



07/08/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 2

दस्त क्रमांक : 6093/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) वडाळा

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	3763200
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3670884
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: , इतर माहिती: मौजे वडाळा हया गांवचे शिवारातील व नाशिक म.न.पा.हद्दीतील स.नं.(26/2/2+2/2/2)26/2/1+2/2/2 (पै.),स.नं.26/2/1+2/2/3,स.नं.26/2/1+2/2/4,स.नं.26/2/1+2/2/5,स.नं.26/2/1+2/2/6 व स.नं.26/2/1+2/2/7(पैकी)यांसी एकूण प्लॉटिड एफ.एस.आय.सह क्षेत्र 8620.81 चौ.मी. यावर बांधण्यात आलेल्या हरि स्मृती ग्रुप हौ.प्रोजेक्ट मधील ए बिल्डींग मधील पाचव्या मजल्यावरील फ्लॅट नं.ए-501 यांसी कारपेट क्षेत्र 1010.526 चौ.फूट म्हणजेच 93.880 चौ.मी. व बांधीव क्षेत्र 1344 चौ.फूट म्हणजेच 124.860 चौ.मी. ( ( Survey Number : (26/2/2+2/2/2) 26/2/1+2/2/2(पै.),26/2/1+2/2/3,26/2/1+2/2/4,26/2/1+2/2/5,26/2/1+2/2/6 व 26/2/1+2/2/7(पैकी) : ) ) इतर हक्क :
(5) क्षेत्रफळ	1) 124.86 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(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:-कारडा इन्फ्रास्ट्रक्चर्स तर्फे भागिदार श्री.नरेश जगुमल कारडा यांचे स्पे.मु.म्हणून श्री.करमचंद जगुमल कारडा वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कारडा हाऊस, ब्लॉक नं: आनंद नगर,गुलमोहर कॉलनी, रोड नं: नाशिकरोड,नाशिक, महाराष्ट्र, गासू:ई.क्र. पिन कोड:-422101 पॅन नं:-AANFK2462K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुप्रिया विकास क्षत्रिय वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 4,दातार अपार्टमेंट, ब्लॉक नं: पंचवटी हॉटेल समोर, रोड नं: वकील वाडी,नाशिक, महाराष्ट्र, गासू:ई.क्र. पिन कोड:-422002 पॅन नं:-ATKPK0513F
(9) दस्तऐवज करून दिल्याचा दिनांक	07/08/2015
(10) दस्त नोंदणी केल्याचा दिनांक	07/08/2015
(11) अनुक्रमांक, खंड व पृष्ठ	6093/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	225900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

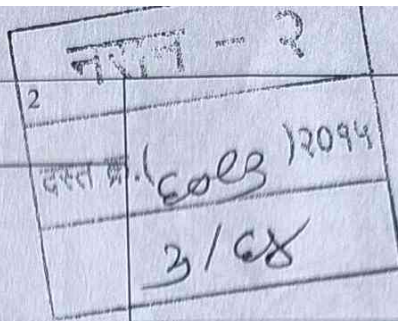
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



गणत दुय्यम निबंधक वर्ग-२  
नाशिक - २



Shree

Govt. Valuation	Rs. 36,71,000/-
Consideration Amount	Rs. 37,63,200/-
Stamp Duty + LBT Amount	Rs. 2,25,900/-
Regi. Fees.	Rs. 30,000/-
Zone No. 25.3	

**AGREEMENT FOR SALE**

Agreement for Sale made at Nashik Road on this 7<sup>th</sup> day of August in the year 2015.

**BETWEEN**  
**KARDA INFRASTRUCTURES**  
**THROUGH ITS PARTNER/S**  
**SHRI. NARESH JAGUMAL KARDA.**  
PAN. AANFK2462K.

Age 40 years. Occupation: - Business  
Having its Address- Ist Floor, Gulmohar Status, Above Business Bank, Samarth Nagar, Nasik.

Hereinafter called “**VENDOR/S,**” (which expression shall unless it be repugnant to the context or meaning thereof mean and include its executors, administrators, legal heirs and assigns) of the **FIRST PART:**

**AND**

**SUPRIYA VIKAS KSHATRIYA.**  
**AGE: 39 YEARS, OCCUPATION: SERVICE.**  
**PAN. ATKPK0513F.**  
**RESIDING AT: - 4, DATAR APARTMENT, OPP. HOTEL**  
**PANCHAVATI, WAKIL WADI, NASHIK – 422001.**

(Hereinafter called “**THE PURCHASER/S,**” which expression shall unless it be repugnant to the context or meaning thereof mean & include his/her/their respective heirs, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS the Builders/ Promoters/ Developers is absolutely seized & possess of or otherwise well and sufficiently entitled to the properties bearing Survey No. (26/2/2+2/2/2)26/2/1+2/2/2(P)Area admeasuring 686.84 Sq. Mtrs. Survey No. 26/2/1+2/2/3(P)Area admeasuring 1397.15 Sq. Mtrs Survey No. 26/2/1+2/2/4 Area admeasuring 1885.00 Sq. Mtrs, Survey No. 26/2/1+2/2/5 Area admeasuring 1885.00 Sq. Mtrs., Survey No. 26/2/1+2/2/6(P)Area admeasuring 1000.00 Sq. Mtrs. Survey No.26/2/1+2/2/7(P) Area admeasuring 881.82 Sq. Mtrs (D.P Road F.S.I) Total Area is 7735.81 Sq. Mtrs & Survey No. 26/2/1+2/2/6, (P) Total area admeasuring 1885.00 Sq. Mtrs, Out of this 885.00 Sq. Mtrs. (Including buildup area 96.00 Sq. Mtrs). Total Plot area with



नसिन - २	
3	
दस्ता प्र. (603)	2094
8/1	CS

F.S.I. is 8620.81 Sq. Mtrs. situated at Village Wadala, Tal. & Dist. Nashik and more particularly described in the SCHEDULE 1 hereafter hereunder written:

AND WHEREAS the said land Survey No. (26/2/2+2/2/2)26/2/1+2/2/2(P) Area admeasuring 686.84 Sq. Mtrs. Survey No. 26/2/1+2/2/3(P) Area admeasuring 1397.15 Sq. Mtrs. Survey No.26/2/1+2/2/4 Area admeasuring 1885.00 Sq. Mtrs., Survey No.26/2/1+2/2/5 Area admeasuring 1885.00 Sq. Mtrs., Survey No.26/2/1+2/2/6(P) Area admeasuring 1000.00 Sq. Mtrs. Survey No.26/2/1+2/2/7(P) Area admeasuring 881.82 Sq. Mtrs (D.P Road F.S.I) Total area .is 7735.81 Sq. Mtrs. was purchased from Mr. Rajesh Dattatray Ganore & others by Registered Sale Deed & the said Sale Deed was executed in the office of the Jt. Sub-Registrar, Class - II, Nashik - 3 vide their Document Sr.No.1616/2014. Dated 28.02.2014.

AND WHEREAS the said land property Survey No. 26/2/1+2/2/6, Total area admeasuring 1885.00 Sq. Mtrs, Out of this 885.00 Sq. Mtrs. (Including built up area 96.00 Sq. Mtrs) was purchased from Mr. Mangesh Dattatray Ganore by Registered Sale Deed & the said Sale Deed was executed in the office of the Jt. Sub-Registrar, Class - II, Nashik - 3 vide their Document Sr. No. 1617/2014, dated. 28.02.2014.

AND WHEREAS the said land property Survey No.26/2/1+2/2/7(P) Area admeasuring 881.82 Sq. Mtrs (D.P Road F.S.I) was confirmed from Mr. Rajesh alias Rajendra Dattatray Ganore And others. By the registered confirmation deed and the confirmation deed was executed in the office of the Jt. Sub-Registrar, Class - II, Nashik - 2 vide their Document Sr. No. 2799/2015, dated. 09.04.2015.

AND WHEREAS the name of the Vendor was mutated in the record of rights wide mutation Entry No. 13134, 13135 respectively. Since the said land properties was possessed & owned by the said Vendor.

AND WHEREAS the land converted into Non-Agriculture purpose by The Collector of Nashik wide their N. A. Order No. Maha/Kaksha - 3/4/N.A.P. No. / 85/ 2009, Dated 18.10.2010. & Non-Agriculture purpose by the Upper Tahsildar Nashik.SR/1189/2003, Dated 31.07.2003.

The Vendor has submitted a group housing scheme building plan on the above mentioned properties & the said building plan was submitted to Nashik Municipal Corporation, Nashik for sanctioning. The building plan has sanctioned by Executive Engineer of Town Planning Department, Office of the Nashik Municipal Corporation, Nashik wide commencement Certificate No. LND/BP/A-4/359/4754, Dated: - 22.01.2014.

There was some changes above mentioned building plan and the revise building plan was sanctioned by Executive Engineer of Town Planning Department, Office of the Nashik Municipal Corporation, Nashik wide commencement Certificate No. LND/BP/A-4/104/1056, Dated: - 21.07.2015.



नसल - २

दस्त क्र. (6023) 2094
५/६४

AND WHEREAS in pursuance of the aforesaid diverse agreements and permission under the Bombay Tenancy And Agricultural land Act, 1948, wherever applicable the said Companies and the said land owners have handed over vacant possession of the said property as more particularly described in the First Schedule hereunder written, to the said Vendor/s with the sole & exclusive right and authority to develop, construct and allot to the prospective Purchaser/s the units in building/s to be constructed by the said Vendor/s on the said property and to enter into Agreement/s with the Purchaser/s of the Flats tenements and to sell, lease, mortgage, allocate or otherwise alienate in whatsoever manner the same and the garages, parking space rights (whether covered or open), terraces or any other areas in the proposed scheme, to any person of choice of the said Vendor/s and to enforce the rights or fulfill obligations there under and to receive the sale price of land and construction in respect thereof as the said Vendor/s and/or their nominees assignees may deem fit.

AND WHEREAS the said Vendor/s has accordingly commenced a Residential scheme/ project known as "**HARI SMRUTI GROUP HOUSING PROJECT**" with various Residential Flats on the said property pursuant to the plans duly sanctioned by the concerned local authority.

AND WHEREAS the title of the said Building in respect of the said property has been certified by legal advisor of the said Vendor/ s.

AND WHEREAS the said Vendor/s has agreed to sell and the Purchaser/s has/have agreed to purchase a **Flat No. A - 501, in "A" Building on the Fifth Floor** as per the booking plan which is made on the basis of the sanctioned building plans of Nashik Municipal Corporation as stated herein above in the said building (hereinafter referred to as the said "**Premises**") more particularly described in the Second Schedule, on ownership basis for the price & on the terms & conditions hereinafter appearing.

AND WHEREAS the Purchaser/s confirm/s that the said Vendor/s have given inspection of original of all the aforesaid documents to the Purchaser/s prior to the date hereof.

AND WHEREAS the said Vendor/s have handed over all the necessary documents as required to be handed over under the provisions of the Maharashtra Ownership Flats Act, free of cost to the Purchaser/s prior hereto and the Purchaser/s do hereby confirm/s the same.

AND WHEREAS the said Vendor/s proposes to sell/allot the units and also rights to exclusive use pertaining to terrace to Penthouse appurtenant or adjoining to certain units in the said building/s on ownership basis and is/will be entering into separate agreements for sale/allotment of such premises with various Purchaser/s or Allottee/s on similar terms and conditions, along with their respective Flat Agreement subject to such modification as may be desirable by the said Vendor/s with a view that ultimately all such Purchaser/s or allottees together shall form &



क्रमांक - २	
दस्त क्र. (E/S) 2094	
६/०४	

incorporate a Apartment Condominium or Limited Company as the said Vendor/s decide.

AND WHEREAS after the Purchaser/s inquiry, the said Vendor/s requested the Purchaser/s to carry out independent search by appointing his/her/their own Advocate and to ask any queries he/she/they had regarding the title and the nature of the title of the said property and the Purchaser/s has/have entered into this Agreement after inspecting and satisfying the aforesaid documents. However, the Purchaser/s shall at no time be entitled to challenge or question the rights of the said Vendor/s in respect of the right of the said property thereon.

AND WHEREAS the Purchaser/s is/are aware of the fact that the said Vendor/s has entered into or will enter into similar and/or separate agreement/s with several other person/s and party/ies in respect of other premises in the said building and/or other said building/s on the said property.

AND WHEREAS relying on the Purchaser/s representation and assurance, the said Vendor/s herein has agreed to sell and the Purchaser/s herein has agreed to purchase a premises more particularly described in Second Schedule hereunder and as delineated with black boundary line and hatched on booking plan annexed hereto (hereinafter referred to as the said Premises) at or for the total cost of **Rs. 37,63,200/- (Rs. Thirty Seven Lac Sixty Three Thousand Two Hundred Only)** which are more particularly described in the Third Schedule hereunder written.

AND WHEREAS relying upon the said request, the said Vendor/s agreed to sell to the Purchaser/s the said Premises for the price and on the terms & conditions hereinafter appearing.

AND WHEREAS prior to the execution of these presents the Purchaser/s has paid to the said Vendor/s a sum **Rs. 37,54,082/- (Rs. Thirty Seven Lac Fifty Four Thousand Eighty Two Only)** by Cheques being part payment of the total cost of the said premises agreed to be sold by the said Vendor/s to the Purchaser/s as advance payment or deposits (the payment and receipt whereof the said Vendor/s doth hereby admit and acknowledge) & the Purchaser/s has agreed to pay to the said Vendor/s the balance of the sale price in the manner hereinafter appearing in clause 1.

AND WHEREAS under Section 4 of the said act, the said Vendor/s is required to execute a written agreement for sale of the said premises with the Purchaser/s being in fact these presents and also to register this agreement under the Registration Act.

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

- 1) **DETAILS OF UNIT AND COST** Relying on the purchasers representations and assurances, the Vendor herein has agreed to sell and the Purchaser/s herein agreed to purchase **Flat No. A - 501, having**



नशा - २	
6	
दस्ता क्र. (COE3) 7094	
0	EA

approximately Carpet Area Admeasuring 1010.526 Sq. Ft. i.e. 93.880 Sq. Mtrs., in "A" Building on the Fifth Floor, in the project known as "Hari Smruti Group Housing Project" which flat is delineated and demarcated on the plan annexed hereto for total consideration Rs. 37,63,200/- (Rs. Thirty Seven Lac Sixty Three Thousand Two Hundred Only) including the price of proportionate share in the said land and excluding all expenses for stamp duty and registration fees, service tax (if applicable), or any other taxes levied, which shall be paid by Purchasers separately.

The sale of the said flat is on the basis of the carpet area only. The Purchasers is aware that due to the skirting and variation in plaster, the carpet area varies. The variations may be approximately 4% to 5%. The purchasers consents for the same and is aware that the consideration being lump sum will not change.

Out of the above price, the Purchaser had paid to the Vendor/s a sum of Rs. 37,54,082/- (Rs. Thirty Seven Lac Fifty Four Thousand Eighty Two Only) by Cheques before to the execution to this agreement, the payment & the receipt whereof the Vendor/s does hereby admit & acknowledge.

Amount Rs.	Particulars.
Rs. 49,471/-	Received by Cheque No. 219861, IDBI Bank Nashik, Dated:16.02.2015.
Rs. 1,45,504/-	Received Cheque No. 219862, IDBI Bank, Nashik, Dated: 03.03.2015.
Rs. 2,42,507/-	Received by Cheque No. 000966, Ratnakar Bank Ltd, Dated: 23.03.2015.
Rs.18,36,600/-	Received by Cheque No. 219880, IDBI Bank, Dated: 25.07.2015.
Rs. 14,80,000/-	Received by Cheque No. 261056, IDBI Bank, Dated: 04.08.2015.

The balance of the price of the said premises Rs. 9,118/- (Rs. Nine Thousand One Hundred Eighteen Only) shall be pay by the purchaser/s at the time of possession.

All the above outstanding payments for consideration should be made in favor of "Karda Infrastructures, ICICI Bank Ltd, A/c. No. 018205003850, Nashik Road, Nashik".

Being the proportionate price of the common area & facilities appurtenant to the said Building as shown on the typical floor plan annexed hereto.

However the actual price will be charged after measuring the exact floor area at the time of handing over the said premises for occupation



नशिक - २	
26	
दस्तावेज	६०६३ १२०९५
	२०/६५

get the layout & building plans changed and revised suitably, phase wise or otherwise for which the consent of the Purchaser/s shall be deemed to have been given, & the said organization whether registered and/or proposed, or the Purchaser/s shall not demand any share or compensation in any circumstances from the said Vendor/s. The Purchaser/s hereby gives his/her/their irrevocable consent and authorizes the said Vendor/s for doing all acts and things necessary and signing on this behalf before all Semi-Govt., Govt. and Municipal Authorities etc. for the above purpose/s.

28) **CONTINUATION OF CONSTRUCTION**

The Purchaser/s hereby expressly agree and convenient with the said Vendor/s that in the event of all the wings of the said building on the said property being not ready for occupation simultaneously and in the event of the said Vendor/s offering license to enter upon the said Premises to the Purchaser/s or handing over possession of the said premises simultaneously on the execution of the conveyance/ lease/ assignment in respect of the said building/s or deed of transfer in respect of the said property earlier than completing all the wings then and in that event and the Purchaser/s have/has no objection to the said Vendor/s completing construction of the balance wings on the said property without any interference or objection by the Purchaser/s in any manner whatsoever and the said Vendor/s shall be entitled to either transfer and/or through any nominees to construct and complete the said wing/s on the said property as they may in their absolute discretion & desire without interference or objection or dispute by the purchaser/s of whatsoever nature.

29) **RIGHT TO DISPOSE PREMISES CONSTRUCTED ON TERRACE OR COMMON AREA**

It is expressly agreed that the said Vendor/s shall be entitled to put a hoarding on the said property or on the said building/s on the said property and/or any parts of the said building/s on the said property and the said hoarding may be illuminated and/or comprising of neon sign and for that purpose the said Vendor/s are fully authorized to allow temporary and/or permanent construction and/or erection in installation either on the exterior of the said Building/s or on the said property, as the case may be and the Purchaser/s agree/s not to object or dispute the same.

30) **UNSOLD PREMISES**

A) In the event of Apartment or other organization of all the Purchaser/s, being formed and registered before the sale and disposal by the said Vendor/s of all the premises, the power and the authority of the said organization shall be subject to the overall authority and control of the said Vendor/s in respect of all the matters concerning the said Building/s and in particular the said Vendor/s shall have absolute authority and control as regards the unsold premises & sale disposal thereof.



27  
25/08  
1003 : 1994

B) Provided & always the Purchaser/s hereby agree/s and confirm/s that in the event of such said organization being formed earlier than the said Vendor/s dealing with or disposing off the said building then and in that event any allottee or Purchaser/s of premises from the said Vendor/s shall be admitted to the said organization on the being called upon by the said Vendor/s without payment of any premium or any additional charges and such allottee, Purchaser/s or transferee/s thereof shall not be discriminated or treated prejudicially by the said organization.

31) **FORBEARANCE NOT TO BE CONSTRUED AS WAIVER**

Any delay or indulgence by the said Vendor/s in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s shall not be construed as a waiver on the part of the said Vendor/s of any breach or non-compliance of any of the terms & conditions of this Agreement by the Purchaser/s nor shall be same in any manner prejudice the rights of said Vendor/s.

32) **DISPUTE, ARBITRATION AND JURISDICTION**

A) Provided & always that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representative in respect of the construction of these presents or concluding anything herein contained or arising out of three presents or as to the rights, liabilities and/or the duties of the parties hereto, the same shall be referred to arbitration of two persons one to be appointed by each party. The provisions of the arbitration act shall apply to such reference.

B) This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flat Rules, 1964 and any other provisions of law applicable thereto and subject to Nashik Jurisdiction only.

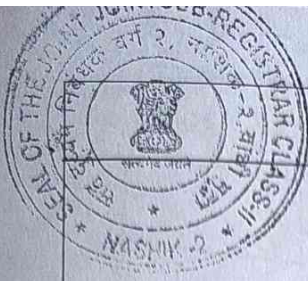
33) **SET BACK COMPENSATION.**

The said Vendor/s alone shall be entitled to claim and receive compensation for any portion of the land/building that may be notified for set back and claim the F.S.I. benefits and compensation available for areas under reservation for community center, DP Road/s prior to the final conveyance in favor of the proposed society/apartment owner's/limited co.

34) This agreement shall always be subject to the provisions of Maharashtra Ownership Flat (Regulations on Promotion of Construction Sale, Management and Transfer) Act, 1973.

35) The sellable carpet area of the said premises is shown in Schedule II. But the calculation of the stamp duty is calculated as per built up area, as per the valuation rate shown in the Ready Reckoner of the Stamp Duty.





पत्रांक - २

28

दस्तावेज (EOLG) 2094

२८/१९

In witnesses whereof the parties hereto have hereunto set & subscribed their respective hands and seals the day & year herein above written.

#### FIRST SCHEDULE

All the Piece and parcel of land bearing. Survey No. (26/2/2+2/2/2) 26/2/1+2/2/2(P) Area admeasuring 686.84 Sq. Mtrs. Survey No. 26/2/1+2/2/3(P) Area admeasuring 1397.15 Sq. Mtrs Survey No.26/2/1+2/2/4 Area admeasuring 1885.00 Sq. Mtrs, Survey No.26/2/1+2/2/5 Area admeasuring 1885.00 Sq. Mtrs., Survey No.26/2/1+2/2/6(P) Area admeasuring 1000.00 Sq. Mtrs. Survey No.26/2/1+2/2/7(P) Area admeasuring 881.82 Sq. Mtrs (D.P Road F.S.I) Total Area is 7735.81 Sq. Mtrs. & Survey No. 26/2/1+2/2/6(P), Total area admeasuring 1885.00 Sq. Mtrs, Out of this 885.00 Sq. Mtrs. (Including Built up area 96.00 Sq. Mtrs) Total Plot area with F.S.I is 8620.81 Sq. Mtrs. situated at Village Wadala, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik jointly & commonly bounded as follows: -

East :  
West : AS PER RECORD OF RIGHTS.  
South :  
North :

Together with all things lying or being under, upon embedded, in or attached to earth right of way & all easementary rights pertaining thereof.

#### SECOND SCHEDULE OF THE SAID PREMISES

##### REFERES TO ABOVE.

The premises to Residential on going scheme/project known as "HARI SMRUTI GROUP HOUSING PROJECT" out of the project Building "A" having Flat No. A - 501, on the Fifth Floor having approximately Carpet Area Admeasuring 1010.526 Sq. Ft. i.e. 93.880 Sq. Mtrs. in the "A" Building which is bounded as shown below: -

East : Marginal Space of the Building  
West : Lift, Staircase & Flat No. A-502.  
South : Marginal Space of the Building  
North : Staircase & Flat No. A-504.

#### THIRD SCHEDULE

Pro-rata right along with all the Purchaser/s of Premises in the said property in limited common area and facilities as follows (This does not apply in the case of premises other than Flats/ Pent Houses).

- 1) Staircase, Mid landings and main landing.
- 2) Ground floor entrance lobby & entrance area as marked on site.
- 3) Lift & lift room.
- 4) Common overhead tanks, septic tanks & water pumps.



29
30/03/2099
30/08

**FOURTH SCHEDULE**  
**AMENITIES GIVEN IN THE SAID PREMISES**

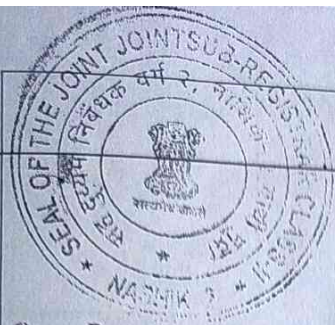
- 1) Vastu Shashtra Based Designs.
- 2) Lift with Electricity Backup.
- 3) Quality RCC Constructions.
- 4) External wall 6'' & Internal wall 4'' thick brickwork.
- 5) Inner side gypsum plaster with M. S. Chicken Mesh to avoid Cracks.
- 6) POP Molding work in ceiling with 4 Electrical Light Points.
- 7) 2'x2' vitrified joints free flooring in all rooms.
- 8) Granite Kitchen Platform with stainless steel sink.
- 9) 4 Feet glazed Dado tiles.
- 10) In all W.C. up to 7' height glazed tiles dado & in all bathrooms 7' height Glazed tiles.
- 11) Western type W.C. in common bath & attach bath with flushing System.
- 12) Antiskid flooring in all baths.
- 13) Hot & cold water mixer valve in bath with branded fittings.
- 14) Main door decorative type with quality fitting.
- 15) Both side laminated/Coated flush doors.
- 16) 3 Track powder coated aluminum sliding window with Guard Bars & Mosquito Net.
- 17) Exterior Maintenance free / waterproof paint.
- 18) Interior Pleasant shades in Acrylic washable distemper.
- 19) Concealed wiring with appropriate number of electric points.
- 20) Telephone, TV, Cable points in Living & inverter point provision.
- 21) Concealed plumbing fitting.
- 22) Overheads underground water tank with plumbing arrangement.
- 23) Electrical & Plumbing point for water purifier & washing machine.
- 24) Water proof treatment in terrace, toilets & building roof brick bat Coba with neat cement finishing.
- 25) Paved Parking.
- 26) Secured Entry with video Door Phone.

**NOTE:** Due to constant developments the above specifications and amenities are subject to change without any notice on account of non-availability of amenity, non-availability of material or non-feasibility. The above amenities should be constructed suitably in case of Shops, if any.

**FIFTH SCHEDULE**

**Firstly**

- 1) Five feet high compound wall.
- 2) Landscape garden & multi equipped play area for children's.
- 3) Acupressure track in the garden area & site office in the garden area.
- 4) Gymnasium hall with Steam Bath - well equipped with exercising equipment for the use of the Purchaser/s.
- 5) Basket Ball Practice Pole.



नसत - २

30

दस्त क्र. (१०९) २०१५

३९ / १५

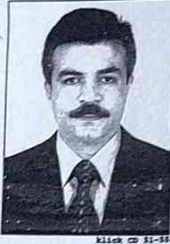
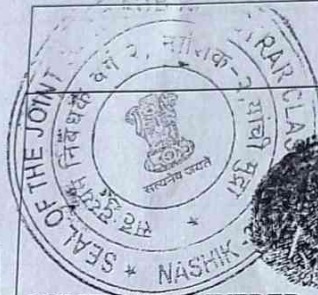
- 6) Party Lawn in garden area.
- 7) Box Cricket Pitch.
- 8) Main gate entrance & exit gate complete with Security Cabin.
- 9) Water fountain in the garden area.
- 10) Multi-Purpose Hall for use of the Purchaser/s along with other Purchaser/s of the premises in the property at a concessional charge.
- 11) Common electric points in staircase, parking & common areas.
- 12) Underground water reservoir.
- 13) Firefighting system as require.
- 14) Swimming Pool.

#### Secondly

- 1) The expenses of maintaining, repairing, re-decorating etc. of the main structure and in particular the terrace, garden and main water pipes, lifts and electric wires in under or upon the building and enjoyed or used by the premises holder/s in common with the other occupiers of premises and the main entrance, passage, landings, lifts and staircase of the building are enjoyed by the premises holder/s used by him/her/them in common as aforesaid and the boundary wall of the building compound etc.
- 2) The cost of cleaning & lighting the passages, water pump, landing, staircases lift, common lights and other parts of the building used by the premises holder/s in common as aforesaid.
- 3) The cost of the salaries of clerks, bill collectors, lift men and security, pump man, sweepers etc.
- 4) The cost of working and maintenance of common light, water pump, lift & other service charges.
- 5) Deposits for building, water meters, electric meter, sewer line etc.
- 6) Municipal & other taxed such as water charges, bills, common electricity charges bills, csees, levy and revenue N.A. taxes etc.
- 7) Insurance of the building.
- 8) Such other expenses as are necessary or incidental for the maintenance and upkeep of building/s.

#### SIXTH SCHEDULE

- 1) Managed service of maintenance of garden property of Purchaser/s along with other Purchaser/s of the premises in the property as contracted and paid for to the organization managing the service at the rate decided mutually.
- 2) Single point managed service for sending/receiving courier as well as payment of bills at a cost as decided by the organization operating the service.
- 3) Temporary use of the club-house for a period of 6 (six) hours on any day at the cost of Rs. 1,000/- (Rs. One Thousand Only) payable in advance to the organization.
- 4) Regular use of Gymnasium at the cost of Rs. 100.00 per person per month payable in advance to the organization.



SIGNED & DELIVERED  
BY THE VENDOR/S.  
KARDA INFRASTRUCTURES.  
THROUGH ITS PARTNER/S  
SHRI. NARESH JAGUMAL KARDA.

*Karda*  
.....  
VENDOR/S.



SIGNED & DELIVERED  
BY PURCHASER/S,  
SUPRIYA VIKAS KSHATRIYA.



S. V. Kshatriya.  
.....  
PURCHASER/S.

**WITNESS:**

- 1) *Wadekar* *Sachin D. Wadekar*
- 2) *Kajale* *Vidya S. Kajale*

नसम - २
दस्ता क्र. (६०३) २०१५
३७ / ६०



नशिक - २
दस्ता क्र. (६०३) २०१५
३३/६४

आम्ही लिहुन देणार कारडा इन्फास्टक्चर तर्फे भागीदार श्री नरेश जगुमल कारडा  
रा. २ रा मजला गुलमोहर स्टेटस, बिझनेस बँकेच्या वरती, समर्थ नगर, नाशिक.  
व लिहुन घेणार सुप्रिया विकास क्षत्रिय . रा. ४, दातार अपार्टमेंट, पंचवटी हॉटेल च्या  
समोर, वकील वाडी, नाशिक ४२२००१.

सत्यप्रतिज्ञेवर हमी/प्रतिज्ञापत्र लिहुन देतो की, मौजे वडाळा येथील गट/सर्वे  
नंबर-(२६/२/२ +२/२/२) २६/२/१+२/२/२+३+४+५+६+७. यांसी एकुण  
क्षेत्र एफ.एस. आय सह ८६२०.८१ चौ.मी. यावरील हरी स्मृती गुप हौ. प्रो. अपार्ट  
मेंट/सोसायटी मधील ५ व्या मजल्यावरील सदनिका क्रमांक ए - ५०१ यांसी बांधीव क्षेत्र  
१२४.८६० चौ.मी. व चटई क्षेत्र ९३.८८० चौ.मी. या मिळकतीकरीता स्वतंत्र  
वाहनतळ देणेत आलेले नसून सदर इमारतीमध्ये सामाईक वाहनतळाची सुविधा आहे.

हे हमी/प्रतिज्ञापत्र

लिहुन घेणार

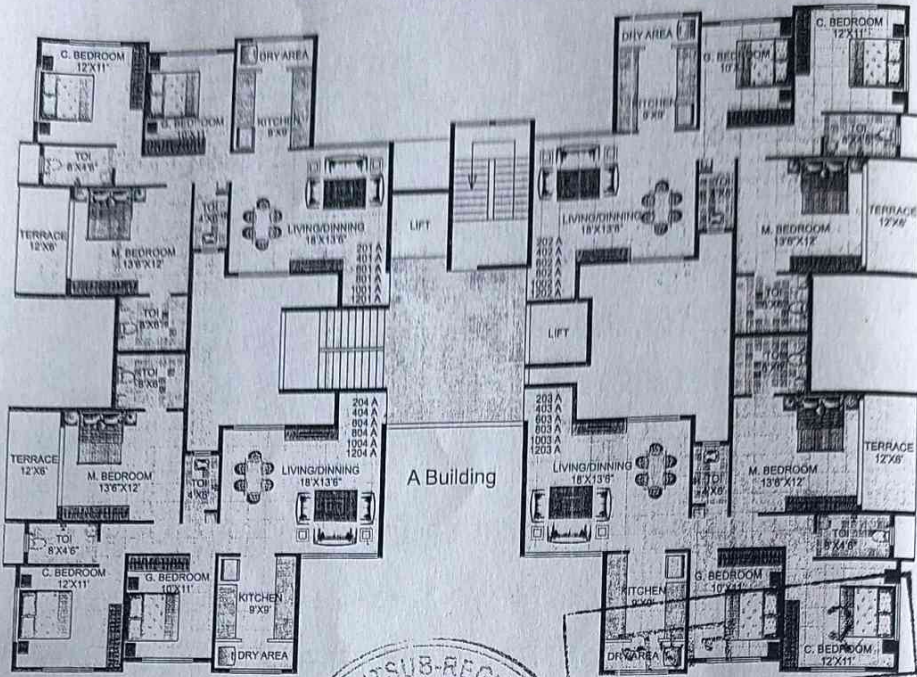
S.V. Kshatriya.

सुप्रिया विकास क्षत्रिय

लिहुन देणार

कारडा इन्फास्टक्चर तर्फे भागीदार

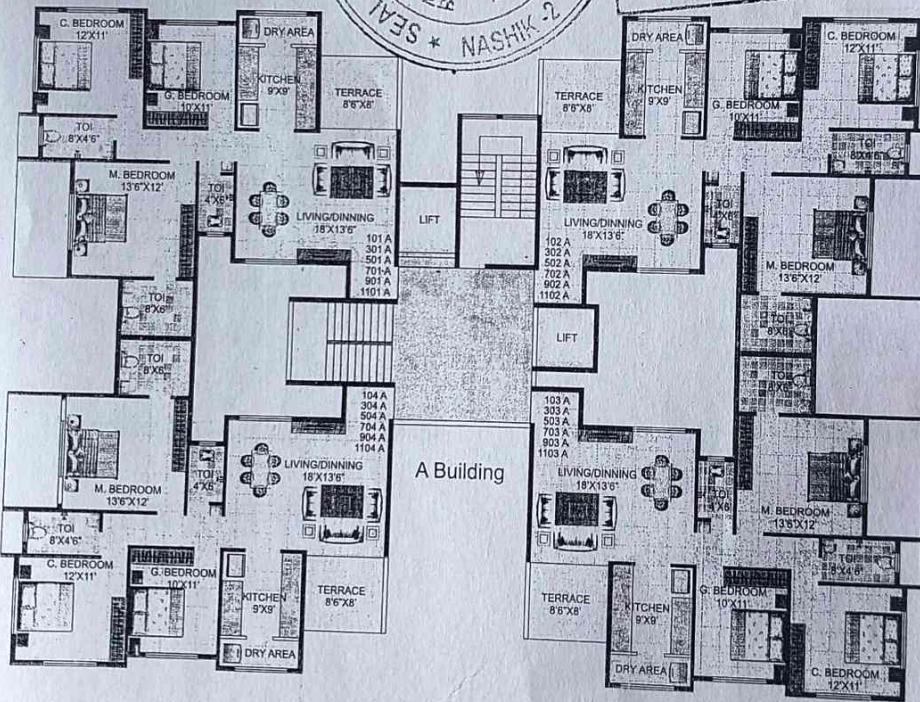
श्री नरेश जगुमल कारडा



2nd, 4th, 6th, 8th, 10th & 12th floor plan



दस्त क्र. (1003) 12094  
38/128



1st, 3rd, 5th, 7th, 9th & 11th floor plan

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KSHATRIYA SUPRIYA VIKAS  
SUBHASH BALWANT PAWAT

29/03/1975

Permanent Account Number

ATKPK0513F

S. V. Kshatriya  
Signature

Self Attested  
S. V. Kshatriya  
By Me



TOWN PLANNING DEPARTMENT

**NASHIK MUNICIPAL CORPORATION**

This certificate contains: 3 Pages

NO. LND/BP/A4/106/10874  
DATE 20/7/2015

**SANCTION OF BUILDING PERMIT  
AND  
COMMENCEMENT CERTIFICATE**

TO, **M/s. Karda Infrastructures Through Partner Shri. Naresh J. Karda**  
**C/o. Ar. Rasikkumar Bothara & Stru. Engg. Achal Raje of Nashik**

**Sub** -: Sanction of Building Permit & Commencement Certificate in Plot No. -- of **S.No. (26/2/2+2/2/2) 26/2/1+2/2/2(P) +26/2/1+2/2/3(P) +26/2/1+2/2/4 + 26/2/1+2/2/5 + 26/2/1+2/2/6 + 26/2/1+2/2/7(P) of Wadala Shiwar.**

**Ref** -: Your Application & Plan dated: 22/1/2015 Inward No. A4/BP/5006/15  
Your Application dated: 20/7/2015 Inward No. - 577

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work and building permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act. No. LIX of 1949) to erect building for **Residential Purpose** as per plan duly amended in --- subject to the following conditions.

**CONDITIONS (1 to 46)**

1. The land vacated in consequence of enforcement of the set-back rule shall form part of Public Street.
2. No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
3. The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
6. Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1958 etc.].
7. After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.
8. Building permission is granted on the strength of affidavit & indemnity bond with reference to the provisions of Urban Land [Ceiling & Regulation] Act, 1976. In case a statement made in affidavit & indemnity bond found incorrect or false the permission shall stand cancelled.
9. The drains shall be lined out & covered up properly to the satisfaction of Municipal Authorities of Nashik Municipal Corporation.  
The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity self cleaning velocity.  
The drain within 60 meters should be connected to a soak pit on the basis of tenements% a pigeon hole system.

BILL NO.(GGN): 000002704580379

ग्राहक क्रमांक : 049085010131 मोबाईल/ईमेल : 94xxxxxx96

SUPRIYA VIKAS KSHATRIYA

FLAT NO.- A-501 HARI SMRUTI NEAR SHRI RAVISHANKARNASHIK NASHIK Nashik (M Corp.) 422011

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 25-12-2024  
देयक रक्कम रु : 1830.00

देय दिनांक : 14-01-2025  
या तारखे नंतर : 1850.00  
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सुट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7  
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRE यावर उपलब्ध आहे.

वीज वापर  
डिसेंबर - 2023 176  
डिसेंबर - 2024 166

आम्ही येथेही उपलब्ध आहोत



बिलींग युनिट : 4670/DWARKA S/DN./NASIK URBAN DN. II  
दर संकेत \*\* : 90/LT / Res 1-Phase  
पोल क्रमांक : 00000000  
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 8/36/1636/0010/6701636  
मिटर क्रमांक : 0764716783  
रिडिंग ग्रुप : T8

पुरवठा दिनांक : 02-04-2019  
मंजूर भार : 2.00 KW  
सुरक्षा ठेव जमा (रु) : 1213.59  
चालू रिडिंग दिनांक : 21-12-2024  
मागील रिडिंग दिनांक : 21-11-2024

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
11726	11560	1.00	166	0	166

Meter Status: Normal  
Bill Period: 1.00/

छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रूबांचा गो-ग्रीन डिस्कॉन्ट मिळवा. नोंदणी करण्यासाठी :-  
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला खऱ्या कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 21-01-2025 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता ब्रुकेचा असल्यास दुरुस्त करा त्यासाठी [www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे मेट द्या.

ऑनलाईन फॅमेट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाईन फॅमेट सुविधा अवलंब करा आणि 0.25% (जास्तीत जास्त रु500)सयलत मिळवा संबंधित प्रश्नांसाठी कृपया [helpdesk\\_pg@mahadiscom.in](mailto:helpdesk_pg@mahadiscom.in) वर संपर्क साधा.

नोव्हेंबर-2024	160
ऑक्टोबर-2024	134
सप्टेंबर-2024	171
ऑगस्ट-2024	173
जुलै-2024	157
जून-2024	182
मे-2024	142
एप्रिल-2024	185
मार्च-2024	129
फेब्रुवारी-2024	175
जानेवारी-2024	146

**विशेष संदेश**

\* महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये. गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

**SAFFRON**  
We make things happen...  
SAFFRON SPECIALITY PAPERS-PVT. LTD.



White & Bright Paper  
Premium Quality  
Smooth Writing Paper

**STUDY LINE**  
NOTE BOOKS

AVAILABLE AT ALL LEADING STORES

For paid advertisement on this page, Please Email us at [enquiry@saffronindia.net](mailto:enquiry@saffronindia.net)

स्थळप्रत बिलींग युनिट : 4670	ग्राहक क्रमांक : 049085010131	पी.सी. : T8	दर : 90	या तारखे पर्यंत भरल्यास	03-01-2025	Rs. 1810.00
अंतिम तारीख	14-01-2025	Rs. 1830.00		या तारखे नंतर भरल्यास	14-01-2025	Rs. 1850.00

बँकेची स्थळप्रत:

बिलींग युनिट : 4670 ग्राहक क्रमांक : 049085010131  
46708049085010131140120250000018300020000301250020

डिटिसी क्र. 6701636

पी.सी. T8 दर: 90

अंतिम तारीख	14-01-2025	Rs. 1830.00
या तारखे पर्यंत भरल्यास	03-01-2025	Rs. 1810.00
या तारखे नंतर भरल्यास	14-01-2025	Rs. 1850.00

