

538/905

पावती

Original/Duplicate

Friday, January 24, 2025

नोंदणी क्र.: 39म

12:10 PM

Regn.: 39M

पावती क्र.: 1085 दिनांक: 24/01/2025

गावाचे नाव: पाथडी - 1

दस्तऐवजाचा अनुक्रमांक: नसन6-905-2025

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: चेतन चंद्रकांत फाटे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

12:28 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-6

सह-दुय्यम निबंधक वर्ग-२

नाशिक-६.

बाजार मूल्य: रु.2671500/-

मोवदला रु.3500000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-


डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125237707790 दिनांक: 24/01/2025

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014870048202425E दिनांक: 24/01/2025

वॅकेचे नाव व पत्ता:


मूळ दस्त परत

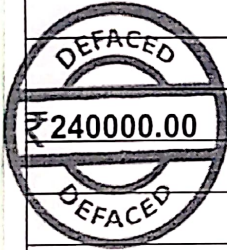


CHALLAN
MTR Form Number-6

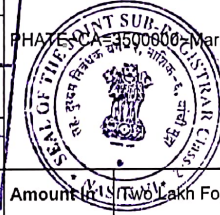


GRN	MH014870048202425E	BARCODE		Date	23/01/2025-13:13:40	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
Office Name	NSK6_NASHIK 6 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ABBF8185B		
Location	NASHIK			Full Name	M/S. BIRARI INFRACON, A PARTNERSHIP FIRM		
Year	2024-2025 One Time			Flat/Block No.	Flat No 501 Vivanta Square Survey No		
				Premises/Building	331/2B/Plot/3		

Account Head Details	Amount In Rs.								
0030046401 Stamp Duty	210000.00	Road/Street	Pathardi 1						
0030063301 Registration Fee	30000.00	Area/Locality	Nashik						
		Town/City/District							
		PIN		4	2	2	0	1	0
		Remarks (If Any)	PAN2=ALSPP1274A~SecondPartyName=MR. CHETAN CHANDRAKANT PHATECA=35006007Marketval=2671500						
		Amount In Words	Two Lakh Forty Thousand Rupees Only						
Total	2,40,000.00	Words							



नसम-६
दस्ता क्र. (२०४/२०२४)
१-२०



Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572025012354006	IK0DCCSIO3		
Cheque/DD No.		Bank Date	RBI Date	23/01/2025-13:24:15	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID : Mobile No. : 9850097889
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-538-905	0008240048202425	24/01/2025-12:10:11	IGR578	30000.00

GRN : MH014870048202425E Amount : 2,40,000.00 Bank : STATE BANK OF INDIA Date : 23/01/2025-13:13:40

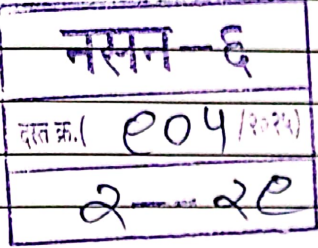

2	(IS)-538-905	0008240048202425	24/01/2025-12:10:11	IGR578	210000.00
Total Defacement Amount					2,40,000.00



CHALLAN
MTR Form Number-6

4



MH014870048202425E		BARCODE		Date	23/01/2025-13:13:40	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Mode of Payment				PAN No.(If Applicable)	ABBF8185B		
Receiver Name NSK6_NASHIK 6 JOINT SUB REGISTRAR				Full Name	MS. BIRARI INFRACON, A PARTNERSHIP FIRM		
Location NASHIK				Flat/Block No.	Flat No 501 Vivanta Square Survey No		
Period 2024-2025 One Time				Premises/Building	331/2B/Plot/3		
Account Head Details		Amount In Rs.					
0046401	Stamp Duty	210000.00	Road/Street	Pathardi 1			
0063301	Registration Fee	30000.00	Area/Locality	Nashik			
				Town/City/District			
				PIN	4	2	2 0 1 0
 				Remarks (If Any)			
				PAN2=ALSPP1274A-SecondPartyName=MR. CHETAN CHANDRAKANT			
				PHATE-CA=3500000-MarketVal=2671500			
				Amount In	Two Lakh Forty Thousand Rupees Only		
Total		2,40,000.00		Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572025012354006	IKDCCS103
Cheque/DD No.				Bank Date	RBI Date	23/01/2025-13:24:15	Not Verified with RBI
Name of Bank				Bank-Branch STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date Not Verified with Scroll			

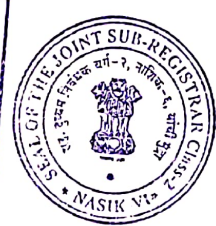
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
दर चालन केवल दुय्यम निबंधक कार्यालयत नोदणी करवावयाच्या दस्तावादी लागू आहे. नोदणी न करवावयाच्या दस्तावादी खदर चालन लागू नाही.

(Handwritten signatures)

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125237707790	Date 23/01/2025
Received from Self, Mobile number 9850097889, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nashik 6 of the District Nashik.	
Payment Details	
Bank Name SBIN	Date 23/01/2025
Bank CIN 10004152025012307368	REF No. 440479044404
This is computer generated receipt, hence no signature is required.	

नसिन-६
दस्त क्र. (२०५ /२०२५)
३-२०



//Shree//

Zone	:	19.9
Village	:	Pathardi-1
Survey No.	:	331/2B/Plot/3
Residential Flat No.	:	501
Rera Carpet Area	:	50.49 Sq. mtrs
Enclosed Balcony Area	:	8.92 Sq. mtrs
Terrace/Balcony	:	12.39 Sq. mtrs
Government Valuation	:	₹ 26,71,500/-
Consideration	:	₹ 35,00,000/-
Stamp Duty	:	₹ 2,10,000/-
Registration Fee	:	₹ 30,000/-

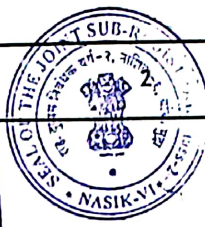
AGREEMENT FOR SALE

This Agreement for Sale made and executed on this 24th day of the month of January in the Christian year Two Thousand Twenty Five at Nashik.

[Handwritten signatures]

(6)

नसम-६
क्र. (२०४ / २०२५)
४ - २९



BETWEEN

M/S. BIRARI INFRACON, A PARTNERSHIP FIRM. PAN: ABBFB8185B,
Address at: 6, Laxmi Building, Vishwadip Society, Gangapur Road, Nashik-422002.

Through Its Partners,

1. MR. ABHIJEET BHIKAN BIRARI, Age: 40 year, Aadhar: 9880-1105-5723.
2. MR. NINAD VIJAY BIRARI, Age: 33 year, Aadhar: 7773-2928-5726.

Hereinafter referred to as the "THE PROMOTER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include all its partners, successor-in-interest, executors, administrators and permitted assignees) of the **FIRST PART.**

AND

MR. CHETAN CHANDRAKANT PHATE, Age: 44 years,
PAN: ALSPP1274A, Aadhar No.: 2512-7269-8416,
Both R/o: Near Gitai Dalan Center, Vivekanand Colony, Rukmini Nagar, Amravati-444606.
Today at Nashik.

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

AND

MRS. PRITI PRAMOD KATYARE, Age: 63 Years
R/o.: 425, Maharashtra Housing Colony, Opp. Shivaji Putla, Satpur, Nashik-422007.

Through her General Power of Attorney Holders,

1. MR. ABHIJEET BHIKAN BIRARI, Age: 40 year, Aadhar: 9880-1105-5723.
2. MR. NINAD VIJAY BIRARI, Age: 33 year, Aadhar: 7773-2928-5726.

Partner of: **M/S. BIRARI INFRACON, A PARTNERSHIP FIRM. PAN: ABBFB8185B,**
Address at: 6, Laxmi Building, Vishwadip Society, Gangapur Road, Nashik-422002.

Hereinafter called the "CONFIRMING PARTY" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, successors-in-interest and permitted assignees) of the **THIRD PART.**

The Promoter, Allottee and Confirming Party shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS, The Promoter is absolutely seized and possessed and is otherwise well and sufficiently entitled to all that piece and parcel of the Non-Agricultural land bearing Survey No. 331/2B/Plot/3 (layout Plot No. 03) area admeasuring 700.00 Sq. Mtrs having N.A. assessment of ₹371.00 Ps. lying and situated at **Village: Pathardi-1, Tal. & Dist. Nashik,** within the limits of Nashik Municipal Corporation and more particularly described in the Schedule-I written hereunder and hereafter referred to as "**Said Property**" for the sake of brevity.

AND WHEREAS, the Confirming Party has purchased Plot No. 03 admeasuring 700.00 Sq. mtrs from Girijashankar Gundaji Orake and Ullas Girijashankar Orake vide Sale Deed dated 21.07.2003 which is duly registered at the office of Sub-Registrar, Nashik-2 at Sr. No. 3725/2003 on 30.07.2003. NOC from ULC department has been obtained. Hence on the basis of said Sale Deed, name of Confirming Party is recorded in the owners column of said Plot No. 03 vide mutation entry no. 9065.

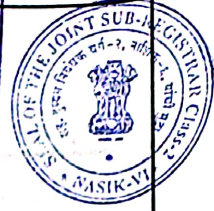
AND WHEREAS, 'Said Property' is converted in to Residential Non Agricultural tenure by the Order of Collector, Nashik bearing Order No. Maha/Kaksha-3/NASR/126/99 dated 05.01.2000.

AND WHEREAS, 'Said Property' is finally approved by the order of Dy. Director, Town Planning Nashik bearing No. NagarRachana Vibhag/Final/B-1/108 dated 24.10.2000.

AND WHEREAS, 'Said Property' is converted in to Commercial Non Agricultural tenure by the Order of Hon'ble Upper Tahsildar, Nashik bearing No. Aastha-1./42-B/S.R./84/2024 dated 22.04.2024. The Hon'ble Tahsildar, Nashik has issued Sanad in respect of said property vide Order No. Aastha-1./42-B/S.R./84/2024 dated 26.04.2024.

AND WHEREAS, the Promoter herein has purchased TDR admeasuring 519.71 Sq. mtrs from DRC No. 1112 vide TDR Sale Deed dated 01.12.2023 from Noorbasar Tayyab Husain Ansari and others. Said TDR Sale Deed is duly registered at the office of Jt. Sub-Registrar, Class-II, Nashik-7 at Sr. No. 13909/2023. Further Promoter herein has also purchased TDR admeasuring 83.95 Sq. mtrs from DRC No. 1126 vide TDR Sale Deed dated 01.12.2023 from Mr. Sunil Lakhanlal Ahuja. Said TDR Sale Deed is duly registered at the office of Jt. Sub-Registrar, Class-II, Nashik-7 at Sr. No. 13916/2023.

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AND WHEREAS, on the basis of above ownership rights, the Confirming party herein was fully authorized to deal and dispose-off the 'Said Property' as per her will. Due to some personal difficulty and want of knowledge and experience of development; it is not possible for the Confirming Party to develop 'Said Property'. Hence she has decided to give 'Said Property' for Development and accordingly the Consenting Party has executed a **Development Agreement and General Power of Attorney dated 15.03.2024** for 'Said Property' in favor of the Promoter for the consideration mentioned therein. Both the documents are duly registered at the office of **Jt. Sub-Registrar, Class-II, Nashik-6 on 16.03.2024 at Sr. No. 2748/2024 and 2749/2024** respectively. (Hereafter referred to as "Said Development Agreement" and "Said GPA"). Said Development Agreement was executed on construction sharing basis by which the Promoter has agreed to give constructed Flats and Shops to the Confirming Party as the consideration of said Development Agreement as mentioned in Annexure-1 of said Development Agreement and the Promoter has retain constructed Flats and Shops as mentioned in Annexure-2 of 'Said Development Agreement'.

AND WHEREAS, on the basis of above mentioned Development Agreement and General Power of Attorney, the Promoter herein has got a legal right and authority to develop 'Said Property'.

AND WHEREAS, The Promoter through their Architect submitted building plan to Nashik Municipal Corporation for approval. At that time, the Promoter herein has paid amount for the Ancillary Premium paid FSI, Development Charges, Drainage Charges, Tree Plantation Charges and Cess Charges. Said building plan is duly approved by the Executive Engineer (Town Planning), Nashik Municipal Corporation, Nashik, under the **Sanction of Building Permit & Commencement Certificate No. Approval No. NMCB/B/2024/APL/13254 on 23/04/2024.**

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects.

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the buildings.

AND WHEREAS, on the basis of above development rights and approved Building Plan, the Promoter has decided to construct a Residential-Cum-Commercial multistoried Building on said property, comprising **Basement Floor + Ground Floor + Mezzanine Floor + 1st to 7th Habitable Floors** as per approved building plan and the said Building shall be known as "VIVANTA SQUARE" (hereafter referred to as "Said Building/Project").

AND WHEREAS, the Promoter has registered the Said Building under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 (hereinafter referred to as "the said Act") with the Real Estate Regulatory Authority at Mumbai bearing **Rera Registration No. P51600077111 dated 23.07.2024.**

AND WHEREAS, the Promoter agrees and undertakes that, they shall not make any changes to the approved building plan except in strict compliance with section 14 of the 'said Act' and other laws as applicable.

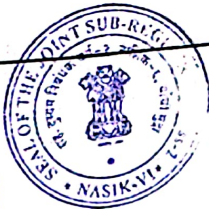
AND WHEREAS, by virtue of the Development rights, the Promoter has exclusive right to sell residential and commercial units coming to their respective individual share from and out of the said building to be constructed by the Promoter on the said property and to enter into Agreement with the Allottee of the Residential and Commercial Units to receive the sale consideration in respect thereof exclusively as per the Terms and Conditions of the 'Said Development Agreement'.

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 Mr. Akash Rajendra Tekale 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;

AND WHEREAS, the authenticated copies of Certificate of Title issued by the advocate of the Promoter, authenticated copies of 7/12 extracts any other relevant revenue record showing the nature of the title of the Confirming Party and Promoter to the Said Property on which the units are constructed or are to be constructed have been annexed hereto.

[Handwritten signatures and initials]

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AND WHEREAS, the authenticated copies of the plans and specifications of the Unit 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 to the plans, the specifications, elevations, sections and of the said building, so as to obtain building Completion Certificate or Occupancy Certificate of the said Building.

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

AND WHEREAS, the Promoter has accordingly commenced construction of the said building in accordance with the said approved building plans.

AND WHEREAS, the Allottee has applied to the Promoter for allotment of Residential Flat No.501 situated at Fifth Floor having Rera Carpet Area 50.49 Sq. Mtrs + Enclosed Balcony Area 8.92 Sq. Mtrs + Terrace/Balcony Area 12.39 Sq. Mtrs in the said Building (more particularly described in the Schedule-II written herein under and hereafter referred to as 'Said Unit')

AND WHEREAS, the Carpet Area of the Said Unit is 50.49 Sq. mtrs and "carpet area" means the net usable floor area of unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said unit for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said unit for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the said unit.

AND WHEREAS, as per 'Said Development Agreement', Said Unit has went into exclusive share of the Promoter and hence the Promoter herein has got exclusive right and authority to enter into this Agreement.

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 has paid to the Promoter a sum of ₹51,000/- (In words Rupees Fifty One Thousand Only), being part payment of the sale consideration of the Said Unit agreed to be sold by the Promoter to the Allottee as advance payment (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 Unit 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 Said Unit.

NOW THEREFOR, 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 Basement Floor + Ground Floor + Mezzanine Floor + 1st to 7th Habitable Floors multistoried building on the Said Property 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 Unit of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

- (a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Said Unit as shown in the building plan annexed hereto for the consideration of ₹35,00,000/- (In words Rupees Thirty Five Lakhs Only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities.(the price of the Said Unit including the

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proportionate price of the common areas and facilities and parking spaces should be shown separately).

- (b) The total aggregate consideration amount for the Said Unit is thus ₹35,00,000/- (In words Rupees Thirty Five Lakhs Only).
- (c) The Allottee has paid on or before execution of this agreement a sum of ₹51,000/- (In words Rupees Fifty One Thousand Only) as advance payment and hereby agrees to pay to the Promoter the balance amount of ₹34,49,000/- (In words Rupees Thirty Four Lakhs Forty Nine Thousand Only) in the following manner:-
 - i. Amount of ₹9,99,000/- to be paid to the Promoter within 15 days of the execution of this Agreement.
 - ii. Amount of ₹5,25,000/- to be paid to the Promoter on completion of the Plinth of the building in which the Said Unit is located.
 - iii. Amount of ₹8,75,000/- to be paid to the Promoter on completion of the slabs including podiums and stilts of the building in which the Said Unit is located.
 - iv. Amount of ₹1,75,000/- to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the Said Unit.
 - v. Amount of ₹1,75,000/- to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the Said Unit.
 - vi. Amount of ₹1,75,000/- to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building in which the Said Unit is located.
 - vii. Amount of ₹3,50,000/- to be paid to the Promoter on completion of the lift, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building in which the Said Unit is located.
 - viii. Balance amount of ₹1,75,000/- against and at the time of handing over of the possession of the Said Unit to the Allottee on or after receipt of occupancy certificate or completion certificate.
- (d) The Total Price above inclusive of Taxes GST Payable on this transaction at the rate as applicable today. Further if GST rate or any taxes are increased on or before completion of the project by all means, said additional GST and other applicable taxes, cess etc. shall be paid by the Allottee from time to time as may be demanded by the Promoter.
- (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 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.
- (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 @ 10% 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.
- (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 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.

[Handwritten signatures and initials]

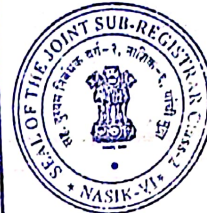
नसिन-६
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(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by Allottee under any head of dues against lawful outstanding, if any, in their name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

- 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Said Unit to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Said Building.
- 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 Unit to the Allottee and the common areas to the association of the Allottee after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 2532.47 square meters and Promoter has planned to utilize Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Unit 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 Said Unit 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 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 installments, the Promoter shall at 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 at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.
Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Said Unit which may till then have been paid by the Allottee to the Promoter.
5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Said Unit as are set out in Schedule-III.
6. The Promoter shall give possession of the Said Unit to the Allottee on or before 31.05.2027. If the Promoter fails or neglects to give possession of the Said Unit to the Allottee on account of reasons beyond his control and of its agents by the aforesaid

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date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Said Unit 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.

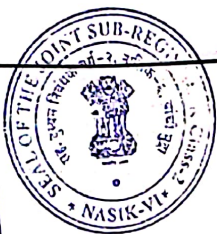
Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Said Unit on the aforesaid date, if the completion of building in which the Said Unit is to be situated is delayed on account of -

- (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 the 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 Said Unit to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree 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 Said Unit within 15 days of the written notice from the Promoter to the Allottee intimating that the Said Unit is ready for use and occupancy:
- 7.3 Failure of Allottee to take Possession of said unit: Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Said Unit 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 Unit to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of five years from the date of handing over the Said Unit to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Said Unit or the building in which the Said Unit are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
8. The Allottee shall use the Said Unit or any part thereof or permit the same to be used only for residential purpose only and no commercial activities of whatsoever nature such as running of mess, tailoring, beauty parlor etc. shall be allowed in the Said Unit.
9. The Allottee along with other Allottees of units in the building shall join in forming and registering the Society or Association to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any; changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority.
- 9.1 The Promoter shall, within three months of registration of the Society or Association, as aforesaid, cause to be transferred to the Society or Apartment all the right, title and the interest of the Promoter and/or the owners in the said structure of the Building in which the said Unit is situated.
- 9.2 The Promoter shall, within three months of registration of the Society/Apartment, as aforesaid, cause to be transferred to the Apex body all the right, title and the interest of the Promoter and/or the owners in the project land on which the building is constructed.
- 9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Said Unit 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 Said Unit) of outgoings

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in respect of the project land and Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building. Until the Society or Apartment is formed and the said structure of the building 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 share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of per month towards the outgoings as may be decided by the Promoter. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until Apartment Declaration of the building is executed as aforesaid. On such execution of Apartment Declaration, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to Said Unit.

10. The Agreed Consideration amount is inclusive of the following amounts :-

- (i) Amount as per Proportionate share for formation Apartment.
- (ii) ₹50,000/- for deposit towards provisional monthly contribution towards outgoings of Apartment.
- (iii) ₹50,000/- for towards Water, Electric, and other utility and services connection charges.
- (iv) A sum of ₹ 15,000/- for meeting all legal costs, charges and expenses, including professional costs of Advocates of the Promoter in connection with formation of the said Apartment and for preparing its rules, regulations and bye-laws.

11. At the time of registration of conveyance of the structure of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Apartment on such conveyance or any document or instrument of transfer in respect of the structure of the said Building. At the time of registration of conveyance of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body.

12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

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

- i. The Project land is of clear and marketable title; 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 is are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said building, project land and said building shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said building, project land, 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 Unit 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 Unit 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 Allottee the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the Association of the Allottee;

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- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said building 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.
13. The Allottee with intention to bring all persons into whosoever hands the Said Unit may come, hereby covenants with the Promoter as follows:-
- i. To maintain the Said Unit at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Said Unit is taken and shall not do or suffer to be done anything in or to the said building in which the Said Unit is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said building in which the Said Unit is situated and the Said Unit itself or any part thereof without the consent of the local authorities, if required.
 - ii. Not to store in the Said Unit 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 Said Unit 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, common passages or any other structure of the building in which the Said Unit is situated, including entrances of the building in which the Said Unit is situated and in case any damage is caused to the building in which the Said Unit is situated or the Said Unit on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach. To carry out at his own cost all internal repairs to the said Unit and maintain the Said Unit 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 Said Unit is situated or the Said Unit 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.
 - iii. Not to demolish or cause to be demolished the Said Unit 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 Said Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Said Unit is situated and shall keep the portion, sewers, drains and pipes in the Said Unit 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 Said Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Said Unit without the prior written permission of the Promoter and/or the Society or Apartment.
 - iv. 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 Said Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
 - v. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the project land and the building in which the Said Unit is situated.
 - vi. Pay to the Promoter within fifteen days of demand by the Promoter, 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 Said Unit is situated.
 - vii. 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 Said Unit by the Allottee for any purposes other than for purpose for which it is sold.
 - viii. 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 Said Unit until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

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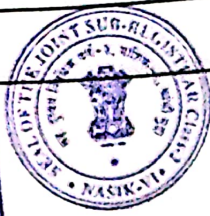
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- ix. The Allottee shall observe and perform all the rules and regulations which the Society or Apartment may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the units 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 lay down by the Society/Apartment regarding the occupancy and use of the Said Unit 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.
- x. Till a conveyance of the structure of the building in which Said Unit is situated is executed in favour of Society/Apartment, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.
- xi. Till a conveyance of the project land on which the building in which Said Unit is situated is executed in favour of Society/Apartment, 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.

14. 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 Society or Association towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

15. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said units or of the said property and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Said Unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society /Apartment or other body and until the project land is transferred to Society/Apartment as hereinbefore mentioned.

16. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the Said Unit and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such unit.

17. 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 fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

18. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment, as the case may be.

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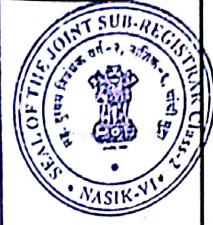
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19. RIGHT TO AMEND:

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

20. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEE/PURCHASER:

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 Allottee of the Apartment, in case of a transfer, as the said obligations go along with the Said Unit for all intents and purposes.

21. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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 thereunder 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.

22. 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 in Project, the same shall be in proportion to the carpet area of the Said Unit to the total carpet area of all the units in the Project.

23. FURTHER ASSURANCES:

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

24. PLACE OF EXECUTION:

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

25. The Allottee and/or Promoter shall present this Agreement as well as the Deed of Apartment 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.

26. 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/Under Certificate of Posting at their respective addresses specified below:

MR. CHETAN CHANDRAKANT PHATE (Allottee)
R/o: Near Gitai Dalan Center, Vivekanand Colony, Rukmini Nagar, Amravati-444606.

&

M/S. BIRARI INFRACON, A PARTNERSHIP FIRM. (Promoter)
Address at: 6, Laxmi Building, Vishwadip Society, Gangapur Road, Nashik-422002.

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

27. JOINT ALLOTTEES:

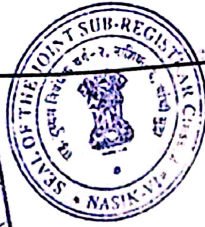
That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

28. STAMP DUTY AND REGISTRATION:

The charges towards Stamp Duty and Registration Fee of this Agreement shall be borne by the Promoter.

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29. DISPUTE RESOLUTION:

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the sole arbitrator appointed as per the provisions of Arbitration & Conciliation Act, 1996 and amendments thereto and/or Maha-Rera Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

30. GOVERNING LAW:

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

The Allottee herein has agreed to purchase the said unit as laid down in Article 5(ii)(g-a) of the Bombay Stamp Act 1958 & hence it is entitled to adjust the stamp duty to the Agreement against the duty payable to the Agreement by the Allottee herein to the subsequent Allottee/Purchaser as per provision of the said clause Article 5(ii)(g-a).

HENCE THIS AGREEMENT FOR SALE.

SCHEDULE-I OF SAID PROPERTY

All that piece and parcel of the property of Non-Agricultural land bearing Survey No. 331/2B/Plot/3 (Layout Plot No.3) admeasuring 700.00 Sq. Mtrs, having N.A. assessment of ₹371.00 Ps. lying and situated Village: Pathardi-1, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation. Said Property is bounded by:-

On or towards East	:	30 meter wide Road.
On or towards West	:	Plot No. 05.
On or towards North	:	Plot No. 04.
On or towards South	:	9 meter wide Road.

All the "Said Property" together with all things appurtenant thereto and all rights of access and easement thereof and along with the rights of TDR.

SCHEDULE-II OF SAID UNIT

All that piece and parcel of the property for Residential Flat, proposed to be constructed on the aforesaid property as mentioned in the Schedule-I hereinabove bearing Flat No.501 situated at Fifth Floor having Rera Carpet Area 50.49 Sq. Mtrs + Enclosed Balcony Area 8.92 Sq. Mtrs + Terrace/Balcony Area 12.39 Sq. Mtrs along with undivided proportionate ownership in the land and right to use, utilize and enjoy common areas and facilities in the building known as "VIVANTA SQUARE". Said Unit is bounded as follows: -

On or towards East	:	Duct, Lobby, Staircase & Adj. Flat No. 504
On or towards West	:	Side Marginal Space of the Building
On or towards North	:	Duct, Lift & Adj. Flat No. 502
On or towards South	:	Side Marginal Space of the Building

The price/consideration of Said Unit is fixed based on the Carpet Area only. The Promoter herein has not accepted any amount towards/against the allotment of any type of Parking Area to the Allottee.

SCHEDULE-III AMENITIES TO BE PROVIDED IN THE 'SAID UNIT'

- R.C.C. Framed Structure considering Earth quake forces.
- External Wall 6" thick, Internal Wall 4" thick' in red bricks or AAC blocks.
- Double coat external plaster with Apex paint.
- Putty Finished Internal Plaster with Plastic Paint.
- Good quality Marbonite flooring, (RAK, KAJARIA, NITCO or Equivalent).
- Black Granite Kitchen platform with stainless steel sink.
- Lintal Leval glazed tiles of 300x450 sizes for all toilets and Kitchen.
- Granite Door frames with polishing for toilet.
- ¾" 3 track Anodized Aluminum sliding windows with M.S. safety Grill.
- Water proof flush door with laminate from both sides.
- Main door with both side laminated decorative sheet and total brass fittings.
- Bathroom and Toilet with Waterproof foam sheet from inside and concealed plumbing, good quality fixtures, (Asian make or equivalent).
- Concealed electrical fitting with copper wiring and MDS Branch switches.
- Cable connection in Living room and Master Bed Room.
- Municipal water supply and boring water arrangement.

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- Parking space for each flat finished with flooring.
- Branded Lift with battery backup facility. (KONE, JHONSON, ROYAL STAR make)
- Rain Water Harvesting will be done as per rules and regulations.

If any additional amenities will be required by the Allottee, they have to pay separately for the additional cost of the Labor and material.

**SCHEDULE-IV (A)
COMMON AREAS AND RESTRICTED AREAS**

Following areas and facilities shall be common for all the unit holders:

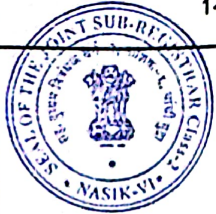
1. Two wheeler, bicycle and four wheeler parking area situated at basement of the building shall be common amongst the residential units. Any four wheeler parking area allotted to any unit holder for his exclusive use shall be restricted area for the other unit holders.
2. The entire basement area of the building shall be restricted area for any owner and occupant of the commercial premises in the building.
3. Parking area in front of the commercial units shall be for the common use of the owners and occupants of commercial units and shall be restricted common area for the owners and occupants of the residential unit holders.
4. Lift, staircase, passages, lobbies and entry lobbies of the building shall be common areas for residential units.
5. The entire electrification and plumbing network throughout the building, sanitary outlet network, drainage line and network, duct, peat, chambers shall be restricted common area.
6. The Terrace on top of the building shall for the common use of the residential unit holders only.
7. The underground water tank and overhead water tank shall be restricted common area for residential and commercial unit holders.
8. The toilet if provided at ground floor shall be for watchmen/s, servants of the building and hence common area between the residential unit holders.
9. Any solar panels and all the instruments thereof including the electrical network, installed if any, shall be for the common electricity of all common areas and hence shall be restricted common areas for all unit holders.
10. Commercial unit holders shall be provided access from lift or staircase to the upper terrace for maintenance and up-keeping of water tank separately constructed for the exclusive use of commercial unit holders and also for related electric and plumbing network.

**SCHEDULE-IV (B)
OF COMMON EXPENDITURES**

1. All unit holders shall contribute proportionately towards the common expenses like bill for common water connection, bill for common electric connection, salary of watchmen, sweeper etc.
2. Expenses for the maintenance, repairs and up keeping of the total Building and of all or any common areas and facilities shall be contributed in the EQUAL ratio between the unit holders.
3. The residential unit holders shall contribute proportionately for the payment of residential revenue (NA) tax and the commercial unit holders shall contribute proportionately for the payment of commercial revenue (NA) tax of the said property and shall pay said tax till the month of July in every year.
4. Salaries for any other persons, servants, staffs, agency appointed for the residential part of said building, and maintenance and repairs of Lift, battery back-up, wiring, gates and all works relating to the lift shall be commonly borne by residential unit holders.
6. The residential unit holders shall contribute for the repairing and maintenance of the flooring of staircase, passages, parking spaces, main gates, compound wall and etc. situated with the residential part of the building and the commercial unit holders shall contribute for the repairing and maintenance of the flooring of common staircase, passages, parking spaces and etc. situated with the commercial part of the building.
7. Any solar panels and all the instruments thereof including the electrical network, installed if any, shall be for the common electricity of all common areas including the holders shall bear the cost of Maintenance, up-keeping and replacement of such solar panels and all its instruments.
8. Any other use as decided mutually by the members of Ultimate Organization.

Handwritten signatures and initials on the left margin.

पान ३
दि. २०४२०२५
१६-२९



PAYMENT MADE BY THE ALLOTTEE

RECEIPT

Received on or before execution of this Agreement from the within named Allottee a sum of ₹51,000/- (In words Rupees Fifty One Thousand Only) as earnest Money/Part Payment towards to agreed consideration of Said Unit as follows:

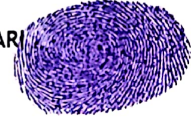
AMOUNT	PARTICULARS
₹51,000/-	(In words Rupees Fifty One Thousand Only) paid by the Allottee by way of Cheque bearing No. 00012 drawn on Bank of Baroda, Indiranagar Branch, in the name of the Promoter.

₹51,000/- (In words Rupees Fifty One Thousand Only)

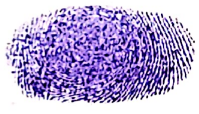
The Promoter hereby release and discharge the Allottee from the liability of the same. The remaining/balance amount of ₹34,49,000/- shall be paid by Allottee as per the payment schedule as above and time shall always be essence of contract. The Allottee may avail loan facility from any financial institutions and/or themselves for the same.

IN WITNESS WHEREOF PARTY'S HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS AGREEMENT FOR SALE AT NASIK IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED
BY THE WITHIN NAMED "THE PROMOTER"
M/S. BIRARI INFRACON, A PARTNERSHIP FIRM.
Through Its Partners,
1. MR. ABHIJEET BHIKAN BIRARI

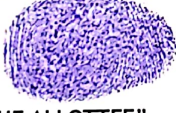


2. MR. NINAD VIJAY BIRARI

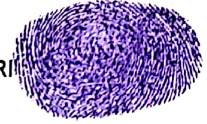


I/We have read and understood the conditions incorporated in this Agreement. The copy of this Agreement was given to me/us well in advance and I/we have signed by fully reading and understanding contents thereof in vernacular. I/We hereby accept the same.

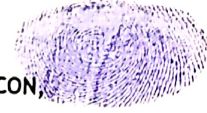
SIGNED AND DELIVERED
BY THE WITHIN NAMED "THE ALLOTTEE"
MR. CHETAN CHANDRAKANT PHATE



SIGNED AND DELIVERED
BY THE WITHIN NAMED "THE CONFIRMING PARTY"
MRS. PRITI PRAMOD KATYARE
Through her GPA Holders,
1. MR. ABHIJEET BHIKAN BIRARI



2. MR. NINAD VIJAY BIRARI
Partners of: M/S. BIRARI INFRACON,
A PARTNERSHIP FIRM



In the presence of:

1. Signature :
Name : Harshad S. Raut
Address : Samarth Nagar
Nashik

2. Signature :
Name : Kalpen S. Gailwad
Address : Nashik

गाव :- प
-ID : 348131450
पदवी भो
एक व आकारण
एक आर.चौ.मी
मृषिक क्षेत्र
ती ७.००.००
ती ३७९.००
पी

केसफार क्र : (८२७)



नसिन-६
क्र. क्र. (२०५ / २०२५)
१७-२०



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- पाथर्डी-१ (१४४२३३)

तालुका :- नाशिक

जिल्हा :- नाशिक



U-D : 34813145086

भुमापन क्रमांक व उपविभाग ३३१/२४/प्लॉट/३

34813145086

गा पदवी भोगवटदार वर्ग -१

शेताचे स्थानीक नाव :

एकक व आकारणी	खाते क्र.	भोगवटदाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
एकक आर.चौ.मी	७०७८	प्रिती प्रमोद कटयारे	७.००.००	३७१.००		(८२७६)	कुळाचे नाव व खंड
कृषिक क्षेत्र							इतर अधिकार
पती ७.००.००							[इतर] (३४४६६)
पती ३७१.००							[ना ज.क.म. सन्तरे तलेगाव दाभाडे गोजवेमणीक प्लॉट] (३४४६६)
रणी							[सदर मुखंड १०% अधिमूल्य भरले कारणी ना.ज.क.म. कायद्यातून मुक्ती] (३४४६६)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ३४४६६ व दिनांक : ०६/०१/२०२४
							सीमा आणि भुमापन चिन्हे :

पुणे जिल्हा भूमि विभाग
ई महा भूमि

फेरफार क्र : (८२७६) (८३७७) (९०६५) (२५८४०)

सदर सर्वे हा नगर भुमापन हद्दीत आहे.



हा गाव नमुना क्रमांक ७ दिनांक ०६/०१/२०२४ ०१:२४:५६ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर व कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डारनलोड दि. : १०-१२-२०२४ : १५:५८:४२ PM. वैधता पडताळणीसाठी <https://digitalsatbra.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2011100001594949 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

Digitally signed



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



Building Permit No - 222487
Proposal Code : NMCB-23-91199

Permit No. : NMCB/B/2024/APL/1325
Date : 23/04/2024

Building Name :	VIVANTA SQUARE(Mixed)	Floors :	BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR MEZZANINE FLOOR,TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH FLOOR
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To,

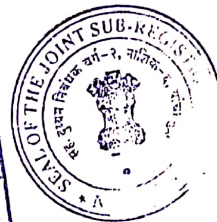
- i) Birari Infracon, Abhijeet Bhikan Birari, Vidya Bhikan Birari, Priyanka Deepak Birari, Ninad Vijay Birari, PLOT NO.-3, S. NO.- 331/2B/PLOT/3, SHIWAR- PATHARDI, NASHIK
- ii) Akash Tekale (Architect)

Sir/Madam,

With reference to your application No **NMCB202305920**, dated **02-11-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with -, to carry out development work / Building on Plot No **3**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S. NO.- 331/2B/PLOT/3**, Final Plot No. **3**, Sector No. , Mouje **PATHARDI** situated at Road / Street , Society . 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. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. To obtain all the necessary NOC/permission from any other concern offices(both Central and State Government) is solely responsibility of owner. Such NOCs to be submitted to authority before while applying for occupancy certificate
14. Petrol pump permission subjected to condition to acquire NOC of Chief controller of explosives
15. Authority will not supply water for construction.
16. 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.

नसम-६
क्र. (२०४ /२०२४)
१८-२९





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



Permit No - 222487
Postal Code : NMCB-23-91199

Permit No. : NMCB/S/2024/APL/13254
Date : 23/04/2024

- 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)
- TDR loaded 359.89.00 sq. m. which is utilized from DRC no 1112 Dated 29/08/2023 vide formula $359.89 \times \frac{12000}{7200} = 599.71$ sq. m and - TDR loaded 60.17 sq. m. which is utilized from DRC no 1128 Dated 29/11/2023 vide formula $60.17 \times \frac{12000}{86100} = 83.95$ sq. m and - TDR loaded 25.00 sq. m. which is utilized from DRC no 1128 Dated 05/01/2024 vide formula $25 \times \frac{12000}{21000} = 14.28$ sq. m. (Total TDR 445.00 sq. m) TDR area utilized from the same. Necessary and required fire and emergency services should be installed and commence as per amendment in national building code of India-2020, as per Maharashtra Govt gazette dt dated 11/05/2023, before applying for occupancy certificate, and final NCC to be produced. Commencement N.A order to be produced prior to occupancy certificate. Vacant plot tax paid receipt to be produced. Owner responsibility at the time of basement excavation care taken at the time of digging.
- Title This permission is given on the strength of DRC No 1128 Dt 29/11/2023 and 60.17sq.M TDR area utilized from the same. Total TDR Loaded 60.17sq mt which is utilized from DRC No 1128 dt 29/11/2023 vide formula $60.17 \times \frac{12000}{86100} = 83.95$ sq. mt. TDR area utilized from the same Title This permission is given on the strength of DRC No 1112 Dt 29/08/2023 and 359.89sq.M TDR area utilized from the same. Total TDR Loaded 359.89sq mt which is utilized from DRC No 1112 dt 29/08/2023 vide formula $359.89 \times \frac{12000}{7200} = 599.71$ sq. mt. TDR area utilized from the same Title This permission is given on the strength of DRC No 1128 Dt 05/01/2024 and 25sq M TDR area utilized from the same. Total TDR Loaded 25sq mt which is utilized from DRC No 1128 dt 05/01/2024 vide formula $25 \times \frac{12000}{21000} = 14.28$ sq. mt. TDR area utilized from the same

Signature valid

Digitally signed by **Executive Engineer**, DN: cn=**Executive Engineer**, o=**Nashik Municipal Corporation**, email=**Executive Engineer@nashikmunicipalcorporation.org**, c=**IN**

Executive Engineer,
Nashik Municipal Corporation,



Scan QR code for verification of authenticity.

नसन-६
सं. क्र. १०५ / २०२४
१९-४९



नसम-६
दस्तावेज क्र. (२०४/२०२४)
२०-२९



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 :
P51600077111

**Project: VIVANTA SQUARE , Plot Bearing / CTS / Survey / Final Plot No.:S. No. 331/2B/Plot/3 Final Plot No. 3at
Nashik (M Corp.), Nashik, Nashik, 422009;**

1. Birari Infracon having its registered office / principal place of business at Tehsil: **Nashik**, District: **Nashik**, Pin: **422002**.
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 **23/07/2024** and ending with **31/05/2027** 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 7/23/2024 1:06:59 PM

Dated: 23/07/2024
Place: Mumbai

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



16/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 6

दस्त क्रमांक : 2748/2024

नोंदणी :

Regn:63m

गावाचे नाव : पाथर्डी - 1

(1) विलेखाचा प्रकार विकसनकरारनामा
 (2) मोवदला 13784600
 (3) बाजारभाव (भाडेपट्टयाच्या याबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 30311600

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक, पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मोजे पाथर्डी-1 या गावाचे शिवारातील विनशेती मिळकत यांसी भुमापन क्रमांक व उपविभाग: 331/2ब/प्लॉट/3 (मंजूर ले-आऊट प्लॉट नं. 03) यांसी क्षेत्र 700.00 चौ. मी. यांसी विनशेती आकार रु. 371.00 पैसे, अशी दरोबस्त मिळकत. (Survey Number : 331/2ब/प्लॉट/3 ;)

(5) क्षेत्रफळ

1) 700.00 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 अनन्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- प्रिती प्रमोद कळारे वय:- 63; पत्ता:- प्लॉट नं: 425, माळा नं: ,, इमारतीचे नाव: महाराष्ट्र होसिंग कॉलनी, ब्लॉक नं: शिवाजी पुतळयासमोर, रोड नं: सातपूर नाशिक, महाराष्ट्र, णास:ई.क्र. पिन कोड:-422007 पॅन नं:-AHXPK9613K
 2): नाव:- रोहित प्रमोद कळारे वय:- 46; पत्ता:- प्लॉट नं: 302/ए-3, माळा नं: ,, इमारतीचे नाव: स्वरंगंगा सोसायटी, ब्लॉक नं: वाय सी एम, हॉस्पिटल जवळ, रोड नं: वल्लभ नगर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411018 पॅन नं:-AMVPK0116E
 3): नाव:- रोहन प्रमोद कळारे वय:- 41; पत्ता:- प्लॉट नं: सी-1, माळा नं: ,, इमारतीचे नाव: 102 उमंग प्रिमो, ब्लॉक नं: आईव्हि इस्टेट, रोड नं: बाघोली पुणे, महाराष्ट्र, पुणे. पिन कोड:-412207 पॅन नं:-BKOPK5790E

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मे. विरारी इन्फोकॉन्ट भागीदारी फर्म तर्फे भागीदार अभिजित भिकन विरारी वय:-; पत्ता:- प्लॉट नं: 6, माळा नं: ,, इमारतीचे नाव: लक्ष्मी विल्डींग, ब्लॉक नं: विश्वदिप सोसायटी, रोड नं: गंगापूर रोड नाशिक, महाराष्ट्र, णास:ई.क्र. पिन कोड:-422002 पॅन नं:-ABBFB8185B
 2): नाव:- मे. विरारी इन्फोकॉन्ट भागीदारी फर्म तर्फे भागीदार निनाद विजय विरारी वय:-; पत्ता:- प्लॉट नं: 6, माळा नं: ,, इमारतीचे नाव: लक्ष्मी विल्डींग, ब्लॉक नं: विश्वदिप सोसायटी, रोड नं: गंगापूर रोड नाशिक, महाराष्ट्र, णास:ई.क्र. पिन कोड:-422002 पॅन नं:-ABBFB8185B

(9) दस्तऐवज करून दिल्याचा दिनांक 15/03/2024

(10) दस्त नोंदणी केल्याचा दिनांक 16/03/2024

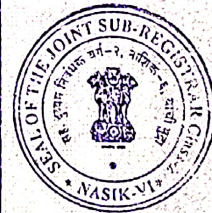
(11) अनुक्रमांक, खंड व पृष्ठ 2748/2024

(12) बाजारभावप्रमाणे मुद्रांक शुल्क 1515600

(13) बाजारभावप्रमाणे नोंदणी शुल्क 30000

(14) श्रेण

नसतन-६
दस्त क्र. (२०४ / २०२४)
२९-२९

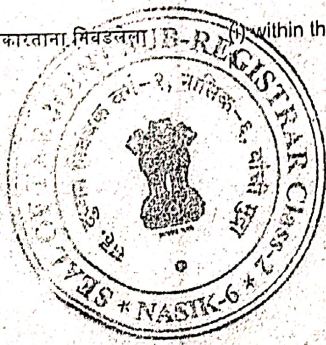


मुल्यांकनासाठी विचारात घेतलेला तपशील:-

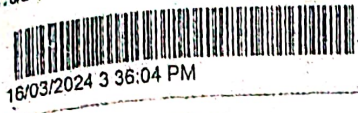
मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

मुद्रांक शुल्क आकारताना मिळवलेला अनुच्छेद :-

within the limits of any Municipal Corporation or any Cantonment area annexed to



सूची क्र. II
 नोंदणी नंबरची प्रथम प्रत
 अस्थाय बरहुकुम लवकल
 दुय्यम निबंधक वर्ग-२.
 नाशिक-६



दस्त क्रमांक : नसिन6/2749/2024
दस्ताचा प्रकार :- जनरल पाँवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव: अभिजित भिकन विरारी भागीदार मे. विरारी इन्फ्राकॉन भागीदारी फर्म पत्ता: प्लॉट नं: 6, माळा नं: .. इमारतीचे नाव: लक्ष्मी विल्डींग , ब्लॉक नं: विश्वदिप सोसायटी , रोड नं: गंगापूर रोड नाशिक, महाराष्ट्र, शास: ई.क. पिन नंबर: ABBFB8185B	पाँवर ऑफ अॅटर्नी होल्डर वय :- स्वाक्षरी		<input checked="" type="checkbox"/>
2	नाव: निनाद विजय विरारी भागीदार मे. विरारी इन्फ्राकॉन भागीदारी फर्म पत्ता: प्लॉट नं: 6, माळा नं: .. इमारतीचे नाव: लक्ष्मी विल्डींग , ब्लॉक नं: विश्वदिप सोमायटी , रोड नं: गंगापूर रोड नाशिक, महाराष्ट्र, शास: ई.क. पिन नंबर: ABBFB8185B	पाँवर ऑफ अॅटर्नी होल्डर वय :- स्वाक्षरी		<input checked="" type="checkbox"/>
3	नाव: प्रिती प्रमोद कट्यारे पत्ता: प्लॉट नं: 425, माळा नं: .. इमारतीचे नाव: महाराष्ट्र हौसिंग कॉलनी, ब्लॉक नं: शिवाजी पुतळयासमोर , रोड नं: सातपूर नाशिक, महाराष्ट्र, शास: ई.क. पिन नंबर: AHXPK9613K	कुलमुखत्यार देणार वय :- 63 स्वाक्षरी		<input checked="" type="checkbox"/>
4	नाव: रोहित प्रमोद कट्यारे पत्ता: प्लॉट नं: 302/ए-3, माळा नं: .. इमारतीचे नाव: स्वरंगगा सोसायटी, ब्लॉक नं: बाय.सी.एम. हॉस्पिटल जवळ, रोड नं: वल्लभ नगर पुणे, महाराष्ट्र, पुणे. पिन नंबर: AMVPK0116E	कुलमुखत्यार देणार वय :- 46 स्वाक्षरी		<input checked="" type="checkbox"/>
5	नाव: रोहन प्रमोद कट्यारे पत्ता: प्लॉट नं: सी-1, माळा नं: .. इमारतीचे नाव: 102 उमंग प्रिमो, ब्लॉक नं: आईव्हि इस्टेट, रोड नं: चाधोली पुणे, महाराष्ट्र, पुणे. पिन नंबर: BKOPK5790E	कुलमुखत्यार देणार वय :- 41 स्वाक्षरी		<input checked="" type="checkbox"/>

वरील दस्तऐवज करून देणार तथाकथीत जनरल पाँवर ऑफ अॅटर्नी चा दस्त एवज करून दिव्याचे कबुल करताना
शिक्का क्र.3 ची वेळ: 16 / 03 / 2024 03 : 35 : 35 PM

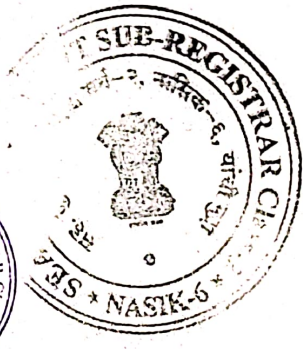
ओळख:-
नदर हमम हुप्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीग: ओळखतात, व त्यांची ओळख पटयितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	दस्ता प्रमाणित
1	नाव: एंड. भारती नुरेश भालशंकर वय: 31 पत्ता: 2 विश्वाकार भाभानगर नासिक पिन कोड: 422011	स्वाक्षरी	<input checked="" type="checkbox"/>

शिक्का क्र.4 ची वेळ: 16 / 03 / 2024 03 : 35 : 52 PM

Joint S.R. No. 2749/2024
नाशिक-६.

नसिन-६
दस्त क्र. (२०५ / २०२५)
२२-२९



नसमन-६
 दस्त क्र. (2082 / 2024)
 96 - 89



नसमन-६
 दस्त क्र. (२०४ / २०२४)
 २३ - २०



जोडपत्र नं. 2 (अ)

लिहून घेणार विकासक यांचे हिश्यात आलेल्या बांधीव शाँप मिळकतींचे वर्णन:-

युनिट टाईप	शाँप नं.	मजला	रेरा चटई क्षेत्र चौ. मी. (ग्राऊंड + मॅझेनाईन)
शाँप्स	01	तळ+मॅझेनाईन	33.43
	02		24.59
	03		24.41

जोडपत्र नं. 2 (ब)

लिहून घेणार विकासक यांचे हिश्यात आलेल्या बांधीव फ्लॅट्स मिळकतींचे वर्णन:-

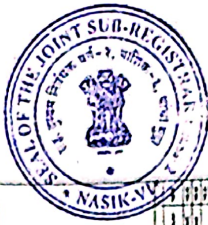
युनिट टाईप	फ्लॅट नं.	मजला	रेरा चटई क्षेत्र चौ. मी.	बंदीस्त बाल्कनी क्षेत्र चौ. मी.	टेरेस/बाल्कनी क्षेत्र चौ. मी.
फ्लॅट्स	101	पहिला व मॅझेनाईन	50.49	8.92	12.39
	102		48.60	16.78	14.20
	201	दुसरा	50.49	8.92	12.39
	202		48.60	16.78	14.20
	203		55.09	11.59	12.76
	204		62.43	12.67	13.18
	301	तिसरा	50.49	8.92	12.39
	302		48.60	16.78	14.20
	303		55.09	11.59	12.76
	304		62.43	12.67	13.18
	401	चौथा	50.49	8.92	12.39
	402		48.60	16.78	14.20
	403		55.09	11.59	12.76
	404		62.43	12.67	13.18
	501	पाचवा	50.49	8.92	12.39

Handwritten signatures and notes on the left margin.

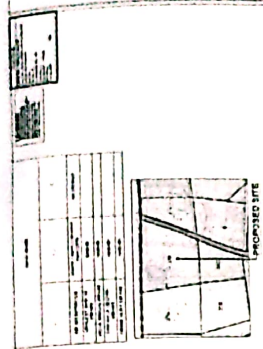
Handwritten signatures and notes at the bottom of the page.

28

नमन-६
 क्र. २०४/२०२३
 २४-२९



Signature
 Date



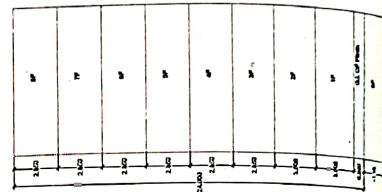
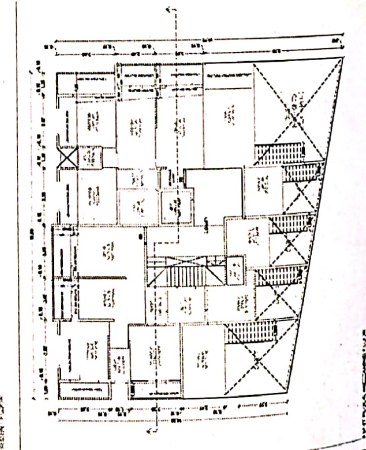
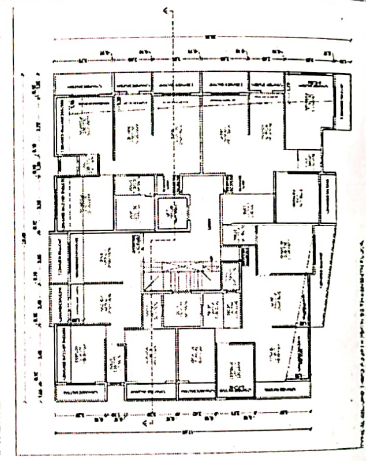
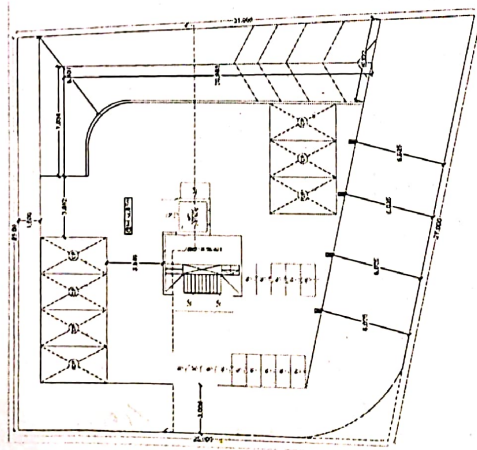
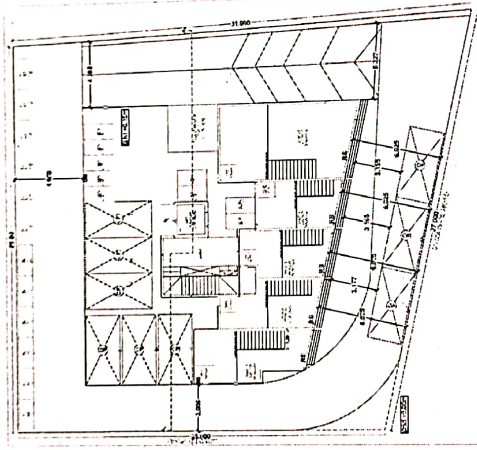
NO. OF FLOOR	FLOOR AREA	COVERED AREA				UNCOVERED AREA				TOTAL AREA	TOTAL AREA	TOTAL AREA
		COVERED	UNCOVERED	COVERED	UNCOVERED	COVERED	UNCOVERED	COVERED	UNCOVERED			
GROUND FLOOR	147.80	147.80	0.00	0.00	0.00	0.00	0.00	0.00	147.80	0.00	147.80	
FIRST FLOOR	274.42	274.42	0.00	0.00	0.00	0.00	0.00	0.00	274.42	0.00	274.42	
SECOND FLOOR	178.40	178.40	0.00	0.00	0.00	0.00	0.00	0.00	178.40	0.00	178.40	
BASEMENT FLOOR	274.42	274.42	0.00	0.00	0.00	0.00	0.00	0.00	274.42	0.00	274.42	
Total	875.04	875.04	0.00	0.00	0.00	0.00	0.00	0.00	875.04	0.00	875.04	

NO.	DESCRIPTION	AREA	TYPE	REMARKS
1	COVERED AREA	875.04	SQ. FT.	
2	UNCOVERED AREA	0.00	SQ. FT.	
3	TOTAL AREA	875.04	SQ. FT.	

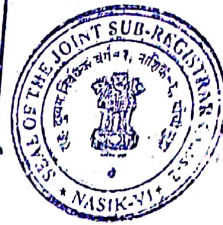
NO.	DESCRIPTION	AREA	TYPE	REMARKS
1	COVERED AREA	875.04	SQ. FT.	
2	UNCOVERED AREA	0.00	SQ. FT.	
3	TOTAL AREA	875.04	SQ. FT.	

NO.	DESCRIPTION	AREA	TYPE	REMARKS
1	COVERED AREA	875.04	SQ. FT.	
2	UNCOVERED AREA	0.00	SQ. FT.	
3	TOTAL AREA	875.04	SQ. FT.	

NO.	DESCRIPTION	AREA	TYPE	REMARKS
1	COVERED AREA	875.04	SQ. FT.	
2	UNCOVERED AREA	0.00	SQ. FT.	
3	TOTAL AREA	875.04	SQ. FT.	



नसम-६
क्र.सं. (२०५/२०२५)
२५-२२



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABFBF8185B

नाम / Name
BIRARI INFRACON

निगमन/गठन की तारीख
Date of Incorporation/Formation
22/07/2023

Mishra *Sulau*

भारत सरकार
GOVERNMENT OF INDIA

अभिजीत भिखन बिरारी
Abhijeel Bhikan Birari
जन्म वर्ष / Year of Birth : 1984
पुरुष / Male

9880 1105 5723

भारत सरकार
GOVERNMENT OF INDIA

निनाद शंभू बिरारी
Ninad Shambhu Birari
जन्म वर्ष / Year of Birth : 1992
पुरुष / Male

7773 2928 5726

आधार - सामान्य माणसाचा अधिकार

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

एतान फाटे
ETAN PHATE
जन्म वर्ष / Year of Birth : 30/08/1980
स्थायी लेखा संख्या
Permanent Account Number
SPP1274A

2512 7269 8416

भारत सरकार
Government of India

चेतन चंद्रकांत फाटे
Chetan Chandrakant Phate
जन्म तारीख / DOB : 30/08/1980
पुरुष / Male

2512 7269 8416



ADVOCATE
Bar Council of Maharashtra & Goa
HIGH COURT, BOMBAY



Name : BHALSHANKAR BHARTI SURESH
 Residence : NASHIK, Dist. NASHIK
 Roll No. : MAH/1824/2021
 Enrolled On : 01-02-2021
 Date Of Birth : 02-02-1990
 196174 500000110063

Suresh

Bhalshankar

CHAIRMAN

नसन-६
दस्ता क्र. १०४/२०२५
२६-२९



घोषणापत्र

मे. दुय्यम निबंधक, नाशिक-६ यांचे कार्यालयात अॅग्रीमेंट फॉर सेल या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. आम्हाला १. सौ. प्रिती प्रमोद कट्यारे, २. श्री. रोहित प्रमोद कट्यारे व ३. रोहन प्रमोद कट्यारे यांनी दि. १२.०४.२०१३ रोजी मे. सह. दुय्यम निबंधक, वर्ग-२, नाशिक-६ यांचे कार्यालयात दस्त क्र. २७४९/२०२४ अन्वये आम्हाला दिलेल्या जनरल मुखत्यार पत्राच्या आधारे आम्ही सादर दस्त नोंदणीस सादर केला आहे/निष्पापपीत करून कबुली जबाब दिला आहे. सादर मुखत्यारपत्र लिहून देणार यांनी मुखत्यारपत्र रद्द केलेले नाही किंवा मुखत्यारपत्र लिहून देणार पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे सादर मुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे मुखत्यार पत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यात आम्ही पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची आम्हाला जाणीव आहे. २५/०१/२०२५

(मुखत्यारपत्र धारक)

(मुखत्यारपत्र धारक)

घोषणापत्र/शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक महाराष्ट्र राज्य पुणे यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे/आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/ आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी तसेच मिळकतीचे मालकीने नेमण दिलेल्या कुलमुखत्यारधारक लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, वँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पुर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस 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. 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 वेळावेळी मा. न्यायालयाने / मा. उच्च न्यायालयाने दिलेल्या 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 असलेल्या फसवणुक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून मी आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्राक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्या मी/आम्ही दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हांला पुर्ण कल्पना आहे.

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

लिहून देणार

लिहून घेणार

प्लॉट ID

संक्रमांक वर्ष 2024
 शासिक नाशिक
 तालुका : नाशिक
 व विभाग 19.9-30 मीटर रुंद रस्ता इंदीरा नगरकडून पाथर्डी गावाकडे येणारा रस्त्यावरील रहिवास विभागातील मिळकती
 मूल्य विभाग Nashik Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#331
 वेचे नोंद

मूळ मूल्य दर तक्त्यानुसार मूल्यदर रु.
 निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
 मी जमीन 35000 40250 43750 0 चौ. मीटर

शेव क्षेत्राची माहिती
 काम क्षेत्र (Built Up)- 55.539 चौ. मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- नांधीव
 कामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे बांधकामाचा दर- Rs. 24200/-
 वाहन सुविधा - आहे मजला - 5th to 10th Floor कार्पेट क्षेत्र- 50.49 चौ मीटर

ले Type - First Sale
 ले/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.36750/-

मसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = ((36750-12000) * (100 / 100)) + 12000
 = Rs.36750/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 36750 * 55.539
 = Rs.2041058.25/-

लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र 12.39 चौ. मीटर
 लगतच्या गच्चीचे/खुली बाल्कनी मूल्य = 12.39 * (36750 * 40/100)
 = Rs.182133/-

Applicable Rules = 3, 9, 18, 19, 14

द्वारित अंतिम मूल्य
 = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 2041058.25 + 0 + 0 + 0 + 0 + 182133 + 0 + 0 + 0 + 0
 = Rs.2223191/-
 = ₹ बावीस लाख तेवीस हजार एक शो एक्क्याण्णव /-

Home Print

नसम-६
 दस्त क्र. (२०५ / २०२५)
 २६-२६



05
24 जानेवारी 2025 12:10 म.नं.

दस्त गोपवारा भाग-1

नसन6

दस्त क्रमांक: 905/2025

क्रमांक: नसन6 /905/2025

र मूल्य: रु. 26,71,500/-

ने मुद्रांक शुल्क: रु.2,10,000/-

मोबदला: रु. 35,00,000/-

सह. डु. नि. नसन6 यांचे कार्यालयात
.905 वर दि.24-01-2025
12:07 म.नं. वा. हजर केला.

पावती:1085

पावती दिनांक: 24/01/2025

सादरकरणाचे नाव: चेतन चंद्रकांत फाटे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

हजर करणाऱ्याची सही:

दुर्यम मिबंधक वर्ग-२
नाशिक-६.

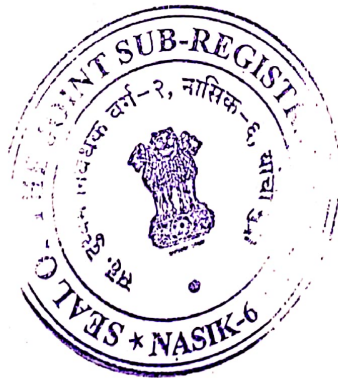
सह. दुर्यम मिबंधक वर्ग-२
नाशिक-६.

चा प्रकार: अॅग्रीमेंट टू सेल

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

क्र. 124 / 01 / 2025 12 : 07 : 26 PM ची वेळ: (सादरीकरण)

क्र. 224 / 01 / 2025 12 : 08 : 21 PM ची वेळ: (फी)



क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: प्रिती प्रमोद कट्यारे यांचे तर्फे जनरल मुखत्यार म्हणून 1. अभिजित भिनन विरारी हे मे. विरारी इन्फ्राकॉन भागीदारी संस्था तर्फे भागीदार म्हणून पत्ता: प्लॉट नं: 6, माळा नं: ., इमारतीचे नाव: लक्ष्मी विल्डींग, विश्वदीप सोसायटी, ब्लॉक नं: नाशिक, रोड नं: गंगापूर रोड (सदर व्यक्ती ही कन्फर्मिंग पार्टी/संमती देणार आहे), महाराष्ट्र, णास:ईक्र. पॅन नंबर: ABBFB8185B	मान्यता देणार वय :-40 स्वाक्षरी:-		
2	नाव: प्रिती प्रमोद कट्यारे यांचे तर्फे जनरल मुखत्यार म्हणून 2. निरुप विजय विरारी हे मे. विरारी इन्फ्राकॉन भागीदारी संस्था तर्फे भागीदार म्हणून पत्ता: प्लॉट नं: 6, माळा नं: ., इमारतीचे नाव: लक्ष्मी विल्डींग, विश्वदीप सोसायटी, ब्लॉक नं: नाशिक, रोड नं: गंगापूर रोड (सदर व्यक्ती ही कन्फर्मिंग पार्टी/संमती देणार आहे), महाराष्ट्र, णास:ईक्र. पॅन नंबर: ABBFB8185B	मान्यता देणार वय :-33 स्वाक्षरी:-		
3	नाव: मे. विरारी इन्फ्राकॉन भागीदारी संस्था तर्फे भागीदार अभिजित भिनन विरारी पत्ता: प्लॉट नं: 6, माळा नं: ., इमारतीचे नाव: लक्ष्मी विल्डींग, विश्वदीप सोसायटी, ब्लॉक नं: नाशिक, रोड नं: गंगापूर रोड, महाराष्ट्र, णास:ईक्र. पॅन नंबर: ABBFB8185B	लिहून देणार वय :-40 स्वाक्षरी:-		
4	नाव: मे. विरारी इन्फ्राकॉन भागीदारी संस्था तर्फे भागीदार निनाद विजय विरारी पत्ता: प्लॉट नं: 6, माळा नं: ., इमारतीचे नाव: लक्ष्मी विल्डींग, विश्वदीप सोसायटी, ब्लॉक नं: नाशिक, रोड नं: गंगापूर रोड, महाराष्ट्र, णास:ईक्र. पॅन नंबर: ABBFB8185B	लिहून देणार वय :-33 स्वाक्षरी:-		
5	नाव: चेतन चंद्रकांत फाटे पत्ता: प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गिताई दालन सेंटर जवळ, विवेकानंद कॉलनी, रोड नं: रक्मिणी नगर, अमरावती, महाराष्ट्र, अमरावती. पॅन नंबर: ALSPP1274A	लिहून घेणार वय :-44 स्वाक्षरी:-		

दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ: 24 / 01 / 2025 12 : 44 : 31 PM

ध्व:-

र इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

नु. पक्षकाराचे नाव व पत्ता

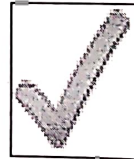
1 नाव: अॅड. भारती सुरेश भालशंकर
वय: 34
पत्ता: 2, विश्वकार, भाभानगर, नाशिक
पिन कोड: 422011

स्वाक्षरी

छायाचित्र



ठसा प्रमाणित



क्र.4 ची वेळ: 24 / 01 / 2025 12 : 44 : 54 PM

नु. पुस्तक क्रमांक निबंधक वर्ग-२

नाशिक-६.

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकुण २९ पाने आहेत.

पुस्तक क्रमांक १, क्रमांक

२०५

वर नोंदला.

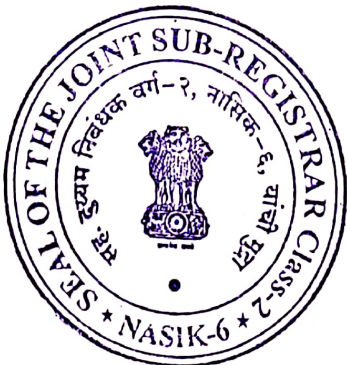
Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Stamp Number	Deface Date
M/S. BIRARI ANFRACON, A PARTNERSHIP FIRM	eChallan	00040572025012354006	MH014870048202425E	210000.00	RF	0008240048202425	24/01/2025
M/S. BIRARI ANFRACON, A PARTNERSHIP FIRM	DHC		0125237707790	600	RF	0125237707790D	24/01/2025
M/S. BIRARI ANFRACON, A PARTNERSHIP FIRM	eChallan		MH014870048202425E	30000	RF	0008240048202425	24/01/2025

गावाचे नाव : पाथर्डी - 1

- (1) विलेखाचा प्रकार अग्रीमेंट दू सेल
- (2) मोबदला 3500000
- (3) वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2671500
- (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)
- 1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मीजे पाथर्डी-1 या गांवचे शिवारातील सर्व्हे नं. 331/2व/प्लॉट/3(ले-आऊट प्लॉट नं. 3)यांसी क्षेत्र 700.00 चौ.मी. यावरील विवांता स्केअर या इमारतीमधील पाचव्या मजल्यावरील फ्लॉट नं. 501 यांसी रेरा कार्पेट क्षेत्र 50.49 चौ.मी. + एन्क्लोज्ड वाल्कनी क्षेत्र 8.92 चौ.मी. + टेरेस/ वाल्कनी क्षेत्र 12.39 चौ.मी.((Survey Number : 331/2व/प्लॉट/3 ;))
- (5) क्षेत्रफळ 1) 50.49 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. विरारी इन्फ्राकॉन भागीदारी संस्था तर्फे भागीदार अभिजित भिकन विरारी वय:-40; पत्ता:-प्लॉट नं: 6, माळा नं: ., इमारतीचे नाव: लक्ष्मी विल्डींग, विश्वदीप सोसायटी, ब्लॉक नं: नाशिक, रोड नं: गंगापूर रोड, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422002 पॅन नं:-ABBF8185B
- 2): नाव:-मे. विरारी इन्फ्राकॉन भागीदारी संस्था तर्फे भागीदार निनाद विजय विरारी वय:-33; पत्ता:-प्लॉट नं: 6, माळा नं: ., इमारतीचे नाव: लक्ष्मी विल्डींग, विश्वदीप सोसायटी, ब्लॉक नं: नाशिक, रोड नं: गंगापूर रोड, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422002 पॅन नं:-ABBF8185B
- 3): नाव:-प्रिती प्रमोद कट्यारे यांचे तर्फे जनरल मुखत्यार म्हणून 1. अभिजित भिकन विरारी हे मे. विरारी इन्फ्राकॉन भागीदारी संस्था तर्फे भागीदार म्हणून वय:-40; पत्ता:-प्लॉट नं: 6, माळा नं: ., इमारतीचे नाव: लक्ष्मी विल्डींग, विश्वदीप सोसायटी, ब्लॉक नं: नाशिक, रोड नं: गंगापूर रोड (सदर व्यक्ती ही कन्फर्मिंग पार्टी/संमती देणार आहे), महाराष्ट्र, शास्:ईक्र. पिन कोड:-422002 पॅन नं:-ABBF8185B
- 4): नाव:-प्रिती प्रमोद कट्यारे यांचे तर्फे जनरल मुखत्यार म्हणून 2. निनाद विजय विरारी हे मे. विरारी इन्फ्राकॉन भागीदारी संस्था तर्फे भागीदार म्हणून वय:-33; पत्ता:-प्लॉट नं: 6, माळा नं: ., इमारतीचे नाव: लक्ष्मी विल्डींग, विश्वदीप सोसायटी, ब्लॉक नं: नाशिक, रोड नं: गंगापूर रोड (सदर व्यक्ती ही कन्फर्मिंग पार्टी/संमती देणार आहे), महाराष्ट्र, शास्:ईक्र. पिन कोड:-422002 पॅन नं:-ABBF8185B
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
- 1): नाव:-चेतन चंद्रकांत फाटे वय:-44; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: गिताई दालन सेंटर जवळ, विवेकानंद कॉलनी, रोड नं: रुक्मिणी नगर, अमरावती, महाराष्ट्र, अमरावती. पिन कोड:-444606 पॅन नं:- ALSPP1274A
- (9) दस्तऐवज करून दिल्याचा दिनांक 24/01/2025
- (10) दस्त नोंदणी केल्याचा दिनांक 24/01/2025
- (11) अनुक्रमांक, खंड व पृष्ठ 905/2025
- (12) वाजारभावाप्रमाणे मुद्रांक शुल्क 210000
- (13) वाजारभावाप्रमाणे 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.



सूची क्र. II
नोंदणी नंबरची प्रथम प्रत
अस्तित् बरहुकुम नवकल
मह.दु.नि. निबंधक वर्ग-२.
नाशिक-६