

M/S SHILPA ESTATE, PAN NO. AAJFS0255N, a partnership firm, having its office at Builders House, Sadhu Vaswani Road, Near Mico Circle, Nashik-422002, through its partner **SHRI. JAYESH VALLABHDAS THAKKER**, age-57, occu- business hereinafter for the sake of brevity referred to as the **GRANTOR OWNER** (which expression unless it be repugnant to its meaning and/or context thereof shall always mean and include their other partners, survivors, their respective heirs, successors, executors, administrators, representatives, and assigns) fully empowered and qualified to execute this deed, do hereby state as follows:

First:

That the "Grantor Owner" is well seized and possessed of and otherwise entitled to all that piece and parcel of S.No. 28/1/B, adm.0 H. 14 Are, S.No.28/1/C, adm.0 H. 15 Are, totally adm.0 H. 29 Are, (2900 sq.mtrs. excluding D.P. road area adm.337 sq.mtrs) balance area adm. 2563 sq.mtrs., of village Chehdi, Tal. & Dist, Nashik, within the limits of Nashik Municipal Corporation, and jointly bounded as follows...

On or towards

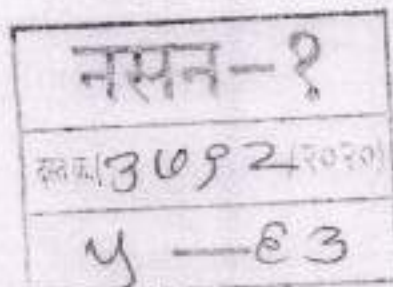
East : Adjoining S.No. 29

South : Adjoining S.No.28 part

West : Nashik Pune Road

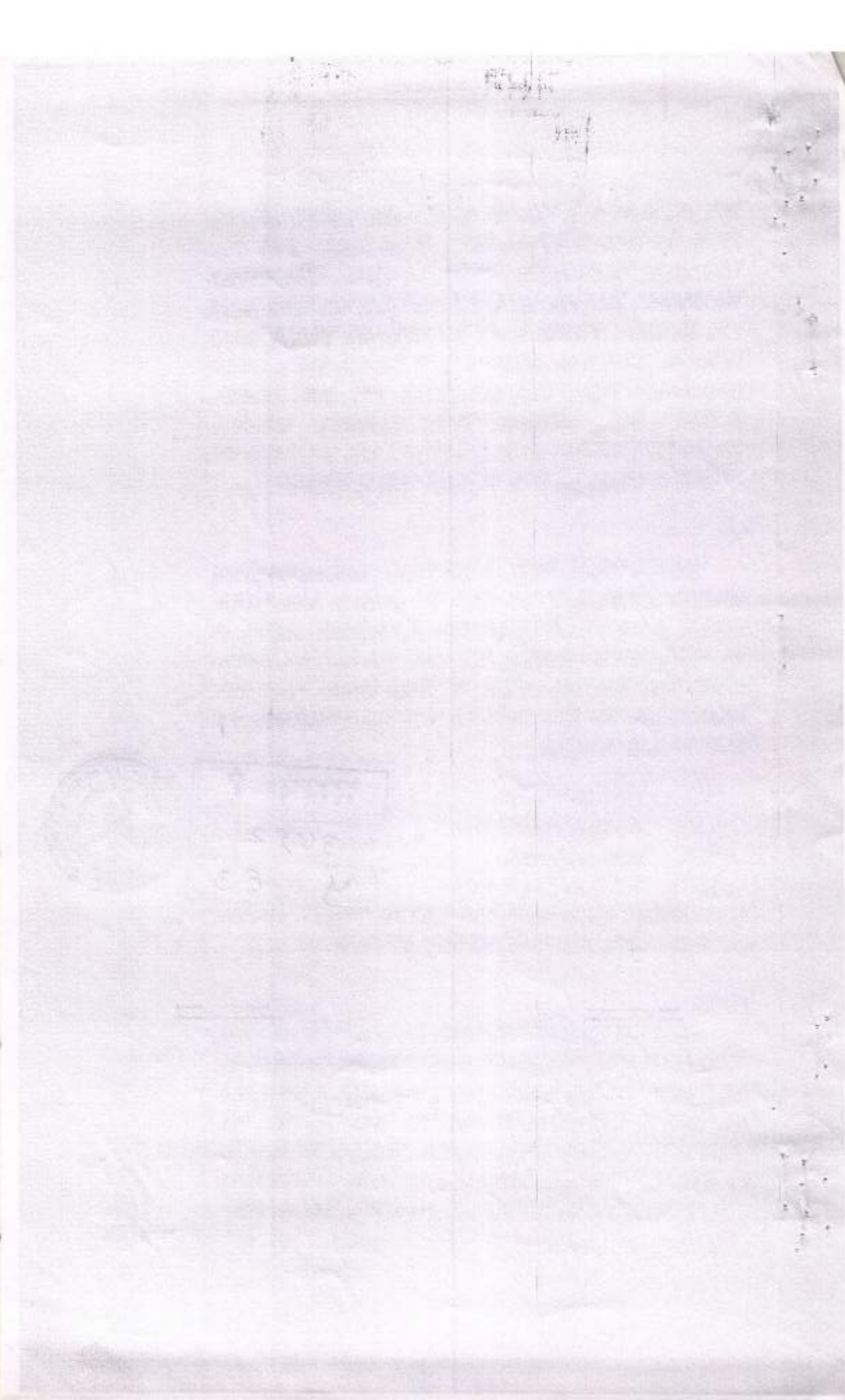
North : Adjoining S.No. 28 part

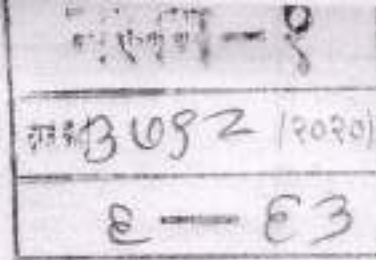
hereinafter referred to as the said property, together with the, ground, plus upper floors in the building standing thereon.



Second:

The grantor owner are well seized of and well and sufficiently entitled to the said property, the grantor owner have purchased the said property from Shri. Balwant Laxman Tajanpure and others by a Sale Deed dt. 31/05/2013. The said Sale Deed has been duly registered at the Office of Sub- Registrar, Class - II, Nashik at Sr. No. 7522 on 17/06/2013. Accordingly the name of the grantor owner has been mutated into the record of rights by M.E.No. 6166.





The grantor owner intended to develop the said property by constructing building thereon. The grantor owner have prepared a building plan for construction of building on the said property. The said building plan has been approved by the Nashik Municipal Corporation by its commencement certificate no. LND/BP/C4/04/165 dtd. 12/05/2016, and the said building plan has been revised vide order LND/BP/C4/16142/235 dtd. 17/02/2018.

The grantor owner have purchased a TDR adm.3092 sq.mtrs from Shri. Balwant Laxman Tajanpure by a Sale Deed dated 12/02/2018 bearing DRC No.789.

The grantor owner have completed the work of construction on the said property and the Nashik Municipal corporation has granted the permission for use and part occupation of the said apartment by it's order no. **Javak No./Nagar Niyojan Vibhag/Nashikroad/25808/2020 dated 11/02/2020.**

The grantor owner have registered, bearing registration no. **P51600004867**, the said Project under the provisions of the Real Estate (Registration and Development) Act, 2016 with the Real Estate Regulatory Authority.

AND the building consists of 2 Wings i.e. Wing-A, 60 residential units and Wing-B, 60 residential units.

The building shall be known as "EMPIRE MARVEL" with its postal address as, Chehdi, Nashikroad, Nashik.

The building construction work has been completed as per sanctioned plan. The specifications of the units given herein below are at present final. The grantor owners have not used any option or discretion and has abided by the present approved plan.

Third:

The building is having, ground + 10 upper floors. There are total 60 residential premises in the Wing-A building and 60 residential premises in the Wing-B.

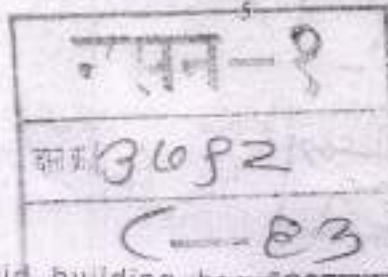
All the units are capable of individual utilisation on account of areas and facilities of the buildings, each apartment unit will be sold out to the respective owner independently. Each owner will obtain a particular exclusive property thereof and each apartment

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consists heritable and transferable immovable property within the meaning of the common law for the time being in force in the state and also undivided interest in general and restrictive common areas and facilities of the buildings as listed hereinbelow in this deed necessary for their adequate use and enjoyment and hereinafter referred to as general and/or restricted common areas and facilities all of the above in accordance with the Maharashtra Ownership Flats (Regulation of promotion of construction, sale, Management & Transfer) Act 1963 (hereinafter referred to as the said Act) & rules made there under, as well as of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016.

The unit holders have demanded from the grantor owner and the grantor owner have given inspection and delivered to the unit holders the copies of all the documents of title relating to the said property, Title Certificate of advocate, 7/12 extracts and other related revenue records showing the nature of the title of the grantor owner to the said property, The Plans, Designs and Specifications prepared by the Architect of the Promoters and of such documents which are specified under Maharashtra Ownership Flats (Regulation of promotion of construction, sale, Management & Transfer) Act 1963 (hereinafter referred to as the said Act) & rules made there under, as well as of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and the Rules and regulations made thereunder after the unit holders enquiry, the grantor owner herein has requested to the unit holders to carry out independent search by appointing his advocate and to ask any queries, he have regarding the marketable title and rights and authorities of the grantor owner. The unit holders have satisfied himself in respect of marketable title of the said property and the rights and authorities of the unit holders herein. That the unit holders have given their specific confirmation herein that the responsibility of the title of the said property be on the grantor owner up and until the conveyance of the said building and the said property thereunder.



Fourth:

That the said building has 5907.29 sq mtrs total built-up area.

Fifth:

That the condominium shall be known as "EMPIRE MARVEL Apartment" Condominium and the common areas and facilities of the building will be as described hereinafter.

The building consists of following units.

Apartment Units- There are total 60 residential units Wing-A and 60 residential units Wing-B.

The Residential Apartment Units are described below fully. The measurement of the apartment units are mentioned wall to wall.

The description of units situated in the building **EMPIRE MARVEL APARTMENT**.

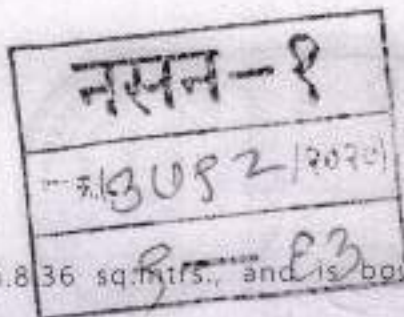
RESIDENTIAL UNITS WING-A

Residential Apartment Unit No. 101 :- It is a residential unit on first floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 102 :- It is a residential unit on first floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 103 :- It is a residential unit on first floor Carpet area of this apartment is 33.93 sq mtrs + balcony adm.5.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 104 :- It is a residential unit on first floor Carpet area of this apartment is 46.96 sq mtrs + balcony



adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 105 :- It is a residential unit on first floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 106 :- It is a residential unit on first floor Carpet area of this apartment is 35.11 sq mtrs + balcony adm.5.63 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 201 :- It is a residential unit on second floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 202 :- It is a residential unit on second floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 203 :- It is a residential unit on second floor Carpet area of this apartment is 33.93 sq mtrs + balcony adm.5.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 204 :- It is a residential unit on second floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 205 :- It is a residential unit on second floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

प्लान-१
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Residential Apartment Unit No. 206 :- It is a residential unit on second floor Carpet area of this apartment is 35.11 sq mtrs + balcony adm.5.63 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 301 :- It is a residential unit on third floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 302 :- It is a residential unit on third floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 303 :- It is a residential unit on third floor Carpet area of this apartment is 33.93 sq mtrs + balcony adm.5.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 304 :- It is a residential unit on third floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 305 :- It is a residential unit on third floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 306 :- It is a residential unit on third floor Carpet area of this apartment is 35.11 sq mtrs + balcony adm.5.63 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 401 :- It is a residential unit on fourth floor Carpet area of this apartment is 43.86 sq mtrs +

नसम-१
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balcony adm.14.39 sq.mtrs. and is bounded by as per approved building plan.

Residential Apartment Unit No. 402 :- It is a residential unit on fourth floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 403 :- It is a residential unit on fourth floor Carpet area of this apartment is 33.93 sq mtrs + balcony adm.5.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 404 :- It is a residential unit on fourth floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 405 :- It is a residential unit on fourth floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 406 :- It is a residential unit on fourth floor Carpet area of this apartment is 35.11 sq mtrs + balcony adm.5.63 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 501 :- It is a residential unit on fifth floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 502 :- It is a residential unit on fifth floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

प्लान-१
प्लान 3082 (2020)
१२-६३



Residential Apartment Unit No. 503 :- It is a residential unit on fifth floor Carpet area of this apartment is 33.93 sq mtrs + balcony adm.5.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 504 :- It is a residential unit on fifth floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 505 :- It is a residential unit on fifth floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 506 :- It is a residential unit on fifth floor Carpet area of this apartment is 35.11 sq mtrs + balcony adm.5.63 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 601 :- It is a residential unit on sixth floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 602 :- It is a residential unit on sixth floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 603 :- It is a residential unit on sixth floor Carpet area of this apartment is 33.93 sq mtrs + balcony adm.5.36 sq.mtrs., and is bounded by as per approved building plan.

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Residential Apartment Unit No. 604 :- It is a residential unit on sixth floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 605 :- It is a residential unit on sixth floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 606 :- It is a residential unit on sixth floor Carpet area of this apartment is 35.11 sq mtrs + balcony adm.5.63 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 701 :- It is a residential unit on seventh floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 702 :- It is a residential unit on seventh floor Carpet area of this apartment is 43.86 sq mtrs + balcony adm.14.39 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 703 :- It is a residential unit on seventh floor Carpet area of this apartment is 33.93 sq mtrs + balcony adm.5.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 704 :- It is a residential unit on seventh floor Carpet area of this apartment is 46.96 sq mtrs + balcony adm.8.36 sq.mtrs., and is bounded by as per approved building plan.

Residential Apartment Unit No. 705 :- It is a residential unit on seventh floor Carpet area of this apartment is 46.96 sq mtrs +