

104/5627

पावती

Original/Duplicate

Wednesday, August 14, 2019

नोंदणी क्र.: 39म

12:30 PM

Regn.: 39M

पावती क्र.: 10749 दिनांक: 14/08/2019

गावाचे नाव: पिंपळगांव बहुला

दस्तऐवजाचा अनुक्रमांक: नसन1-5627-2019

दस्तऐवजाचा प्रकार: डीड ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: श्री.सौरभ विनय भुसे - -

नोंदणी फी रु. 300.00

दस्त हाताळणी फी रु. 480.00

पृष्ठांची संख्या: 24

एकूण: रु. 780.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:50 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक वर्ग-२
Sub Registrar Nashik
नाशिक-२

बाजार मुल्य: रु. 1087000 /-

मोबदला रु. 1845750/-

भरलेले मुद्रांक शुल्क : रु. 1900/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005156008201920E दिनांक: 14/08/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1308201907447 दिनांक: 14/08/2019

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Received Original Document
Date 16 AUG 2019



104/5627

इतर पावती

Original/Duplicate

Wednesday, 14 August 2019 5:44 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10812 दिनांक: 14/08/2019

गावाचे नाव: - पिंपळगांव बहुला

दस्तऐवजाचा अनुक्रमांक: नसन1-5627-2019

दस्तऐवजाचा प्रकार : डीड ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: श्री. सौरभ विनय भुसे - -

वर्णन

दस्त हाताळणी फी

रु. 60.00

पृष्ठांची संख्या: 3

एकूण:

रु. 60.00

Sub Registrar Nashik1

1); देयकाचा प्रकार: DHC रक्कम: रु.60/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1408201905272 दिनांक: 14/08/2019

बँकेचे नाव व पत्ता:

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर च नाली.



Scanned with OKEN Scanner



CHALLAN
MTR Form Number-6



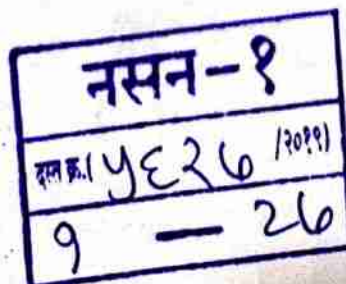
GRN	MH005152608201920E	BARCODE			Date	13/08/2019-15:13:31	Form ID	25.3
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID (If Any)			
					PAN No.(If Applicable)			
Office Name	NSK1_HQR SUB REGISTRAR NASHIK.1				Full Name	SAURABH VINAY BHUSE		
Location	NASHIK				Flat/Block No.			
Year	2019-2020 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street				
0030046401 Stamp Duty		1900.00		Area/Locality	PIMPALGAON BAHULA NASHIK			
				Town/City/District				
				PIN	4 2 2 0 1 2			
				Remarks (If Any)				
				SecondPartyName=NIRMAN ESTATE DEVELOPERS-				
				Amount In	One Thousand Nine Hundred Rupees Only			
		1,900.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332019081313786	227358256	
Cheque-DD Details				Bank Date	RBI Date	13/08/2019-15:13:52	Not Verified with RBI	
Cheque/DD No.				Bank-Branch		IDBI BANK		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुसरे निबंध कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Mobile No. : 8999999999

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-104-5627	0002689411201920	14/08/2019-12:30:06	IGR311	1900.00
Total Defacement Amount					1,900.00





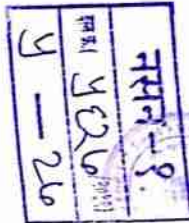
CHALLAN
MTR Form Number-6



PRN	MH005152008201920E		BARCODE	13/08/2019-15:13:31		Form ID	25.3	
Department	Inspector General Of Registration		Payer Details					
Stamp Duty	Registration Fee		TAX ID (If Any)					
Fee Name	NSK1_HQR SUB REG STRIP NASHIK 1		PAN No. (If Applicable)					
Location	NASHIK		Full Name		SAURABH VINAY BHUSE			
Period	2019-2020 One Time		Flat/Block No.					
Account Head Details	Amount In Rs.	Premises/Building						
80048401 Stamp Duty	1900.00	Road/Street						
		Area/Locality		PIMPALGAON BAHULA NASHIK				
		Town/City/District						
		PIN		4 2 2 0 1 2				
		Remarks (If Any)		SecondPartyName=NIRMAN ESTATE DEVELOPERS-				
		Amount In		One Thousand Nine Hundred Rupees Only				
	1,900.00	Words						
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details	Bank CIN	Ref. No.	69103332019081313786 227358256					
Cheque/DD No.	Bank Date	RBI Date	13/08/2019-15:13:52 Not Verified with RBI					
Branch of Bank	Bank-Branch		IDBI BANK					
Branch of Branch	Scroll No. , Date		Not Verified with Scroll					

Document ID : Mobile No. : 8999999999
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल दुरयोग नित्यकर कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	1308201907447
Date	13/08/2019
Received from NIRMAN ESTATE DEVELOPERS, Mobile number 8999999999, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Nashik 2 of the District Nashik.	
Payment Details	
Bank Name	IBKL
Date	13/08/2019
Bank CIN	10004152019081306267
REF No.	227357777



१-१११



CHALLAN
MTR Form Number-



GRN	MH05150002019202	BARCODE	15002019160314	Date	15/09/2012	Form No	20.1
Department	Inspector General of Registration	Payment Details					
Type of Payment	Stamp Duty	TAX ID (if Any)					
Office Name	NEXT, HQR SUB REGISTRAR NASHIK 1	PAN No (if Applicable)					
Location	NASHIK	Full Name					SAURABH VINAY BHUSE
Year	2019-2020 One Time	Flat/Plot No.					
Account Head Details		Premises/Building					
000003301 Registration Fee	300.00	Amount in Ru.					
		Area/Locality					NASHIK
		Township/District					
		PIN					4 2 2 0 0 1
		Remarks (if Any)					
		Secordry/Inchment/RMAN ESTATE DEVELOPERS-					
Total		Amount in Words					Three Hundred Rupees Only
Payment Details	ICBI BANK	FOR USE IN RECEIVING BANK					
Challan No.		Bank CIN					001033201900131420
Bank Name		Bank Date					15/09/2012
Branch Name		Bank Branch					ICBI BANK
Branch Address		Branch No., Date					Not Verified with SCRI

DEED OF APARTMENT

SHREE

THIS DEED OF APARTMENT made and executed on this 13th day of August in the year Two Thousand Nineteen.

BETWEEN

1. Mr. Shamrao Balwantrao Kedar.

Age - 71 Years, Occupation - Business,

2. Mrs. Mandakini Shamrao Kedar.

Age - 65 Years, Occupation - Business,

3. Mr. Sameer Shamrao Kedar.

Age - 43 Years, Occupation - Business,

All above R/o - Vasant Market,

Canada Corner, Shamrapur Road,

Nashik - 422 002.

Through their G.P.A. holder

M/s. Nirman Estate Developers Pvt. Ltd.

Previous name -

M/s. Niwas Properties (I) Pvt.Ltd.

Through its Director -

Mr. Vipul Nemichand Poddar.

Age : 44 years, Occup.: Business & Agriculturist,

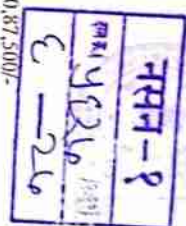
R/o.: Poddar House, Lalitaprasad Poddar Marg,

College Road, Nashik 422005.

Hereinafter referred to as VENDORS.

(which expression shall unless it be repugnant to the context or meaning thereof and include his heirs, legal representatives, executors and administrators) or the FIRST PARTY.

AND



१-१११





Mr. Saurabh Vinay Bhuse.
Age: 31 years, Occupation: Service
R/o:- 18, Indrajeet Society, Near Nirmala Convent School,
D. K. Nagar, Gangapur Road, Nashik - 422 013.

PAN NO. - ANOPB 6854 G

Hereinafter referred to as the "PURCHASER/S"

(which expression shall, unless it be repugnant to the context to meaning thereof, and include his heirs, legal representatives executors, administrators) of the **SECOND PART.**

AND

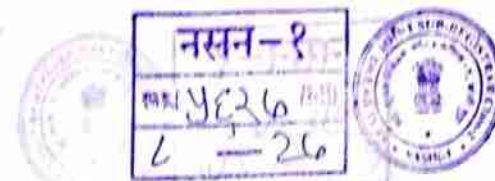
M/s. Nirman Estate Developers Pvt. Ltd.
Previous name -
M/s. Niwas Properties (I) Pvt. Ltd.
A Company incorporated under
Indian Companies Act 1956, having its
Office at Nirman House, Lalitaprasad Poddar Marg,
College Road, Nashik - 422 005.
Through its Director -
Mr. Vipul Nemichand Poddar.
Age - 44 years, Occ. - Business & Agriculturist,
R/o. - Poddar House, Lalitaprasad Poddar Marg,
College Road, Nashik - 422 005.
Hereinafter referred to as "PROMOTER"

(which expression shall, unless it be repugnant to the context to mean and include it's heirs, legal representatives and successors) of the **THIRD PART.**

WHEREAS the vendors are the absolute owners of the property particularly described in the Schedule I hereunder written and hereinafter referred to as the "Said property" for the sake of brevity.

AND WHEREAS the vendors entered into Agreement of Sale with the Promoter as on 31/01/2011. The said Agreement of Sale was registered in the office of Sub-Registrar of Nashik-4 as on 03/02/2011 vide Sr. No. NASAN4-01379-2011. Hence, it is recorded in village record of rights vide M. E. No. 14863.

AND WHEREAS the vendor has also executed a power of attorney in favour of Promoter i.e. M/s. Nirman Estate Developers Pvt. Ltd. previous name M/s. Niwas Properties (India) Pvt. Ltd. through its Director 1. Mr. Nemichand Lalitaprasad Poddar & 2. Mr. Vipul Nemichand Poddar and 3. authorized person Mr. Mahendra Nemichand Poddar which is registered in the office of Sub-Registrar, Nashik-4 at Sr. No. NASAN4-01380-2011 on 03/02/2011. The said power of attorney is in order, and applicable today also.



AND WHEREAS the Vendors entered into the Agreement of Sale with the Promoter and executed the same and thereby granted sole and absolute right to the Promoter to develop the said property by constructing building thereon as per the approved plans and granted further rights to the Promoter to enter into further agreements of sale for the sale of constructed areas.

AND WHEREAS against the above properties, from and out of the land area of 6330.65 Sq. Mtrs. against which, a Scheme of 4 Buildings i.e. A1/1, B1/1, B1/2, and C1/1 have been constructed and occupation certificate has been received and 2 buildings namely, A1/2 and B1/3 is proposed to be constructed. From and out of these buildings, Building No. B1/1 having Plot area admeasuring 1020.88 Sq. Mtrs. on which municipal built-up area of 1442.78 Sq. Mtrs. which is described in Schedule-II hereunder and on which a building plan was approved by Nashik Municipal Corporation, Nashik vide Building Permit and commencement Certificate bearing No.SAT/B2/ 404/ 4465 dated 14/12/2011.

AND WHEREAS the promoter has accordingly commenced the construction activities on the said plot property which is described in Schedule-II hereunder and completed the same and also obtained a completion certificate vide Outward No. NaRaVi/B2/16227/4533 dated 09/01/2014.

AND WHEREAS the Promoter has registered into an agreement of sale on 15/09/2012 with the purchaser for sale of apartment Flat No. 601 on Sixth floor which is particularly described in Schedule III mentioned herein below constructed on the said property for a consideration of Rs. 18,16,500/- and the same has been registered in the office of Sub-Registrar, Nashik-3 at Sr. No. NASAN3-9381-2012 Dated 15/09/2012 on which stamp of Rs. 90,850/- is affixed on Sale value of Rs. 18,16,500/-.

AND WHEREAS as per Final Measurement of Building No. B1/1, area of Flat No. 601 is increased to 0.93 Sq. Mtr. i.e. 10.00 Sq. Feet (Carpet Area) equivalent to 1.21 Sq. Mtr. i.e. 13.00 Sq. Feet (Built up Area), hence consideration for Flat No. 601 is increased of Rs. 29,250/- which is paid by the Purchaser/s herein and accordingly difference of Stamp amount of Rs. 1,800/- is affixed on this Deed of Apartment.

AND WHEREAS as per the agreement of sale between the Promoter and purchaser/s for the sale of the said apartment price was agreed at Rs.18,45,750/- and the purchaser has paid unto the Promoter the entire consideration.

AND WHEREAS the Promoter have put the purchaser in actual possession of the said Flat No. 601 in NIRMAN'S VRINDAVAN GARDEN-B1/1 Apartment Condominium, Kedar Nagar as on 25/03/2014.

AND WHEREAS as the construction of the building is completed by the Promoter and the vendor has submitted the said plot and building thereon to the provisions of the Maharashtra Apartment Ownership Act, 1970 and accordingly, they have prepared a Deed of Declaration and Bye-Laws have been registered with the sub-registrar Nashik-5 at Serial No.NASAN5-5555-2019 as on 29-06-2019.



AND WHEREAS as per the aforesaid Deed of Declaration and Bye-Laws, there are various apartments enjoying common as well as restricted and exclusive amenities and facilities;

AND WHEREAS the purchaser/s requested the Promoter & Vendor to execute sale-deed of the said apartment in favour of the purchaser;

AND WHEREAS the Vendor & Promoter have agreed to execute & get registered sale-deed of the apartment in favour of the purchaser/s.;

NOW THIS DEED WITNESSES AS FOLLOWS :

1. That the Vendor and the Promoter do hereby sell, transfer and convey unto the purchaser/s, apartment Flat No. 601 admeasuring 54.16 sq. mtrs. Carpet i.e. 73.11 Sq. Mtr. Built up on Sixth Floor in Building No. B1/1 having Plot area admeasuring 1020.88 Sq. Mtrs. on which municipal built-up area admeasuring 1442.78 Sq. Mtrs. situated on Survey No. 195/F, Plot No. 2 out of area admeasuring 6330.65 Sq. Mtrs. at Kedar Nagar, Village Pimpalgaon Bahula, Taluka and District Nashik subject to the terms and conditions stated in this deed.
2. That as per the agreement of sale, dated 15/09/2012 between the Promoter and the purchaser/s, the total consideration for the said Flat was agreed at Rs. 18,45,750/- and the purchaser has paid the entire amount of consideration unto the Promoter on or before execution of this Deed as per receipts issued by the Promoter from time to time. Thus the Promoter confirms having received from the purchaser/s entire amount of consideration as mentioned above.
3. That in furtherance of the Agreement of Sale dated 15/09/2012 the Promoter has put the purchaser/s in possession of the said flat on 25/03/2012 and the vendor and Promoter hereby confirm the same.
4. That the purchaser/s has paid the entire consideration for the said flat to the Promoter and the Promoter in turn have paid the entire consideration of the plot to the Vendor and thus Vendor and Promoter hereby acknowledge receipt of the total consideration from the purchaser/s.
5. That the Vendor and the Promoter have submitted the said plot to the provision of the MAHARASHTRA APARTMENT OWNERSHIP ACT 1970 and have executed and got registered deed of declaration and bye-laws of NIRMAN'S VRINDAVAN GARDEN-B1/1 Apartment condominium, Kedar Nagar. As per this deed of Declaration and bye-laws, the present purchaser is entitled to the said apartment along with common and the restricted amenities as stated therein and further 3.67 % voting rights in the said NIRMAN'S VRINDAVAN GARDEN-B1/1 Apartment Condominium, Kedar Nagar.
6. That the Purchaser/s has become a member of the NIRMAN'S VRINDAVAN GARDEN-B1/1 Apartment Condominium, Kedar Nagar.



7. That all taxes and cesses payable in respect of the said plot upto date of Sale Agreement have been paid by the Vendor and the Promoter and the taxes payable thereafter has been / shall be paid by the member of NIRMAN'S VRINDAVAN GARDEN-B1/1 Apartment Condominium, Kedar Nagar and the purchaser being a member thereof undertakes to pay and contribute his proportionate share therein regularly.
8. That the Vendors hereby assures unto the purchaser/s that the said plot is their absolute ownership property and no one else has any right, title or interest in the same.
9. That the Vendors hereby assures unto the Purchaser/s that the said Flat is neither subject-matter of any acquisition or requisition or requisition nor they received any notice to that effect till today.
10. That the Vendors hereby assures unto the purchaser that they have not subjected the said property to any encumbrance whatsoever and the same is not a subject-matter of any dispute or pending litigation.
11. That the Promoter hereby assures unto the purchaser/s that they have not subjected the said flat as well as the said apartment to any encumbrance and further assures that they have not entered into any agreement or arrangement with respect to the said apartment with any other person than the purchaser/s.
12. That the Vendor having received the consideration from the Promoter & promoter having received the consideration from the purchaser/s do hereby sell, transfer & convey the said apartment as described in Schedule II and I respectively as mentioned hereunder in favour of the purchaser/s absolutely and for every TO HAVE & TO HOLD the same as true & absolute owner thereof.
13. That the purchaser/s has become the full and absolute owner of the said Flat and now he shall get his name entered in the records of rights and the Vendor and the Promoter undertakes to extend necessary co-operation in that behalf.
14. That the Promoter shall apply for permission/certificate under the provisions of section 230A of the income tax act, if so required. And have/ shall produce the same at the time of registration of these presents.
15. That all the expenses towards the stamp duty, registration charges and incidental expenses thereto for these presents were agreed to be borne out by the purchaser/s and accordingly, he has paid for the same.
16. That the purchaser shall be responsible to pay monthly maintenance towards maintenance of the building/Common areas/Common Amenities/Club House/STP/ Garden etc. from the date of possession and maintain the same at their cost.



SCHEDULE - I OF THE SAID PROPERTY REFERRED TO ABOVE.

ALL that piece and parcel of non agricultural tenure, lying and being at village Pimpalgaon Bahula within the limit of Nashik Municipal Corporation and within the registration and sub registration District Nashik, bearing Gut No. 195/F, area admeasuring 18385.00 Sq. Mtrs. assessed at Rs. 0.64 paise which is sub-divided in several plots out of which Gut No. 195/F, Plot No. 2 area admeasuring 6330.65 Sq. Mtrs. assessed at Rs. 9306.05 Ps. which is bounded as shown below:-

ON OR TOWARDS EAST: 9.00 Mtr. wide Road,
ON OR TOWARDS WEST: Plot No. 1,
ON OR TOWARDS NORTH: Open Space & Primary School,
ON OR TOWARDS SOUTH: Gut No. 195 Plot No. 1.

Together with right to use ways, paths etc. All the said property together with all rights to use that may be sanctioned for it by the Competent Authority.

SCHEDULE - II OF THE SAID BUILDING A1 ON THE SAID PLOT WHICH IS REFERRED TO ABOVE.

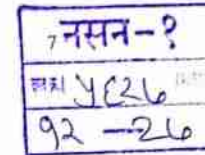
Out of the property described in Schedule - I, from and out of the Plot No. 2 area of 6330.65 Sq. Mtrs. against which, a Scheme of 4 Buildings i.e. A1/1, B1/1, B1/2 and C1/1 have been constructed and occupation certificate has been received and 2 buildings namely, A1/2 and B1/3 is proposed to be constructed. From and out of these buildings, Building No. B1/1 having Plot area admeasuring 1020.88 Sq. Mtrs. on which municipal built-up area of 1442.78 Sq. Mtrs. which is bounded as shown below.

ON OR TOWARDS EAST : Marginal Distance,
ON OR TOWARDS WEST : Building No. B1/2,
ON OR TOWARDS NORTH : Marginal Distance,
ON OR TOWARDS SOUTH : Marginal Distance.

All the said property together with all rights to use the TDR and other benefits of construction that may be sanctioned for it by the Competent Authority.

SCHEDULE III OF THE SAID PREMISES REFERRED TO ABOVE

The premises of Residential flat on Sixth floor, bearing No. 601 in Building No. B1/1 having Carpet area of flat is 54.16 Sq. Mtrs. (583.00 Sq. Feet), and built-up area of Flat admeasuring 73.11 Sq. Mtrs. (787.00 Sq. Feet) as per plan drawn for construction of building & carpet area of common parking divided equally among all flat purchaser on ground floor, shown to the Purchaser/s, with right to use common area of :-



1. Staircase of building
2. Landings of Staircase
3. Pump House
4. Lift & backup system.
5. Common amenities.

The flat is bounded as shown below :-

On or towards East : Marginal Distance
On or towards West : Staircase & Flat No. 602
On or towards North : Flat No. 604
On or towards South : Marginal Distance,

IN THE WHEREOF the parties hereto have signed hereunder

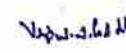
SIGNED, SEALED AND
DELIVERED BY THE VENDORS
Mr. Shamrao Balwant Kedar & others
Through their Power of Attorney Holder
M/s. Nirman Estate Developers Pvt. Ltd.
Previous name -
M/s. Niwas Properties (I) Pvt. Ltd.
Through its Director -
Mr. Vipul Nemichand Poddar.



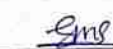

SIGNED, SEALED AND
DELIVERED BY THE PUCHASER/S
HEREINABOVE STATED
Mr. Saurabh Vinay Bhuse.




SIGNED, SEALED AND
DELIVERED BY THE PROMOTER
HEREINABOVE STATED
M/s. Nirman Estate Developers Pvt. Ltd.
Previous name -
M/S. Niwas Properties (India) Pvt. Ltd.
through its Director :-
Mr. Vipul Nemichand Poddar.




IN THE PRESENCE OF WITNESSES.

 2. 
NIRMAN'S VRINDAVAN GARDEN-B1/1 (सुरेश्वर नगर)

नस-१
सत क्र. ५६२६
१३ - २६



घोषणापत्र/शपथपत्र

निर्माण संख्या ३१/११

मी / आम्ही खाली सही करणार मा.नॉदणी महानिरीक्षक म.रा.पुणे यांचे दि.३०/११/२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नॉदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे / आहोत.

सदर नॉदणीचा दस्तऐवज निष्पादित करतांना नॉदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे ह्यात आहेत. उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदार समक्ष निष्पादित केलेला आहे.

सदर दस्तऐवज हा नॉदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नॉदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकुम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

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

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

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक / बनावटीकरण / संगनमत व त्या अनुशंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नॉदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नॉदविण्यात आलेल्या व्यवहारास कायदानुसार मुद्रांक शुल्क किंवा नॉदणी फी कमी लावली / वुडविली गेली असल्यास अथवा नॉदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पूर्ण कल्पना आहे.

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

५५५५.५.५५५५

लिहून देणार...

मे. निर्माण इस्टेट डेव्हलपर्स लि.
यांच्या तर्फे संचालक
श्री. विठ्ठल नेमीचंद पोद्दार

(सौ. वि. वि. मुसे)
लिहून देणार...

निर्माण वृंदावन गार्डन साठीचे घोषणापत्र

मे. निर्माण इस्टेट डेव्ह. प्रा. लि. तर्फे संवातक श्री. विपुल ने. पोद्दार पोषित करतो कि, मे. सह. दूरधर्म निबंधक साहेब वर्ग २ नाशिक, यांचे कार्यालयात श्रीमिसे-ऑफ-सेस / बीड ऑफ ब्याटीमेंट या क्षीर्णकाचा दस्त नोंदणीसाठी सादर करत आहे. श्री शमाराव बळवंतराव केदार यांनी दिनांक ३०/०१/२०११ रोजी मला लिहून दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सधर दस्त नोंदणीत सादर करीत आहे / निष्पादित करून घेतली जावावे हेत आहे. सधरचे कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यार पत्र दिवून देणार याची कुणीही मध्यत घ्यावेनाही किंवा अन्य कोणत्याही कारणातुळे कुलमुखत्यार पत्र रद्दबातल ठरलेले नाही. सधरचे कुलमुखत्यार पत्र पूर्णपणे वैध अथवा उपरोक्त कुली कारण्यास मी पूर्णतः तयार आहे सधरचे कानन चुकीचे आढळून आल्यास नोंदणी बधितानिमा १९०८ चे कलम ८२ अन्वये मी शिजेत पात्र राहील याची मला पूर्णपणे जाणीव आहे.

दिनांक २३/०५/२०१८
विकाय - नाशिक
श्री. विपुल ने. पोद्दार



Original/Duplicate
नोंदणी क्र. 399
Regn. 399M
पावती
Saturday, September 15, 2012
पावती क्र.: 9414 दिनांक: 15/09/2012

गाराचे नाव: पिपळगांव बाहुला
दस्तऐवजाचा अनुक्रमांक: सन-९३८१-२०१२
दस्तऐवजाचा प्रकार: श्रीमिसेट्ट व सैन
सधर कार्यालयाचे नाव: सौरभ वित्त भुते -
नोंदणी क्र. 18170.00
रस्त हाताळणी क्र. 880.00
ब्रांड एवढी
पुण्याची संख्या: 44
एकूण
रु. 18070.00

Received Original Document

आपणास हा दस्तऐवज अंदाजे 4:45 PM ला वेळेत मिळेल.
Joint Sub Registrar, Nashik
सह दस्त. क्र. 18170.00 चा - २
नोंदणी - ३.
बाबत मुल्य: रु. 1087500/-
मरलेले मुद्रांक मुल्य: रु. 90825/-
(एफ) कोणत्याही मरणापाणिनेच्या हद्दीत किंवा त्यानंतर अवतरेना
मुद्रांक नियम: कोणत्याही मरणा घोषणा इदीत किंवा उप-बंद (सोन) मध्ये नमूद न केलेल्या
कोणत्याही मरणात केवळ
१) देवकाचा प्रकार: By Cash खमन: रु 900/-
२) देवकाचा प्रकार: By Demand Draft खमन: रु 18170/-
डीडी/मरणादेशाने ऑर्डर क्रमांक: 0110190 दिनांक: 15/09/2012
हेको नमूद व फटा: Other Than the List

Original
नोंदणी क्र. ३९९
दिनांक: ०३/०२/२०११
पावती



गाराचे नाव: निर्माण इस्टेट डेव्ह. प्रा. लि.
दस्तऐवजाचा अनुक्रमांक: सन-९३८१-२०११
दस्तऐवजाचा प्रकार: श्रीमिसेट्ट व सैन
सधर कार्यालयाचे नाव: सौरभ वित्त भुते -
नोंदणी क्र. 18170.00
रस्त हाताळणी क्र. 880.00
ब्रांड एवढी
पुण्याची संख्या: 44
एकूण
रु. 18070.00

गाराचे नाव: पिपळगांव बाहुला
दस्तऐवजाचा अनुक्रमांक: सन-९३८१-२०१२
दस्तऐवजाचा प्रकार: श्रीमिसेट्ट व सैन
सधर कार्यालयाचे नाव: सौरभ वित्त भुते -
नोंदणी क्र. 18170.00
रस्त हाताळणी क्र. 880.00
ब्रांड एवढी
पुण्याची संख्या: 44
एकूण
रु. 18070.00

गाराचे नाव: पिपळगांव बाहुला
दस्तऐवजाचा अनुक्रमांक: सन-९३८१-२०१२
दस्तऐवजाचा प्रकार: श्रीमिसेट्ट व सैन
सधर कार्यालयाचे नाव: सौरभ वित्त भुते -
नोंदणी क्र. 18170.00
रस्त हाताळणी क्र. 880.00
ब्रांड एवढी
पुण्याची संख्या: 44
एकूण
रु. 18070.00

नमन-१
५६२६
१८-२६



परीक्षित प्रमाण पत्र UTO100M1590PTC05597

कंपनी NIMAS PROPERTIES (INDIA) PRIVATE LIMITED

के रूप में, मैं पुष्टि करता हूँ कि निम्नलिखित NIMAS PROPERTIES (INDIA) PRIVATE LIMITED को नाम NIMAS PROPERTIES (INDIA) PRIVATE LIMITED

के रूप में, मैं पुष्टि करता हूँ कि निम्नलिखित NIMAS PROPERTIES (INDIA) PRIVATE LIMITED को नाम NIMAS PROPERTIES (INDIA) PRIVATE LIMITED

मैं पुष्टि करता हूँ कि निम्नलिखित NIMAS PROPERTIES (INDIA) PRIVATE LIMITED को नाम NIMAS PROPERTIES (INDIA) PRIVATE LIMITED

GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Maharashtra, Mumbai

Fresh Certificate of Incorporation Consequent upon Change of Name

Corporate Identity Number : UTO100M1590PTC05597

In the matter of M/s NIMAS PROPERTIES (INDIA) PRIVATE LIMITED

I hereby certify that NIMAS PROPERTIES (INDIA) PRIVATE LIMITED which was originally incorporated on Seventeenth day of October Nineteen Hundred Ninety under the Companies Act, 1956 (No. 1 of 1956) as NIMAS PROPERTIES (INDIA) PRIVATE LIMITED having duly passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and the approval of the Central Government depicted in writing having been accorded, hereby under Section 21 of the Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R. 507 (E) dated 24/08/1995 vide SPN B7934562 dated 16/08/2013 the name of the said company is this day changed to NIMAS ESTATE DEVELOPERS PRIVATE LIMITED and the Certificate is issued pursuant to Section 23(1) of the said Act.

Given at Mumbai this Sixteenth day of August Two Thousand Thirteen.

Registrar of Companies, Maharashtra, Mumbai

Registrar of Companies, Maharashtra, Mumbai

आमंत्रित, मुंबई, महाराष्ट्र, भारत

Note: The corresponding form has been approved by ASHRAJHA BHASKAR ATHANALE, Deputy Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2008. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

महाराष्ट्र के अतिरिक्त अधिकार क्षेत्र पर लागू नहीं है।

Mailing Address as per record available in Registrar of Companies office:

NIRMAN ESTATE DEVELOPERS PRIVATE LIMITED
NIRMAN HOUSE, L.P. PODDAR MARG, COLLEGE ROAD,
NASHIK - 422005,
Maharashtra, INDIA

2



नमन-१
५६२६
१८-२६



नाम NIMAS PROPERTIES (INDIA) PRIVATE LIMITED, नमन-१
पुस्तक संख्या/दिनांक: १८/०८/२०१९
(पुस्तक संख्या)

No.A 18227

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

संख्या: १८/०८/२०१९

१-सम



नमन-१

२०-२०



पृष्ठी क्र. 2

02/07/2019

दस्तावेज क्र. 55552019
नोडली :
Regn 63m

संशोधन व सुधार

(1) निवेदनकर्ता का नाम

(2) मोबाइल

(3) संपत्ति का विवरण (पॉलीटिकल/नॉन-पॉलीटिकल/अन्य) का नाम और पता

(4) संपत्ति का मूल्य (कर के बाद)

(5) पंजीकरण

(6) निवेदनकर्ता का पता

(7) निवेदनकर्ता का पता

(8) निवेदनकर्ता का पता

(9) निवेदनकर्ता का पता

(10) निवेदनकर्ता का पता

(11) निवेदनकर्ता का पता

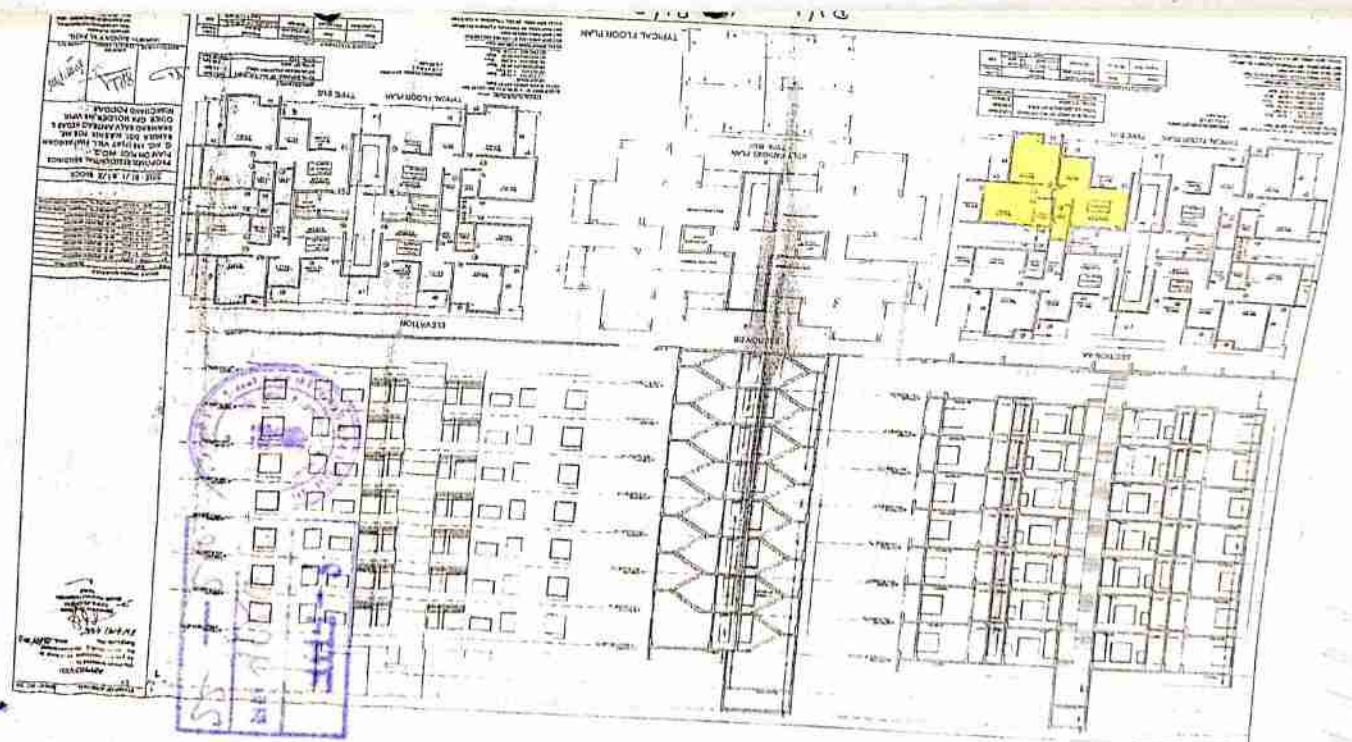
(12) निवेदनकर्ता का पता

(13) निवेदनकर्ता का पता

(14) निवेदन

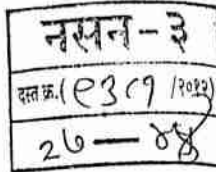
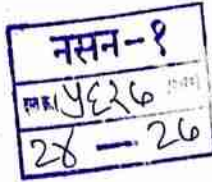


नमन-१
२०-२०
पृष्ठी क्र. 2
दस्तावेज क्र. 55552019
नोडली :
Regn 63m



नमन-१
२०-२०
पृष्ठी क्र. 2





ON OR TOWARDS EAST : 9.00 Mtr. Colony Road.
ON OR TOWARDS WEST : Gut No. 196.
ON OR TOWARDS NORTH : 9.00 Mtr. Colony Road & Primary School & Open Space,
ON OR TOWARDS SOUTH : 12.00 Mtr. Colony Road & Plot No. 90 to 98.

Together with right to use ways, paths etc.

All the said property together with all rights to use that may be sanctioned for it by the Competent Authority.

SCHEDULE II OF THE SAID PREMISES REFERRED TO ABOVE

The premises of Residential Flat on Six floor bearing No. 601 in Building No.B1/1 situated on Plot No.2 having the Carpet area of Flat is 53.23 Sq. Mtr. (573 Sq. Feet) and the Built up area of Flat is 71.90 Sq. Mtr. (774 Sq. Feet) consist of 3 rooms & Kitchen, as per the plans drawn for construction of the building & shown to the Purchaser with right to use common area of :

1. Staircase of the building
2. Landings of Staircase
- Pump House
- Lift

The flat constructed premises is bounded as shown below:

On or towards East : Marginal Distance.
On or towards West : Staircase & Flat No. 602.
On or towards North : Flat No.604
On or towards South : Marginal Distance

ANNEXURE 'A'

Adv. Ravindranath Popatlal Joshi,
Nirman House, Lalitaprasad Poddar Marge,
College Road, Nashik - 422 005.

Date :- 16/12/2011



104/5627

पुणेवार, 14 दिसम्बर 2019 12:30 म.न.

उपन्यास वापस भाग-1

नमन 1

25/12/20

दस्तावेज क्रमांक: नमन1/5627/2019

दस्तावेज क्रमांक: 5627/2019

वापस मूल्य: रु. 10,87,000/- मोबदला: रु. 18,45,750/-

भरनेचे मुद्रांक शुल्क: रु.1,900/-

नॉटरी ची मागणी अगल्यास तपविल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. गह. दु. नि. नमन1 यांचे वापसनाम

पावनी.10749

पावनी दिनांक: 14/08/2019

अ. क्र. 5627 यर दि.14-08-2019

मादरकमचाराने दाख. ची.सौरभ विनय भुगे -

येती 12:28 म.न. वा. इतर केसा.

नॉटरी ची

रु. 300.00

दस्तावेज हस्ताक्षरी ची

रु. 480.00

पुणेची नोंदना: 24

एकूण: 780.00

दस्तावेज हस्ताक्षरीची मही:

सह. दुय्यम निबंधक वर्ग-२

नाशिक-२

यशदाचा प्रकार: वीट ऑफ अपार्टमेंट

सह. दुय्यम निबंधक वर्ग-२

नाशिक-२

मुद्रांक शुल्क: (मूक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्वातंत्र्य अखत्यारिय्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-ग्रेड (चौक) मध्ये मसुदा न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 14 / 08 / 2019 12 : 28 : 41 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 14 / 08 / 2019 12 : 30 : 06 PM ची वेळ: (फी)

कमी यशुल हस्ताक्षरी ची. ची/ बाने की (१०)
पा. क्र. ११९२ दि. १४/८/२०१९
बसुल केली.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-२





14/08/2019 12:35:20 PM

दस्त क्रमांक : नगन 1/5627/2019

दस्ताचा प्रकार : डीड ऑफ अपार्टमेंट

दस्त गोपवारा भाग-2

नगन 1

2427

दस्त क्रमांक:5627/2019

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री.सौरभ विनय भुसे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 18, इंदुजीत सोसायटी, निर्मला कॉन्व्हेन्ट स्कुल जवळ, डि.के.नगर, गंगापूर रोड, नाशिक, महाराष्ट्र, नाशिक. पिन नंबर:ANOPB6854G	लिहून घेणार वय :-31 स्वाक्षरी:-		
2	नाव:मे.निर्माण इस्टेट डेव्हलपर्स प्रा.लि.तर्फे संचालक श्री.विपुल नेमिचंद पोद्दार तर्फे वि.मु.श्री.माधव खुशाल चव्हाण - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पोद्दार हाऊस,एल.पी.पोद्दार मार्ग,कॉलेजरोड,नाशिक., महाराष्ट्र, नाशिक. पिन नंबर:AAACN6202A	लिहून घेणार वय :-49 स्वाक्षरी:-		
3	नाव:संमती देणार 1.श्री.शामराव बळवंतराव केदार 2.सौ.मंदाकिणी शामराव केदार 3.श्री.समीर शामराव केदार यांचे ज.मु.म्हणुन मे.निर्माण इस्टेट डेव्हलपर्स प्रा.लि.तर्फे संचालक श्री.विपुल नेमिचंद पोद्दार तर्फे वि.मु.श्री.माधव खुशाल चव्हाण पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पोद्दार हाऊस,एल.पी.पोद्दार मार्ग,कॉलेजरोड,नाशिक., महाराष्ट्र, नाशिक. पिन नंबर:AAACN6202A	माझ्या देणार वय :-49 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तक्रारकीत डीड ऑफ अपार्टमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 14 / 08 / 2019 12 : 31 : 41 PM

ओळख:-
घासील इंगम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना अक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संतोष नरहरी सांबारे - - वय:42 पत्ता:अनमोल पार्क पुष्प नगर लोखंडे मळा जेल रोड नाशिक पिन कोड:422101	स्वाक्षरी		
2	नाव:अभय कैलास शोके - - वय:32 पत्ता:नित्य पुजा रो हाऊस माऊली कॉलनी भगवाचीक जेलरोड नाशिक पिन कोड:422101	स्वाक्षरी		

शिक्षा क्र.4 ची वेळ: 14 / 08 / 2019 12 : 34 : 40 PM

शिक्षा क्र.5 ची वेळ: 14 / 08 / 2019 12 : 34 : 55 PM नोंदणी पुस्तक 1 मध्ये

Sub-Registrar नाशिक-2

नाशिक-2 Payment Details.

sr. Epayment Number
1 1308201907447

Defacement Number
1308201907447
0002689413201920



Scanned with OKEN Scanner