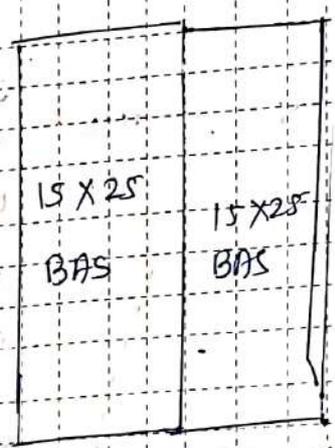


नेवराई नगरपालिका, नेवराई
 मुख्यनिर्धारणाकरिता भिडकत सर्वेक्षणका मोजणी अहवाल

कार्यावलीन उपयोगकरीता सर्वेक्षण गर्दवनीत कामाकरीता कार्य त्त कर्माचारी/अधिकर्ता कचे भिडकत मोजणी गर्दनीत दिनक विनाक विहाय सकिअ	सर्वेक्षणका मोजणी	न.प. प्रतिनिधी/कर्मचारी
सर्वेक्षण करीता भेट द. व दिनाक	पत्र	



Shop No:-2 Shop No:-1

पोषीत प्लॉट क्षेत्रफल (रूंदी) X लांबी = चौ.मी. सर्वेक्षणकर्ताको सही

नोट: १) सजला - B: बर्यावरणगार, G: गकराजवा, M: मंत्रालय (गदमाळा), १: पहिला मजला, 2: दुसरा मजला या प्रकार.
 २) बासकाय प्रकार: A: अरुडी सी. बासकी घर, B: बिटा मिमेटका मिनी बिटा मिमेटकी भारवाहू संरचना (L.B.S.), C: बिटा मिमेटका मिनी व टिन कलेपुने छत,
 D: बिटा मिमेटका मिनी व टिन कलेपुने छत, E: अरुडी कुल्लुवाकादी काठजाके कडे काठकाय, P: पुता भूचड(प्लॉट) उपसंगलाका प्रकार, R: रडियामी, S: दुकान,
 T: सपिन्स (अभिवानी), EG: आगकीपरीधानीक इमारत, EP: आगकी दीक्षणीक इमारत, H: हटिन, G: शासकीय, D: इलाकाला, T: मंदिर, M: मंगल कार्यालय,
 B: अरुडीमिनाकाय, ३) औद्योगिक, TW: काठजाके टोकर, N: उपसंगला नाही. ४) UTILITY: इमारतीमधका अकचे धानगृह, शीतालय, जीला(Stair), पुजा घर, पंगज.

विनंती अर्ज

प्रति
मा.मुख्याधिकारी साहेब
नगर परिषद गेवराई

दिनांक

विषय - नावात दुरुस्ती करणे बाबत/फेर आकारणी करणे बाबत/संगणकीय
नविन नोंद घेणे बाबत/भोगवटदाराच्या नावात दुरुस्ती करणे बाबत.

अर्जदार: उमेश देविचंद सोनागा
सोनू देविचंद सोनागा

महोदय,

उपरोक्त विषयास अनुसरून विनंती अर्ज सादर करण्यात येते कि, माझा
जुना/मिळकत क्र.(P.T.R.) ----- नविन मिळकत क्र.----- वार्ड क्र.-----
मधील नावात दुरुस्ती करणे बाबत/फेर आकारणी करणे बाबत / संगणकीय
नविन नोंद घेणे बाबत/भोगवटदाराच्या नावात दुरुस्ती करणे बाबत अर्ज सादर
करण्यात येत आहे

तेव्हा विषयांकित प्रकारणाच्या अनुषंगाने योग्य ती कार्यवाही करण्यात यावी
ही विनंती.

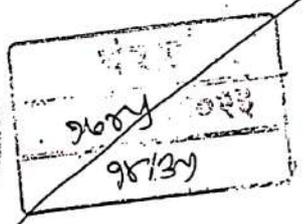
सोबत -

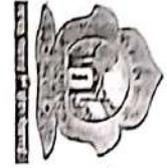
- 1) चालु वर्षाचा पी.टी.आर.
- 2) कर आकारणी/मागणी बील
- 3) कर भरल्याची पावती

नगर परिषद, गेवराई	
विभाग :-	
जावक क्रमांक	11219
जावक दिनांक	09/09/2025
वेळ :-	
मु. लि. मुख्य आ. अध्यक्ष	

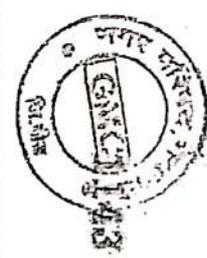
अर्जदार Umesh

नाव: उमेश देविचंद सोनागा
पत्ता: श. गेवराई
मो.नं.: 9860165591
9689265131

	०	पुरवीचा घर नंबर
1928	१	साध्याचा घर नंबर
शुभम विनोद अग्रवाल	२	मालकाचे पूर्ण नांव
न.नं. 12 मथिल गावा	३	गल्ली
दख 249-8	घराचा तपशील	तांबी
पुख 43 फूट		रुंदी
कुळी गाळे: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 आर. सी. सी. बांधकाम वेवसाय कार्यालय, 121, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 गा.स. कार्यालय 328-68 वी वी फुल्ले कार्यालय 328-68 न.स. कार्यालय 328-68 वी वी फुल्ले कार्यालय 328-68 म.स. कार्यालय 1107, 84 वी वी फुल्ले		माळवद / पत्रे / इमारत
गल्ली	४	कब्जेदाराचे नांव
64,00,000/-	५	जागेची किंमत
1181-00	६	घरपट्टी
 	७	कर्ज बोजा
	मसुदा क्र 443/2018 दि 24/3/18  मुख्याधिकारी ग्रामर परिषद नेवसाई	८



नगर परिषद कार्यालय, नेवसाई जि. बीड.
 नेवसाई नगर परिषदेच्या मालमत्ता रजिस्ट्ररचा पान नं. (7/42) चा उतारा



मुख्याधिकारी (वर्ग-२)
 जि.प. माध्यमिक कऱ्या शाळा, नेवसाई
 ता. नेवसाई जि. बीड

नगर परिषद नेवसाई
 मुख्याधिकारी

सत्य-मत

Zone No. 1,19
Rate:- Rs. 31,000/- per Sq. Mts.,

SALE - DEED

Govt. Value of the Shop No. 01 and 02	Rs. 10,73,020/-
Actual Consideration of the Shop No. 01 and 02	Rs. 20,00,000/-

Sale Deed of Shop No. 01 and 02 in Gauriputra Building at Gevral Tal. Gevral & Dist. Beed, Real consideration is **Rs. 20,00,000/-** (Rupees Twenty Lakhs Only), which is higher. This sale deed is executed today on **10th DAY OF APRIL 2023** at Gevral, between:-

Mr. Shubham Vinod Agrawal

Age : 22 Occ. Business

Address : Anant, B 161, N-1 CIDCO

Aurangabad - 431 003

PAN No. APIPA3403L

Aadhar : 3084 6274 3632

Hereinafter referred called as **Owner/Developer** (which explanation shall mean and include their legal heirs, successors, executor, administrators and assignees) Parties of the first part.

IN FAVOUR OF

1) **Sonu Devichand Sonagra**

Age : 34, Occ. Business

R/o. : Gevral

PAN . EFKPS4770G

Aadhar : 8998 0985 2490

AND

2) **Mr. Umesh Devichand Sonagra**

Age : 37, Occ. Business

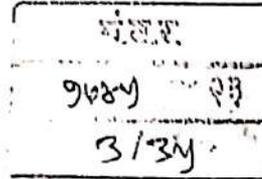
R/o. : Gevral

PAN . FWRPS0035K

Aadhar : 5485 6484 2361

(Hereinafter called as "PURCHASER", which expression shall mean and include all his heirs, successors, legal representatives, executors, administrators and assignees).

WHEREAS, the Owner / Grantor decided to develop property Land Survey No. 12 admeasuring **997.90 sq. mtrs.** situated at Villaga-Gevral Tq Gevral & Dist - Beed, within local limits of Gevral Municipal Council, Tal. Gevral & Dist. Beed.




मुख्याध्यापक (वर्ग-२)
जि प माध्यमिक कन्या शाळा, गेवराई
ता गेवराई जि बीड

It is seen that owner/Grantor purchased said land under registered Gift Deed no. No. 4134 dated 14.02.2013. The competent revenue authority sanctioned mutation entry in favor of the purchaser.

The Owner obtained the construction permission No. GMCWS/352/18 dated 06.02.2018 and Sanctioned Construction permission of 1109.17 Sq Mtrs. in the name of Owner and Grantor and the copy of the Construction plan is annexed hereto.

AND WHEREAS owner has executed a Deed of Declaration u/sec. 2-A of the Maharashtra Apartment Ownership Act which is registered at day book Sr. No. 1147/2021 dated 3rd February 2021 in respect of Gauriputra.

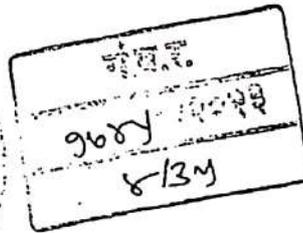
AND WHEREAS project registered under MAHARERA as Gauriputra, MAHARERA registration no. P52300028001 on online www.maharera.mahaonline.gov.in

AND WHEREAS the owner/developer also received completion certificate for project "Gauriputra" from Geval Nagar Parishad, Geval Tq Geval, Dist Beed, vide ref no. Ja./Kra./G.M.C./Ban. Vapar. Pramanpatra/1945/2020 dated 14/12/2020

AND WHEREAS purchaser has gone through all the above referred documents and is satisfied with the title of owners in respect of the property. The purchaser requested the builder to allot the Shop No. 01 and 02 in Gauriputra building respectively on Parking Floor having carpet area of Shop no. 01 is 36.32 Sq. Mtrs and of Shop No. 02 is 24.10 Sq. Mtrs. as per Declaration Deed (Including the area of Balcony and boxes and excluding staircase as per Deed of Declaration). 7/12 extract area for Shop No. 01 is 18.10 Sq Mtrs. and for Shop No. 02 is 12.02 Sq. Mtrs. as shown in drawing attached, in Shop / Office Building at Gauriputra, Survey No. 12/P, Village Geval, Tal. Geval & Dist. Beed within the local limits of Municipal Council which is specifically described in Schedule-B hereunder and the parties to the Sale Deed also agreed for the same on the following terms and conditions.

1) That, the builder agreed to sale the Shop No. 01 and 02 in "Gauriputra", Land Survey No. 12/P, village Geval, Tal. Geval & Dist. Beed to the purchaser for the total consideration of **Rs. 20,00,000/-** (Rs. Twenty Lakhs only), which excludes GST or any other charges payable to government, MSEB, Society Formation, Maintenance, Stamp Duty, Registration Charges, etc., the purchaser paid the total amount of **Rs. 20,00,000/-** (Rs. Twenty Lakhs only) to the Owner/ Builder/ Developer as under :-

RTGS UTR No.	Date	Amount In Rs.	Bank Name (Deposited In)
SBINR52023041844300871	18/04/2023	10,00,000/-	Kotak Mahindra Bank
BKIDR52023041800548227	18/04/2023	10,00,000/-	Kotak Mahindra Bank



मुख्याध्यापक (बर्ग-२)
जि प माध्यमिक कन्या शाळा, गेवराई
ता गेवराई जि बीड

The purchaser has deducted TDS as per the Income Tax Act, 1961, of Rs. 15,000/- i.e. @ 0.75% of the Consideration Amount of Rs. 20,00,000/-. And the Builder / Developer hereby acknowledges and admits the receipt of the above consideration amount. The Owner/developer will immediately give the possession of said unit under sale after clearing all the payments.

- 2) In addition to the above amount of consideration as stated in Clause No. 1, the Purchaser will also have to incur the expenses of execution and registration of Sale deed at actual and will have to pay actual plus legal fees for execution of the same. Further the expenses for obtaining electric connection from MSEB in respect of Shop / Office under agreement shall be paid by purchaser separately.
- 3) That, the construction of the building will be in accordance with the approved plan of Municipal Council, Gevral, Tq Gevral Dist Beed, and today the promoter given the possession of said unit to the purchaser.
- 4) That the Construction of the building shall be in standard quality material. However, the specifications of the material to be used for construction of the building and particularly the Shop / Office under sale and amenities to be provided for the same are given in Schedule-C annexed hereinafter. But, if the purchaser desires to have any change, in the said specification the builder will do the same provided that, the purchaser will have to pay the separate extra charges for the same.
- 5) That, the maintenance services which include any defect in Shutter, Tiles Leakage, or any other related to Shop/ Office will be done by Builder up to one year after notice of possession of shop/ office is given. After one year, the Purchaser himself has to do such maintenance at his own cost. The Builder will not be liable to give repairing or maintenance service like repairing of cracks, ceramic/vitrified tiles and coloring of the unit after one year of giving notice of possession irrespective of the fact that, the purchaser takes actual possession or not.
- 6) That completion of the construction of Shop / Office under sale already received completion certificate, purchaser can take the possession of the Shop / Office after clearing all payments. Even if, the Purchaser fails to obtain the possession of the Shop / Office under agreement by paying all dues of the Builder, within a month, he will be liable to pay all the recurring charges of the Shop / Office under agreement, such as, charges of the association, Municipal Taxes, Gram Panchayat taxes, etc.,
- 7) That the Owner / Builder / Developer is at liberty to revise the construction plan referred above and accordingly correction in the Deed Declaration U/sec. 2-A of Maharashtra Shop / Office Ownership Act, 1970 shall be carried out. But however, such modification in the construction plan and correction in the declaration will not have any effect on the Shop / Office Purchased by the Purchaser. There is a deeming consent of the Purchaser for such modification or correction.



सं. नं.
१७४५ / १३३३
५ / ३५


मुख्याध्यापक (बर्ग-२)
 जि प भाष्यनिक कन्या शाळा, गेवराई
 ता गेवराई जि बीड

8) That, from the date of possession or completion of construction of the Shop / Office under agreement or execution of sale-deed, whichever occurs earlier, the Purchaser will be bound to pay all the taxes of State Government and that of local authority and other taxes attributable to the Shop / Office purchased by him, whether assessed separately or not.

9) That, the Shop / Office under sale will be governed by the provisions of Maharashtra Apartment Ownership Act, and all the terms and conditions of deed of declaration referred above and the bye laws and rules given will be applicable to the Purchaser.

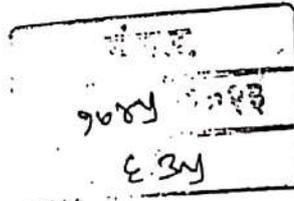
10) That, the Purchaser shall use the Shop / Office or any part thereof, or permit the same to be used only for the Commercial Purpose and As per Norms of Municipal Council Permission. The Purchaser shall use the common parking space In front of shop / office only for the purpose of parking of his own vehicle: The purchaser is not allowed to park his or any other vehicle inside the covered parking premises.

11) That, the Builder will be liable to pay all the taxes of local body or of State Government or any authority in respect of the Shop / Office under sale, till the date of possession or completion of construction of Shop / Office under sale, whichever occurs earlier.

12) That, the Purchaser will be liable to bear and pay increase in local taxes, water charges and such other levies, if any, which are imposed by the concerned authorities on account of change of the use of the said Shop / Office by the purchaser viz., use for any purpose other than for specified purpose.

13) DEFECT LIABILITY

13.1 Five years from the date of handing over the possession of Shop / Office to the Purchaser or date of Occupancy Certificate which is earlier, the Purchaser brings to the notice of the Developer any structural defect in the Shop / Office or the building in which the Shop / Office are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developer at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Developer, compensation for such defect in the manner as provided under the Act. Provided however, that the Purchaser shall not carry out any alterations of the whatsoever nature in the said Shop / Office of phase/ wing and in specific the structure of the said unit/ wing/ phase of the said building which shall include but not limit to columns, beams etc. or in the fittings therein, in particular it is hereby agreed that the Purchaser shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Developer the defect liability



मुख्याध्यापक (वर्ग-२)

जि प माध्यमिक कन्या शाळा, गेवराई

ता गेवराई जि बीड