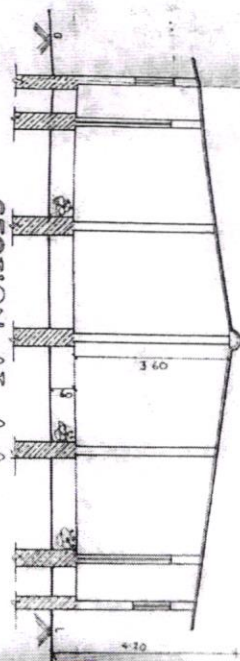
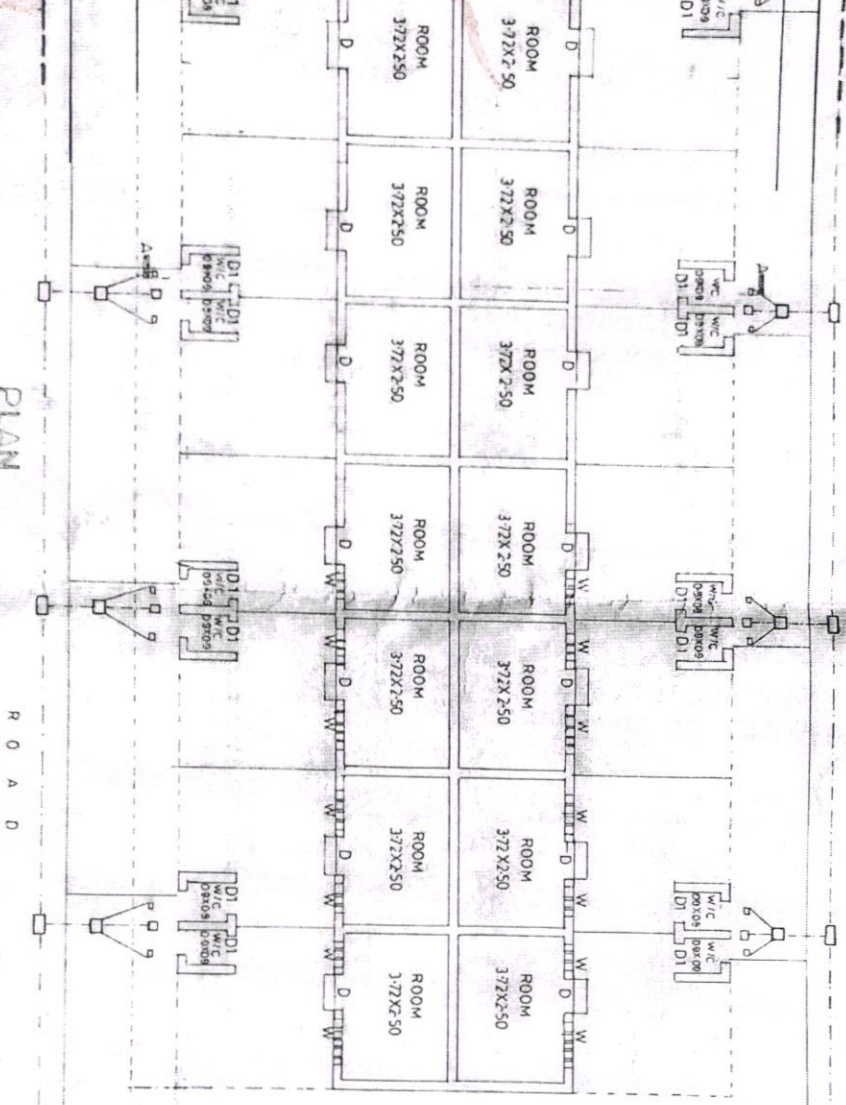


ELEVATION

SECTION AT A A



PLAN



PLAN SHOWING PROPOSED ADDITIONAL WORK AND EXTENSION TO EXISTING BUILDING IN BLOCK NO. N. 31/F1/3/1 NEW CIDCO AT NASHIK FOR SHRI S. V. PIMPARKAR

Approved as amended by Pwd Subject to the conditions mentioned in this order. JALGAON/1182
 Dated: 21/11/2011
 Administrator
 CIDCO of Maharashtra Limited
 CIDCO Bombay 273 Road,
 NEW NASHIK-422 039.

A PROVING AUTHORITY

NOTE: PROPOSED PLOT BOUNDARY SHOWN BLACK. PROPOSED ADDITIONAL WORK SHOWN YELLOW. EXISTING LINE SHOWN DOTTED RED. EXISTING WORK SHOWN BROWN. WATER PIPE LINE SHOWN THIN BLACK.

31/11/11
 SINE OF OWNER
 SINE OF ARCH/ENR
 E.S. NO. 18/CA/41/15/220

OM
 SHREE CONSULTANTS
 ARCHITECTS AND ENGINEERS
 18 A MEGHDOOT SHOPPING CENTER
 SHIVAJI ROAD NASHIK
 P. H. NO. 79929

JOB NO.	DRG NO.	SCALE	DRN BY
01	1100	R K	

AREA STATEMENT

ALLOWED AREA	11.25 SQM
AREA OF PROPOSED BUILD UP AREA	13.42 SQM
TOTAL FLOOR UP AREA	24.67 SQM

SCHEDULE OF DOORS & WINDOW

TYPE	SIZE	DESCRIPTION
D1	0.25 X 1.0	PLANE 51 DOOR
W	0.005 X 1.0	PLANE 81 WINDOW
V	0.00 X 0.00	VENTILATION

CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED

NSK/ADM/91/1187

Office of the Administrator
CIDCO, Bombay Agra Road
New Nashik - 422 009

215/91

NOTES:

Name of Tenement Holder Shri. Subhash V. Pimparkar

Tenement No. N-31 / F-1/2/1

1. Area of light & ventilation for both the rooms separately shall not be less than 1/10th of the carpet area of the particular room.
2. Carpet area for kitchen store room etc. shall not be less than 4.5 M² minimum dimension being 1.8 M.
3. No wall of the existing structure shall be allowed to be demolished.
4. The existing window size near the toilet shall be increased to minimum 1.0 Mt. x 1.00 Mt.
5. Additions are restricted to ground floor only no upper floor is allowed.
6. No additions in the front marginal open space shall be allowed in case of plots fronting 18 M wide road or more.
7. Dotted line indicates extent to which additions shall be allowed.

Shamir Lal
Administrator
CIDCO of Maharashtra Limited
CIDCO, BOMBAY AGRA ROAD,
NEW NASHIK-422 009,

539/7573

पावती

Original/Duplicate

Wednesday, July 03, 2024

नोंदणी क्र. :39म

11:57 AM

Regn.:39M

पावती क्र.: 8970 दिनांक: 03/07/2024

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन7-7573-2024

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: संगिता राजेंद्र चव्हाण

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

एकूण:

रु. 420.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:16 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-7

बाजार मूल्य: रु.8000 /-

मोबदला रु.8000/-

भरलेले मुद्रांक शुल्क : रु. 400/-

(एस. के. दवंगे)

सह. दुय्यम निबंधक वर्ग-२
नाशिक - ७.

1) देयकाचा प्रकार: DHC रक्कम: रु.320/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0724024715175 दिनांक: 03/07/2024

विक्रेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH004610269202425E दिनांक: 03/07/2024

विक्रेचे नाव व पत्ता:

सौ. संगिता राजेंद्र चव्हाण

मुळदस्त परत

07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 7

दस्त क्रमांक : 7573/2024

नोंदणी :

Regn:63m

गावाचे नाव : नाशिक शहर

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	8000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील नाशिक शहरातील व सिटी अॅण्ड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि.(सिडको)नाशिक मधील तिसरी स्किम नेवरड्ड फाल्गुन सेक्टर एफ-1 मधील रहिवासी विभागातील टेनेमेंट/घर क्रं. एन-31/एफ-1/03/01 तळ जागेचे(प्लॉटचे)क्षेत्र 30.00 चौ.मी. त्यावरील स्कीम बांधीव क्षेत्र 12.93 चौ.मी. ((SECTOR NUMBER : फाल्गुन ;))
(5) क्षेत्रफळ	1) 12.93 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:-संगिता राजेंद्र चव्हाण वय:-52; पत्ता:-प्लॉट नं: एन-31/एफ-1/03/01, , माळा नं: वीर सावरकर चौक, , इमारतीचे नाव: सिडको, , ब्लॉक नं: नाशिक, रोड नं: -, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422009 पॅन नं:-BYGPC9346G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सिटी अॅण्ड इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि. (सिडको) नाशिक तर्फे प्रशासक गजानन आर. साटोटे वय:-53; पत्ता:-प्लॉट नं: सिडको कार्यालय नाशिक, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, शास्:ईक्र. पिन कोड:-422009 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	03/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	03/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	7573/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
अस्सल बरहकम नवकल
सह दुय्यम निबंधक वर्ग-२
नाशिक-७.



CHALLAN
MTR Form Number-6



GRN	MH004610269202425E	BARCODE			Date	02/07/2024-16:31:48	Form ID	36	
Department				Inspector General Of Registrallon					
Type of Payment				Stamp Duty Registration Fee					
Office Name				NSK7_NASHIK 7 JOINT SUB REGISTRAR					
Location				NASHIK					
Year				2024-2025 One Time					
Account Head Details			Amount In Rs.		Premises/Building				
0030046401 Stamp Duty			400.00		Road/Street				
0030063301 Registration Fee			100.00		Area/Locality				
					Town/City/District				
					PIN				
					4 2 2 0 0 9				
Remarks (If Any)				PAN2=AACCC3303K-SecondPartyName=City And Industrial Development Corporation Of Maharashtra Ltd-CA=90-Marketval=8000					
Total				500.00		Amount In Words			
						Five Hundred Rupees Only			
Payment Details				BANK OF BARODA					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		02003942024070201061 1392487911	
Name of Bank				Bank Date		RBI Date		02/07/2024-16:32:28 Not Verified with RBI	
Name of Branch				Bank-Branch		BANK OF BARODA			
				Scroll No. , Date		Not Verified with Scroll			

नसम-७
रकम (७५०३ / २०२४)
१ - ९६



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

श्री. संगिता राजेंद्र चव्हाण

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0724024715175
Date	02/07/2024
Received from Sangita Rajendra Chavhan, Mobile number 8668440054, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Nashik of the District Nashik.	
Print Date 02-07-2024 04:32:38	
Payment Details	
Bank Name	SBIN
Date	02/07/2024
Bank CIN	10004152024070214352
REF No.	418492819370
This is computer generated receipt, hence no signature is required.	

नसम-७	
दस्तावेज क्र. (७५७३ / २०२४)
२	१८




**CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA
LIMITED**

FOR RESIDENTIAL PURPOSE

LEASE DEED श्री सांगिता राजेंद्र चव्हाण

THIS LEASE made at New Nashik on 3rd day of June Two Thousand Twenty Four BETWEEN CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal', 2nd floor, Nariman Point, Bombay 400021 (hereinafter referred to as 'The Lessor', which expression shall, Where context so admits, be deemed to include it's successors and assigns) of the One Part AND Mrs.Sangita Rajendra Chavhan Resident of N-31/F-1/03/01, Veer Sawarkar Chowk, Cidco, Nashik - 422009 (hereinafter referred to as 'the Lessee' which expression shall, where context so admits, be deemed to include his heirs, executors, administrators and representatives) of the Other Part.


 ADMINISTRATOR
 CIDCO, NEW NASHIK

श्री सांगिता राजेंद्र चव्हाण
 LESSEES SIGNATURE

1974-75	1975-76
6463	12070
3	96



WHEREAS by an Allotment Letter No. CIDCO/MKTG/ NASHIK/116, Date. 22/02/1985 issued to Mr. Subhash Vasant Pimparkar , CIDCO allotted the Tenement No. N-31/F-1/03/01 on tenement are mentioned in the Schedule herein under. and he/she is put in actual possession of the said tenement on date. 04/04/1985. After making all the payment to CIDCO, Hire Purchase Agreement is made on date. 04/04/1985. and Outright Purchase Agreement is made on date. 29/12/2000.

AND WHEREAS by an Agreement Mr. Subhash Vasant Pimparkar sold his/her leasehold rights to Mrs. Sangita Rajendra Chavhan and CIDCO Office had issued Tenement Transfer Order No. CIDCO/ADMN/NSK /No. N-31/OP/149, Date. 31/12/2003 and she was in actual possession of the said tenement.

AND WHEREAS the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said Agreement to Lease of the piece of the land and premises hereinafter described AND WHEREAS the Lessee requested the Corporation to grant lease of the said land before commencing construction on the land in relaxation of the conditions of the Agreement to Lease to enable him/her to mortgage the land and secure loan and whereas the Corporation has agreed to grant the lease as a special case.

NOW THIS LEASE WITNESSTH AS FOLLOWS:

INTERPRETATION

1. In these present, the "Managing Director" shall mean the Managing Director including the Additional or Deputy Managing Director of the Lessor and any officer authorized by him by a general or special order.

DESCRIPTION OF TENEMENT

2. In consideration of the premises and of the sum of 8,000/- (Eight Thousand Only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contain the Lessor doth hereby demise up-to the Lessee. ALL that piece of land described in the Schedule hereunder written containing by measurement of Having its Scheme Plot Area 30.00 Sq.Mtr and its built-up area 12.93 Sq. Mtr. situated at CIDCO, New Nashik, Neighborhood: Falgun, in 3rd Housing Scheme bearing Tenement No. N-31/F-1/03/01 or there about and more particularly delineated on the plan annexed hereto and shown thereon

ADMINISTRATOR
CIDCO, NEW NASHIK

श्री. सांगिता राजेंद्र चव्हाण
LESSEES SIGNATURE