

Zone :27.1	Rs. 30,030 / Sq.Mtrs
Govt. Valuation	Rs. 30,77,174/
Actual Consideration	Rs. 32,00,000/

Sale Deed

THIS IS THE SALE DEED OF TYPE 2- BHK ROW HOUSE NO. E-6 IN THE SCHEME "SHANTAI RESIDENCY" SITUATED AT Gut No.9, situated at village Pisadevi, Tq.and Dist.Chhatrapati Sambhajinagar, on this -----th day of August in the year Two Thousand and Twenty Six

BETWEEN

1. Mr. Kakasaheb S/o Damu Kale

Age: 63 yrs, Occ: Agri

R.o.Near Maruti Mandir, Pisadevi, Chhatrapati Sambhajinagar

Aadhar No. 3658 0868 2124

Pan No. OLZPK5961E

2. Mr. Pandharinath S/o Damu Kale

Age: 58 yrs, Occ: Agri

R.o. Pisadevi, Chhatrapati Sambhajinagar

Aadhar No. 6724 0013 9724

Pan No. NUZPK0921C

3. Mr. Sanjay S/o Damu Kale

Age: 48 yrs, Occ: Agri

R.o. Pisadevi, Chhatrapati Sambhajinagar

Aadhar No. 6677 0434 6707

Pan No. LYHPK9190B

(Through any one GPA Holder bearing registered No.AGG-5-5601/2024 Dt.19/07/2024 for presentation of document)

(hereinafter referred to as "the Owner/s) of the One Part

(Which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives.)

AND

M/S. SHREE GANESHA GROUP

Regi. Office At: Gut No.105, Sambhaji Chowk, Kalyani Plaza at Pisadevi,
Chhatrapati Sambhajnagar-431008

Pan No:AFDFS7396J

Through Its Partner's

1. Mr. Vishnu S/o Ramkrishna Kale

Age: 34 yrs, Occ: Business

R.o.House No.01, Gut No.8, Pisadevi, Chhatrapati Sambhajnagar

Aadhar No. 2616 4436 1076

2. Mr. Ratan S/o Janardhan Kale

Age: 37 yrs, Occ: Business

R.o.House No.06, Galli No.1, Pisadevi, Chhatrapati Sambhajnagar.

Aadhar No. 2624 4669 0637

3. Mr. Prabhakar S/o Ramkrishna Kale

Age: 38 yrs, Occ: Business

R.o.House No.01, Gut No.8, Pisadevi, Chhatrapati Sambhajnagar

Aadhar No. 4026 2377 5246

**(Through any two GPA Holder bearing registered No.AGG-5-5599/2024
Dt.19/07/2024 for presentation of document)**

(hereinafter referred to as "the Promoter) of the Second Part

(Which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives.)

And

1. Mr. Pankaj Prabhu Jadhav

Age:-38 Years, Occ.:- service

PAN No. ATIPJ2086L

AADHAR NO: 9004 9354 1660

2. Mrs. Swati Pankaj Jadhav

Age:-30 Years, Occ.:- Housewife

PAN No. BIUPJ6696N

AADHAR NO: 9673 7264 4396

having address at : Shahuba Nagar, Digar, Chhtrapati Sambhajinagar

Hereinafter collectively referred to as “THE PURCHASER/S”

(Which expression shall, unless contrary to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives.)

1. **WHEREAS**, The party of the first part/owner is owner & possessor of **the Land Gut No.09** to the extent of admeasuring **00 hector 44 Aar, 00 hector 44 Aar and 00 hector 42 Aar i.e.total 01 Hector 30 Are respectively** situated at village **Pisadevi** , Tq.and Dist.Chhatrapati Sambhajinagar. The said land owner proposed built up area is admeasuring **6000.22 Sq.Mtrs** out of said land as per revised building permission issued by CIDCO outward no.**CIDCO/TPO/CSNFA (BP-GH)/2024/371 Dated 22/04/2024** given for Development to the said Promoter vide Development Agreement Dt.19/07/2024 vide registration no.AGG-5-5596-2024 and said owners also executed Power of Attorney in favour of Promoter Dt.19/07/2024 vide registration no.AGG-5-5599-2024. The said land is self acquired property of above said owner/ Developer. The said land is

specifically described in **Schedule “A”** written forming part & parcel of this agreement [the land hereinafter referred to as “**the said land**”]. The said land is referred in **Schedule “A”** forming part and parcel of this agreement

AND WHEREAS, The present owners had obtained the Non Agricultural permission over the said land from the Competent Authority, Tahsil Office Chhatrapati Sambhajanagar vide its Order No. JA.K. 2023/ JAMA-2/PRA.KRA./377 Dt.12/12/2023 And whereas, OWNER, also filed application before the **CIDCO** for lay out permission and building permission over the said land, thereafter in respect of said land **CIDCO**, Chhatrapati Sambhajanagar issued Revised Building Permission for Group Housing Scheme vide out ward no. **CIDCO/TPO/CSNFA (BP-GH)/2024/371 Dated 22/04/2024.**

AND WHEREAS, the sale deed, is with the benefit and right to construct any new building/s if so permitted by the concerned local authority.

AND WHEREAS, It is seen from old 7/12 extract of Gut No 09 of village Pisadevi, Tq. And Dist.Aurangabad, the said land is seen on the name of Dagdabai Shankar 0-8-0 Aane Share and Damu Vitthal 0-8-0 Aane share vide mutation entry no.129.

It is seen vide Sale Deed Dt.18/01/1999 executed between Smt.Dagdabai Shankar Kale being the VENDOR and sold Gut No.09 Adm.01 Hector 32 Aar and others of village Pisadevi to Baban Raosaheb Kale, Santosh Raosaheb Kale, Kakasaheb Damu Kale, Sanjay Damu Kale, Pandharinath Damu Kale being the PURCHASERS vide Reg.No.236/1999. Which was registered in the Office of Sub-Registrar Aurangabad office no.3. On the basis of said sale deed the names of said land purchasers are entered over the said land vide Mutation Entry No.202 Dt.15/02/1999 as an owner and possessor.

Further seen vide Partition Deed Dt.18/01/1999 executed between Damu Vitthal Kale and Raosaheb Vitthal Kale vide Reg.No.235/1999. Which was registered in the Office of Sub-Registrar Aurangabad office no.3 in respect of land Gut No.09 Adm. 01 Hector 32 Aar and others. In the said partition deed Damu Vitthal Kale got 66 Aar land share. On the basis of said partition deed the Mutation Entry No.203 Dt.15/02/1999 is sanction and said persons names are recorded in the revenue record.

It is also seen vide Partition Deed Dt.21/02/2011 executed between Kakasaheb Damu Kale, Pandharinath Damu Kale and Sanjay Damu Kale vide Reg.No.1027/2011. Which was registered in the Office of Sub-Registrar Aurangabad office no.1 in respect of Gut No.09 Adm. 00 Hector 66 Aar and others. In the said partition Deed Kakasaheb Damu Kale, Pandharinath Damu Kale and Sanjay Damu Kale are get 22 Aar each land out of Gut No.09 and others. On the basis of said partition Deed the names of Kakasaheb Damu Kale, Pandharinath Damu Kale and Sanjay Damu Kale are recorded over the said land vide Mutation Entry No.926 Dt.30/03/2011.

It is seen from Sale Deed Dt.20/02/2017 executed between Sanjay Damu Kale being the VENDOR and Ankush Motilal Kale being the PURCHASER vide Reg.No.977/2017. Which was registered in the Office of Sub-Registrar Aurangabad No.5 in respect of Gut No.09 Adm.00 Hector 02 Aar land. On the basis of said sale deed the name of said land purchaser is entered vide Mutation Entry No.1774 Dt.25/06/2019 as an owner and possessor.

That, Declaration Deed Dt.12/07/2022 executed by Pandhrinath Damu Kale, Kakasaheb Damu Kale, Sanjay Damu Kale and consent given by Santosh Raosaheb Kale, Baban Raosaheb Kale vide Reg.No.5358/2022. Which was registered in the Office of Sub-Registrar Aurangabad No.1 for confirmation of Boundaries.

That, land owner named Pandhrinath Damu Kale, Kakasaheb Damu Kale, Sanjay Damu Kale are applied for N.A. permission before concern authority and thereafter N.A.Order No.JA.K.2023/JAMA-2/PRA.KRA./377 Dt.12/12/2023 issued by Tahsil Office Chhatrapati Sambhajinagar in respect of captioned land i.e.6000 Sq.Mtrs. Further the Revised Building Permission for Group Housing Scheme issued by CIDCO bearing No.CIDCO/TPO/CSNFA (BP-GH)/2024/371 Dt.22/04/2024 and sanction Building Plan in respect of captioned land. It is seen from said REVISED building permission Dt.22/04/2024, the concern authority allowed permissible built up area with ref.to basic FSI adm.6600.00 Sq.Mtrs and total proposed built up Area is 6000.22 Sq.Mtrs.

The total land of area admeasuring 13000.00 Sq.Mtrs, Out of said total area 7000.00 Sq.Mtrs. is D.P. Reservation area, hence balance area of plot is 6000.00 SQ.Mtrs and Proposed Built Up Area admeasuring 6000.22 Sq.Mtrs as per Revised Building Permission of CIDCO bearing no.CIDCO/TPO/CSNFA (BP-GH)/2024/371) Dt.22/04/2024 out of Land Gut No.09/Part, of village Pisadevi, Tq. And Dist. Chhatrapati Sambhajinagar.

It is seen from recital of Deed of Partnership Dt.26/12/2023 executed between Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal and given name **M/S. Shree Ganesha Group.** **Thereafter, as per Reconstitution Deed of M/s.Shree Ganesha Group Dt.15/05/2026, the fourth partner named- Rameshwar Janardhan Sasemahal is retired from the said partnership due to personal reasons to which parties of first, second and third namely - Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale are only continue partnership from the Dt.15/05/2026. In respect of said notice of change in partnership also intimated towards the office of Partnership of Firm.**

It is seen vide Development Agreement Dt.19/07/2024 executed by Pandhrinath Damu Kale, Kakasaheb Damu Kale, Sanjay Damu Kale being the OWNERS and

M/S. Shree Ganesha Group through its Partner's: Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal being the DEVELOPER bearing Reg.No.5596/2024. Which was registered in the Office of Sub-Registrar Aurangabad No.5 in respect of (proposed built up Area admeasuring 6000.22 Sq.Mtrs) of Gut No.09 village Pisadevi, Tq and Dist.Chhatrapati Sambhajinagar given by owners to developer for development as per mention terms and condition.

That, Irrevocable General Power of Attorney Dt.19/07/2024 executed by Pandhrinath Damu Kale, Kakasaheb Damu Kale, Sanjay Damu Kale being the EXECUTANTS and Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal partners of M/S. Shree Ganesha Group being the ATTORNEY HOLDER bearing Reg.No.5599/2024. Which was registered in the Office of Sub-Registrar Aurangabad No.5 for development work of Gut No.09, proposed built up Area admeasuring 6000.22 Sq.Mtrs

The Special Power of Attorney Dt.19/07/2024 executed by Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale being the EXECUTANTS and Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale being the ATTORNEY HOLDER bearing Reg.No.5601/2024. Which was registered in the Office of Sub-Registrar Aurangabad No.5. The said special power of attorney executed for presentation of documents any one of owner.

AND WHEREAS, under Sec. 2 Form – “A” of The Maharashtra Flat Owners Act, 1970 thereby submitted the said constructions to the provisions of the aforesaid act and the same. The Deed of Declaration Dt.19/07/2024 which is executed by OWNER/DEVELOPER bearing Reg.No.5600/2024. Which was registered in the Office of Sub-Registrar Aurangabad No.5 And given the name “**SHANTAI RESIDENCY**” to the project.

AND WHEREAS, the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove; **AND WHEREAS**, the Promoter is in possession of the project land/Plot.**AND WHEREAS**, the Promoter has proposed to construct on the project plot out of aforesaid Group Housing Scheme there is 45 Tenement/Row House, 20 Flat, 07 Shops as per mention in below.

Sr.No.	Building Type	Number of Tenement/Type	Total Tenements
1	A-type Building	A-01 to A-9 (2-BHK R/H) & A-10 (3-BHK R/H)	10
2	B-type Building	B-01 (3-BHK-R/H) B-02 TO B-09 (2-BHK R/H)	10
3	C-type Building	C-01 & C-09 (3-BHK- R/H), C-02 to C-08 (2-BHK R/H)	09
4	D-type Building	D-01 & D-08 (3-BHK R/H) , D-02 to D-04 (2-BHK-R/H-G+2), D-05 to D-07 (2-BHK-R/H)	08
5	E-type Building	E-01 & E-08 (3-BHK R/H) , E-02 to E-04 (2-BHK-R/H), E-05 to E-07 (2-BHK-R/H-G+2)	08
6	F-type Building	SHOP NO.1 TO 7	07
	F-type Building	FLAT NO.101 TO 104, FLAT NO.201 TO 204, FLAT NO.301 TO 304 AND FLAT NO.401 TO 404, FLAT NO.501 TO 504 (ALL 2-BHK)	20
		TOTAL	72

AND WHEREAS, the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority no.**P51500078089 DT.25/11/2024**; authenticated copy is attached in Annexure 'F';.

AND WHEREAS, The Allottees / Purchaser/s knowing well the above facts and having satisfied with the sanction plan, floor plan, specifications, design, areas, location of the Row House building project, amenities, common area, title documents, sanctions, applied for allotment of a residential **2-BHK Row House No. E-06** of carpet area admeasuring **82.55 sq. meters** & built up area admeasuring **102.47 sq. meters** "**SHANTAI RESIDENCY**" being constructed on the said property, the Row House is more particularly described in the **Schedule-A** written hereunder, to him for a total consideration of **Rs.32,00,000/- (Rupees Thirty Two Lakh Only)**.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. It is agreed by the parties hereto that residential **2-BHK Row House No. E-06** of carpet area admeasuring **82.55 sq. meters** & built up area admeasuring **102.47 sq. meters** "**SHANTAI RESIDENCY**" The mutually agreed sale price of the said under sale is Consideration **Rs.32,00,000/- (Rupees Thirty Two Lakh Only)** The sale price is inclusive of common rights of use and enjoyment of the common spaces and common facilities in the scheme known as "**SHANTAI RESIDENCY**".

Sr.No	Cheque/DD No	Date	Amount	Bankers
1.				
2.				
3.				
		TOTAL	32,00,000/	

The SELLER acknowledges having received the entire amount of consideration **Rs.32,00,000/- (Rupees Thirty Two Lakh Only)** As detailed above and there is no dispute whatsoever about the same.

2. That, on receiving entire amount of consideration as above, the seller has handed over the vacant and peaceful possession of the Row House under sale to the purchaser and the purchaser acknowledges having taken possession of the same.
3. That, consideration of the said sum of **Rs.32,00,000/- (Rupees Thirty Two Lakh Only)** paid by the purchaser to the Vendor before the execution of these presents deed. Vendor do hereby grant, and transfer by way of the sale to the Purchasers forever all that the said Row House under sale in the said scheme known as "**SHANTAI RESIDENCY**" and the said Row House under sale is more particularly described in the Schedule hereunder written.
4. And together with all the appurtenances belonging to or in any way appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever of the Vendor into out of or upon the said premises or any part thereof TO HAVE AD TO HOLD the said premises hereby granted, and sold, or intended so to be sold with their rights and appurtenances unto and to the use and benefit of the purchaser for ever to be held as heritable and transferable immoveable property within the meaning of any law for the time being in force, and agreements lawfully made and./or entered into and/or that may be entered into pursuant and also subject to the payments of all rents, taxes, assessments, rates, dues and duties, now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra and any other Government, Semi-government Authorities and subject to the condition that the said Row House under sale will be used only for **residential purpose** and no other.
5. And the Vendor do hereby for himself and his heirs, executors and administrators covenant with the Purchaser that;

- (a) Seller hereby solemnly declares that, the Row House under sale is free from all encumbrances whatsoever. Similarly, the Seller declares that, he is the sole owner and has absolute authority to execute this Sale Deed in favour of the Purchasers. In case any dispute is raised by any person in respect of the title of Seller to the Row House under sale, the same shall be defended and cleared by the Seller at his own cost and the Purchasers shall always be kept indemnified and harmless in this regard.
- (b) The Purchaser shall and may at all times hereafter peacefully and quietly entry upon, hold, occupy, possess and enjoy exclusively the said Row House under sale hereby sold and receive the rents, accrued income and profits thereof and of every part thereof for his own use and benefit without any hindrance, claim and demand whatsoever from or by the Vendor or any person or persons lawfully claiming under him.
- (c) The said premises are free and clear and freely and clearly and absolutely and forever released and discharged or otherwise sole by the Vendor, and.
- (d) The vendor shall and will from time to time and at all times, hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further lawful and reasonable acts, deeds, things, matters, conveyances and assurances whatsoever for the better further and more perfectly and absolutely granting the said the premises hereby granted and sold unto and to the use of the purchaser in the manner aforesaid as required by the Purchaser.
6. AND the purchaser for himself his heirs, executors, administrators and assigns doth hereby covenant with the Vendor and/or other co-owners of the other units in the said condominium that:
- (a) Shall use the said Row House under sale for **residential purpose** only and for no other purpose,

(b) The purchase shall not do any work which would jeopardize the soundness or safety of the property, reduce the value thereof or impair any easement nor shall the purchaser add any material structure or excavate any additional basement or cellar without, in every such case, the unanimous consent of all the other Row House owners in the said condominium being first obtained.

(c) the builder/developer of the said land only is entitled for all the compensations, F.S.I. or any other benefits of the reservation and acquisition of the said land for any purpose and no body else can object, demand or entitle for the same.

7. That, the said condominium of apartment known as is governed by the provisions of Maharashtra Apartment Ownership Act 1970 and all terms and conditions mentioned in the registered deed of Declaration shall be binding on the Purchasers.
8. That, the transfer in question will mean and include the transfer of interest in relation to the covering wall/structure and space covered by the said premises and its rights and appurtenances on the plot of which the said Row House under sale is part and parcel.
9. After the construction some times in the natural course some minor cracks develop in the wall of the building which will never be deemed to be a fault in construction and as such if the purchaser of the Row House under sale wants to rectify the same then he has to do the Same at his cost only.
10. That, the parties shall abide by the provisions of the law in relation to the Apartment and the maintenance of the building it is for the clarification declared that the Purchaser shall be responsible for the internal

maintenance/decoration etc. of the Row House vested in him and maintenance of common facilities in the scheme shall be done by the association as may be formed and the expenditure in relation to the general maintenance of the common facilities and common spaces shall be adjusted pro-rata on the basis of the built up area in occupation of the respective Row House/Row House owners.

11. That, the Row House Purchaser shall not use or permit to be used the said Row House for any purchase other than **residential purpose** without written consent of all other Row House/Row House owners in the condominium and the Purchaser shall not cause or permit to be caused any nuisance or annoyance to the occupiers of other Row House/Row Houses in the scheme.
12. That, the Seller hereby solemnly declares that, the Row House under sale is free from all encumbrances whatsoever. Similarly, the Seller declares that, he is the sole owner and has absolute authority to execute this Sale Deed in favour of the Purchaser. In case any dispute is raised by any person in respect of the title of Seller to the Row House under sale, under sale, the same shall be defended and cleared by the Seller at his own cost and the Purchaser shall always be kept indemnified and harmless in this regard.
13. The Row House Purchaser shall observe and perform all the rules and regulations which the co-operative society or the association of Row House owners as the case may be may adopt architects inception and additions, alternations or amendment thereof that may be made from time to time for protection and maintenance of the common facilities, common spaces in the scheme and for the observance and performance of the building rules, regulations and bye-laws for the time being in force of the concerned local authority or government or other public body. The Row House/Row House

purchaser shall also observe and perform all the bye-laws and rules and regulations laid down by the co-operative society or the association of Row House/Row House owners for occupation and use of the common facilities in the scheme and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings.

14. It is the sole responsibility of the purchasers to obtain water connection from the concern authority as and when the water supply pipeline will be laid by the concern authority for the housing project. The builder is not responsible for obtaining the water supply connection from the concern authority. However, the builder has completed internal plumbing/pipeline in all respects and ready to be connected to the supply line of the concern authority.

Further It is the sole responsibility of the purchasers to obtain electric connection/Meter from the concern authority. The builder will provide his NOC to obtain electrical connection from concern authority and builder is not responsible for obtaining the meter /electric connection from the concern authority. However, the builder has completed internal electrical work in all respects and ready to be connected to the supply electric of the concern authority.

15. Similarly, the vendor has made arrangement of soak pit for drainage/sewage of the housing scheme. However, it is responsibility of the Row House/Row House Purchasers for periodical maintenance of the same at his own expenses and the vendor will not be responsible for the same in any manner.
16. That, the expenses towards stamp duty, registration charges etc. For drafting and execution of Sale Deed have been paid by the purchasers only.

First Schedule

ALL THAT PEACE AND PARCEL OF, Gut No.09 to the extent of admeasuring **6000.00 Sq.Mtrs** (Proposed Built Up Area Adm.6000.22 Sq.Mtrs as per Revised Building Permission no. CIDCO/TPO/CSNFA (BP-GH)/2024/371 Dated 22/04/2024) situated at Pisadevi, Tq and Dist.Chhatrapati Sambhajinagar. Within the following boundaries:

ON OR TOWARDS EAST : As per CIDCO sanction 12.00 Mtrs.wide
road and Land Gut No.10

ON OR TOWARDS WEST : Remaining 70 Are land of Owners out of
Gut No.09

ON OR TOWARDS SOUTH: Land of Santosh Kale & Baban Kale out of
Land Gut No.09

ON OR TOWARDS NORTH: As per CIDCO sanction 12.00 Mtrs.wide
road

Second Schedule

List of Specification of construction of Row house/ Building.

The specification of the material to be used and other things shall be:-

STRUCTURE	:-	RCC framed structure
WALLS	:-	Outer wall 6 inch brick wall and inner or partition wall 4 inch brick wall
PLASTER	:	External wall with sand faced plaster and internal wall with sand.
DOORS and WINDOWS	:-	Main entrance door in laminated door, frame and other Flush doors, sliding windows with safety grills
PLUMBING	:-	Concealed C.P. fitting
FLOORING	:-	Vitrified tiles in all rooms and granite kitchen otta with stainless steel sink
ELECTRIFICATION	:-	Cancelled electrical fitting
PAINTING	:-	Internal walls in OBD Exterior ACE SPAINTS
TOILET	:-	Glazed tile dado up to lintel level in bath and 4 feet in W.C. with Standard quality fittings

Any extra work other than specification will be charged extra and should be informed before execution

SCHEDULE 'A'

All that part and parcel of **2-BHK** Row house bearing No. **E-06**, Building- **E**, Built
Up Area admeasuring **102.47 Sq.Mtrs** and Carpet area admeasuring **82.55**

Sq.Mtrs. 7/12 extract area admeasuring **102.47 Sq.Mtrs** in **SHANTAI RESIDENCY** (Undivided sharing in proportionate) constructed on above property, bounded by:

TOWARD EAST	:-	6.00 Meter wide road
TOWARD WEST	:-	Open Lane
TOWARD SOUTH	:-	Row House No.E-05
TOWARD NORTH	:-	Row House No.E-07

Drafted and Identified:

Allottee:

1. Mr. Pankaj Prabhu Jadhav

2. Mrs. Swati Pankaj Jadhav

Owners :

1.Mr. Kakasaheb S/o Damu Kale

2.Mr. Pandharinath S/o Damu Kale

3. Mr. Sanjay S/o Damu Kale

(Through any one GPA Holder bearing

registered No.AGG-5-5601/2024 Dt.19/07/2024

for presentation of document)

Pramoter:

M/S. SHREE GANESHA GROUP

Through Its Partner's

1. Mr. Vishnu S/o Ramkrishna Kale

2. Mr. Ratan S/o Janardhan Kale

3. Mr. Prabhakar S/o Ramkrishna Kale

(Through any two GPA Holder bearing

registered No.AGG-5-5599/2024 Dt.19/07/2024

for presentation of document)

WITNESSESS :

1.MR.

AGE: OCC:

R/O.

2.MR.

AGE: OCC:

R/O.