

Amf.

696
2022

13 पानांचे चलन

2401202210816-260

340/717

Monday, January 24, 2022
10:17 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 872 दिनांक: 24/01/2022

गावाचे नाव: नाशिक शहर - २

दस्तावेजाचा अनुक्रमांक: नमन3-717-2022

दस्तावेजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: मे. कर्मा रिअल्टी भागिदारी संस्था व फें भागिदार श्री. विनोद मदनलाल तलवार यांचे
वि.मु. श्री. अनिल मोहन भुणबळ -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 1500.00

पुढाऱ्या संख्या: 75

एकूण:

₹. 1600.00

आपणास मूळ दस्त, पंचनेल प्रिंट, सूची-२ अंदाजे
10:36 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

वाजार मूल्य: ₹.0/-

मोबदला ₹.1/-

भरलेले मुद्रांक शुल्क: ₹. 100/-

सद. ३

नाशिक-३.

1) देयकाचा प्रकार: DHC रकम: ₹.1500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2201202201422 दिनांक: 24/01/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012021071202122E दिनांक: 24/01/2022

बँकेचे नाव व पत्ता:

मुळ दस्त परत केला
व सही घेतली.

340/717

इतर पावती

Original/Duplicate

Monday, 24 January 2022 6:34 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 927 दिनांक: 24/01/2022

गावाचे नाव: - नाशिक शहर - २

इस्तऐवजाचा अनुक्रमांक: नसत3-717-2022

इस्तऐवजाचा प्रकार: घोषणापत्र

सादर करणाऱ्याचे नाव: मे. नार्मा रिबल्टी भागिदारी संस्था तर्फे भागिदार श्री. विनोद मदनलाल तलवार यांचे वि.मु. श्री. अनिल मोहन भुजबळ -

वर्णन

दस्त हाताळणीची

रु. 260.00

पृष्ठांची संख्या: 13

एकूण:

रु. 260.00

Joint Sub Registrar Nashik3

1): देयकाचा प्रकार: DHC रकम: रु.260/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2401202210816 दिनांक: 24/01/2022

देयकेचे नाव व पत्ता:

1/24/2022



24/01/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 717/2022

नोंदणी :

Regn.63m

गावाचे नाव : नाशिक शहर - २

(1) विवेकाचा प्रकार	घोषणापत्र
(2) मोबदला	1
(3) सातारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिन्या व धरक्यांक (अमन्याम)	1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती: मीजे नाशिक शिवारातीन मिळकत यांनी घेते नं: 400/अ/5 1/5 ते 7/5 8 यांनी प्लॉट नं: 1/2/1 यांनी एकुल घेते 8118.60 चौ.मि. यावरील कर्मा रॉलेक्सी अपार्टमेंट या इमारतीचे घोषणापत्र. (Survey Number : 400/अ/5 1/5 ते 7/5 8 :)
(5) क्षेत्रफल	1) 8118.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-मे. कर्मा रॉलेक्सी भागिदारी संस्था तर्फे भागिदार श्री. विनोद मदनलाल तलवार यांचे वि.मु. श्री. अनिल मोहन भुजवळ - वय:-40; पत्ता:-प्लॉट नं:-, माळा गं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ओबेरॉय चॅम्बर्स, अंधेरी वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400053 पॅन नं:-AAKFK3038L
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिव्याचा दिनांक	24/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	24/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	717/2022
(12) सातारभावाप्रमाणे मुद्रांक शुल्क	100
(13) सातारभावाप्रमाणे नोंदणी शुल्क	100
(14) श्रेता	



मुल्यांकनासाठी विचारान घेतलेला अपक्षीक:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार

मुद्रांक शुल्क आकारवता निवडलेला अनुषंग:-

Affidavit



सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
संगणकीय अभिलेखातील प्रत
अरसल बरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Karma Realty Through Partner	eChallan	02202292022012106761	MH012021071202122E	100.00	SD	0005801965202122	24/01/2022
2	Karma Realty Through Partner	eChallan		MH012021071202122E	100	RF	0005801965202122	24/01/2022
3		DHC		2201202201422	1500	RF	2201202201422D	24/01/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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दस्तावेज नं.	५०२ (२०२२)
५०२	



DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 24th day of **JANUARY 2022**.

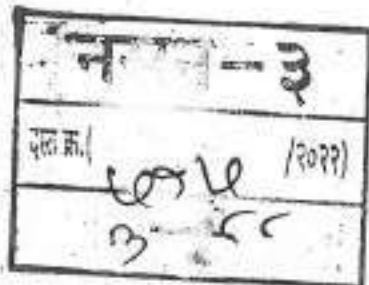
BY

M/s. KARMAA REALTY, A Partnership firm PAN AAKFK 3038L, having its office at 210, Oberoi Chambers, II, New Link Road, Andheri (W), Mumbai 400 053 **through its PARTNER MR. VINOD MADANLAL TALWAR**, Age 69 Years, Occupation Business, R/o. Mumbai. Hereinafter referred to as the "**GRANTOR/S**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include other partners, their heirs, executors, administrators, assigns, etc.) Of the **FIRST PART**.

FIRST - the Grantor is the absolute & exclusive owners & otherwise is well & sufficiently entitled to all that piece & parcel of the property situated at **Nashik**, Tal. Dist. Nashik, more particularly described in the schedule written hereunder.

SECOND - the Grantor above named agreed to purchase total area admeasuring 17675-00 Sq. Mtrs. (Including the 390-00 Sq. Mtrs. of D.P. Road) which comprises of the area admeasuring 650 Sq. mtrs. of S.No. 400/A/5/1, 2000 Sq. Mtrs. from S.No. 400/A/5/5, 6875 Sq. mtrs. out of S.No. 400/A/5/6, 6875-00 Sq. mtrs from S.No. 400/A/5/7 and 2000 Sq. mtrs. of S.No. 400/A/5/8 from the respective owners with the consent of the developers Ashoka Builders and Developers by an agreement of sale dated 30-10-2010 registered at Sr. No. 10401 on 30-10-2010 and as such the Grantor is competent to develop the said property by constructing building thereon and enter into agreement of sale of the tenements to the prospective purchaser at the price and the terms and conditions as the Grantor may deem fit and proper thereof.

THIRD - the Grantor original purchased 17675-00 Sq. Mtrs. which includes an area admeasuring 650-00 Sq. mtrs. of S.No. 400/A/5/1, 2000 Sq. Mtrs. from S.No. 400/A/5/5, 6685 Sq. mtrs. out of S.No. 400/A/5/6, 6340 sq. mtrs from



S.No. 400/A/5/7 and 2000 Sq. mtrs. of S.No. 400/A/5/8 from the respective owners by a single sale deed with the consent of the developers Ashoka Builders by sale deed dated 13-2-2011 registered at Sr. No. 2099. At the instance of the original land owners the word "Including 390 Sq. Mtrs. of D.P.Road" is deleted under correction deed dated 23-8-2011 registered at Sr.No. 9021 so also the area of the Green Belt admeasuring 171-50 Sq. Mtrs. from S.No. 400A/5/6 and 553-50 Sq. Mtrs. out of S.No. 400A/5/7 is corrected under the same correction deed and as such name of the Grantor is recorded for the area purchased which is subsequently corrected and accordingly M. E. No. 70386 which is mutated on 25-2-2011 and certified on 30-9-2011.

FOURTH - the Grantor exchanged an area admeasuring 192-00 Sq. mtrs. and 198-00 Sq. Mtrs. of S. No. 400/A/5/6 and S.No. 400/A/5/7 respectively against the area admeasuring 218-75 Sq. Mtrs. of S. No. 400/A/5/1 with Madhukar Eknath Kathe and Dinkar Eknath Kathe and accordingly the area of the respective properties exchanged is altered and M.E.No.77847 is effected on 28-12-2011. In view of the same, the Grantor is the owner of the area admeasuring 17846-25 Sq. Mtrs. and the Grantor decided to construct building on the area 16831.65 Sq. mtrs. after deducting the area of amenity space and D. P. Road.

FIFTH - the Grantor has purchased TDR of 1647-50 Sq. Mtrs. out of 1917-50 Sq. Mtrs. from DRC No. 189 dated 24-9-2008 out of S.No. 201/3 of Nashik and 4387-50 Sq. Mtrs. from DRC No. 202 dated 16-2-2008 in respect of D.P.Road out of S. No. 249/1A+2A/1+2A/2+4/2 of Village Deolali from Hrishikesh Amar Manjarekar by a sale deed dated 9-2-2011 which is duly registered at the office of Sub Registrar, Nashik 3 at SR. No. 2098 on 17-2-2011 and by using and utilizing the total TDR admeasuring 6035-00 Sq. Mtrs. the grantor had prepared a building plan.

SIXTH - the Grantor had initially prepared a building plan excluding 2000 Sq. Mtrs. of S. No. 400/A/5/8 which is duly approved by the Nashik Municipal Corporation under commencement certificate no. LND/BP/ A2 / 85/ 1226/12 Dated 5-6-2012 and Grantor has revised building plan which is duly sanctioned from Nashik Municipal Corporation Nashik under revised Commencement Certificate dated 9/1/2017 under No. LND/BP / B5/ 282/5530 as per the said commencement certificate TOWER I and II are to be constructed, thereafter the Grantor submitted the building plan for 2000 Sq. Mtrs. of S.No. 400/A/5/8 which is also approved by Nashik Municipal Corporation under commencement certificate No. LND/BP/ A3 / 176 / 2596 / 13 dated 21-9-2013 for the building TOWER III and as such the Grantor had commenced construction of Tower I and III initially.

SEVENTH - the Grantor decided to develop the land by constructing an ownership flats scheme in the name of "**KARMAA GALAXY**" and the said scheme was to implemented in two phases, Phase I and Phase II, wherein Phase I consists of Tower I and Tower III and Phase II consists of Tower II as per revised approved building plan and with other amenities in between the space of TOWER I and Tower III, Tower I consisting of of A, B and C Wing and TOWER II consisting of D, E and F wing and TOWER III which is referred as G Wing and the Grantor intended to provide a club house and swimming pool in between the space of TOWER I, II and III adjoining to the open space.

EIGHTH - wherein the Grantor intended to form a children's park/garden but the area of amenity space as shown in the building plan shall not form a part of the apartment and Grantor shall transfer the said amenity space to any third party and as such the owners of the flat shall have no right on the said amenity space.

NINTH - the Grantor had accordingly commenced and completed construction of Phase I (Tower I and Tower III) in accordance with the said sanctioned plans

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and the Grantor has received the occupation certificate in respect of Tower I consisting of A, B and C Wing from Nashik Municipal Corporation under Occupation Certificate No. NARAVI/ B-5/20624/4922 Dated 18-9-2017.

TENTH - That Grantor agreed to sell and Orbit Venture agreed to purchase the land admeasuring 6491.25 sq. mtrs. out of Plot NO. 1 of S. NO. 400/A/5/1 and 5 to 7 total admeasuring 15062.75 Sq. Mtrs. and as such Grantor executed agreement of sale dated 10/01/2020 in favour of the Orbit Venture which is duly registered at the office of Sub Registrar Nashik at Sr. No. 321 on 10/1/2020.

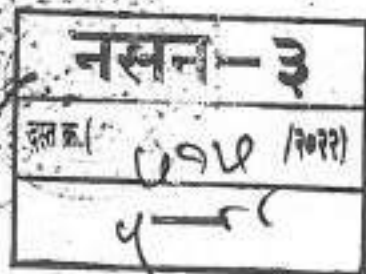
ELEVENTH - That Grantor with the consent of Orbit Venture have amalgamated and prepared a layout for Plot No. 1 out of S. No. 400/A/5/1 and 5 to 7, admeasuring 15062.75 Sq. Mtrs., Plot No. 2 out of S. No. 400/A/5/1 and 5 to 7, admeasuring 783.75 Sq. Mtrs., S. No. 400/A/5/8, admeasuring 2000.00 Sq. Mtrs. total admeasuring 17846.50 Sq. Mtrs. which is approved by Nashik Municipal Corporation vide their letter No. Niyojan Vibhag/Tentative Abhi/151/2020 Dated 11/05/2020 and the property is already converted to N. A. use and obtained Order from Collector, Nashik under Letter No. Mah/Kaksh-3/4/Bi.She.Pra. Kra./290/2009 on 11/2/2012 and as per the said layout separate 7/12 extracts of the individual plots are prepared including the area of 6491.25 Sq. mtrs. which was agreed to be purchased by the orbit venture and the said layout is prepared and approved at the instance of the Orbit Venture even though the entire land of the Grantor was subjected to the layout and as per the revised layout the colony roads are handed over to the NMC and plot numbers are allotted and Plot No. 1/2/3 to 1/2/62 admeasuring 5015.10 Sq. Mtrs. Instead of land admeasuring 6491.25 sq. mtrs. which was agreed to be purchased under the agreement of sale property purchased by the Orbit Venture admeasuring 5015.10 Sq. Mtrs. by registered Sale Deed dated 15/6/2020 which is duly registered at the office of sub registrar Nashik at Sr. No. 2852 on 16/6/2020 as the remaining area out of 6491.25 sq. Mtrs. is subjected to road widening and internal roads etc. The remaining plots and land amenity space are the property of the Grantor and inview of the revised layout land admeasuring 8118.60 Sq. Mtrs. is owned by Grantor and the new Survey number are allotted to plots purchased by Orbit Venture and separate 7/12 extracts are prepared for the same under M. E. No. 201990 on 2/6/2020.

TWELFTH - after the completion of the initial building known as Tower I and Tower III (as Tower II is canceled) on the aforesaid property the Grantor revised the building plan which is sanctioned under Commencement Certificate No. LND/BP /A4/BP/333/2021 on 18/11/2021 whereby total 2 additional buildings are approved apart from the earlier Tower I and III and 4 building to be known as building No. 1 to 4 are sanctioned and earlier Tower I and III became building No. 1 & 2 and additional buildings are building No. 3 and 4 which consist of units.

THIRTEENTH - the Grantor has registered the initial Project under the provisions of Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Nashik under Project Registration No. P51600003024 on 4/8/2017.

FOURTEENTH - the Grantor has registered the new Project of Building No. 3 and Building No. 4 under the provisions of Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Nashik under Project Registration No. P51600032375 on 04/01/2022.

FIFTEENTH - That as per the new building plan the said Building No. 1 consists of A, B and C wing consisting of Ground, Stilt to Eleven upper Floors and Building No. 2 consists of G wing consisting of Ground, Stilt to Eleven Upper Floors, Building No. 3 and 4 residential units only. All the floors are all capable of individual utilisation on account of having their own exit



to a common area and facility of the said building and the apartment will be sold to one or more owners, each owner obtaining particular and exclusive property right thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (Hereinafter referred to as the Family Unit) and also an undivided interest in the general and/or restricted common areas and facilities of the said building as listed hereinafter necessary for their adequate use and enjoyment and hereinafter referred to as the general and/or restricted common areas and facilities, all of the above are in accordance with the Maharashtra Apartment Ownership Act 1970.

SIXTEENTH - That the condominium shall be known as "**KARMAA GALAXY APARTMENT**" which consists of **Building No. 1, Building No. 2, Building No. 3 and Building No. 4**, family units common areas and facilities of the building will be as follows:-

That the condominium shall be known as "**KARMAA GALAXY APARTMENT**"

"BUILDING NO. 1"

- * Family Unit - On Stilt Floor there are Four Flat numbered as A-101, A-102, A-103 & A-104.
- * Family Unit - On Stilt First Floor there are Four Flat numbered as A-201, A-202, A-203 & A-204
- * Family Unit - On Stilt Second Floor there are Four Flat numbered as A-301, A-302, A-303 & A-304
- * Family Unit - On Stilt Third Floor there are Four Flat numbered as A-401, A-402, A-403 & A-404
- * Family Unit - On Stilt Fourth Floor there are Four Flat numbered as A-501, A-502, A-503, & A-504
- * Family Unit - On Stilt Fifth Floor there are Four Flat numbered as A-601, A-602, A-603, & A-604
- * Family Unit - On Stilt Sixth Floor there are Four Flat numbered as A-701, A-702, A-703 & A-704
- * Family Unit - On Stilt Seventh Floor there are Three Flat numbered as A-801, A-802 & A-803
- * Family Unit - On Stilt Eighth Floor there are Four Flat numbered as A-901, A-902, A-903 & A-904
- * Family Unit - On Stilt Ninth Floor there are Four Flat numbered as A-1001, A-1002, A-1003 & A-1004
- * Family Unit - On Stilt Tenth Floor there are Four Flat numbered as A-1101, A-1102, A-1103 & A-1104
- * Family Unit - On Stilt Eleventh Floor there are Four Flat numbered as A-1201, A-1202, A-1203 & A-1204.

"B WING"

- * Family Unit - On Stilt Floor there are Four Flat numbered as B-101, B-102, B-103 & B-104
- * Family Unit - On Stilt First Floor there are Four Flat numbered as B-201, B-202, B-203 & B-204
- * Family Unit - On Stilt Second Floor there are Four Flat numbered as B-301, B-302, B-303 & B-304
- * Family Unit - On Stilt Third Floor there are Four Flat numbered as B-401, B-402, B-403 & B-404
- * Family Unit - On Stilt Fourth Floor there are Four Flat numbered as B-501, B-502, B-503, & B-504