TUSHAR G. NAGARE
ADVOCATE
MOB.: 9822112115

****

AGREEMENT FOR SALE

9463
2023
18 FEB 2023

BY AND BETWEEN

M/S. BINDU LAND DEVELOPERS AND BUILDERS

THE DEVELOPERS

AND

MR. SANJAY DIGAMBAR MALVE

THE PURCHASER/S

****

DATED THIS _____ DAY OF _____, 2023

341/1583

Wednesday,February 08 ,2023

9:01 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 1995 दिनांक: 08/02/2023

गावाचे नाव: **संसारी**

दस्तऐवजाचा अनुक्रमांक: **नसन4-1583-2023**

दस्तऐवजाचा प्रकार : **विक्री करारनामा**

सादर करणाऱ्याचे नाव: **संजय दिगंबर माळवे**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2000.00
पृष्ठांची संख्या: 100	
एकूण:	रु. 32000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 9:19 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik 4

सह.दुय्यम निबंधक वर्ग-२ नाशिक-४

बाजार मुल्य: रु.2521000 /-

मोबदला रु.3500000/-

भरलेले मुद्रांक शुल्क : रु. 175000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0702202315295 दिनांक: 08/02/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014892376202223E दिनांक: 08/02/2023

बँकेचे नाव व पत्ता:

मूळ दस्त परत

08/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 4
दस्त क्रमांक : 1583/2023
नोंदणी :
Regn:63m

गावाचे नाव : संसारी

(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	3500000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2521000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे संसारी ता. जि. नाशिक येथील देवळाली कॅन्टोनमेंट बोर्ड हद्दीमधील सर्व्हे नंबर 60/3+4/1 याचे क्षेत्र 40 आर,सर्व्हे नंबर 60/3+4/2 याचे क्षेत्र 40 आर,सर्व्हे नंबर 60/3+4/3 याचे क्षेत्र 3 आर,सर्व्हे नंबर 60/3+4/4 याचे क्षेत्र 40 आर,सर्व्हे नंबर 60/3+4/5 याचे क्षेत्र 40 आर,सर्व्हे नंबर 61/1+2+3+4/1 याचे क्षेत्र 56 आर,सर्व्हे नंबर 61/1+2+3+4/2 याचे क्षेत्र 56 आर,सर्व्हे नंबर 61/1+2+3+4/3 याचे क्षेत्र 56 आर,सर्व्हे नंबर 61/1+2+3+4/4 याचे क्षेत्र 40 आर,सर्व्हे नंबर 61/1+2+3+4/4 याचे क्षेत्र 16 आर याचे एकून क्षेत्र 38900 चौरस मीटर यावर बांधलेल्या विनी पार्क नेचर होम्स् फेज 3 मधील सी 2 या इमारतीमधील तळ मजल्यावरील युनिट नंबर 003 याचे चटई क्षेत्र 76.01 चौरस मीटर ((Survey Number : 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 ;))
(5) क्षेत्रफळ	1) 76.01 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-बिंदू लॅण्ड डेव्हलपर्स ॲण्ड बिल्डर्स तर्फे भागीदार निपुण ईश्वरदास ठक्कर तर्फे वि. मु. अमर वासानी वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 301, सीआयईएम इंडस्ट्रीयल ईस्टेट, रामचंद्र लेन, मलाड प., मुंबई , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAEFB0904C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय दिगंबर माळवे वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2, सुवर्ण मुद्रा बंगलो, वीर सावरकर नगर, गंगापूर रोड, नाशिक , रोड नं: -, महाराष्ट्र, णास्:ईक. पिन कोड:-422013 पॅन नं:-AFTPM5169A
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1583/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	175000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक वर्ग
नाशिक-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

THE SEAL OF THE JOINT SUB-REGISTRAR (CLASS-2) NASIK-IV

सूची क्र.II
नोंदणी नंतरची प्रत
संगणकीय अभिलेखातील प्रत
अस्सल बरहुकुम नकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४

नसन-४
दस्त क्र.(१५८३/२०२३)
१ — १००

CHALLAN
MTR Form Number-6

GRN	MH014892376202223E	BARCODE		Date 06/02/2023-17:56:53	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR	Full Name	SANJAY DIGAMBAR MALVE
Location	NASHIK		
Year	2022-2023 One Time	Flat/Block No.	Unit No. 003, Building No. C2, Phase III, S. No.
Account Head Details	Amount In Rs.	Premises/Building	60/3 4/1 to 5
0030046401 Stamp Duty	175000.00	Road/Street	and S. No. 61/1 2 3 4/1 to 4, Sansari, Deolali Cantonment Board
0030063301 Registration Fee	30000.00	Area/Locality	Nashik
		Town/City/District	
		PIN	4 2 2 4 0 1
		Remarks (If Any)	SecondPartyName=BINDU LAND DEVELOPERS AND BUILDERS~
Total	2,05,000.00	Amount In Words	Two Lakh Five Thousand Rupees Only
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	69103332023020619408 / 2791452904
Cheque/DD No.		Bank Date / RBI Date	06/02/2023-17:57:44 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

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दस्त क्र.(/२०२३)
—

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Mobile No. : 9822112115

Print Date 06-02-2023 05:57:55

नमुना-४

दस्त क्र.(१५८३/२०२३)

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0702202315295	Date	07/02/2023
Received from Self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.			
Payment Details			
Bank Name	IBKL	Date	07/02/2023
Bank CIN	10004152023020713873	REF No.	2815438384
This is computer generated receipt, hence no signature is required.			

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दस्त क्र.(९५५३/२०२३)

3 — 900

GOVERNMENT VALUATION : Rs. 25,21,000/-

CONSIDERATION : Rs.35,00,000/-

STAMP DUTY : Rs. 1,75,000/-

REGISTRATION FEES : Rs. 30,000/-

AGREEMENT FOR SALE

This **Agreement for Sale** made at Deolali in district of Nashik, Maharashtra on this 7th **day of** Feb. **2023**

BY AND BETWEEN

M/s. BINDU LAND DEVELOPERS AND BUILDERS,

a partnership firm registered under and governed by the provisions of the Indian Partnership Act,1932 having its administrative office at 301 CIEM Industrial Estate, Ramchandra Lane Extn., Malad West, Mumbai – 400 064, hereinafter referred to as the "**Developers**" (which expression shall unless it be repugnant to the context or the meaning thereof, be deemed to mean and include the partners or partner for the time being and from time to time constituting the said partnership firm and the legal heirs, executors and assigns of the last surviving partner) of the **ONE PART**;

AND

Mr. Sanjay Digambar Malve of Indian Inhabitant having his Permanent address at **Plot No.2, Suvarna Mudra Bungalow, Opp. Vishwas Co-operative Bank, Veer Savarkar Nagar, Gangapur Road, Nashik – 422013** hereinafter referred to as the "**Purchaser/s**" (which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of

individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in case of an HUF, the members of the HUF from time to time and the last surviving members of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving members of the Co-parcenery and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in the case of the Trust its Trustees for the time being and from time to time to the trust and the survivor or survivors of them and in case of a corporate body/Company, its successors and permitted assigns) **of the OTHER PART**;

WHEREAS:

a) The Developers are seized and possessed of or are otherwise well and sufficiently entitled to all those pieces or parcels of freehold land bearing Survey No.60/3+4/1 to 5 and Survey No. 61/1 + 2 + 3 + 4/1 to 4 of Village Sansari, Taluka and District Nashik and situate within the Cantonment area of Deolali totally admeasuring 38,900 sq. mts. or thereabouts, and more particularly described in the **First Schedule** hereunder written and are hereinafter referred to as **the Said Property.**

b) The Collector, District Nashik has granted N.A. Permission dated 13th May, 2005, for using the said property for non-agricultural user subject to the terms and conditions of the said N.A. Order. Hereto annexed and marked **Annexure B (Colly)** is a photocopy of the said N.A. Order along with a copy of the N.A. Tax payment receipt. The Purchaser/s herein have taken note of the aforesaid documents, and shall abide by the terms and conditions of the same.

c) The Office of the Cantonment Board (Ministry of Defence, Government of India) Deolali has issued a No Objection Certificate dated 24th March, 2005, in favour of the Developers for conversion of Agricultural Lands into non-agricultural Lands laying down

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दस्त क्र. १९५३/२०२३

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certain terms and conditions and by an Order dated 25th August, 2005, sanctioned the layout/building application and Plan for residential purpose and also approved the building proposals. Photocopies of the said Orders are annexed hereto and marked **Annexure B (Colly)**.

d) The Developers' title in respect of the said Property is as set out in Report on Title dated 27th September 2022 issued by Mr. Pratik Shah, Advocate, High Court, Bombay. Hereto annexed and marked as **Annexure C** is a copy of the said report.

e) The Buildings Plans have been sanctioned for construction of the twin bungalows, row houses, bungalows, apartments, the clubhouse showing therein, the Internal Roads, Recreation Ground, Open Spaces, Car Parkings, etc. in phase wise manner on the said Property. The main entrance of the said property is from the Military Approach Road. A layout Plan of the said property is annexed hereto and marked **Annexure A**. The Developers shall have the right to amend / modify the layout of the said property at any time.

f) The Developers have engaged the services of and appointed Mr. Somnath Shevale as the Licensed Architect/Surveyor and other agencies for the development of the said Property as required under the bye-laws of the Deolali Cantonment Board and/or of any other statutory body, for the time being in force.

g) The Deolali Cantonment Board has sanctioned the Plans for construction vide Cantonment Board Resolution No. 2359/BLD/E-8/91 and has issued sanctioned plans in respect thereof on 4th January 2006 and subsequent sanctions/amendments etc., A copy of the said last sanction dated 15th September 2020 is annexed hereto as marked **Annexure D.**

h) The Developers have divided the entire development of the Said Property in multiple **PHASES**. The Developers have initiated development of the Said Property in Phase wise manner as stipulated herein

a. **Phase I** :

i. The Developers have completed construction of certain residential units and have obtained Occupation

Certificates for twin bungalows, independent Bungalows, Row Houses and other units on the plan annexed hereto and marked **Annexure A**, the portion which has been shown in **Blue Colour Wash** is in respect of Phase I and which is more particularly described in the **Second Schedule** hereunder written.

The Purchasers of any unit on the said Property shall [illegible] terms and conditions recorded herein. The Developers continues to own certain unsold stocks in their possession.

iii. The unit purchasers of the **Vini Park Phase 1** have joined together and formed and registered a Housing Society under the provisions of Maharashtra Co-operative Societies Act, 1960 viz. Vini Park Phase 1 Co-operative Housing Society Ltd..

b. **Phase II** :

i. The Developers have completed the construction of the common areas and amenities for Phase 2 and notionally demarcated 19 plots and vide diverse agreements inter-alia allowed the purchaser/s to construct their respective independent residential Bungalows on such terms and conditions as mentioned in their respective Agreements and 1 no. of plot is retained by the Developers. The said bungalows will be constructed and completed by the respective Purchasers by strictly adhering to the terms and conditions of the statutory bodies, permissions, sanctions and orders and their respective agreement for sale;

ii. The said notionally demarcated sub plots forming portion of the said Property are shown on the said Plan being **Annexure A** hereto in **Yellow Colour Wash** and which is more particularly described in the **Third Schedule** hereunder written.

iii. The unit purchasers of the **Vini Park Phase 2** have joined together and formed and registered a Housing Society under the provisions of Maharashtra Co-operative

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Societies Act, 1960 viz. Vini Park Phase II Co-operative Housing Society Ltd.

c. **Phase III :**

The Developers have completed development and have obtained Completion Certificates for 4 nos. of buildings comprising of total 32 residential unit/s on portion of the said Property which is admeasuring 3125 Sq. Mtrs., shown on the said Plan being **Annexure A** hereto in **Brown Colour Wash** is meant for and which is more particularly described in the **Fourth Schedule** hereunder written. Hereto annexed and marked as **Annexure E** is a copy of the Completion Certificate dated 13-09-2022 issued by the Office of Cantonment Board of Deolali.

i. The Developers have registered the said Phase III in RERA under Registration Certificate no. **P51600023437.** Hereto annexed and marked as **Annexure F** is a copy of the said certificate

d. **Developers' Clubhouse** :

i. The Developers has completed construction and obtained Occupation Certificates for the Clubhouse and Swimming Pool on Plot of Land (hereinafter referred to as the **said Clubhouse Plot**") which forms portion of the land described in **Second Schedule** hereunder written, shown on the plan in **Green Colour Wash** and more particularly described in the **Fifth Schedule** hereunder written. Hereinafter referred to as the "**Developers Clubhouse Premises**".

ii. The Purchasers admit and agree that the Developers are absolute and sole Owners of the Developers Clubhouse Premises.. The Developers are at their sole discretion to deal and dispose of the said Developers Clubhouse Premises as they deem fit and proper. The Developers may at their discretion admit the Purchasers and their family members as members of the said clubhouse subject to the payment of entrance fees,

membership fees, maintenance charges, annual fees etc. as fixed by the Developers, from time to time, and subject to the rules and regulations as may be adopted by the Developers. However, the Purchasers herein and other Purchasers of the entire layout shall not have any right, title or interest in respect of the said clubhouse, the swimming pool and the said plot of land and the same shall always remain the exclusive property of the Developers as the absolute owners and the Developers shall be at liberty to admit any person as members of the clubhouse or deal with the same in the manner they may deem fit and proper without any recourse to the Purchasers and / or the Apex Body.

e. **Proposed Phases and future development potential**:

i. The Developers have proposed and are contemplating construction of multiple Phases and/or utilize and/or expand the scope of Development utilizing the adjoining property and/or FSI under any nomenclature from any of the Phases by loading on the Said property and/or part thereof and/or Phases I, II, III, IV and/or proposed phases.

ii. The Developers are solely entitled to avail benefits on the future increased FSI owing to any change in the rules, regulations and policies and load the same on the existing structure/s constructed and/or proposed.

iii. All the Phases are notionally demarcated and cannot be sub-divided by any purchaser/s in their respective phases without written consent of the Developers and the NOC from all the concerned authorities.

iv. The Developers have retained with them and will perpetually continue to be the Owners of the said Developers Clubhouse Premises.

v. The Purchaser/s hereby agree and confirm to the Ownership right of the Developers in respect of the said Developers Clubhouse Premises (Phase 4). Further, the Purchaser/s confirm that the Developers have retained

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दस्त क्र.(१५५३/२०२३)
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with themselves Units in form of row houses, twin bungalows, bungalows in Phase I, sub plots with FSI sanctioned thereon in Phase II, plots on which they have proposed apartments units in Phase III and further development in subsequent phases and they may use as they may deem fit and proper for dealing and allotting the same and/or to be occupied as guest house or as a dormitory without paying any extra amount to the Common Organization and also to consume balance of FSI of the entire said property by way of addition, alteration and/or reconstruction of the bungalows, club house, sub-plots all along with land appurtenant to and/or to be consumed elsewhere as per the building rules and regulations. The Developers are and shall be the absolute Owners of the said Developers Clubhouse Premises along all other parts of the said property which are not allotted or unsold.

f. **Adjoining Properties**:

i. The Developers have and/or shall further acquire through self and/or its Partners and/or its nominees the adjoining properties to the said Property. The Developers at their sole discretion and subject to permissions from the concerned Authorities will utilize the FSI from the adjoining properties on the said Property or portion thereof and/or vice versa.

ii. Vide a Deed of Right of Way dated 5th August 2022, the Developers herein (therein referred to as the First Grantors) of the First Part therein along with the Second Grantors therein of the Second Part have executed in favour of Mr. Nipun Thakkar, Mrs. Vijaya Thakkar, Mr. Manan Thakkar and Mr. Naman Thakkar (therein collectively referred to as the Grantee) granted in perpetuity irrevocable and unobstructed right of way at all times to the Grantee therein, their nominees, successors in title without any consideration, being the owners of the adjoining property i.e., all that piece and

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दस्त क्र.(९५८३/२०२३)
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Parcel of land bearing Survey No. 60/2, Village Sansari admeasuring 3300 Sq. Mtrs. From the said Property as well as through the notionally sub-divided Plot B-23 in Vini Park Phase II Society (B – 23 admeasuring 505 Sq. Mtrs. Into two sub-plots viz., Plots B-23-A having area 376 Sq. Mtrs. And B-23-B having area of 129 Sq. Mtrs.) The Plot No. B-23-B having a width of minimum 7.5 Mtr. Is owned by the Developers herein. The Grantors therein have granted to the Grantee therein, their respective servants, tenants, successors in title as also to the occupiers their respective servants, agents, licenses and all other persons having a right at all times hereafter with full right and privilege and right of Way along with the In-Gate and Out-Gate through the layout road of the said property leading to the Main Road/ Military approached road and over the notionally sub-divided now Plot B-23-B having area 129 Sq. Mtrs. owned by the Developers for purpose of irrevocable and unrestricted private access having a width of 7.50 Mtrs. to the adjoining property to pass, re-pass over, upon the said right of way with or without vehicles and with or without any animal for all purposes and at all times connected with the beneficial use and enjoyment of the said Grantee's property, permanent and at all times for ever hereinafter for the pleasure for better and beneficial enjoyment with our without horses, carts, carriages, vehicles, to pass, repass and the parties shall allow each other to assign cables, fittings, constructing electric and telephone cables, water and gas pipes lines, drainage and storage pipe lines underneath through, over and along the said right of way passing through the said Property herein for the purpose of ingress to and egress from the public road / military approach road. The said Deed of Right of Way was duly registered with sub-registrar of assurance at Sr. No. NSN-2-7960-2022. The Plot B-23-B having a width of minimum 7.5 Mtr. which is shown on the plan annexed to

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दस्त क्र.(१५६३/२०२३)
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the said Deed of Right of Way.

iii. The Purchaser/s hereby confirms and undertakes to abide to the Developer's grant of the right of way to the Owners of the Adjoining Properties to enjoy the infrastructure and facilities without any recourse to the Purchaser/s and/or the Apex Body to be formed as the case be. The Owners of the Adjoining Properties are at liberty to utilize all the infrastructures and facilities as the Developers deem fit and proper.

g. **Layout Common Areas and amenities**:

The Layout Common area and Amenities forming portion of land of the said property, is under layout road passing through the said property, common areas amenities, wells, layout gardens with trees and plants, electrical lines and installations such as transformer, layout drainages, street lights, security cabin, etc. and other such common areas and amenities running throughout the portion of the said property which is shown in **Pink Color Wash** on the plan annexed at Annexure "A" will remain as a common area and amenities to be shared and uninterruptedly be enjoyed by all the 3 nos. of Phases, the Developers Clubhouse and future proposed phases (if any) on the said Property (hereinafter referred to as the "**said Common Areas and Amenities**").

i) The Purchaser/s herein have agreed to abide by the terms and conditions of the executed agreements and writings in respect of sale of row houses, twin bungalows in Phase I and also agreements for FSI on the notionally demarcated sub plots in Phase II to various purchaser/s therein, the specimen copy/ies of the same have been perused and accepted by the Purchaser/s, which are not altered and/or inconsistent with the provisions of this agreement.

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j) The ultimate document/s transferring the right, title and interest of the development on portion of the said property less reservation and utilized FSI, the said club house along with plot, right to amend or alter plans for all the Phases, will be granted only on full development of the said property and till that time the Developers shall not be called for execution of any document inter alia transferring the right, title and interest of developers in the said property in favour of the Common Organization as the case may be.

k) Prior to the execution of this Agreement, the Purchaser/s hereby declares and confirms that he/she/they/it has/have gone through this Agreement and perused the same and have taken the inspection of all the documents referred to in the recitals herein and also referred to in such documents and have satisfied themselves about the Developers' Title to the said property as marketable, free of encumbrances and beyond reasonable doubts, and shall not raise any objections/request on title of the Developers and the Developers' right to develop the said property and the rights reserved by the Developers in respect of the common amenities and restricted amenities in all the Phases either completed, under construction and/or proposed for the absolute benefit and enjoyment of the Developers and/or the Purchaser/s from the Developers under any and all Phases both existing and/or proposed phases. The Purchaser/s further declare and confirm that each of them have understood the contents, terms and conditions of the same and the Developers has entered into this Agreement with the Purchaser/s relying solely on the Purchaser/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser/s to be observed, performed and fulfilled and complied with and therefore, the Purchaser/s hereby jointly and severally (as the case may be) agrees, undertakes and covenants to indemnify, save, defend and keep harmless at all times hereafter, the Developers and their successors and assigns from and against all costs, charges,

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expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any disputes, breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser

l) After reviewing all the above-mentioned title deeds and documents, sanctions and approvals, title certificate, architect certificates, agreements and any such other documents as are specified under the Real Estate (Regulations and Development) Act, 2016 ("**RERA ACT**") read with 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 ("**RERA Rules**"), and regulations made thereunder and have also measured, verified and have satisfied themselves of the amenities and facilities which are provided as agreed and that the construction is in consonance and compliance of the Completion certificates and rules of the cantonment, only after complete satisfaction the Purchasers have applied to the Developers for allotment and the Developers have agreed to Allot on ownership basis **Unit No. 003 on the Ground Floor in Building No. C2** having Carpet area admeasuring **76.01** Sq. Mtrs (**"said Unit"**) constructed on the Phase III Land and shown on the Plan annexed hereto and marked **Annexure G** and thereon shaded in **Red Color Wash** and which is described in the **Sixth Schedule** hereunder written for the agreed consideration amount of **Rs. 35,00,000/- (Rupees Thirty-Five Lakhs Only)** and on the terms and conditions as set out hereinafter.

m) 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 the Relevant laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

NOW THIS AGREEMENT BY AND BETWEEN THE PARTIES HERETO WITNESSETH AS FOLLOWS:-

1. All the statements made in the recitals together with all the Annexures hereinabove shall form an integral part of this Agreement as if the same are reproduced herein and shall be binding by and between the Parties hereto.

2. The Developers shall construct the said Property in multiple Phases as mentioned herein, this Agreement is restricted to the Phase III Land more particularly described in **Fourth Schedule** mentioned herein below. The Developers have constructed in total of 32 Apartments spread over 4 Nos. of Buildings viz. C1 to C3 comprising ground plus one upper floor in accordance with the plans, designs and specifications as approved by concerned authorities from time to time. Provided that the Developers shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Apartment of the Purchaser/s except any alteration or addition as may be required by any Government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the layout of the said Phase III, the Developers shall obtain prior consent in writing of the Purchaser/s in respect of such alteration or addition or variation or modification except any alteration or addition as may be required by any Government authorities or due to change in law. It is hereby clarified that in case of any minor additions required due to architectural and structural reason duly recommended and verified by Architect or Engineer, the Developers shall intimate the Purchaser/s in writing and the Purchaser/s hereby give their irrevocable consent for such minor change or addition. The Developers have further informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that the Said Property is being developed by the Developers in a segment wise/ phase-wise manner to be determined by the Developers in its absolute discretion from time to time. The Purchaser/s further acknowledges and confirms that the Developers may, at any time, vary/modify the Layout plan of

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the Land, subject however to the grant of sanction by the concerned authorities, or may undertake any of the aforesaid if required by the concerned authorities.

3. The Purchaser/s after reviewing title deeds and documents, sanctions and approvals, completion certificate agreements and any such other documents as are specified under RERA Act and RERA rules framed thereunder and amended from time to time and also having personally inspected and satisfied themselves as to the completion of the construction along with the amenities and facilities are provided thereto, the Purchasers have thereafter applied and requested to the Developers for allotment and the Developers have agreed to Allot on ownership basis the following Unit being

a. A residential **Unit bearing No. 003, on the Ground Floor of the Building No. C2** (**said Unit**) in Phase III, which is more particularly described in the **Sixth Schedule** hereunder written and shown in **Red Color Wash** on the plan marked and annexed hereto as **Annexure G**; and

b. The specification provided in the said unit is hereto annexed and marked as **Annexure H**. The Purchaser/s have verified and satisfied themselves about the specifications as mentioned in **Annexure H** provided by the Developers and undertakes not to raise any objection in respect thereof.

c. Purchaser/s have verified the Carpet area of the said Unit agreed to be purchased by them which admeasures in total **76.01** Sq. Mtrs.

4. In consideration of the aforesaid, the Purchaser/s hereby agrees to pay to the Developers a total lump sum sale consideration of **Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)** (**"Total Consideration"**) towards the purchase of the said Unit in the following manner:-

a. On execution hereof, the Purchasers have paid to the Developers an amount of **Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)** out of which an amount of **Rs.**

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10,00,000/- **(Rupees Ten Lakhs Only)** will be treated as Earnest Money.

5. In addition of the aforesaid consideration, the Purchasers undertake to pay the following on the terms recorded herein:

a. Along with the aforementioned Total Consideration, the Purchaser/s agrees and undertakes to pay to the Developer, amounts as specified in Clause 27 of this Agreement.

b. **Time for payment for each installment is the essence of contract.**

c. Purchaser/s shall make timely payment of the installment(s) and other dues payable by him/her and meeting the other obligations under the agreement=.

d. The Purchaser/s shall pay the respective payment installments as stipulated hereinabove along with applicable taxes strictly within Seven (7) days of the Developers sending notice...

e. All Payments required to be made by the Purchaser/s under this Agreement shall be by Cheques/ Pay Orders/ Demand Drafts / wire transfer in favor of "**Bindu Land Developers and Builders Vini Park Phase III Project RERA A/c. No. 922020048610055**" with Axis Bank Ltd., Borivali West Branch, Mumbai.

   i. All receipts issued shall be subject to realization of the cheque/s.

   ii. For the purpose of remitting funds by the Purchaser/s, the following are the particulars of the beneficiary:

   iii. Beneficiary's Name: Bindu Land Developers and Builders Vini Park Phase III Project RERA A/c.

   iv. Beneficiary's Account No.: 922020048610055

   v. Bank Name: Axis Bank Ltd.

   vi. Branch Name: Borivali West Branch, Mumbai.
   IFSC Code: UTIB0000018.

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f. If any of the payment cheques/banker's cheque or any other payment instructions of/by the Purchaser/s is not honored for any reason whatsoever, then the same shall be treated as default as stipulated herein and the Developers may at its option be entitled to exercise the recourse available hereunder. Further, the Developers may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs. 5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs. 10,000/- (Rupees Ten Thousand only) in addition to the interest for delayed payment. Thereafter no cheque will be accepted and all further payments shall be accepted through bank demand draft(s) only.

g. The Total Consideration is escalation-free, save and except escalations / increases / impositions levied by any statutory authority(ies), local bodies/ government, competent/planning authorities ("Authorities") from time to time or any statutory charges/payments including but not limited to development charges, external development charges, infrastructure development charges, premiums and/or all other charges, payments, surcharges, cesses, taxes, levies, duties, etc. payable to the Authorities.

h. The Total Consideration above excludes taxes. Taxes may include Goods and Services Tax (GST), land under construction tax, N A Tax, property tax, or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the applicable/relevant law or any amendments thereto pertaining or relating to the sale of Units ("Taxes"). Payment of Taxes shall be paid by the Purchaser/s within 15 (fifteen) days on demand made by the Developer, and the Purchaser/s shall indemnify and keep indemnified the Developers from and against the same.

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The Purchaser/s is aware and acknowledges that all due additional Input Tax Credit arising to the Developers due to implementation of GST has been passed on in form of reduction in the Total Sale Consideration in respect of the said Apartment. For the purpose of this Agreement:- "GST" shall mean and include any tax imposed on the supply of goods or services or both under GST Law. "GST Law" shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc. "Cess" shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law.

j. The Purchaser/s is aware that the Purchaser/s has to make the applicable Tax Deduction at Source (TDS) at the time of making the actual payment(s) or credit of such sums to the account of the Developer, whichever is earlier as per section 194IA in the 14 Income Tax Act, 1961. Further, the Purchaser/s shall submit the original TDS certificate within the prescribed timelines as mentioned in the Income Tax Act, 1961.

k. The Total consideration does not include membership deposit and/or fees to the said Clubhouse or any facilities attached thereto. The Purchasers are required to execute a separate writing and make necessary payment to the Developers as may be determined by the Developers from time to time. Membership to the Club-house is not the subject matter of this agreement for sale.

6. On the Purchaser/s committing any default in payment of any amount due and payable by the Purchaser/s to the Developers under this Agreement (including proportionate share of taxes and/or increases levied by the concerned local authority, maintenance charges and any other outgoings) or any breach of

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any of the terms and conditions herein contained, the Developers shall be entitled at their sole and absolute option to unilaterally terminate, cancel and rescind this Agreement. The termination of this Agreement by the Developers shall be binding on the Purchaser/s and the Purchaser/s shall not raise any objection/s in that behalf. Upon termination of this Agreement by the Developers:

a. they shall be entitled and authorized to unilaterally forfeit the amounts paid as Earnest Monies above as and by way of agreed and quantified liquidated damages along with the brokerage charges (if the Unit is purchased through a broker) which brokerage may be paid by the Developers to such broker and/or any other incidental charges as borne by the Developers specifically with respect to the said Sale Transaction with the said Purchaser/s for the said Unit and repay the balance amounts, if any, till then paid by the Purchaser/s to them without interest,

b. The said amount so forfeited by the Developers shall be appropriated by the Developers to themselves absolutely and forever,

c. The Purchaser/s shall be deemed to be trespassers and shall not be entitled to remain in the use, occupation, enjoyment or license of the said Unit if given to them and the Developers be and are hereby authorized to remove the Purchaser/s and their belonging forthwith,

d. The Developers shall be entitled to sell the said Unit to any other person or persons for such consideration and on such terms and conditions as they may deem fit and proper and the Purchaser/s shall not object and challenge the same, and such New Purchaser/s shall have a perfect right, title and interest, free from claims of any nature of the Purchaser/s.

7. The refund of the balance money, if any, payable to the Purchaser/s after forfeiture of the amount as mentioned hereinabove shall be paid by the Developers to the Purchaser/s within 60 days of the termination of this Agreement and the

Purchaser/s removing himself/ herself/ themselves/ servants/ agents from the said Unit if he/ she/ they has/have been permitted to enter into the said Unit subject to the deductions as specified in the preceding Clause. The Developers shall be entitled to sell the said Unit to any other person immediately on termination of this Agreement. The Purchaser/s herein shall have no right to remain in possession or to object to such sale /disposal of said Unit by the Developers. The Purchaser/s also agree/s that sending of the said amount of refund by cheque by the Developers to the Purchaser/s at the last address given by the Purchaser/s, whether encashed or not shall amount to the refund of the amount so required to be refunded. The Purchaser/s hereby agree/s that they shall not assign or transfer the right, title and interest under this Agreement or in respect of the said Unit till the time all the amounts due to the Developers are paid and all the terms and conditions of this Agreement are carried out and after obtaining prior written consent of the Developers and on such terms and conditions as the Developers may impose.

8. In the event, the Purchaser/s desire not to purchase the said Unit and/or cancel this Agreement, then and in that event, the earnest money shall stand forfeited by the Developers. The Purchaser/s shall also bear and pay to the Developers at the time of such cancellation, the brokerage charges (if the Unit is purchased through a broker) which brokerage may be paid by the Developers to such broker. It is agreed by and between the Parties hereto that all above referred amounts due and payable by the Purchaser/s shall be deducted from the amount received by the Developers from the Purchaser/s.

9. Without prejudice to the rights of the Developers to terminate this Agreement, if the Purchaser/s commit any default in payment of the installments on the relevant due dates, as also any other amounts payable under this Agreement or otherwise remains unpaid, then the Purchaser/s shall be at the sole option of the Developers be liable to pay and does hereby irrevocably agree and undertakes to pay to the Developers all the amounts payable along with interest thereon at the rate of 18 per cent per

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annum.

10. The Purchaser/s hereby agree/s and covenant/s with the Developers that:

(a) They shall pay to the Developers the due consideration towards the said Unit and other amounts becoming due hereunder on or before their respective due dates as provided herein, time being of the essence;

(b) The possession of the said Unit will be given by the Developers to the Purchaser/s only on total consideration being paid by the Purchasers to the Developers as agreed herein above.

11. The Purchaser/s hereby agree and confirm the absolute ownership right of the Developers in respect of the said Developers' ClubHouse Premises including the clubhouse along with swimming pool and other facilities (hereinafter collectively referred to as "**the Developers' Clubhouse Premises**") by the Developers. The Developers at their discretion may admit the Purchaser/s of the Unit as members of the said clubhouse subject to the payment of deposit, membership annual fees, maintenance charges and any other charges for utility of the facilities of the Clubhouse as may be fixed by the Developers, from time to time and subject to the rules and regulations as may be decided by the Developers with a right to the Developers to expel such Purchaser/s from the Membership of the Club House without assigning any reasons thereof. However, the Purchaser/s of the Unit herein and other Purchaser/s shall not have any right, title or interest in respect of the Developers Clubhouse Premises and the same shall always remain the property of the Developers and the Developers shall be at liberty to admit the Purchaser/s of the units in all the Phases of the said Layout and apart from that, the Developers shall also be entitled to admit any person or persons from outside as member of the Club and/or exploit the said facility commercially for conducting any events or deal with the same in the manner they may deem fit and proper. The Developers has at their sole discretion issued temporary membership (terminable) to some of the persons to avail certain facilities at the said clubhouse. The

clubhouse shall not be considered to exclusively co-exist with the ownership of the said Unit purchased by the Purchaser/s.

12. The Purchaser/s further confirm that the owners or occupiers of all the units in all constructed and proposed Phases in the said layout and / or adjoining property owned by the Developers as may be proposed shall always be entitled to uninterrupted use of the internal roads being laid down running from the Military Approach Road to all such Phases and / or adjoining property owned by the Developers and passing through the entire layout as recorded in the said Deed of Right of way.

13. The Purchaser/s and other Unit owners or occupiers in any of the Phases in the said Layout shall be able to enjoy amenities as exclusively listed in their respective agreements only and shall not have any right, title or interest in respect of the amenities which are to be provided in other Phases or otherwise. On the Purchaser/s agreeing to the same as one of the conditions, the Developers have agreed to sell the said Unit to the Purchaser/s.

14. The Purchaser/s are responsible and shall make payments of all the outgoings in respect of the said Unit and proportionate outgoings (calculated based on the carpet area) with respect to the repairs and maintenance of the common amenities, landscaping, trees and vegetation, pathways, roads, gardens, electrical installations, drainages, etc. including but not limited to employing sweepers / gardeners/ security guards and other personnel as well as utility payments such as electricity, water charges, NA taxes and other revenue taxes, Property taxes and other Cantonment taxes and charges, etc. within such time as may be intimated to them by the Developers. The Purchaser/s failing to make payment within the stipulated time shall be required to pay interest at the rate of 18% per annum till such amount is paid.

15. With a view to maintain the roads and the common amenities in the said layout, the Developers shall have full authority and right to have a Common Organisation registered for the Purchaser/s of such Units as may be decided by the Developers and in such case the Purchaser/s shall without raising

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any objection, become a member of the such Common Organisation and pay their respective proportionate share towards outgoings, maintenance, etc. The Common Organisation so formed shall look after the repairs, maintenance and service of common amenities, landscaping, trees and vegetation, pathways, roads, gardens, water lines, street lights, electrical installations, drainages, etc. forming part of the said layout for the welfare of the members. The Purchaser/s shall contribute their proportionate share towards such costs, charges and expenses for carrying out the said repairs, maintenance, service works, etc. On such Common Organisation being formed, the Purchaser/s shall contribute their proportionate amounts and pay the same to the said Common Organisation regularly and till such time same shall be paid by the Purchaser/s to the Developers for the said purpose.

16. The Purchaser/s shall not be allowed to carry out any alterations nor encroachment with regards to the planning, design, elevation, architecture, structure, color schemes, entry, exits, boundary walls, tree plantations etc. forming part of the said Unit and/or the common amenities and/or parts of the said Layout without written permission of the Developers.

17. The Purchaser/s do hereby covenant with the Developers as follows:

a. To maintain the said Unit at Purchaser/s' costs, charges and expenses in good tenantable repair and condition from the date the possession of the said Unit is taken and shall not do or suffer to be done anything in or to the said Unit and to the said Common Areas and Restricted Areas which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change or alter the elevation or make structural changes, modifications and additions in or to the Unit;

b. Not to store in the said Unit any goods which are of hazardous, combustible or dangerous nature or storing of which goods is objected to by the concerned local or other Common Organisation or authority;

c. To carry at their own costs, charges and expenses all

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internal repairs to the said Unit and maintain the said Unit in the same condition state in which they were delivered by the Developers to the Purchaser/s and shall not do or suffer to be done anything in or to the Unit or carry out the changes in the said Unit which may be forbidden by the rules and regulations and Bye-laws of the concerned local authority or other public authority or contrary to the provisions of this Agreement and in the event of the Purchaser/s committing any act in contravention of the above provision then and in that event, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public and/or the Common Organisation or authority;

d. Not to demolish or cause to be demolished the said Unit or any part or portion thereof, nor at any time make or cause to be made any addition or alteration or modification in or to the said Unit, the grills of windows which may in any manner change, alter, harm, deface or spoil prejudicially, affect the symmetry, elevation, get-up color scheme of the Unit and shall keep the partitions, sewers, drains, pipes, in the said Unit and appurtenances thereto in good condition;

e. Not to throw, dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any part or portion of the said property;

f. Not to affix box grills or any other enclosures or additions or projections of any nature whatsoever to the said Unit or any part or portion thereof and not to change the elevation of the Unit nor put any signage, nor any other machine, nor any air-conditioner which may deform the elevation of the Unit;

g. Pay to the Developers within 7 days of demand by the Developers their share of security deposit demanded and/or any similar demand by concerned local authority or the Government for giving water, electricity or any

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service connection to the Unit;

h. The Purchaser/s shall not let, sub-let, transfer, assign or part with the Purchaser/s' interest or benefit of this Agreement or the said Unit or part with the possession of the said Unit or any part or portion thereof until all the dues payable by the Purchaser/s to the Developers under this Agreement are fully paid up, all the recurring outgoings are paid in full regularly and only if the Purchaser/s have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s have obtained permission in writing of the Developers for the purpose. Such transfer shall be only in favour of the Transferee, as may be permitted by the Developers and on such terms and conditions as the Developers may impose;

i. To observe and perform all the rules and regulation which the said Common Organisation may adopt at its inception and the additions, alterations and amendments thereof that may be made, from time to time, for the protection and maintenance of the said property, the common areas, the said restricted common areas, amenities and facilities and the Unit and other premises therein or otherwise;

j. To observe and perform all the stipulations and conditions laid down by the Common Organisation regarding the occupation and use of the said Unit and shall pay and contribute regularly and punctually towards the outgoings as herein and elsewhere provided;

k. To observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser/s as set out in this Agreement. If the Purchaser/s neglect, omit or fail to pay for any reasons whatsoever, to the Developers under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time herein specified or if the Purchaser/s shall in any other way fail to perform or observe any covenants and stipulations herein

contained or referred to, the Developers shall be entitled to re-enter upon and resume possession of the said Unit and this Agreement shall cease and stand terminated. The Purchaser/s herein agree that on the Developers' re-entering the Unit as aforesaid, all the right, title and interest of the Purchaser/s in the said Unit under this Agreement shall cease and Purchaser/s shall also be liable to be immediately expelled and evicted as a trespasser. The Purchaser/s shall thereupon cease to have any right or interest in the said Unit. In that event, all the monies paid herein by the Purchaser/s after deducting there from the earnest monies, arrears and the outgoings apportionable to the said Unit till the date of such termination shall be refunded by the Developers to the Purchaser/s;

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l. Not to change and/or alter the user/usage of the said Unit from Residential User.

18. All the duties, stamp duties, levies, charges fees inclusive of the registration fees and any other charges that are to be paid for the purpose of preparation, execution and registration and finalization of all the documents pertaining to the said Unit and for effective transfer in the name of the Purchaser/s, shall be borne and paid by the Purchaser/s alone.

19. The covenants and conditions set out herein shall run with the land and the same shall be binding upon the purchaser/s of all the Units for the mutual benefit of all of them and none of them shall contravene the said covenants.

20. The Developers have explained to the Purchaser/s that the facts disclosed by them as aforesaid constitute the terms and conditions of this Agreement, the salient features of its Project and for sale of Units therein. The Units are offered for sale only as envisaged under its aforesaid layout, and the Purchaser/s has accepted the same and such acceptance thereof by the Purchaser/s constitutes the basis for the Agreement to sell the said Units by the Developers to the Purchaser/s. The Purchaser/s confirms that they have approved of the said Scheme and have

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agreed to acquire the said Unit as contemplated under the above Scheme, with due notice of the aforesaid facts, terms and stipulations, which are acceptable to them.

21. In pursuance of the provisions of the said Scheme and as a basis for the sale of the said Unit by the Developers to them, the Purchaser/s hereby grants their express and irrevocable consent as under:-

a. To the Developers developing the said property fully by availing of any additional construction becoming permissible thereon, as and when permitted, or any other advantage, benefit, profit or privilege which is now available or which may become available in respect of the said property described in the **First Schedule** hereunder on account of relaxations, modifications or amendments to the Development regulations or as a result of any special concession that may be granted by the Deolali Cantonment Board and/or any other Planning Authority and/or State of Maharashtra or otherwise, howsoever;

b. To the Developers altering, amending or revising the sanctioned plans and the elevation thereof, and/or submitting fresh proposals to effectuate the provisions hereof with respect to the said Layout comprising of all its Phases including the said Building by means of structural addition or extension of floors and units over and above the existing approved floors and units in the said Building without prejudicially affecting the said Unit in its area or location;

c. By reason of any relaxation, changes in the policy of the Cantonment Board or any equal body by virtue of the DC Rules and Bye Laws and otherwise, whereby more F.S.I. and T.D.R. is permitted to be used, all such right shall vest with the Developers and the Developers may modify or restrict or eliminate in future the said restricted area including the land, club house, etc. and construct one or more building/s, structure/s and sell the same on ownership basis and/or utilize such F.S.I. or T.D.R. of the

said Property described in the **First Schedule** on the subsequent Phases of the said Layout. The Purchaser/s hereby accord irrevocable consent for the same. The Developers are also empowered to amend the Plan of unsold Units in all Phases of the Layout and put up construction of a structure of any permissible nature or otherwise, as may be granted by the respective authority;

d. That the Purchaser/s shall not raise any objections of any nature whatsoever against the Developers or its assigns or nominees or such other third party to run operate, conduct from the said Restricted Areas including the said Developers Clubhouse Premises or any part or portion thereof such activity or activities as they may desire on professional and/or commercial basis or any other basis and that they shall be entitled to allow any outsiders (persons not owning any Unit in the said Scheme) to use and enjoy the facilities and amenities to be provided in any of the said Restricted Areas including the said Developers Clubhouse Premises. The Developers or their assigns or nominees or such third parties as aforesaid shall be entitled to make, stipulate and enforce such rules, regulations, byelaws and directions for the use and enjoyment of such Restricted Areas or any part or portion thereof and to receive, recover and appropriate unto themselves the charges, fees, deposits and subscriptions for such use and enjoyment thereof and that the Purchaser/s or the said Common Organisation as hereinafter provided or any of them shall not be entitled to any reimbursement of such fees, charges, deposits or any other receipts on any account whatsoever. It is further clarified and expressly agreed and understood by and between the Parties hereto that the Developers or their assigns or nominees or such third parties shall always be entitled to the said Restricted Areas including the said Developers Clubhouse Premises including the rights to own, manage, run, conduct, transfer or assign

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the benefits thereof and receive, recover and appropriate consideration received therefrom including from the day-to-day business carried out therefrom and the Purchaser/s shall have no rights thereto either in their individual capacity or through the said Common Organisation. The Developers have also retained with themselves the sole and exclusive ownership of the Developers Clubhouse Premises along with the land and right to utilized FSI as described in the Fifth Schedule hereunder written.

22. The Purchaser/s hereby consents that the Developers shall be entitled to construct any additional area/structures/floors in the existing phase and/or any other phases and/or in the remaining portion of the Land as the Developers may deem fit and proper and the Developers shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Purchaser/s and/or any one claiming through them and/or the association apex body / apex bodies, as the case may be, in accordance with the Applicable / Relevant Laws. The right hereby reserved shall be available to the Developers until the complete optimization of the said Property.

23. The consent hereby granted by the Purchaser/s is irrevocable and constitutes the basis for the Agreement herein, and the same shall remain valid, continuous, subsisting and in full force and effect even after possession of the said Unit is handed over by the Developers to the Purchaser/s, or possession of the said property and the Units constructed thereon is granted to the Common Organisation.

24. The Purchaser/s, so as to bind all persons claiming by under or through them, hereby agree/s and covenant/s with the Developers that:

a. They shall pay to the Developers installments of price of the said Unit and other amounts becoming due hereunder on their respective due dates as provided herein, time being of the essence;

b. This said Agreement for Sale is covered under the

provisions of Real Estate Regulations Act;

c. The Developers shall convey the said Unit to such Common Organization as the Developers may deem fit and proper as per provisions of 'The Maharashtra Apartment Ownership Act, 1970' and / or 'The Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer Act, 1963' or any other Enactment as shall be determined by the Developers;

d. Possession of the said Unit will only be received within 15 days from the date of Purchaser/s making full payment of the total consideration to the Developers,

e. Nothing contained in this Agreement is intended to be nor shall be constructed to be a grant, demise or assignment in law of the said Unit or of the said land or any part or portion thereof, such conferment to take place only on the transfer of the said Unit to the Purchaser/s. The Purchaser/s shall have no claim save and except to the Unit and the land appurtenant thereto hereby agreed to be acquired by them, and all open spaces, internal roads, lights on internal roads, etc. shall remain the property of the Developers as hereinbefore mentioned. It is hereby classified that the Developers are entitled to and are hereby expressly authorized to sell, dispose of or allot the said Restricted Areas of the said property or any part or portion thereof or any other benefit, privileges or advantage as aforesaid or create any third-party rights in favour of such persons for such consideration and on such terms and conditions as they may deem fit and proper in their sole and absolute discretion;

f. The Developers shall be entitled to put up themselves or permit any third party to put up and display any logo, board, signage, hoarding, telecommunication equipment (required by cell phone operators), antennae, satellite, communication equipment, V-sat, Cable Towers, etc. and other display material on any part of the said property. In

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such cases, the Developers and their Licensees or Assigr s shall be entitled to have free access to the part or portion of the said property on which such logo, board or hoarding is displayed and the electric installations provided therefore at any time. The Developers and/or their nominee/s shall be entitled to appropriate for themselves the revenue proceeds so obtained thereby;

g. The Developers has informed the Purchaser/s and the Purchaser/s is aware and agrees that in order to provide a common and better quality service within the entire Project, the Developers shall decide on the specifications and list of vendors for providing T.V./Internet – Cable and dish antennae network on any of the structure, subject property and any Phases constructed /to be constructed upon the subject Property. The aforesaid rights are retained by the Developers to itself permanently and the Developers shall be entitled to deal with and dispose of and/or assign the said rights in favour of such person or corporate body as the Developers may determine save and unless the Developers relinquish the said rights. In view thereof, the Purchaser/s and/or other occupants of premises in the Building shall not have a right to obtain T.V. / Internet and or other dish antenna network facilities either alone or jointly with others through any other agents but shall obtain the T.V./ Internet and or other dish antenna network facilities from the Developers or the assignee(s) of the Developers save and except in case of relinquishment as aforesaid. The Purchaser/s and/or occupants of premises in the Building and/or the association/apex body/apex bodies shall pay the charges (including deposits) as may be payable to the Developers and/or such assignee(s) as aforesaid for availing the transmission facilities and network as aforesaid and shall give to them all necessary co-operation of enabling them install, maintain and repair the equipment thereof and shall not be entitled to charge the Developers and/or their

(s) as aforesaid any amount for the said rights or incidental thereto.

h. The Developers shall not, if they have collected any contribution from the Purchaser/s, render to the Purchaser/s any individual account of the collections made from them and/or of the expenses incurred in respect of their Unit; the rendering of the consolidated account to the Common Organisation and settlement of such account with the Common Organisation shall discharge the Developers of their responsibility to refund the excess, if any, out of such collections made from one or more of the Unit Purchaser/s and/or of recovering the deficit, if any, out of such collections made from one or more of the Unit Purchaser/s and/or recovering the deficit, if any, from one or more of them, the Unit Purchaser/s as members of the Common Organisation shall make up and adjust amongst themselves their respective accounts;

i. The Purchasers for self, their nominee/s and assign/s hereby reconfirms and undertakes to the Developers that they will abide by the said irrevocable Right of Way agreement between the Developers and the owners of the said adjoining property and under no circumstance create any situation which will jeopardize the said agreement. The Purchasers undertakes not to object to the said irrevocable Right of Way agreement even as a member of the apex body to be formed.

j. The Developers may, either by itself and/or its nominees/associates/affiliates also retain some portion of land / Phases / units forming part / portion of the subject property which may be subject to different terms of use, including as a guest house/corporate flats, as permissible under Relevant laws.

k. All unsold and/or unallotted units, premises, areas and spaces in the Building /Residential Phase/Project, including without limitation, open spaces, parking spaces

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and other spaces anywhere else in any of the Phase and the existing Phase (excluding sold Units and / or specifically allotted units) shall always belong to and remain the property of the Developers at all times and the Developers shall continue to remain in overall possession of such unsold and/or unallotted premises and shall be entitled to enter upon the Land for the existing phase and / or any of the Phase to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developers may deem necessary. The Developers shall without any reference to the Purchaser/s, association/ apex body/apex bodies, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted premises and spaces therein, as it deems fit. The Developers shall be entitled to enter in separate agreements with the purchaser/s of different premises in the Units/Phase/Project Land on terms and conditions decided by the Developers in its sole discretion and shall without any delay or demur enroll the new Purchaser/s as member(s) of the association / apex body / apex bodies. The Purchaser/s and/or association /apex body/ apex bodies shall not claim any reduction in the consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developers shall not be liable to pay/contribute any amount on account of non-occupancy charges or for any other charges/fund provided for under the bye-laws, rules and regulations or resolutions of the association / apex body / apex bodies

25. It is further agreed by the Purchaser/s that the association of the brand name "VINI" (in its registered logo form) or a combination of words with prefix as "VINI" ("Brand Name") shall at all times be subject to the sole control of the Developers i.e., Bindu Land Developers and Builders and / or their sister concerns as the case may be It is agreed and accepted by the Purchasers

that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the color combination, the design; the appearance shall not be changed under any circumstances, unless the Developers have themselves informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the Project or Land including, the structures, as well as the association / apex body / apex bodies (which would be formed gradually), unless a different understanding is captured between the Developers and the association / apex body / apex bodies. It is further agreed that the association of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the Developers. The Purchaser/s further agrees to not use the Brand Name and /or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by the Developers. The Purchaser/s and the association / apex body / apex bodies of the Flat purchasers shall not be entitled to change the name of the Project / Building/s without written consent of the Developer.

26. The Developers are entitled to create security on any of the Phases together with the structures being constructed thereon by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the Unit agreed to be purchased by the Purchaser/s. The Developers shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the Unit, provided the Developers shall be the principal debtor and it shall be the sole responsibility of the Developers to repay such loan amount with interest. It is expressly agreed and declared by the Purchaser/s that the Developers do not need any NOC from the Purchaser/s and/ or any one claiming through them.

27. The Purchaser/s shall before taking possession of the

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said Unit deposit with the Developers the following amounts provisionally (which shall not bear interest) and which shall not form a part of the purchase consideration in respect of the said Unit:

Sr. no.	Particulars	Rs.
a.	Estimated amount for share money, application / entrance fee towards nature of the Common organization / Apex Body which will be formed	To be paid by the Purchasers directly to the apex body as and when formed
b.	Estimated towards outgoings of Common organization advance deposit for regular payment of the maintenance / outgoings in respect of the Apartment and common areas	To be paid by the Purchasers directly to the apex body as and when formed
c.	Estimate amount for deposit towards water connection charges, electric connection charges, gas connection charges and any other utility /services charges	To be paid by the Purchasers to the concerned authorities.
d.	Estimate amount towards proportionate share of taxes and other charges/levies in respect of the society or limited company/ federation/Apex Body. Payable at actuals if applicable.	To be paid by the Purchasers directly to the apex body as and when formed
e.	Estimate amount towards Legal and Professional costs and charges for formation of common organization Payable at actuals if applicable	To be paid by the Purchasers directly to the apex body as and when formed

The Purchaser/s authorizes the Developers to adjust/appropriate all payments made by the Purchaser/s under any head(s) of dues against lawful outstanding, if any, in his/her name as the

Developers may in its sole discretion deem fit and the Purchaser/s undertakes not to object/demand/direct the Developers to adjust his payments in any manner.

28. The Purchaser/s have measured, verified and have satisfied themselves pertaining to the area of the said Unit (described hereunder) the Indian Metrology Act and other statutes in force. The Purchaser/s declares and confirms that that there are no pending obligations caste upon the Developers and the Developers is absolved all responsibilities, obligations and liabilities now or in future. The Purchaser/s for themselves, their respective legal heirs, executors and assigns do hereby undertake to indemnify and keep the Developers indemnify against all costs, charges, expenses, damages and claim incurred / suffered owing to the act of the Purchaser/s.

29. It is agreed that Unit Purchaser/s shall make quarterly payments towards their proportionate share of repairs and maintenance charges dedicated to the maintenance of common infrastructure, internal roads, common drainage and other common amenities and facilities of the said Layout upon the demand letters as issued by the Developers and subsequently by the said Common Organization upon formation.

30. The Purchaser/s shall bear and pay a proper proportion of the dues, duties, impositions, outgoings and other burdens of any nature and kind whatsoever at any time hereafter imposed, upon the said property and/or upon the Developers or Purchaser/s of Unit by any authority including the Deolali Cantonment Board, revenue authorities, etc. in respect of the said Unit including on account of the user thereof.

31. On completion of construction of all the Units and other structures forming part of all the Phases and the sale and disposal of all the Units etc., and on registration of the Common Organisation, when the Developers shall have received all their dues from the acquirers of Units, they shall convey the said layout to the said Common Organization and the respective Purchaser/s of such Units shall bear and pay all out -of-pocket expenses including stamp duty and registration charges, if any, and the

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professional fees of the Advocate engaged for the purpose. If the Developers at their discretion gets the Common Organisation registered in respect of the said property, and if in their discretion, they choose to transfer the said property together with the Units and structures constructed thereon to the Common Organisation earlier, the authority of the Unit -Purchaser/s and of the said Common Organisation shall nevertheless be subject to the overall control and authority of the Developers over all or any of the matters concerning the said property, the construction and completion of additional construction thereon and the amenities therein, and in particular they shall continue to be entitled to sell and dispose of the unsold Units as they may deem fit to persons of their choice, and the Common Organisation and/or their members being the Unit Purchaser/s shall not object to the same or refuse to enroll such Unit Purchaser/s as members thereof. Despite the transfer of the said property to the Common Organisation, the unsold Units etc. shall continue to remain the absolute property of the Developers, saleable by them to persons of their choice entirely at their discretion, and such Units shall be deemed to have been brought into the Common Organisation and vested in it only on the acquirers thereof from the Developers being enrolled as members of the Common Organisation. The Deed of Transfer to be executed in favour of the Common Organisation shall contain appropriate covenants to such effect. If any Units remain unsold on the date of registration of the Common Organisation or on transfer of the said property including the Units constructed thereon, the Developers may allow such Units to be used temporarily by persons of their choice pending the sale thereof on 'Ownership' basis without having to obtain the approval, sanction or consent from the Common Organisation, and neither the Purchaser/s herein nor the Common Organisation nor its members shall be entitled to object to the same and, the Developers shall also be entitled to the refund of the municipal taxes if any, on account of the vacancy of such unsold Units. Provided and it is agreed that the body of the Unit Purchaser/s shall be formed and registered and the Deed of Conveyance or the Deed of Transfer, if any, required shall be

executed only after the completion of all Phases being declared as such by the Developers and not earlier.

32. The Purchaser/s agree and covenant to pay to the Developers and/or the concerned authority the betterment charges or any other kind of tax or levy, leviable on sale of the Unit on this Agreements for Sale including any services tax, sales tax, excise duty, value added tax, goods and service tax, or any other tax now applicable or which shall become applicable, at any time, in future. On failure on the part of the Purchaser/s of the Unit, to pay such taxes and if the authorities concerned take any action for the recovery of the same, the Developers shall not be liable or responsible for any loss or damages, which the Purchaser/s of Unit may suffer or incur.

33. The Stamp Duty and Registration Charges and all other costs of and incidental to this Agreement shall be borne and paid by the Purchaser/s alone. The Stamp Duty, Registration Charges and all other costs, charges and expenses in respect of the Deed of Transfer and other documents to be executed as is hereby contemplated shall be proportionately borne and paid by the Purchaser/s.

34. The name of the Layout Project shall be "VINI PARK" and the name of the Common Organisation which shall be got registered by the Unit Purchaser/s in the said property shall also contain the said word, "VINI PARK", and the Purchaser/s herein or the other Unit Purchaser/s in the said property or the Common Organisation shall not change the same

35. Executing this Agreement with the Purchasers by the Developers does not create a binding obligation on the part of the Developers until the Purchaser/s signs and delivers this Agreement within 30 (thirty) days from the date of receipt on intimation from the Developers, alongwith all the schedules and annexures and the requisite payments due under this Agreement.

36. This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement

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THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

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३८ — ९००

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Purchaser/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developers and/or its agents to the Purchaser/s and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Purchaser/s in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.

37. Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such prohibition or unenforceability substantially affects or alters the residential terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.

38. Any delay tolerated or indulgence shown by the Developers in enforcing the terms hereof, or any forbearance or giving of time by the Developers to the Purchaser/s shall not be construed/ considered / treated as a waiver or acquiescence on the part of the Developers of any breach, violation, non-performance or non-compliance of any of the terms or conditions hereof by the Purchaser/s, nor shall the same in any manner

prejudice the Developers rights in law or hereunder.

39. All Notices and / or communication including but not limited to the Default Notice to be served on the Purchaser/s shall be deemed to have been duly served if sent to them under Speed Post or by Registered Post or hand delivery or through Email or at such other address as it may from time to time be notified in writing to the Developers, : -

To the Purchasers

Name: **Mr. Sanjay Digambar Malve,**

Address: **Plot No.2, Suvarna Mudra Bungalow,**
Opp. Vishwas Co-operative Bank,
Veer Savarkar Nagar,
Gangapur Road, Nashik – 422013,

Email: **kamaldevnsk@gmail.com;**

The service or receipt of communication by the Purchaser/s and / or any person on behalf of the Purchaser/s on the address mentioned above will be treated as proper service even in case of Joint Purchasers.

40. The Purchaser/s shall with the consent and confirmation of the Developers, shall fix date and time at the Office of the concerned Sub-Registrar of Assurance to enable the Developers to attend the said Office and admit execution hereof.

41. The Permanent Account Number (PAN) of the Developers i.e., Bindu Land Developers and Builders is **AAEFB0904C.**

42. The Permanent Account Number (PAN) of the Purchaser/s i.e., **MR. SANJAY DIGAMBAR MALVE**
P.A.N. AFTPM5169A,

43. 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 courts in Mumbai will have the jurisdiction for this Agreement. Further, all the terms, conditions, rights and obligations of the Parties as contained hereunder shall be subject to the provisions of

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Real Estate (Regulation and Development) Act, 2016 ("Act") and the Rules and Regulations made thereunder ("Rules and Regulations") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

IN WITNESS WHEREOF, the Parties hereto have set hereunto and subscribed their respective signature hereto at Deolali the day and year first hereinabove written.

:THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces of parcels of land situate lying and being at Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik bearing Survey no. 60/3+4/1 measuring 40 Are, Survey No. 60/3+4/2 measuring 40 Are, Survey No. 60/3+4/3 measuring 3 Are, Survey No. 60/3+4/4 measuring 40 Are, Survey No. 60/3+4/5 measuring 40 Are, Survey No.61/1+2+3+4/1 admeasuring 56 Are, Survey No.61/1+2+3+4/2 admeasuring 56 Are, Survey No.61/1+2+3+4/3 admeasuring 56 Are, Survey No. 61/1+2+3+4/4 admeasuring 40 Are and Survey No.61/1+2+3+4/4 admeasuring 16 Are totally admeasuring 38,900 sq.mtrs. or thereabout.

:THE SECOND SCHEDULE ABOVE REFERRED TO:

THE PHASE I

ALL THOSE pieces and parcels of land situate lying and being at Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik **forming part of the said Property** more particularly mentioned in the **First Schedule** herein above and shown in **Blue Color Wash** on the plan annexed at **Annexure A**.

:THE THIRD SCHEDULE ABOVE REFERRED TO:

THE PHASE II

ALL THOSE pieces and parcels of land situate lying and being at Sansari, within the limits of Deolali Cantonment Board, Taluka and District **forming part of the said Property** more particularly mentioned in the **First Schedule** herein above and shown in **Yellow Color Wash** on the plan annexed at **Annexure A**.

:THE FOURTH SCHEDULE ABOVE REFERRED TO:

THE PHASE III

ALL THOSE pieces and parcels of Land situate lying and being at Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik bearing Survey No. 60, Hissa No. (3 + 4)/ 1 to 4 admeasuring 3125 sq.mts. area and **forming part of the said Property** more particularly mentioned in the **First Schedule** herein above and shown in **Brown Color Wash** on the plan annexed at **Annexure A.**

:THE FIFTH SCHEDULE ABOVE REFERRED TO:

DEVELOPERS CLUBHOUSE PREMISES

ALL THOSE pieces and parcels of land situate lying and being at Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik forming part of the said Property more particularly mentioned in the **First Schedule** herein above and comprising of the Clubhouse, Swimming Pool and land appurtenant to as shown on the plan in **Green Colour Wash** on the plan annexed at **Annexure A.**

:THE SIXTH SCHEDULE ABOVE REFERRED TO:

THE SAID UNIT

A residential Unit bearing No. **003,** on the **GROUND** floor of the building No. **C2** (**said Unit**) in Phase III having carpet area of **76.01** Sq. Mtrs. constructed on **Phase III Land** forming portion of the **said Property** more particularly mentioned in **the First Schedule** herein above and shown in **Red Color Wash** on the plan marked and annexed hereto as **Annexure G**;

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SEAL OF THE JOINT SUB-REGISTRAR, NASIK-IV

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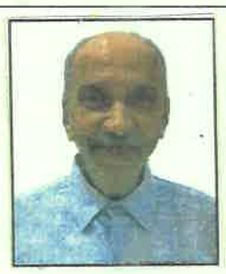
४३ — ७००

SEAL OF THE JOINT SUB-REGISTRAR Class-2 NASIK-IV

SIGNED & DELIVERED)
BY THE WITHINNAMED "**DEVELOPERS**")
BINDU LAND DEVELOPERS AND BUILDERS)
IN THE PRESENCE OF....)
1. Y.B. Ahe
2. SSputir

SIGNED, SEALED & DELIVERED)
BY THE WITHIN-NAMED "**PURCHASER/S**")
MR. SANJAY DIGAMBAR MALVE)

IN THE PRESENCE OF .....)
1. Y.B. Ahe
2. SSputir

SR. NO.	NAME	PHOTOGRAPHS	LEFT HAND THUMB IMPRESSION
1.	M/S. BINDU LAND DEVELOPERS AND BUILDERS (DEVELOPERS)		
2.	MR. SANJAY DIGAMBAR MALVE		

DRAFTED BY ME

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दस्त क्र.(५५८३/२०२३)
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RECEIPT

RECEIVED of and from the withinnamed Purchasers the sum of Rs. **35,00,000/-** (Rupees **Thirty Five Lakhs** Only) being the amount paid by the Purchasers to us on or before the execution of these presents and details as under:

Sr No	Particulars	Amount
1	Payment Received dated 26.09.2022 from SBI Bank, Gangapur Road Branch,	Rs.5,00,000/-
2	Payment Received dated 30.09.2022 from SBI Bank, Gangapur Road Branch,	Rs.10,00,000/-
3	Payment Received dated 01.10.2022 from SBI Bank, Gangapur Road Branch,	Rs.10,00,000/-
4	Payment Received dated 13.10.2022 from SBI Bank, Gangapur Road Branch,	Rs.5,00,000/-
5	Payment Received dated 17.10.2022 from SBI Bank, Gangapur Road Branch	Rs.5,00,000/-
	Total	**Rs. 35,00,000/-**

WE SAY RECEIVED

For BINDU LAND DEVELOPERS & BUILDERS,

(PARTNER)

(DEVELOPERS)

ANNEXURE "A"

नमुना-४

दस्त क्र.(९५८३/२०२३)

नं — ९००

THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

नमुना-४
दस्त क्र. ८५८३ /२०२३)
४६ — १००

ANNEXTURE "B"

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

वाचले :-१) श्री. निपुण ईश्वरदास ठक्कर व सौ. विजया ठक्कर यांचा अर्ज दि. १/१/२००५.
२) म. कार्यकारी देवळाली कॅन्टोमेन्ट बोर्ड देवळाली यांचे पत्र १३०९/ बीपीडी /१३५० दि. २४.३.२००५.
३) म. कार्यकारी अधिकारी (ULC) कुलाबा यांचे पत्र २२७८ ते २८८६ दि. २३/६/९६ व ६२ ते ७० दि. १/१/२००३

जिल्हाधिकारी कार्यालय, नाशिक.
क्र. मह/कक्ष-३ /बि.शे.प्र.क./४/१/२००५
नाशिक दिनांक १३/५/२००५.

आदेश

महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ प्रमाणे व त्याखालील नियमान्वये श्री. निपुण ईश्वरदास ठक्कर व सौ. विजया ठक्कर रा. देवळाली कॅम्प ता.जि. नाशिक यांना मौजे. संसरी, ता.जि. नाशिक येथील स.नं. ६०/३+४/१ ते ५ व ६१/१ +२+३+४/१ ते ४ प्लॉ.क्र. ---- चे क्षेत्र ३८,९००.०० चौ.मी. (अक्षरी क्षेत्र अडोतीस हजार नऊशे चौ.मी. फक्त) या क्षेत्रात निवासी या कारणासाठी आकृषिक प्रयोजनार्थ खालील अटींवर परवानगी देण्यांत येत आहे.

शर्ती

१. महाराष्ट्र जमिन महसूल अधिनियम १९६६ व त्याखालील नियम व महाराष्ट्र जमिन महसूल अधिनियमास (सुधारीत १९७९ चे) अधिन राहून परवानगी देण्यांत येत आहे.

२. सदरहू परवानगी ही नागरी जमिन कमाल मर्यादा अधिनियम १९७६ ला अधिन राहून देण्यांत येत आहे.

२अ. परवानदार यांनी आदेशातील प्लॉटचे व सर्व प्लॉटचे विभाजन म. जिल्हाधिकारी यांचे पूर्व संमती शिवाय करू नये.

३. परवानदार यांनी सदरहू जमिन व त्यावरील बिल्डींग अथवा बांधकामाचा उपयोग ज्या कारणासाठी अकृषिक परवानगी दिली आहे त्याच कारणासाठी करावा. तसेच सदरहू जमिनीचा किंवा सदरहू जमिनीपैकी काही भागाचा अथवा त्यावरील बिल्डींगचा अथवा बांधकामाचा उपयोग दुसऱ्या कारणासाठी करावयाचा झाल्यास यास म. जिल्हाधिकारी नाशिक यांची लेखी पूर्व संम्ती घ्यावी. याच कारणासाठी बिल्डींगचा उपयोग हा संपूर्ण जमिनीचा उपयोग म्हणून मानण्यांत येईल.

४. परवानदार यांनी हा आदेश दिलेल्या तारखे पासून एक वर्षाच्या आंत जमिनीची सुधारणा, मंजूर लेआऊट प्रमाणे म्हणजे रस्ते,ड्रेनेज इ.करावी की, ज्यामुळे जिल्हाधिकारी व संबंधित नगरपालिका यांची संमती राहील. त्याचप्रमाणे सदरहू लेआऊटमधील प्लॉटची मोजणी व रेखांकन सर्व्हे खात्याकडून करून घ्यावी व जोपर्यंत जमिनीची सुधारणा होत नाही तोपर्यंत त्यामधील प्लॉटचे बिल्हेवाट कोणत्याही तऱ्हेने लावू नये.

५. परवानदार यांनी सदरहू जमिनीतील प्लॉटची बिल्हेवाट कोणत्याही तऱ्हेने लावली तर परवानदार यांची जवाबदारी राहील की, सदरहू प्लाटची विक्री किंवा बिल्हेवाट ही आदेशातील शर्तीस अधीन राहून अथवा सनदेमधील शर्तीस अधीन राहून करावी.

६. सदरहू परवानगी ही देखाव्याच्या नकशामध्ये दाखविल्याप्रमाणे ओट्यावर बांधकानाप्रमाणे किंवा प्लॅनमध्ये दाखविल्याप्रमाणे बांधावयाचे बिल्डींगप्रमाणे करण्यांस देण्यांत येत आहे. प्लॅनमध्ये दाखविल्याप्रमो मोकळी जागा ठेवावी.

६अ. ही परवानगी बिल्डींगचे बांधकामचे बांधकामा बाबत म. कार्यकारी अधिकारी, देवळाली कॅन्टोमेन्ट बोर्ड यांचेकडील पत्र क्र. १३०९/ बीपीडी /१३५० दि. २४.३.२००५ मधील शर्तीस अधिन राहून देण्यांत येत आहे.

७. परवानगीदार यांनी संबंधित महानगरपालिका / नगरपालिका / सहाय्यक संचालक / ग्रामपंचायत / नगररचना / यांचेकडून योग्य ती बांधकामाची परवानगी घेतल्यावरच बांधकामास सुरूवात करावी. सदरहू अट ही परवानगीदार यांचेवर बंधनकारक आहे.

८. परवानगीदार यांनी बिल्डींग प्लॅन हे संबंधित सक्षम अधिकाऱ्यांकडून मंजूर करून घ्यावेत. ज्या ठिकाणी सक्षम अधिकारी नाही, अशावेळी परवानगीदार यांनी महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल अकृषिक आकारणी) नियम १९६९ अनुसूची -३ प्रमाणे प्लॅन तयार करून तो म. जिल्हाधिकारी यांचेकडून मंजूर करून त्याप्रमाणे बांधकाम करावे.

९. परवानादार यांनी राष्ट्रीय महामार्ग, जिल्हा मार्ग यामधील रस्त्याची सिमा व इमारतीची रांग यामधील व इमारतीची रांग या नियंत्रण रेषा यामधील रस्त्यापासूनचे अंतर महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल अकृषिक आकारणी) नियम १९६९ अनुसूची -२ प्रमाणे ठेवावी.

१०. परवानदार यांनी हा आदेश दिल्याचे तारखेपासून एक वर्षाचे आंत मंजूरी दिलेल्या अकृषिक प्रयोजनासाठीच जमिनीचा वापर करावा. अन्यथा अकृषिक परवानगीची मुदत जिल्हाधिकारी यांचेकडून वेळोवेळी वाढवून घ्यावी. तसे न केल्यांस परवानगी रद्द समजण्यांत येईल.

११. परवानदार यांची अकृषिक प्रयोजनाकरीता जमिनीचा उपयोग सुरू केल्याबाबत अथवा उपयोगात बदल केल्याबाबत एक महिन्याचे आंत संबंधीत तलाठी / तहसिलदार / जिल्हाधिकारी नाशिक यांना कळवावे. अन्यथा, परवानादार यांचेविरूध्द महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल अकृषिक आकारणी) नियम १९६६ (६) प्रमाणे कार्यवाही करण्यांत येईल.

१२. परवानदार यांनी जमिनीचा अकृषिक सारा दर चौ.मी. ला दर रू.००-६२ पै. या प्रमाणे ज्या अकृषिक कारणासाठी परवानगी दिली आहे. त्याच कारणासाठी आणल्याने तारखेपासून भरावा. अकृषिक दर हा दिनांक ३१/०७/२००५ पर्यंत अंमलात राहील व १/८/२००५ पासून सुधारीत अकृषिक दराने येणाऱ्या फरकाची रक्कम भरण्याच्या अटीवर सदरची परवानगी देण्यांत येत आहे.

१२अ. परवानादार यांनी अकृषिक साऱ्याचे पाचपट रूपांतरीत कर रक्कम रू. त्वरीत भरावा किंवा कोणत्याही परिस्थितीत जास्तीत जास्त हा आदेश मिळालेपासून दहा दिवसांचे आंत भरावा. तसे करण्यांत चुकल्यांस अकृषिक परवानगी रद्द समजण्यांत येईल.

नमुना - ४
दस्त क्र.(१५८३/२०२३)
४७ — १००

१३. सदरहू आदेशामदील नमूद केलेल्या अकृषिक सारा व सनदेमधील अकृषिक सारा ज्या ज्या वेळेस अकृषिक सारा बदलेल त्याप्रमाणे सारा बदलणेवर राहील.

१४. परवानादार यांनी मोजणी फि जमिनीचा उपयोग अकृषिक कारणासाठी अंमलात आणलेपासून एक महिन्याचे आंत भरावी.

१५. म. जिल्हा निरीक्षक भूमि अभिलेख, यांनी जमिनीची मोजणी केलेनंतर मोजणीप्रमाणे जमिनीचे क्षेत्रात व अकृषिक साऱ्यात बदल झाल्यांस त्याप्रमाणे क्षेत्र न सारा बदलता राहील.

१६. परवानादार यांनी जमिनीचा अकृषिक कारणासाठी उपयोग सुरू केल्यापासुन तीन वर्षांचे आंत बिल्डींग व इतर बांधकाम पूर्ण करावे. सदरहू कालावधी मा. जिल्हाधिकारी यांनी शासकीय आदेशाप्रमाणे परवानादार यांचेकडून दंड व नजराणा रक्कम भरून घेऊन वाढवून देण्यात येईल.

१७. परवानादार यांनी बिल्डींग व इ. बांधकामे पूर्ण केल्यानंतर त्यामध्ये वाढीव बांधकाम किंवा बांधकामामध्ये बदलपूर्व परवानगीशिवाय व सदरहून बांधकामाचे प्लॅन जिल्हाधिकारी / सहाय्यक संचालक नगररचना / महानगर पालिका/ नगर पालिका यांचेकडून मंजूर करून घेतल्याशिवाय करू नये.

१८. परवानादार यांचेवर महाराष्ट्र जमिनी महसून (जमीनीच्या वापरात बदल अकृषिक आकारणी) नियम १९६९ चे अनुसूचि ४ किंवा ५ मध्ये नमूद केलेल्या शर्ती व नुमन्यामध्ये सनद विनशेती उपयोग सुरू केल्यापासून एक महिन्याचे आंत करून देण्याचे बंधनकारक राहील.

१९. परवानादार यांचेकडून या आदेशात नमूद केलेल्या शर्तीचा अथवा सनदेमध्ये नमूदकेलेल्या शर्तीचा भंग केल्यास महाराष्ट्र जमिन महसूल अधिनियम १९६६ व त्या खालील नियमान्वये मा. जिल्हाधिकारी जो दंड व सारा फर्मावतील त्याप्रमाणे दंड व सारा भरून घेऊन त्यांना जमिनीचा अकृषिक कारणासाठी उपयोग पुढे चालू ठेवता येईल.

१९ अ. शर्त क्र. १९(अ) काहीही शर्ती नमुद केल्या असल्या तरीसुध्दा जिल्हाधिकारी यांना या परवानगी विरूध्द बिल्डींग व इतर बांधकामे केली असल्यास किंवा ते वाढवून किंवा त्यामध्ये बदल केला असल्यास ते ठराविक मुदतीत काढून टाकण्याचा फर्माविण्याचा कायदेशिर अधिकार राहील व सदरहू मुदतीत परवानादार यांनी तसे न केल्यास मा. जिल्हाधिकारी हा सदरहू बांधकाम काढून टाकतील व ते बांधकाम काढून टाकण्याचा खर्च परवानादार यांचेकडून जमिन महसुलाची थकबाकी म्हणून वसुल करतील.

२०. सदरहू परवानगी ही इतर कायद्यातील तरतुदीस अधिन राहून व सदरहू प्रकरणी त्या कायद्याच्या लागू असलेल्या तरतुदीस अधिन राहून म्हणजे मुंबई कुळ कायदा आणि शर्त जमिनी अधिनियम १८४८ व महाराष्ट्र ग्रामपंचायत अधिनियम व नगरपालिका अधिनियम इ. चे तरतुदीस अधिन राहून देण्यांत येत आहे.

स्थळ प्रतेवर
म. जिल्हाधिकारी सो. यांची स्वाक्षरी असे.

जिल्हाधिकारी नाशिक करिता

प्रति,
श्री. निपुण ईश्वरदास ठक्कर व सौ. विजय ठक्कर
पत्ता: देवळाली कॅम्प १, नवजीवन सोसायटी जवळ, आनंदरोड, देवळाली कॅम्प,
प्रत - मुल कागदपत्र पान नं. १ ते १८९ सह. म. तहसिलदार नाशिक यांचेकडेस माहितीसाठी व कार्यवाहीसाठी अग्रेषित

२/- त्यांना विनंती करण्यात येते की, परवानदार यांना अकृषिक प्रयोजनाकरिता जमिनीचा वापर केल्याबाबत लक्ष ठेवावे. परवानदार यांना अकृषिक प्रयोजनाकरिता जमिनीचा वापर सुरू केल्याबाबत कळविल्या नंतर तालुका फॉर्म नंबर ०२ , गा. नं.नं. ०२ अकृषिक प्रयोजन नोंदवहीमध्ये बिनशेती सा-याबाबत योग्य ती नोंद घ्यावी. परवानादार यांनी अकृषिक प्रयोजनाकरिता वापरलेल्या तारखेपासून वसूल करण्याचे दृष्टिन काळजी घ्यवी व योग्य त्या नमून्यामध्ये सनद करून घ्यावी. परवानादार यांनी मोजणी फि भरल्यास म. जिल्हानिरक्षिक भूमि अभिलेख नाशिक यांना त्याप्रमाणे कळवावे व संबंधित जमिनीचे प्लॅन नं. ७/१२ चे उतारे सोबत पाठवावेत.

टीप - परवानादार यांनी रूपांतील कर रक्कम १,२०,५९०/- दि. ७/५/२०००५ मोजणी फि रूपये ९०००/- दिनांक ९/५/२००५ रोजी चलनाने सरकारी खजिन्यात भरून तशी चलने हजर केली आहेत.

प्रत. १) मा. जिल्हा निरीक्षक भूमि अभिलेख , नाशिक यांचेकडेस माहितीसाठी अग्रेषित
२) मा. सहाय्यक संचालक, नगररचना, नाशिक यांचेकडेस माहितीसाठी अग्रेषित
३) कार्यकारी अधिकारी देवळाली कॅन्टोनमेंट बोर्ड
४) म. उपविभागीय अधिकारी , नाशिक उपविभाग, नाशिक
५) म. नगर भुमापन अधिकारी, नाशिक
६) कामगार तलाठी मौजे संसरी, ता. नाशिक.

जिल्हाधिकारी नाशिक करिता

नमुना-४

दस्त क्र.(१५८३/२०२३)

४८ — १००

ANNEXTURE "B"

THE SEAL OF THE JOINT SUB-REGISTRAR (1)-NASIK-IV

Tele: 2491206
FAX: 253 2492599

No.1309/BLD/E-8/ 1379
Office of the Cantonment Board
Deolali Cantonment -422401

Dated : 24 /03/2005.

To

Shri Nipun I Thakkar &
Smt. Vijaya Thakkar,
C/o Sanjay Shode,
Status Complex, Deolali

Subject: NOC FOR CONVERSION OF AGRICULTURAL LAND INTO NON AGRICULTURAL LAND FOR REV. SY.NO. 60/3+4/1 TO 60/3+4/5 & 61+1+2+3+4(PART) OF SANSARI.

Dear Sir/Madam,

Reference your application dated 13.11.2003.

Your application dated 13.11.2003 was referred to the Cantonment Board meeting held on 1.03.2005 and the Cantonment Board vide CBR No. 41 dated 1.03.2005 resolved that the NOC for conversion of Agricultural land into Non Agricultural land be granted, subject to the conditions mentioned below and the applicant is required to strictly adhere to the conditions as specified below and to incorporate the conditions in the Building Plan when it is submitted to the Cantonment Board for consideration. In case these conditions are not incorporated in the Building Plan, the same will not be considered by the Board and the applicant will be held responsible for the same.

2 No Objection Certificate is granted for conversion of agricultural land into non agricultural land for the land bearing Sy. No. 60/3+4/1 to 60/3+4/5 & 61+1+2+3+4(Part) of Sansari, admeasuring 38900 sq.mtrs. subject to the following conditions:

1. Realisation of development/conversion charges as fixed by the Board.

2. The subject conversion is strictly for the residential purpose only as per the site plan submitted by you.

3. If the subject land is to be used for Co-operative Society, the list of the members alongwith their addresses etc. be communicated.

4. The development has to be done before the submission of the building plan.

5. When the Building Plan is submitted to the Cantonment Board for consideration/sanction, it is to be ensured that the building/construction is restricted to Ground and first floor only.

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ravi/bdacf05

6. As per the Draft Layout Bye Laws of the Board, you have to comply with the following conditions:

(1) At the time of submission of building plan on the subject land the owners shall comply with the following:

(i) The width of means of access should be as under:

MEANS OF ACCESS

S.No.	Width of means of access in Mts.	Length of means of access in Mts.
(i)	6.0	75
(ii)	7.5	150
(iii)	9.0	300
(iv)	12.0	Above 300

(ii) Construction of streets : The streets shall be constructed with a minimum of 200 mm thick soling, 100 mm thick water bound macadam and 40 mm thick asphalt premix carpet with seal coat as specified in the Standard Schedule of Rate, as amended from time to time, of the Military Engineering Services and applicable in Deolali Cantonment, with suitable sub-grade wherever required by the soil condition which shall be decided by the Executive Officer.

(iii) Street lighting and electricity supply lines shall be as per MSEB specifications alongwith provision for electricity transformer.

(iv) Water Supply lines shall be laid as per Cantonment Board, Deolali specifications.

(v) Drainage and Sewerage shall be provided as per MES SSR and the sizes/conditions imposed by the Cantonment Board, Deolali. A Sewerage Treatment Plant and garbage point for collection of garbage will have to be provided.

(vi) Exclusive open/recreational spaces: 10% of the entire holding area shall be reserved as recreational / open space which shall as far as possible be provided in one place. The space and location of such open space shall be such that it can be properly utilised as playground and shall be transferred to Cantonment Board, Deolali by a registered transfer deed. The open space shall be exclusive of areas of accesses/internal road, drain, sewer, road berm/designation or reservations, development plan roads and areas of road widening and shall be provided at one place as far as possible. The open spaces can be provided at more than one place but at least one of such place shall be not less

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दस्त क्र. ६५८३/२०२३

५० — ९००

than 50% at one place and further not less than 300 sq.mt. at one place. Such recreational space will not be necessary in the case of land used for educational institutions with attached independent play grounds. No such recreational spaces shall be admeasuring less than 200 sq.Mt.

The minimum one side dimension of open space shall not be less than 7.5 M and the length and width ratio shall be 1:2.5 times.

(vii) A swimming pool may also be permitted in such a recreational open space and shall be free of FSI.

(viii) Recreation open space is required to be kept as recreational open space or ground viz. "Recreation ground" in the layout of subdivision of the land, which shall vest (through transfer deed) in the Board and shall not be less than 10% of total area of layout excluding road, street, path, water sewer, electricity line etc. Such structure shall not be used for any other purpose except for recreational activity, for which a security deposit at 25% of the total estimated cost of the project, as decided by the Cantonment Board will have to be paid to the Cantonment Board. The remaining area of these recreational open space for playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a play ground. Every plot meant for a recreational open space shall have independent means of access, unless it is approachable directly from every building.

(ix) Convenience shopping - In the case of layouts or plots of areas in excess of 10,000 sq.mtr. provisions shall be made for convenience shopping. Such shopping area shall not, however exceed 5% of the area of the layout/plot. Convenience shopping will have to be distributed in the plot so that it is available within 300 Mtr. from any part of the building and the shops shall not have an area of less than 6 sq.mtr. and more than 20 sq.mtr. each. and shall comprise of following shopping activities only:-

(a) Food Grain Shop (Ration Shop) and groceries and general provisions.
(b) Pan Shops.
(c) Tailors.
(d) Hair Dressing Saloon and Beauty Parlour
(e) Vegetable and Food stalls.
(f) Milk Shops.
(g) Florist.
(h) Small bakeries.
(i) News paper stalls.
(j) Book and stationery etc.
(k) Medicine and Chemist shops.

..4

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(l) Plumbers, electricians, radio, television and video equipments repair shops and video libraries.
(m) Public Communication Office/ Standard Trunk Dialing, other equipments based communication facilities.
(n) Tea & Snack shop.
(o) Sweet shop.

Note: Licence as required under the Cantonment Act, 1924 shall be applicable.

(2) The subject plot should not be sub-divided without obtaining prior sanction of the Board otherwise building plans for the sub-divided plots will not be approved by the Cantonment Board.

(3) A Compound wall of 8 feet Height (6 feet construction work + 2 ft. Barbed wire fencing with angle jali) should be constructed on the side of plot facing A-1 land and 30 feet should be left as open space towards A1 land in which no sheds/temporary construction will be permitted.

Yours faithfully,

Cantonment Executive Officer
Deolali
(NF HUSAIN)

नमुना-४
दस्त क्र.(५५३/२०२३)
५१ — १००

SEAL OF THE JOINT SUB-REGISTR NASIK-IV

ravi/bdacf05

नमुना-४

दस्त क्र.(९५९३/२०२३)

५२ — ९००

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

Tele: 2491206
Fax : 0253 2492599

No. 2359/BLD/E-8/ 3096
Office of the Cantonment Board
Deolali Cantonment - 422 401.
Dated : 25 /08/2005.

To,

Shri Nipun I Thakkar &
Mrs. Vijaya N. Thakkar,
AMI Corporation,
Next to Navjeevan Society,
Anand Road, Deolali Camp.

Subject : SANCTION OF BUILDING APPLICATION & PLAN FOR RESIDENTIAL . PURPOSE.

Dear Sir,

1. Reference your application dated 27.05.2005 for Building plan on Revenue Survey No. 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Village Sansari, Deolali Cantonment.

2. The Building Plan on Revenue Survey No. 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of Village Sansari, Deolali Cantonment, has been sanctioned by the Cantonment Board vide CBR No. 35 dated 04.08.2005 under Section 181 of the Cantonments Act, 1924 from municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which the site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. As per Section 183 of the Cantonments Act 1924, the sanction accorded shall be available for one year from the date on which it is given, and if the building sanctioned is not begun by you within that period, it shall not thereafter be begun, unless the Board on application made by you in writing has allowed an extension of that period. The date of commencement of the construction should be informed to the office in writing failing which the date of commencement of the construction will be considered from the date of issue of this letter.

3. This will not confer any Rights to the applicant's /occupier to claim any civic amenities like approach road, water supply, drainage etc; from Cantonment Board, Deolali at a subsequent date.

4. The Cantonment Board/Cantonment Executive Officer shall not be made party in any legal dispute arising with/between the applicants and other parties due to the sanctioning of the building plan.

5. The work of building construction should be completed within one year after the work has commenced. In case the construction of the building is not completed within the specified period, it shall not be continued thereafter without obtaining a fresh sanction from the Cantonment Board by making a written application. It is to be noted that not more than two extensions shall be allowed by the Board in any case.

..2

6. Once the construction reaches plinth level, the same shall be informed to this office and the Sectional Engineer(R&B) of this office shall check the same. Only then you are allowed to proceed with any further construction. In case you proceed with construction beyond plinth level without informing the Office or without obtaining the Plinth Certificate, the construction carried out by you will be treated as unauthorised. Any deviations found in the sanctioned plan and plinth level construction shall necessitate the risk of withdrawal of the sanction, which may be noted.

7. You are required to give a notice under Section 183-B of the Cantonments Act, 1924 to the Cantonment Board/Cantonment Executive Officer in writing within 30 days after completion of erection/re-erection and the Board/Cantonment Executive Officer shall on receipt of the notice cause the building to be inspected by an authorised officer to ensure that the building has been completed in accordance with sanction given by the Board / Cantonment Executive Officer.

8. You are required to undertake tree plantation in the subject premises for 156 Nos. of trees, which shall be well looked after and shall also be a part of sanction and inspected during the various stages as mentioned above. The tree deposit shall be refundable after two years, if the grown up trees of the said numbers are shown in the plot to this office.

9. You are required to preserve the Octroi Receipts of the materials used by you on the said construction and submit the Octroi Receipts at the time of application for extension or for completion certificate.

10. As per Para 7 above, you are required to inform the date of completion of the building within 30 days after completion of the building to this office, failing which the taxes on the building will be levied from the date of lapse of sanction period, which may please be noted.

11 As per notice under Section 74 of the Cantonment Act, 1924 (2 of 1924), you are required to inform this office the date of the completion of the erection/re-erection of the said building and the date from which you have occupied the said building, in pursuance of sanction granted to you by the Cantonment Board vide Cantonment Board Resolution, as mentioned in Para (2) above and building plan released to you vide this letter. Copy of the notice to be given under Section 74 of the Cantonment Act, 1924 is enclosed.

12. You will be required to pay the revised development charges if levied.

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नमुना-४

दस्त क्र.(१५८३/२०२३)

५४ — १००

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NASIK-IV

13. After completion of the building the applicant should obtain completion certificate from Cantonment Board. **Before the completion certificate is issued, no water connection and no NOC for electric connection will be given,** which may be noted.

Yours faithfully

Cantonment Executive Officer
DEOLALI
(VIBHA SHAMRA)

Encl : Copy of sanctioned plan(blue print) duly stamped and endorsed.

नमुना – ४

दस्त क्र. (९५३/२०२३)

310

Cost of Set (3 copies) Rs. 100/-

Cantt 4-B Receipt No. 570211

Date: 9/2/2005

Notice to erect or re-erect a building Under Section 179 of the Cantonment Act, 1924

From Shri Nipun Ishwardas Thakkar & Smt. Vijaya Nipun Thakkar
c/o Ar. Sanjeevani Pravin Wankhede, Nashik

To

THE EXECUTIVE OFFICER
Cantonment Board, Deolali.

Sir

I hereby apply by giving notice under section 179 of the Cantonment Act 1924 that I intend to erect / re-erect / alter building as shown on the annexed plan and described below :-

Situation	Enclosed or open	Extent & Area	Nature of Soil	How to be laid out and the materials to be used	Bounded on the	For what purpose the erection is to be used
S.NO 60/3+4/1+2+3+4+5 & 61/1+2+3+4/1+2+3+4	Open	38900.00 sq.m	Hard murum	Rcc frame structure with 150 mm thick external brick masonry & 100 mm thick internal brick masonry walls Rcc slab & Rcc staircase with Kota & marble flooring	East side H.NO 58 S.NO 56 Navjeevan co-op. Hsg. Society West side Hissa no 2 private Land & military Land-A1 Land, North side Adj S.NO 96 A1 Land & Adj. S.NO 157 South side Adj S.NO 55A.	Residential Purpose

Date 09-05-2005

Yours Faithfully

V. Thakkar

नमुना - ४

दस्त क्र.(९५५३/२०२३)

५६ — ९००

Plan Section - Elevation of House, Buildings etc.

Scale not less than-eight inch to the foot

Scale 1:100 or as shown

feet to an inch

The building plan confirms to the building bye-laws.

The building will be erected or altered as per the Sanction plan.

Date : 9-5-2005

V. Thakkar
Signature of the Applicant

Name : Mr. Nipun I. Thakkar &
Mrs Vijaya Nipun Thakkar

Complete Address : Ami Corp.
Next to Navjeevan Soc.
Anand Road, Devlali camp.

Tel.No.

REFERENCE

Proposed work to be indicated in Red
Existing work to be indicated in Black
Demolition work to be indicated in Green

SITE PLAN OF GROUND

Scale not less than 110 feet an inch

Scale feet to an inch

(1) Every person intending to erect or re-erect a building shall apply for sanction by giving in writing to the Executive Officer under section 179 of the Cantonment Act 1924 in the form appended to these bye laws and shall at the same time submit, in duplicate duly signed by him or by his agent the following -

a) A site plan of the land on which it is intended to erect or re-erect the building drawn on tracing cloth.

b) A plan of the building which it is proposed to erect or re-erect together with a plan of the existing building if any showing platforms, balconies and other projections drawn on tracing cloth and,

c) The specifications.

Provided that if site on which it is proposed to erect a building lies out side the area declared by notifications under section 43 A of Cantonment Act 1924 to be Civil (Bazar) Area the plan shall be submitted in triplicate.

Copies of the forms may be obtained on pre payment of Rs. Five per copy from the Cantonment Board Office.

2) The site plan shall be drawn to a scale of not less than 110 feet to an inch. The scale used shall be marked on the plan which shall clearly show :-

a) the direction of North point.

b) the boundaries & dimensions of the site on which it is proposed to erect or re-erect the building.

c) the position of the site in relation to the adjacent street.

d) the position of the site proposed Building in relation to -
i) the boundaries of the site and
ii) all adjacent streets

e) a sketch of the Building and premises together with electric wires poles within twenty feet of the boundaries of the site.

f) the names if any and with of all streets on which the site abuts, together with the numbers if any of adjoining houses or premises.

g) the names of access to the building and various floors.

h) the line of frontage of adjoining building and boundaries of adjacent building.

i) the arrangement of drains showing the manner in which the roof and the house drainage and surface drainage of the line will be disposed of

j) the position of end full details regarding all wells, drains, gutters and down sown spout latrines and other sanitary conveniences and

k) in the cases of a well the internal diameter and distance from the nearest privy.

नमुना – ४
दस्त क्र.(९५६३/२०२३)
५७ — ००

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

नमुना – ४

दस्त क्र.(१५५३/२०२३)

५८ — १००

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

Schedule No.

Order of CEO or Board vide Resolution No.

Date _____ 200

Building Plan/Revised Building Plan Sanctioned
vide Cantonment Board Resolution No. 35
Dated : 24.08.2005

Considered and Sanctioned under Section 181 of the Cantonment Act 1924 from municipal point of view only without prejudice to the right of ownership and subject to the terms and conditions under which the site is held by the applicant. The sanctioned plan should be adhered to absolutely in every particular. Any deviation may entail demolition of the unauthorised erection. The work shall be commenced within one year from the date of sanction and shall be completed within one year from the date of the commencement of the work. The date of commencement of the work shall be communicated by the applicant in writing to the Cantonment Executive Officer. An application for extension of time to complete the construction, if required, should be made before the expiry of the date of sanction issued by the Office.

Deolali

Executive Officer
Deolali Cantt.

EXECUTIVE OFFICER
CANTONMENT BOARD DEOLALI

O/C

No. 2359/BLD/B81/3096
Cantt. Board, Office, Deolali

Dated 25/8/05

(Returned with the following Remarks)

Executive Officer
Deoali Cantt.

Published by the Govt. of India Ministry of Defence in Gazette of India Dated 14-6-1949
(on Pages 1020 & 1022)

ANNEXURE "C"

PRATIK K. SHAH

Advocate High Court

Off Address:8, Oriental Business Centre, Ground Floor, Plot No. 14, Rajabahadur Mansion, Ambalal Doshi Marg, Fort, Mumbai- 400 001

e-mail: shahpratik00@gmail.com Cell No. 9892155835

REPORT ON TITLE

To,
M/s. Bindu Land Developers and Builders
Registered partnership firm through their partners
Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar
Having their address at
301, CIEM Industrial Estate,
Ramchandra Lane Extn.,
Malad (West), Mumbai – 400 064.

RE: All those pieces or parcels of freehold land bearing Survey No.60/3+4/1 to 5 and Survey No. 61/1 + 2 + 3 + 4/1 to 4 of Village Sansari, Taluka and District Nashik and situate within the Cantonment area of Deolali in aggregate admeasuring 38,900 sq. mts. or thereabouts (**the said Property**) being seized owned and possessed by M/S. Bindu Land Developers And Builders (**the Developers**).

Under the instructions and request of the Developers have investigated the title of the Developers on the basis of the copies provided with respect to the said Property and information thereof I have to report hereunder:

1) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN – 2 / 98 / 1997 and made by and between Mr. Hormuzdiar K. Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 60 / 3 + 4 /1 forming part of the said Property;

2) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN – 2 / 101/ 1997 and made by and between Smt. Marukh Irani, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 60 / 3 + 4 /2 forming part of the said Property;

नसन–४
दस्त क्र.(५५८३/२०२३)
५९ — १००

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

नमुना-४
दस्त क्र.(१५५३/२०२३)
६० — १००

3) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN – 2 / 100 / 1997 and made by and between Hormuzdiar Sabza and others, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 60 / 3 + 4 / 3 forming part of the said Property;

4) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN – 2 / 99 / 1997 and made by and between Mr. Jamshed Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 60 / 3 + 4 /4 forming part of the said Property;

5) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN – 2 / 97 / 1997 and made by and between Mr. Behrooz Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 60 / 3 + 4 /5 forming part of the said Property;

6) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN – 2 / 96 / 1997 and made by and between Mr. Behrooz Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 61 / 1 + 2 + 3 + 4 / 1 forming part of the said Property;

7) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN – 2 / 94 / 1997 and made by and between Mr. Jamshed Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers

PRATIK K. SHAH

Advocate High Court

Off Address:8, Oriental Business Centre, Ground Floor, Plot No. 14, Rajabahadur Mansion, Ambalal Doshi Marg, Fort, Mumbai- 400 001

e-mail: shahpratik00@gmail.com Cell No. 9892155835

for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 61 / 1 + 2 + 3 + 4 / 2 Are forming part of the said Property;

8) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN – 2 / 95 / 1997 and made by and between Smt. Marukh Irani, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 61 / 1 + 2 + 3 + 4 / 3 forming part of the said Property;

9) By a Sale Deed dated 4th January 1997 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN – 2 / 102 / 1997 and made by and between Mr. Hormuzdiar K. Sabza, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 61 / 1 + 2 + 3 + 4 / 4 forming part of the said Property;

10) By a Deed of final conveyance dated 16th June 2000 and duly registered with the Sub-Registrar of Assurances at Sr. No. NSN – 2 / 5635 / 2000 and made by and between Smt. Marukh Irani, therein referred to as the Vendor and Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, therein referred to as the Purchasers for consideration and on such terms and conditions as mentioned therein, the said Vendor did sell, transfer and convey their share, right, title and interest in Survey No. 61 / 1 + 2 + 3 + 4 / 4 forming part of the said Property;

11) Pursuantly to the said registered sale deeds, the name of Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar ("Purchasers") came to be mutated in the 7/12 Extracts.

12) The said Purchasers came together to develop the said property in the

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name of their registered Partnership concern viz., M/s. Bindu Land Developers and Builders,

13) Pursuantly, the Developers are possessed of or are otherwise well and sufficiently entitled to the said Property and more particularly described in the First Schedule hereunder written.

14) The Collector, District Nashik has granted N.A. Permission dated 13th May, 2005, for using the said Property for non-agricultural user subject to the terms and conditions of the said N.A. Order.

15) The Office of the Cantonment Board (Ministry of Defence, Government of India) Deolali has issued a No Objection Certificate dated 24th March, 2005, for conversion of Agricultural Lands into non-agricultural Lands laying down certain terms and conditions and by an Order dated 25th August, 2005, sanctioned the layout/building application and Plan for residential purpose and also approved the building proposals.

16) The Building Plans have been sanctioned for construction of the twin bungalows, independent bungalows, row houses, bungalows, apartments, the clubhouse with recreational facilities, the Internal Roads, Recreation Ground, Open Spaces, Car Parkings, etc. in phase wise manner on the said Property. The main entrance of the said property is from the Military Approach Road.

17) The Deolali Cantonment Board has sanctioned the Plans for construction vide Cantonment Board Resolution No. 2359/BLD/E-8/91 and has issued sanctioned plans in respect thereof on 4th January 2006 and subsequent sanctions/amendments, from time to time.

18) Pursuantly the Developers have commenced and completed the development on the said Property by dividing the entire development in multiple PHASES as stipulated herein

a. **Phase I** : The Developers have completed development and have obtained Completion Certificates for 90 units on all those pieces and parcels of land forming part of the said Property being Survey No. 61 / 1 + 2 + 4 / 1, Survey No. 61 / 1 + 2 + 3 + 4 / 2, Survey No. 61 / 1 + 2 + 3 + 4 / 3 and Survey No. 61 / 1 + 2 + 3 + 4 / 4 in aggregate admeasuring 14242 Sq. Mtrs. more particularly described in the **Second Schedule** hereunder written. The Developers have sold Units

PRATIK K. SHAH

Advocate High Court

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in the Phase I to diverse Unit Owners vide respective agreements for sale on such terms and conditions as recorded therein.

b. **Phase II :** The Developers have notionally demarcated 19 plots and vide diverse agreements inter-alia allowed the Purchaser/s to construct their respective independent residential Bungalows on such terms and conditions as mentioned in their respective Agreements on portion of all those pieces and parcels of land forming part of the said Property being Survey No. 60 / 3 + 4 / 1, Survey No. 60 / 3 + 4 / 2, Survey No. 60 / 3 + 4 / 3, Survey No. 60 / 3 + 4 / 4 and Survey No. 60 / 3 + 4 / 5 in aggregate admeasuring 8393 Sq. Mtrs. is more particularly described in the **Third Schedule** hereunder written. The architect has duly certified that the Developers has completed entire work of VINI Park Phase II.

c. **Phase III :** The Developers have completed development and have obtained Completion Certificates for 32 residential unit/s on portion of all those pieces and parcels of land forming part of the said Property being Survey No. 60 / 3 + 4 / 1, Survey No. 60 / 3 + 4 / 2, Survey No. 60 / 3 + 4 / 3, Survey No. 60 / 3 + 4 / 4 and Survey No. 60 / 3 + 4 / 5 in aggregate admeasuring 3125 Sq. Mtrs. more particularly described in the **Fourth Schedule** hereunder written. The Developers have sold some Units in the Phase III to diverse Unit Owners vide respective agreements for sale on such terms and conditions as recorded therein.

19) The Developers having utilized FSI, completed development and obtained completion Certificate for the Clubhouse and Swimming Pool including but not limited to the restaurant/s, gym, hall, etc. attached to the said Clubhouse, on the portion of those pieces and parcels of land being Survey No. 61 / 1 + 2 + 4 / 1, Survey No. 61 / 1 + 2 + 3 + 4 / 2, Survey No. 61 / 1 + 2 + 3 + 4 / 3 and Survey No. 61 / 1 + 2 + 3 + 4 / 4 admeasuring 1666 Sq. Mtrs. or thereabouts (hereinafter referred to as the **said Clubhouse**

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Plot") and more particularly described in the **Fifth Schedule** hereunder written. The Developers are sole and absolute Owners, seized and possessed of the said Clubhouse Plot and entitled to commercial exploit as they deem fit and proper. The said Clubhouse plot or any facility thereof is neither a common amenity nor attached to any of the residential Units in any of the Phases mentioned above. The Developers has at their sole discretion issued temporary membership (terminable) to some of its members to avail certain facilities at the said Clubhouse plot. Vide a registered Leave and License Agreement dated 6th August 2022, the Developers executed in favour of M/s. Jubilee Foods commercial space for running restaurant / café in the said Clubhouse Plot for consideration and on such terms and conditions as recorded therein. The said Leave and License Agreement is registered at Sr. No. NSN – 2 – 8333 – 2022.

20) The Developers (First Grantor) along-with the Purchasers Mr. Nipun Ishwardas Thakkar and Mrs. Vijaya Nipun Thakkar (Second Grantors) therein jointly referred to as the Grantors have by and under Deed of Right of Way dated 5th August, 2022 duly registered before the Joint Sub Registrar Class 2 at Nashik under Serial No. NSN-2-7960 of 2022 have perpetually granted irrevocable and unobstructed right of way at all times hereafter for Mr. Nipun Ishwardas Thakkar and three others therein referred to as the Grantees, their nominees, successors in title without any consideration, being the owners of the adjoining property (being all that piece and parcel of land bearing Survey No. 60/2 Village Sansari admeasuring 33 ARE ie., 3300 Sq, Mtrs) from the VINI Park Property as well as through the notionally sub-divided the plot B-23 in Phase II (being Part of the Vini Park property and having area 505 Sq. Mtrs. into two sub-plots viz. Plots B-23-A having area 376 Sq. Mtrs. and B–23-B having area 129 Sq. Mtrs. The Plot B-23-B having a width of minimum 7.5 Mtr. is owned solely by the Grantors therein), including to their servants, tenants, owner, owners, successors in title as also to the occupiers their respective servants, agents, licensees and all other persons having a right at all times hereinafter over the said Right of Way access road on the VINI Park Property and the said demarcated plot to pass, repass over, upon the said right of way with or without vehicles and with or without any animal for all

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purposes and at all times connected with the beneficial use and enjoyment of the said Grantee's property, permanent and at all times for ever hereinafter for the pleasure for better and beneficial enjoyment with or without horses, carts, carriages, vehicles, to pass, repass, and the parties herein shall allow each other to assign cables, fittings, constructing electric and telephone cables, water and gas pipes lines, drainage and storage pipe lines underneath, through, over and along the said Right of Way passing through the Grantors' property / VINI Park property for the purpose of ingress to and egress from the public road / military approach road.

21) In the sequence hereinabove and on the basis of the documents furnished including copies of the title deeds, agreements for sale, permissions, sanctions, completion certificates, architect certificates, revenue records as well as the representations given and made by the Developers with respect to the said Property more particularly described in the First Schedule hereunder I am of the opinion and do certify that the title of the Developers to the said Property and also the said Clubhouse plot, subject to what is set out hereinabove, is clear marketable and free of encumbrances beyond reasonable doubts.

:THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces of parcels of land situate lying and being at Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik bearing Survey no. 60/3+4/1, Survey No. 60/3+4/2, Survey No. 60/3+4/3, Survey No. 60/3+4/4, Survey No. 60/3+4/5, Survey No.61/1+2+3+4/1, Survey No.61/1+2+3+4/2, Survey No.61/1+2+3+4/3 and Survey No. 61/1+2+3+4/4 in aggregate admeasuring 38,900 Sq. Mtrs. or thereabout.

:THE SECOND SCHEDULE ABOVE REFERRED TO:

THE PHASE I

ALL THOSE pieces and parcels of land forming part of the said Property being Survey No. 61 / 1 + 2 + 4 / 1, Survey No. 61 / 1 + 2 + 3 + 4 / 2, Survey No. 61 / 1 + 2 + 3 + 4 / 3 and Survey No. 61 / 1 + 2 + 3 + 4 / 4 in aggregate admeasuring 14242 Sq. Mtrs. or thereabouts.

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:THE THIRD SCHEDULE ABOVE REFERRED TO:

THE PHASE II

ALL THOSE pieces and parcels of land forming part of the said Property being Survey No. 60 / 3 + 4 / 1, Survey No. 60 / 3 + 4 / 2, Survey No. 60 / 3 + 4 / 3, Survey No. 60 / 3 + 4 / 4 and Survey No. 60 / 3 + 4 / 5 in aggregate admeasuring 8393 Sq. Mtrs. or thereabouts.

:THE FOURTH SCHEDULE ABOVE REFERRED TO:

THE PHASE III

ALL THOSE pieces and parcels of land forming part of the said Property being Survey No. 60 / 3 + 4 / 1, Survey No. 60 / 3 + 4 / 2, Survey No. 60 / 3 + 4 / 3, Survey No. 60 / 3 + 4 / 4 and Survey No. 60 / 3 + 4 / 5 in aggregate admeasuring 3125 Sq. Mtrs. or thereabouts.

:THE FIFTH SCHEDULE ABOVE REFERRED TO:

THE SAID CLUBHOUSE PLOT

The Clubhouse structure along with Swimming Pool including but not limited to the restaurant/s, gym, hall, etc. attached to the said Clubhouse, on all those pieces and parcels of land forming part of the said property being Survey No. 61 / 1 + 2 + 4 / 1, Survey No. 61 / 1 + 2 + 3 + 4 / 2, Survey No. 61 / 1 + 2 + 3 + 4 / 3 and Survey No. 61 / 1 + 2 + 3 + 4 / 4 admeasuring 1666 Sq. Mtrs. or thereabouts.

Dated this 27th day of September, 2022.

(MR. PRATIK K. SHAH)
ADVOCATE

ANNEXURE "D"

Tele: 2491206
Fax : 0253 2492599

No. 2359/BLD/E-8/ 91
Office of the Cantonment Board
Deolali Cantonment - 422 401.
Dated : 04 /01 /06

To,

Shri Nipun I Thakkar &
Mrs. Vijaya N. Thakkar,
AMI Corporation,
Next to Navjeevan Society.
Anand Road, Deolali Camp.

Subject : SANCTION OF REVISED BUILDING APPLICATION & PLAN FOR RESIDENTIAL PURPOSE.

Dear Sir,

1. Reference your application dated 24.11.2005 for Building plan on Revenue Survey No. 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of village Sansari, Deolali Cantonment.

2. The Revised Building Plan on Revenue Survey No. 60/3+4/1 to 5 and 61/1+2+3+4/1 to 4 of village Sansari, Deolali Cantonment, has been sanctioned by the Cantonment Board vide CBR No. 41 dated 20.12.2005 under Section 181 of the Cantonments Act, 1924 from municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which the site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. As per Section 183 of the Cantonments Act 1924, the sanction accorded shall be available for one year from the date on which it is given, and if the building sanctioned is not begun by you within that period, it shall not thereafter be begun, unless the Board on application made by you in writing has allowed an extension of that period. The date of commencement of the construction should be informed to the office in writing failing which the date of commencement of the construction will be considered from the date of issue of this letter.

3. This will not confer any Rights to the applicant's /occupier to claim any civic amenities like approach road, water supply, drainage etc; from Cantonment Board, Deolali at a subsequent date.

4. The Cantonment Board/Cantonment Executive Officer shall not be made party in any legal dispute arising with/between the applicants and other parties due to the sanctioning of the building plan.

5. **The work of building construction should be completed within one year after the work has commenced.** In case the construction of the building is not completed within the specified period, it shall not be continued thereafter without obtaining a fresh sanction from the Cantonment Board by making a written application. It is to be noted that not more than two extensions shall be allowed by the Board in any case.

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5. Once the construction reaches plinth level, the same shall be informed to this office and the Assistant Engineer(R&B) of this office shall check the same. Only then you are allowed to proceed with any further construction. **In case you proceed with construction beyond plinth level without informing the Office or without obtaining the Plinth Certificate, the construction carried out by you will be treated as unauthorised.** Any deviations found in the sanctioned plan and plinth level construction shall necessitate the risk of withdrawal of the sanction, which may be noted.

7. You are required to give a notice under Section 183-B of the Cantonments Act, 1924 to the Cantonment Board/Cantonment Executive Officer in writing **within 30 days after completion of erection/re-erection and the Board/Cantonment Executive Officer shall on receipt of the notice cause the building to be inspected** by an authorised officer to ensure that the building has been completed in accordance with sanction given by the Board / Cantonment Executive Officer.

8. You are required to undertake tree plantation in the subject premises for 156 Nos. of trees, which shall be well looked after and shall also be a part of sanction and inspected during the various stages as mentioned above. The tree deposit shall be refundable after two years, if the grown up trees of the said numbers are shown in the plot to this office.

9. You are required to preserve the Octroi Receipts of the materials used by you on the said construction and submit the Octroi Receipts at the time of application for extension or for completion certificate.

10. As per Para 7 above, you are required to **inform the date of completion of the building within 30 days after completion of the building to this office,** failing which the taxes on the building will be levied from the date of lapse of sanction period, which may please be noted.

11 As per notice under Section 74 of the Cantonment Act, 1924 (2 of 1924), you are required to inform this office the date of the **completion of the erection/re-erection of the said building and the date from which you have occupied the said building,** in pursuance of sanction granted to you by the Cantonment Board vide Cantonment Board Resolution, as mentioned in Para (2) above and building plan released to you vide this letter. Copy of the notice to be given under Section 74 of the Cantonment Act, 1924 is enclosed.

12. You will be required to pay the revised development charges if levied.

..3

13. After completion of the building the applicant should obtain completion certificate from Cantonment Board. Before the completion certificate is issued, no water connection and no NOC for electric connection will be given, which may be noted.

Yours faithfully

Cantonment Executive Officer
DEOLALI
(VIBHA SHAMRA)

Encl : Copy of sanctioned plan(blue print) duly stamped and endorsed.

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SUB-REGISTRAR

नमुना-४

दस्त क्र.(१५८३/२०२३)

६० — ९००

THE SEAL OF THE JOINT SUB-REGISTRAR Class-2 NASIK-IV

Cost of Set (3 copies) Rs. 100/-

Cantt 4-B Receipt No. 021289

Date : 01/10/2005

Notice to erect or re-erect a building Under Section 179 of the Cantonment Act, 1924

From Shri Nipun Tshwardas Thakkar & Smt Vijaya Nipun Thakk c/o Ar. Smt Sanjeevani pravin Wankhede, Nashik

To

THE EXECUTIVE OFFICER
Cantonment Board, Deolali.

Sir

I hereby apply by giving notice under section 179 of the Cantonment Act 1924 that I intend to erect / re-erect / after building as shown on the annexed plan and described below :-

Situation	Enclosed or open	Extent & Area	Nature of Soil	How to be laid out and the materials to be used	Bounded on the	For what purpose the erection is to be used
S.NO 60/3+4/1+2+3+4+5 & 61/1+2+3+4/1+2+3+4	Vacant Land / open	3890.00 sqm	Hard murum	Rcc frame structure with 150mm thick external brick masonry & 100mm thick internal brick masonry walls Rcc slab with Rcc staircase with Kota & marble flooring	Eastside H.No.5 & S.No 56. Nav jeevan Coop. Hsg. Society Westside H.No. 2 private Land & military Land A) Land North side Adj S.No 96 A) Land & Adj S.No 157 South side Adj S.NO 55A.	Residential purpose

Date

Yours Faithfully

V. Thakkar

Plan Section - Elevation of House, Buildings etc.

Scale not less than-eight inch to the foot

Scale 1:100 - plan, section, elevation
1:500- Site plan or
as shown

feet to an inch

The building plan confirms to the building bye-laws.

The building will be erected or altered as per the Sanction plan.

Date: 21.10.05

Signature of the Applicant

Name :

Complete Address :

Tel.No.

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THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

REFERENCE

Proposed work to be indicated in Red
Existing work to be indicated in Black
Demolition work to be indicated in Green

SITE PLAN OF GROUND

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७२ — ९००

Scale not less than 110 feet an inch

Scale feet to an inch

(1) Every person intending to erect or re-erect a building shall apply for sanction by giving in writing to the Executive Officer under section 179 of the Cantonment Act, 1924 in the form appended to these bye laws and shall at the same time submit, in duplicate duly signed by him or by his agent the following -

a) A site plan of the land on which it is intended to erect or re-erect the building drawn on tracing cloth.

b) A plan of the building which it is proposed to erect or re-erect together with a plan of the existing building if any showing platforms, balconies and other projections drawn on tracing cloth and.

c) The specifications.

Provided that if site on which it is proposed to erect a building lies out side the area declared by notifications under section 43 A of Cantonment Act 1924 to be Civil (Bazar) Area the plan shall be submitted in triplicate.

Copies of the forms may be obtained on prepayment of Rs.Five per copy from the Cantonment Board Office.

2) The site plan shall be drawn to a scale of not less than 110 feet to an inch. The scale used shall be marked on the plan which shall clearly show :-

a) the direction of North point.

b) the boundaries & dimensions of the site on which it is proposed to erect or re-erect the building.

c) the position of the site in relation to the adjacent street.

d) the position of the site proposed Building in relation to -
i) the boundaries of the site and
ii) all adjacent streets

e) a sketch of the Building and premises together with electric wires poles within twenty feet of the boundaries of the site.

f) the names if any and with of all streets on which the site abuts, together with the numbers if any of adjoining houses or premises.

g) the names of access to the building and various floors.

h) the line of frontage of adjoining building and boundaries of adjacent building.

i) the arrangement of drains showing the manner in which the roof and the house drainage and surface drainage of the line will be disposed of

j) the position of end full details regarding all wells, drains, gutters and down sown spout latrines and other sanitary conveniences and

k) in the cases of a well the internal diameter and distance from the nearest privy.

V. Thakkar

Schedule No.

Order of CEO or Board vide Resolution No.

Date _____ 200

Building Plan/Revised Building Plan Sanctioned
vide Cantonment Board Resolution No. ....241.....
Dated : ....20.12.05.....

Considered and Sanctioned under Section 181 of the Cantonment Act 1924 from municipal point of view only without prejudice to the right of ownership and subject to the terms and conditions under which the site is held by the applicant. The sanctioned plan should be adhered to absolutely in every particular. Any deviation may entail demolition of the unauthorised erection. The work shall be commenced within one year from the date of sanction and shall be completed within one year from the date of the commencement of the work. The date of commencement of the work shall be communicated by the applicant in writing to the Cantonment Executive Officer. An application for extension of time to complete the construction, if required, should be made before the expiry of the date of sanction issued by the Office.

Deolali

Executive Officer
Deolali Cantt.

EXECUTIVE OFFICER
CANTONMENT BOARD DEOLALI

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दस्त क्र.(९५३/२०२३)
७३ — ५००

SEAL OF THE JOINT SUB-REGISTRAR CIVIL-2 NASIK-IV

No. 2359 / BLD / B 8 /
Cantt. Board, Office, Deolali

Dated

-(Returned with the following Remarks)

Executive Officer
Deoali Cantt.

Published by the Govt. of India Ministry of Defence in Gazette of India Dated 14 -6 -1949
(on Pages 1020 & 1022)

छावनी परिषद कार्यालय
कनॉट रोड
देवलाली छावनी 422401 –
नासिक, महाराष्ट्र
भारत सरकार, रक्षा मंत्रालय

Office of the Cantonment Board
Cannaught Road,
Deolali Cantonment – 422401
Nashik, Maharashtra
Govt. of India, Ministry of Defence

फोन :2491206-0253 , फ़ैक्स :2492599-0253 , ई-मेल : ceodeol-stats@nic.in

15 YEARS OF CELEBRATING THE MAHATMA

संख्या: 2359/BLD/E-8/ 3120

दिनांक : 15 सितम्बर 2020

सेवा में,

श्री निपुण आय. ठक्कर और अन्य 01,
विनी पार्क,
देवलाली कैम्प।

विषय: **आवासीय भवन हेतु परिशोधित भवन आवेदनपत्र एवं नक़्शे की स्वीकृति हेतु।**

प्रिय महोदय,

1. संदर्भ: संसरी देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर परिशोधित भवन नक्शा हेतु आपका आवेदन पत्र दिनांक 23.10.2019।

2. संसरी देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर परिशोधित भवन नक्शे को नगरपालिका दृष्टिकोण से मालिकाना हक़ के पूर्वाग्रह बिना और नियम एवं शर्तों, जिनके अधीन आवेदक के द्वारा स्थल को अधिकार में लिए गया है, के अंतर्गत छावनी अधिनियम, 2006 की धारा 238 के तहत परिषद ने छावनी परिषद संकल्प संख्या 01(24) दिनांक 23.07.2020 द्वारा अनुमोदन दिया। स्वीकृत नक़्शे का हर हाल में पालन किया जाना चाहिए। छावनी अधिनियम, 2006 की धारा 238 के अनुसार, उस तारिख से दो वर्ष के लिए उपलब्ध रहेगी जिस तारीख को स्वीकृति दी गई है, और यदि उस अवधि के दौरान आपके द्वारा स्वीकृत भवन का कार्य शुरू नहीं किया जाता है तो उसके बाद कार्य शुरू नहीं किया जाएगा जब तक कि आपके द्वारा दिए गए लिखित रूप में आवेदन पर परिषद उस अवधि को बढ़ाने की अनुमति नहीं दे देता है। कार्यालय को लिखित रूप में निर्माण शुरू होने की तारीख की सूचना दी जानी चाहिए, ऐसा न करने की स्थिति में पत्र जारी होने की तारीख को ही निर्माण शुरू होने की तारीख के रूप में माना जाएगा।

3. यह आवेदक / कब्जेदार को भविष्य में छावनी परिषद, देवलाली से किसी भी प्रकार की नागरिक सुविधायें जैसे आवागमन मार्ग, जलापूर्ति, ड्रेनेज आदि का दावा करने का कोई अधिकार नहीं देता है।

4. भवन नक़्शे के स्वीकृति के कारण आवेदकों और अन्य पक्षों के बीच / साथ किसी भी प्रकार की क़ानूनी विवाद उत्पन्न होने पर छावनी परिषद / मुख्य कार्यकारी अधिकारी को पक्षदार नहीं बनाया जाएगा।

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SEAL OF THE JOINT SUB-REGISTRAR (Class-2) NASIK-IV

.5. कार्य शुरू होने के दो वर्षों के भीतर भवन का निर्माण कार्य पूरा किया जाना चाहिए। निर्धारित समय-सीमा के अन्दर भवन निर्माण कार्य पूरा न होने की स्थिति में, लिखित आवेदन करके छावनी परिषद से नयी स्वीकृति प्राप्त किए बिना इसे जारी नहीं किया जाएगा। यह ध्यान दिया जाए कि परिषद के द्वारा किसी भी मामले में दो बार से अधिक विस्तार की अनुमति नहीं दी जाएगी।

6. निर्माण कार्य प्लिंथ स्तर तक होने के पश्चात इसकी सूचना कार्यालय को दी जाएगी और तदोपरांत इस कार्यालय के सहायक अभियन्ता (सड़क एवं भवन) उसकी जाँच करेंगे। इसके बाद ही आपको आगे निर्माण कार्य की अनुमति दी जाएगी। यदि आप इस कार्यालय को सूचित किए बिना या प्लिंथ पूर्ति प्रमाणपत्र प्राप्त किए बिना प्लिंथ स्तर से ऊपर निर्माण करते है तो आपके द्वारा किए गए निर्माण कार्य को अनाधिकृत माना जाएगा। प्लिंथ स्तर के निर्माण में और स्वीकृत भवन नक़्शे में किसी भी प्रकार का विचलन / अतिक्रमण होने पर, स्वीकृति के रद्द होने का जोखिम उठाना होगा, इसे ध्यान में ले।

7. निर्माण / पुनःनिर्माण की पूर्ति होने के 30 दिनों के अन्दर आपको छावनी अधिनियम 2006, की धारा 242 के तहत छावनी परिषद / मुख्य कार्यकारी अधिकारी को लिखित रूप में सूचना देने की आवश्यकता है और परिषद को सूचना प्राप्त होने के पश्चात अधिकृत अधिकारी द्वारा भवन की जाँच की जाएगी एवं सुनिश्चित किया जाएगा कि परिषद / मुख्य कार्यकारी अधिकारी के द्वारा स्वीकृत अनुसार भवन का निर्माण कार्य किया गया है।

8. आपको विषय परिसर में 156 पेड़ लगाना होगा, जिसकी देखभाल आपके द्वारा की जायेगी एवं वह स्वीकृति का एक भाग होगा और उपरोक्त वर्णित अनुसार विभिन्न स्तरों में उसकी जाँच भी की जाएगी। यदि इस कार्यालय द्वारा जाँच के दौरान परिसर के अंतर्गत कथित संख्या में बढे हुए पेड़ पाएं गए तो दो वर्ष की अवधि के पश्चात पेड़ हेतु जमा की गई राशि वापस की जाएगी।

9. उपरोक्त पैरा 7 के अनुसार, भवन निर्माण पूर्ण होने के 30 दिनों के अन्दर आपको इसकी जानकारी इस कार्यालय को देनी होगी, ऐसा न करने की स्थिति में भवन पर कर स्वीकृत अवधि समाप्त होने के बाद से लगायी जाएगी, कृपया इसे ध्यान में ले।

10. छावनी अधिनियम, 2006 की धारा 82 के तहत सूचना के अनुसार, उपरोक्त पैरा (2) में उल्लिखित छावनी परिषद संकल्प के माध्यम से छावनी परिषद द्वारा आपको दिए गए स्वीकृति एवं इस पत्र के द्वारा आपको दिए गए भवन नक़्शे के अनुसरण में, आपको उक्त भवन के निर्माण / पुनःनिर्माण पूर्ण होने की तारीख एवं उक्त भवन पर कब्ज़ा किए जाने की तारीख की सूचना इस कार्यालय को देना आवश्यक है।

11. छावनी अधिनियम, 2006 की धारा 82(1) के तहत भवन के पूर्ण होने या भवन पर कब्ज़ा करने की तारीख, जो भी पहले हो, से 30 दिनों के अन्दर आपको मुख्य कार्यकारी अधिकारी को सूचना देना अनिवार्य है, विफल होने पर छावनी अधिनियम, 2006 की धारा 82(2) के तहत आपके खिलाफ कार्रवाई की जाएगी।

12. आपको संशोधित विकास शुल्क का भुगतान करना होगा, यदि लगाया जाता है।

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७५ — १००

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७६ — १००

13. भवन निर्माण पूर्ण होने के पश्चात, आवेदक को छावनी अधिनियम, 2006 की धारा 246 के तहत मुख्य कार्यकारी अधिकारी से पूर्ति प्रमाणपत्र करना होगा। पूर्ति प्रमाणपत्र जारी करने से पहले, जलसंबंधन और विद्युतीय संबंधन हेतु अनापत्ति प्रमाणपत्र नहीं दिया जाएगा, कृपया इसे ध्यान में ले।

14. अनुमोदित भवन नक़्शे में कोई बदलाव नहीं किया जाएगा। भवन निर्माण पश्चात आपको उचित पूर्ति प्रमाणपत्र प्राप्त करना होगा। पूर्ति प्रमाणपत्र जारी होने के पश्चात ही भवन पर कब्ज़ा किया जाएगा। छावनी अधिनियम, 2006 के तहत वर्तमान उपविधियां / निर्णय अनुसार उचित नियम / प्रक्रियाओं का पालन न करने पर आवेदक को जैसा लागू हो, जुर्माना देना होगा।

15. यदि उक्त सम्पति से सम्बंधित कोई विवाद चल रहा है या विचाराधीन है, यदि भविष्य में उक्त सम्पति से संबंधित कोई विवाद उत्पन्न होता है तो इसका जिम्मेदार स्वयं आवेदक होगा। उक्त हेतु यह कार्यालय जिम्मेदार नहीं होगी और कथित भवन नक्शा रद्द करने के लिए उत्तरदायी होगी।

16. आवेदक के द्वारा स्थल नक्शा में दर्शाये अनुसार आंतरिक सड़क, पथदीप, पानी कि पाइपलाइन, भूमिगत नालियाँ, कचरा पेटी आदि का प्रावधान शेष 30% निर्माण पूर्ति प्रमाणपत्र प्राप्त करने से पहले करना होगा।

17. आपको अचल सम्पति नियामक अधिनियम (रियल एस्टेट रेगुलेटरी एक्ट – आर.ई.आर.ए.) में उल्लिखित नियमो एवं शर्तों का पालन करना होगा, यदि लागु हो।

18. आपको स्वीकृत निर्माण स्थल पर धातु का एक बोर्ड लगाना होगा जिसपर मालिक का नाम, सर्वे संख्या, प्लाट संख्या, शिवर, छावनी परिषद संकल्प संख्या, स्वीकृति की तारीख और स्वीकृति की वैध अवधि आदि स्पष्ट रूप से लिखा होना चाहिए। धातु के बोर्ड पर ऐसा लिखा होना चाहिए जो 50 फीट की दुरी से भी नग्न (खुली) आँखों द्वारा पढ़ा जा सके।

भवदीय| Yours faithfully,

(यू व्ही. गारवाडकर)
प्रशासनिक एवं जनसंपर्क अधिकारी
मुख्य कार्यकारी अधिकारी
देवलाली छावनी परिषद के लिए

(UV GORWADKAR)
Administrative Officer & PRO,
For Chief Executive Officer
Deolali Cantonment Board

संलग्न: विधिवत अनुमोदित एवं मुहर लगी हुई
स्वीकृत नक़्शे (ब्लू प्रिंट) की प्रति।

इसकी प्रति: जल पूर्ति विभाग।
छावनी बोर्ड, देवलाली : उचित कार्रवाई हेतु।

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दस्त क्र.(१५८३/२०२३)

०७ — ७०

0930

THE JOINT SUB-REGISTRAR NASIK-IV

Cost of Set (3 copies) Rs ~~200/-~~ 335/-

Cantt 4-B Receipt No. 0130165

Date : 26/11/19

Notice to erect or re-erect a building Under Section 235 of the Cantonments Act, 2006

From Mr. Nipun I. Thakkar & Mrs. Vijaya N. Thakkar,
Vini Park, Deolali Camp, Nashik.

To

THE CHIEF EXECUTIVE OFFICER
Cantonment Board, Deolali.

Sir

I hereby apply by giving notice under section 235 of the Cantonments Act 2006 that I intend to erect/ re-erect/ after building as shown on the annexed plan and described below :-

Situation	Enclosed or open	Extent & Area	Nature of Soil	How to be laid out and the materials to be used	Bounded on the	For what purpose the erection is to be used
Sr. No. 60/3+4/1 to 5 and Sr. No. 61/1+2+3+4/1 to 4 of Village Sansari	Enclosed	38900.00 sqmt.	Murum	RCC frame structure, Internal 0.10 m thick masonary, External 0.15 m thick masonary, Vitrified Tile Flooring, Aluminium Glazed Sliding windows, T.W. frame and Block board door shutter.	North: Military Land. South: Approch Road East: Navjeevan Co.-Hsg. Society West: Private Land	Residential Purpose.

Date

Yours Faithfully

V. Thakker

Plan Section - Elevation of House, Buildings etc.

Scale not less than- eight inch to the foot

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६८ → ९००

Scale 1 : 100 OR as shown

feet to an inch

The building plan confirms to the building bye-laws.

The building will be erected or altered as per the Sanction plan.

Date : 23/10/2019

V. Thakkar

Signature of the Applicant

Name : Mr. Nipun I. Thakkar,
Mrs. Vijaya N. Thakkar

Complete Address :
Vini Park, Anand Road,
Deolali Camp., Nashik

Tel. No. :

REFERENCE

Proposed work to be indicated in Red
Existing work to be indicated in Black
Demolition work to be indicated in Green

SITE PLAN OF GROUND

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Scale not less than 110 feet an inch

Scale feet to an inch

1) Every person intending to erect or re-erect a building shall apply for sanction by giving in writing to the Chief Executive Officer under section 235 of the Cantonments Act 2006 in the form appended to these bye laws and shall at the same time submit, in duplicate duly signed by him or by his agent the following :-

a) A site plan of the land on which it is intended to erect or re-erect the building drawn on tracing cloth.

b) A plan of the building which it is proposed to erect or re-erect together with a plan of the existing building if any showing platforms, balconies and other projections drawn on tracing cloth and,

c) The specifications.

Provided that if site on which it is proposed to erect a building lies out side the area declared by notifications under section 47 of Cantonments Act 2006 to be Civil (Bazar) Area the plan shall be submitted in triplicate.

Copies of the forms may be obtained on pre payment of Rs. One Hundred per set from the Cantonment Board Office

2) The site plan shall be drawn to a scale of not less than 110 feet to an inch. The scale used shall be marked on the plan which shall clearly show :-

a) the direction of North point.

b) the boundaries & dimensions of the site on which it is proposed to erect or re-erect the building.

c) the position of the site in relation to the adjacent street.

d) the position of the site proposed Building in relation to -
i) the boundaries of the site and
ii) all adjacent streets

e) a sketch of the Building and premises together with electric wires poles within twenty feet of the boundaries of the site

f) the names if any and with of all streets on which the site abuts, together with the numbers if any of adjoining houses or premises.

g) the names of access to the building and various floors

h) the line of frontage of adjoining building and boundaries of adjacent building

i) the arrangement of drains showing the manner in which the roof and the house drainage and surface drainage of the line will be disposed of

j) the position of end full details regarding all wells, drains, gutters and down sown spout latrines and other sanitary conveniences and

k) in the cases of a well the internal diameter and distance from the nearest privy.

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रु. — 900

SEAL OF THE JOINT SUB-REGISTRAR NASIK-IV

Schedule No.

Order of CEO or Board vide Resolution No.

Date _____ 200

Building Plan/Revised Building Plan Sanctione
vide Cantonment Board Resolution No. 01 (24)
Dated : 23.07.2020

Considered and Sanctioned under Section 238 of the Cantonment Act 2006 from municipal point of view only without prejudice to the right of ownership and subject to the terms and conditions under which the site is held by the applicant. The Sanctioned plan should be adhered to absolutely in every particular. Any deviation may entail demolition of the unauthorised erection. The work shall be commenced within two years from the date of sanction and shall be completed within two years from the date of the commencement of the work. The date of commencement of the work shall be communicated by the applicant in writing to the Chief Executive Officer. An application for extension of time to complete the construction, if required, should be made before the expiry of the date of sanction issued by the Office

Deolali

Chief Executive Officer
Deolali Cantt.

CHIEF EXECUTIVE OFFICER
CANTONMENT BOARD DEOLALI

No. 2353 / BLD / E / 8 / 3126
Cantt Board, Office, Deolali

Dated 15/9/2020

(Returned with the following Remarks)

Chief Executive Officer
Deolali Cantt.

ANNEXURE "E"

छावनी परिषद कार्यालय Office of the Cantonment Board
कनॉट रोड Cannaught Road,
देवलाली छावनी – 422401 Deolali Cantonment – 422401
नासिक, महाराष्ट्र Nashik, Maharashtra
भारत सरकार, रक्षा मंत्रालय Govt. of India, Ministry of Defence
फोन : 0253-2491206, फ़ैक्स : 0253-2492599, ई-मेल : ceodeol-stats@nic.in

सत्यमेव जयते

संख्या:2359/बी.एल.डी./ई-8/ 2183 दिनांक : 13 /09/2022

सेवा में,

श्री निपुण आय. ठक्कर और अन्य 01,
विनी पार्क,
देवलाली कैम्प।

विषय: **पूर्ति प्रमाणपत्र / COMPLETION CERTIFICATE.**

प्रिय महोदय,
संदर्भ: आपका प्रमाणपत्र दिनांक 08.08.2022।

2. संसारी, देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर **38900.00 वर्ग मी.** माप वाली आवासीय पारिशोधित भवन के निर्माण हेतु भवन नक्शा **19310.374 वर्ग मी.** के कुल निर्मित क्षेत्र सहित, छावनी परिषद के संकल्प संख्या 01(24) दिनांक 23.07.2020 द्वारा स्वीकृत किया गया हैं। मुख्य कार्यकारी अधिकारी ने **यूनिट - सी-01,02,03 और 04** पर **तलमंजिला और पहली मंजिल** पर कुल निर्मित क्षेत्र **2657.12 वर्ग मी.** वाले भवन हेतु दिनांक 13 /09/2022 को पूर्ति प्रमाणपत्र जारी करने हेतु स्वीकृति दी हैं। संसारी, देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर उक्त पारिशोधित भवन हेतु पूर्ति प्रमाणपत्र प्राप्त करे।

2. The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 & 61/1 te 4+1 te 4 of Sansari, Cantonment, admeasuring **38900.00 Sq.Mtrs.** had been sanctioned by the Cantonment Board, Deolali vide **CBR No. 01(24) dated 23.07.2020** with total built up area of **19310.374 Sq.Mtrs.** The Chief Executive Officer has approved the issuance of the completion certificate on 13.09.2022 for **Unit- C- 01,02,03 & 04** building on **Ground & First Floor** with total built up area **2657.12 Sq.Mtrs.** Please find enclosed the Completion Certificate for the said Building on Rev. Survey No. 60/3+4/1 to 5 & 61/1 te 4+1 te 4 of Sansari, Deolali Cantonment.

3. इस पत्र की प्राप्ति के 15 दिनों के अन्दर छावनी अधिनियम 2006 की धारा 116 के तहत आवश्यक कराधान हेतु आपको संपत्ति का करनिर्धारण करने की आवश्यकता हैं। विफल होने पर छावनी अधिनियम, 2006 की धारा 82(2) के तहत आपके खिलाफ कार्रवाई की जाएगी।

3 You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonment Act 2006 within 15 days from receipt of this letter. Failing which, action as per Section 82(2) of the Cantonments Act, 2006 will be taken against you.

CEO has approved.

भवदीय। Yours faithfully,

(यू व्ही गोरवाडकर)
प्रशासनिक एवं जनसंपर्क अधिकारी
मुख्य कार्यकारी अधिकारी
देवलाली छावनी परिषद के लिए

(UV GORWADKAR)
Administrative Officer & PRO,
For Chief Executive Officer
Deolali Cantonment Board

OFFICE OF THE CANTONMENT BOARD DEOLALI

प्रतिलिपि: कर अधीक्षक।
छावनी बोर्ड, देवलाली : उचित कार्रवाई हेतु।

COMPCERT

नमुना – ४
दस्त क्र.(९५८५/२०२३)
८ — २००

THE JOINT SUB-REGISTRAR OF THE SEAL NASHIK

छावनी परिषद कार्यालय
कनॉट रोड
देवलाली छावनी - 422401
नासिक, महाराष्ट्र
भारत सरकार, रक्षा मंत्रालय

Office of the Cantonment Board
Cannaught Road,
Deolali Cantonment – 422401
Nashik, Maharashtra
Govt. of India, Ministry of Defence

सत्यमेव जयते

फोन : 0253-2491206, फैक्स : 0253-2492599, ई-मेल : ceodeol-stats@nic.in

संख्या: 2359/बी.एल.डी./ई-8 / 2183 दिनांक : 13/09/2022

पूर्ति प्रमाणपत्र

संसारी, देवलाली छावनी के रेवेन्यु सर्वे संख्या 60/3+4/1 ते 5 और 61/1 ते 4+1 ते 4 पर आवासीय पारिशोधित भवन के निर्माण हेतु भवन नक्शा, छावनी परिषद के संकल्प संख्या 01(24) दिनांक 23.07.2020 द्वारा स्वीकृत किया गया हैं और छावनी परिषद कार्यालय पत्र संख्या 2359/बी.एल.डी/ई-8/3120 दिनांक 15.09.2020 द्वारा आवेदक को जारी किया गया हैं। **यूनिट – सी-01,02,03 और 04** पर **तलमंजिला** और **पहली मंजिल** पर कुल निर्मित क्षेत्र **2657.12 वर्ग मी.** वाले भवन का निर्माण स्वीकृत भवन नक्शे के अनुसार किया गया हैं।

The revised building plan for construction of residential building on Revenue Survey Number 60/3+4/1 to 5 & 61/1 te 4+1 te 4 of Sansari, Deolali Cantonment has been sanctioned by the Cantonment Board vide **CBR No. 01(24) dated 23.07.2020** and released to the applicant vide Cantonment Board Office letter No.2359/BLD/E-8/3120 dated 15.09.2020. The residential **Unit- C- 01,02,03 & 04** building on **Ground & First Floor** with total built up area **2657.12 Sq.mtrs.** are completed as per sanctioned building plan.

(यू व्ही गोरवाडकर)
प्रशासनिक एवं जनसंपर्क अधिकारी
मुख्य कार्यकारी अधिकारी
देवलाली छावनी परिषद के लिए

(UV GORWADKAR)
Administrative Officer & PRO,
For Chief Executive Officer
Deolali Cantonment Board

प्रतिलिपि:

श्री निपुण आय. ठक्कर और अन्य 01, - आपके आवेदन पत्र दिनांक 08.08.2022 के संदर्भानुसार।
विनी पार्क,
देवलाली कैम्प।

नसन – ४
दस्त क्र.(१५८३/२०२३)
५२ — १००

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

COMPCERT

दस्त क्र.(क्र-८३/२०२३)

ANNEXURE "F"

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 : **P51600023437**

*Project: **VINI Park - Phase III**Plot Bearing / CTS / Survey / Final Plot No.:**S No 60 H No 3 to 4 - 1 to 4**at **SANSARI, Nashik, Nashik, 422401**;*

1. **Bindu Land Developers And Builders** having its registered office / principal place of business at *Tehsil: **Borivali**, District: **Mumbai Suburban**, Pin: **400068**.*
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 (I) 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 **16/12/2019** and ending with **31/03/2023** 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

Dated: **16/12/2019**
Place: **Mumbai**

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

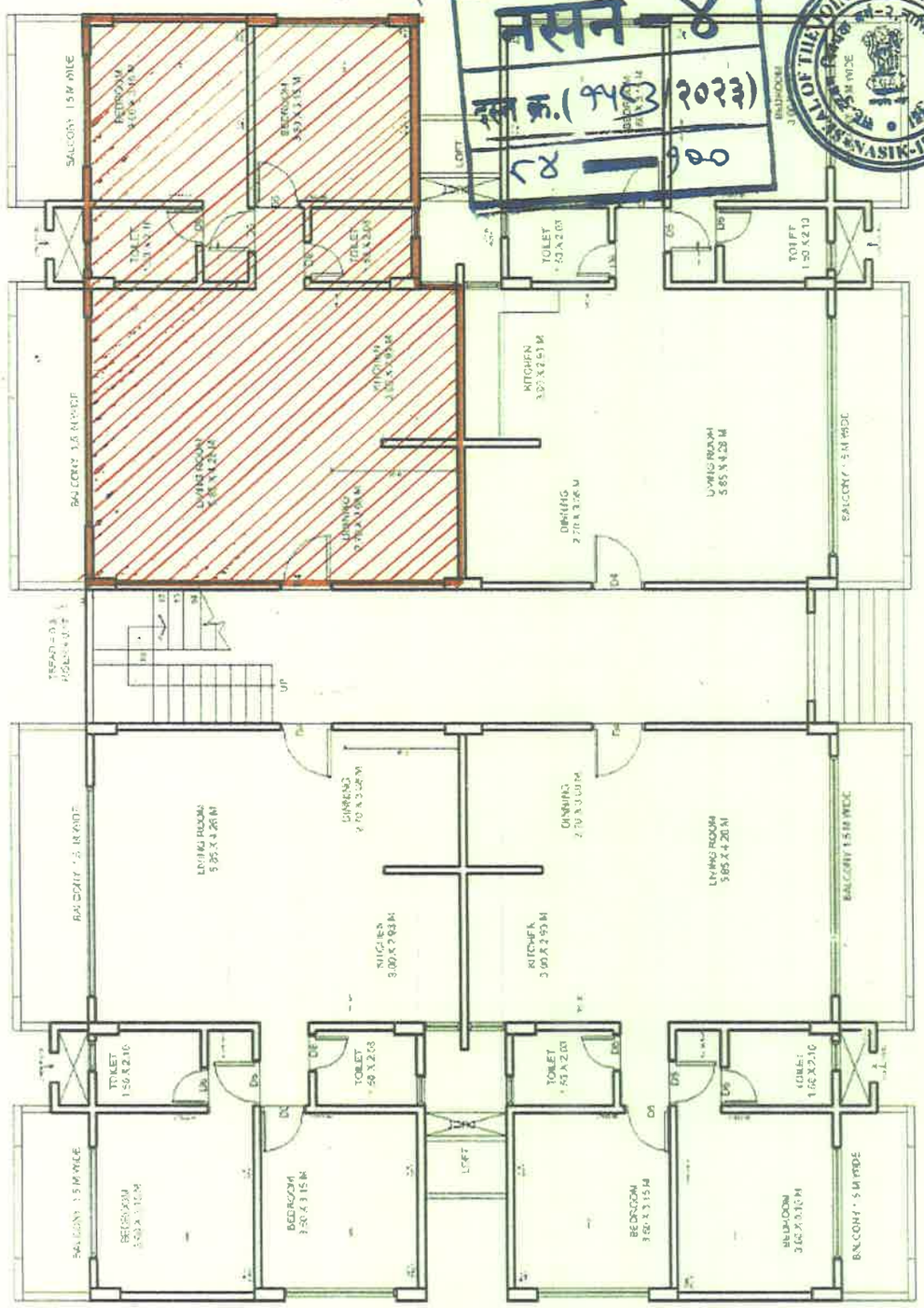
ANNEXURE "G"

नमुना - ४

दस्त क्र.(९५३/२०२३)

रु ९००

JOINT SUB-REGISTRAR, CHANDWAD-NASIK-IV



UNIT NO: 003
BUILDING: C2
FLOOR : GROUND

ANNEXURE H

Internal Amenities:

- Designer vitrified large sized floor tiles
- Wide French windows
- Spaciously designed Balcony
- LED light fittings and modern ceiling fans
- Provision for Air Conditioner, Water Purifier, Washing Machine and other equipments
- Designer vitrified large sized Dado tiles Anti-skid designer vitrified large sized floor tiles High-end CP fittings and Sanitaryware in Bathroom.

नमुना-४
दस्त क्र.(१५८३/२०२३)
८५ — १००

THE SUB-REGISTRAR OF THE JOINT SUB-REGISTRAR CHAVAN-2 • NASIK-IV •

अहवाल दिनांक : 13.01.2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७)

गाव :- संसारी (551020) तालुका :- नाशिक जिल्हा :- नाशिक

ULPIN : 21467218341 भूमापन क्रमांक व उपविभाग : 60/3/4/1

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी जिरायत क्षेत्र 40,00,00 आकारणी 2600.00	1354	निपुण इंदुदास ठाकर विजया निपुण ठाकर .....सामाईक क्षेत्र..... 40,00,00 2600.00 (7290) (7290)	कुळाचे नांव व खंड ..... इतर अधिकार तुकडा दुमाव जिल्हाधिकारी नाशिक/उप/कक्ष अधि.चौ.एक/ 4012/2005 नाशिक दि. 13/5/05 नुसार विनशेती (8084) ..... पोटखिंड क्षेत्र : नाही. ..... शेरा-नोंद प्रमाणित करणेस दिनांक 11/05/2018 .....
एकूण क्षेत्र (3071) (4052) (4124) (6464) (6744) (6915) (7290) (7763) (8033) (8375) (8884) (10485)			शेरा-नोंद प्रमाणित करणे

टीप :- या ७/१२ वरील गाव नमुना - १२ मधील पिकांचे एकूण क्षेत्र हे सक्षम तदर्थनी गाव नमुना - ७ चा एकूण क्षेत्राचा मेळत नाही सबब या संबंधित सर्व पिकांच्या क्षेत्राची दुरुस्ती करून घ्यावी

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २६)

गाव :- संसारी (551020) तालुका :- नाशिक जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 60/3/4/1

			पिकाखालील क्षेत्राचा तपशील						सामुदायीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचा प्रकार	जल सिंचित	जलसिंचित	जल सिंचनाचे साधन		स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)		(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी				हे.आर. चौ.मी	
2019-20	खरीप									विनशेती 0.4000	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून २५/- रुपये मिळाले."
दिनांक :- 13/01/2023
सांकेतिक क्रमांक :- 27080011025921000012023126 5

तलाठी संसरी
(गाव :- संसारी) तलाठी साजा संसारी तालुका नाशिक जि. नाशिक

Page 1 of 1

अहवाल दिनांक : 13.01.2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७)

गाव :- संसारी (551020) तालुका :- नाशिक जिल्हा :- नाशिक

ULPIN : 39338055055 भूमापन क्रमांक व उपविभाग : 60/3/4/2

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी जिरायत क्षेत्र 40,00,00 आकारणी 2600.00	1354	निपुण इंदुदास ठाकर विजया निपुण ठाकर .....सामाईक क्षेत्र..... 40,00,00 2600.00 (4124) (7290)	कुळाचे नांव व खंड ..... इतर अधिकार तुकडा दुमाव जिल्हाधिकारी नाशिक/उप/कक्ष अधि.चौ.एक/ 4012/2005 नाशिक दि. 13/5/05 नुसार विनशेती (8084) ..... पोटखिंड क्षेत्र : नाही. ..... शेरा-नोंद प्रमाणित करणेस दिनांक 11/05/2018 .....
एकूण क्षेत्र (3071) (4052) (4124) (6464) (6744) (6915) (7290) (7763) (8033) (8375) (8884) (10485)			शेरा-नोंद प्रमाणित करणे

टीप :- या ७/१२ वरील गाव नमुना - १२ मधील पिकांचे एकूण क्षेत्र हे सक्षम तदर्थनी गाव नमुना - ७ चा एकूण क्षेत्राचा मेळत नाही सबब या संबंधित सर्व पिकांच्या क्षेत्राची दुरुस्ती करून घ्यावी

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २६)

गाव :- संसारी (551020) तालुका :- नाशिक जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 60/3/4/2

			पिकाखालील क्षेत्राचा तपशील						सामुदायीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचा प्रकार	जल सिंचित	जलसिंचित	जल सिंचनाचे साधन		स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)		(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी				हे.आर. चौ.मी	
2019-20	खरीप									विनशेती 0.4000	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून २५/- रुपये मिळाले."
दिनांक :- 13/01/2023
सांकेतिक क्रमांक :- 27080011025921000012023126 3

तलाठी संसरी
सा. जि. नाशिक

नमुना - ४
नक्ल क्र. (१९५८/२०२३)
०४६ — ३८०

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

अहवाल दिनांक : 13.01.2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- संसारी (551020) तालुका :- नाशिक जिल्हा - नाशिक

ULPIN : 25319296661 भूमापन क्रमांक व उपविभाग : 60/3/4/3

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	के.फा	कुळ, खंड व इतर अधिकार
शेताचे एकक आर.चौ.मी आकारणीचे क्षेत्र बिन शेती 3.00.00 आकारणी 195.00	1354	निपुण इंद्रदास ठक्कर विजया निपुण ठक्कर -----सामाईक क्षेत्र-----	3.00.00	195.00		(1002) (7291)	कुळाचे नाव व खंड इतर अधिकार तुकडा दोष जिल्हाधिकारी नाशिक क्र.एम/कावि/वि.पो.प्र.क्र./ 41/2005/नाशिक दि. 13/5/2005 नुसार बिनशेती (90546) 7/12वर फेरफार : नाही फेरफार क्रमांक 10485 व दिनांक 01/01/2018

[1) फेरफार क्र. (3071) (4002) (4124) (6164) (6754) (6915) (7297) (7361) (8113) (8175) (8904) (10485)] [2) कुळ कायदा कलम]

[illegible] ७/१२ नमुना - ३२ मधील पिकांचा एकूण क्षेत्र [illegible] नमुना [illegible] पिकाचा क्षेत्रच नाही [illegible] पिकाचा क्षेत्रच कमी [illegible]

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे)] [नियम,१९७१ यातील नियम २९]

गाव - संसारी (551020) तालुका - नाशिक जिल्हा - नाशिक

भूमापन क्रमांक व उपविभाग : 60/3/4/3

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
								बिनशेती	0.0100	
2019-20	खरीप									

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये गिळाले "
दिनांक :- 13/01/2023
सांकेतिक क्रमांक :- 27200811025921000012023 1269

तलाठी संसारी
सा. जि. नाशिक

अहवाल दिनांक : 09/10/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- संसारी (551020) तालुका : नाशिक जिल्हा :- नाशिक

ULPIN 16313252935 भूमापन क्रमांक व उपविभाग 60/3/4/4 शेताचे स्थानिक नाव :

भू-धारणा पध्दती : भोगवटादार वर्ग -1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	के.फा	कुळ, खंड व इतर अधिकार
शेताचे एकक आर.चौ.मी आकारणीचे क्षेत्र बिन शेती 40.0000 आकारणी 2600.00	1354	निपुण इंद्रदास ठक्कर विजया निपुण ठक्कर -----सामाईक क्षेत्र-----	40.0000	2600.00		(1124) (7292)	कुळाचे नाव व खंड इतर अधिकार तुकडा दोष जिल्हाधिकारी नाशिक क्र.एम/कावि/वि.पो.प्र.क्र./ 41/2005/नाशिक दि. 13/5/2005 नुसार बिनशेती (90546) 7/12वर फेरफार : नाही फेरफार क्रमांक 10485 व दिनांक 01/01/2018 सीमा चिह्ने पाहणे निरंक

[1) फेरफार क्र. (3071) (4002) (4124) (6164) (6754) (6915) (7297) (7361) (8113) (8175) (8904) (10485)] [2) कुळ कायदा कलम]

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे)] [नियम,१९७१ यातील नियम २९]

गाव - संसारी (551020) तालुका - नाशिक जिल्हा - नाशिक

60/3/4/4

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर चौ.मी	आर चौ.मी			आर चौ.मी	
								बिनशेती	0.0100	
2019-20	खरीप									

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये गिळाले "
दिनांक : 10/10/2022
सांकेतिक क्रमांक : 27200811025931000012022 1270

तलाठी संसारी
सा. जि. नाशिक

नकल क्र.(१५३/२०२३) ८७ — १००

नकल - ४

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 AT-NASIK

अहवाल दिनांक : 09.10.2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- संसारी (551020) तालुका :- नाशिक जिल्हा :- नाशिक

ULPIN : 38414136725 भूमापन क्रमांक व उपविभाग : 60/3/4/5

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	पे.फा	कुळ, खंड व इतर अधिकार
हाताचे एकक आर.चौ.मी. जिरायत क्षेत्र 20.0000 आकारणी 2600.00	1354	निपुण इश्वरदास ठक्कर विजया निपुण ठक्कर -----सामाईक क्षेत्र-----		40.0000	2600.00		(1354) (729) कुळाचे नाव व सह इतर अधिकार कुळ खंड जिल्हाधिकारी नाशिक क्र.सकीर्ण/वि.शे.प.क/अ/1000/नाशिक दि 13/05/2005 नुसार विनाशर्ती (2004) प्रतीकात्मक पोटखराब क्षेत्र : बोजाचा पोटखराब क्षेत्र : 10485 चौ.मी. 11/12/2009 शेरा आणि फेरफार नं.:
एकूण पोटखराब क्षेत्र : (2071) (4092) (4124) (6463) (6744) (6915) (7292) (7758) (8033) (8158) (8363) (8375) (8503) (10485) (10682)							

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २६]

गाव :- संसारी (551020) तालुका :- नाशिक जिल्हा :- नाशिक

60/3/4/5

वर्ष	हंगाम	खाता क्रमांक	पिकाचे तपशील: पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचा स्रोत	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६) आर.चौ.मी.	(७) आर.चौ.मी.	(८)	(९)	(१०) आर.चौ.मी.	(११)
2019-20	खरीप							किरकोळ	0.0000	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेण्यात आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 13/01/2023
सांकेतिक क्रमांक :- 27200011025921000001202311271

तलाठी संसारी
उजळणी दिनांक : 13/01/2023 तालुका : नाशिक जि : नाशिक
ता. जि. नाशिक

https://mahaferfar.enlightcloud.com/DDM/PgHtml71 13/01/2023

अहवाल दिनांक : 13.01.2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- संसारी (551020) तालुका :- नाशिक जिल्हा :- नाशिक

ULPIN : 31829968488 भूमापन क्रमांक व उपविभाग : 61/1/2/3/4/1

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव : टेकडी

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	पे.फा	कुळ, खंड व इतर अधिकार
हाताचे एकक आर.चौ.मी. जिरायत क्षेत्र 56.05.00 आकारणी 1476.00	1354	विजया निपुण ठक्कर निपुण इश्वरदास ठक्कर -----सामाईक क्षेत्र-----		56.05.00	1476.00		(1354) (1002) कुळाचे नाव व सह इतर अधिकार कुळ खंड जिल्हाधिकारी नाशिक क्र.सकीर्ण/वि.शे.प.क/अ/1000/नाशिक दि 13/05/2005 नुसार विनाशर्ती (2004) प्रतीकात्मक पोटखराब क्षेत्र : बोजाचा पोटखराब क्षेत्र : 10682 चौ.मी. 11/12/2009 शेरा आणि फेरफार नं.:
एकूण पोटखराब क्षेत्र : (4092) (4124) (6463) (6744) (6915) (7292) (7758) (8033) (8158) (8363) (8375) (8503) (10486) (10682)							

टीप : गाव नमुना १२ मधील गाव नमुना - १२ मधील पिकांचे एकूण क्षे। हे गट[illegible] पिकांच्या क्षेत्राची टक्केवारी करून भरावी.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २६]

गाव :- संसारी (551020) तालुका :- नाशिक जिल्हा :- नाशिक

भूमापन क्रमांक व उपविभाग : 61/1/2/3/4/1

वर्ष	हंगाम	खाता क्रमांक	पिकाचे तपशील: पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचा स्रोत	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६) आर.चौ.मी.	(७) आर.चौ.मी.	(८)	(९)	(१०) आर.चौ.मी.	(११)
2019-20	खरीप							किरकोळ	0.0000	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेण्यात आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 13/01/2023
सांकेतिक क्रमांक :- 27200011025921000001202311271

तलाठी संसारी
उजळणी दिनांक : 13/01/2023 तालुका : नाशिक जि : नाशिक
ता. जि. नाशिक

https://mahaferfar.enlightcloud.com/DDM/PgHtml71 13/01/2023

नमुना - ४
क्रमांक (१५६३/२०२३)
८ — ८०

SEAL OF THE JOINT SUB-REGISTRAR NASIK

अहवाल दिनांक : 09/10/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुधिलीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७)

गाव :- संसारी (551020) तालुका : नाशिक जिल्हा : नाशिक

ULPIN 16285073433 भूमापन क्रमांक व उपविभाग : 61/1/2/3/4/2

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
शेताचे एकक आर.चौ.मी. जिरायत क्षेत्र 56.0500 आकारणी 3476.00	1354	विजया निपुन ठक्कर निपुण इश्वरदास ठक्कर -----सामाईक क्षेत्र-----		56.0500	3476.00	(7294) (10682)	कुळाचे नांव व खंड इतर अधिकार इतर विक्रीपिकारी नाशिक (1) कलम ८/७/अ वि.पो.प.क्र.(1) दि. नाशिक (1) दि. 11/12/2019 नुसार वितरीत (1) प्रतीबंध केल्याचा : नाही शेरा : कलम ८ प्रमाणे नोंद 10682 व दिनांक 11/12/2019

(4092 x 4121 x 6464 x 6744 x 6915 x 7294 x 7758 x 8033 x 8158 x 8362 x 8375 x 8064) (10486 x 10682) शेरा : कलम ८ प्रमाणे नोंद

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुधिलीत ठेवणे) नियम,१९७१ यातील नियम ३२)

गाव - संसारी (551020) तालुका - नाशिक जिल्हा - नाशिक

61/1/2/3/4/2

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील: पिकाचा प्रकार	पिकाचे नाव	जलसिंचित	अजलसिंचित	जल सिंचनाचे साधन	लागवडीसाठी उपलब्ध नसलेली जमीन: स्पष्टीकरण	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	
2019-20	खरीप							निरंक	0.5600	

टिप : * चिन्हाची नोंद तोबाहून जीए द्वारे घेतली जाते.

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले"
दिनांक :- 11/01/2023
सांकेतिक क्रमांक :- 27280011025021000012023127 5

तलाठी संसारी
ता. जि. नाशिक

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुधिलीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७)

गाव :- संसारी (551020) तालुका :- नाशिक जिल्हा :- नाशिक

ULPIN 19373803586 भूमापन क्रमांक/उपविभाग : 61/1/2/3/4/3

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
शेताचे एकक आर.चौ.मी. जिरायत क्षेत्र 56.0500 आकारणी 3476.00	1354	विजया निपुन ठक्कर निपुण इश्वरदास ठक्कर -----सामाईक क्षेत्र-----		56.0500	3476.00	(7295) (10682)	कुळाचे नांव व खंड इतर अधिकार इतर विक्रीपिकारी नाशिक कलम ८/७/अ वि.पो.प.क्र.(1)/2005 नाशिक दि. 11/12/2019 नुसार वितरीत (1) प्रतीबंध केल्याचा : नाही शेरा : कलम ८ प्रमाणे नोंद 10682 व दिनांक 11/12/2019

(4092 x 4121 x 6464 x 6744 x 6915 x 7295 x 7758 x 8033 x 8158 x 8362 x 8375 x 8064) (10486 x 10682) शेरा : कलम ८ प्रमाणे नोंद

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुधिलीत ठेवणे) नियम,१९७१ यातील नियम ३२)

गाव - संसारी (551020) तालुका - नाशिक जिल्हा - नाशिक

61/1/2/3/4/3

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील: पिकाचा प्रकार	पिकाचे नाव	जलसिंचित	अजलसिंचित	जल सिंचनाचे साधन	लागवडीसाठी उपलब्ध नसलेली जमीन: स्पष्टीकरण	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	
2019-20	खरीप							निरंक	0.5600	

टिप : * चिन्हाची नोंद तोबाहून जीए द्वारे घेतली जाते.

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 11/01/2023
सांकेतिक क्रमांक :- 27280011025021000012023127 6

तलाठी संसारी
ता. जि. नाशिक

नमुना - ४
नस क्र. (१५३/२०२३)
— १००

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

नमुना-४

दस्त क्र. ७५८३ /२०२३)

८० — १००

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NASIK-IV

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAEFB0904C

नाम /NAME
BINDU LAND DEVELOPERS AND BUILDERS

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
24-02-2000

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax(Computer Operations)

भारत सरकार
Government of India

Amar Jitendra Vasani
DOB: 26/04/1979
Male

8643 2575 4001

मेरा आधार, मेरी पहचान

SELF ATTESTED
BY MF

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJAY DIGAMBAR MALVE
DIGAMBAR NARAYAN MALVE

09/10/1966

Permanent Account Number
AFTPM5169A

Signature

भारत सरकार
GOVERNMENT OF INDIA

संजय दिगंबर माळवे
Sanjay Digambar Malve
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male

5313 0448 1828

आधार – सामान्य माणसाचा अधिकार

SELF ATTESTED
BY MF

ADVOCATE

Bar Council of Maharashtra & Goa
HIGH COURT, BOMBAY

Name : NAGARE ASHISH TUSHAR
Residence : NASHIK , Dist. NASHIK
Roll No. : MAH/5737/2022
Enrolled On : 28-09-2022
Date Of Birth : 03-03-1999
214995 B00000129484

CHAIRMAN

नमुना - ४
दस्त क्र. (१५८३/२०२३)
९१ — १००

घोषणापत्र/शपथपत्र

मी / आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म.रा.पुणे यांचे दि. ३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहुन देणार / कुलमुखत्यारधारक हे खरे असुन आम्ही स्वत: खात्री करुन घेतलेली आहे / आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रीयेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहुन देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बॅक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहुन आमचा आर्थिक व्यवहार पुर्ण करुन साक्षीदार समक्ष निष्पादित केलेला आहे.

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

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

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

स्थावर मिळकतींविषयी सध्या होत असलेली फसवणुक / बनावटीकरण / संगनमत व त्या अनुशंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्ताऐवजातील मिळकतीविषयी होऊ नयेत म्हणुन आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारात कायद्यानुसार 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 जबाबदारी राहणार आहोत. याची आम्हाला पुर्ण कल्पना आहे.

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

लिहुन देणार ..

लिहुन घेणार ..

नमुना-४

दस्त क्र.(१५८३ /२०२३)

९२ — १००

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

घोषणापत्र

मी, अमर वासानी, रा. नाशिक याव्दारे घोषित करतो की, दुय्यम निबंधक नाशिक यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर केलेला आहे. श्री. निपुन ईश्वरदास ठक्कर यांनी आमचे लाभात दिनांक ९/२/२०१० रोजी लिहुन व नोंदवुन दिलेल्या विशेष मुखत्यार पत्राचे आधारे आम्ही सदर दस्त नोंदणीस सादर केलेला आहे/ निष्पादीत करून कबुली जबाब केलेला आहे. सदर मुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा मुखत्यारपत्र देणार व्यक्तीं पैकी कोणीही मयत झालेले नाहीत किंवा कोणत्याही कारणांनुळे मुखत्यारपत्र रद्दबातल ठरविलेले नाही. सदरचे मुखत्यारपत्र पूर्णपणे वैध असून उपरोकत कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे. हे घोषणा पत्र लिहून दिले असे.

नाशिक.

दिनांक ७/२/२०२३.

मुखत्यारपत्र धारकाची सही.

अमर वासानी

Tuesday, February 09, 2010
12:17:07 PM

Original
नोंदणी 39 म.
Regd. 39 M

पावती

पावती क्र. : 1362

गावाचे नाव दहिसर

दिनांक 09/02/2010

दस्तऐवजाचा अनुक्रमांक बदर11 - 01360 - 2010

दस्ताऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव: मे/-बिंदु लॅण्ड डेव्हलपर्स अॅण्ड बिल्डर्स चे भागीदार निपुण ईश्वरदास ठक्कर - -

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (11)	:-	220.00
एकूण	रु.	320.00

आपणास हा दस्त अंदाजे 12:31PM ह्या वेळेस मिळेल

मुख्य निबंधक
सह दु.नि.सा-मोरीवली 5

बाजार मुल्य: 1 रु. मोबदला: 0रु.
भरलेले मुद्रांक शुल्क: 500 रु.

सह मुख्य निबंधक मोरीवली क्र.५
मुंबई सब्बर जिल्हा.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON FEB 2010

नसन-४
दस्त क्र.(५५७/२०२३)

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

NOW KNOW YE AND THESE PRESENTS WITNESS that I SHRI **NIPUN ISHWARDAS THAKKAR** do hereby nominate constitute and appoint MR. **AMAR VASANI** to be my true and lawful Attorneys, in our name, on our behalf and for us and on behalf of M/s.Bindu Land Developers & Builders to do execute and perform all or any of the following acts, deeds, matters and things in respect of the said project known as **"VINI PARK"** and being developed on the property more particularly described in the Schedule hereunder written.

1. To Lodge the Agreement for Sale and other documents whatsoever are being executed under my signature, in our personal capacity or as Constituted Attorneys or any other capacity before the Office of the Sub-Registrar of Assurances concerned.

2. To present and lodge all the documents including agreement for sale as executed by us as mentioned herein before the Sub Registrar of Assurances concerted and admit execution on our behalf and to complete all the formalities for effective register of said documents under the provisions of Indian Registration Act.

3. To receive and collect the said documents registered on our behalf

-: THE SCHEDULE ABOVE REFERRED TO :-

ALL THOSE pieces of parcels of land situate lying and being at Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik bearing Survey no. 60/3+4/1 measuring 40 Are, Survey No. 60/3+4/2 measuring 40 Are, Survey No. 60/3+4/3 measuring 3 Are, Survey No. 60/3+4/4 measuring 40 Are, Survey No. 60/3+4/5 measuring 40 Are, Survey No.61/1+2+3+4/1 admeasuring 56 Are, Survey No.61/1+2+3+4/2 admeasuring 56

बदर-११/ १३६० 2 २०१०

POWER OF ATTORNEY

TO ALL TO WHOM THE PRESENTS SHALL COME I, MR. **NIPUN ISHWARDAS THAKKAR** of Mumbai, Indian Inhabitant, residing at 11 Krishna Kripa, L. T. Road, Dahisar (East), Mumbai 400 068 and carrying on business in Partnership in the firm, name and style of M/s. Bindu Land Developers & Builders SEND GREETINGS :-

WHEREAS the Owners are seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of land bearing Survey No.61, Hissa Nos.1, 2, 3, 4, 4/1, 4/2, 4/3 of Survey No.60, Hissa No.3, 4/1, 4/2, 4/3 and 4/5 of Village Sansari, Taluka and District Nasik and situate within the cantonment area of Nasik total admeasuring 38900 sq.mts. or thereabouts.

WHEREAS We have decided to develop the said property more particularly described in the Schedule hereunder written.

AND WHEREAS in the course of the said business, it necessary to execute agreements, deeds documents and writings and have the same duly registered and for the purpose, I am desirous of appointing some fit and proper person to represent me for the purposes hereinafter set forth in respect of the said property.

बदर-११/ १३६० 7 २०१०

Are, Survey No.61/1+2+3+4/3 admeasuring 56 Are, Survey No. 61/1+2+3+4/4 admeasuring 40 Are and Survey No.61/1+2+3+4/4 admeasuring 38900 sq.mtrs. or thereabout.

IN WITNESS WHEREOF we have hereunto set and subscribed our hands on this writing at Mumbai ON THIS 9th DAY OF FEB, 2010.

SIGNED SEALED AND DELIVERED by the withinnamed Mr. NIPUN ISHWARDAS THAKKAR in the presence of

Before me,

Identified by me

SIGNED AND ACCEPTED by the withinnamed Attorneys MR. AMAR VASANI in acceptance of this Power of Attorney

बदर-११/ १३६० 2 २०१०

PERMANENT ACCOUNT NUMBER
AACPT2533C
NIPUN ISHWARDAS THAKKAR
ISHWARDAS NANCHHODDAS THAKKAR
13-01-1953

For AMI CORPORATION

Proprietor

THE SEAL OF THE SUB-REGISTRAR BORIVALI No.2 MUMBAI SUBURBAN DIST. (BORIVALI)

बदर-११/
७३६० / ५
२०१०

TATA indicom

Your Tata Indicom No. 022-66995324
Account Number 800074472
Your Tariff Plan MH - WL C522 (Basic) Package
Bill Number 787310-127
Bill Date 19.12.09
Bill Period 17.11.09 to 16.12.09
Security Deposit 0.00

Save paper & say no to printed bills SMS <NOPRINT> to 121.

To register SMS EBILL <your mail ID> to 121 followed by SMS <NOPRINT> to 121.

Rs 364/-
300540
26.12.09

High Five!!!
Telecom Regulatory Authority of India (TRAI) rated Tata Teleservices (Maharashtra) Ltd as the only congestion-free network, in its geography, five times in a row!

For AMI CORPORATION

Proprietor

बदर-११/
७३६० / ५
२०१०

नमुना-४
दस्त क्र.(९५३/२०२३)
९४ — १००

THE SEAL OF THE SUB-REGISTRAR CLASS-2 NASIK-IV

RELIANCE Energy
Anil Dhirubhai Ambani Group

Account No.: 101312175 Bill Date: 30-12-2009
Name : M S AMI CORPORATION
Address : L T ROAD 1ST FLOOR DAHISAR W OFF POST OFFICE BUILDING Mumbai 400068

Bill Distribution No.:NORTH/HZ2-BORIVLI (W)/12/220/019/019/018
Cycle No. : 12 Tariff : LT II (a) Bill No. : 100123408107
Type of Supply : SINGLE PHASE Category: COMMERCIAL

Your Electricity Bill for Dec-09
Your bill amount payable (maximum)
Rs 220.00 (ECS)
Due by* : 06-01-2010*

Snapshot of your bill
Your current month bill amount (Rs)* : 226.00
Net other charges (Rs)* : 3.10
Net previous balance (Rs)* : 6.90
Total (Rs) : 229.80
Units consumed
Dec-09 0
Dec-08 0

Track your consumption

Important message
- You have opted for ECS.This bill will be paid automatically and is for record only.ECS Mandate Rs. 5000.00
- Meter showing No consumption.Please confirm usage.
- Tentative meter reading date for your Jan-10 bill is 27-01-2010.

Conservation Week December 14-20
Let's Save today for a better tomorrow
Conserve Energy Save Earth

Contact us.
1800-200-3030 toll free no. (for all queries (24 hours)) www.relianceenergy.com

Sandeep Sane
Business Head (North Division)
(For Reliance Infrastructure Ltd.)

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises

TWIN BENEFIT SHIELD
Save on Medical Expenses + Save Tax under Sec 80D*
Accident hospitalization benefit up to Rs. 10,000 per day | Sickness hospitalization benefit up to Rs. 5,000 per day | Accident medical reimbursement up to Rs. 25,000
Individual Accident & Sickness Hospital Cash
SMS TAIGLB to 56161 or Call toll free number 1800 209 4131
TATA AIG INSURANCE

Payment Slip
If paying by cheque, please remember:
- Cheque should be account payee
- Cheque should not be post-dated
- Cheque should be payable through local clearing
- Make Cheque Payable to Reliance Infrastructure Ltd. A/C No.: 101312175
- Always attach payment slip. Do not staple

Ref. No. : R5454/6249 12/220/01
Amount : 6.90 019/018/T

७३६० / ६
२०१०

SA No. 8888

नमुना-४

दस्त क्र. (१५६३/२०२३)

रु — ५००

THE SEAL OF THE JOINT SUB-REGISTRAR (JSR-2) NASIK-IV

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

SANDEEP CHAVAN
BALIRAM HARI CHAVAN
18/06/1964
Permanent Account Number
AGBPC4108H

Signature

Driving Licence
Driving Licence No.
Date of Issue
Name of the Licence Holder
Son/Wife/Daughter of

१०६ बलाणी आफ्रे हव बी
मे जनीपर्यी मा मु.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No.5 MUMBAI SUBURBAN DIST. (BANDRA)

वदर-११/
१३६०
२०१०

THE SEAL OF THE SUB-REGISTRAR BORIVALI No.5 MUMBAI SUBURBAN DIST. (BANDRA)

वदर-११/
१३६०
२०१०

: दस्त गोषवारा भाग - 2 |

वदर।
दस्त क्रमांक (1360/2010)

दस्त क्र. [वदर11-1360-2010] चा गोषवारा
बाजार मुल्य :1 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

दस्त हजर केल्याचा दिनांक :09/02/2010 12:14 PM
निष्पादनाचा दिनांक : 09/02/2010
दस्त हजर करणा-याची सही

दस्ताचा प्रकार :-(4) मुखत्यारनामा
दिनांक क्र. 1 ची वेळ : [सादरीकरण] 09/02/2010 12:14 PM
दिनांक क्र. 2 ची वेळ : [नि] 09/02/2010 12:17 PM
दिनांक क्र. 3 ची वेळ : [स्वीकृती] 09/02/2010 12:17 PM
दिनांक क्र. 4 ची वेळ : [प्रतिलिपी] 09/02/2010 12:17 PM

दस्त पोच केल्याचा दिनांक : 09/02/2010 12:17 PM

ओळख :
खालील इसम अशे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात. व त्यांची ओळख पटविताहेत.
1) सुनिल चव्हाण - - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
इमारतीचे नाव: 108 बालाजी आर्केड बोरीवली पु.
इमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
2) संदीप चव्हाण - - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
इमारतीचे नाव: बलीराम भवने
इमारत नं: -
पेठ/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -

पावती क्र.:1362 दिनांक:09/02/2010
पावतीचे वर्णन
नाव: श्री/सिंधु हिन्दु इंकलवर्स ऑफ मिल्वर्स चे
मुद्रांक विक्रेता ईश्वरदास प्रकाश - -

100 :नोंदणी फी
220 :नकलाचा (क. 11(1)), पृष्ठांकनाची नकलाचा (क. 11(2)),
नकलाचा (क. 12) व छायाचित्रण (क. 13) ->
एकूणच फी

320: एकूण

दु. निबंधकाची सही, सह दु.नि.क्र-बोरीवली 5

वदर-११/
१३६०
२०१०

दु. निबंधकाची सही
सह दु.नि.क्र-बोरीवली 5

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण..नि..पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

वदर-११/ १३६० /२०१०
पुस्तक क्रमांक: क्रमांक.....नि.....वर
नोंदला. 9 FEB 2010
दिनांक:

सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

THE SEAL OF THE SUB-REGISTRAR BORIVALI No.5 MUMBAI SUBURBAN DIST. (BANDRA)

दस्त गोषवारा भाग-1

वदर11
दस्त क्र 1360/2010

09/02/2010 12:17:39 pm
मुख्य निबंधक सह दु.नि.क्र-बोरीवली 5

दस्त क्रमांक : 1360/2010
दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सिंधु हिन्दु इंकलवर्स ऑफ मिल्वर्स - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: 11 कृष्णकुंज एस टी रोड अंधेरी पश्चिम मुंबई पु पु 00 इमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: -	सिंधुन वेगळा वय 87 पत्नी		
2	नाव: अनंत बलाणी - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - इमारतीचे नाव: 11 कृष्णकुंज एस टी रोड अंधेरी पश्चिम मुंबई पु पु 00 इमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: -	सिंधुन वेगळा वय 30 पती		

वदर-११/
१३६०
२०१०

THE SEAL OF THE SUB-REGISTRAR BORIVALI No.5 MUMBAI SUBURBAN DIST. (BANDRA)

सांगणक करून तयार करण्यात आलेला मुद्रांकाचा दस्तऐवज करून दिल्याची कबूल करतात.

1 OF 1

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

Valuation ID	2023020834		08 February 2023,08:30:42 AM
मूल्यांकनाचे वर्ष	2022		
जिल्हा	नाशिक		
तालुक्याचे नांव :	नाशिक		
गांवाचे नांव :	मौजे : संसारी		
प्रमुख मूल्य विभाग :	9		
उप मूल्य विभाग :	9.6		
क्षेत्राचे नांव	Influence Area	सर्व्हे नंबर /न. भू. क्रमांक :	60

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर	मोजमापनाचे एकक
8050	चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र -	83.611चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर-	**Rs.19360/-**
उद्ववाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		

Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (जमिनींचा दर + घसा-यानुसार बांधकामाचा दर) * Factor

= (8050 + (19360 * (100 / 100)))*1.1

= Rs.30151/-

	मजला निहाय घट/वाढ	= 100% of 30151 = Rs.30151/-
Rules Applicable	3 .6(i) ब .18 .19 .19 . 18	
A)	मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 30151 * 83.611 = Rs.2520955.261/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

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

= 2520955.261 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.2520955/-

= R पंचवीस लाख वीस हजार नऊ शे पंचावन्न /-

Home Print

नसन-४

दस्त क्र.(१५८३/२०२३)

९९ — १००

SEAL OF THE JOINT SUB-REGISTRAR (Class-2) NASIK-IV

सह दुय्यम निबंधक वर्ग-२, नाशिक-४, नाशिक

iSarita v1.5.0

CHALLAN
MTR Form Number-6

GRN	MH014892376202223E	**BARCODE**		**Date** 06/02/2023-17:56:53	**Form ID** 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NSK4_NASHIK 4 JOINT SUB REGISTRAR	**Full Name**	SANJAY DIGAMBAR MALVE
Location	NASHIK		
Year	2022-2023 One Time	**Flat/Block No.**	Unit No. 003, Building No. C2, Phase III, S. No. 60/3 4/1 to 5
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	175000.00	**Road/Street**	and S. No. 61/1 2 3 4/1 to 4, Sansari, Deolali Cantonment Board
0030063301 Registration Fee	30000.00	**Area/Locality**	Nashik
		Town/City/District	
		PIN	4 2 2 4 0 1
		Remarks (If Any)	SecondPartyName=BINDU LAND DEVELOPERS AND BUILDERS~
		Amount In Words	Two Lakh Five Thousand Rupees Only
Total	2,05,000.00		

नमुना-४
दुस्त क्र.(१५८३/२०२३)
९०० — ९००

DEFACED
₹205000.00
DEFACED

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023020619408	2791452904
Cheque/DD No.		Bank Date	RBI Date	06/02/2023-17:57:43	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 07/02/2023	

Department ID :
Mobile No. : 9822112115

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-341-1583	0007428421202223	08/02/2023-09:01:24	IGR314	30000.00
2	(iS)-341-1583	0007428421202223	08/02/2023-09:01:24	IGR314	175000.00
			Total Defacement Amount		**2,05,000.00**

Print Date 08-02-2023 09:03:05

नसन-४
दस्त क्र.(१५६३/२०२३)
ई — २००

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0702202315295	**Receipt Date**	08/02/2023

Received from Self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1583 dated 08/02/2023 at the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	07/02/2023
Bank CIN	10004152023020713873	**REF No.**	2815438384
Deface No	0702202315295D	**Deface Date**	08/02/2023

This is computer generated receipt, hence no signature is required.

341/1583
बुधवार,08 फेब्रुवारी 2023 9:01 म.पू.

दस्त गोषवारा भाग-1

नसन4 ९९ - १००
दस्त क्रमांक: 1583/2023

दस्त क्रमांक: नसन4 /1583/2023

बाज़ार मुल्य: रु. 25,21,000/- मोबदला: रु. 35,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,75,000/-

दु. नि. सह. दु. नि. नसन4 यांचे कार्यालयात

अ. क्रं. 1583 वर दि.08-02-2023

रोजी 8:58 म.पू. वा. हजर केला.

पावती:1995 पावती दिनांक: 08/02/2023

सादरकरणाराचे नाव: **संजय दिगंबर माळवे**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2000.00
पृष्ठांची संख्या: 100	
एकुण:	32000.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Class-2
सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

Joint Sub Registrar Nashik 4
सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

दस्ताचा प्रकार: विक्री करारनामा

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

शिक्का क्रं. 1 08 / 02 / 2023 08 : 58 : 23 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 08 / 02 / 2023 08 : 59 : 03 AM ची वेळ: (फी)

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-IV
सह. दुय्यम निबंधक वर्ग-२, नाशिक-४
सत्यमेव जयते

08/02/2023 9 02:55 AM

दस्त गोषवारा भाग-2

नसन4 900 – 900
दस्त क्रमांक:1583/2023

दस्त क्रमांक :नसन4/1583/2023
दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विंदू लॅण्ड डेव्हलपर्स ॲण्ड बिल्डर्स तर्फे भागीदार निपुण ईश्वरदास ठक्कर तर्फे वि. मु. अमर वासानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 301, सीआयईएम इंडस्ट्रीयल ईस्टेट, रामचंद्र लेन, मलाड प., मुंबई , रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAEFB0904C	लिहून देणार वय :-42 स्वाक्षरी:-		
2	नाव:संजय दिगंबर माळवे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2, सुवर्ण मुद्रा बंगलो, वीर सावरकर नगर, गंगापूर रोड, नाशिक , रोड नं: -, महाराष्ट्र, णास्:ईक्र. पॅन नंबर:AFTPM5169A	लिहून घेणार वय :-55 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विक्री करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:08 / 02 / 2023 09 : 00 : 15 AM

ओळख:-
मदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ॲड. आशिष तुषार नागरे - - वय:23 पत्ता:एफएल 13 ठक्कर बझार नवीन सीबीएस नाशिक पिन कोड:422002		

स्वाक्षरी

शिक्का क्र.4 ची वेळ:08 / 02 / 2023 09 : 00 : 36 AM

सह.दुय्यम निबंधक वर्ग-२
नाशिक-४.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANJAY DIGAMBAR MALVE	eChallan	69103332023020619408	MH014892376202223E	175000.00	SD	0007428421202223	08/02/2023
2		DHC		0702202315295	2000	RF	0702202315295D	08/02/2023
3	SANJAY DIGAMBAR MALVE	eChallan		MH014892376202223E	30000	RF	0007428421202223	08/02/2023

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

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकुण 900 पाने आहेत

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सत्यमेव जयते

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

पुस्तक क्रमांक १, क्रमांक 9463 वर नोंदला.
दि: 08 माहे फेब्रुवारी सन २०२३

(प्रमोद वामन)
सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.