

शेअर्स सर्टि. नं. २१

सभासद क्रं. २१

भाग संख्या १०



निर्माणसू

वृंदावन गार्डन वी १/१ को

- ऑप. हाऊसिंग सोसायटी लि., नाशिक

नाशिक

(म.स.सं.अधिनियम १९६० अन्वये नोंदणी झालेला)

नोंदणी क्रमांक: म.स.सं.के./म.स.सं.के./म.स.सं.जे./टी.सी./७०१२/२०२२ नोंदणी दिनांक: १२/०४/२०२२

..... प्रमाणित करण्यात येते की, ...

श्री./श्रीमती Deepak N. Ramwani, Mrs. Vinai D. Ramwani यांना

संस्थेच्या प्रचलित उपनियमास अनुसरून संस्थेचा अधिकृत सभासद करून घेण्यात आले आहे. आणि त्यांना

भाग क्र. २०१ ते २१० एकूण भाग १० प्रत्येकी रुपये पन्नास लाखएकूण रुपये ५००/- अक्षरी रुपये पाचशे लाखचे देण्यात येत आहेत. ह्या भागाचा दाखला आज दिनांक १२/०४/२०२२ रोजी

संस्थेच्या अधिकृत शिक्क्यानिशी देण्यात आला आहे.

व्य.स.सदस्य

सेक्रेटरी

चेअरमन

प्रमाणपत्र

निर्माणसू वृंदावन गार्डन

बी १/१ को ऑप हाऊसिंग सोसायटी लि., नाशिक

रजि. नं. एन.एस.के./एन.एस.के./एच.एस.जे./टि.सी./७०१२/२०२२

पत्ता - गट न १९५ फ/०२, पिंपळगांव बहूला, गंगापूर-त्र्यंबक लिंक रोड, श्रमिक नगर, केदार नगर, सातपूर, नाशिक-४२२ ०१२.

RECEIPT

No.: **021**Date: 29/10/2023Received With Thanks From Mr. Deepak RamwaniAmount Of Rs. 13500/- (April 2022 to June 2023)By Cash/Cheque /RTGS/NEFT UPI Cheque No. _____

Bank Deatils. _____

Against Flat 601

Receiver's Signature

निर्माणसू वृंदावन गार्डन


341/8999

Friday, October 04, 2019

2:50 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10934 दिनांक: 04/10/2019

गावाचे नाव: पिंपळगांव बहुला

दस्तऐवजाचा अनुक्रमांक: नसन4-8999-2019

दस्तऐवजाचा प्रकार : डीड ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: श्री दिपक नारायणदास रामवाणी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 500.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

3:05 PM ह्या वेळेस मिळेल.

सह. दुर्धारा निबंधक कार्यालय-४
नाशिक-४.

बाजार मूल्य: रु.1751000/-

मोबदला रु.2000000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006980003201920P दिनांक: 04/10/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.400/-

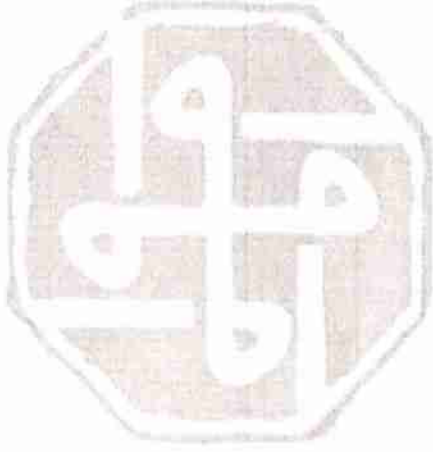
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0310201902428 दिनांक: 04/10/2019

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

मुकुंद देवस परत



04/10/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक
4

दस्त क्रमांक : 8999/2019

नोदणी :

Regn:63m

गावाचे नाव : पिंपळगांव बहुला

- (1) विलेखाचा प्रकार डीड ऑफ अपार्टमेंट
(2) मोबदला 2000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

- (4) भू-मापन, पोटहिस्सा व याचक्रमांक (असल्यास)



- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात आलेला

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिकपैकी मौजे पिंपळगांव बहुला या गावाचे शिवारातील गट नं 195/फ मधील प्लॉट नं 2 या मिळकतीवर निर्माणस वृंदावन गार्डन बिल्डींग बी-1/1 अपार्टमेंट या नावाने ओळखल्या जाणाऱ्या इमारतीमधील सहाव्या मजल्यावरील फ्लॅट नं 601 यांसी कार्पेट क्षेत्र 54.16 चौ.मी. यांसी बांधीव क्षेत्र 73.11 चौ.मी. ही मिळकत ((Survey Number : 195/F ; Plot Number : 2 ;))

1) 73.11 चौ.मीटर

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- श्री सौरभ विनय भुसे वय:- 31; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 18 इंद्रजित सोसायटी, ब्लॉक नं: निर्मला कोन्व्हेंट स्कूल जवळ डी के नगर, रोड नं: गंगापूर रोड नाशिक, महाराष्ट्र, नाशिक. पिन कोड:- 422013 पॅन नं:- ANOPB6854G

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- श्री दिपक नारायणदास रामवाणी वय:- 57; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं 311 प्लॉट नं 114 क्रिस्टल ग्रीन बिल्डींग, ब्लॉक नं: आयईएस स्कूल जवळ चारकोप सेक्टर 2 कांदिवली पश्चिम मुंबई उपनगर, रोड नं: आज रोजी नाशिक मुक्कामी, महाराष्ट्र, मुंबई. पिन कोड:- 400067 पॅन नं:- AAZPR3109G

2): नाव:- सौ विमी दिपक रामवाणी वय:- 51; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं 311 प्लॉट नं 114 क्रिस्टल ग्रीन बिल्डींग, ब्लॉक नं: आयईएस स्कूल जवळ चारकोप सेक्टर 2 कांदिवली पश्चिम मुंबई उपनगर, रोड नं: आज रोजी नाशिक मुक्कामी, महाराष्ट्र, मुंबई. पिन कोड:- 400067 पॅन नं:-

ALNPR7664P

- (9) दस्तऐवज करून दिल्याचा दिनांक 03/10/2019
- (10)दस्त नोंदणी केल्याचा दिनांक 04/10/2019
- (11)अनुक्रमांक,खंड व पृष्ठ 8999/2019
- (12)बाजारभावाप्रमाणे मुद्रांक शुल्क 100
- (13)बाजारभावाप्रमाणे नोंदणी शुल्क 100
- (14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सुची क्र. II
नोंदणी नंतरची प्रथम प्रत
अस्साल बरहुकुम नवकल
सह. दुर्योधन निबंधक वर्ग-२
नासिक-४



CHALLAN
MTR Form Number-6



GRN	MH006980003201920P	BARCODE	0310201902428		Date	03/10/2019-11:25:18		Form ID	25.1				
Department					Inspector General Of Registration								
Stamp Duty					Payer Details								
Type of Payment					Registration Fee								
Office Name					NSK4_NASHIK 4 JOINT SUB REGISTRAR								
Location					NASHIK								
Year					2019-2020 One Time								
Account Head Details					Amount In Rs.		Premises/Building						
0030046401 Stamp Duty					100.00		Road/Street						
0030063301 Registration Fee					100.00		Area/Locality						
							Town/City/District						
							PIN						
							4 2 2 2 1 3						
							Remarks (If Any)						
							PAN2=ANOPB6854G-SecondPartyName=Mr Saurabh Vinay						
							Bhuse-CA=2000000-Marketval=1751000						
							Amount In						
							Two Hundred Rupees Only						
Total					200.00		Words						
Payment Details					FOR USE IN RECEIVING BANK								
STATE BANK OF INDIA													
Cheque/DD Details					Bank CIN		Ref. No.		10000502019100300337			1768599170015	
Cheque/DD No.					Bank Date		RBI Date		03/10/2019-11:26:21			Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 775064466

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0310201902428
Date	03/10/2019
Received from Mr Deepak Narayandas Ramwani, Mobile number 775064466, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Nashik 4 of the District Nashik.	
Payment Details	
Bank Name	sblepay
Date	03/10/2019
Bank CIN	10004152019100302060
REF No.	201927659406128

Print Date 03-10-2019 11:26:48

=1=



Zone No. 20.2
Valuation Rs. 17,51,000/- Consideration Rs. 20,00,000/-
Stamp Duty Rs. 1,20,000/- Registration Fee Rs. 20,000/-

Agreement to Sale is registered at Sr. No. NSN-4-8486/2019 Dated 18/09/2019 on a Stamp of Rs. 1,20,000/- and Reg. Fee Rs. 20,000/- Hence this deed is executed on Stamp of Rs. 100/-

DEED OF APARTMENT

This Deed of Apartment is made and executed at Nashik on this 4th day of October, in the year 2019.

BETWEEN

MR. SAURABH VINAY BHUSE, Age: 31 Yrs., Occupation: Service, PAN: ANOPB6854G UID No. 5054 8909 4774 R/at: 18, Indrajeet Society, Near Nirmala Convent School, D.K. Nagar, Gangapur Road, Nashik-422013 (hereinafter referred to as **"THE VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors and assigns) **OF THE FIRST PART**

AND

[1] MR. DEEPAK NARAYANDAS RAMWANI, Age: 57 Yrs., Occupation: Business, PAN: AAZPR3109G, UID No. 7780 9235 4331 **[2] MRS. VIMI DEEPAK RAMWANI**, Age: 51 Yrs., Occupation: Housewife, PAN: ALNPR7664P, UID No. 4450 8111 3671, Both R/at: Flat No. 311, Plot No. 114, Crystal Green Building, Near IES School, Charkop Sector 2, Kandivali (West) Mumbai (Sub urban) 400067 today at Nashik (hereinafter referred to as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors and assigns) **OF THE SECOND PART.**



WHEREAS the vendor own and possesses the residential flat property bearing Flat No. 601 in Building No. B1/1 in the group Housing Scheme by name- Nirman's Vrindavan Garden Apartment Condominium, Kedar Nagar situated at Village Pimpalgaon Bahula, Taluka and District Nashik (Which is more particularly described in Schedule-III in this document) Said property is purchased by the purchaser from the land owners Mr. Shamrao Balwantaor Kedar and Mrs. Mandakini Shamrao Kedar & Mr. Sameer Shamrao Kedar thorough thier G.P.A. Holder M/s. Nirman Estate Developers Pvt. Ltd., (Formerly known as M/s. Niwas Properties (I) Pvt. Ltd.) through it's Director- Mr. Vipul Nemichand Poddar as 'LAND OWNERS' and 'PROMOTERS' M/s. Nirman Estate Developers Pvt. Ltd., (Formerly known as M/s. Niwas Properties (I) Pvt. Ltd.) through it's Director- Mr. Vipul Nemichand Poddar by registered Agreement of Sale dated 15/09/2012, which registered in the office of Jt. Sub. Registrar, Nashik-3 bearing registration No. NSN-3-9381/2012 dated 15/09/2012. And after the compliance of all terms and conditions mentioned therein, and after full and final amount paid by vendor to promoters, the above said land owners and promoters executed 'Deed of Apartment' in favour of Vendor on 13/08/2019 which is registered in the office of Jt. Sub. Registrar, Nashik-1, at Sr. No. NSN-1-5627/2019 on 14/08/2019.

AND WHEREAS the landed property of Group Housing Scheme by name 'Nirman's Vrindavan Garden' bearing Gut No. 195/F situated at Village Pimpalgaon Bahula, Dist. Nashik is converted to Non-Agricultural use vide order from the Collector, Nashik baring No. RB. DESK.III.LNA.SR./443/81 dated 05/10/1981. As well as order dated 29/12/2010 vide order No. Masha/ Kaksha-3/4/SR/443/2010. Hence the said property was fit for causing construction of only residential tenements thereupon.

=3=



AND WHEREAS the above said land owners are prepared sub-division layout plan which is approved by Asst. Director of Town Planning, Nashik vide letter No. Nagarrachana Dept./ Antim/ Satpur/ B2/17, dated 29/09/2011. As per this approved plan, Plot No.1 is having area adm. 8827.64 Sq. Mtrs. and Plot No. 2 having area adm. 6330.65 Sq. Mtrs respectively.

AND WHEREAS Building permission given by Nashik Municipal Corporation Nashik vide their commencement Certificate No. LND/BP/Satpur/B-2/403/4464 dated 14/12/2011 for Plot No. 01 of Gut No. 195-F of Village Pimpalgaon Bahula, The said plans are approved for NINE BUILDINGS, namely Building No. A1, A2, A3, A4, A5, A6, B1, B2 and C1. All buildings are having Parking + 7 upper floors.

AND WHEREAS Building permission given by Nashik Municipal Corporation Nashik vide their commencement Certificate No. LND/BP/Satpur/B-2/404/4465 dated 14/12/2011 in the Plot No. 02 of Gut No. 195-F of Village Pimpalgaon Bahula, The said plans are approved for nine buildings, namely Building No. A1/1, B/1/1, B/1/2 and C/1/1. All building having Parking + 7 upper floors.

AND WHEREAS the promoter has accordingly commenced the construction activities on the said Plot No. 02 area adm. 6630.65 Sq. Mtrs. 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 2 buildings names A1/2 and B/1/3 is proposed to be constructed. From and out of these buildings, Construction of Building No B1/1 is completed having Plot area admeasuring 1020.88 Sq. Mtrs. which municipal built-up area of 1442.78 Sq. Mtrs. and promoters has obtained a completion certificate vide Outward No.Naravi/B2/16227/4533 dt. 09/01/2014.

=4=



AND WHEREAS the land owners and promoters has also executed deed of Declaration of Apartment with respect to said plot and building as per provisions of Maharashtra Apartment, Ownership Act, 1970 which is registered in the office of Sub-Registrar, Nashik-5 at Sr. No. NSN-5-5555/2019 dated 29/06/2019.

WHEREAS the vendor is the absolute owner of the said flat property and he has been enjoying the same with absolute right and he has clear and marketable title to the Schedule-III flat Property.

WHEREAS the vendor being in need of funds for the purpose of to purchase another property which is more convenient to vendor and hence vendor has decided to sell the said flat property more fully described in the Schedule-III hereunder and the purchasers had offered to purchase the same.

WHEREAS the vendor offered to sell and transfer the schedule flat property to the purchasers for a sale consideration of Rs. 20,00,000/- (Rupees Twenty Lacs only) Hence the Vendor has executed 'Agreement to Sale' in favour of purchasers which registered in the office of Jt. Sub. Registrar, Nashik-4 at Sr. No. NSN-4-8486/2019 dated 18/09/2019. All the terms and conditions, which are mentioned in the said agreement are fulfill by both parties and purchaser are paid entire consideration amount of said flat to vendor, hence this Deed of Apartment is made and executed at Nashik in favour of the purchasers by the Vendor.

AND WHEREAS the premises aforesaid the Vendor are legally entitled to the said flats and that neither the Vendor herein either personally or through any of their agent/s has or had at any time heretofore either created or agrees to create any third party rights or right, title, interest or claim whatsoever in respect of the said flat.

=5=



AND WHEREAS the Vendor is in the exclusive and absolute possession of the said flat with the benefits and that neither the Vendor had till date hereof at any time either agrees to induct or inducted any third party in use, occupation, possession and/ or enjoyment of the said flat or any part or portion whereof, in any way or any manner whatsoever.

AND WHEREAS Vendor had repaid his home loan amount of HDFC Ltd., Loan A/c No. 603891017 hence the said flat property is absolutely clear and marketable, and free from all encumbrances and vendor is absolute power to convey the same and there are no encumbrances, liens, charges, Government dues, attachments, acquisition, or requisition, proceedings etc. Vendor is also give assurance to purchasers that, he has not taken any loan after repayment of previous loan, from any bank or financial institute on the said flat upon the said flat property and presently and said flat is not bound any third party charge.

AND WHEREAS the Vendor herein have not been disqualified or tendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commissions or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there was no an there is no dispute filed or pending or disposed off in respect of the said Flat or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the Vendor.

AND WHEREAS Vendor have handed over the vacant and peaceful possession of the said flat with said benefits with legal right to have and call for all relevant deeds, documents, papers and writing to the purchasers as per law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.



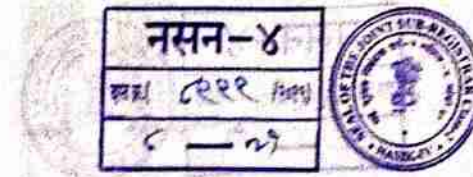
AND WHEREAS the Purchasers have paid entire consideration amount & other incidental charges as per terms and condition of Agreement for Sale dated 18/09/2019.

NOW THEREFORE THIS DEED OF APARTMENT WITNESSETH AS HEREIN:

- 1) That for total consideration of Rs. 20,00,000/- (Rupees Twenty Lacs Only) the Vendor do hereby convey, alienate and transfer in favour of the Purchasers all that piece and parcel of Flat No. 601 in Building No. B1/1, Carpet area admeasuring 73.11 Sq. Mtrs. in Nirman's Vrindavan Garden-B1/1 Apartment, situated at Village Pimpalgaon Baula, Tal. & Dist. Nashik.
- 2) That the aforesaid amount of consideration includes the amount of consideration of the said Flat along with right in the common areas and facilities available in the Building No. B1/1.
- 3) That the aforesaid of consideration is fixed with mutual consent of the parties there is no dispute about the same. The entire amount of consideration of Rs. 20,00,000/- (Twenty Lakhs Only) towards the said flat has been paid by the Purchasers to the Vendor are as below:

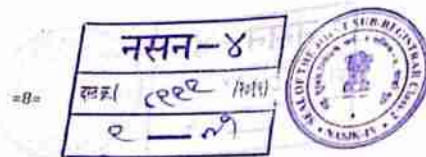
Amount Rs.	Particulars
4,18,578/-	(Rupees Four Lakh Eighteen Thousand Five Hundred Seventy Eight only) paid by purchasers to vendor through transferred the said amount to the Vendors A/c No. 7111386016 of the Kotak Mahindra Bank on dated 12/09/2019 by NEFT for repayment of vendor's Loan Account No. 603891017 in HDFC Ltd which is receipt and accepted by the vendor as a consideration.
15,81,422/-	(Rupees Fifteen Lakhs Eighty One Thousand Four Hundred Twenty Two only) paid by purchasers to

=7=



	vendor through RTGS on dated 27/09/2019 vide UTR No. 52019092719409077.
20,00,000/-	(Rupees Twenty Lacs only) Total Amount of Cosideration.

- 4) That the Vendor have received total amount of consideration from the Purchasers. The receipt whereof the Vendor hereby admit and acknowledge and discharge the Purchasers and the said flat there from.
- 5) That the actual, Clear, Vacant, Peaceful possession of the said Row-House as described in the Schedule-III written hereunder is delivered by the Vendor to the purchasers and the Vendor do hereby confirm the possession of the said flat by the Purchasers as absolute and exclusive owner thereof. The Purchasers are satisfied about the area of the said flat etc. The Purchasers have no complaint about the same and shall never raise any objection about the same.
- 6) That by virtue of this Deed of Apartment, The Purchasers become the absolute and exclusive owners of the said flat as described in the Schedule-III written hereunder along with right to use common areas and facilities available to owners in said building.
- 7) That the flat conveyed hereunder is free from any defect in title and that the Vendor have not subjected said flat to any charge, by way of mortgage, lien, lease, gift, oral or written agreement, will etc. The Purchasers have verified the title of the said flat and the said property and is satisfied about the same.
- 8) That the Purchasers shall enjoy the ownership and possession in the said flat conveyed hereunder as absolute and exclusive owner without any disturbance or obstruction from the Vendor or anybody claiming through them.
- 9) That, hereinafter all the rates, taxes, etc. in respect of the said shall be borne and paid by the Purchasers.
- 10) That the entire expenses of this Deed of Apartment is borne and paid by the Purchasers.



SCHEDULE-I

[Land 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 Meter 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.

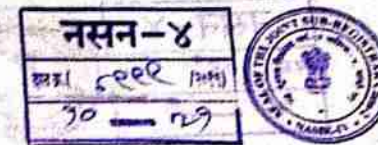
SECHEDULE-II

[Building B1/1 on the said plot]

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 adm. 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

"9"



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.

SECHEDULE-III

[The said Flat Premises referred to above]

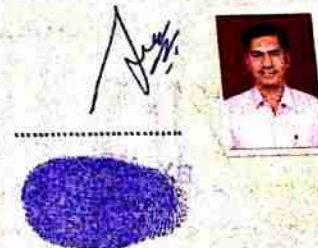
The premises of Residential Flat on Sixth Floor, bearing No. 601 in the Building No. B1/1, having Carpet area of flat is 54.16 Sq. Mtrs. (583.00 Sq. Feet), and Built-up area of Flat admeasuring 73.11 Sq. Mtrs. (787.00 Sq. Feet) as per plan drawn for construction of building known as NIRMAL'S VRINDAVAN GARDEN-B1/1 APARTMENT CONDOMINIUM & carpet area of common parking divided equally among all flat purchaser on Sixth Floor, shown to the purchaser/s, with right to use common areas of - Staircase of building, Landings of Staircase, Pump House, Lift & backup system, 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 WITNESS WHEREOF the vendor and the purchasers have signed this Deed of Apartment on the day month and year herein above mentioned in the presence of the witnesses:

DRAFTED
BY MF

Signed, Sealed and delivered
By within named VENDOR
MR. SAURABH VINAY BHUSE
Party of the FIRST PART.





Signed, Sealed and delivered
By within named PURCHASERS
1. MR. DEEPAK
NARAYANDAS RAMWANI



2. MRS. VIMI DEEPAK RAMWANI
Party of the SECOND PART.



WITNESSES:

- Name: Sagar Bhalekar Signature: S. Bhalekar
- Name: Abhay Bhale Signature: A. Bhale



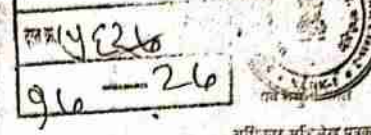
SELF ATTESTED
BY ME



आधार - सामान्य माणसाचा अधिकार
SELF ATTESTED



आधार - सामान्य माणसाचा अधिकार
SELF ATTESTED



अतिरिक्त अतिरिक्त पत्रक
महाराष्ट्र जमीन महसूल अधिकार मित्र आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।

प्रलेखित फेरफार क्र.: 21318, 21406

गाव - पिंपळगाव बहुला तालुका - नाशिक

जिल्हा - नाशिक

शेवटचा फेरफार क्रमांक: 20855 व दिनांक: 07/06/2018

मोठे क्रमांक व उपविभाग: 195/क/प्लॉट नं. 72

मोठे क्रमांक व उपविभाग	भू-धारणा पद्धती	मोठ्यादादाराचे नाव
195/क/प्लॉट नं. 72	-	-
धोताचे स्थानिक नाव	क्षेत्र आकाराचे पॅ. फी. क. फी.	छाते क्रमांक
क्षेत्र एच.आर.डी.सी.	शामराव बहुलताराव केदार (15783)	3685
बिन शेती 6.33.07	मंदाकिनी शामराव केदार (15783)	काढापे नाव
जिरायत	समीर शामराव केदार (15783)	इतर अधिकार
बागायत	सामाईक क्षेत्र 6.33.070.00	बिनशेती
तरी		एकाद बर्बाज्या आत बिनशेती
वरफत		यापर सुक केदार, (15683)
इतर		बोवो - रानपिकृत बँक गहाण
एकूण क्षेत्र		करीना (17383)
पोट-छावा (लागवडीस		बनसोडे वि. नं. 12 प्लॉट नं. 402
वायोग्या)		(17383)
वर्ग (अ)		बँक ऑफ इंडिया यांचे कर्ज
वर्ग (ब)		(17383)
एकूण पो		रु. 5000000 दि. 6-2-2013
ख		(17383)
आकारणी 0.00		[इतर] (19275)
जुडी किंवा विशेष		1) जेनीयट ललितप्रसाद पोदार
आकारणी		2) विपुल जेनीयट पोदार (19275)
		3) अधिकार प्राप्त व्यक्ती म्हणून
		अजिहद जेनीयट पोदार (19275)
		मि. निवास प्रापटीज (इडीया)
		प्रा.लि. तर्फे डायरेक्टर (19275)
		1) जेनीयट ललितप्रसाद पोदार 2)
		विपुल जेनीयट पोदार अधिकार
		कायदे व्यक्ती म्हणून 3) महेंद्र
		जेनीयट पोदार मे निर्माण इस्टेट
		डेव्हलपमेंट प्रा.लि. (19275)
		जुने फेरफार क्र.: (1456),(14863),(15683),(15783),(17383),
		(17661),(20365),(20855)
		सोना आणि मुम्तापन चिन्हे

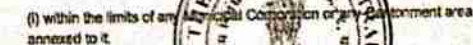
गाव नमुना बारा

पिकांचा नोंदवही

महाराष्ट्र जमीन महसूल अधिकार अतिरिक्त आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १९।

<http://192.168.58.1/efar2b2etn/PgHtml712.aspx>

तलमी पिंपळगाव बहुला
ता. जि. नाशिक
14/02/2019



341/8999

शुक्रवार, 04 ऑक्टोबर 2019 2:50 म.ने.

दस्त गोपवारा भाग-1

नमन4

दस्त क्रमांक: 8999/2019

दस्त क्रमांक: नमन4 /8999/2019

वाजारा मुल्य: रु. 17,51,000/- सोबदला: रु. 20,00,000/-

भरलेले मुद्रांक शुल्क: रु. 100/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. नमन4 यांचे कार्यालयाने

पावती: 10934

पावती दिनांक: 04/10/2019

अ. क्र. 8999 वर दि. 04-10-2019

सादरकरणाचे नाव: श्री दिपक नारायणदाम रामबाणी

गेजी 2.44 म.ने. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 400.00

पृष्ठांची संख्या: 20

एकुण: 500.00

दस्त हजर करणाऱ्याची मही:

सह! दुय्यम निबंधक वर्ग-२

नाशिक-४.

दस्तावा प्रकार: डीड ऑफ अपार्टमेंट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिष्टा क्र. 1 04 / 10 / 2019 02 : 44 : 08 PM ची वेळ: (मादरीकरण)

शिष्टा क्र. 2 04 / 10 / 2019 02 : 45 : 32 PM ची वेळ: (फी)

सह! दुय्यम निबंधक वर्ग-२

नाशिक-४.





04/10/2019 2 53:27 PM

दस्त गोपवारा भाग-2

समन 4

दस्त क्रमांक: 8999/2019

दस्त क्रमांक : समन 4/8999/2019

दस्तावा प्रकार :- डीड ऑफ अपार्टमेंट

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री दीपक नारायणदास रामवाणी पत्ता: फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं 311 फ्लॉट नं 114 क्रिस्टल ग्रीन विल्डींग, ब्लॉक नं: आयईएस स्कूल जवळ चारकोप सेक्टर 2 कांदिवली पश्चिम मुंबई उपनगर, रोड नं: आज रोजी नाशिक मुक्कामी, महाराष्ट्र, मुंबई. पॅन नंबर: AAZPR3109G	लिहून घेणार वय :- 57 स्वाक्षरी:-		
2	नाव: सौ विमी दीपक रामवाणी पत्ता: फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं 311 फ्लॉट नं 114 क्रिस्टल ग्रीन विल्डींग, ब्लॉक नं: आयईएस स्कूल जवळ चारकोप सेक्टर 2 कांदिवली पश्चिम मुंबई उपनगर, रोड नं: आज रोजी नाशिक मुक्कामी, महाराष्ट्र, मुंबई. पॅन नंबर: ALNPR7664P	लिहून घेणार वय :- 51 स्वाक्षरी:-		
3	नाव: श्री सौरभ विनय भुसे पत्ता: फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 18 इंद्रजित सोमायटी, ब्लॉक नं: निर्मला कॉन्व्हेंट स्कूल जवळ डी के नगर, रोड नं: गंगापूर रोड नाशिक, महाराष्ट्र, नाशिक. पॅन नंबर: ANOPB6854G	लिहून देणार वय :- 31 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकीत डीड ऑफ अपार्टमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 04 / 10 / 2019 02 : 47 : 08 PM

श्रोळख:-
दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे.
न्यायावत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार श्री दीपक नारायणदास रामवाणी	04/10/2019 02:48:13 PM	दीपक नारायणदास रामवाणी M XXXX XXXX 4331
2	लिहून घेणार सौ विमी दीपक रामवाणी	04/10/2019 02:47:53 PM	विमी दीपक रामवाणी F XXXX XXXX 3671
3	लिहून देणार श्री सौरभ विनय भुसे	04/10/2019 02:47:27 PM	सौरभ विनय भुसे M XXXX XXXX 4774

शिक्का क्र.4 ची वेळ: 04 / 10 / 2019 02 : 48 : 15 PM

शिक्का क्र.5 ची वेळ: 04 / 10 / 2019 02 : 48 : 18 PM नोंदणी पुस्तक 1

सह. दुसऱ्या पक्षकारांचा नाशिक-४.



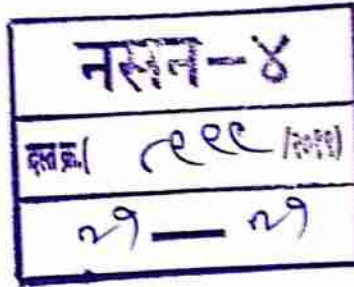
EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH006980003201920P	0003631513201920
2	0310201902428	0310201902428D

8999 /2019

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण २१ पाने आहेत.

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

पुस्तक क्रमांक १, क्रमांक
१९९ वर नोंदला.

दिनांक ०९ माहे १० सन २०१९

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.