



Thursday, October 28, 2010
6:21:02 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 12084

गावाचे नाव म्हसळ

दिनांक 28/10/2010

दस्तऐवजाचा अनुक्रमांक

नसंन 2 12001 2010

दस्ता ऐवजाचा प्रकार

करारनामा किंवा इत्याचे अतिरेख किंवा करार संक्षेपलेख
स्थावर/आलमगील/विपरीत/करारनामा

सादर करणाराचे नाव: मे राधेराष्ट्रप्रायजेस स्तफ/मार्गदर्शक 1 नरसिंह लखुमाई पटेल रा
ऑफीस 1 गुलमोहर अपार्टमेंट डि पी रोड बदलापुर इस्ट जि ठाणे वय

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 620.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (31)

एकूण रु. 30620.00

आपणास हा दस्त अंदाजे 6:35PM हा वेळेस मिळेल

दुय्यम नियधक

नाशिक 2

नाशिक-2

बाजार मूल्य: 20659730 रु. मोबदला: 23759730 रु.

भरलेले मुद्रांक शुल्क: 1188000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: जनलक्ष्मी बँक नाशिक;

डीडी/धनाकर्ष क्रमांक: 051799; रक्कम: 30000 रु.; दिनांक: 28/10/2010

Sr. No. 7831

CUSTOMER COPY

Date : 28 / 10 / 2010

Deposit Br. Nashik

Pay to 0030 Acct. Stamp Duty

Franking Value	Rs.	11,88,000.00
Service Charges	Rs.	105.00
Total	Rs.	11,88,010.50

Name of Stamp Duty Paying Party

मे. शाहे एन्टरप्राइजेस लॅफे प्रा. लि.
 श्री नरसिंह लखुभाई पटेळ व इतर २
 पत्ता - गुलमोहर अपार्टमेंट डि. वी. रोड
 कातरप बदलापूर (ई. २) जि. ठाणे
 हस्ते - शरद कराडे

(FOR BANK USE ONLY)

Item No.

Franking Sr. No.

16041

111937

Officer

M. S. Deshmukh

THE JANALAXMI CO-OP. BANK LTD., NASHIK (Scheduled Bank)
 No. D-5/STP (V) C.R. 1043/01/05/1792-95/2008 DT. 17/12/2008

नशिक - २
दस्त क्र. १६००९१२०१०
१ / ३१

मे. शाहे एन्टरप्राइजेस लॅफे प्रा. लि.
 नांव : श्री नरसिंह लखुभाई पटेळ व इतर २
 पत्ता : गुलमोहर अपार्टमेंट डि. वी. रोड
 कातरप बदलापूर (ई. २) जि. ठाणे
 हस्ते नांव : शरद कराडे सही : 
 पावती क्र. ७८८१

For The Janalaxmi Co-op. Bank Ltd. Br. Nashik

Authorized Signature
M. S. Deshmukh.

Zone No - 16.2

Agreed Consideration

Rs. 31,00,000/- non refundable deposit

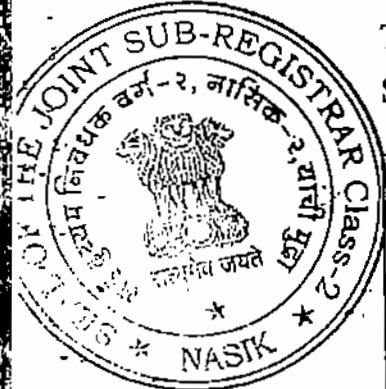
Residential construction of

1589.21 Sq.Mtrs. x 13,000 = 2,06,59,730/-

Total consideration Rs.2,37,59,730/-

Stamp Rs.11,88,000/-

Janalaxmi Co-op Bank Ltd.,
 Jadhav towers,
 Sr. No. 628/9, Gala No. 6,
 Ashok Stambh,
 Old Agra Road,
 Nashik-422 001.
 D-5/STP(V)/C.R.1043/01/
 05/1792-95/2008



AGREEMENT FOR DEVELOPMENT

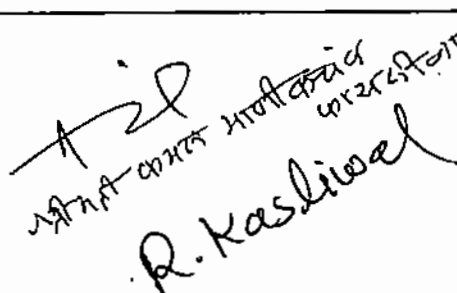
This Agreement made at Nashik on this 28 day of October

2010 at Nashik.

भारत 16041
 111937
 SPECIAL
 OCT 28 2010
 R. 1 1880001-P85365
 13:31
 INDIA
 STAMP DUTY
 MAHARASHTRA


 R. Kashid


 R. Kashid


 R. Kashid



नसिन - २

दस्त क्र. ९२००९/२०१०

२/३१

BETWEEN

1) **Shri. Anilkumar Manikchand Kasliwal,**

Age : 57 years, Occu : Business

PAN NO. AASPK8803 B

2) **Mrs. Kamlabai manikchand Kasliwal**

Age : 73 years, Occu : Business

(Form no. 60)

3) **Mrs. Ranjita Anilkumar Kasliwal**

Age : 52 years, Occu : Business

PAN NO. AJUPK5612K

All R/o. Kasliwal Hospital, Ashok Stambh, Nashik.

Hereinafter called and referred to as "**Owners**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assignees) being the Party of the First Part.

AND

M/s. Radhe Enterprises, a partnership firm having its office at Shop No. 1, Gulmohar Apartment D.P.Road, Katrap, Badlapur (E) District Thane through its partners-

1) **Shri. Narsinh Lakhubhai Patel**

Age : 44 years, Occu : Business

PAN NO. AFPPP4978L

2) **Shri. Kiran Vithal Patel**

Age : 43 years, Occu : Business

PAN NO. ANSPP6454C

[Handwritten signature]

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R. Kasliwal



नसपन - २

दस्ता क्र. १२००१/२०१०

१/३१.

3) Shri. Kirit Ravjibhai Patel

Age : 38 years, Occu : Business

PAN NO. AJJPP2740G

Hereinafter called and referred to as "**Developer**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm, the survivors of their heirs, executors, administrators and assignees being the Party of the Second Part.

WHEREAS the Owners own and possess and /or otherwise well and sufficiently entitled to all those pieces and parcels of land lying being and situate at village Mhasrul, Taluka Nashik, District Nashik within the limits of the Nashik Municipal Corporation bearing :

<u>Survey No.</u>	<u>Hissa No.</u>	<u>Area Sq.mts.</u>
289	1	4300
289	2	2340

hereinafter called and referred to as said property for the sake of brevity.

AND WHEREAS the Owners herein are desirous of granting the development rights of the said property to such a person who will develop the said property and shall provide monetary consideration as per the prevailing market trend in the said vicinity of the property.

Shri. Kirit Patel

Shri. Kirit Patel

श्री. किरित भाजीराव पाटील
R. Kasliwal



नसिक - २

क्रमांक १२००१२०१०

४/३१

AND WHEREAS the Developers came to know of the same, approached the Owners and during the course of negotiations and discussions the Owners represented that the said property is free from encumbrances and doubts and relying upon the above representations and after several negotiations and discussions interse them, the owners decided to grant the development rights in respect of the said property and the Developers agreed to acquire the same free from encumbrances and doubts and in lieu of acquiring the same, the Developers agreed to pay Rs. 31,00,000/- (Rupees Thirty one lacs only) as non refundable deposit and further agreed to provide and grant to the owners 38% of the total sale proceeds receivable from the sale of the flats/units in the said scheme of construction to be undertaken on the said property and as permitted from time to time in accordance with the rules and regulations of the Town Planning authorities. The developer has verified the title of the said property and has also issued a public notice in Deshdoot Newspaper on 27/9/2010 and on being fully satisfied regarding the title of the said property is now entering into this Development Agreement .

AND WHEREAS the offer of the Purchaser being fair and reasonable is accepted by the Owners and the parties hereto are desirous of reducing to writing the understanding reached between the

[Signature]
Owner

[Signature]

[Signature]
श्रीमती कमल माता केशीवाल
R. Keshiwal



नसम - २

दस्ता क्र. ५२००९)२०१०

५/३९

parties by executing this presents.

AND WHEREAS the parties hereto have consulted and it came to the knowledge of parties that approximately 4,180.60 Sq.Mtrs. construction can be undertaken on the property i.e. Survey no. 289 /1 and 289/2 . As such as agreed between the parties residential constructed area of 1589.21 Sq.Mtrs. area will belong to the owner which will be sold by the developers . It is agreed that amount of the said constructed premises will be payable as soon as the construction is booked and sold .

NOW THEREFOE THIS AGREEMENT WITNESSES AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1) The Owners shall allow and the developer shall develop a housing project on the property i.e. pieces and parcels of land lying being and situate at village Mhasrul, Taluka Nashik, District Nashik within the limits of the Nashik Municipal Corporation bearing :

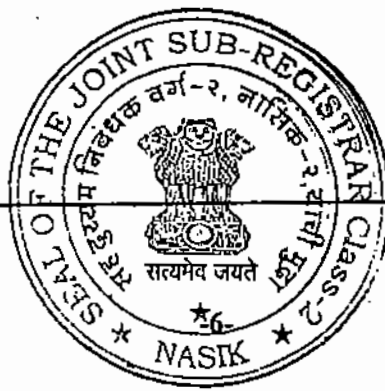
Survey No.	Hissa No.	Area Sq.Mts.
289	1	4300
289	2	2340

hereinafter called and refered to as said property alongwith the right to commence, carry out and complete the entire construc-

[Signature]
Owner

[Signature]

[Signature]
श्रीमती कमल माजी कर्नाड
R. Kashiwal



नसिन - २	
दस्त क्र.	६/२००९/२०९०
	६/३९

tion of buildings as may be sanctioned by the Nasik Municipal corporation from time to time inclusive of transferable development rights, staircase FSI, permitted increases and incentives therein as well as the increase in Floor Space Index in future and from time to time thereby using, utilizing and consuming the entire and maximum potentiality of the floor space index from time to time hereinafter called and referred to as the "said Property" for the sake of brevity and in lieu of acquiring the said property and its development rights thereof, the purchaser has agreed to pay non refundable deposit of Rs. 31,00,000/- (Rupees Thirty one lacs only) and also further provide and grant to the Owners 38% of the total gross sale proceeds receivable from the sale of the flats/units in the said scheme of construction to be undertaken on the said property and as permitted from time to time in accordance with the rules and regulations of the Town Planning authorities.

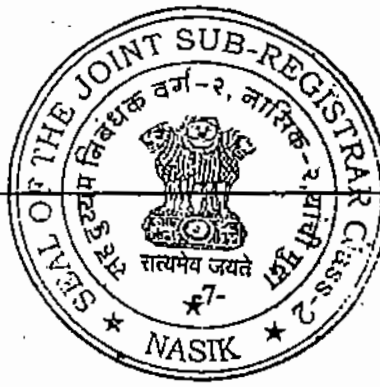
2) The Developer agrees and assures to pay the non refundable deposit of Rs. 31,00,000/- (Rupees Thirty One Lacs only) to the Owners in the following manner :

(i) Rs. 10,00,000/- paid by cheque No. 508801 and 508802 both dated 14/10/2010 drawn on Bank of Baroda, Badlapur Branch (the payment and receipt whereof the Owners do hereby admit,

[Handwritten signature]
Developer

[Handwritten signature]

[Handwritten signature]
R. Kashiwal



नसिक - २

दस्त क्र. (१२००९) २०१०

७/११

acknowledge , acquit and discharge the Developer from the payment thereof absolutely and forever)

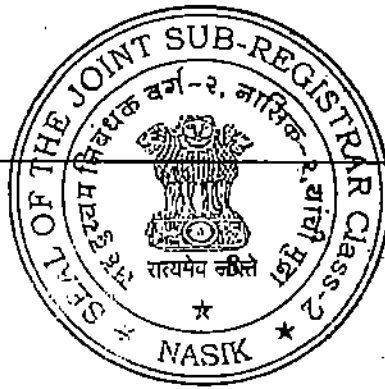
(ii) Rs. 11,00,000/- to be paid vide cheque drawn in name of owner no.1 Anilkumar Manikchand kasliwal drawn on Bank of Baroda Badlapur Branch Cheque no. 508805 dated 28/10/2010 Rs. 10,00,000/- to be paid vide cheque drawn in name of owner no.3 Ranjita Anilkumar kasliwal drawn on Bank of Baroda Badlapur Branch Cheque no. 508806 dated 28/10/2010 at the time of execution of these presents.i.e. total Rs. 21,00,000/- paid on these presents.

The Developers agree and assure that the developer shall prepare building plan and submit the same for sanction from Nashik Municipal Corporation within 3 months from these presents. The developer further assure to carryout and complete the development on the said property within three years from the date of grant of building commencement certificate and conversion of land to non-agricultural use if required under law, however there shall be a grace period of six months for completion of

Commencement
from 1st December
2010

[Signature]
R. Kashwal

[Signature]
R. Kashwal



नसम - २

दस्त क्र. ६२००७/२०१०

C / ३१

the said project and during the course of construction, the Developers will provide and transfer 38% of sale proceeds received from the intending purchasers directly to the owners.

It is mutually agreed between the parties that the entire scheme of construction on the said property will be commenced and completed in a phase wise manner based on the consumption and utilization of the maximum potentiality of transferable development rights and staircase floor space index and permitted increases thereof.

It is clearly agreed and understood between the parties that the time is and shall be the essence of contract however, there will be reasonable extension in time on account of non-availability of labour, building materials, labour strike, war, civil commotion, government and other restrictions and/or circumstances beyond the control of the Developer.

It is clearly agreed and understood between the parties that the entire and maximum potentiality of floor space index, transferable development rights, staircase floor space index by paying premium and cost of acquisition thereof will be procured, availed and obtained by the parties hereto in the share of 38% : 62 % and shall bear the cost and expenses thereof and accordingly the

[Signature]
B. Patel

[Signature]

अभिषेक कश्यप महाराष्ट्र कायदाजीवार्थ
R. Kashyap



नसिक - २

दस्तावेज क्र. १२००९/२०१०

२/३१

Total saleable
construction on
this property
including
TDR will be
shared between
developer &
owner in the
ratio of
12% to 38%.

Developers will also get the plans and permissions sanctioned from time to time at their costs and expenses i.e. total saleable area permitted by N.M.C. including T.D.R.

It is clearly agreed between the parties that if there is cancellation of any bookings or agreements and refund of the consideration and /or charges and interest thereon then in such event the owners be liable and responsible to pay his proportionate share of 38% thereof and accordingly the Developer are well and sufficiently authorized and empowered to deduct the said amount from and through the amount payable subsequently.

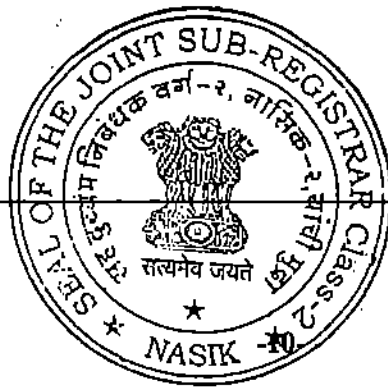
It is clearly agreed between the parties that the sale proceeds shall only mean and include the total amount received on sale of flats and units from the intending purchasers and shall not be inclusive of the amounts received by the Developer from the intending purchaser on account of society charges, share capital, electric and water deposit.

It is specifically agreed that if developers fails to complete the construction work in the time as specified above the owners shall be entitled to receive interest @ 15% p.a. as an by way of damages over the remaining unconstructed work /payment as agreed between the parties.

[Handwritten signature]
Developer

[Handwritten signature]

[Handwritten signature]
R. Kashwal



नसिन - २

दस्त क्र. ५२००१२०१०

१०/३१,

It is further agreed and understood between the parties that the owners shall remain present for every agreement for sale of the constructed flats /units. The developer shall pay the proportionate 38% amount of the entire sale proceeds as and when received from the purchaser by issuing cheque. The developer and owner will open an excrow account as mutually agreed

3) It is agreed and understood by and between the parties that the Developers herein are well and sufficiently entitled to deal and correspond with the competent authority and other concerned officers in view of obtaining the modification and revision in the order and approvals to be obtained for development of the said property. The parties agree that the name of project shall be 'GOKULDHAM'.

4) The Owners hereby declares and undertakes that :

(i) They are well and sufficiently entitled to grant, assign and transfer in the said property as well as the development rights in respect of the said property and every part thereof and shall obtain the consent and confirmation of the persons having legal right, title and interest in the said property.

(ii) They have not created any encumbrances like Agreements, Exchange, Mortgage, Trust, Gift, Lien, Possession, Lease or even otherwise whatsoever.

[Handwritten signature]
Deputy

[Handwritten signature]

[Handwritten signature]
R. Kashid



नसिन - २

दस्ती क्र. (२००९) २०९०

११/११

(iii) They shall pay the taxes, cesses, or other charges levied from time to time by Government, Semi-Government or other local authority in respect of the said property till the date of grant of grant of non agricultural order.

(iv) They shall clear all defects, if any at their own costs and expenses to effectuate legal and perfect transfer, assignment and vesting of the development rights in favour of the Developer as envisaged herein.

(v) Effectuate the survey, measurement and demarcation of the plot and fix the boundaries thereof and carry out the work of fencing thereto.

(vi) Procure legal and perfect access of for effectual development to its maximum potentiality on the said property as per the rules and regulations of the Nashik Municipal Corporation.

(vii) Make out clear and marketable title to the said property free from encumbrances and doubts.

(viii) They have not received any notice of requisition or acquisition or of whatsoever nature under the ULC Act, 1976, Land Acquisition Acts, NMRD Acts and/or other law and they have not created any mortgage, charge, lien or any other encumbrances on the said property or any part thereof.

5) The parties hereto declares that during the course of de-

[Signature]
Developer

[Signature]

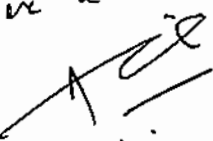
[Signature]
कमल मणिकान्त कारलवार
R. Keshiwal



नसन - २

दस्ता क्र. (१२००१) २०१०

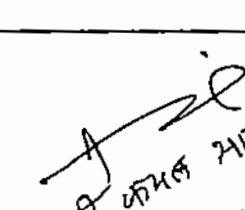
१२/११

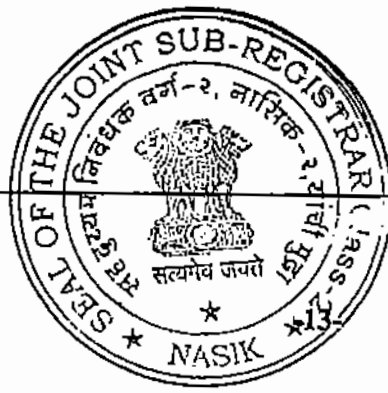
All agreements
Sale deeds etc
to be jointly
signed by the
owner & developer


velopment if any floor space index increases or they acquire the transfer of development rights and any other increases in floor space index, staircase FSI, the parties hereto shall bear and pay the cost of such acquisition, premium and other incidental charges and expenses thereto in ratio of 38% : 62% respectively and accordingly shall the Developer will be well and sufficiently entitled to acquire the same and too use, utilise and exploit such additional floor space index on the said property and that the Developer shall construct the same as per the rules and regulations of the Nashik Municipal Corporation and in terms of the agreement the Developer shall provide and grant 38% of sale proceeds of such constructed and sold area to the Owners and the Owners will bear and pay the charges of acquisition of such floor space index thereto to the extent of 38% and accordingly the Developers are well and sufficiently entitled to get the plans sanctioned, revised, modified or altered as they may deem fit and proper and the Developer shall grant their requisite and utmost cooperation for the same by signing the various applications, affidavits, indemnity, declaration and other writings as may be required by the Town planning Authorities from time to time or as directed by the Architect to be appointed by the Developer.


Owner


Developer


R. Kashirwal
श्री. श्री. कमल भागीरथ काशीवाल



नस्रन - २

दस्तावेज क्र. ६२००१/२०१०

१३ / ३१

- 6) The Developers are well and sufficiently entitled to receive and appropriate exclusively all the charges towards society formation, share capital, entrance fees, M.S.E.B. meter, transformer and deposit charges water connection charges, solar equipment charges, amounts for providing extra and additional amenities and its accessories, balcony enclosing premium, permitted deposits per flat and the Owners are not entitled to receive any share therein.
- 7) The owners herein have handed over the actual, physical and peaceful possession of said property in part performance of contract to the Developer herein and have authorised and empowered the Developer to carryout the effectual development of the said property in pursuance to the sanctioned plans and permissions alongwith the right and authority to get the same revised, modified and altered at they may deem fit and proper.
- 8) It is agreed and understood by and between the parties that the owners will execute the necessary Deed of Conveyance in favour of Cooperative Housing Society and/or any corporate body or person on completion of the entire construction, sale and disposal of the flats/units therein and as and when called upon by the Developer and the Developers shall comply with all the formalities and by obtaining the necessary sanctions and

[Signature]
Developer

[Signature]

श्रीमती कमल भागीरथी काशीनर
12. Kasliwal



नसन - २

दस्त क्र. (2009) 2090

१४/३१

permissions for execution of said Deed of Conveyance.

9) The developers shall bear and pay the cost and expenses in respect of building sanction of plans, non-agricultural permission of the said property revisions in plans and shall also bear and pay the expenses of sanction of plans, deposit thereof, premiums and charges for IOD, Commencement Certificate, occupation certificate, however any expenses for obtaining revised non agricultural orders from time to time as required under law will be borne and paid by the owners.

10) The Developer are well and sufficiently entitled to get the plans sanctioned, revised, modified or altered as they may deem fit and proper and the Owners shall grant their requisite and utmost cooperation for the same by signing the various applications, affidavits, indemnity, declaration and other writings as may be required by the Town Planning Authorities from time to time or as directed by the Architect to be appointed by the Developer.

11) Simultaneously with the execution of this Agreement the Owners herein have authorised the Developer to carry out construction on the said property for the purpose of effectual development of the said property and the purchasers and/or their representatives, agents and/or their servants, employees, contrac-

[Handwritten signature]
Developer

[Handwritten signature]
श्रीमन्त कमल भागीराम केशव
R. Kashid



नसिन - २

दस्त क्र. (२००९) २०९०

१५/३१

tors, surveyors are authorised and entitled to enter upon and /or have access to the said property and/or any or every part thereof to inspect and/or survey and/or preparing the plans, schemes for development and other incidental acts thereto.

12) The Owners agree and undertake to ensure that no obstruction of whatsoever nature will be caused by any person claiming right in the property through them in the progress of construction to be carried on by the purchasers as per the plans to be sanctioned by the concerned authorities. The Owners assure that they will not do any act, matter or thing whereby the Developer shall be prevented from carrying out the construction work as envisaged under this Agreement.

13) Except the payment of sale proceeds of 38% by the Developer to the Owners, the Developers shall be entitled to sell the entire construction to be availed and constructed on the said property to any intending purchasers in their own firm's name and shall sign, execute and register the agreements in favour of the purchasers and shall further receive and appropriate the sale proceeds thereof and also further to mortgage the said property and/or said constructed area to any banks or financial institutions granting the loan to the intending purchasers as well as the construction loan to the Developer and the Owners shall neither be

[Signature]
Developer

[Signature]

[Signature]
श्रीमती कमल मणिकमल काजीनाथ
R. Kashid



नसम - २

दस्तावेज क्र. १२००१/२०१०

१६/३१

entitled, responsible or liable for the same nor shall they object to the same. It is clearly agreed and understood between the parties that the amount of financial assistance and/or advances and facilities availed by the Developers shall be used and utilized for the purpose of effectual and effective construction and completion of the present scheme of construction only. The Developers agree, assure and undertake to bear all the risk, costs, liabilities and outcome of such mortgage, charge and shall always indemnify and keep indemnified the Owners thereto.

14) It is agreed and understood by and between the parties that the Owners shall pay and discharge all taxes and outgoings including municipal taxes N.A. taxes and all other charges, rates, cess taxes that may be levied by the public body or authorities in respect of the said property till the date of grant of Building commencement certificate thereafter the Developer will be liable and responsible for the same. It is further agreed and understood that the Developer herein are entitled, empowered and authorized to receive the refundable deposit from the Municipal Corporation and other concerned authorities and to appropriate the same as they may deem fit and proper.

15) The Owners shall indemnify and keep indemnified the Developer from any suit, proceedings, action, claims that may be

[Handwritten signature]
Deputy

[Handwritten signature]

[Handwritten signature]
R. Kasliwal



नसन - २

दस्त क्र. (२०६९) २०९०

१६ / ३१

preferred by any person claiming through or under them or by any third person and have also agreed to make the loss good, if any.

16) Simultaneously with the execution of these presents the Owners shall execute an irrevocable general power of attorney in favour of the Developer or their nominees or nominee/s, to perform the acts, deeds and matters necessary to effectuate the legal and aperfect transfer of the said property in favour of the cooperative housing society, corporate body and/or any person and to effectually carry out the development of the said property.

17) The Developers upon execution of these presents shall be entitled on their own account to enter into agreements or letter of allotment or such other writings or other documents with the prospective purchasers in respect of premises in the building or structures to be constructed by them on the said plot of land agreed to be developed.

18) On the execution of these presents, the Developers shall at their own costs be entitled to put up their boards and hoardings on the said property showing and/or indicating the proposed development scheme on the said land hereby agreed to be developed and the proposed housing scheme in respect thereof.

[Signature]
Aacharya Vivek Varma-2

[Signature]

[Signature]
श्रीमती कनका भागीरथी काशीकर
R. Kashikar



नसन - २

दस्त क्र. (१२००१) २०१०

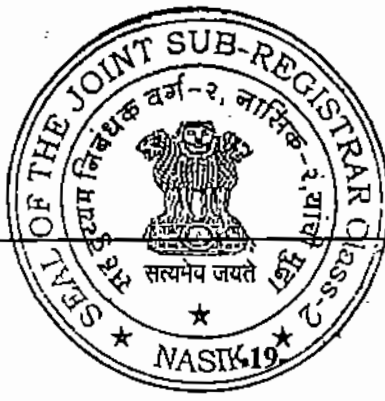
१८/९१

19) It is agreed and understood by and between the parties that except the consideration as inter-alia agreed to be provided herein to the Owners from the sale proceeds to be received, the Developers shall have right and authority to mortgage the said property as well as the construction carried out on the said plot, flats, units, shops, garage, stilt and/or buildings to be constructed on the said property with the banks or any financial institution for the purpose of raising the finance for carrying out the effectual development activity on the said property and for other said purpose negotiate with financial institutions, banks etc and to execute, sign and deliver, lodge and register the deed of mortgage, deed of further charge, to execute the Memorandum for Deposit of Title Deeds and to do all further acts, deeds, matters and things as the Developer may deem fit and proper at their own risk, costs and expenses without prejudice to rights of the Owners and shall indemnify and keep indemnified the Owners from any action, suit, claim, demand if any raised by any person claiming through or under them. It is clearly and understood between the parties that the amount of financial assistance and/or advances and facilities availed by the Developers shall be used and utilized for the purpose of effectual and effective construction and completion of the present scheme of construction

[Handwritten signature]
R. Kasliwal

[Handwritten signature]

[Handwritten signature]
R. Kasliwal



नसन - २

दस्त क्र. (२००९) २०९०

१२/३१

only.

21) The parties hereto agree and confirm that the development on the said property will be governed by the provisions of the Maharashtra Ownership Apartment Act 1970 or Maharashtra Ownership of Flat Act, 1963 and the rules therein contained as per the option of the Developer and the Developer will be fully entitled to follow the requisite procedure under the said Act and Rules to have effectual development and transfer of the said property in favour of cooperative housing society or condominium of apartment owners.

21) It is agreed and understood by and between the parties that the Developers herein shall have the absolute authority and right to carry out of the construction on the said property by joining into partnership or joint venture with any other persons and to develop the said property in partnership or as joint venture and /or to assign and transfer the benefit of development rights to any intending Developers/persons by intimating the same to the Owners in writing, however the terms and conditions of this agreement shall always remain binding upon the Developer as well as the further intending Developers.

22) It is clearly agreed and understood between the parties that the Developers shall be responsible for the entire devel-

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[Handwritten signature]

[Handwritten signature]
R. Kashid



नसन - २

दस्त क्र (१२००९) २०९०

२०/३१

opment of the said property and shall bear and pay the construction cost, development cost and other incidental expenses thereof and shall be responsible and liable for the complaints and requisitions of the intending purchasers due to defect in construction and workmanship and shall indemnify and keep indemnified the Owners there from. It shall be responsibility of the Developers to hand over and deliver the possession of the flats and units to the intending purchaser and if there is any delay thereof, the Developer shall be liable and responsible to pay the damages and interest thereto. The Developers shall be liable and responsible to pay the bills of contractors, site office expenses, salaries, electric bills and other expenses in respect of the development on the said property. It is agreed and understood between the parties that the Developers shall arrange requisite meetings and interaction every month with the Owners to ascertain the progress of the scheme of construction.

23) Upon completion of development in all respects the Developer shall cause the owners to execute a formal conveyance of plot together with the said buildings in favour of a co-operative society or such other organization as may be formed by the Developer or the purchasers of flats/units in the said building.

24) It is clearly agreed and understood between the parties that

[Handwritten signature]
Developer

[Handwritten signature]

[Handwritten signature]
R. Kashwal
Joint Sub-Registrar, Nasik



नसन - २

दस्ता क्र. (२००१) २०९०

२१ / ३१

the Devcloper shall not have suitable right of amalgamation as well as access from and through the said property so as to develop its other adjacent lands acquired and/or agreed to be acquired and to get the building plans sanction by having anne3x building out of the said property thereby using certain marginal spaces and such mention and incorporation of grant of right of access will be invariably and elaborately provided and incorporated in the agreements with the intending purchasers as well as the final deed of conveyance to be executed in favour of the cooperative housing society and/or condominium of apartment owners asthe case may be .

25) In case of any disputes, doubts or differences arising between the parties hereto in respect of any of the terms and conditions of this agreement or in respect of interpretation of any of the terms or conditions of this agreement or in respect of any other matter, cause or thing whatsoever not contained herein or otherwise provided for, the same shall be referred to adjudication to the Arbitration subject to the provisions of the Indian Arbitration and Conciliation Act, 1996 or any statutory modifications or re-enactment thereof for the time being in force and each party shall appoint one arbitrator and such arbitrators shall elect one umpire and the decision of the said

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नसन - २

दस्तावेज क्र. 62009/2090

22/99

Arbitrator shall be binding upon all the parties.

26) Save and except as herein otherwise provided all out of pocket expenses fro stamp duty, registration fees in respect of these presents as well as other charges incidental thereto shall be borne and paid by the Developers alone.

SCHEDULE

All those pieces and parcels of land lying ebing and situate at village Mhasrul, Taluka Nashik, District Nashik within the limits of the Nashik Municial Corporation bearing

Survey No.	Hissa No.	Area Sq.Mts.
289	1	4300
289	2	2340

and bounded as follows.

On or towards East	: Nashik Dindori Highway
On or towards West	: Nala
On or towards South	: S.No. 14
On or towards North	: S.No. 15

IN WITNESS WHEREOF the parties hereto have set and subscribed our signatures to this writing on the day and the year first hereinabove mentioned.

[Signature]
20/10/99

[Signature]

श्रीमती कामरु भाणीक-चंद काराजी कारा
12. Kashid



नसन - २

दस्त क्र. (१२००१) २०१०

२७/११

SIGNED & DELIVERED

by the within named Owners

1) Shri. Anilkumar Manikchand Kasliwal

2) Mrs. Kamlabai manikchand Kasliwal श्रीमती कमल माणिकचंद कारलीवाल

3) Mrs. Ranjita Anilkumar Kasliwal

SIGNED & DELIVERED

by the within named Developer

1) Shri. Narsinh Lakhubhai Patel

2) Shri. Kiran Vithal Patel

3) Shri. Kirit Ravjibhai Patel

Witnesses :

1

PRAKASH S. PATER.

2

(Dante SR)

श्रीमती कमल माणिकचंद कारलीवाल
R. Kasliwal

नक्कल करिता
गां. न. नं. ७, ७अ, व १२

गांव — महसुल
तालुका — नाशिक

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
२८९७	भो. क्र. - १		भोगवटदाराचे नाव	कुळाचे नांव
पू. का. क्रमांकाचे स्थानिक नाव			मनिकुमार भाठिकचंद	खंड
लागवडी योग्य क्षेत्र	एकर	गुंठे	कामलीपाळ (९४३४)	
	हेक्टर	आर	कमळाबाई मनिकुमार	
	चौस	मिस्	कामलीपाळ	
जिरायत	०-४३		रंजीता मनिकुमार (४९२२)	इतर अधिकार
बागायत			कामलीपाळ (९८८६)	(९३२६५) (४९२६) (९२६८) (४९२२)
भात शेती				
एकूण-	०-४३			
ख.				
वर्ग (अ)				
वर्ग (ब)				
एकूण-	०-४३			
आकार बिनशेती-	रूपये	पैसे		
जुद्ध किंवा विशेष	७-६२			
आकार पाण्याबाबत-				
एकूण-	७-६२			



नस्रन - २
दस्त क्र. (२००९) २०९०
२४/३९

गां.नं. क्र. ७अ				गां.नं. क्र. १२												
वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशील									पडीत पिकास निरूपयोगी जमिनीचा तपशील		प्राणी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकांचे क्षेत्र			अ मिश्र पिकांचे 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
२००९/१०	२५															

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता. ३२/१०/२०१०

बलाठी
तलाठी महसुल
ना. जि. नाशिक

नक्कल करिता
गां. न. नं. ७, ७अ, व १२

गांव महसुळ
तालुका नाशिक

भूमापन क्रमांक	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
२८९२	७०	पग-१	भोगवटदाराचे नाव अनिकुमार भागिकपंद कासलीवाल	कुळाचे नांव खंड
पू. का. क्रमांकाचे स्थानिक नाव			कासलीवाल	
लागवडी योग्य क्षेत्र	एकर	गुठे	फमणबाई भागिकपंद	
	हेक्टर	आर	कासलीवाल (४९२)	
	चौस	मिटर	रंजीता अनिकुमार	इतर अधिकार (४९२) (४९२)
जिरायत	०-१९-४		कासलीवाल (४९२) (४९२)	
बागायत				
भात शेती				
एकूण-	०-१९-४			
ख.	०-०४			
वर्ग (अ)				
वर्ग (ब)				
एकूण-	०-२३-४			
आकार बिनशेती-	रूपये	पैसे		
जुडी किंवा विशेष	३-३९			
आकार पाण्याबाबत-				
एकूण-	३-३९			



नसन - २
दस्त क्र (२००९) २०९०
०९/११

गां.नं. क्र. ७ अ				गां.नं. क्र. १२												
वर्ष	जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशील									पडीत पिकास निरूपयोगी जमिनीचा तपशील		पानी पुरवठ्याचे साधन	शेरा
				मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ. मिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र		
				मि. मी. 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
२००९/१०	३५												पडीत	—		

नक्कल फी

अस्सल प्रमाणे खरी नक्कल तयार ता. १२/०८/२०१०

तलाठी
तलाठी महसुळ
सा. जि. नाशिक

वाचते:- १) सी.कमळाबाई माणिकचंद कासलीवाल य.ई. यांचा दि.३०/९/०५ व १३/२/०८ मधील फेर अर्ज.

२) सहाय्यक संचालक/नगररचना म.न.पा.नाशिक यांचेकडील पत्र क्र.टीपीडी/५५/पंचवटी दि.२८/६/२०००

३) म.विशेष भूसंपादन अधिकारी यांचे कडील पत्र क्र.वि.मु.स.अ.क/नाशिक/कवि/१५६/०५ दि.३१/११/२००५

४) म.उपकार्यकारी अख्यता नाशिक पाटबंधारे विभाग यांचे कडील पत्र क्र.तापावि/मुस/८७९४ दि.१५/१०/२००७

जिल्हाधिकारी कार्यालय नाशिक

क्र.मह/कवि/५/वि.रो.प्र.क्र/७२/२००४

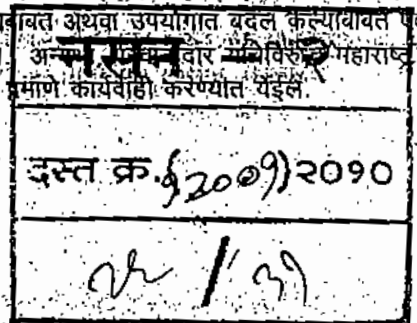
नाशिक दिनांक ४/०४/२००८

आदेश

महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ प्रमाणे व त्याखालील नियमान्वये सी.कमळाबाई माणिकचंद कासलीवाल य.ई. यांना जि.नाशिक यांना सी.महसूल ता.जि.नाशिक येथील स.नं.२८९/अ-२८९/२ प्लॉट क्र. - चे क्षेत्र ४३००.०० चौ.मी. + २३४०.०० चौ.मी. = ६६४०.०० चौ.मी. वजा डी.पी.रोड २०७.३८ = ६४३२.०० (अक्षरी क्षेत्र सहाहजार चारशे वृत्तीस पुर्णक - चौ.मी.मात्र) क्षेत्रात निवासी या कारणासाठी अकृषिक प्रयोजनासाठी परवानगी खालील अटीवर देण्यात येत आहे.

शर्ती

- १) महाराष्ट्र जमिन महसूल अधिनियम १९६६ व त्याखालील नियम व महाराष्ट्र जमिन महसूल अधिनियमास (सुधारीत १९७९ चे) अधिन राहून परवानगी देण्यात येत आहे.
- २) सदरहू परवानगी ही नागरी जमिन काला मर्यादा अधिनियम १९७६ ला अधिन राहून देण्यात येत आहे.
- २अ) परवानगादार यांनी आदेशातील प्लॉटचे व सर्व प्लॉटचे विभाजन म.जिल्हाधिकारी यांचे पूर्व संमतीशिवाय करू नये.
- ३) परवानगादार यांनी सदरहू जमिन या त्यावरील विल्डिंग अथवा बांधकामाचा उपयोग ज्या कारणासाठी अकृषिक परवानगी दिली आहे त्याच कारणासाठी करावी तसेच सदरहू जमिनीचा किंवा सदरहू जमिनीपैकी काही भागाचा अथवा त्यावरील विल्डिंगचा अथवा बांधकामाचा उपयोग दुसऱ्या कारणासाठी करून घ्यावा. यास म. जिल्हाधिकारी नाशिक यांनी त्याची पूर्व संमती घ्यावी. याच कारणासाठी विल्डिंगचा उपयोग हा संपूर्ण जमिनीचा उपयोग म्हणून मानण्यात येईल.
- ४) परवानगादार यांनी विल्डिंग ताखेप्राप्त एक वर्षाच्या आत जमिनीची सुधारणा मंजूर लेआऊट प्रमाणे म्हणजे रस्ते, ड्रेनेज इ. करावी की ज्यामुळे जिल्हाधिकारी व संबंधित नगरपालिका यांची संमती राहिल त्याचप्रमाणे सदरहू लेआऊटमधील प्लॉटची गोळणी करवावी तसेच संपूर्ण करून घ्यावी व जोपर्यंत जमिनीची सुधारणा होत नाही तोपर्यंत त्यामधील प्लॉटची विल्हेवाट कोणत्याही तऱ्हेने लावू नये.
- ५) परवानगादार यांनी सदरहू जमिनीतील प्लॉटची विल्हेवाट कोणत्याही तऱ्हेने लावली तर परवानगादार यांनी जबाबदारी राहिल की सदरहू प्लॉटची किंवा विल्हेवाट ही आदेशातील शर्तीस अधीन राहून अथवा सनदेमधील शर्तीस अधीन राहून करावी.
- ६) सदरहू परवानगी ही देण्याच्या नकाशांमध्ये दाखविल्याप्रमाणे ओट्यावर बांधकामाप्रमाणे किंवा प्लॅनमध्ये दाखविल्याप्रमाणे बांधकामाचे विल्डिंगप्रमाणे करण्यास देण्यात येत आहे. प्लॅनमध्ये दाखविल्याप्रमाणे मोकळी जागा ठेवावी.
- ६अ) ही परवानगी विल्डिंगचे बांधकामाबाबत म.न.पा.यांचेकडील मंजूर पत्रा मधील शर्तीस अधिन राहून देण्यात येत आहे.
- ७) परवानगीदार यांनी संबंधित महानगरपालिका/नगरपालिका/सहाय्यक संचालक/ग्रामपंचायत/नगररचना यांचेकडून योग्य ती बांधकामाची परवानगी घेतल्यावरच बांधकामास सुरुवात करावी. सदरहू अट ही परवानगीदार यांचेवर बंधनकारक आहे.
- परवानगीदार यांनी विल्डिंग प्लॅन हे संबंधित संसम अधिकाऱ्यांकडून मंजूर करून घ्यावेत. ज्या ठिकाणी संसम अधिकारी नाही, अशा ठिकाणी परवानगीदार यांनी महाराष्ट्र जमिन महसूल (जमीनीच्या वापरात बदल अकृषिक आकारणी) नियम १९६९ अनुसूची-३ प्रमाणे नोंद तयार करून तो म.जिल्हाधिकारी यांचेकडून मंजूर करून त्याप्रमाणे बांधकाम करावे.
- परवानगीदार यांनी राष्ट्रीय महामार्ग जिल्हा मार्ग यांमधील रस्त्याची सिमा व इमारतीची रांग यांमधील व इमारतीची रांग या नियम १९६९ अनुसूची-२ प्रमाणे ठेवावी.
- परवानगीदार यांनी हा आदेश दिल्याचे ताखेप्राप्त एक वर्षाच्या आत मंजूर दिलेल्या अकृषिक प्रयोजनासाठीच जमिनीचा वापर करावा अन्यथा अकृषिक परवानगीची मुदत जिल्हाधिकारी यांचेकडून वेळोवेळी वाढवून घ्यावी तसे न केल्यास परवानगी रद्द होऊन समजण्यात येईल.
- परवानगादार यांनी अकृषिक प्रयोजनाकरिता जमिनीचा उपयोग सुरू केल्याबाबत अथवा उपयोगात बदल केल्याबाबत एक महिन्याचे आत संबंधित तलाठी/तहसिलदार/जिल्हाधिकारी/नाशिक यांना कळवावे.
- परवानगीदार यांनी महाराष्ट्र जमिन महसूल (जमीनीच्या वापरात बदल अकृषिक आकारणी) नियम १९६६ (६) प्रमाणे कार्यवाही करण्यात येईल.



- १२) परवानादार यांनी जमिनीचा अकृषिक सारा दर चौ.मि.ला रु.०.३३५ निवसी या प्रमाणे ज्या अकृषिक कारणासाठी परवानगी दिली आहे, त्याच कारणासाठी आजल्याचे तारखेपासून मरावा. दि.१८/२००६ पासून सुधारित अकृषिक दराने घेणाऱ्या फरकाची रक्कम भरण्याच्या अटीवर सदरची परवानगी देण्यात येत आहे.
- १३) सदरहू आदेशामधील नमूद केलेल्या अकृषिक सारा व सनदेमधील अकृषिक सारा त्याप्रमाणे सारा बदलणेवर राहिल.
- १४) परवानादार यांनी मोजणी फि जमिनीचा उपयोग अकृषिक कारणासाठी अंमलात आणलेपासून एक महिन्याचे आत मरावी.
- १५) ग. तालुका निरीक्षक भूमि अभिलेख यांनी जमिनीची मोजणी केल्यानंतर मोजणीप्रमाणे जमिनीचे क्षेत्र व अकृषिक सा-यात बदल आल्यास त्याप्रमाणे क्षेत्र व सारा बदलता राहिल.
- १६) परवानादार यांनी जमिनीचा अकृषिक कारणासाठी उपयोग सुरु केल्यापासून तीन वर्षांचे आत विल्डिंग व इतर बांधकाम पूर्ण करावे.सदरहू कालावधी म.जिल्हाधिकारी यांनी शासकीय आदेशाप्रमाणे परवानादार यांचेकडून दंड व नजराणा रक्कम मंरुन घेऊन वाढवून देण्यात येईल.
- १७) परवानादार यांनी विल्डिंग व इ. बांधकामे पूर्ण केल्यानंतर त्यामध्ये वाढीव बांधकाम किंवा बांधकामामध्ये बदलपूर्व परवानगी शिवाय व सदरहू बांधकामाचे प्लॅन जिल्हाधिकारी / सहाय्यक संचालक नगररचना / महानगर पालिका / नगर पालिका यांचेकडून मंजूर करून घेतल्याशिवाय करू नये.
- १८) परवानादार यांचेवर महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल अकृषिक आकारणी.) नियम १९६९ चे अनुसूचि ४ किंवा ५ मध्ये नमूद केलेल्या शर्ती व नमुन्यामध्ये सनद बिनशेती उपयोग सुरु केल्यापासून एक महिन्याचे आत करून देण्याचे बंधनकारक राहिल.
- १९) परवानादार यांचेकडून या आदेशात नमूद केलेल्या शर्तीचा अथवा सनदेमध्ये नमूद केलेल्या शर्तीचा भंग केल्यास महाराष्ट्र जमिन महसूल अधिनियम १९६६ व त्या खालील नियमांचे ग. जिल्हाधिकारी जो दंड व सारा फर्मावतील त्याप्रमाणे दंड व सारा मंरुन घेऊन त्यांना जमिनीचा अकृषिक कारणासाठी उपयोग पुढे चालू ठेवता येईल.
- १९अ) शर्त क्र.१९अ)काहीही शर्ती नमूद केल्या असल्या तरीसुद्धा जिल्हाधिकारी यांना या परवानगीचे विरुद्ध विल्डिंग व इतर बांधकामे केली असल्यास किंवा ते वाढवून किंवा त्यामध्ये बदल केला असल्यास ते ठराविक मुदतीत काढून टाकण्यास फर्माविण्याचा कार्यदेशीर अधिकार राहिल व सदरहू मुदतीत परवानादार यांनी तसे न केल्यास म.जिल्हाधिकारी हे सदरहू बांधकाम काढून टाकतील व ते बांधकाम मोडून टाकण्याचे खर्च परवानादार यांचेकडून जमिन महसूलाची थकबाकी मंरुन वसूल 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 शेत जमिन अधिनियम १८४८ व महाराष्ट्र ग्रामपंचायत अधिनियम व नगरपालिका अधिनियम ई.चे तरतुदीस अधिन राहून देण्यात येत आहे.
- २१) सदरची परवानगी ही म.कार्यकारी अभियंता नाशिक फाटवंधारे विभाग नाशिक यांनी दिलेल्या दि.१५/१०/२००७चेनाहरफत वाखल्यातील अटी व शर्तीस अधिन राहून देण्यात येत आहे.

स्थळ प्रतिवर म.जिल्हाधिकारी साँ. }
यांची स्वाक्षरी असु

(स्वाक्षरित) -
जिल्हाधिकारी नाशिक करिता

प्रति,

सौ.कमळाबाई माणिकचंद कासलीवाल व ई.रा. ता.जि.नाशिक

प्रतिलिपीने-म.विभागीय आयुक्त नाशिक विभाग,नाशिकरोड यांचेकडेस माहितीसाठी सविनय सादर.

प्रत-मुख कागदपत्र पान नं. १ ते १३ सह म.तहसिलदार नाशिक यांचेकडेस माहितीसाठी व कार्यवाहीसाठी अग्रेषित
२/- त्यांना विनंती करण्यात येते की,परवानादार यांनी अकृषिक प्रयोजनाकरीता जमिनीचा वापर केल्याबाबत लक्ष ठेवावे. परवानादार यांना अकृषिक प्रयोजनाकरीता जमिनीचा वापर सुरु केल्याबाबत कळविल्यानंतर तालुका फॉर्म नंबर ०२,ग.न.नं.०२ अकृषिक प्रयोजन नोंदवहीमध्ये बिनशेती सा-याबाबत योग्य ती नोंद घ्यावी. परवानादार यांनी अकृषिक प्रयोजनाकरीता वापरलेल्या तारखेपासून वसूल करण्याचे दृष्टिने काळजी घ्यावी व योग्य त्या नमुन्यामध्ये सनद करून घ्यावी.

टीप:-परवानादार यांनी रुपांतरितकराची रक्कम रुपये १०६१५/- (एहाहजार सहाशेपंधरा मात्र) सरकारी खजिन्यात दिनांक. १४/३/२००८ रोजी भरली असून मोजणी फि रुपये ८५००/- (आठहजार पावशेमात्र) दिनांक.१७/३/२००८ रोजी चलनाने भरून तशी चलने हजर केली आहेत.

प्रत-१)म.तालुका निरीक्षक भूमि अभिलेख, नाशिक यांचेकडेस माहितीसाठी अग्रेषित

२)म.सहाय्यक संचालक, नगररचना महानगरपालिका, नाशिक यांचेकडेस माहितीसाठी अग्रेषित

३)म.विभागीय अधिकारी, नाशिक उपविभाग, नाशिक.

४)म.सहाय्यक संचालक ता.जि.नाशिक

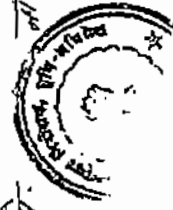
जिल्हाधिकारी नाशिक करिता.





कारण :-

पी. अमिकुमार भागिचंद बासबीदास बल्लभ ना नासिकचाचे
दिनांक १४/०५/२०१२ चे मो.अ.नी भागिचंद मो.जे. नसिक
नासिक जिल्हा. नासिक येथील सव्हे नं. २८९ चे वट प्रमाण
कारणे बाजी सारखे मो.अ.नीकाय वकिल सारखे.



मो.अ. नसिक
नासिक - नासिक
जिल्हा - नासिक

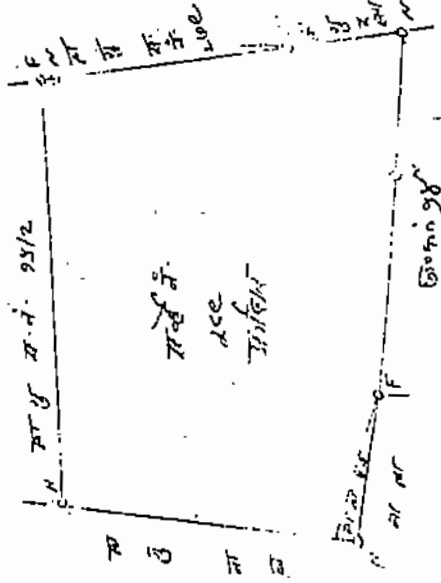
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नसन - २
दस्त क्र. (२००९) २०१०
२५/११

मो.अ. नसिक

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गाव नमुना नं. २८९१+२८९२ २८९३००-०० R.V. 19m.

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तालुका-**नाशिक**

जाने क.

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एकत्रीकृत जमीन महसूल - १९२८०८

पकवादी	चालू वर्ष-महसूल	स्थानिक उपकर
१०००००००	१२८००००	१९२८०१
२०००००००	२४२००००	
२०००००००	२४२००००	
२०००००००	२४२००००	

(अक्षरी) सारो: (कमळाबाई माणिकराव कासबाई) तालुका-नाशिक

ADVOCATE

BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, MUMBAI
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RESIDENCE: NASHIK ROAD, NASHIK, MAH.
ROLL No.: Mah/ 963 /1991
ENROLLED ON: 12/07/1991

SECRETARY

नसिन - २

दस्तावेज (२००९) २०९०

१२/११



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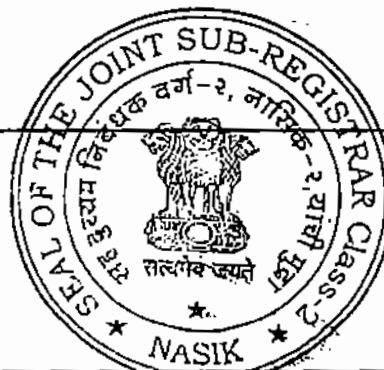
051799 42237300 21

12

दस्त क्रमांक : 12001/2010

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: मे राधे एन्टरप्रायजेस तर्फे मागीदार 1 नरसिंह लखुमाई पटेल रा ऑफीस 1 गुलमोहर अपार्टमेंट डि पी रोड बदलापुर इस्ट जि ठाणे वय 44 पॅन नं अएफपीपीपी 4978एल - - पत्ता: घर/प्लॉट नं: - गल्ली	लिहून घेणार वय - सही		
2	नाम: किरण विठ्ठल पटेल रा सदर वय 43पॅन नं अएनएसपीपी 64554सी - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/यसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय - सही		
3	नाम: किराट रायजीमाई पटेल रा सदर वय 38 पॅन नं अजेजेपीपी 2740जी - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/यसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय - सही		
4	नाम: अनिलकुमार माणिकचंद कासलीवाल रा कासलीवाल हॉस्पिटल अशोक स्तंभ नाशिक वय 57 पॅन नं अजेजेपीपी 8803बी - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/यसाहत: -	लिहून घेणार वय - सही		
5	नाम: सौ कमलाबाई माणिकचंद कासलीवाल रा सदर वय 73 - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/यसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय - सही		



दस्तऐवज करून देणार तथाकथित [करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख] दस्तऐवज करून दिल्याचे कयूल करतात.

दस्त क्रमांक : 12001/2010

दस्ताचा प्रकार : फरारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

6

नाम: सौ रंजिता अनिलकुमार कासलीवाल रा सदर वय

लिहून देणार

52 पॅन नं अजेयुपीके 5612के - -

पत्ता: घर/फ्लॅट नं: -

वय

गल्ली/रस्ता: -

सही R. Kasliwal

ईमारतीचे नाव: -

ईमारत नं: -

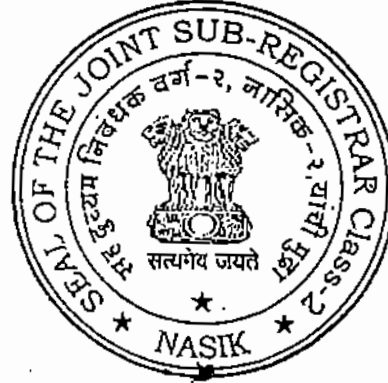
पेट/घसाहता: -

शहर/गाव: -

तालुका: -

पिन: -

पॅन



दस्त क्र. [नसन2-12001-2010] चा गोपवारा
वाजारा मुल्य : 20659730 मोबदला 23759730 भरलेले मुद्रांक शुल्क : 1188000

दस्त हजर केल्याचा दिनांक : 28/10/2010 06:19 PM
निष्पादनाचा दिनांक : 28/10/2010
दस्त हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : 5) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
दस्त अनुच्छेद प्रकार : स्थायर मालमत्ता विक्री करारनामा

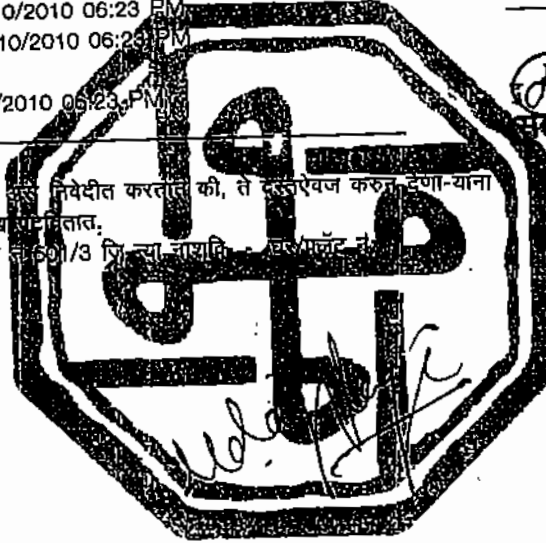
शिक्षा क्र. 1 ची येळ : (सादरीकरण) 28/10/2010 06:19 PM
शिक्षा क्र. 2 ची येळ : (फी) 28/10/2010 06:21 PM
शिक्षा क्र. 3 ची येळ : (कयुली) 28/10/2010 06:23 PM
शिक्षा क्र. 4 ची येळ : (ओळख) 28/10/2010 06:23 PM

दस्त नोंद केल्याचा दिनांक : 28/10/2010 06:23 PM

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असलेले निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यवस्थित ओळखतात, व त्यांची ओळख मान्यतात.

1) अॅड उदय विनयचंद्र राजे रा चे 28/10/3 जिल्हा न्यायालय - नाशिक न.

गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेट/वसाहत : -
शहर/गाव : -
तालुका : -
पिन : -



पावती क्र.: 12084 दिनांक: 28/10/2010
पावतीचे वर्णन
नांव: मे राधे एन्टरप्रायजेस तर्फे भागीदार 1
नरसिंह लखुभाई पटेल रा ऑफीस 1 गुलमोहर
अपार्टमेंट डि पी रोड बदलापुर इस्ट जि ठाणे वय
44 पॅन नं अएफपीपीपी 4978एल - -

30000 : नोंदणी फी
620 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल:
(अ. 11(2)),
रुज्यात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30620: एकूण

[Signature]
सह दुय्यम निबंधक वर्ग-२
नाशिक-२.

पुस्तक क्रमांक १ क्रमांक 92009
वर नोंदला.

[Signature]
सह दुय्यम निबंधक वर्ग-२
नाशिक-२.

दिनांक 26 माहे 90 2090

[Signature]
सह दुय्यम निबंधक वर्ग-२
नाशिक-२

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण 39 पाने आहे.

[Signature]
सह दुय्यम निबंधक वर्ग-२
नाशिक-२

