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पावती

Original/Duplicate

Friday, January 31, 2014

नोंदणी क्र. :39म

1:12 PM

Regn.:39M

पावती क्र.: 1072 दिनांक: 31/01/2014

गावाचे नाव: मखमलावाद

दस्तऐवजाचा अनुक्रमांक: नसन2-1029-2014

दस्तऐवजाचा प्रकार : डेव्हलपमेंट ऑग्रीमेंट

सादर करणाऱ्याचे नाव: जय डेव्हलपर्स तर्फे भागीदार विजय बासुदेव लालवाणी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 1:20 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik 2

वाजार मुल्या: रु.5640000/-

भारलेले मुद्रांक शुल्क : रु. 865000/-

सह दस्तान निवधक वर्ग-२
मोवदला: रु.17293000/-
नाशिक-२

1) देयकाचा प्रकार: eChallan रकम: रु.30000/-

सीडी/घनादेश/पे ऑर्डर क्रमांक: MH001096146201314E दिनांक: 31/12/2013

देयकेचे नाव व पत्ता:

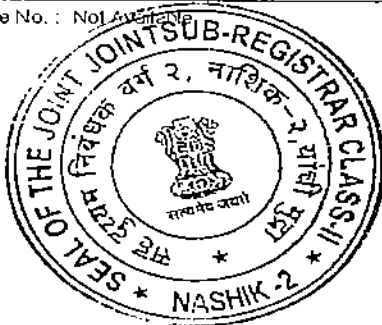
देयकाचा प्रकार: By Cash रकम: रु 760/-



V. V. V. V.

दस्त परत केलं

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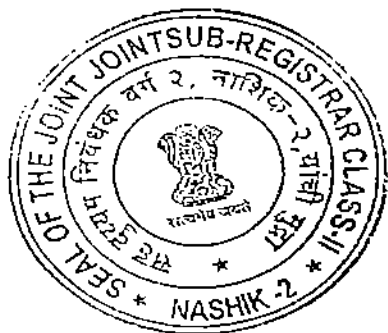


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CHALLAN
MTR Form Number-6

GRN	MH001096146201314E	BARCODE			Date	31/12/2013-18:33:37		Form ID		
Department			Inspector General Of Registration		Payer Details					
Type of Payment	Registration Fees / Ordinary Collections IGR			TAX ID (If Any)						
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1			PAN No. (If Applicable)						
Location	NASHIK			Full Name	Jay Developers Through its par tner Vijay Vasudeo Lalwani					
Year	2013-2014 One Time			Flat/Block No.	8/2B/1					
Account Head Details			Amount In Rs.	Premises/Building						
0030063301 Amount of Tax			30000.00	Road/Street	Plot No.1 to 3					
				Area/Locality	Makhmalabad					
				Town/City/District						
				PN	4	2	2	0	0	3
				Remarks (If Any)	PAN2==PN=Rajesh Hiranand Hemnani-CA					
				Amount In	Thirty Thousand Rupees Only					
Total				Words						
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	REF No.	02300042013123193616		137565717		
Cheque/DD No				Date	31/12/2013-18:33:03					
Name of Bank				Bank Branch	BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

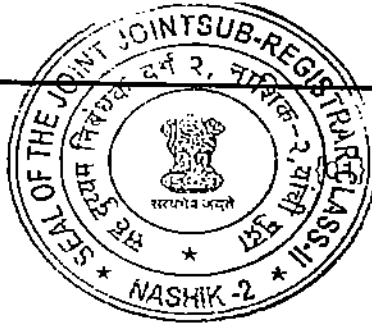
Mobile No. : Not Available



जलन - २

दस्त क्र. (१०२८) २०१४

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नसम - २

दस्त क्र. (२०२०) २०१४

3134

Govt. Valuation : 56,40,000/-
Consideration Valued: 1,72,93,000/-
Stapms : 8,65,000/-

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT made at Nashik this 31st day of December, 2013.

BETWEEN

Jay Developers

a partnership firm through its partner

Mr. Vijay Vasudeo Lalwani

Age 30 years, Occ.: Business,

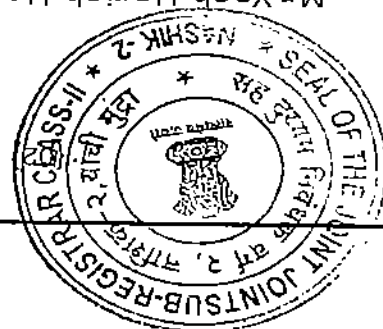
R/at: 1,2 & 3, Sancheti Heights, Opp. Telephone Exchange, Canada Corner, Nashik-422002.

PAN AAGFJ 4528 F

hereinafter referred to as "the Developer/Attorney Holder" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators and assigns). PARTY OF THE FIRST PART

AND

1. Mr. Rajesh Hiranand Hemnani
Age: 40 years, Occupation : Business,
PAN AACPH 5555 K
2. Mrs. Simran Rajesh Hemnani
Age: 35 years, Occupation : Business,
PAN ACGPH 5183 B
No. 1 & 2 R/o. Rami Krupa, 25, 26,
Sharda Nagar, Gangapur Road, Nashik
3. Mrs. Reema Harish Hemnani
Age: 52 years, Occupation : Business,
PAN AAHPH0855 P



पुनः - २	
पुनः प्र. (१०२८) २०१४	४/१५
पुनः प्र. (१०२८) २०१४	

4. Mr. Yash Harish Hemant

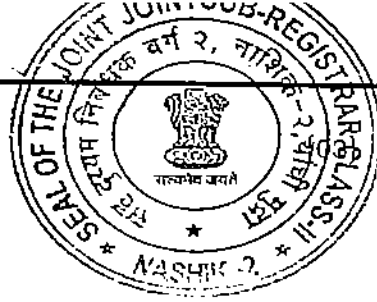
Age : 20 years, Occupation : Business,
PAN AGKPH 2527 F

No. 3 & 4 R/O. Sharan, Plot No. 24, Sharda Nagar,
Gangapur Road, Nashik - 422013

Hereinafter referred collectively as "the Owner"
(which expression shall unless it be repugnant to the
context or meaning thereof be deemed to mean and in-
clude his respective heirs, executors and administrators).
PARTY OF THE SECOND PART

WHEREAS the Owners are absolutely seized and
possessed of or otherwise well and sufficiently entitled
to all that piece and parcel of land or ground bearing
Survey No. 8/2B/1, Plot No. 1, Survey No. 8/2B/2, Plot No.
2, Survey No. 8/2B/3, Plot No. 3, totally admeasuring
1253.14 Sgm and are situated at Village Makhmalabad
within the Registration Sub-District of Taluka Nashik,
District Nashik and within the limits of the Nashik Mu-
nicipal Corporation and falling in the "residential" zone
under the draft Development Plan for the areas of Nashik
City. (That the entire property hereinafter is collectively
referred as, 'THE SAID PROPERTY');

AND WHEREAS, the said properties were purchased
by the Owners jointly from Mr. Hemant Arjun Hirani by
the virtue of the said Sale Deed the name of the present
Owners were mutated unto the 7/12 extracts and other
revenue records of the said properties vide Mutation En-
try No-29498. Hence the said Owners have full market-
able right, title and interest to the said property.
AND WHEREAS, the Owners on account of their other
business activities unable to develop the said proper-



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ties, Hence the owners had no option but to transfer the development rights of the said properties to a professional developer. That the Owner hereinabove have clear marketable title and possession over the said properties since beginning till today.

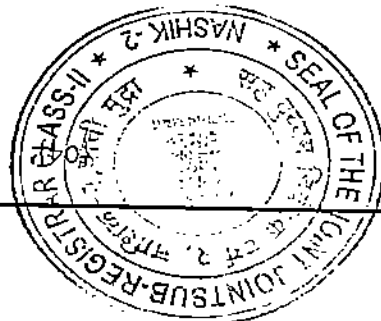
AND WHEREAS pursuant to discussions by and between the parties hereto it has been agreed that the Owners shall grant in favour of the Developer and the Developer shall acquire from the Owners the rights of development of the said properties more specifically described in the Schedule Annexed hereinafter.

AND WHEREAS that the said owners on account of their inability to develop the said properties and to satisfy their above said needs, decided to grant Development Rights of the said property in favour of the present developer. That in light of the said transactions, the developer and the said owners negotiated and decided to grant the Development Rights of the said property in favour of the said developer for a total consideration of construction of 42% construction out of total available built-up area i.e. approximately area admeasuring 282.00 Sq. fts. Commercial and area admeasuring 14828.55 Sq.fts. Residential. The bifurcation of said construction is mentioned in Schedule hereinunder;

CONSIDERATION:

The said Developer shall give a consideration of construction to the tune of 42% construction out of total available salable built-up area in the building which is to be constructed by the developer with utilized sufficient T.D.R. area, that the consideration shall be approximately area admeasuring 282.00 Sq.ft Commercial and area admeasuring 14828.55 Sq.ft. Residential and the developer

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shall also give security deposit to the tune of Rs.10,00,000/-(Rupees Ten Lacs Only) as stated herein under in Schedule. That the owners shall always keep the developer indemnified for any losses and damages caused in the event of any owner creating any dispute in respect of distribution of the consideration amount amongst themselves. The developer shall not suffer any loss or any cause for non-distribution of consideration to the owner for the said transaction. And remaining area shall be the property of developer and entitled to use it in any manner whatsoever as owner.

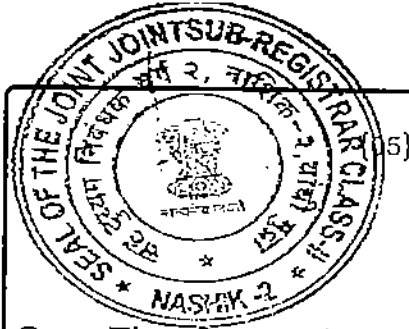
AND WHEREAS, the party of the second part has undertaken to handover all the original title deeds, deeds and documents and other relevant property record which are available with them to the party of the first part on the execution of these presents.

NOW THEREFORE THIS AGREEMENT WITNESSTH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1] MARKETABLE TITLE :-

The Owners i.e. party of the second part herein declares that -

- A. The said property is free from all encumbrances, charges or claims and all other impediments whatsoever.
- B. The said property is not subject matter of any litigation before any civil, criminal or revenue court. The said property or any part thereof is not attached in any litigation as attachment before judgment.



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C. The Owner i.e. party of the second part or any of them have not agreed to sell, lease, mortgage or otherwise alienate the said property or any part thereof in oral or in writing to any Third Party.

D. The Owner i.e. party of the second part herein declares that, the Owner i.e. party of the second part or any of them or any person on behalf of them has not become as the surety or guarantor to any person or institute etc. along with the said property as the security.

E. The said property is free from any restrictions on alienation. The said property is not a vacant land as on 17/02/1976 under the Urban Land (Ceiling and Regulation) Act, 1976.

F. The said property at present is within residential zone as per the present sanctioned development plan applicable to the Nashik City region. The said property or any part thereof is not under any acquisition, requisitions and reservation. The Owner i.e. party of the second part herein have/has not receive any notice from any authority for the aforesaid purpose.

G. The Owner i.e. party of the second part herein have absolute authority and have marketable title as to the deal with the said property and to sell the said property and assign development rights in respect of the said property.

H. The Owner i.e. party of the second part herein further declares that, the said property is also free from any persons right to maintenance and free residence.

2] TENURE :-

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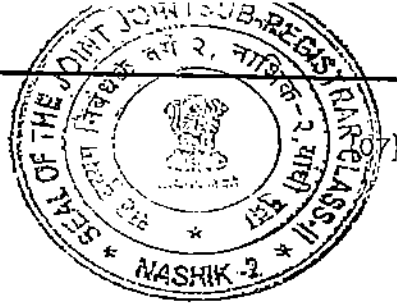
The said property is within the residential zone as per the present development plan applicable to the Nashik City region. The said property is having free hold tenure and free from any restrictions on alienation.

3] URBAN LAND (CEILING AND REGULATION) ACT 1976:-

The Owner i.e. party of the second part declared that, the property described in Schedule being within the ceiling limits prescribed by the Urban Land (Ceiling & Regulation) Act, 1976 is free from the preview and ambit of Urban Land (Ceiling & Regulation) Act, 1976. The Developer have agreed to entered into this agreement on the strength and faith of the aforesaid declarations and representations made by the owners and have paid the consideration relying on the aforesaid declarations and representations.

4] CONSTRUCTION LICENSE :-

In order to enable to the Developer herein to carry out the construction on the said property the Owner i.e. party of the second part has granted license to enter upon the said property and to carry out the development work. The Developer herein also has license to protect the said property by appointing watchman or security guards day and night vigil. The Developer herein shall have license to construct the building personally or by appointing sub-contractors or labours etc. The Owner i.e. party of the second part or any of them or any person through them will not obstruct the entrance of the labour and sub-contractor which may come at site on behalf of the Developer. Hereinafter Developer herein shall have right to enjoy the aforesaid license. It is agreed and understood by and between the parties hereto that the Developer herein him-self shall develop the said property. He is not authorized



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to assign his development rights to any third party or institution.

5] RIGHTS AND OBLIGATIONS OF THE OWNER i.e. party of the second part :-

A. The Owner i.e. party of the second part herein had agreed to receive the consideration in kind from the Developer herein as mentioned herein above written.

B. The Owner i.e. party of the second part herein shall at the cost risk and responsibility of the developer sign and hand over to the Developer herein all plan/s, application/s, affidavit/s, declaration/s and other document/s, deed/s etc. as may be required by the Developer herein for submission/submitting to the concerned authorities including the Nashik Municipal Corporation, the Collector Office, Nashik, the Competent Authority, Nashik Urban Agglomeration, Nashik or any other State or Central Government Offices, or any other authorities from time to time for the purpose to obtain, such required orders, certificates, permissions, sanctions etc.. The Owner i.e. party of the second part herein shall also sign any other application, deeds, documents etc. as required by the Developer herein for the purpose to commence continue and complete the construction of the building which is to be constructed on the said property.

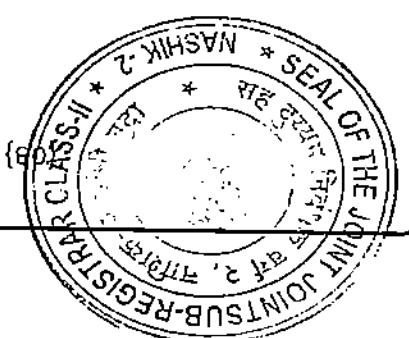
C. The Owner i.e. party of the second part herein shall at the cost risk, responsibility of the developer sign all necessary plans, affidavits, declarations and any other documents, as may be required by the Developer herein from time to time personally or through their Constituted Attorney. The Owner i.e. party of the second part herein shall also sign plans, written statements etc. give oral or

documentary evidence and Road widening F.S.I. if any, before any court of law or other authority.

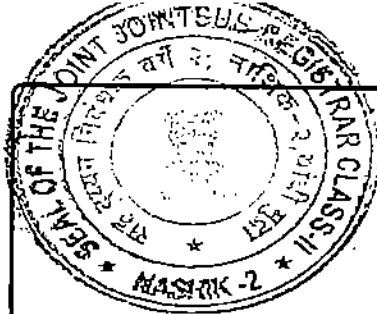
D. The Owner i.e. party of the second part herein have paid and discharged all outgoing in respect of the said property including the land revenue, and property taxes, cesses, etc. payable to the Nashik Municipal Corporation or to State or Central Government or any other local authorities till execution of these presents and if any arrears hereinafter transpire, the same be borne and paid by the Owner i.e. party of the second part herein and the same shall be cleared by the Owner i.e. party of the second part within one month from the date of execution of these presents and The Owner i.e. party of the second part shall produce necessary Tax Clearance Certificate from respective authority.

E. The Owner i.e. party of the second part herein shall in any case not be required to make any contribution towards the construction cost and whatsoever expenses of the proposed new construction of the building etc. or for obtaining any N.O.C. sanctioned or permission.

F. Hereinafter if any letter/s, notice/s, summons etc. in respect of the said property or any part thereof received by the Owner i.e. party of the second part or any of them, from any person/s, State or Central Govt. offices or from any authority constituted under any law or rules, then the Owner i.e. party of the second part herein shall immediately hand over the same to the Developer herein. After receiving the aforesaid letters by the Developer whatever postage expenses paid by the Owner i.e. party of the second part for the same shall be reimburse by the Developers.



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G. That the Developer hereby covenants that he will execute necessary Supplementary Deed/s to crystallize the area of consideration in kind after sanction of building plan/s. Further Developer also covenants that the Developer shall also execute Agreements in respect of consideration in kind (more particularly and specifically mentioned in Schedule hereunder) as per the provisions of Sec 4 of Maharashtra Ownership Flat Act, 1963. The Stamp Duty and Registration Fees to be incurred for the said Agreements shall be borne by the Owner herein.

6] RIGHT AND OBLIGATIONS OF THE DEVELOPERS / DEVELOPERS:-

A. The Developer herein shall pay the consideration of the said property to the Owner i.e. party of the second part herein as mentioned herein above written. The said agreed consideration in kind (Construction) is to be given by the Developer to the owner within 24 months after sanction of building plans as per the laws of the land. That in the event if the Developer fails to deliver possession of the said flats (consideration-in-kind) to the Owner within stipulated period as agreed hereinabove, then the owner shall be entitled to get the damages to the tune of Rs.3,000/- per day till delivery/possession of the said flats (consideration-in-kind) with lock and key.

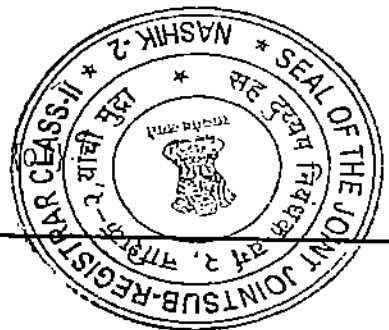
B. The Developer herein shall at the absolute cost at his own risk & responsibility be entitled to sell, lease, mortgage the tenements under whatsoever head including basement, open space, open to sky duct space, space under staircase, space for advertisement, terraces, parking spaces under stilt or in open to sky space etc. in the existing structures/building/s structures which is/are to be constructed on the said property as aforesaid to the prospective buyers, mortgage etc. and for that the De-

Developer herein shall have absolute right to enter into the agreement or any other deeds documents etc., for the same and at such price and on such terms and conditions as the Developer herein may think fit and proper and Developer shall have sole discretion to receive the consideration or any type of amount/s from such prospective buyers, and issue necessary receipt thereof and for that to execute such other necessary deeds, documents etc. as may be required and the Developer may think fit and proper for himself and required and desired by the Developer herein, the Owner i.e. party of the second part herein shall without denial or delay join as executing party of the aforesaid Agreements of sales or mortgages, etc. and present themselves as and when required by the Developer herein for the execution and registration of the aforesaid indentures personally or through their constituted attorney without demanding any consideration or remuneration under whatsoever head it is further cleared that such buyers of the aforesaid tenements shall have authority to mortgage the tenements agreed to be purchased with any financial institute etc. for the purpose to obtain housing loan. It is specifically agreed between the parties hereto that the Developer herein shall have right to mortgage the said property.

C. The Developer herein shall be required to make its own arrangement as to the finance or the construction of the proposed new building. All costs to be born by the Developer only regarding the building to be constructed.

D. The Developer herein has absolute authority to get the said construction work carried out either departmentally or by appointing contractors or sub-contractors and the Developer herein and its nominees or party of the first part of its choice, but the overall responsibility of

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carrying out the construction at site shall be that of Developer herein alone.

The party of the Second Part/Owners shall not be responsible regarding the same in any matters.

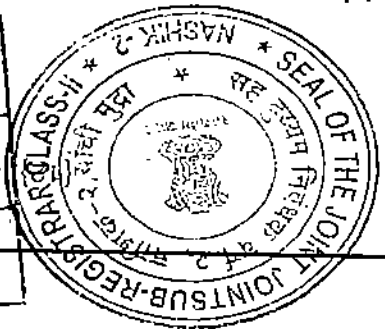
E. The Developer herein shall be entitled to engage at its own cost architects, RCC consultants, engineers, advocates etc. and any other professionals, for the smooth implementation of the proposed construction of the new building and for supervision and construction work which is to be carried out on the said property. The Developer shall have absolute discretion and authority to develop the said property or to keep said property as it is with alteration and modifications and to dispose off the same or any part thereof as stated hereto before.

8] SPECIFIC COVENANTS BETWEEN THE PARTIES
HERETO :-

A) The Developer herein as the constituted attorney of the owners if required and provided that no contractual obligation or responsibility is required to be undertaken then Developer shall execute all agreements to sale or mortgages etc. as the Owner i.e. party of the second part or Confirming Party for the purpose and to enable the Developer herein to sell, lease, mortgage the tenements under whatsoever head including basement, open space, open to sky duct space, space under staircase, space for advertisement, terraces, parking spaces under stilt or in open to sky space etc. in the existing structures/buildings or building/s structures which is/are to be constructed on the said property to the prospective buyers, mortgages etc.

B) It is specifically agreed by and between the parties hereto that hereinafter all the expenses in respect of the

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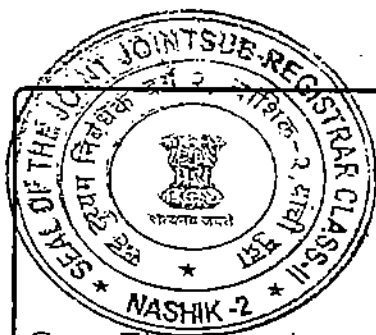
said property towards the property tax and all other outgoings and light bills, water bills, shall be borne and paid by the Developer or its nominee assignee, upto the completion of the construction of the building. If the Developer fails to pay the aforesaid bills on due date for that, the Owner i.e. party of the second part shall not be responsible after the date of execution of these presents.

C. It is specifically agreed between the parties hereto that the F.S.I. increases due to T.D.R. load by developer by his own cost then the owner has no right on increased F.S.I. but by any other reason F.S.I. increases regarding the said property then the Owner and Developer herein shall be entitled to 42% of the said additional F.S.I. and Developer shall be entitled to 58% of the said additional F.S.I.

D. That the Developer shall be entitled to further divide or sub-divide or amalgamate the said property in any manner the Developer requires.

E. The Developer herein shall bear all responsibilities and cost against any legal third party claim, suit, prosecution etc. which may arise during the course of construction of the building or thereafter and transaction in respect of the flats/tenements etc., in the building which is to be constructed on the said property.

F. Any legal notice which is required to be served in pursuance of these presets on the either parties hereto by other party shall be served by Regd. Post A/D at the addresses mentioned in this agreement and on service of such legal notice as aforesaid shall presume compliance of service of legal notice and no party shall make any grievances regarding the service of legal notice in the manner as aforesaid.



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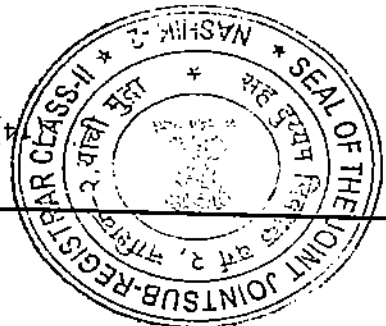
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G. The Developer herein shall be entitled to mortgage the remaining construction with any financial institute of bank to raise the loan on, the said remaining construction and for that sign and submit all the deeds/documents and indentures mortgage deed etc. and if required by such institute the developer shall sign as the constituted Attorney Holder of the owner. Provided no contractual obligations and responsibility for repayment of the interest or principle amount is east upon the Owner i.e. party of the second part. In any circumstances the liability to pay the aforesaid loan amount along with the interest therein will not lead upon the Owner i.e. party of the second part herein and against that the Developer herein by executing these presents indemnify the Owner i.e. party of the second part herein.

H. The Owner i.e. Party of the second part herein has assured to the Developer herein that, the said property is absolutely clear and free from all encumbrances charges or claims, encumbrance and the same is verified by the developer.

I. To enable the Developer herein to implement the Ownership scheme and development on the said entire property smoothly, the Owner i.e. party of the second part herein is executing a separate irrevocable General Power of Attorney and appointing Developer herein and as their Constituted Attorney to enable them to complete this transaction smoothly and complete the Ownership scheme on the said entire property. In aforesaid Power of Attorney the Developer herein and or any third person on behalf of the Developer are appointed as the Constituted Attorney of the Owner i.e. party of the second part herein for the reason the Developer herein has interest in the said property and which is subject matter of aforesaid

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Power of Attorney also and hence the aforesaid Power of Attorney being coupled with interest stand irrevocable and for whatsoever reason.

J. That it is expressly agreed by and between the parties hereto that the as actual expenses whatsoever to be incurred in respect of M.S.E.D Co. Ltd installation and ancillary acts shall be borne by the Developer alone. The Developer herein covenants that he shall not demand any amount from the Owner herein for any expenses incurred in respect of M.S.E.D Co. Ltd electricity connection, Meter installation etc.

9] LICENCE FOR POSSESSION :

The Owner i.e. party of the second part herein at the time of execution of this present have granted license for possession of the said property for the development purpose to the Developer herein. The Owner i.e. party of the second part and Developer herein shall hand over the aforesaid possession and physical possession of the said property at the time of execution of final conveyance deed to Nominee of the Developer herein, who include the ultimate buyers of the said property, buyers of the tenements in the building which is to be constructed in the said property, Association of Apartment, Co-Operative Housing Society of all the tenements holders in the building which is to be constructed on the said property after demolition of existing structures therein.

11] SPECIFIC PERFORMANCE :

It is specifically agreed by and between the parties hereto that, if either of the party commits any breach of terms and condition of this agreement and does not perform his/her/their part of this agreement then in that event the other party shall have right to get specific performance



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१०/३३

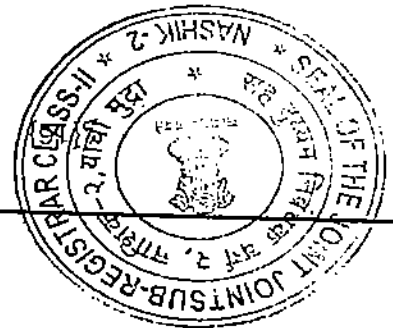
formance through the Court of Law against the parts' who commits the breach of any of the terms and condition of this agreement and in that case the time limiting party shall bear his/her/their own expenses including the expenses and damages etc. that are likely to be incurred by other party and the same shall ;be reimbursed by the defaulting party to the other party immediately.

12] It is hereby specifically understood and agreed between the Owner i.e. party of the second part and the Developers alone shall be liable for monetary and legal consequences arising out of any relationship contractual or otherwise entered into between the Developers and third party. It is made explicitly clear and unambiguous that the Owner i.e. party of the second part are not in any way concerned with the building or development activities or business earned out by the Developers at their cost upon the said property hence, there is no monetary or other liabilities upon the Owner i.e. party of the second part on account of this Agreement.

13] The Developers shall remain liable to and shall indemnify the Owner i.e. party of the second part in respect of all losses causes of action claims, damages, compensation or costs, charges and compensation or costs, charges and expenses arising out of any accident or injury sustained by any workmen or other person whether in the employment of the Developers or not while in or upon the said works or the site of the same arising out of any act, default or negligence or error in judgment of their servants and agents.

14] The Developers shall indemnify and keep indemnified the Owner i.e. party of the second part from accident/s of any nature that may happen at the time of de-

पृष्ठ - २	
पृष्ठ सं. (१०२०)	४१/१२४
२०१४	

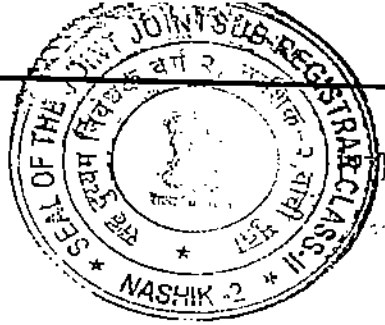


velopment of the said property and the Developers shall be liable to immediately compensate and / or reimburse the Owner i.e. party of the second part or such parties suffering out of such said accident/s and also for the losses and damages which shall be suffered or sustained by the Owner i.e. party of the second part or such parties. The Developers shall be responsible for the fulfillment and the observance and performance of any obligation undertaken by them and the Developers agree to indemnify and keep indemnified the Owner i.e. party of the second part his estate and effects of, from and against any claim/s that may be made against the Owner i.e. party of the second part by any one and / or any damage/s the Owner i.e. party of the second part may suffer or sustain as a result of the Developers and / or due to the/ Developers committing breach/s of any of the bylaws, rules, orders, directives, contract etc. or otherwise as aforesaid.

15] The Profits and losses if any, earned or incurred by the Developers shall be borne and / or received by the Developers alone.

16] It is expressly agreed that the Developers shall develop the said property at their own risk, costs, charges and expenses and the Developers shall not look to The Owner i.e. party of the second part to pay or contribute any amount or amounts and Developers hereby agree to indemnify and keep indemnified The Owner i.e. party of the second part in respect of the aforesaid.

17] That while developing the said land property by developer he should take all precautions regarding the labour / worker / staff or all other Sub contractor. If any minor / major accident take place while developing the property



नसम - २

दस्त क्र. (२०२९) २०१४

१२/३५

the developer is responsible for the same. The Owner will not be responsible for the same.

These presents are not a Partnership or Joint Venture but an independent contract of development and consequently the Owner i.e. party of the second part are not liable for any obligation as a promoter as defined under the Maharashtra Ownership Flat Act, 1963 of the rules framed there under or any other provisions of law.

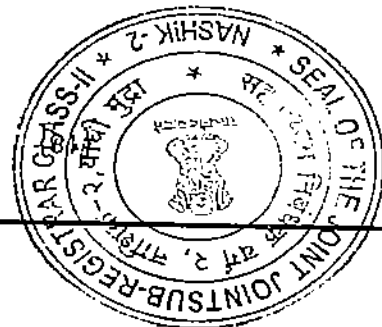
18] STAMP DUTY AND REGISTRATION FEE:

As per the recent amendment in pursuance of Bombay Stamp Act, 1958, as per Schedule-1 Article-5(g-a) of the Bombay Stamp Act, 1958 the said agreement being Development Agreement attract the stamp on agreed consideration which is valued Rs.1,68,13,000/- of flats and Rs.4,80,000/- of Shops Total Rs.1,72,93,000/- which is fare and true market value of the said property. As per the considering valuation as per the Govt. Ready Recknor available with the Sub-registrar Nashik, the value of the said property works out to not more than Rs.56,40,000/- as fixed by the registrar of Joint District Registrar valuation, Nashik. This instrument attract on the value of Rs.1,72,93,000/- & accordingly paid the stamp of Rs.8,65,000/-.

The Developer or his nominee, assignee shall bear and pay all expenses towards stamp duty and registration fees in respect of this transaction.

SCHEDULE-I

All that piece and parcel of land or ground situated at Village Makhmalabad within the Registration Sub-District of Taluka Nashik, District Nashik details of which are as follows:



पृष्ठ - २	
पृष्ठ क्र. (४२२)	१०/३५
२०१३	

Survey Nos.	Plot Nos.	Area	sq.mtrs.
8/2B/1	01	392.46	
8/2B/2	02	428.00	
8/2B/3	03	432.68	

which are jointly bounded at present as under:-

ON OR TOWARDS THE:

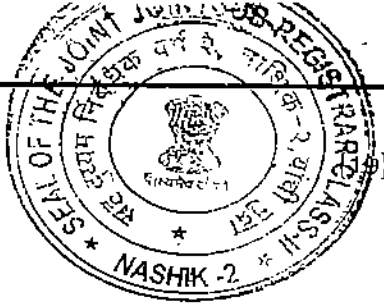
EAST : By Plot No-4 to 8.
 SOUTH : By 7.5 mtrs. Road.
 WEST : By 15 mtrs. D.P. Road.
 NORTH : By S.No.8/1 Part.
 That the landed property described hereinabove are collectively referred as the, 'said property' alongwith land and ground all rights of easement and appurtenances and without with holding any right in the said property.

SCHEDULE-II

Details of Refundable Security Deposit paid by Developer to Owner:

Rupees	Particulars
Rs.5,00,000/-	Paid to Vendor by Developer vide Cheque bearing No.639419 drawn on Mahesh Co.Op.Bank Ltd., Branch Nashik dtd.30/1/2013.
Rs.5,00,000/-	Paid to Vendor by Developer vide Cheque bearing No.639420 drawn on Mahesh Co.Op.Bank Ltd., Branch Nashik dtd.30/1/2013.

The said Refundable Security Deposit is to be refunded by the Owner to Developer at the time of receiving possession of the agreed consideration-in-kind construction mentioned in Schedule-III hereunder.



नसम - २	
दस्त क्र. १०२२	२०१४
२९	२५

Schedule-III

CONSIDERATION-IN-KIND(CONSTRUCTION) TO BE RECEIVED BY THE OWNER FROM DEVELOPER IN LIEU OF GRANTING DEVELOPMENT RIGHTS BY THE SAID PRESENTS IS AS UNDER:-

Floor	Particulars of Unit	area sq.fts.
✓Ground	shop No.1	157.00
✓Ground	shop No.2	125.00
✓First	Flat No.4	580.09
✓First	Flat No.6	767.96
✓Second	Flat No.10	767.96
✓Second	Flat No.13	767.96
✓Second	Flat No.15	580.09
✓Second	Flat No.16	580.09
✓Third	Flat No.17	767.96
✓Third	Flat No.20	580.09
✓Third	Flat No.24	580.09
✓Fourth	Flat No.25	767.96
✓Fourth	Flat No.27	580.09
✓Fourth	Flat No.29	767.96
✓Fourth	Flat No.31	580.09
✓Fifth	Flat No.34	767.96
✓Fifth	Flat No.36	580.09
✓Fifth	Flat No.38	767.96
✓Fifth	Flat No.40	580.09
✓Sixth	Flat No.41	767.96
✓Sixth	Flat No.43	580.09
✓Sixth	Flat No.45	767.96
✓Sixth	Flat No.47	580.09
✓Seventh	Flat No.49	767.96

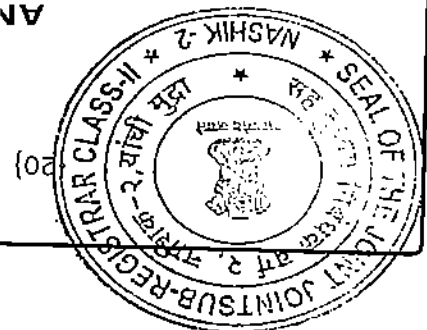
The built up area of the unit is calculated by adding 33% to the carpet area.

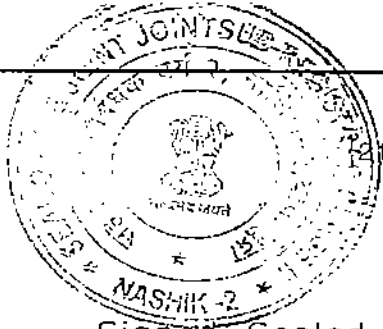
1. Structure: R.C.C. frame structure, External Wall 6" thick and internal 4" thick bricks masonry.
2. Finish /Plastering: Sand face external Double quote plaster, Internal wall to have Neru finish double quote plaster.
3. Kitchen: Granite Kitchen Platform , Stainless Steel sink , Design tiles dado above kitchen platform.
4. Flooring: Vitrified tiles in living and kitchen, Master Bedroom and other Bedroom.
5. Windows: Three track aluminum anodized sliding windows with mosquito net safety grills, window sill for all windows.
6. Bathroom/Toilets: Concealed plumbing, plumber or equivalent with fitting, Full height designer glazed tiles and anti skid tiled floor, Superior quality sanitary ware.
7. Doors: Entrance door in solid flush door with door skin laminate from front side frames in marble/Granite.
8. Electrification: Concealed Electrification.
9. Common Amenities: Standard make elevators, common staircase One underground and one overhead water tank.
10. Common Lift.
11. Allotted Parking.
12. Inverter Connection with Back up batteries.

IN WITNESS whereof the parties hereto have set their respective hands hereunto at Nashik the day and year herein above first written.

ANNEXURE

10/12	10/12
10/12	10/12
10/12	10/12





नयन - २

दस्ता क्र. २०३९ २०१४

२३/३५



Signed, Sealed and Delivered
by within namedPARTY OF FIRST PART
Jay Developers
a partnership firm
through its partner
Mr. Vijay Vasudeo Lalwani



V. Vasudeo Lalwani
DEVELOPER



Signed, Sealed and Delivered
by the within named
PARTY OF SECOND PART
1. Mr. Rajesh Hiranand Hemnani

Rajesh Hemnani



2. Mrs. Simran Rajesh Hemnani

Simran Hemnani



3. Mrs. Reema Harish Hemnani

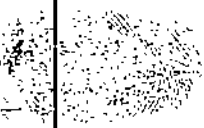
Reema Hemnani



4. Mr. Yash Harish Hemnani

Yash Hemnani

OWNER



WITNESSES:

1) Vasudeo R. Lalwani

Vasudeo R. Lalwani

2) Deepak Arjun Shelar

Deepak Arjun Shelar

गां. न. नं. ७, ७अ, व १२

गांव - मखमलाबाद
तालुका नाशिक

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
१२७१७				
भू. का. क्रमांकांचे स्थानिक नाव	७०१२ नं. ७		भोगवटदाराचे नाव [बाबुराव भाट्ट पिगळे]	कुळाचे नांव
लागवडी योग्य क्षेत्र	एकर	मुद्दे		खंड
	हेक्टर	अंतर		
	चौरस	मिटर		
जिरायत	३९२	४६	[श्री हेमंत भगुन लीयणी]	
वागायत				
भात शेती				
एकूण	३९२	४६		
पो. ख.				
वर्ग (अ)				
वर्ग (ब)				
एकूण	३९२	४६		
आकार बिनशेती	रापये	पैसे		
जुडी किंवा विशेष	२३६	००		
आकार पाण्याबाबत	[६९-४९]			
एकूण				

इतर अधिकार/विशेषादी

नसम - २

दस्त क्र. (२०२२) २०१४

२४/३५

SEAL OF THE JOINT JOINT SUB-REGISTRAR CLASS-II
नाशिक

वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकारदालील क्षेत्रांचा तपशील									पडीत पिकास निरूपयोगी जमिनीचा तपशील		प्राणी पुस्तकाचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र		
				मि. पी. संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०१२	28						Cm 203									
२०१३																

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता. १९/६/२०१३

मखमलाबाद
ता. जि. नाशिक

प्रतिज्ञा पत्र

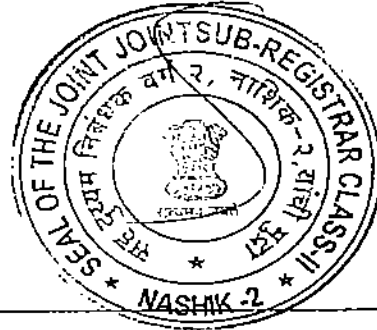
सदर नोंदणीत या नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल झालेला आहे. दस्तावील संपूर्ण मजकूर, निष्पादक व्यक्ती, सक्षीदार व सोबत उपलब्ध असलेल्या कायदेशीर सत्यता तपासली आहे. दस्तावी सत्यता, वैधता कायदेशीर बाबतासाठी दस्त निष्पादक व कथुलाधारक, ह संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणार

R. V. 19 m.

प्रमाणन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
७२७/२			भोगवटदाराचे नाव [बाबुराव भादु पिंगळे] ९७०५२	कुळाचे नांव
भू. का. क्रमांकाचे स्थानिक नाव	७०१८ नं. २		[श्री हेमंत भर्जुन हीरणी] २९४९९ ९९४९५	खंड
लांगवडी योग्य क्षेत्र	एकर	गुठे	राजेश हिरानंद हेमनानी	इतर अधिकार / बिनशेती
	हेक्टर	आर	सिमरन राजेश हेमनानी	
	चौरस	मिटर	रिमा हरिश हेमनानी	
जिरायत	४२५	००	यश हरिश हेमनानी	
वागायत				
भात शेती				
एकूण	४२५	००		
पो. ख.				
वर्ग (अ)				
व. (ब)				
एकूण	४२५	००		
आकार बिनशेती	रुपये	पैसे		
जुडी किंवा विशेष	०	९७		
आकार पाण्याबाबत	२५७	००		
एकूण	[२९-००]			



नसल - २
दस्त क्र. (२९२९) २०१४
२९/३५

गां.नं. क्र. ७ अ				गां.नं. क्र. १२												
वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशील									पडीत पिकास निरूपयोगी जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र		
				मि. पी. संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
१०१२ २०१३																

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता. १९/६/२०१३

तलाठी मुखमलाबाद
ता. जि. नाशिक

क्रमांक	वि.क्र.	धारणा	ग. नं. व. ७
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१२०१३	८०१२	८०१२	८०१२
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८०१२	८०१२	८०१२	८०१२
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८०१२	८०१२	८०१२	८०१२
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८०१२	८०१२	८०१२	८०१२
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८०१२	८०१२	८०१२	८०१२
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८०१२	८०१२	८०१२	८०१२
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८०१२	८०१२	८०१२	८०१२
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८०१२	८०१२	८०१२	८०१२
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८०१२	८०१२	८०१२	८०१२
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नाशिक महानगरपालिका कार्यालय,

जा. न. / नगररचना विभाग / अंतीम / १९८७ (पंचवटी)

दिनांक १४ / ०२ / २००३

श्री. हेमंत अर्जुन हिशारी.

विषय:- मरवमलाबाद

शिवासातोल स. नं. / गृह नं. २७२४

नकाशाप्रमाणे

प्लॉट नं

१ ते

५०

चा लेआऊट नकाशा

मंजूर करणारे अधिकारी

दस्ता क्र. (२०२२) २०१४

२८ / ३५

संदर्भ:- तुमचा दिनांक

०८/०२/२००३

चा अर्ज व नकाशा.

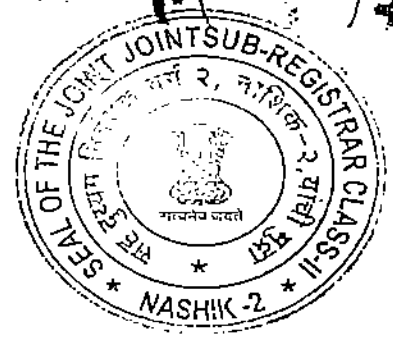
महाशय,

नरोल संदर्भितये कळविण्यात येते की, मरवमलाबाद शिवासातोल स. नं. ७१२२ च्या उताऱ्याप्रमाणे जागतिक नियोजित लेआऊटचा नकाशा तांत्रिक दृष्ट्या असल्याने त्यास इकडील जा. क्र. एल. ए. डी. / डब्ल्यू. एल. / ६३ (पंचवटी) दिनांक २८/०८/२००१ अन्वये डेटाटिब्ली मंजूर झाले नवरे ९ ते १५ अनुसार मंजूर देणार झाली होती. त्यानंतर तुम्ही सदर शर्तीनुसार सदर नियोजित लेआऊट प्रमाणे प्रत्यक्ष जागेवर मोजणी करून, प्लॉटस रस्ते व खुली जागा यांचे हद्दीचे कसबचे इंग्रज रोमन सदर कॉलनी मध्ये कॉलनी रस्ते तयार करून दिले आहे त्याच प्रमाणे पाईव लाईन करीत राखून रुपये २,५२,५७०/- पावती क्र. / बुक क्र. ७१ / ००९ दिनांक ०५ / ०२ / २००३ अन्वये या कार्यालयात भरलेली आहे.

सर्व तुम्ही सदर नियोजित डेटाटिब्ली मंजूर लेआऊटचे शर्तीनुसार पांघ ती पूर्तता घेतली असल्याने सदर जागेतील लेआऊटच्या नकाशास अंतिम मंजूरी (फाईनल लेआऊट) झाली शर्तीवर देण्यात येत आहे.

- शर्ती -

- १) सदर कॉलनीतले प्लॉट, रस्ते व खुली जागा यांचे हद्दीचे दाखल हालचाली व मंजूर लेआऊट प्रमाणे कोणतेही प्लॉटचे क्षेत्र जागेवर प्रत्यक्ष मोजले असता कमी अधिक भरता कामा नये.
- २) मंजूर लेआऊट मधील कोणत्याही प्लॉटचा उपयोग फक्त राहणीसाठी करायचा. अल्प कोणताही वापर या कार्यालयाची परवानगी घेतले शिवाय केल्याने.
- ३) मंजूर लेआऊट मधील कोणतेही प्लॉटचे पापुढे उपविभाजित करणे किंवा एकत्रीकरण करणे शास्त्रास इकडील पूर्वे परवानगीशिवाय करू नये.
- ४) मंजूर लेआऊटमधील प्लॉटमध्ये बांधकाम करणेपूर्वी या कार्यालयाची पूर्व परवानगी (बांधकाम परवानगी) घेतल्याशिवाय कोणतेही बांधकाम करू नये.
- ५) सदर कॉलनी मध्ये तुम्ही पाण्याची लाईनसाठी खजम भरले ही असली तरी ग. न. पा. ची सदर भागातील पाणी पुरवठा योजना पूर्ण झाल्यासही पूर्ण कॉलनीत पाणी पुरवठा केला जाणार नाही.
- ६) मंजूर लेआऊट मधील रस्ते व खुल्या जागा नाशिक महानगरपालिकेच्या ताब्यात दिनांक ०६/०९/२००३ ला खुल्या जागेचे क्षेत्र १८७३.५० चौ. मीटर मर्यादावर भरलेले आहे.
- ७) सदर लेआऊटमध्ये बाण पयदीपांची व्यवस्था विद्युत विभाग वयक जा.क्र. / मन्व्या/विद्युत/२२२ दिनांक ०६/०७/२००२ अन्वये के.जी. अर्जुन, सुपरव्हिजन चार्जस राखून रुपये ३.२५ लाख पावती क्र. ८४ बुक क्रमांक १९५७ दिनांक ३१/०७/२००२ अन्वये भरलेली आहे.



वक्ते १) श्री. बाबुराव भाऊ पिगळे व इतर यांचा ता. २७/१/२००१ चा अर्ज

२) म.सहायक संचालक, (म.न.पात्रेनगर) विभाग, नारिकर बाग, मुंबई-४०००४५, दि.१५/०८/२००७.

विहारीप्रसाद द्विवेदी, नासिपु

कं. मंत्रालय अधि. नो. ए. क. ४/२०७(२००)

नाशिक दिनांक ३०/१२/२००५

આદેશ

पं. नारसिंह भि. नरसिंह मधील मोने नखमनतवार त्वा. नारसिंह किला नारसिंह देवत सन. १९७० च. १०/१८
(अठरा हजार चारशे पंच्यासी चो. नि. फक्त) य दंडत निवासी या कारणासाठी अर्जद्वि प्रमाणे प्रमाणित करून घेतले जाईल असे ठरले आहे.

समाप्ति :-

१) महाराष्ट्र जमिन महसूल अधिनियम १९६६ व त्या खालील नियम व महाराष्ट्र जमिन महसूल अधिनियम (सुधारित १९७७ चे) अधिनियम खालील परवानगी देण्यात येत आहे.

२) सदरद्वय परवानगी ही नगरी जमिन कपात मर्यादा अधिनियम, १९७६ ला अधिन राहून देण्यात येत आहे.

२३। परवानदार यांनी असेगतीस लॉटचे व सर्व लॉटचे विभाजन १. जिल्हाधिकारी यांचे पुर्य संमतीशिवाय कर नये.

३) परादम्यार यांनी सधरु जमिनी व त्या वरील विल्डींग अथवा बरेहकामाचा उपयोग ज्या कारणासाठी अक्षुब्ध परवानगी घेईल त्याच कारणासाठी करावा तसेच सधरु जमिनीचा किंवा सधरु जमिनीवरील विल्डींग अथवा बरेहकामाचा उपयोग दुसऱ्या कारणासाठी करावयाचा अन्वयत त्यास प.जिल्हाधिकारी नाग्रिक यांची लेखी पूर्व संपत्ती घ्यावी. याच कारणासाठी विल्डींगचा उपयोग हा संपूर्ण जमिनीचा उपयोग म्हणून मान्यता देईल.

४) परवनासार यन्त्री का आदेश दिखेला तबवेलासत एक वर्गाच्या आत जमिनीची सुधारणा, मंजूर ते आच्छादनाचा धागेने राहते, हेनेने इ. कारवाही की ज्यामुळे निरक्षरिकांची व संस्कृत नगरपालिका वांगी संघर्षी राहिल. त्यावेळामध्ये सरदार सेनाच्छादनाची लाटची मंगली व रेखांकन करत धातव्याकडे कठन पावती व जोपर्यंत जमिनीची सुधारणा होत नाही तोपर्यंत त्यामधील लाटची वेळेवेळी काढतावाही करून साधू नये.

५) पराक्रमस्य यस्मै सत्वरं जीविनीतिरिति विल्लेखः। अण्डगर्भी तर्हने लक्ष्मीं ततः परमापन्नां पत्नीं जन्मन्तरीं राज्ञि क्री. सत्वरं पतिपथीं किञ्चिद्दिव्यं किञ्चिद्व्यक्तं ही अर्धशरीरं शरीरं अस्मिन् अष्टमं अथवा सन्मोक्षं शरीरं अस्मिन् अष्टमं करत्वी.

६) सन्तु परवानगी ही देशालागत वसाहतमध्ये दस्तकियामागे असेवावा बांधकामामागे किंवा रेल्वेमध्ये दस्तकियामागे बांधकामावे निरतिरुध्दताये करण्यास देण्यात येत आहे. रेल्वेमध्ये दस्तकियामागे पोहोचो जगा देवादी.

(६३) टी फव्वानगी किल्लाचे येथे आणखीत — यांचे वडील पत्र रु. खासंदारी अभिप्रेता — - मजीन, शर्तील अधिन; राहून देणात केत आहे.

७) परवानाद्वारा यानी संचिती प्रहानगरपालिका/नगरपालिका/तहसील/तहसील/ग्रामपंचायत/नगरपालिका यापिकेडन योग्य ती बाइडानापी परवाना ।
केल्यवर बाइडानास सुरक्षा करावी. सदर अट पी परवानाद्वारा यापिकेडन बाइडानास आरे.

4) परवानगीद्वारा यांनी निर्मिले। प्लॅन हे संस्थेत सहा अधिकार्यांकडून मंजूर व्हावेत, ज्या ठिकाणी सहा अधिकारी नाहीत. अशा वेळी परवानगीद्वारा यांनी प्रत्यक्ष जमीन प्लस (जमिनी या वापरात रत अदृष्टि आकारणा) नियम १९६२ अनुसार १ प्रमाणे प्लॅन तयार करून घेऊन तो न. प्रिन्सिपलारी यांचे कडून मंजूर व्हावे त्याप्रमाणे बांधकाम करावे.

१) परचन्द्रार यांनी राष्ट्रीय स्वराय, विज्ञान मार्ग वास्तुशास्त्र रसप्रयोग सिद्ध व अन्तर्गत तीर्थ वास्तुशिल्प व इतरांती तीर्थ वा शिखराले रेखा वास्तुशिल्पा

१०) परवान्तार गीत जेव्हा दिल्यात तारव्यातून एक बंधन आत अहमिक प्रयोजनासाठी त्रिभिन्नी वं तर कंठातून अन्यथा अहमिक परवानगीची
 एक किंवा दोन्ही यांचेकडून केंद्रबिंदी वाचक याची तसे न केल्यास रावधानगीत राव संपन्न्यात येत.

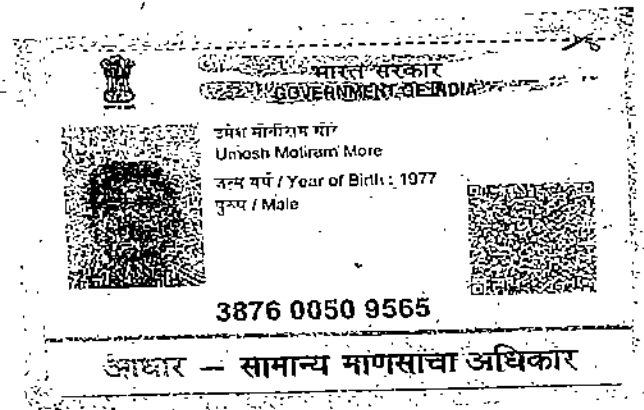
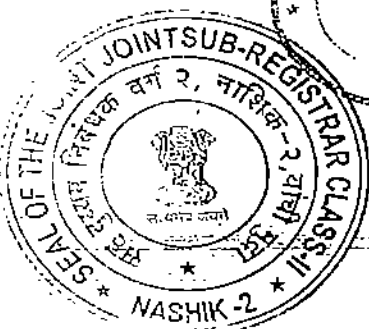
95) परवानगार जमीन अङ्गरेज प्रयोग करती जमिनीया उपयोगात गुठ कलावाकत अथवा उपयोगात बल केल्याकत एक महीन्यात अत

० वापरते बदल व अदृष्टि आढाणी) नियम १९६६ (६) प्रमाण कार्यवाही करणेत येईल.

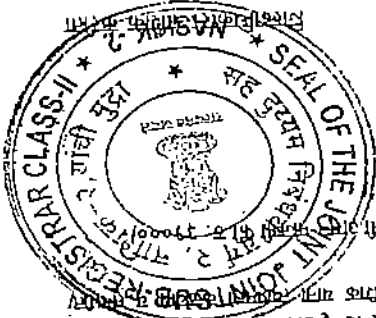
१२) परचानदार यांनी जमिनीचा अर्थीक हारा दर चौ.मि.पिचसी दर ६.००.२१ पै. या प्रमाणे ज्या उ ५६६ कारणासाठी परचानाई घेतली आहे. त्या कारणासाठी जमल्याचे ताबेप्राप्तन भरल्या. अर्दाधिक दर हा दि.१५/७/२००९ पर्यंत अर्दातून दिला. दि.१५/७/२००९ पासून .

सुधारित अक्षरानुसारं प्रमाण पराकाशी स्कन्ध भाष्याया अटीवर.

१ अं.) परधानमंत्री राजीव गांधी के मंत्रिमंडल में शामिल होकर कार्य करने के लिए तैयार हैं।



SECRET

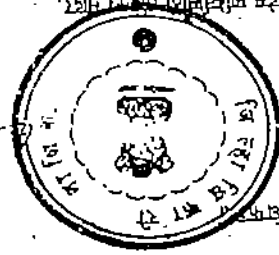


4. கனம் பேரவைத் தலைவர் அவர்களே,
4. கனம் பேரவைத் தலைவர் அவர்களே,
4. கனம் பேரவைத் தலைவர் அவர்களே,
4. கனம் பேரவைத் தலைவர் அவர்களே,
4. கனம் பேரவைத் தலைவர் அவர்களே,

[illegible][illegible]

प्रतिनिधी :- म. विभाषि अफुल, गणित विभाग गणितरीय याजकसम प्रतिनिधी, नांदेड शहर.
याचकसम गणितरीय याजकसम प्रतिनिधी, नांदेड शहर.

श्री. वासुदेव भास्कर प्रसाद व दत्त
प. ३३ : प्रमुख गणित मीटर , गणित.



पुनः प्रविष्टः सन्

අනුමත කළා: අනුමත කළා

ਅਹਿੰਸਾ ਰਾਹੀਂ ਫੌਜਾਂ ਦੇ ਖਰਚੇ.

[illegible]

युद्धकालीन चरित्रों के अलावा अन्य विषयों पर भी लिखित है।

न एवम् हि वा ग्राह्यं यत्नं कृतं अतएव नैव दृष्टिः सतीति वाङ्मन्यं कथयिष्यामि अत्रापि नैव दृष्टिः सतीति वाङ्मन्यं कथयिष्यामि अत्रापि नैव दृष्टिः सतीति वाङ्मन्यं कथयिष्यामि

पुढे वाचू शकता येईल.
 १७/११/२०२०

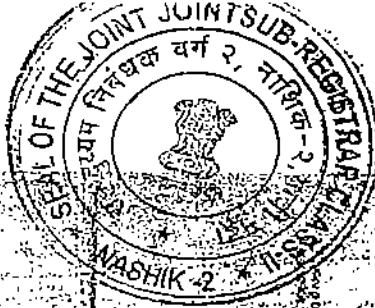
प्राप्तकर्ता या कर्ता का नाम : राजा रामचन्द्र प्रसाद
 १. निवासी का पता : राजा रामचन्द्र प्रसाद, राजा रामचन्द्र प्रसाद, राजा रामचन्द्र प्रसाद

[illegible][illegible][illegible][illegible][illegible]

॥ १ ॥

[illegible]

2098 (2002) 2098



नसम - 2
दस्ता क्र. (2022) 2098
32/34

सर्वेक्षण प्रतिवेदन

प्लॉट नं.	प्लॉट क्षेत्रफल (चौ. मी.)	प्लॉट नं.	प्लॉट क्षेत्रफल (चौ. मी.)
1	32.45	18	24.12
2	41.20	19	19.22
3	41.76	20	23.24
4	30.70	21	23.93
5	36.7	22	21.02
6	16.00	23	19.94
7	16.40	24	17.10
8	27.10	25	13.50
9	27.10	26	24.72
10	16.00	27	16.00
11	20.00	28	21.02
12	20.00	29	20.00
13	16.00	30	16.00
14	16.00	31	16.00
15	16.00	32	16.00
16	16.00	33	16.00
17	16.00	34	16.00
18	16.00	35	16.00
19	16.00	36	16.00
20	16.00	37	16.00
21	16.00	38	16.00
22	16.00	39	16.00
23	16.00	40	16.00
24	16.00	41	16.00
25	16.00	42	16.00
26	16.00	43	16.00
27	16.00	44	16.00
28	16.00	45	16.00
29	16.00	46	16.00
30	16.00	47	16.00
31	16.00	48	16.00
32	16.00	49	16.00
33	16.00	50	16.00
34	16.00	51	16.00
35	16.00	52	16.00
36	16.00	53	16.00
37	16.00	54	16.00
38	16.00	55	16.00
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42	16.00	59	16.00
43	16.00	60	16.00
44	16.00	61	16.00
45	16.00	62	16.00
46	16.00	63	16.00
47	16.00	64	16.00
48	16.00	65	16.00
49	16.00	66	16.00
50	16.00	67	16.00
51	16.00	68	16.00
52	16.00	69	16.00
53	16.00	70	16.00
54	16.00	71	16.00
55	16.00	72	16.00
56	16.00	73	16.00
57	16.00	74	16.00
58	16.00	75	16.00
59	16.00	76	16.00
60	16.00	77	16.00
61	16.00	78	16.00
62	16.00	79	16.00
63	16.00	80	16.00
64	16.00	81	16.00
65	16.00	82	16.00
66	16.00	83	16.00
67	16.00	84	16.00
68	16.00	85	16.00
69	16.00	86	16.00
70	16.00	87	16.00
71	16.00	88	16.00
72	16.00	89	16.00
73	16.00	90	16.00
74	16.00	91	16.00
75	16.00	92	16.00
76	16.00	93	16.00
77	16.00	94	16.00
78	16.00	95	16.00
79	16.00	96	16.00
80	16.00	97	16.00
81	16.00	98	16.00
82	16.00	99	16.00
83	16.00	100	16.00
84	16.00	101	16.00
85	16.00	102	16.00
86	16.00	103	16.00
87	16.00	104	16.00
88	16.00	105	16.00
89	16.00	106	16.00
90	16.00	107	16.00
91	16.00	108	16.00
92	16.00	109	16.00
93	16.00	110	16.00
94	16.00	111	16.00
95	16.00	112	16.00
96	16.00	113	16.00
97	16.00	114	16.00
98	16.00	115	16.00
99	16.00	116	16.00
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गुणवार्क, ३१ जानेवारी २०१४ १:१३ प.पं.

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ਦਿੱਤਾ ਗਿਆ: 10/29/2014

दस्तावेज संख्या: गभग/२/१०२९/२०१४

प्राप्ति रु. 56,40,000/-

मतीवदता: रु. 1,72,93,000/-

महोदय सुनील शर्मा: रु.8,65,000/-

३. नि. वृ. ३. नि. गणन२ यात्रे कायावधान

अ.क्र. 1029 अर दि. 31-01-2014

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Joint Sub Registrar Nashik 2

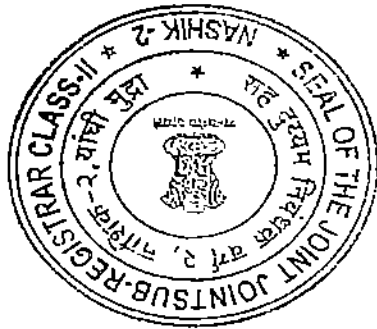
Joint Sub Registrar Nashik 2

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सुत्रांक श्रुतः (एक) कोषात्प्राप्तिर्हो मर्दिनमपराधालिकेव्या तृतीया किंवा स्थापना अव असतेल्या कोषात्प्राप्ति कदा संशया तृतीया किंवा उप-वृत्त (दीन) मध्ये न मर्दिन कोषात्प्राप्ति नामाची श्रवण

दिनांक: 131/01/2014 12:58:47 PM श्री वेदः (वादीकान्त)

प्रक्रिया नं. 231 / 01 / 2014 01 : 00 : 08 PM ची वेळ: (घं)



Summary-2(दस्त गोपवारा भाग - २)



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दस्त गोपवारा भाग-2

नसन2 38/35

दस्त क्रमांक:1029/2014

दस्त क्रमांक :नसन2/1029/2014

दस्ताचा प्रकार :-डेव्हलपमेंट अॅप्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जय डेव्हलपर्स तर्फे भारीदार विजय वासुदेव लालबाणी पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: कॅनडा कॉर्नर, नाशिक , महाराष्ट्र, नाशिक. पॅन नंबर:AAGFJ4528F	लिहून देणार वय :-30 स्वाक्षरी:- <i>N. V. Kulkarni</i>		
2	नाव:1.राजेश हिरानंद हेमनाणी पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: गंगापूर रोड, नाशिक , महाराष्ट्र, नाशिक. पॅन नंबर:AACPH5555K	लिहून देणार वय :-40 स्वाक्षरी:- <i>R. Kulkarni</i>		
3	नाव:2.सौ.सिमरन राजेश हेमनाणी पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: गंगापूर रोड, नाशिक , महाराष्ट्र, नाशिक. पॅन नंबर:ACGPH5183B	लिहून देणार वय :-35 स्वाक्षरी:- <i>S. Kulkarni</i>		
4	नाव:3.सौ.दिमा हरीश हेमनाणी पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: गंगापूर रोड, नाशिक , महाराष्ट्र, नाशिक. पॅन नंबर:AAHPH0855P	लिहून देणार वय :-52 स्वाक्षरी:- <i>R. Kulkarni</i>		
5	नाव:4.यश हरीश हेमनाणी पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: गंगापूर रोड, नाशिक , महाराष्ट्र, नाशिक. पॅन नंबर:AGKPH2527F	लिहून देणार वय :-20 स्वाक्षरी:- <i>S. Kulkarni</i>		

वरील दस्तऐवज करून देणार नसून डेव्हलपमेंट अॅप्रीमेंट दस्त ऐवज करून दिल्याचे कबुल करतात,
शिक्षा क्र.3 ची वेळ:31 / 01 / 2014 01 : 01 : 47 PM

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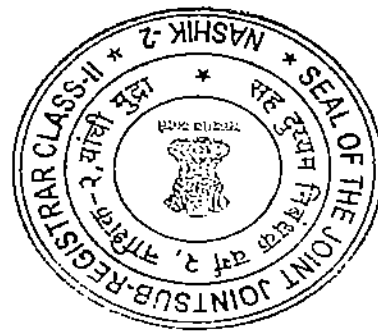
खालील इसम असे निवेदीत करतात की दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव:उमेश मोतीराम मोरे
वय:37
पत्ता:शुभम पार्क सिडको नाशिक
पिन कोड:422010

Umesh Motiram More

स्वाक्षरी





सह प्रथम निबंधक वर्ग - २
नाशिक - २
दिनांक : ३१/१०/२०१४
वर्ग नोंदला.
पुस्तक क्रमांक १ क्रमांक १०२८
या दस्तावेज
प्रमाणित करण्यात येत आहे.

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

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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दस्तावेज क्र. (१०२०) २०१४
१ - २

Joint Sub Registrar, Nashik 2

दिनांक ४.५ वी वेळ: ३१/०१/२०१४ ०१:०२:२८ PM नोंदणी पुस्तक १ मध्ये

दिनांक ४.५ वी वेळ: ३१/०१/२०१४ ०१:०२:२० PM



त्यासाठी

पुनः कसबती दिवशी नोंदणीत येईल नाशिक
फोन क्र. ४२२००५

२ नाव: अमोल अरुण जोशी
वय: ३७