

538/2397

Thursday, March 06, 2025

3:16 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2873 दिनांक: 06/03/2025

गावाचे नाव: चुंचाळे

दस्तऐवजाचा अनुक्रमांक: नसन6-2397-2025

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: रमेश उत्तम जाधव

नोंदणी फी

रु. 20400.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 20920.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:36 PM ह्या वेळेस मिळेल.

Joint S.D. Nashik-6

बाजार मुल्य: रु.2040000 /-

मोवदला रु.2040000/-

भरलेले मुद्रांक शुल्क : रु. 122400/-

सह. मुख्यम निबंधक वर्ग-६  
नाशिक-६.

1) देयकाचा प्रकार: DHC रकम: रु.520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325052622798 दिनांक: 06/03/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.20400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017271737202425E दिनांक: 06/03/2025

बँकेचे नाव व पत्ता:



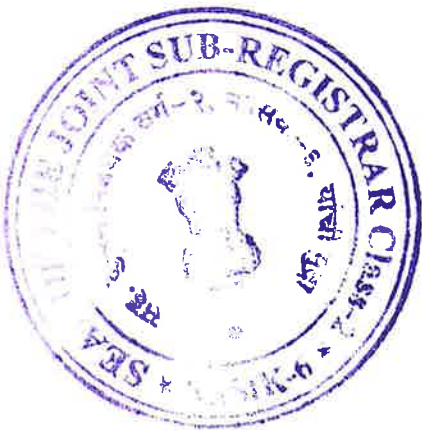
मुख्य दस्ता पत्र

गावाचे नाव : चुंचाळे

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	2040000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2040000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: मौजे चुंचाळे या गावाचे शिवारातील मिळकत यासी गट नं. 30/3 यासी प्लॉट नं. 5 यासी क्षेत्र 803.37 चौ.मि. या मिळकतीवरील श्री रामक्रिष्ण हाईट्स या इमारतीतील बी विंग मधील सहाय्या मजल्यावरील फ्लॅट नं. 601 यासी कार्पेट क्षेत्र 52.71 चौ.मि. व युसेबल बाल्कनीचे क्षेत्र 9.10 चौ.मि. क्षेत्राची मिळकत.( ( GAT NUMBER : 30/3 ; ) )
(5) क्षेत्रफळ	1) 52.71 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:-मुकेशभाई शंभुभाई दलसानिया वय:-49; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं: -, रोड नं: चुंचाळे शिवार, नाशिक, महाराष्ट्र, णास्:ईक्र. पिन कोड:-422012 पॅन नं:-AICPD5927H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रमेश उत्तम जाधव वय:-37; पत्ता:-प्लॉट नं: 0, माळा नं: 502, इमारतीचे नाव: राजश्री दिपकुंड अपार्टमेंट, ब्लॉक नं: धन्वंतरी मेडीकल कॉलेज पाठीमागे, विठ्ठल नगर, रोड नं: कामठवाडे, नाशिक, महाराष्ट्र, णास्:ईक्र. पिन कोड:-422008 पॅन नं:-ALMPJ4951A 2): नाव:-प्रिया रमेश जाधव वय:-28; पत्ता:-प्लॉट नं: 0, माळा नं: 502, इमारतीचे नाव: राजश्री दिपकुंड अपार्टमेंट, ब्लॉक नं: धन्वंतरी मेडीकल कॉलेज पाठीमागे, विठ्ठल नगर, रोड नं: कामठवाडे, नाशिक, महाराष्ट्र, णास्:ईक्र. पिन कोड:-422008 पॅन नं:-BETPJ5507H
(9) दस्तऐवज करून दिल्याचा दिनांक	06/03/2025
(10)दस्त नोंदणी केल्याचा दिनांक	06/03/2025
(11)अनुक्रमांक,खंड व पृष्ठ	2397/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	122400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20400
(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.



सुची क्र. II  
नोंदणी नंबरची प्रमाण प्रत  
अस्थल बरहुतुन जवकल  
सह दुय्यम निबंधक वर्ग-२  
नाशिक-६





**CHALLAN**  
**MTR Form Number-6**



GRN	MH017271737202425E	BARCODE			Date	06/03/2025-09:27:47	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	NSK6_NASHIK 6 JOINT SUB REGISTRAR			Full Name	MUKESHBHAI SHAMBHAUBHAI DALSANIYA			
Location	NASHIK							
Year	2024-2025 One Time			Flat/Block No.	FLAT			
Account Head Details	Amount In Rs.		Premises/Building					
0030046401 Stamp Duty	122400.00		Road/Street	CHUNCHALE				
0030063301 Registration Fee	20400.00		Area/Locality	NASHIK				
			Town/City/District					
			PIN	4 2 2 0 0 1				
	Remarks (If Any)							
	Second Party Name=RAMESH UTTAM JADHAV~							
				Amount In	One Lakh Forty Two Thousand Eight Hundred Rupees O			
Total	1,42,800.00		Words	nly				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332025030611196	2918278900	
Cheque/DD No.				Bank Date	RBI Date	06/03/2025-09:28:33	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

Mobile No. : 9754754151

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-538-2397	0009583507202425	06/03/2025-15:16:45	IGR578	20400.00
2	(IS)-538-2397	0009583507202425	06/03/2025-15:16:45	IGR578	122400.00
Total Defacement Amount					1,42,800.00





CHALLAN  
MTR Form Number-6



GRN	MH017271737202425E	BARCODE	Date	06/03/2025-09:27:47	Form ID	25.2
Department		Inspector General Of Registration				
Type of Payment		Stamp Duty and Registration Fee together				
Office Name		NSK6_NASHIK 6 JOINT SUB REGISTRAR				
Location		NASHIK				
Year		2024-2025 One Time				
Account Head Details		Amount In Rs.				
0030046401 Stamp Duty		122400.00				
0030063301 Registration Fee		20400.00				
Total		1,42,800.00				
Payment Details		IDBI BANK				
Cheque/DD No.						
Name of Bank		IDBI BANK				
Name of Branch						
Remarks (If Any)		SecondPartyName=RAMESH UTTAM JADHAV~				
Amount In		One Lakh Forty Two Thousand Eight Hundred Rupees O				
Words		nly				
FOR USE IN RECEIVING BANK						
Bank CIN		69103332025030611196				
Ref. No.		2918278900				
Bank Date		06/03/2025-09:28:33				
RBI Date		Not Verified with RBI				
Bank-Branch		IDBI BANK				
Scroll No. , Date		Not Verified with Scroll				

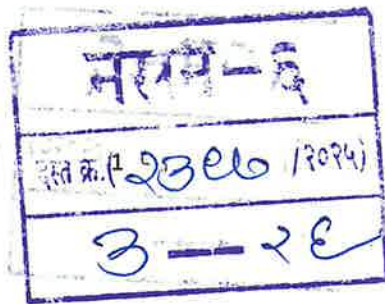
Department ID :

Mobile No. : 9754754151

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.





**ZONE No. 8.2**

**RATE FOR FLAT RS. 31,500/- + 5% = 33,075/- PER Sq. Mtrs.**

**CARPET AREA 52.71 Sq. Mtrs. And usable area of Open Balcony**

**admeasuring 9.10 Sq. Mtrs.**

**CONSIDERATION RS. 20,40,000/-**

**GOVT. VALUE RS. 20,40,000/-**

**STAMP RS. 1,22,400/-**

**AGREEMENT OF SALE**

THIS AGREEMENT OF SALE is made & executed at Nashik on this 5<sup>th</sup> day of **MARCH 2025**.

**BETWEEN**

**MR. MUKESHBHAI SHAMBHUBHAI DALSANIYA, Age 49 Years, Occupation Business, PAN - AICPD5927H/AADHAR NO. 5936 4974 6796 R/o. Gat No. 30/3, Plot No. 5, Chuchale Shiwar, Nashik 422012** Hereinafter referred to as the **VENDOR/PROMOTER** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, administrators, assigns, etc.) of the **FIRST PART. Mob. 9925454880**

**AND**

**1] MR. RAMESH UTTAM JADHAV, Age 37 Years, Occupation Service PAN - ALMPJ4951A/Mob. 9372721444**

**2] MRS. PRIYA RAMESH JADHAV, Age 28 Years, Occupation Housewife PAN - BETPJ5507H/Mob. 9890371118**

**R/o. Flat No. B-502, Rajashri Dipkund Apartment, B/H. Dhavantari Medical College, Vitthal Nagar, Kamthwade, Nashik 422008** Hereinafter referred to as the **"PURCHASER/s/ALLOTTEE/s"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators, assigns, etc.) of the **SECOND PART.**

**WHEREAS** the vendor/Promoter is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the property situated at **Chunchale**, Tal. Dist. Nashik, more particularly described in the first schedule written hereunder and hereinafter referred to as the Said Property.

**AND WHEREAS** the Vendor/Promoter purchased said property from the previous owner **M/s. Vinayak Construction through Prop. Nilesh Madhukar Jadhav** by a sale deed which is duly registered at the office of Sub Registrar Nashik 3 at **Sr. No. 4174 on 29/4/2022** and the name of the vendor/Promoter is mutated in the owners column of the record of rights and the vendor/promoter has absolute right to develop said property by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the vendor/promoter may deem fit and proper and appropriate the sale proceeds thereof.

**AND WHEREAS** Vendor/promoter purchased **TDR of 91.79 Sq. Mtrs.** from DRC No. 1036 dated 17/3/2022 from **Sai Sahara Construction Co. Partnership Firm** by sale deed which is duly registered at the office of Sub Registrar Nashik 7 at **Sr. No. 9383 on 28/9/2022** and vendor/Promoter prepared a building plan by using TDR which is duly approved by the Nashik Municipal Corporation under Commencement Certificate No. **LND/BP/B2/213/2022 Dated 3/10/2022** and the Vendor/Promoter has commenced the construction of the building. Hereinafter referred to as the SAID BUILDING.

**AND WHEREAS** the Promoter has commenced the construction of a building on the project land Consisting of **A and B Wing building in one single**





**building, consists of Basement for Parking, Ground Floor partly for Parking and partly for Commercial units and First Floor to Six Upper Floors for Residential purpose as per approved building plan.**

**AND WHEREAS** the Promoter have accured the title of absolte ownership of the said property and well seized and possessed of the same.

**AND WHEREAS** the said property is free from all or any encumbrances and title of the vendor is clear, negotiable and marketable. The said property is not subjected to any encroachments and there are no tenants in the said property. The property is not subjected to any attachement. The property is also not subjected to any acquisition or requisition by any Govt. or local authorities.

**AND WHEREAS** the Allottee is offered to purchased **Flat No. 601 in B WING on the SIXTH FLOOR IN SHREE RAMKRISHNA HEIGHTS** (herein after referred to as the said "Building") being constructed on the said property, by the Promoter, the said apartment is more particularly described in the second schedule written hereunder.

**AND WHEREAS** the Promoter has entered into a standard Agreement with an Architect registered with the Nashik Municipal Corporation Ar. Yogesh Gaikwad and Satish Gaikwad.

**AND WHEREAS** the Promoter has appointed a structural Engineer C.D. Patel for the preparation of the structural design and drawings of the buildings, the Promoter shall accept the professional supervision of the Architect and the structural Engineer till the completion of the building.

**AND WHEREAS** the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 under No. **P51600051829 on 7/7/2023** with the Real Estate Regulatory Authority.

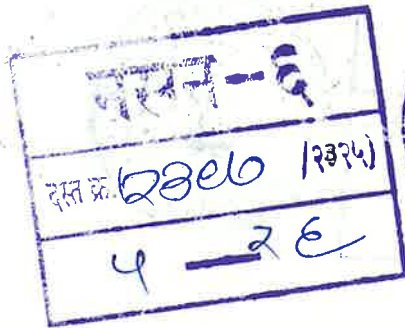
**AND WHEREAS** the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allotte/s of the Apartments to receive the sale consideration in respect thereof.

**AND WHEREAS** on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects 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 Adv. Tushar N. Kulkarni authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as annexure A and B.

**AND WHEREAS** the authenticated copies of the plans of the Layout as proposed by the promoter and according to which the construction of the buildings and open spaces are proposed to be provide for on the said project have been annexed hereto.

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



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

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

**AND WHEREAS** the **Carpet area** of the said **Flat is 52.71 Sq. Mtrs. And usable area of Open Balcony admeasuring 9.10 Sq. Mtrs. and "Carpet area" as per RERA** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony/ Varandah appurtenant to the said Apartment for exclusive use of the Allottee and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

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

**AND WHEREAS** prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. 2,04,000/-** being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment and receipt whereof the Promoter hereby admit and acknowledge and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

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

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment as described herein after.

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

1. The Promoter shall construct **A and B Wing building in one single building, consists of Basement for Parking, Ground Floor partly for Parking and partly for Commercial units and First Floor to Six Upper Floors for Residential purpose** in accordance with the designs and specifications as approved by the concerned local authority from time to time.

Provided that promoter shall have obtain prior concent in writing of the allottee in respect of variations or modifiacations which may adversely affect the apartment of the allottee except any alteration or additions required by any Govt. Authorities or due to change in law.

The allottee further acknowledges that, the unutilized/residual FSI including future incremental or enhancement due to change in law or otherwise in respect of the said land shall always be available to and shall always be for the benefit of the promoter and the promoter shall



have the right to deal or use the FSI as it may deem fit without any objection or interference from the allottees or organization. In the event of any additional FSI in respect of the total land being increased as a result of any favorable relaxation of the relevant building regulation or otherwise at any time hereinafter the promoter alone shall be entitled to the benefit of all such additional FSI for the purpose of development or construction on the land.

1.(a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Flat No. 601 in B WING on SIXTH Floor, Carpet area adm. 52.71 Sq. Mtrs. And usable area of Open Balcony admeasuring 9.10 Sq. Mtrs.** hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed for the consideration of **Rs. 20,40,000/-** and the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the schedule annexed herewith.

1.(b) The Allottee has paid on or before execution of this agreement a sum of **Rs. 2,04,000/- Received from the purchaser by online transfer on dated 5/3/2025**

1.(c) The Allottee has paid the balance amount of **Rs. 18,36,000/- (Rupees Eighteen Lakh Thirty Six Thousand Only)** to be paid to the promoter as and when project work is completed.

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

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

2.4 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.

2.5 The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the allottee by discounting such early payment @ % per annum for the period by which the respective instalment 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.

2.6 The Promter 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 before giving the possession to the purchaser. 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.

2.7 The allottee authorizes the promoter to adjust/appropriate all payments made by him/her under any head of dues against outstanding, if any, in his/her name as the promoter may in its sole discretion deem fit and the allottee undertakes not to object/demand/direct the promoter to adjust his payments in any manner.

3.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

3.2 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 Apartment to the allottee and common areas to association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Allote shall make timely payments of the installment and other dues payable by him/her and meeting the other obligation under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 1 (c) herein above. ("Payment Plan").

4. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **803.37 Sq. Mtrs.** only and promoter has planned to utilize Floor Space Index of **3171.81 Sq. Mtrs.** by availing of TDR or FSI available on payment of premiums of 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 of **3175.61 Sq. Mtrs.** as proposed to be utilized by him on the project land in the said project and allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by 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 Plot to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

4.2 Without prejudice to the right of Promoters to charge interest in terms of sub clause above, on the Purchasers committing default in payment on due date of any amount due and payable by the Purchasers to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchasers



committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement.

Provided that, Promoters shall give notice of fifteen days in writing to the Purchasers, by Registered Post AD at the address provided by the Purchasers and mail at the e-mail address provided by the Purchasers, 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 Purchasers fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund the amount till then received from the Purchasers without any interest thereon within a period of 30 days of the termination, the instalments of the sale consideration of the apartment which may till then have been paid by the allottee to the promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the apartment as are set out in Annexure.

6. The Vendor/Promoter shall give possession of the A wing Apartment to the Allottee on or before **31/12/2026**. If vendor fails or neglects to give possession of the apartment to the purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the vendor shall be liable on demand to refund to the purchaser the amounts already received by him in respect of the apartment with interest at the same rate as may be mentioned in the clause 4 hereinabove from the date the vendor received the sum till the date amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of the said premises on the aforesaid date, if the completion of the said project or building/wing in which the said premises 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 15 days from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

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

7.3 Failure of Allottee to take Possession of [Apartment] : Upon receiving a written intimation from the Promoter, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities,



undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided 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 flat to the purchaser/s, the purchaser/s bring to the notice of the vendor any structural defect in the flat or the building in which the flat is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the vendor at his own cost and in case it is not possible to rectify such defects, then the purchaser shall be entitled to receive from the vendor, compensation for such defect in the manner as provided under the Act.

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

9. Formation of Society or Association or a Limited Company

The promoter shall form society or Association or Limited Company within three months from the date of which 51% of the total number of allottees have booked their apartment or receipt of Occupancy Certificate whichever is earlier.

The Allottee along with other allottees of Apartments in the building shall join in forming and registering the 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 Association of Apartment or Society Owners and for becoming a member, including the bye-laws of the proposed association or 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 shall within three months of registration Association, as aforesaid, cause to be transferred to the Association all the right, title and the interest of the vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the building or wings in which the said Apartment is situated.

9.2 The shall within three months of registration Association, as aforesaid, cause to be transferred to the federation/ apex body all the right, title and the interest of the vendor/owner/promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s 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/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till



the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. 2000/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the association as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

- (i) an amount towards share money, application entrance fee of the association.
- (ii) an amount for formation and registration of the association.
- (iii) an amount for proportionate share of taxes and other charges/levies in respect of the Association.
- (iv) an amount for deposits of electrical receiving and Sub Station/Transformer provided in Layout.

11. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchaser; share of Stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or structure of the said building of the building. At the time of registration of conveyance or Lease of the project land, the purchaser shall pay to the promoter, the purchaser share of stamp duty and registration charges payable, by the said Apex Body or Febration on such conveyance or lease 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 or Febration.

### 13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER :-

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the said project land and also has actual, physical and legal possession of the said land for 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 excepts 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 land excepts those disclosed in the title report.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the



competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building /wing and common areas;

- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- ix. After receiving occupation certificate or completion certificate from Nashik Municipal Corporation, promoter shall execute conveyance deed of the structure/apartment to the Association of purchaser within three months. And at the time of execution of the conveyance deed of the structure to the association of purchaser the promoter shall handover lawful, vacant, physical possession of the common areas of the structure to the Association of the purchaser ;
- 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 project to the competent Authorities.
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

13. The allottee/purchaser himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

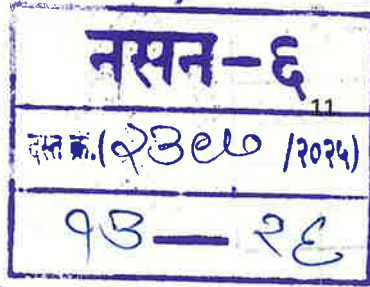
- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages, Lift, etc. or any other structure of the building in which the





Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the association of apartment.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The purchaser shall observe and perform all the rules and regulations which the association may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules,



Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the association regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of association, 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 buildings 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 purchaser as advance or deposit, sums received on account of the maintenance. And promoter shall handover said account to the Association of Apartment.

15. Nothing contained in the Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartment or of the said plot or and Building or any part thereof. The purchaser shall have no claim save and except of the Apartment hereby to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will maintain the property of the Promoter until the said structure of the building is transferred to the association.

**16. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE :-**After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

**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(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the 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/ building, as the case may be.

**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 ALLOTTEES :-** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, or due to death of any of the party as the said obligations go along with the Apartment 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 confirm 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(s) in Project, the same shall be in proportion to the carpet area of the Apartment the total carpet area and enclosed balcony of all the Apartments 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.

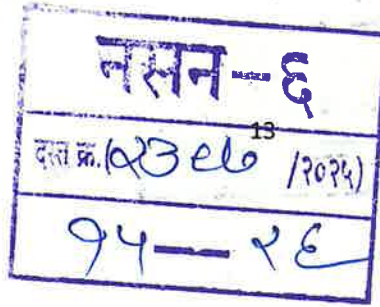
**24. PLACE OF EXECUTION :-** The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Nashik after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of 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 conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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:

**PURCHASERS NAME AND ADDRESS - 1] MR. RAMESH UTTAM JADHAV 2] MRS. PRIYA RAMESH JADHAV R/o. Flat No. B-502, Rajashri Dipkund Apartment, B/H. Dhavantari Medical College, Vitthal Nagar, Kamthwade, Nashik 422008**

**PROMOTERS NAME :- MR. MUKESHBHAI SHAMBHUBHAI DALSANIYA R/o. Gat No. 30/3, Plot No. 5, Chuchale Shiwar, Nashik 422012** 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 PURCHASER :-** 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, Registration and GST, MSEB meter and connection charges shall be borne by the vendor/promoter.

**29. DISPUTE RESOLUTION :-** Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the 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.

31. that the flat purchaser shall not park any of the commercial vehicle in the building nor he shall allow to park any commercial vehicle in the margin space or in building parking space. Shops purchasers shall not park their vehicle in the parking of the building but park their vehicles in front of their shops similarly no flat owner shall park his vehicle in front of the shops.

#### **FIRST SCHEDULE OF THE SAID PROPERTY**

All that piece and parcel of the land bearing **Plot No. 5 out of Gat No. 30/3 admeasuring 803.37 Sq. Mtrs. Situated at Chunchale Tal. Dist. Nashik**, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bounded as follows :-

On or towards East : By 18 Mtrs. D. P. Road  
On or towards West : By Gat No. 30/2  
On or towards South : By Plot No. 4  
On or towards North : By Plot No. 6

#### **SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERRED**

ALL THAT PIECE and parcel of constructed property constructed on the property as mentioned in the first schedule bearing **FLAT NO. 601 on SIXTH FLOOR, Carpet area admeasuring 52.71 Sq. Mtrs. And usable area of Balcony admeasuring 9.10 Sq. Mtrs. In B WING OF SHREE RAMKRISHNA HEIGHTS** bounded as follows -

On or towards East : By Side Margin  
On or towards West : By Staircase & Lobby  
On or towards South : By Flat No. B-602  
On or towards North : By Side Margin

#### **THIRD SCHEDULE AMENITIES TO BE PROVIDED IN THE BUILDING AND FLAT**

- The Structure shall be R.C.C. framed type with AAC block masonry.
- All external walls with be 6" thick AAC block work and internal walls 4" thick.

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- All walls will have double coat sand face plaster from outside and gypsum /neeru/putti finish plaster from inside.
- Internal wall will have oil bond distemper and outside wall will have water proof cement paint.
- Flooring shall be of 2x2 good quality vitrified tiles.
- Concealed Electrification and plumbing.
- Common overhead R.C.C. water storage tanks for water supply with additional borewell facility.
- Lift with power backup facility.
- Building designed with excellent architectural features.
- Common Parking

**FOURTH SCHEDULE  
 COMMON AREAS AND FACILITIES**

a. COMMON AREAS

- 1) The land under the buildings
- 2) The footings, RCC structures and main walls of the buildings
- 3) Staircase columns in the building/s
- 4) Common drainage, water, electrical lines power backup.
- 5) Common ground water storage tank and overhead tank
- 6) Electrical meters, wiring connected to common lights, pumps.
- 7) Common toilet
- 8) Dome in terrace floor connection the two wings.
- 9) Fire fighting system.

**FIFTH SCHEDULE**

b. LIMITED COMMON AREAS AND FACILITIES:

1. Partition walls between the two units shall be limited common property of the said two units.
2. Other exclusive and limited common area and facilities as mentioned in the agreement.
3. All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.

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



SIGNED SEALED AND DELIVERED  
 BY THE WITHIN NAMED  
**MR. MUKESHBHAI SHAMBHUBHAI DALSANIYA**  
**[VENDOR/PROMOTER]**

[Fingerprint]  
 [Signature]



SIGNED SEALED AND DELIVERED  
 BY THE WITHIN NAMED  
**1] MR. RAMESH UTTAM JADHAV**

[Fingerprint]  
 [Signature]



**2] MRS. PRIYA RAMESH JADHAV**  
**[PURCHASER/ALLOTTEE]**

[Fingerprint]  
 [Signature]

Witness :-

1. [Signature] 2. [Signature]

## घोषणापत्र/शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक महाराष्ट्र राज्य, पुणे यांचे दि. ३०/११/२०१३ रोजीचे परोपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत हि फसवणुकीद्वारे अथवा दुबळी होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादीत करतांना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारपत्र धारक (Power Of Attorney Holder) लिहून देणार हे ह्यात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तीत्वात आहे व आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहेत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेल्या व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादीत केलेला आहे.

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

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

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाने/मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास संपुर्णपणे जाणीव आहे.

स्वावर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहेत याची आम्हाला संपुर्ण कल्पना आहे.

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

मुकुंदाजी शंभुभाई दलसानीय  
लिहून देणार...

*Hambhalya*  
लिहून घेणार...

**नसन-६**  
दस्त क्र. २३७७/२०१५  
१७-२६

ADVOCATE  
**Bar Council of Maharashtra & Goa**  
HIGH COURT, BOMBAY

Name: TUSHAR NANDKUMAR  
Residence: NASHIK, Dist. NASHIK  
Roll No: 14514/2600/2015  
Enrolled On: 27-07-2015  
Date Of Birth: 06/10-1986  
148348 8000065303

*Hambhalya*  
CHAIRMAN

**आयकर विभाग**  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AICPD5927H

नाम / Name  
DALSANIYA MUKESHBHAI SHAMBHUBHAI

पिता का नाम / Father's Name  
SHAMBHUBHAI RAJABHAI DALSANIYA

जन्म की तारीख / Date of Birth  
01/06/1974

हस्ताक्षर / Signature

भारत सरकार  
GOVERNMENT OF INDIA

दलसानीया मुकुंदाजी शंभुभाई  
Dalsaniya Mukeshbhai Shambhubhai

जन्म तारीख / DOB: 01/06/1974  
पुरुष / MALE

5936 4974 6796  
VID : 9158 8099 0568 1224

माझे आधार, मारी थोळप

**आयकर विभाग**  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ALMPJ4951A

नाम / Name  
RAMESH UTTAM JADHAV

पिता का नाम / Father's Name  
UTTAM DAMU JADHAV

जन्म की तारीख / Date of Birth  
02/01/1987

हस्ताक्षर / Signature

**आयकर विभाग**  
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02/01/1987

हस्ताक्षर / Signature



महाराष्ट्र शासन

## गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- चुंचाळे (१४४०२८)

तालुका :- नाशिक

जिल्हा :- नाशिक



PU-ID : 18616859121





भूमापन क्रमांक व उपविभाग

३०/३/प्लॉट नं/५

18616859121

भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	७१०४	[ विनायक कन्स्ट्रक्शन र्फे प्रोपा ]				(१७९५२)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		[ निलेश मधुकर जाधव ]	८०३.३७	१०६०.४४		(१७९५२)	इतर अधिकार
विन शेती	८०३.३७	----- सामाईक क्षेत्र -----	०.००.००	०			[ इतर ] (१९८२०)
विन शेती	९५२३	[ आनंद काशिनाथ साबळे ]	८०३.३७	१०६०.००		(१७९९८)	[सलिम इमार्दिल शेख गांवा विकसना पोटी रु
आकारणी	१४४४	[ मे विनायक कन्स्ट्रक्शन प्रोपा र्फे र्फे ]				(२०५२३)	१००००००/- चा नोंजा ग नं ३०/२ मधील क्षेत्र
		[ निलेश मधुकर जाधव ]					४६.४२ चौ मी घेणेचा हक्क व ३०/३ मध्ये प्लॉटिड क्षेत्र ४०% क्षेत्र घेणेचा हक्क ] (१९८२०)
	११३३५	मुकेशभाई शंभूभाई चलसानिया	८०३.३७	१०६०.४४		(२०५२३)	प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : २०५२३ व दिनांक : ३१/०५/२०२२
<div style="text-align: center;">     </div>							
जुने फेरफार क्र : (१०१९०) (१०६८६) (१४८४५) (१४८७५) (१६३७६) (१७९५२) (१७९९८)							सीमा आणि भूमापन चिन्हे :

सदर सर्व्हे हा नगर भूमापन हद्दीत आहे.

हा गाव नमुना क्रमांक ७ दिनांक ३१/०५/२०२२:०८:२९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

७/१२ डाउनलोड दि. : १७-०१-२०२५ : १३:५२:२४ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 2011100001470243 हा क्रमांक वापरावा.

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## NASHIK MUNICIPAL CORPORATION

NO: LND/BPI/B2/213/2022

DATE :- 03/10/2022

### **SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

10. Shri. Mukeshbhai Shambhubhai Dalsaniya.  
C/o. Ar. Satish Gaikwad & Stru. Engg. Jayesh Makwana of Nashik.

**Sub :-** Sanction of Building Permit & Commencement Certificate in Plot No.05 of S.No.30/3 of Chunchale Shiwar, Nashik.

**Ref :-** 1) Your Application & for Building permission Inward No. E2/BP/128/2022.  
Dated: 30/06/2022.  
2) Final Layout Approval No.LND/WS/SAT/B2/19 Dt.25/10/2011.

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

### **CONDITIONS (1 to 45)**

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 Maharashtra Municipal Corporation Act 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 Maharashtra Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The 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 1966.]
7. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room the construction shall be treated as unauthorized and action shall be taken.
8. At least FIVE trees should be planted around the building in the open space of the plot. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the reservation of Tree Act, 1975.
9. The drains shall be lined out & covered up properly to the satisfaction of municipal Authorities of Nashik Municipal Corporation. The effluent from septic tank, kitchen, bath etc. Should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal within 30 meters premises then effluent outlet should be connected to a soak pit. The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the center of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
10. Proper arrangement for disposal imperial water all be made as per site requirements without disturbance natural gradient of the land facing to this conditions if any incident happens, the whole responsibly will be on the applicant/developers.
11. The construction work should be strictly carried out in accordance with the sanctioned plan enclosed herewith.





12. Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned
13. Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the Authority and cost incurred in the removal of such material shall be recovered from the owner.
14. All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 and Maharashtra Municipal Corporation Act.
15. Applicant should make necessary arrangement of water for construction purpose as per undertaking given. Similarly street lights will not be provided by Municipal Corporation till Electric supply Mains of M.S.E.B. is available at site.
16. There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
17. Septic tank & soak pit shall be constructed as per the guidelines of Health officer of N.M.C. & NOC shall be produced before occupation certificate.
18. Wherever necessary Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L. Office before actually commencing the proposed construction.
19. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labor engaged on construction work on site by owner/Developers at his own cost.
20. While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated: 21/04/2009 for Noise Pollution or as per latest revision/Government GRs.
21. As per order of Urban Development Department of Government of Maharashtra vide TPS2417/487/p.ra.kra.217/UD-9Dt:7/8/2015 for all building following condition shall apply
- A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details.
- a) Name and Address of the owner/developer, Architect/Engineer and Contractor.
- b) Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority.
- d) F.S.I. permitted.
- e) Number of Residential/Commercial flats with their areas
- f) Address where copies of detailed approved plans shall be available for inspection.
- B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language. Failure to comply with condition 22(A) action shall be taken by NMC.
22. This permission is given on the basis of conditions mentioned in Hon. Labor Commissioner letter No. vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labor Dept. & the Conditions mentioned should be strictly observed.
23. Fly ash bricks and fly ash based and related materials shall be used in the construction of buildings.
24. Wherever necessary Fanning shall be made and maintained as per the provisions of UDCPR on site.
25. Provision of rain water harvesting shall be made at site as per Clause no 13.3 of UDCPR.
26. Building shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with part IV of fire protection of National Building Code of India and Maharashtra Fire prevention and life Safety measures Act, 2006, in case of building identified in regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire officer, Fire Brigade Authority.
27. The Building permission is granted on the Strength of 'LABOUR Code on occupational Safety, Health and working Conditions, 2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Nashik Municipal Corporation shall be not responsible for breach of any Conditions mentioned therein.
28. As per circular No for any TPV-4308/4102/Pra.kra.359/08/navi-11, Date-19/11/2008 for Any arithmetical discrepancies in area statement the applicant/Architect & Developers will be commonly responsible.



**C.C. for Plot No. 01 of S.No.30/3 of Chunchale Shiwar, Nashik.**

29. If any discrepancy occurs/found in paid charges the applicant shall be liable to pay for the same.
30. Temporary drainage connection shall be taken before start of work by taking permission from Public Health Department (Drainage).
31. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
32. As per solid waste management Rule- 2016 segregation of dry & wet waste is compulsory & Construction site should be covered with Green Net/Shed Net & in addition, necessary precautions should be taken to reduce air pollution.
33. To Follow the Duties and Responsibilities as per Provisions in Appendix C of UDCPR is mandatory to Engineer/Structural Engineer/Supervisor/Town Planner/Licensing/Site Engineer/Geotechnical Engineer/Owner/Developer.
34. This permission is given on the basis of N.A. order No.261/2006 dt: 13/11/2006. Submitted with the application.

**Charges Recovery**

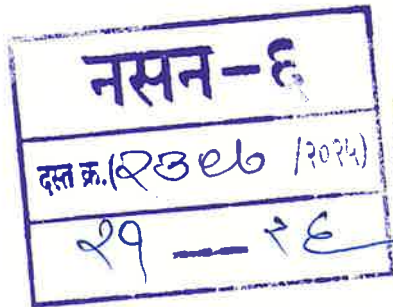
35. A)Rs.592290/- is paid for development charges w.r.to the proposed Construction vide R.No.6404 Dt: 30/09/2022
36. B)Rs.Nil/- is paid for development charges w. to the proposed land development . R.No. B.No.Date:
37. Tree plantation shall be made as per the guidelines of Tree Officer of N.M.C. & NOC Shall be obtained before occupation certificate.  
Rs.5000 /- Deposited vide R.No. 6406 Dt: 30/09/2022.
38. Drainage connection charges Rs.61500/- is paid vide R.No.6404 Dt:30/09/2022.
39. Welfare cess charges Rs.767550/- is paid vide R.No.6404 Dt: 30/09/2022.
40. Charges for "Premium FSI" Rs.1068210/- is paid vide R.No.6405 Dt: 30/09/2022.
41. Charges for "Ancillary Premium (FSI)" Rs.1251240/- is paid vide R.No.6405 Dt:30/09/2022.
42. This permission is given on the basis of conditions mentioned in notification of ministry of environment, forest & climate change, New Delhi by vide No.G.S.R 317 (E) Dt:29/03/2016 & the conditions mentioned therein are applicable to this Commencement & shall be following strictly. This permission is given on the strength of affidavit submitted with the proposed and C & D waste deposited Rs.98,330/- is paid vide R.No.6404 Dt:30/09/2022.
- Additional Conditions**
43. NMC Tax for vacant plot shall be paid before applying for occupancy certificate.
44. Total TDR Loaded 690 Sq.Mt which is utilize from DRC No: 1036 Dt: 17/03/2022 vide Formula  $690 \times 8820 / 66300 = 91.79$  Sq.Mt. TDR area utilized from the same.
45. Commercial N.A.order & N.A. Tax receipt produce before occupancy.

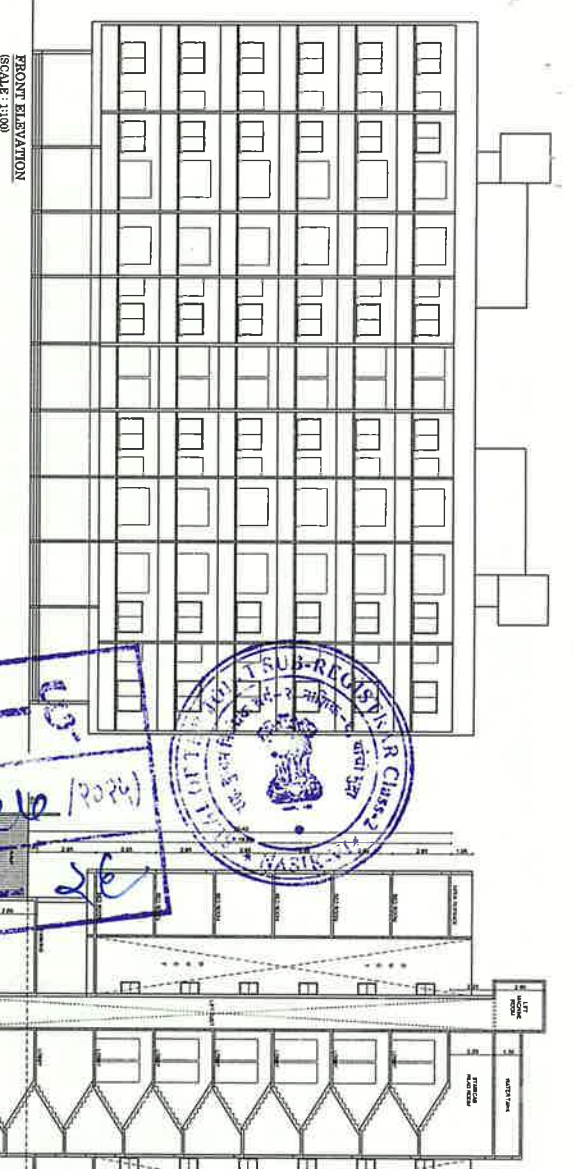
१९९ भवन्तु सुखिनः

**Executive Engineer**  
(Town Planning)  
Nashik Municipal Corporation, Nashik.

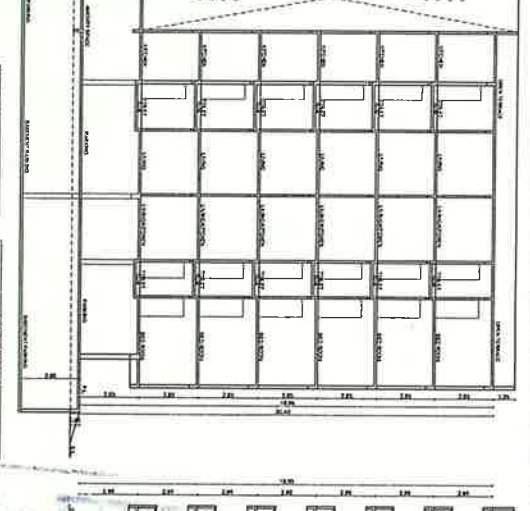
No. LND / BP / 32 / 213 / 2022  
Nashik, Dt. 03 / 10 / 2022

Copy to : Divisional Officer  
----- Division.

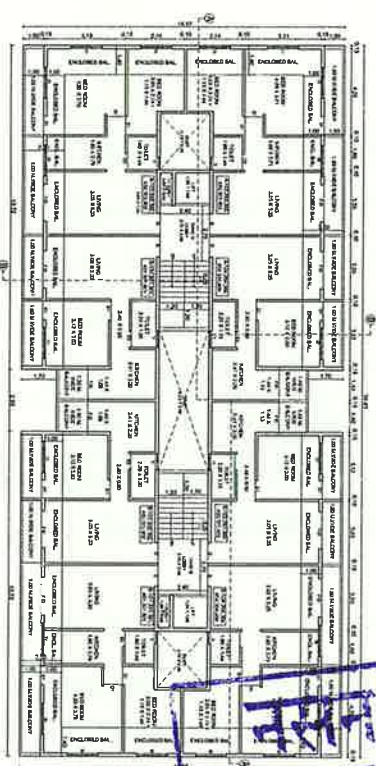




FRONT ELEVATION  
SCALE: 1:100

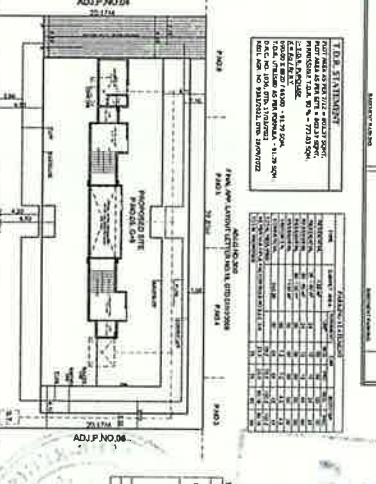


SECTION @ AA  
SCALE: 1:100

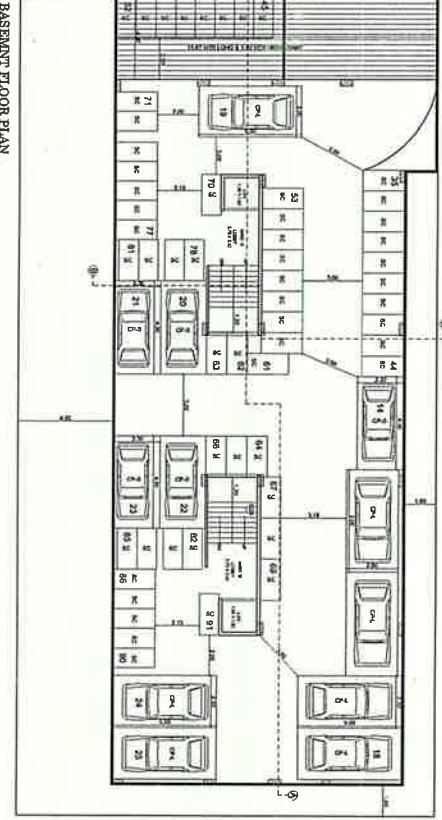


TYPICAL 1ST TO 6TH FLOOR PLAN  
SCALE: 1:100

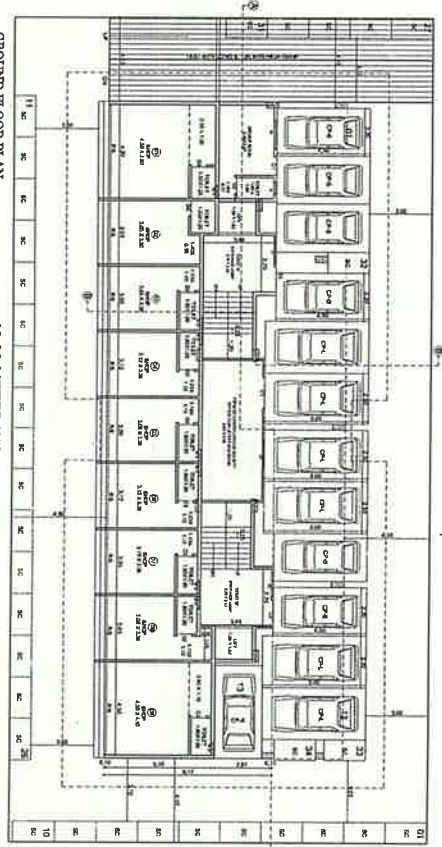
NO.	DESCRIPTION	AREA (SQ. M)	NO. OF UNITS	NO. OF PERSONS	NO. OF CARS
1	FLOOR AREA	1200	100	1000	100
2	ROOF AREA	1000	0	0	0
3	STAIRS	100	0	0	0
4	ELEVATORS	100	0	0	0
5	PARKING	1000	0	0	0
6	LANDSCAPE	1000	0	0	0
7	TOTAL AREA	5000	100	1000	100



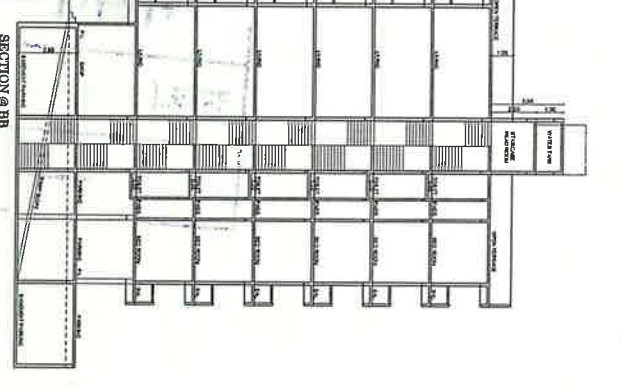
SITE PLAN  
SCALE: 1:500



BASMENT FLOOR PLAN  
SCALE: 1:100



GROUND FLOOR PLAN  
SCALE: 1:100



SECTION @ BB  
SCALE: 1:100

NO.	DESCRIPTION	AREA (SQ. M)	NO. OF UNITS	NO. OF PERSONS	NO. OF CARS
1	FLOOR AREA	1200	100	1000	100
2	ROOF AREA	1000	0	0	0
3	STAIRS	100	0	0	0
4	ELEVATORS	100	0	0	0
5	PARKING	1000	0	0	0
6	LANDSCAPE	1000	0	0	0
7	TOTAL AREA	5000	100	1000	100



PROPOSED SITE  
LOCATION PLAN  
SCALE: 1:1000

**AREA CALCULATION**

NO.	DESCRIPTION	AREA (SQ. M)
1	FLOOR AREA	1200
2	ROOF AREA	1000
3	STAIRS	100
4	ELEVATORS	100
5	PARKING	1000
6	LANDSCAPE	1000
7	TOTAL AREA	5000

PROPOSED GOVERNMENT & RESIDENTIAL  
@ CHANGSALE SURVIVAL IN NAGBAY, FOR  
SHELL MICHESIBIBAI SHAMBERIBAI DALANVAYA  
APPROVAL STAMP

APPROVED

This Plan is approved by the Commission on  
Professional Regulation for the accompanying  
Certificate No. 24447  
03/09/2022

Engineer's Signature  
Engr. [Name]  
Professional Engineer  
Mechanical Engineering  
No. [ID]

PROJECT ENGINEER  
DR. JAYME S. [Name]

PROJECT ARCHITECT  
DR. JAYME S. [Name]

PROJECT LANDSCAPE ARCHITECT  
DR. JAYME S. [Name]

PROJECT ELECTRICAL ENGINEER  
DR. JAYME S. [Name]

PROJECT MECHANICAL ENGINEER  
DR. JAYME S. [Name]

PROJECT CIVIL ENGINEER  
DR. JAYME S. [Name]

PROJECT STRUCTURAL ENGINEER  
DR. JAYME S. [Name]

PROJECT ENVIRONMENTAL ENGINEER  
DR. JAYME S. [Name]

PROJECT SAFETY ENGINEER  
DR. JAYME S. [Name]

PROJECT FIRE ENGINEER  
DR. JAYME S. [Name]

PROJECT PLUMBING ENGINEER  
DR. JAYME S. [Name]

PROJECT MECHANICAL ENGINEER  
DR. JAYME S. [Name]

PROJECT ELECTRICAL ENGINEER  
DR. JAYME S. [Name]

PROJECT CIVIL ENGINEER  
DR. JAYME S. [Name]

PROJECT STRUCTURAL ENGINEER  
DR. JAYME S. [Name]

PROJECT ENVIRONMENTAL ENGINEER  
DR. JAYME S. [Name]

PROJECT SAFETY ENGINEER  
DR. JAYME S. [Name]

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DR. JAYME S. [Name]

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DR. JAYME S. [Name]

PROJECT ENVIRONMENTAL ENGINEER  
DR. JAYME S. [Name]

PROJECT SAFETY ENGINEER  
DR. JAYME S. [Name]

PROJECT FIRE ENGINEER  
DR. JAYME S. [Name]

PROJECT PLUMBING ENGINEER  
DR. JAYME S. [Name]

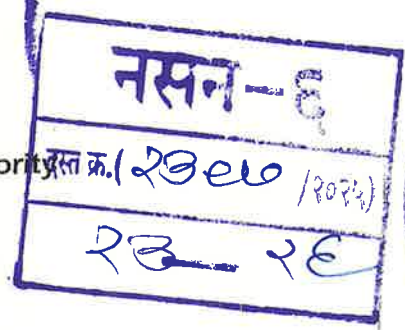


Maharashtra Real Estate Regulatory Authority

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 : **P51600051829**

Project: **Shree Ramkrishna Heights** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot No. 5, Survey No. 30/3, Chunchaie Shiwar, Nashik at Nashik, Nashik, Nashik, 422010;**

1. Mr./Ms. **Mukeshbhai Shambhubhai Dalsaniya** son/daughter of Mr./Ms. **Shambhubhai Rajabhai Dalsaniya**  
Tehsil: **Nashik, District: Nashik, Pin: 422008**, situated in State of Maharashtra.
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 **07/07/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vaasan Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 07-07-2023 11:40:11

Dated: 07/07/2023  
Place: Mumbai

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



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID 20250306680

06 March 2025, 10:32:27 AM

नसन6

मूल्यांकनाचे वर्ष	2024
जिल्हा	नाशिक
मूल्य विभाग	तालुका : नाशिक
उप मूल्य विभाग	8.2 - 30मी रुंद रस्त्यावरील व सदर रस्त्यापासुन अंबड एम आय डी सी कडे येणा-या रस्त्यावरील रहीवास विभागातील मिळकती
क्षेत्राचे नांव	Nashik Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#30

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
8900	31500	36220	42300	0	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	57.981 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.24200/-
उद्ववाहन सुविधा -	आहे	गजला -	5th to 10th Floor	कार्पेट क्षेत्र-	52.71 चौ. मीटर

Sale Type - First Sale

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

गजला निहाय घट/वाढ 105 / 100 Apply to Rate= Rs.33075/-

धरा यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
 (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)  
 (( (33075-8900) \* (100 / 100) ) + 8900 )  
 = Rs.33075/-

A) मुख्य मिळकतीचे मूल्य वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

33075 \* 57.981  
 = Rs.1917721.575/-

B) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र  
 लगतच्या गच्चीचे/खुली बाल्कनी मूल्य

9.1 चौ. मीटर  
 = 9.1 \* ( 33075 \* 40/100 )  
 = Rs.120393/-

Applicable Rules 3, 9, 18, 19 ,14

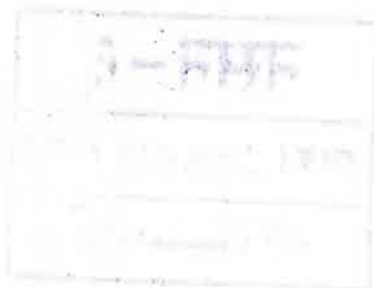
एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + तळधराचे मूल्य + गेडॅनार्डन गजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इगारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ  
 A + B + C + D + E + F + G + H + I + J  
 = 1917721.575 + 0 + 0 + 0 + 0 + 120393 + 0 + 0 + 0 + 0  
 = Rs.2038115/-  
 -- २ वीस लाख अडतीस हजार एक शें पंधरा /-

Home

Print





ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ ԿՐԹԱԿԱՆՈՒԹՅԱՆ ԿՈՄԻՏԵ

538/2397

गुरुवार, 06 मार्च 2025 3:18 म.नं.

दस्त गोषवारा भाग-1

नसन6

दस्त क्रमांक: 2397/2025

24-26

दस्त क्रमांक: नसन6 /2397/2025

बाजार मूल्य: रु. 20,40,000/-

मोबदला: रु. 20,40,000/-

भरलेले मुद्रांक शुल्क: रु.1,22,400/-

दु. नि. सह. दु. नि. नसन6 यांचे कार्यालयात

पावती:2873

पावती दिनांक: 06/03/2025

अ. क्र. 2397 वर दि.06-03-2025

सादरकरणाराचे नाव: रमेश उत्तम जाधव

रोजी 3:15 म.नं. वा. हजर केला.

नोंदणी फी

रु. 20400.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26



दस्त हजर करणाऱ्याची सही:

एकुण: 20920.00



Joint S.R. Nashik 6  
दस्त गोषवारा भाग-1  
नासिक-6.



दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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

शिक्षा क्रं. 1 06 / 03 / 2025 03 : 15 : 18 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 06 / 03 / 2025 03 : 16 : 15 PM ची वेळ: (फी)







06/03/2025 3 26:47 PM

दस्त क्रमांक :नसन6/2397/2025

दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मुकेशभाई शंभुभाई दलसानिया पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चुंचाळे शिवार, नाशिक, महाराष्ट्र, शास्:ईक्र. पॅन नंबर:AICPD5927H	लिहून देणार वय :-49 स्वाक्षरी:-		
2	नाव:रमेश उत्तम जाधव पत्ता:प्लॉट नं: 0, माळा नं: 502, इमारतीचे नाव: राजश्री दिपकुंड अपार्टमेंट, ब्लॉक नं: धन्वंतरी मेडीकल कॉलेज पाठीमागे, विठ्ठल नगर, रोड नं: कामठवाडे, नाशिक, महाराष्ट्र, शास्:ईक्र. पॅन नंबर:ALMPJ4951A	लिहून घेणार वय :-37 स्वाक्षरी:-		
3	नाव:प्रिया रमेश जाधव पत्ता:प्लॉट नं: 0, माळा नं: 502, इमारतीचे नाव: राजश्री दिपकुंड अपार्टमेंट, ब्लॉक नं: धन्वंतरी मेडीकल कॉलेज पाठीमागे, विठ्ठल नगर, रोड नं: कामठवाडे, नाशिक, महाराष्ट्र, शास्:ईक्र. पॅन नंबर:BETPJ5507H	लिहून घेणार वय :-28 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:06 / 03 / 2025 03 : 25 : 55 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अॅड. तुषार नंदकुमार कुलकर्णी वय:38 पत्ता:सी.बी.एस. नाशिक मो. नं. 9423965550 पिन कोड:422001		

शिक्षा क्र.4 ची वेळ:06 / 03 / 2025 03 : 26 : 17 PM

Joint S.R. Nashik-6

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MUKESHBHAI SHAMBHAUBHAI DALSANIYA	eChallan	69103332025030611196	MH017271737202425E	122400.00	SD	0009583507202425	06/03/2025
2		DHC		0325052622798	520	RF	0325052622798D	06/03/2025
3	MUKESHBHAI SHAMBHAUBHAI DALSANIYA	eChallan		MH017271737202425E	20400	RF	0009583507202425	06/03/2025

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

- Know Your Rights as Registrants
1. Verify Scanned Document for correctness through thumbnail (4 pages on a wide printout after scanning).
  2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यात येते की

या दस्तऐवजाचे प्रमाणित पाने आहेत.

दस्तावेज क्रमांक १, क्रमांक

२३९७

दिनांक ६ मार्च २०२५

सदर दुय्यम निबंधक कार्यालय - ६

2397 /2025



538/2397

Thursday, March 06, 2025

3:16 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2873 दिनांक: 06/03/2025

गावाचे नाव: चुंचाळे

दस्तऐवजाचा अनुक्रमांक: नसन6-2397-2025

दस्तऐवजाचा प्रकार : ॲग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: रमेश उत्तम जाधव

नोंदणी फी

रु. 20400.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 20920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:36 PM ह्या वेळेस मिळेल.

Joint S.D. Nashik-6

बाजार मुल्य: रु.2040000 /-

मोबदला रु.2040000/-

भरलेले मुद्रांक शुल्क : रु. 122400/-

सह. मुख्यम निबंधक वर्ग-६  
नाशिक-६.

1) देयकाचा प्रकार: DHC रकम: रु.520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325052622798 दिनांक: 06/03/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.20400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017271737202425E दिनांक: 06/03/2025

बँकेचे नाव व पत्ता:



मुख्य दस्ता पत्र