

नमुना-९
दस्त क्र. ८२७ /२०१९
८ ५०

BETWEEN

1] Shri. Pramod Dattatraya Chinchore, Age- 54 years, Occupation- Agriculturist, [Pan No. AENPC 8944 E], **2] Shri. Dilip Krushnaji Chinchore,** Age- 54 years, Occupation- Business, [Pan No. AHEPC 7252 K], Both R/o. At. Post. Dangsaundane, Tal. Satana, Dist. Nashik, **3] Shri. Sunil Gangadhar Sonje,** Age- 53 years, Occupation- Service, [Pan No. AJEPS 1828 B], R/o. At. Post. Dusane, Tal. Sakri, Dist. Dhule, **4] Mrs. Pratibha Rajendra Gaiware,** Age- 48 years, Occupation- Service, [Pan No. ACEPC 1215 H], R/o. Plot No. 11, Sargam Colony, Tal. & Dist. Nandurbar, through their General Power of Attorney Holder **CHINCHORE ASSOCIATES** through Proprietor **Shri. Keshav Khandu Chinchore,** Age- 61 years, Occupation- Builder & Developer, [Pan No. AAYPC 1003 B], Office :- 6, Gulmohar Arcade, Opp. Kulkarni Garden, Sharanpur Road, Nashik-422002, hereinafter referred to as the **"Grantor Owners"** (which expression shall unless be repugnant to the context or meaning thereof be deemed to include their heirs, legal representative, executors, administrators, assigns, etc.) of **ONE PART;**

AND

CHINCHORE ASSOCIATES through Proprietor **Shri. Keshav Khandu Chinchore,** Age- 61 years, Occupation- Builder & Developer, [Pan No. AAYPC 1003 B], Office :- 6, Gulmohar Arcade, Opp. Kulkarni Garden, Sharanpur Road, Nashik-422002, hereinafter referred to as the **"Grantor Developer"** (which expression shall unless be repugnant to the context or meaning thereof be deemed to include his heirs, legal representative, executors, administrators, assigns, etc.) of **SECOND PART.**

WHEREAS

FIRST -

1] Shri. Pramod Dattatraya Chinchore, 2] Shri. Dilip Krushnaji Chinchore, 3] Shri. Sunil Gangadhar Sonje, 4] Mrs. Pratibha Rajendra Gaiware (Hereinafter referred to as the Grantor Owners) are seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of non-agricultural land bearing **Plot No. 418, 419, 420 & 421 each admeasuring 190.40 sq. mtrs. total admeasuring 761.60 sq. mtrs. from out of Survey No 197/1 to 10 (Part)+198+199/1+200(Part) +201,** situated, lying and being at **Village Mhasrul,** Tal & Dist. Nashik,



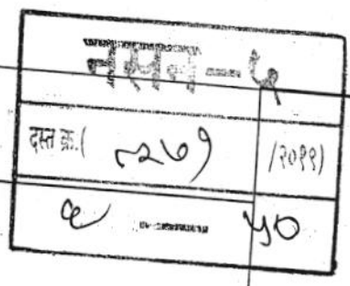
within the limits of Nashik Municipal Corporation, Nashik, (more particularly described in the Schedule-I, hereunder written and hereinafter referred to as the **"Said Property"** for the sake of brevity) together with T.D.R.F.S.I. of 305.00 sq. mtrs. out of "D" Zone Certificate No.204 dtd.25/02/2008. The said plot properties have been purchased by the Grantor Owners from Rasika Vishwas Sawkar & other 87 through their GPA holder M/s. Nisarg Anand Associates through Partners Shri. Kantilal Kanhiyalal Lahoti & others with the consent of M/s. Nisarg Anand Associates through Partners Shri. Kantilal Kanhiyalal Lahoti vide Sale Deeds dtd. 13/12/2005 bearing Registration No.5366, 5363, 5362 & 5367 respectively. In pursuance of the said Sale Deeds the names of the Grantor Owners therein i.e. the present plot owners are duly mutated in the Revenue Records vide mutation entry No. 13189.

AND WHEREAS the Grantor Developer herein has also purchased T.D.R.F.S.I of 305.00 sq. mtrs. out of "D" Zone Certificate No. 204 dtd. 25/02/2008 from Rudraksha Builders Pvt. Ltd. through Shri. Gaurav Jitendra Thakkar & Nitu Marketing Pvt. Ltd. through Shri. Abhishek Narendra Thakkar vide Registered Sale Deed dtd. 02/01/2015 bearing Registration No. 41/2015. The said T.D.R. has been used & utilized by the Grantor Owners & Developer for construction of building on the said property.

AND WHEREAS the Grantor Owners have decided to develop & given the said plots for Development to the Grantor Developer herein and thereby executed Development Agreement and General Power of Attorney in favour of the Grantor Developer on 24/12/2014. The said Development Agreement and General Power of Attorney are duly registered in the office Sub- Registrar, Nashik-4 vide Registration No. 11573/2014 & 11574/2014.

AND WHEREAS the aforesaid Grantor Owners & the owner of Plot No.424 Mr. Kishor Krishnaji Chinchore are closely related to each other. Hence they jointly executed Development Agreement & General Power of Attorney in favour of the Grantor Developer. The Grantor Developer agreed to give flats as consideration in lieu of development to the Grantor Owners. However the flats to be given as consideration to the Grantor Owners varied hence the Supplementary Development Agreement & General Power of Attorney was executed by the Grantor Owners in favour of the Grantor Developer on





20/05/2017 duly registered in the office of Sub-Registrar Nashik-4 at Sr. No. 3342 & 3343 respectively.

SECOND -

AND WHEREAS layout plan of the said properties have been finally approved by Nashik Municipal Corporation, Nashik vide Letter No. Outward No./Nagarranchana Department/Final/Panch/47/3406 dtd. 15/10/2005.

AND WHEREAS the said properties have been converted for Non Agricultural use vide the order of Collector of Nashik bearing No. Maha/Kaksh-3/N.A. Letter No./4/302/2004, dtd. 12/05/2005.

THIRD -

AND WHEREAS the said property falls within the residential zone of the Development plan of Nashik and that the tenure of the said property is free hold and marketable.

FORTH -

The Grantor Developers have decided to construct multi-storied buildings consisting of various residential premises on the said plots and the said building shall be known as **SUKRUT APARTMENT A-WING & B-WING** (hereinafter referred as the said buildings) on the said property, consisting of residential flats, open parking spaces and such residential premises as per the approved building plans, with a view to sell the said premises therein, on OWNERSHIP BASIS to the intending Purchasers.

AND WHEREAS the Grantor Developer has prepared Building Plan of the proposed building through Architect and got it sanctioned from the Nashik Municipal Corporation vide Building Permission Order No. LND/BP/Nashik/C-2/702/3649, dtd. 19/01/2015. The Grantor Developer as per sanctioned building plan has completed construction of the said building and accordingly has obtained building completion certificate from Nashik Municipal Corporation, Nashik vide building Completion Certificate No. Outward No./NaNivi/C-2/23991/2019 dtd. 23/09/2019. Thus the Construction of the said buildings on the said plots are completed in all respect. This Declaration of Apartment has been made and executed in respect of the aforesaid buildings only.

AND WHEREAS the Grantor Owners & Grantor Developer have registered the Project under the provisions of the RERA with the **Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate**