

139/400

पावती

Original/Duplicate

Saturday, February 02, 2019

नोंदणी क्र.: 39म

2:06 PM

Regn.: 39M

पावती क्र.: 634 दिनांक: 02/02/2019

यावाचे नाव: शहादा (ग्रामीण)

दस्तऐवजाचा अनुक्रमांक: सहव-400-2019

दस्तऐवजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: श्री गणेश लॅण्ड डेव्हलपर्स तर्फे प्रो वा श्री प्रकाश रमण चौधरी यांचे - दस्त

सादरीकरणाचे व मू म्हणून श्री महेश चंद्रकांत राजगुरू

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1380.00

पृष्ठांची संख्या: 69

एकूण:

रु. 1480.00

आपणाम भूळ दस्त, संबलेल ट्रिड, सुची-२ अंदाजे
2:28 PM ह्या वेळेस मिळेल.

Sub Registrar Shahade

बाजार मूल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 100/-

कुमभार शाहदे शेजी-1
शाहदे

1) देयकाचा प्रकार: DHC रकम: रु. 240/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0202201903225 दिनांक: 02/02/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011427984201819P दिनांक: 02/02/2019

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: रु. 1140/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0102201908897 दिनांक: 02/02/2019

बँकेचे नाव व पत्ता:

CHALLAN
MTR Form Number-6



GRN	MH011427984201819P	BARCODE							Date	02/02/2019-13:16:23			Form ID
Department Inspector General Of Registration				Payer Details									
Registration Fee				TAX ID (If Any)									
Type of Payment Ordinary Collections IGR				PAN No.(If Applicable)		AA/PC9817C							
Office Name SHB_SHAHADA SUB REGISTRAR				Full Name		PRAKASH RAMAN CHAUDHARI							
Location NANDURBAR				Flat/Block No.		DEED OF DECLARATION							
Year 2018-2019 One Time				Premises/Buidling									
Account Head Details			Amount In Rs.		Road/Street								
0030063301 Amount of Tax			100.00		PLOT NO. 08 09 13A 13B 14A 14B, SHAHADA, NANDURBAR								
					Area/Locality		NANDURBAR						
					Town/City/District								
					PIN		4 2 5 4 0 9						
					Remarks (If Any)								
					SecondPartyName=NONE - CA=0-Marketval=0								
					Amount In		One Hundred Rupees Only						
					Words								
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK									
Cheque/DD Details				Bank CIN		Ref. No.		10000502019020200488			5230148347813		
Cheque/DD No				Bank Date		RBI Date		02/02/2019-13:17:20			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:

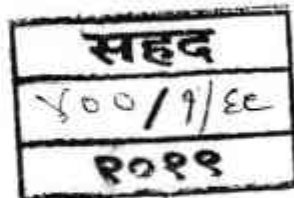
Mobile No. : 9423176082

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

संदर्भ घालन केवल दृष्टान्त निष्पत्ती केवलतायत मोदणी कथमय्याच्या दस्तासाठी लागू आहे. मोदणी न कथमय्याच्या दस्तासाठी संदर्भ घालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS) 139-400	0006359840201819	02/02/2019-14:06:20	IGR375	100.00
Total Defacement Amount					100.00



Print Date 02-02-2019 02:09:54



CHALLAN
MTR Form Number-6

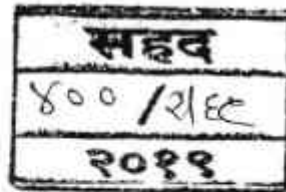


GRN	MH011427954201819P	BARCODE			Date	02/02/2019-13:18:23		Form ID		
Department Inspector General Of Registration					Payer Details					
Registration Fee					TAX ID (If Any)					
Type of Payment Ordinary Collections IGR					PAN No.(If Applicable)		AAJPC9817C			
Office Name SHB_SHAHADA SUB REGISTRAR					Full Name		PRAKASH RAMAN CHAUDHARI			
Location NANDURBAR										
Year 2018-2019 One Time					Flat/Block No.		DEED OF DECLARATION			
Account Head Details				Amount In Rs.		Premises/Building				
0030063301 Amount of Tax				100.00		Road/Street		PLOT NO. 08 09 13A 13B 14A 14B, SHAHADA, NANDURBAR		
						Area/Locality		NANDURBAR		
						Town/City/District				
						PIN		4 2 5 4 0 9		
						Remarks (If Any)				
						SecondPartyName=NONE-CA=0-Marketval=0				
Total				100.00		Amount In		One Hundred Rupees Only		
						Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		10000502019020200486 5230148347913	
Cheque/DD No.					Bank Date		RBI Date		02/02/2019-13:17:26 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 and is not valid for unregistered document.

सदर चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू करावयाच्या दस्तांसाठी सदर चालन लागू नाही.





महाराष्ट्र MAHARASHTRA

2018

8 JAN 2019

TREASURY OFFICE NASIK
UD 006406
31 DEC 2018
STPHC ATO

श्री गणेश लीड डेवेलपर्स
श्री गणेश कान्य, पारिजात नगर, काशीक
दखन पेशवा मोर

शुक्ल योगेश वसंत
स्टम्प वेंडर, नासिक
सर्विस क्र. ९७/२००२

सहद
४०० १७/६६
२०१९



SHREE

DECLARATION UNDER
APARTMENT OWNERSHIP ACT
FORM - A

This Declaration under the Apartment Ownership Act made and execute on
this 01st day of February, 2019 at Shahada.

जोडपत्र-१

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)
 प्रतिज्ञापत्र कोणाकडे सादर करावयाचे : सह दुय्यम निबंधक वर्ग २ नाशिक
 प्रतिज्ञापत्रासाठीचे कारण : अपार्टमेंट डिव्हलरेशन
 मुद्रांक विकत घेणाऱ्याचे नाव व रहिवाशी पत्ता : विनित कन्स्ट्रक्शन
 पत्ता : श्रीगणेश आनंद पारीजात नगर नाशिक

मुद्रांक विक्री बाबतची नोंदवही अनु. क्रमांक दिनांक : 8100/08.01.2019
 मुद्रांक विकत घेणाऱ्याची सही : 

परवानाधारक मुद्रांक विक्रेत्याची सही : 
 व परवाना क्रमांक तसेच मुद्रांक विक्रीचे
 ठिकाण पत्ता : योगेश वसंत शुक्ल
 मुद्रांक विक्रेता नाशिक
 परवाना क्र. ३७/२००२

ज्या कारणासाठी ज्यांनी खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात
 वापरणे बंधनकारक आहे.

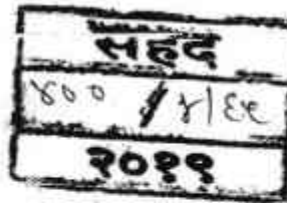
परिशिष्ट क्र. २ (नियम १३ पहा)
 श्री योगेश वसंत शुक्ल, पंपींग स्टेशन, गंगापूर रोड, नाशिक.
 परवाना क्रमांक : ३७/२००२ पावती क्रमांक : 5563 दि. ४/०१/२०१९
 श्री/श्रीमती श्री योगेश वसंत शुक्ल राहणार नाशिक
 यांच्याकडून त्यांच्यासाठी/त्यांच्या बहीने श्री/श्रीमती मि. म. म. म.
 राहणार नाशिक यांच्याकडून रुपये (अक्षरी रुपये) २१,०००
 मात्र) खाली नमूद केलेल्या मुद्रांक खरेदीसाठी रोख मिळाले.

मु.वि.रजि.अ.क्र.	मुद्रांकाचा तपशील	संख्या	किंमत रुपये
8100	100 = 10	1	100 = 10
एकूण-	100 = 10		100 = 10

(मुद्रांक विकत घेणाऱ्याची सही)

(मुद्रांक विक्रेत्याची सही)

टीप : एका व्यवहारासाठी रु. १०,०००/- पेक्षा जास्त किंमतीचे लागणारे मुद्रांक शुल्क कोणाच्या कोणत्याही प्रकारचे घ्यावेत.

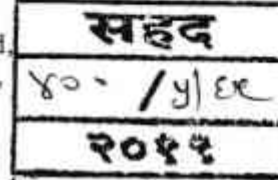


**Shree Ganesh Land Developers
Through it's Proprietor
Mr. Prakash Raman Chaudhari**

Age. 55, Occ. Business.

PAN- AAJPC 9817 C

R/o. Office at- 3rd Floor, Shree Ganesh Anand,
Parijat Nagar, Near Sanchi Honda Showroom,
Nashik-422005.



Hereinafter referred to as Land Owners/ **Grantor**
do hereby state-

FIRST-

WHEREAS a land bearing Plot no. 08 having area 519.37 Sq. Mtrs. + Plot no. 09 having area 532.50 Sq. Mtrs. + Plot no. 13A having area 112.50 Sq. Mtrs. + Plot no. 13B having area 112.50 Sq. Mtrs. + Plot no. 14A having area 112.50 Sq. Mtrs. + Plot no. 14B having area 112.50 Sq. Mtrs. together admeasuring 1501.87 Sq. Mtrs. from and out of Survey No. 101/1+2 from situated at Village Shahada, Taluka Shahada, District Nandurbar is owned and possessed by Grantor.

AND WHEREAS originally land S. No. 101/1 of 1H 34 Ares [1H 31 Ares + 0H 03 Ares] was owned by Mr. Vinayak Babhuta Patil, Mr. Vilas Babhuta Patil & Ga. Bha. Sushilabai Babhuta Patil and S. No. 101/2 of 0H 66 Ares [0H 57 Ares + P.K. of 0H 09 Ares] was owned by Mr. Bhikan Hirji Patil. The Grantor has purchased land S. No. 101/1 from Mr. Vinayak Babhuta Patil, Mr. Vilas Babhuta Patil & Ga. Bha. Sushilabai Babhuta Patil vide sale deed registered at sr. no. 918 dtd. 18.2.2011 and S. No. 101/2 from Mr. Bhikan Hirji Patil vide sale deed registered at sr. no. 3036 dtd. 2.8.2008.

AND WHEREAS permission for purchase of S. No. 101/2 under section 43 of Bombay Tenancy & Agricultural Lands Act was procured vide order of Sub Divisional Officer Taloda vide order number Kra/Tenancy/Kavi-343/2008 dtd. 26.3.2008.

AND WHEREAS name of the Grantor was recorded on S. No. 101/1 as per mutation entry number 6228 and for S. No. 101/2 as per mutation entry number 4488.

AND WHEREAS said plot are from and out of larger land S. No. 101/1 and S. No. 101/2 for which layout is laid down by the Grantor has been sanctioned vide letter of Assistant Director of Town Planning, Town Planning Department, Nandurbar numbered Ja Kra. Sa Sa Na Ra-Nandu/Abhinyas/Mouje Shahada, Tal. Shahada/S. No. 101/1, 101/2/86 dtd. 19.1.2013.

AND WHEREAS nonagricultural permission for residential purpose has been issued by Collector Office, Nandurbar vide permission number Kramank/Kaksha - 2/NASR/26/2012 dtd. 5.4.2013.

AND WHEREAS effect of the layout and non agricultural order has been given on revenue record vide mutation entry number 8403.

AND WHEREAS the Grantor has thereafter amalgamated plot number 8, 9, 13A, 13B, 14A & 14B and has also obtained permission for Commercial use for an area of 474.81 sq. meters out of total land area of 1501.87 sq. meters of amalgamated plots vide order of Sub Divisional Officer, Shahada numbered at 2017/Jamin/Kavi/06 dtd. 21.06.2017 .

AND WHEREAS Grantor wanted to develop the property plot number 8, 9, 13A, 13B, 14A & 14B by constructing a building for Residential + Commercial use. Thus, they have decided to construct a building under the name and style of **Shree Ganesh Imperial** for residential + commercial purpose. The Grantor has appointed Planner / Licensed engineer Rachana Associate through Er. Rajendra V. Chaudhari, Shahada, Nandurbar and M/s Strucon Designers Pvt. Ltd, Nashik through Er. Rajendra B. Chopda as structural engineer / structural consultant.

AND WHEREAS building plans are approved by Tahsildar with due consent from Assistant director Town Planning, Nandurbar vide Assistant director Town Planning, Nandurbar approval letter number 426 dtd. 17.4.2017 and Tahsildar building permission no. Gaothan/Kavi/741/2017 dtd. 13.6.2017 with basic FSI & premium FSI as per sanctioned building permission.

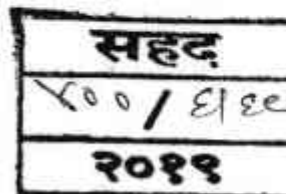
AND WHEREAS Grantor Registered Project under Maharashtra Real Estate [Regulation & Development] Act, 2016 vide registration number **P49700008973** on 13/06/2017 and copy of the said approval is attached along with present Declaration of Apartment and has completed the project within / before the period as declared while registering the project with MahaRERA.

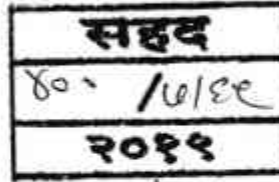
AND WHEREAS a rectification order to the order 2017/Jamin/Kavi/06 dtd. 21.6.2017 was issued by Sub Divisional Officer vide which specific areas of residential [1027.06 sq. meters] and of commercial construction [474.81 sq. meters] vide order no. Kramank/2017/Jamin/Kavi/215 dtd. 26.7.2017

AND WHEREAS the Grantor hercin constructed a building having Ground Floor + First Floor + Second Floor + Third Floor + Terrace upon the property described in para 2 in the name and style as **"Shree Ganesh Imperial"**.

AND WHEREAS the Grantor has completed construction of the building as per approved plans and obtained Building Completion Certificate/Occupancy Certificate for Residential + Commercial purpose from Sub Divisional officer vide its Certificate number Gaothan/Kavi/817/2018 dtd. 05.11.2018.

AND WHEREAS accordingly the Grantor has completed construction of **10 Shops for Commercial Use and 24 Flats for Residential Use, along with Common Areas, amenities and facilities.**



**SECOND -**

Thus the Grantor herein is the absolute owner of the property:-

All that part and parcel of the portion Plot no. 08 + Plot no. 09 + Plot no. 13A + Plot no. 13B + Plot no. 14A + Plot no. 14B together admeasuring 1501.87 Sq. Mtrs. out of S. No. 101/1+2, Shahada along with permissible Basic FSI + Premium FSI as per Approved Plans and Building Permission, situated within in the limits of Grampanchayat Shahada, Tal. Shahada, Dist- Nandurbar and within the jurisdiction of the Sub Registrar, Shahada, District Nandurbar bounded as:-

On or Towards East : 12.00 Meter wide Service Road and
30.00 M Wide Dondaicha Khetiya Diversion road thereon
On or Towards South : Plot no. 10 of Same S.no
On or Towards West : 12.00 Meter wide road.
On or Towards North : Plot no. 07, Plot no. 15A of Same S.No.

THIRD-

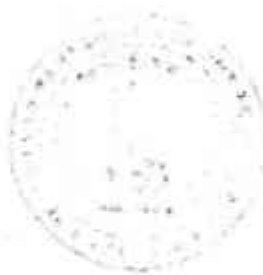
That the construction upon the property described hereinabove is having **10 Shops for Commercial Use and 24 Flats for Residential Use.**

AND WHEREAS Grantor has installed 01 Nos "OTIS" Make Lift's with Power Back up facility for vertical movement/transportation of occupants in the building. All Apartment members have to maintain the Lift time to time through authorized/Licensed agency/ Vendor and get the LIFT inspected from the authority time to time.

Each unit's holders have independent entrance and exit to their Premises and also exit to common-area. Each apartment owner/ purchaser will get the rights with respect to the said property as per their agreement, Deed of Apartment and also the rights mentioned in this deed along with the proportionate share in the land. The Commercial unit holders will also get undivided interest in the general and restricted common areas and facilities in the common areas listed in this deed for their enjoyment and herein after referred to General and Restricted areas an facilities, all of the above in accordance with Maharashtra Apartment Ownership Act 1970.

That the Ground Floor Parking, Side marginal area, DG Area if any etc. of the building shall be for the exclusive use and enjoyment of the unit holders to whom the same has been allotted independently under the Agreements For Sale/Deed of Final Conveyance/ Deed of Apartment executed by the Grantor in their favour and to whom such Ground Parking, Side marginal area, DG Area if any etc. in common, it is provided and available, however, no unit holders except specifically allotted as aforesaid, have any right over the said Ground Parking, Side marginal area, DG Area etc.

So also the marginal spaces, open spaces, staircases, the area at the terrace, etc. shall be the exclusive property of the Grantor and no other occupants of the building have any right, title, interest, ownership or otherwise over the said exclusive ownership of the Grantor except allotted independently.



5

The terrace above the premises building shall be exclusively belonged to and shall remain to the ownership of the Grantor who shall be entitled to make the use thereof as the Grantor deem fit including allotting the said areas on the said terrace for Hoardings, Advertisement, Neon Sign boards, Mobile towers or any other use.

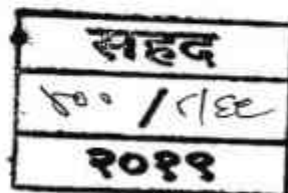
FORTH-

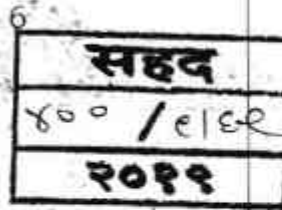
As per Completion Certificate / Occupancy Certificate the aforesaid buildings have a total built-up area of **1929.12 Sq. Mtrs.** And which is Commercial + Residential premises in building known as **SHREE GANESH IMPERIAL APARTMENT.**

FIFTH-

That this Condominium shall be known as **SHREE GANESH IMPERIAL APARTMENT CONDOMINIUM** and that the Commercial units and common areas and facilities are as follows:-

The Commercial units are described herein below.





GROUND FLOOR

1. **Shop No.01**, having Carpet area of 49.83 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :-	12.00 Meter wide Service Road and 30.00 M Wide Dondaicha Khetiya Diversion road thereon.
West :-	Common Wall of Shop no.02.
South:-	Side Marginal space for Residential Unit Holders and Plot no. 10 of Same S.no. thereon
North :-	Common Atrium.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

2. **Shop No.02**, having Carpet area of 19.80 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

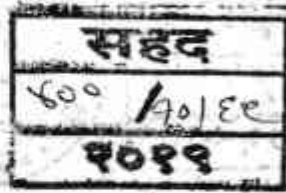
East :-	Common Wall of Shop no.01.
West :-	Common Wall of Shop no.03.
South:-	Side Marginal space for Residential Unit Holders and Plot no. 10 of Same S.no. thereon
North :-	Common Atrium.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

3. **Shop No.03**, having Carpet area of 33.52 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :-	Common Wall of Shop no.02.
West :-	Common Wall of Shop no.04.
South:-	Side Marginal space for Residential Unit Holders and Plot no. 10 of Same S.no. thereon
North :-	Common Atrium.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**



4. **Shop No.04**, having Carpet area of 33.52 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Shop no.03.
West :- Common Wall of Shop no.05.
South:- Side Marginal space for Residential Unit Holders and Plot no. 10 of Same S.no. thereon.
North :- Common Atrium.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

5. **Shop No.05**, having Carpet area of 69.63 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

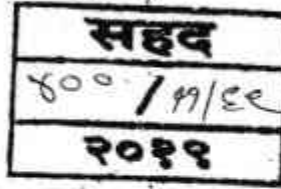
East :- Common Wall of Shop no.04
West :- Side Marginal space for Residential Unit Holders and 12.00 M Wide Road thereon.
South:- Side Marginal space for Residential Unit Holders and Plot no. 10 of Same S.no. thereon.
North :- Common Atrium, Duct & Staircase.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

6. **Shop No.06**, having Carpet area of 54.78 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Shop no.07.
West :- Common Toilet Block.
South:- Common Atrium, Duct & Staircase.
North :- Side Marginal space for Residential Unit Holders and Plot no. 07, Plot no. 15A of Same S.No.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**



7. Shop No.07, having Carpet area of 33.52 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Shop no.08.
 West :- Common Wall of Shop no.06.
 South:- Common Atrium.
 North:- Side Marginal space for Residential Unit Holders and Plot no. 07, Plot no. 15A of Same S.No.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

8. Shop No.08, having Carpet area of 33.52 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Shop no.09.
 West :- Common Wall of Shop no.07.
 South:- Common Atrium.
 North:- Side Marginal space for Residential Unit Holders and Plot no. 07, Plot no. 15A of Same S.No.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

9. Shop No.09, having Carpet area of 19.80 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

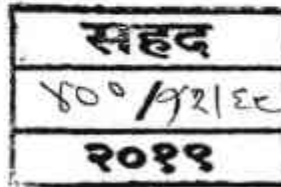
East :- Common Wall of Shop no.10.
 West :- Common Wall of Shop no.08.
 South:- Common Atrium.
 North:- Side Marginal space for Residential Unit Holders and Plot no. 07, Plot no. 15A of Same S.No.

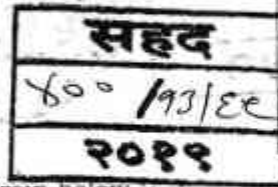
The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

10. Shop No.10, having Carpet area of 49.83 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- 12.00 Meter wide Service Road and
30.00 M Wide Dondaicha Khediya
Diversion road thereon.
West :- Common Wall of Shop no.09.
South:- Common Atrium.
North:- Side Marginal space for Residential Unit Holders and Plot
no. 07, Plot no. 15A of Same S.No.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**





The Residential units are described herein below.

FIRST FLOOR

1. **Flat No. 101**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 102.
 Diversion road thereon.
 West :- 12.00 M Wide Road.
 South:- Common Passage & Atrium thereon.
 North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

2. **Flat No. 102**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

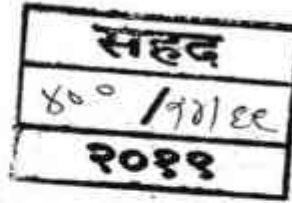
East :- Common Wall of Flat no. 103.
 West :- Common Wall of Flat no. 101.
 South:- Common Passage & Atrium thereon.
 North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

3. **Flat No. 103**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 104.
 West :- Common Wall of Flat no. 102.
 South:- Common Passage & Atrium thereon.
 North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**



4. **Flat No. 104**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- 12.00 Meter wide Service Road and
30.00 M Wide Dondaicha Khetiya
Diversion road thereon.
West :- Common Wall of Flat No.103.
South:- Common Passage & Atrium thereon.
North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

5. **Flat No. 105**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

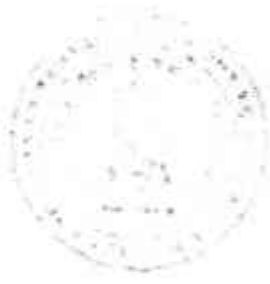
East :- Common Wall of Flat no. 106.
West :- 12.00 M Wide Road.
South:- Plot no. 10 of Same S.no.
North:- Common Passage & Atrium thereon.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

6. **Flat No. 106**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 107.
West :- Common Wall of Flat no. 105.
South:- Plot no. 10 of Same S.no.
North:- Common Passage & Atrium thereon.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**



5

The terrace above the premises building shall be exclusively belonged to and shall remain to the ownership of the Grantor who shall be entitled to make the use thereof as the Grantor deem fit including allotting the said areas on the said terrace for Hoardings, Advertisement, Neon Sign boards, Mobile towers or any other use.

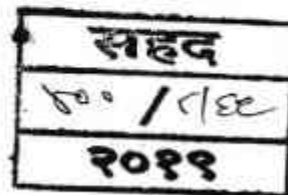
FORTH-

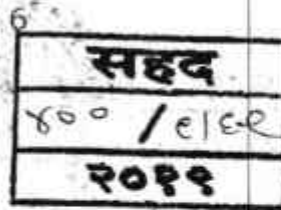
As per Completion Certificate / Occupancy Certificate the aforesaid buildings have a total built-up area of **1929.12 Sq. Mtrs.** And which is Commercial + Residential premises in building known as **SHREE GANESH IMPERIAL APARTMENT.**

FIFTH-

That this Condominium shall be known as **SHREE GANESH IMPERIAL APARTMENT CONDOMINIUM** and that the Commercial units and common areas and facilities are as follows:-

The Commercial units are described herein below.





GROUND FLOOR

1. **Shop No.01**, having Carpet area of 49.83 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- 12.00 Meter wide Service Road and
30.00 M Wide Dondaicha Khediya
Diversion road thereon.
West :- Common Wall of Shop no.02.
South:- Side Marginal space for Residential Unit Holders and Plot
no. 10 of Same S.no. thereon
North:- Common Atrium.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

2. **Shop No.02**, having Carpet area of 19.80 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

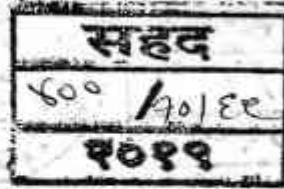
East :- Common Wall of Shop no.01.
West :- Common Wall of Shop no.03.
South:- Side Marginal space for Residential Unit Holders and Plot
no. 10 of Same S.no. thereon
North:- Common Atrium.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

3. **Shop No.03**, having Carpet area of 33.52 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Shop no.02.
West :- Common Wall of Shop no.04.
South:- Side Marginal space for Residential Unit Holders and Plot
no. 10 of Same S.no. thereon
North:- Common Atrium.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**



4. **Shop No.04**, having Carpet area of 33.52 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Shop no.03.
West :- Common Wall of Shop no.05.
South:- Side Marginal space for Residential Unit Holders and Plot no. 10 of Same S.no. thereon.
North :- Common Atrium.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

5. **Shop No.05**, having Carpet area of 69.63 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

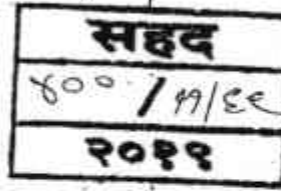
East :- Common Wall of Shop no.04
West :- Side Marginal space for Residential Unit Holders and 12.00 M Wide Road thereon.
South:- Side Marginal space for Residential Unit Holders and Plot no. 10 of Same S.no. thereon.
North :- Common Atrium, Duct & Staircase.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

6. **Shop No.06**, having Carpet area of 54.78 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Shop no.07.
West :- Common Toilet Block.
South:- Common Atrium, Duct & Staircase.
North :- Side Marginal space for Residential Unit Holders and Plot no. 07, Plot no. 15A of Same S.No.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**



7. Shop No.07, having Carpet area of 33.52 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

- East :- Common Wall of Shop no.08.
- West :- Common Wall of Shop no.06.
- South:- Common Atrium.
- North :- Side Marginal space for Residential Unit Holders and Plot no. 07, Plot no. 15A of Same S.No.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

8. Shop No.08, having Carpet area of 33.52 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

- East :- Common Wall of Shop no.09.
- West :- Common Wall of Shop no.07.
- South:- Common Atrium.
- North :- Side Marginal space for Residential Unit Holders and Plot no. 07, Plot no. 15A of Same S.No.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

9. Shop No.09, having Carpet area of 19.80 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

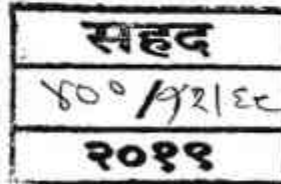
- East :- Common Wall of Shop no.10.
- West :- Common Wall of Shop no.08.
- South:- Common Atrium.
- North :- Side Marginal space for Residential Unit Holders and Plot no. 07, Plot no. 15A of Same S.No.

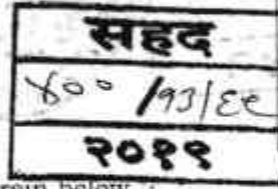
The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

10. Shop No.10, having Carpet area of 49.83 Sq. Mtrs on Ground Floor along with exclusive use Marginal Space towards Front side of the said Unit, as specifically shown in Exhibit "A" of this Deed, and it is bounded as

- East :- 12.00 Meter wide Service Road and
30.00 M Wide Dondaicha Khetiya
Diversion road thereon.
West :- Common Wall of Shop no.09.
South:- Common Atrium.
North:- Side Marginal space for Residential Unit Holders and Plot
no. 07, Plot no. 15A of Same S.No.

The Commercial unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**





The Residential units are described herein below.

FIRST FLOOR

- 1. Flat No. 101**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 102.
 Diversion road thereon.
 West :- 12.00 M Wide Road.
 South:- Common Passage & Atrium thereon.
 North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

- 2. Flat No. 102**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

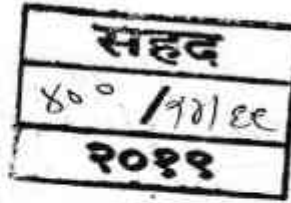
East :- Common Wall of Flat no. 103.
 West :- Common Wall of Flat no. 101.
 South:- Common Passage & Atrium thereon.
 North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

- 3. Flat No. 103**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 104.
 West :- Common Wall of Flat no. 102.
 South:- Common Passage & Atrium thereon.
 North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**



4. **Flat No. 104**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- 12.00 Meter wide Service Road and
30.00 M Wide Dondaicha Khetiya
Diversion road thereon.
West :- Common Wall of Flat No.103.
South:- Common Passage & Atrium thereon.
North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

5. **Flat No. 105**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 106.
West :- 12.00 M Wide Road.
South:- Plot no. 10 of Same S.no.
North:- Common Passage & Atrium thereon.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

6. **Flat No. 106**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 107.
West :- Common Wall of Flat no. 105.
South:- Plot no. 10 of Same S.no.
North:- Common Passage & Atrium thereon.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

- 7. Flat No. 107**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

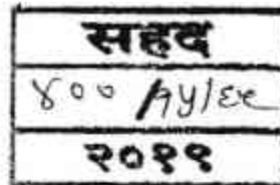
East :- Common Wall of Flat no. 106.
 West :- Common Wall of Flat no. 108.
 South:- Plot no. 10 of Same S.no.
 North:- Common Passage & Atrium thereon.

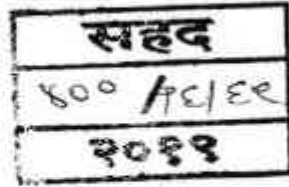
The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

- 8. Flat No. 108**, having Carpet area of 44.895 Sq. Mtrs on First Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- 12.00 Meter wide Service Road and
 30.00 M Wide Dondaicha Khetiya
 Diversion road thereon.
 West :- Common Wall of Flat no. 107.
 South:- Plot no. 10 of Same S.no.
 North:- Common Passage & Atrium thereon.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**





SECOND FLOOR

1. **Flat No. 201**, having Carpet area of 44.895 Sq. Mtrs on Second Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 202.
 Diversion road thereon.
West :- 12.00 M Wide Road.
South:- Common Passage & Atrium thereon.
North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

2. **Flat No. 202**, having Carpet area of 44.895 Sq. Mtrs on Second Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 203.
West :- Common Wall of Flat no. 201.
South:- Common Passage & Atrium thereon.
North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

3. **Flat No. 203**, having Carpet area of 44.895 Sq. Mtrs on Second Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 204.
West :- Common Wall of Flat no. 202.
South:- Common Passage & Atrium thereon.
North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

4. **Flat No. 204**, having Carpet area of 44.895 Sq. Mtrs on Second Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- 12.00 Meter wide Service Road and
30.00 M Wide Dondaicha Khediya
Diversion road thereon.
West :- Common Wall of Flat No.203.
South:- Common Passage & Atrium thereon.
North:- Plot no. 07, Plot no. 15A of Same S.No.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **The Unit is owned by 1.Shri. Kailas Ramesh Patil 2.Sau.Manisha Kailas Patil as per agreement registered at sr.no. 4243/2018 dated 20/11/2018 at Shahade.**

5. **Flat No. 205**, having Carpet area of 44.895 Sq. Mtrs on Second Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 206.
West :- 12.00 M Wide Road.
South:- Plot no. 10 of Same S.no.
North:- Common Passage & Atrium thereon.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

6. **Flat No. 206**, having Carpet area of 44.895 Sq. Mtrs on Second Floor along with attached same level open balconies having together area of 7.20 Sq. Mtrs., as specifically shown in Exhibit "A" of this Deed, and it is bounded as

East :- Common Wall of Flat no. 207.
West :- Common Wall of Flat no. 205.
South:- Plot no. 10 of Same S.no.
North:- Common Passage & Atrium thereon.

The Residential unit consists of the amenities and facilities as shown on the plan attached hereto. **UNSOLD i.e. Remained with Grantor Shree Ganesh Land Developers.**

