CHALLAN
MTR Form Number-6

GRN MH009510985201718E	BARCODE	Date 19/01/2018-13:12:46	Form ID 25.3

Department Inspector General Of Registration	
Stamp Duty	
Type of Payment Registration Fee	
Office Name NSK4_NASHIK 4 JOINT SUB REGISTRAR	
Location NASHIK	
Year 2017-2018 One Time	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
Total	500.00

Payer Details

TAX ID (If Any)	
PAN No.(If Applicable)	AASFA2597G
Full Name	AKSHAR ENTERPRISES
Flat/Block No.	AKSHAR DEEP APARTMENT
Premises/Building	
Road/Street	PLOT NO 14 S NO 18/1/1/2
Area/Locality	MAKHAMALABAD NASHIK
Town/City/District	
PIN	4 2 2 0 0 3

Remarks (If Any)

SecondPartyName=N~

Amount In Words	Five Hundred Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	691033320180119126 25	150893789
Bank Date	RBI Date	19/01/2018-13:13:27	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 • NASIK-4 •

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दस्त ६७६ /२०१८
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Print Date 19-01-2018 01:13:33

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DEED OF DECLARATION

(AKSHAR DEEP APARTMENT)

THIS DEED OF DECLARATION made and executed on this 20th Day of January Christian year Two Thousand & Eightteen.

AKSHAR ENTERPRISES,
Pan No. AASFA 2597 G
Partnership Firm through Partner
MR. KANTILAL JAYANTIBHAI POKAR
Age : 45 Years, Occu : Business,
R/o : Bansari, Om Nagar,
Panchvati, Nashik – 422004

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2, NASIK-4

Hereinafter referred to as **"GRANTOR/S/OWNER/S"** (Which expression shall, unless it is repugnant to the context or meaning thereof mean and include other partners, legal representatives, administrators, executors and assignees).

FIRST :- The owner prepared a Lay –out Plan of the said S. No. 18/1/1/2 & Assistance Town Planing Authority Nashik Municipal Corporation Nashik sanctioned the same on 11/10/2012 vide letter No. Nagar Rachana/Antim/Panchvati/C-2/103. Thereby said land sub – divided in to various plots and thereby said Plot i.e. Plot No. 14 came in to existences. And said land converted in to Non – Agricultural purpose as per the order passed by Collector Nashik – vide no. Maha/Kaksh-3/4/N. A. Letter No. 265/2012 on 10/08/2012 for residential purpose.

The Grantor/s/owner/s purchased Plot No. 14 from the owner Sau. Chhaya Parasmal Modi by way of Sale Deed & the same is registered in the office of Sub Registrar Nashik, vide Sr. No. 11161 on 22/11/2012. And therefore the grantor/s/owner/s acquired ownership rights of the said property/ies accordingly its name mutated to the owner's column of the property extract vide Mutation Entry No. 29485 was certified.

That the **Plot No. 14, total area – 512.22 Sq. Mtrs.**, out of **Survey No. 18/1/1/2**, of the property situated at **Mauze – Makhamalabad**, within the registration sub-division and Taluka Nashik, Registration Division and District Nashik and situated within the limits of Nashik Municipal Corporation. The owner/ Grantor well seized and possessed the said land.

The Grantor/owner purchased TDR area admeasuring 270.29 Sq. Mtrs., out of S.No. 252/1/2 from Rajendra Rasiklal Shah & others by sale deed and the said sale deed is registered in the office of Sub-Registrar, Nashik vide Sr. No. 7643 on 30/12/2016.

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SECOND:-

And whereas Grantor/owner has prepared a Building Plan for construction of building proposed – **AKSHAR DEEP APARTMENT** which consisting residential units 17. And the same is approved by Town Planning Department, Nashik Municipal Corporation Nashik issued a Commencement Certificate on 04/01/2017 vide their letter No. LND/BP/C-2/654/5377 and thereby the builder/s has/have started construction over the said plot. As per the sanctioned building plan the building proposed **"AKSHAR DEEP APARTMENT"** consisting Ground (Parking) + Fourth Floor).

The owner/s/developer has completed a construction of a building **"AKSHAR DEEP APARTMENT"** over the said Plot and therefore Nashik Municipal Corporation Nashik issued a Completion Certificate on 30/11/2017 vide no. Javak Number/Nagar Rachana Vibhag/21587/9802.

The Grantor/owner constructing the building known as **"AKSHAR DEEP APARTMENT"** with its Postal address as,

"AKSHAR DEEP APARTMENT"
Plot No. 14, S. No. 18/1/1/2
Makhamalabad, Tal. & Dist - Nashik.

The Grantor/s/owner/s constructed the said building as per the plans sanctioned by Nashik Municipal Corporation. The specifications of the units given herein below are at present final and without any alterations of Amendments and to that extent, the Grantor/s shall not use any portions or desecrations and they will abide by the present approved plans.

THIRD :- That the Grantor/s/owner/s constructing building known as **"AKSHAR DEEP APARTMENT"** (Hereinafter referred to as the said Building) on the said property as per the approved building plans which has been approved by the Nashik Municipal Corporation under the Commencement Certificate.

FOURTH :- That the said building consists of Ground (Parking) + Fourth Floor consisting residential units 17. All the floors are all capable of Individual Utilization on the account of having their own exit to a Common Area and the facilities of the said building and the Apartment shall be sold to one or more owners/developers, each owner obtaining particular and exclusive property rights thereto and each Apartment constituting a heritable and transferable immoveable property within the meaning of any Law for the time being enforce in the state of Maharashtra, (Hereinafter referred to as the Residential Unit and also and undivided interest in the general and/or restricted common areas and facilities of the said building as Listed hereinafter necessary for there Adequate use and enjoyments and hereinafter referred to as the general and/or restricted common areas and

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facilities, all of the above are in accordance with the Maharashtra Apartment Ownership Act 1970.

FIFTH: That as per the sanctioned building plan the aforesaid building has a total building area 873.33 Sq. Mtrs., Carpet, constitute Ground (Parking) + Fourth Floor consisting of Residential units 17. The total carpet area of the said building as mentioned in the documents of Individual Purchaser/s mentioned in their respective agreements/deeds.

SIXTH - That the building shall be known as "AKSHAR DEEP APARTMENT" and that the residential and common areas and facilities of the building will be as follows:

1] Units :- There are in all 17 (Seventeen) residential units. The measurements of the residential units include all the outside walls and one half of block partition excluding bearing walls. The principle structure of the said building is R.C.C. framed structure, burnt brick walls, and wooden flush doors and such other material as per the consent and agreement of all the apartment owners as stated in details in the individual agreement of sale between the respective parties with some variations as per the requirement of each apartment owner/s.

A) Description of each unit/flat is described hereunder :-

1] Flat No. 01, carpet area 53.28 Sq. Mtrs., + Garden area 74.00 Sq. Mtrs., on Ground Floor in building name as "AKSHAR DEEP APARTMENT" constructed on Plot No. 14 area 512.22 Sq. Mtrs., out of Survey No. 18/1/1/2 + F.S.I. area 130.00 Sq. Mtrs., of the property situated at Village - Makhamalabad, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.

Name of the Owner/s – Unsold (Owner/developer)

Purpose – Residential.

2] Flat No. 02, carpet area 29.85 Sq. Mtrs., + Enclose Balcony area 8.35 Sq. Mtrs., + Open Balcony area 3.36 Sq. Mtrs., on First Floor in building name as "AKSHAR DEEP APARTMENT" constructed on Plot No. 14 area 512.22 Sq. Mtrs., out of Survey No. 18/1/1/2 + F.S.I. area 130.00 Sq. Mtrs., of the property situated at Village - Makhamalabad, Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as per follows –

East – Passage & Flat No. 05.
West – Marginal Space.
South – Marginal Space.
North – Flat No. 03.

Name of the Owner/s – Mr. Devidas Chhabilal Bhoye & Sau. Maya Devidas Bhoye.

Purpose – Residential.

Agreement for Sale dated 05/05/2017 (NSK-4, Reg. No. 2977).

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3] Flat No. 03, carpet area **37.29 Sq. Mtrs.,** + Enclose Balcony area 13.23 Sq. Mtrs., + Open Balcony area 4.34 Sq. Mtrs., on **First Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.

Name of the Owner/s – Unsold (Owner/developer)
Purpose – Residential.

4] Flat No. 04, carpet area **40.36 Sq. Mtrs.,** + Enclose Balcony area 13.21 Sq. Mtrs.,on **First Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.

Name of the Owner/s – Unsold (Owner/developer)
Purpose – Residential.

5] Flat No. 05, carpet area **39.98 Sq. Mtrs.,** + Enclose Balcony area 10.64 Sq. Mtrs., on **First Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as per follows –

East – Marginal Space & Aminity Plot.
West – Staircase & Flat No. 02.
South – Marginal Space & Open Space.
North – Flat No. 04.

Name of the Owner/s – Mr. Manoj Mauli & Sau. Hemlata Manoj Mauli.
Purpose – Residential.
Agreement for Sale dated 25/04/2017 (NSK-4, Reg. No. 2720).

6] Flat No. 06, carpet area **29.85 Sq. Mtrs.,** + Enclose Balcony area 8.35 Sq. Mtrs., + Open Balcony area 3.36 Sq. Mtrs., on **Second Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as per follows –

East – Passage & Flat No. 09.
West – Marginal Space.
South – Marginal Space.
North – Flat No. 07.

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Name of the Owner/s – Mr. Janardan Malhari Mahale & Sau. Pramila Janardan Mahale.
Purpose – Residential.
Agreement for Sale dated 12/05/2017 (NSK-4, Reg. No. 3144).

7] Flat No. 07, carpet area **37.29 Sq. Mtrs.,** + Enclose Balcony area 13.23 Sq. Mtrs., + Open Balcony area 4.34 Sq. Mtrs., on **Second Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.
Name of the Owner/s – Unsold (Owner/developer)
Purpose – Residential.

8] Flat No. 08, carpet area **40.36 Sq. Mtrs.,** + Enclose Balcony area 13.23 Sq. Mtrs., + Open Balcony area 2.61 Sq. Mtrs., on **Second Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.
Name of the Owner/s – Unsold (Owner/developer)
Purpose – Residential.

9] Flat No. 09, carpet area **40.11 Sq. Mtrs.,** + Enclose Balcony area 10.62 Sq. Mtrs., + Open Balcony area 3.13Sq. Mtrs., on **Second Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.
Name of the Owner/s – Unsold (Owner/developer)
Purpose – Residential.

10] Flat No. 10, carpet area **29.85 Sq. Mtrs.,** + Enclose Balcony area 8.35 Sq. Mtrs., + Open Balcony area 3.36 Sq. Mtrs., on **Third Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.
Name of the Owner/s – Unsold (Owner/developer)
Purpose – Residential.

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11] Flat No. 11, carpet area **37.29 Sq. Mtrs.,** + Enclose Balcony area 13.23 Sq. Mtrs., + Open Balcony area 4.34 Sq. Mtrs., on **Third Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.
Name of the Owner/s – Unsold (Owner/developer)
Purpose – Residential.

12] Flat No. 12, carpet area **40.36 Sq. Mtrs.,** + Enclose Balcony area 13.23 Sq. Mtrs., + Open Balcony area 2.61 Sq. Mtrs., on **Third Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.
Name of the Owner/s – Unsold (Owner/developer)
Purpose – Residential.

13] Flat No. 13, carpet area **40.11 Sq. Mtrs.,** + Enclose Balcony area 10.62 Sq. Mtrs., + Open Balcony area 3.13 Sq. Mtrs., on **Third Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.
Name of the Owner/s – Unsold (Owner/developer)
Purpose – Residential.

14] Flat No. 14, carpet area **29.85 Sq. Mtrs.,** + Enclose Balcony area 8.35 Sq. Mtrs., + Open Balcony area 3.36 Sq. Mtrs., on **Fourth Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.
Name of the Owner/s – Unsold (Owner/developer)
Purpose – Residential.

15] Flat No. 15, carpet area **37.29 Sq. Mtrs.,** + Enclose Balcony area 13.23 Sq. Mtrs., + Open Balcony area 4.34 Sq. Mtrs., on **Fourth Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the

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property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.

Name of the Owner/s – Unsold (Owner/developer)

Purpose – Residential.

16] Flat No. 16, carpet area **40.36 Sq. Mtrs.,** + Enclose Balcony area 13.23 Sq. Mtrs., + Open Balcony area 2.61 Sq. Mtrs., on **Fourth Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.

Name of the Owner/s – Unsold (Owner/developer)

Purpose – Residential.

17] Flat No. 17, carpet area **40.11 Sq. Mtrs.,** + Enclose Balcony area 10.62 Sq. Mtrs., + Open Balcony area 3.13 Sq. Mtrs., on **Fourth Floor** in building name as **"AKSHAR DEEP APARTMENT"** constructed on **Plot No. 14** area 512.22 Sq. Mtrs., out of **Survey No. 18/1/1/2** + F.S.I. area 130.00 Sq. Mtrs., of the property situated at **Village - Makhamalabad,** Tal. & Dist. Nashik. Within the limits of Nashik Municipal Corporation. And same is bounded as sanctioned building Plan.

Name of the Owner/s – Unsold (Owner/developer)

Purpose – Residential.

Note – Agreement of Sale of Flat No. 02, 05 & 06 was registered before the implimentation of RERA Act carpet area mentioned in that documents before RERA Act, But then after RERA Act is impliment in all over India so, the area of said registered agreements as per the RERA Act is different & corrected area mentioned in said Declaration of Apartment.

B] <u>Common areas and facilities</u>:

1. All that piece and parcel of the land as described in the schedule written herein under
2. Parking space common to all the members in the said building & subject to allocation by apartment members themselves.
3. Following facilities located throughout the building.

<u>AMMENITIES AND SPECIFICATIONS</u>.-

As provided by the land owner/developer -

And other additional amenities as provided and verified by the purchasers and about all the amenities the purchasers are satisfied.

JOINT SUB-REGISTRAR CLASS-2 NASIK-4

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C) **Restricted common areas:-**

As mentioned above, the adjoining/attached terraces, Parking space, and marginal open space allotted to the individual owners shall be uses and utilized by the flat owners to whom the said terrace, parking space and marginal open space is allotted and except to such allotted nobody shall have and right, title and interest on the said adjoining/attached terrace, parking space, marginal open space.

SEVENTH:

a) That the right, title and interest of each owner of the residential unit in the general common area and facilities as listed above and their proportionate share in the profit and common expenses in the general common areas and facilities as well as the proportionate representation for the **"AKSHAR DEEP APARTMENT"** is/are of all Residential units as follows :-

"AKSHAR DEEP APARTMENT"

FLAT NO.	VOTING AND OWNERSHIP PERCENTAGE
Flat No. 01	6.10 %
Flat No. 02	4.75 %
Flat No. 03	6.29 %
Flat No. 04	6.13 %
Flat No. 05	5.80 %
Flat No. 06	4.76 %
Flat No. 07	6.29 %
Flat No. 08	6.43 %
Flat No. 09	6.17 %
Flat No. 10	4.75 %
Flat No. 11	6.29 %
Flat No. 12	6.43 %
Flat No. 13	6.17 %
Flat No. 14	4.75 %
Flat No. 15	6.29 %
Flat No. 16	6.43 %
Flat No. 17	6.17 %
Total	**100%**

b) The proportionate representation for voting purposes with respect to the said restricted common areas and facilities in the meeting of the Association of Apartment is based on the proportionate value of each family Unit to the total value of all residential units & as provided in (a) hereof may be limited in accordance with the provisions of the bye laws attached hereto may be limited in accordance with provisions of the bylaws attached hereto as the Exhibit B.

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दस्त गोषवारा भाग-2

नमन4 35/35
दस्त क्रमांक:676/2018

दस्त क्रमांक :नमन4/676/2018
दस्ताचा प्रकार :-डिक्लरेशन

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अक्षर एन्टरप्रायजेस भागीदारी फर्म तर्फे भागीदार श्री. कांतीलाल जयंतीभाई पोकार पत्ता:-, -, -, -, बांसरी, ओम नगर, पंचवटी, नाशिक, पंचवटी, MAHARASHTRA, NASHIK, Non-Government पॅन नंबर:AASFA2597G	लिहून देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत डिक्लरेशन चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:20 / 01 / 2018 10 : 35 : 46 AM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलेली आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अँड.योगेश सुभाषराव आहेर वय:32 पत्ता:बीबी 7,8,9 ठक्कर बझार, नविन सीबीएस, नाशिक. पिन कोड:422002		

स्वाक्षरी

शिक्का क्र.4 ची वेळ:20 / 01 / 2018 10 : 36 : 20 AM

शिक्का क्र.5 ची वेळ:20 / 01 / 2018 10 : 36 : 30 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक वर्ग-२
नाशिक-४.

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH009610985201718E	0005345825201718

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकुण 35 पाने आहेत.

676 /20

1. Verify Scanned Document for correctness th... Original Document (Backside) printout after scanning.
2. Get print immediately after registration.

SUB REGISTRAR OF THE JOINT ... NASIK-4

सह दुय्यम निबंधक वर्ग-२
नाशिक-४.

पुस्तक क्रमांक १, क्रमांक
६७६ वर नोंदला.

दिनांक 20 माहे 1 सन २०१८

सह दुय्यम निबंधक वर्ग-२
नाशिक-४.

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