to the purchaser the installment of sale price of the Flat which may till then have been paid by the purchaser within months refunded without interest upon termination of this Agreement and the vendor shall be at liberty to sell and dispose of the Flat or Shop/Flat to any such person at any such price as the vendor may in his discretion think fit.

6) The fixture, fittings and amenities to be provided by the vendor in the said building and Flat are those that are set out in Annexure annexed hereto. In case the purchaser needs any additional amenities, the purchaser shall pay extra charges towards the same.

7) The Vendor shall give possession of the Flat to purchaser on execution of final conveyance. The final conveyance of the said Flat shall be executed with 12 months from the date hereof provided that the



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Vendor shall be entitled to reasonable extension for giving delivery of possession within the aforesaid period. If the completion of building in which the Flat is to be situated is delayed on account of.

A. Non availability of Steel, Cement & other building material, water or electric supply.

B. War, Civil commotion or act of god;

C. Any notice, order, rule, notification of Govt. and/or other public notice or competent authority.

8) The purchaser shall use the Flat or any part thereof or permit the same to be used only for the purpose, it is legally allowed for.

9) The purchaser along with other purchasers in the building shall join in forming and registration the society or association of apartment owners to be known by such name as vendor may decide and for that purpose from time to time sign and execute application or documents and other papers and documents necessary for formation and registration of society or association and for becoming a member, including the bye laws of the proposed society and duly fill in and sign and return to the vendor within 15 days of some being forward by vendor to the purchaser so as to enable vendor to register the

organization of the purchaser. No objection shall be taken by the purchaser if any changes or modifications shall be made in the draft bye laws of the memorandum and/or articles of association as may be required by Registrar of Co-op. Societies as the case may be or any other Competent Authority.

10) Unless it is otherwise agreed by and between the parties here to the vendor will as far as practicable within 4 months of registration of the society or company, as aforesaid cause to be transferred to the society or association, all the right, title and interest of original owner/vendor in the said building by the executing the necessary sale deed or such other indenture of the said building in favour of such society or association, as the case may be such conveyance, shall be keeping with the terms and provisions of this Agreement.

11) Commencing a week after notice in writing is given by the vendor to the purchaser that the Flat is ready for use and occupation, the purchaser shall be liable to bear and pay proportionate share (i.e. in proportion to floor area) of out goings in respect of said land and buildings, namely

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local taxes, betterment charges or such other levies by concerned local authority and Govt. water charges, insurance, common light repairs and salaries of clerks, bill collectors chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of said land and building is transferred to it, the purchaser shall pay to the vendor such proportionate share of out goings as may be determined from time to time.

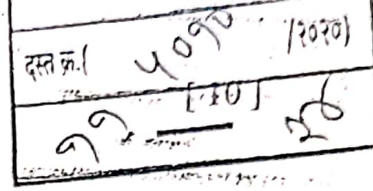
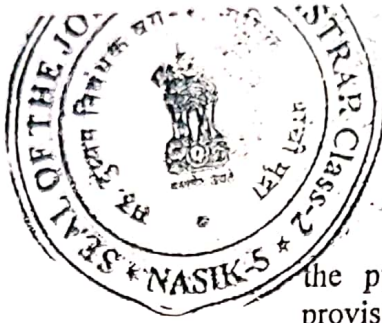
12) At the time of registration of the conveyance the purchaser shall pay to the vendor entire stamp duty and registration charges payable, if any by the said society or limited company, on conveyance or any documents or instrument of transfer, in respect of the said land and building to be executed in favour of society or limited company or individually.

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

A. To maintain the Flat at purchasers own cost in good and tenantable repairs and conditions from the date possession is taken and shall not do or suffered to be done, anything in or around the building in which the Flat is situated, stair case or any passage which may be against rules, regulations and bye laws concerned local or other authority or change, alter or make addition in or to the building in which the Flat or Shop/Flatis situated and the Flat itself or any part thereof.

B. Not to store in the Flat any goods which are hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of building in which the Flat is situated, will be caused or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages or upper floors which any damage or likely to damage the stair case, common passage or any other structure of the building in which the Flat is situated, including entrance of the building in which the Flat is situated on account of negligence or default of the purchaser and the purchaser shall be liable for the consequences of the breach.

D. To carry at his own cost all internal repairs of the said Flat and maintain the same in the same condition, state and order in which it was delivered by the vendor to purchaser and shall not do or suffered to be done anything or building in which the Flat is regulations and bye laws of concerned local authority or other public authority and in the event of



the purchaser committing any act in contravention of the above provisions, the purchaser shall be responsible for the consequences thereof to the concerned local authority and/or other public authority.

E. Not to demolish or to cause to be demolished the Flat or any part thereof nor at any time make or cause to be made any addition or alterations of whatever nature in or to the Flat or any part thereof nor any alterations in the elevations & on the side color scheme of the building in which the Flat is situated and keep the portion sewer, drain pipes in the Flat and appurtenances thereto in good tenantable repair condition.

F. Not do or permit to be done any act or anything which may render void or voidable of any insurance of said land & the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

G. Not to throw dirt, rubbish, rags, garbage or refuse or permit the same to be thrown from said Flat in compound or any portion of said land and building in which the Flat is situated.

H. To bear any pay increase in local taxes, water charges, insurance and other such levys, if any which are imposed by concerned local authority on account of change of user of the Flat by the purchaser viz. User of any purpose other than for residential purpose.

I. The purchaser shall not without written consent of the vendor, let, sublet, transfer, assign or part with Flat or purchaser's interest or benefit factor of this Agreement or part with possession of the Flat until

J. all dues by the purchaser to the vendor under this Agreement are fully paid and only the purchaser had not been guilty or breach of or non observance of any of terms and conditions of this Agreement.

K. The purchaser shall observe and perform all rules and regulations which the society or association may adopt at its inception and addition, alterations and amenities thereof that may be from time to time, for protection and maintenance of said building and Flat therein and for the observance and performance of building rules, regulations & bye laws for the time being of concerned local authority and of Govt. and other public bodies. The purchaser shall observe and perform all stipulations and conditions laid down by society limited company, regarding the occupation and use of the Flat in building and shall pay and contribute out goings in accordance with the terms of this Agreement.

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दस्ता क्रं	५०१० / २०२०
	[५१]
१२	२६



L. Till the sale deed of building in which the Flat is situated is executed the purchaser shall permit the vendor and their surveyors and agents with or without working and others at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine and state and conditions thereof.

14) That for the sake of knowledge to all the Flat purchasers the copy of the plan showing the adjoining terraces, garden place etc. is attached hereto as Annexure B and the respective Flat purchasers shall have absolute and exclusive right to use and enjoy the adjoining marginal open space (Garden place), terrace allotted to respective Flat purchaser and no other Flat purchaser shall claim any right to the adjoining terrace, marginal space allotted to the other purchaser and the said building will have

15) Any delay tolerated or indulgences shown by promoter in enforcing the terms of this Agreement or any forbearance or giving of time to purchaser by vendor shall not be construed as a waiver on the part of vendor or any breach of non compliance of any of terms and conditions

of this Agreement by the purchaser nor shall be made in any manner prejudice the right of the vendor.

16) The purchaser shall present this Agreement as well as conveyance at proper registration office within time limit prescribed by registration act and vendor will attend such office and admit the execution thereof.

17) All notice to be served on purchaser as contemplated by this Agreement shall have deemed to have been duly served if sent to purchaser by R.P.A.D./Under certificate of posting at his address specified above.

18) All costs, charges and expenses in connections with the formation of the co-operative society, limited company or associations as well as cost of preparing, stamping and registering this agreement and/or any other agreement and stamp duty and registration charges and the expenses incidental to for the purpose of the transferring the Flat or Shop/Flat and the land in favour of such co-operative society, limited company or associations. Neither the vendor nor landowner shall be liable for these expenses nor they shall contribute to these expenses. The proportions to share of such expenses, costs and charges payable by the Flat purchaser shall be paid by the Flat purchaser immediately on it becoming payable.



नसिन-५
दस्तावेज क्र. (५०१५) [12] (२०२०)
२३ — २६

The Flat Purchaser shall be liable to pay to vendor within 10 days of demand by the vendor the amount such as deposits, debentures, contributions for transformer to be paid to the M. S. E. B. for obtaining electric connections. If at the time of completion of construction the electric connection and meter is not provided by the M. S. E. B. then the purchaser shall not refuse to take the possession of the Flat on the said account. All expenses shall be borne by the purchaser for obtaining the electric connections.

The Flat purchaser shall be liable to pay to vendor within 10 days of demand by the vendor the amount such as deposits, debentures, contributions to be paid to the N. M. C. for obtaining water connections as well as costs charges of pipe line, meter and labour charges up to water meter from N.M.C. water line.

19) This agreement shall always be subject to provisions of Mah. Ownership Flat (Regulation of Promotion of Construction, Sale, and Management Transfer) Act 1963 and Maharashtra Apartment Ownership Act 1970 rules made there under.

#### FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of land bearing S. No. 326/ 1/ 1/3 Plot No. 02 admeasuring 764.00 Sq. Mtrs., and adjoining " D " Zone T. D. R. area 306.00 Sq. Mtrs. situated Village at PATHARDI Taluka, and Dist. Nashik. within Nashik Municipal Corporation Bounded as follows.

EAST	:	9.00 Mtrs. Colony road
WEST	:	30 Mtrs. D. P. Road
SOUTH	:	Plot No. 03
NORTH	:	Plot No. 01

#### SECOND SCHEDULE OF THE PROPERTY AGREED TO BE TRANSFERRED :

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing Flat No. 404 on the Fourth Floor having Carpet Area 69.12 Sq. Mtrs. and adjoining Upper Terrace Area 30.66 Sq. Mtrs i.e. a Total Area of 99.78 Sq. Mtrs alongwith exclusive right to use utilize and enjoy the common

44-6	
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terrace in " DAKSH HERITAGE APARTMENT follows.

**EAST** : Flat No. 403  
**WEST** : Road  
**SOUTH** : Side Margin  
**NORTH** : Flat No. 405

**ANNEXURE**  
**AMENITIES TO BE PROVIDED IN THE FLAT OR SHOP**

1. The structure shall be RCC frame type with brick masonry.
2. External wall shall be sand faced cement plastered & internal wall shall be cement plastered & neeru finished.
3. Windows in living room will be provided Aluminium sliding with M. S. grill and Bedroom, Kitchen will be provided M. S. Pipe with Bajara Glass fitting.
4. Flooring in all rooms will be Mosaic tiles.
5. Bathroom & WC shall be finished in Designer glazed, dado 1.6 Ft. and with one basin in passage. With P. V. C. Shutter Bathroom and W. C.
6. Kitchen platform 8 Ft. length shall be of Black Kadappa with S. S. Sink & shall have tile dado in 1.6 Ft.
7. One loft shall be provided in kitchen and bedroom only of 15" width to the shorter side.
8. Each room shall have one light point, one fan point with patti fittings with modular switches and ½ point, staircase shall have bulkhead type fitting at floor landing.
9. Bathroom will be provided with one geyser point.
10. All door frame R. C. C., windows, frames shall be painted with oil paint, building externally with Cement Paint, internally with Synthetic Paint.
11. Entire building Compound wall will finish with brick masonry with main gate in the building.
12. Doors shall be of flush doors. with MS hardware fittings.
13. Open plumbing simple type in Bath / W. C. and Kitchen.
14. Huge underground and overhead R. C. C. water storage tank.
15. Each Flat shall be provided with one water connection in kitchen that and W. C. Bath sufficient water supply from overhead common water tank.
16. Common Lift with battery backup in the building.



नसिक-५  
दस्तावेज क्र. [14870] (2020)  
१५ - २४

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

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED



M/S. S. D. BUILDCON PARTNERSHIP FIRM THROUGH PARTNER

SHRI. HIREN PRABHUDAS BHADJA [ VENDOR ]



Hiren

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED



1] SHRI. SANTOSH NIVRUTTI PUNDE



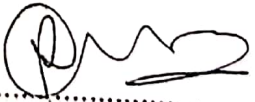
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2] SAU. SEEMA SANTOSH PUNDE

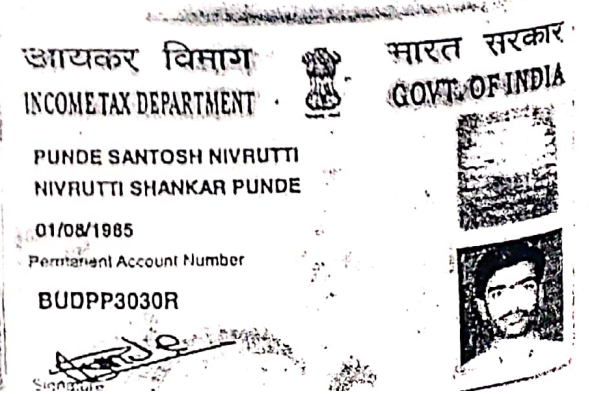
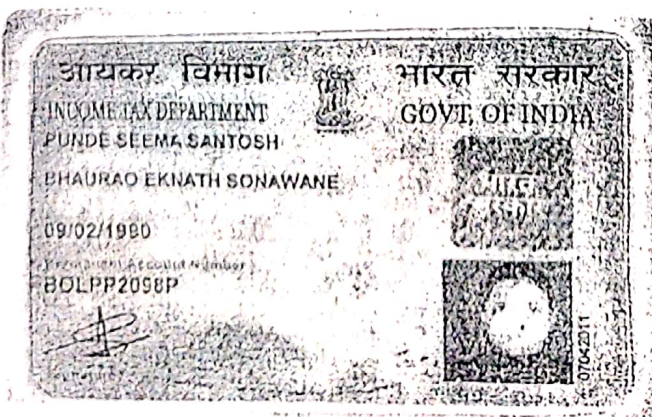


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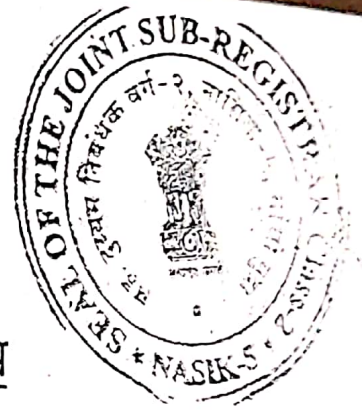
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नसा-६
क्रमांक ५०१० /२०२०
१६ - २४



## घोषणापत्र/शपथपत्र

मी / आम्ही खाली सही करणार मा.नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि.३०/११/२०१९ रोजीच परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत व फसवणुकीद्वारे अथवा दुवार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहु देणार / कुलमुखत्यारधारक हे खरे असुन आम्ही स्वतः खात्री करुन या दस्तासोबत दोन नव्य ओळखणारे इसम स्वाक्षरीसाठी घेऊन आले आहे / आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी आम्ही दस्तातील मिळकतीचे मालक / वारस-इकदार- / कब्जेदार- / हितसंबंधीत व्यक्ती यांची मालक (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (G.P.Holder) लिहुन देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रघ झालेले नाही याची मी आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, वॉर्ज, वेंक वोजे, विकसन बोजे, शासन बोजे व मुलमुखत्यारधारकांनी केलेले व्यवहाराच्या पध्तीन राहुन आभधा आर्थिक व्यवहार पुर्ण करुन साक्षीदार समक्ष निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

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

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

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक / वनावटीकरण / संगनमत व त्या अनुशंगान पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी हात नयेत म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पुर्ण कल्पना आहे.

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

Mishra

Handwritten signature



नसिक-५  
दस्तावेज क्र. ५०१० / २०२०  
१७ - २६



**नाशिक महानगरपालिका, नाशिक**

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/अंशमत्तः)

जावक क्र./नरवि २०६२८/६६७३  
दिनांक २६/१०/२०१७

No. A 20628

श्री./श्रीमती ए. डी. वी. लुकोन भागीदारी वसुधा तर्फे भागीदार श्री. लदीके गिरीधराई कमानी

संदर्भ : तुमचा दिनांक ०१/३/२०१७ चा अर्ज क्रमांक बी५/ओसी/७६७९

प्रहासय,

दाखला देण्यात येतो की पाघडा शिवारातील / सि.स.नं., स. नं. ३२६११११३

प्लॉट नं. २ मधील इमारतीच्या एक + चार मजले मजल्याचे इकडील बांधकाम परवानगी क्र. बी५/३६६७७७६ दिनांक ३०/१/२०१५ अन्वये दिल्याप्रमाणे अर्किटेक्ट/इंजि./सुपरवायजर, श्री. अशोक जामदार

यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/निवासेत्तर/शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र १०३५.४७५ चौ.मी. चौ.मी.  
व चटई क्षेत्र १३१८.७२ चौ.मी. चौ.मी.

- सदर इमारतीचा वापर निवासी/निवासेत्तर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधीक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- सिंगल फेज विज. पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करू नये.
- नांदकाम विकास शुल्क नं. १५८७०१-पा.व नं. ८०१६०६ दि. १५/११/१५
- वाळपेनी वेद तडजेड २४०००१-२६मि कॉन्क्रीशन नं. २. २८००१-अवेद्य
- प्रोगवप तडजेड नं. २. १२०००१-व सेस त्याजिस १११६०१-पा.व नं. ८५५०८७ दि. १५/११/२०१७ अन्वये अंशमत्त आहे.
- एकूण बांधकाम प्रिमीम त्याजिस नं. १८१७२००१-पा.व नं. ७५१४६६ दि. १५/११/१७ अन्वये अंशमत्त आहे.

कार्यकारी अभियंता  
नगर रचना विभाग  
नाशिक महानगरपालिका, नाशिक

मीजे-पाथडी  
ता. जि. नाशिक



भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पत्रदती	७१२९	भोगवटदाराचे नाव	हरि नारायण वाणी
३२६	१११३			खाले	२२६६
होलाने स्थानिक नाव	प्लॉ. नं. २			मुसुडी विन्डकॉन भार्गीदारी संस्था तर्फे आर्गीदारी- लार्किंग विशिषभाई फसणी	२१५१७
लागवडी योग्य क्षेत्र	हेक्टर	अक्ष	७६४-००		
	एकूण..		७६४-००		
पोटछाव लागवडी योग्य नसलेले-					
वर्ग (अ)					
वर्ग (ब)					
एकूण..			७६४-००		
आकारणी	बिनशेती	रुपये	०	पैसे	१०
बुडी किंवा विशेष आकारणी			६११-		२०

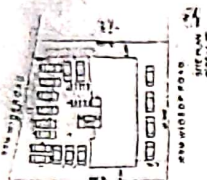
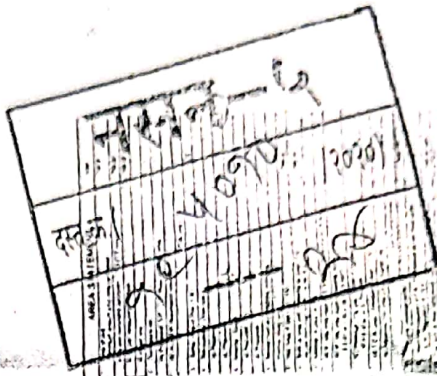
०१/११/२००८  
१६/१७  
इतर अभिप्राय बिनशेती  
२२६६  
न. जं. क. म. अन्वये इतर  
नाभाडे ठेजेनेमळेम

सीमा आणि भूमापन चिन्हे सदर प्लॉटचा बिनशेती सारा नियमितपणे तलाठी कार्यालयात

गाव नमुना चारा (पिकांची नोंदवही)

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१ ]

वर्ष	हंगाम	पिकांखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करपागाऱ्याचे नाव	जंग
		मिश्र पिकांखालील क्षेत्र			निर्भळ पिकांखालील क्षेत्र			पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
		सिंचनाचा प्रकार	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित								
२००५			हे.आ.	हे.आ.					हे.आ.	हे.आ.					
२००६															
२००७															
२००८															



**SECTION B**  
SECTION B PLAN  
SECTION B ELEVATION

**SECTION A**  
SECTION A PLAN  
SECTION A ELEVATION

**SECTION C**  
SECTION C PLAN  
SECTION C ELEVATION

**SECTION D**  
SECTION D PLAN  
SECTION D ELEVATION

**SECTION E**  
SECTION E PLAN  
SECTION E ELEVATION

**SECTION F**  
SECTION F PLAN  
SECTION F ELEVATION

**SECTION G**  
SECTION G PLAN  
SECTION G ELEVATION

**SECTION H**  
SECTION H PLAN  
SECTION H ELEVATION

**SECTION I**  
SECTION I PLAN  
SECTION I ELEVATION

**SECTION J**  
SECTION J PLAN  
SECTION J ELEVATION

**SECTION K**  
SECTION K PLAN  
SECTION K ELEVATION

**SECTION L**  
SECTION L PLAN  
SECTION L ELEVATION

**SECTION M**  
SECTION M PLAN  
SECTION M ELEVATION

**SECTION N**  
SECTION N PLAN  
SECTION N ELEVATION

**SECTION O**  
SECTION O PLAN  
SECTION O ELEVATION

**SECTION P**  
SECTION P PLAN  
SECTION P ELEVATION

**SECTION Q**  
SECTION Q PLAN  
SECTION Q ELEVATION

**SECTION R**  
SECTION R PLAN  
SECTION R ELEVATION

**SECTION S**  
SECTION S PLAN  
SECTION S ELEVATION

**SECTION T**  
SECTION T PLAN  
SECTION T ELEVATION

**SECTION U**  
SECTION U PLAN  
SECTION U ELEVATION

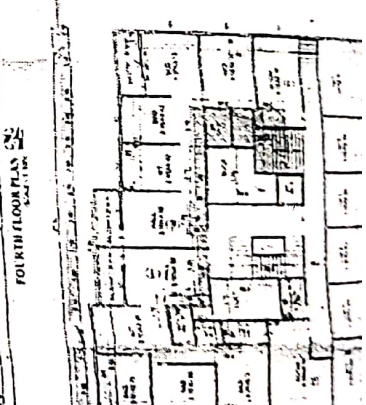
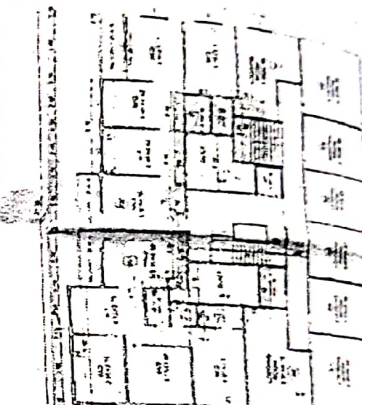
**SECTION V**  
SECTION V PLAN  
SECTION V ELEVATION

**SECTION W**  
SECTION W PLAN  
SECTION W ELEVATION

**SECTION X**  
SECTION X PLAN  
SECTION X ELEVATION

**SECTION Y**  
SECTION Y PLAN  
SECTION Y ELEVATION

**SECTION Z**  
SECTION Z PLAN  
SECTION Z ELEVATION



06/01/2018



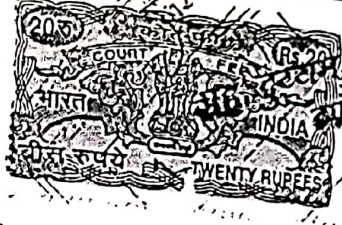
नसून-५  
दस्त क्र. ( ५०१० / २०२० )  
२० २८ सूची क्र. २



Regn:63m

गावाचे नाव : 1) पायर्ड

- |  |  |
|--|--|
| (1) वित्तेखाचा प्रकार  | घोषणापत्र  |
| (2) मोबदला   | 1  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 1  |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन ; इतर माहिती: इतर माहिती: मोजे पायर्ड सर्व्हे नंबर 326/1/1/3 प्लॉट क्रमांक 02 क्षेत्रफळ 764.00 चौ. मी. यावरील दस्त हेरीटेज अपार्टमेंटचे घोषणापत्र ( Survey Number : 326/1/1/3 ; Plot Number : 02 ; )  |
| (5) क्षेत्रफळ  | 1) 764.00 चौ. मीटर   |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- मे. एस. डी बिल्डकॉन भागीदारी संस्था तर्फे भागीदार श्री. नितीनभाई धिरजलाल लाडाणी -- वय:- 33; पत्ता:-, -, -, 10 दक्ष अॅव्हेन्यू क मोद नगर मुंबई आग्रारोड नाशिक, कीडको कॉलनी (णास:ईक), MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422009 पॅन नं:-ACFFS2156L<br>2): नाव:- मे. एस. डी बिल्डकॉन भागीदारी संस्था तर्फे भागीदार श्री. हार्दिक गिरीशभाई कमाणी -- वय:- 33; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 10 दक्ष अॅव्हेन्यू क मोद नगर मुंबई आग्रारोड नाशिक, महाराष्ट्र, णास:ईक. पिन कोड:- 422009 पॅन नं:-ACFFS2156L<br>3): नाव:- मे. एस. डी बिल्डकॉन भागीदारी संस्था तर्फे भागीदार श्री. सनीरकुमार मोहनभाई डडानिया -- वय:- 26; पत्ता:-, -, -, 10 दक्ष अॅव्हेन्यू क मोद नगर मुंबई आग्रारोड नाशिक, इंदिरा नागर (नाशिक), MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422009 पॅन नं:-ACFFS2156L |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 06/01/2018   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 06/01/2018   |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 172/2018   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 100  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 100  |
| (14) शेर   |  |



बिलंधक वर्ग-२  
नाशिक-५

सह. हुयम बिलंधक वर्ग-२  
नाशिक-५.

मुल्याकनासाठी विचारात घेतलेला तपशील:-  
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील:- दस्तप्रकारानुसार आवश्यक नाही

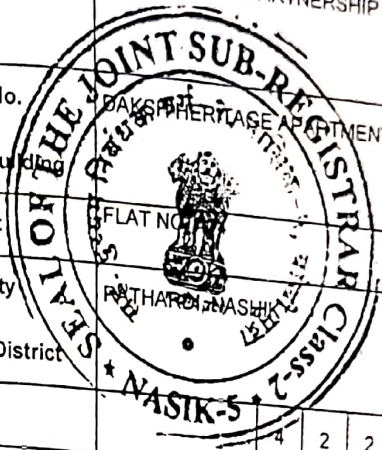
नशिक-५



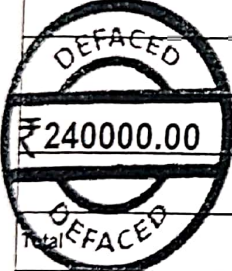
GRN MH002830100202021E  
Department Inspector General Of Registration  
Type of Payment Stamp Duty  
Registration Fee  
Office Name NSK5\_NASHIK 5 JOINT SUB REGISTRAR  
Location NASHIK  
Year 2020-2021 One Time

Date 30/07/2020-18/30/20  
Form ID 252  
Payer Details 29

TAX ID / TAN (If Any)  
PAN No.(If Applicable)  
Full Name S D BUILDCON PARTNERSHIP FIRM  
Flat/Block No. DAKSHINAMURTI  
Premises/Buildg. HERITAGE APARTMENT  
Road/Street FLAT NO. 2  
Area/Locality RATHARODI, NASHIK  
Town/City/District NASHIK  
PIN 422010



Account Head Details  
Amount In Rs. 210000.00  
0030046401 Stamp Duty  
30000.00  
0030063301 Registration Fee  
Remarks (If Any)  
SecondPartyName=SANTOSH NIVRUTTI PUNDE-  
Amount In Two Lakh Forty Thousand Rupees Only  
Words  
Total 2,40,000.00



Payment Details IDBI BANK  
FOR USE IN RECEIVING BANK  
Cheque-DD Details  
Bank CIN Ref. No. 69103332020073017016 2620736026  
Cheque/DD No. Bank Date RBI Date 30/07/2020-18:57:04 Not Verified with RBI  
Name of Bank Bank-Branch IDBI BANK  
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. Mobile No. : 9985654887  
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-395-5010	0001216678202021	31/07/2020-11:02:20	IGR315	30000.00
2	(IS)-395-5010	0001216678202021	31/07/2020-11:02:20	IGR315	210000.00
Total Defacement Amount					2,40,000.00

Valuation ID

20200731154

मूल्यांकनाचे वर्ष  
जिल्हा  
मूल्य विभाग  
उप मूल्य विभाग  
क्षेत्राचे नांव

2020

नाशिक

तालुका : नाशिक मौजे पाथर्डी (नाशिक महानगरपालिका)

19.2 - 30 मीटर रुंद रस्ता पाथर्डी फाटा ते 30 मीटर रुंद रस्ता इंदीरा नगरकडुन पाथर्डी गावाकडे येणारा रस्त्यापर्यंत च्या रस्त्यावरील  
रहिवास विभागातील मिळकती प्र.चौ.मी

Nashik Municipal Corporation

सर्व्हे नंबर /न. भू. क्रमांक :

सर्व्हे नंबर#326

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

निवासी

कार्यालय

दुकाने

औद्योगिक

मोजमापनाचे एकक

खुली जमीन  
15400

34400

37900

45500

0

चौ.मीटर

बांधीव क्षेत्राची माहिती  
बांधकाम क्षेत्र (Built Up)-  
बांधकामाचे वर्गीकरण-  
उद्भवान सुविधा -82.944 चौ. मीटर  
1-आर सी सी  
नाहीमिळकतीचा वापर-  
मिळकतीचे वय -  
मजला -निवासी सदनिका  
0 TO 2 वर्षे  
Ground Floor/Stilt Floorमिळकतीचा प्रकार-  
मूल्यदर/बांधकामाचा दर-बांधीव  
Rs. 34400/-

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=(वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट/वाढ

=(34400 \* (100 / 100)) \* 100 / 100

= Rs.34400/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 34400 \* 82.944

= Rs.2853273.6/-

F) लागतच्या गच्चीचे/खुली बाल्कनी क्षेत्र  
लागतच्या गच्चीचे/खुली बाल्कनी मूल्य30.66 चौ. मीटर  
= 30.66 \* ( 34400 \* 40/100 )  
= Rs.421881.6/-

Applicable Rules

= 3, 18, 19, 14

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य +  
बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी

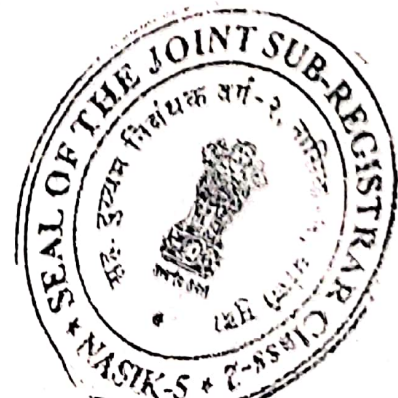
= A + B + C + D + E + F + G + H + I

= 2853273.6 + 0 + 0 + 0 + 0 + 421881.6 + 0 + 0 + 0

= Rs.3275155.2/-

Home

Print



395/5010

शुक्रवार, 31 जुलै 2020 11:02 म.पू.

दस्त गोषवारा भाग-1

नसतन5

दस्त क्रमांक: 5010/2020

दस्त क्रमांक: नसतन5 /5010/2020

वाजार मुल्य: रु. 32,75,155/- मोवदला: रु. 35,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,10,000/-

डु. नि. मह. डु. नि. नसतन5 यांचे कार्यालयात

पावती:5310

पावती दिनांक: 31/07/2020

अ. क्र. 5010 वर दि.31-07-2020

सादरकरणाराचे नाव: श्री. संतोष निवृत्ती पुडे - -

रोजी 11:01 म.पू. वा. हजर. केला.

नोंदणी फी

रु. 30000.00


दस्त हाताळणी फी


रु. 480.00

पृष्ठांची संख्या: 24

एकूण: 30480.00

दस्त हजर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: विक्री करारनामा

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

शिक्षा क्रं. 1 31 / 07 / 2020 11 : 01 : 38 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 31 / 07 / 2020 11 : 02 : 18 AM ची वेळ: (फी)





अनु क्र. पधकाराचे नाव व पत्ता

1 नाव श्री सतीश निवृत्ती पुढे -  
 पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. -  
 शांती विनायक मंदिर पवननगर सिडको नाशिक, महाराष्ट्र, नाशिक.  
 पिन नंबर BUDPP3030R

पधकाराचा प्रकार

निवृत्त वेणार  
 वय :-34  
 स्वाक्षरी:-

*Stuele*



2 नाव श्री सीमा सतीश पुढे -  
 पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. -  
 शांती विनायक मंदिर पवननगर सिडको नाशिक, महाराष्ट्र, नाशिक.  
 पिन नंबर BOLPP2098P

निवृत्त वेणार  
 वय :-30  
 स्वाक्षरी:-

*[Signature]*



3 नाव मे एस. डी. बिन्डकॉन भागीदार श्री. हिरेन  
 पधकाराचा प्रकार  
 पधकाराचे नाव व पत्ता  
 पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. -  
 बक्ष मदीयम बडाळापायडी रोड इंदिरानगर नाशिक, महाराष्ट्र, नाशिक.  
 पिन नंबर ACFFS2156L

निवृत्त वेणार  
 वय :-32  
 स्वाक्षरी:-

*Hiren*



परीत दस्तऐवज करून देणार तयारकृपीत विही करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करतात.  
 सिद्धा क्र.3 ची वेळ: 31/07/2020 11:03:37 AM

ओळख-

धानीत इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

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 पत्ता: जी. पी. ओ. शेजारी अयंबकरोड नाशिक  
 पिन कोड: 422001

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2 नाव विवेक गोकुळभाई जावीया -  
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सिद्धा क्र.4 ची वेळ: 31/07/2020 11:05:14 AM

सिद्धा क्र.5 ची वेळ: 31/07/2020 11:05:17 AM नोंदणी पुस्तक 1 मध्ये

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 ५०१० ..... वर नोंदला.  
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*[Signature]*