

340/1960

Wednesday, March 02, 2022
12:46 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 2443 दिनांक: 02/03/2022

गावाचे नाव: पाथडी - 1

दस्तऐवजाचा अनुक्रमांक: नसन3-1960-2022

दस्तऐवजाचा प्रकार : डिक्लरेशन

सादर करणाऱ्याचे नाव: श्री समर्थ बिल्डर्स अँड डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार १. महेश घनश्याम जोशी २. नरेंद्र सीताराम कुलकर्णी ३. मुकुंद मोहन कुरुमभट्टी ४. विवेक लक्ष्मीकांत धुमाळ ५. माधवी मनोज कुरुमभट्टी न. १ स्वता करिता व न. २ ते ५ तर्फे वि.मु

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 940.00
पृष्ठांची संख्या: 47	

एकूण: रु. 1040.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:05 PM ह्या वेळेस मिळेल.


Joint Sub Registrar Nashik3

बाजार मुल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह. दुकान निबंधक वर्ग-२
नाशिक-३.

1) देयकाचा प्रकार: DHC रकम: रु.940/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2802202219037 दिनांक: 02/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013846788202122E दिनांक: 02/03/2022

बँकेचे नाव व पत्ता:


नुक पत्ता पत्ता देणारा
व सही घेतली.

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. नाशिक 3

02/03/2022

दस्ता क्रमांक : 1960/2022

नोंदणी :

Regn:63m

गावाचे नाव : पाथर्डी - 1

(1)विलेखाचा प्रकार	डिकलरेशन
(2)मोवदला	1
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : इतर माहिती: तुकडी जिऱ्हा पाथिक पोट तुकडी ताऱ्मुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे पाथर्डी शिवागातील यांसी मळें नं 332/3/1/अ/3/4 या मंजूर लेआऊट मधील प्लॉट नं 3/4 यांसी क्षेत्र 637.14 चौ.मी पैकी 15.75 चौ.मी क्षेत्र नाशिक महानगरपालिकेला रस्ता रुंदी करण्याकरिता वर्ग करण्यात आलेले आहे यासी सि.न.नं 7715 या प्लॉट मिळकतीवरील समर्थ प्लाझा अपार्टमेंटचे घोषणा पत्र(16 युनिट)((Survey Number : 332/3/1/A/3/4 ; Plot Number : 3/4 ;))
(5) क्षेत्रफळ	1) 621.39 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री समर्थ विल्डर्स अँड डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार १.महेश प्रन्श्याम जोशी २. नरेंद्र सीताराम कुलकर्णी ३.मुकुंद मोहन कुरुमभट्टी ४.विवेक लक्ष्मीकांत धुमाळ ५.माधवी मनोज कुरुमभट्टी न.१ स्वता करिता व न.२ ते ५ तर्फे वि.मु वय:-51; पत्ता:-प्लॉट नं:- माला नं:-, इमारतीचे नाव:-, ब्लॉक नं:- ऑफिस न.१,कुसुम प्लाझा,वडाळा पाथर्डी रोड,इंदिरा नगर,नाशिक, रोड नं:-, महाराष्ट्र, णाम:-ईक. पिन कोड:-422009 पॅन नं:-ABVFS6957N
(8)दस्तऐवज करून घेणा-या पक्षकागचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	02/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	1960/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा नपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Affidavit



सूची क्र.३
नोंदणी नंतरची प्रथम प्रस
संयोजक अभिलेखातील प्रस
अस्तित्व वरहुकुम 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	Shree Samarth Builders and Developers Partnership Firm through Partners	eChallan	00040572022022850546	MH013846788202122E	100.00	SD	0006722117202122	02/03/2022
2	Shree Samarth Builders and Developers Partnership Firm through Partners	eChallan		MH013846788202122E	100	RF	0006722117202122	02/03/2022
3		DHC		2802202219037	940	RF	2802202219037D	02/03/2022

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

श्री श्री
समर्थ
बिल्डर्स
पार्टनरशिप
फर्म
द्वारा





CHALLAN
MTR Form Number-6



GRN	MH013846788202122E	BARCODE	28/02/2022-19:21:17		Form ID	25.1		
Department			Inspector General Of Registration					
Stamp Duty			Payer Details					
Type of Payment			Registration Fee					
Office Name			NSK3_NASHIK 3 JOINT SUB REGISTRAR		Full Name			
Location			NASHIK		Shree Samarth Builders and Developers			
Year			2021-2022 One Time		Partnership Firm through Partners			
Account Head Details			Amount In Rs.		Flat/Block No.			
0030046401 Stamp Duty			100.00		S.no.332/3/1/A/3/4 ,Plot no.3/4			
0030063301 Registration Fee			100.00		Premises/Building			
					Road/Street			
					Pathardi			
					Area/Locality			
					Nashik			
					Town/City/District			
					IN			
					4 2 2 0 1 0			
			Remarks (If Any)					
			SecondPartyName=Shree Samarth Builders and Developers Partnership					
			Firm through Partners-					
			Amount In					
			Two Hundred Rupees Only					
Total			200.00		Words			
Payment Details			STATE BANK OF INDIA					
FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN		Ref. No.		00040572022022850546 IK0BOEDNN4	
Cheque/DD No.			Bank Date		RBI Date		28/02/2022-19:24:23 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 only. Not valid for unregistered document.

Mobile No. :

9823133121

सदर चलन केवल मुख्य निबंधक कार्यालय नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी न कार्यालयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2802202219037	Date	28/02/2022
Received from Self, Mobile number 0000000000, an amount of Rs.940/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.			
Payment Details			
Bank Name	SBIN	Date	28/02/2022
Bank CIN	10004152022022815420	REF No.	205919123608



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2-06	



DEED OF DECLARATION

OF

SAMARTH PLAZA APARTMENT

This Deed of Declaration is made and executed at Nashik on this 2nd Day of the March in the Christian Year Thousand Twenty Two A.D. at Nashik.

[Signature]

By

SHREE SAMARTH BUILDERS AND DEVELOPERS

Partnership firm

Its office at - Office no. 1, Kusum Plaza Apartment, opp.

Church, Wadala Pathardi Road, Indira Nagar, Nashik - 422009

Pan - ABVFS 6957 N

Through it's Partners

1. **SHRI. MAHESH GHANSHAM JOSHI**
Age :- 51, Occ. :- Builder & Developer
2. **SHRI. NARENDRA SITARAM KULKARNI**
Age :- 53, Occ. :- Builder & Developer
3. **SHRI. MUKUND MOHAN KURUMBHATI**
Age :- 51, Occ. :- Builder & Developer
4. **SHRI. VIVEK LAXMIKANT DHUMAL**
Age :- 51, Occ. :- Builder & Developer
5. **SAU. MADHAVI MANOJ KURUMBHATI**
Age :- 50, Occ. :- Builder & Developer

Hereinafter referred to as "Promoter / The Grantor Owner" (Which expression shall unless repugant to the context or meaning thereof shall mean and include their heirs, executors, administrators, assigns etc.)

As the Grantor owner / Promoter of the property more particularly described in the schedule I written hereunder herein and hereinafter referred to as the Grantor who is fully empowered to execute this Deed.

DEED OF DECLARATION OF SAMARTH PLAZA APARTMENT
U/S 2 & 11 OF MAHARASHTRA APARTMENT OWNERSHIP ACT 1970.

1. WHEREAS the property mentioned in Schedule "I" hereinbelow bearing S. No. 332/3/1/A/3/4 out of which Plot no. 3/4, having area admeasuring

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637.14 Sq. Mtr out of which area admeasuring 15.75 Sq. Mtr. transfered to Nashik Municipal Corporation having CTS No 7715 lying and being at Pathardi in the Registration in Sub-District of, Nashik, Dist Nashik, more particularly described in the First Schedule written hereunder and hereinafter referred to as "The said Property".

2. WHEREAS the promoter had purchased the said project land from Shri. Rahul Keda Deore by registered Sale deed dated 31/01/2011. The said Sale deed was registered in Sub Registrar office Nashik 4 at Sr. No. 1235. The Name of the promoter had been mutated to record of rights vide M. E. No. 17535.

3. AND WHEREAS the said property is converted for nonagricultural use vide order no. Maha / kasha 3 / 4 / N. A. / 4 / 256 /2003 Nashik, Dated 27 -01 -2004, from Collector of Nashik. The said layout is approved and Sanctioned by the Assistant Director of Town Planning, Nashik Municipal Corporation vide their letter No. Ja no. / Nagarrachana Vibhag / Final / Cidco / 50 / 4691 dated 31/12/2005. As per the said approved layout separate 7/12 extract are prepared vide M. E. No. 10438.

4. AND WHEREAS promoter had prepared a building plan which was approved by Nashik Municipal Corporation vide their Commencement Certificate no. LND /BP / CD / B 5/ 50/ 560, dated 27/04/2012.

5. AND WHEREAS promoter has purchased T.D.R of 220.00 Sq. mtrs from D zone from D R. C No. 647 from Shivaji Khanderao Matale by registered sale deed. the said sale deed was registered at Sr No. 12432 , dated 01/11/ 2013 in Sub - registrar Office Nashik 5.

6. AND WHEREAS promoter has purchased T.D.R of 35.00 Sq. mtrs from D zone from D R. C No. 455 from Kiran Sitaram Chavhan by registered sale deed. the said sale deed was registered at Sr No. 9289, dated 02/11/2013 in Sub - registrar Office Nashik -3.

7. AND WHEREAS the title of said property is clear, valid, marketable and free from all encumbrances. Therefore, the said property is a fit property for causing development on it by constructing a building of Residential tenements thereon.

8. AND WHEREAS promoter had prepared a revised building plan with T.D.R 220.00 sq. mtrs and 35.00 sq. mtrs sq. mtrs which is approved by Nashik Municipal Corporation vide their Commencement Certificate no. LND /BP / B5 /406 /4122/ 13, dated 16/12/2013.



9. AND WHEREAS the Promoter has registered the project under the provisions of the Real Estate (Regulation and Re - Development) Act 2016 with the real estate regulatory authority at Maha Rera Registration Number P 51600009652, dated 22/08/2017. The said scheme was under the provisions of the Real Estate (Regulation and Re - Development) Act 2016.

10. AND WHEREAS the Promoter had transfered area admeasuring 15.75 sq.mtr. for 7.50 to 9 meter road widening to Nashik Municipal Corporation M.E No . 26571 had been mutated to that effect.

11. AND WHEREAS Promoter had revised the building Plan which was approved by Nashik Municipal Corporation vide their Commencement Certificate no - LND/ BP/ CD /74 dated 15/06/2021 and Accordingly the construction of the **SAMARTH PLAZA APARTMENT** is commenced and completed by the Promoter/Grantor Owner and Nashik Municipal Corporation had issued completion certificate vide their letter No. Javak kra. / Nanivi /28663/ 2021 dated 21/12/2021. The **SAMARTH PLAZA APARTMENT** shall consists of 16 flats as independent units having independent approach to each unit and also having all required facilities and civic amenities as per the approved and sactioned Building plans. The **SAMARTH PLAZA APARTMENT** consists of Parking , First, Second ,Third & Fourth floor . The Promoter is intending to sell the various constructed residential tenements to the prospective purchasers by entering into Agreement for sale with them. These tenements are more particularly described written hereunder. The said tenements are termed as the said Apartments and the different Purchasers of the said Apartments shall acquire exclusive property rights, which are heritable and transferable in respect of the said Apartments and each such apartment shall be treated as an independent unit owned and possessed by the individual purchaser and also hereinafter shall be referred to as the family units. The said Apartments/ family units are to be treated as individual properties capable of independent use on account of each having its own exit to the common areas and facilities of the building and each family unit owner having exclusive and particular right, title and interest whatsoever in his respective family unit and in addition, specified undivided interest in the General and common areas and facilities herein below mentioned.

12. AND WHEREAS apart from construction of the said family units, there are areas of the said property and construction thereon, over which the Grantor and various purchaser of the said family units shall have general, common and as well as restricted, rights more particularly defined and written in this Deed of Declaration.

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13. AND WHEREAS **SAMARTH PLAZA APARTMENT** constructed over the said property shall be as per the prevalent rules of floor space index (F.S.I.). Therefore considering the land area of the said property i.e. **Plot no. 3/4 admeasuring 621.39 Sq.Mtr. with T.D.R. 252.00 sq. mtrs.** Total F.S.I. available for construction.

14. AND WHEREAS in persuance to the development of the said property and to have perfect title to each independent constructed said **SAMARTH PLAZA APARTMENT** constructed over the said property, it is necessary that a legal status should be obtained by each independent constructed family unit and for that purpose, promoter have decided for the formation and Declaration of Apartment under the scheme of the "Real Estate (Regulation and Re - Development) Act 2016" hereinafter referred to as the said Act and have proposed to submit the said property and the **SAMARTH PLAZA APARTMENT** and the premises therein u/s 2 and 11 of the said Act and under rule 3 of the Maharashtra Apartment Rules 1971, hereinafter referred to as the said Rules.

15. AND WHEREAS the Promoter and as a original owner of the said property who has actually executed the Development of the said property and therefore, is competent to execute this Deed of Declaration.

16. AND WHEREAS Promoter has decided that the carpet area is basis and area of the said premises is calculated as per the plans presented and presently approved by the authority. The carpet area is calculated as per RERA calculations. On the basis of this criteria, the area of each family unit has been certified by the Architect appointed by the Promoter.

17. AND WHEREAS the said property along with the **SAMARTH PLAZA APARTMENT** Residential tenements existing thereon is here by submitted under the provisions of the "Real Estate (Regulation and Re - Development) Act 2016 " and hereinafter shall be known as the **SAMARTH PLAZA APARTMENT** and shall have the following family units, common areas and facilities:

1. Family Units

Out of the total available FSI to the said **SAMARTH PLAZA APARTMENT** as on today, F.S.I. **621.39 sq.Mtr. with T.D.R. 252.00 sq. mtrs.** have been consumed by the Promoter for the construction and their are total **16 Independent family units** for Residential Use have been consumed by the Grantor Owner / Promoter for the construction and there is a buildings each have **Independent family units**, as mentioned below in details.



SAMARTH PLAZA APARTMENT

The said building had 16 units out of which 4 Flats on First Floor, 4 Flat on Second Floor, 4 Flats on Third Floor, 4 Flats on Fourth Floor, in the said **SAMARTH PLAZA APARTMENT**

The said family units will be numbered consecutively from 1 to 16. Hereinafter such family units will be referred to as family unit Type No. One, Family Unit Type No. Two, etc. respectively. The said family units are described hereinbelow:-

1. **Family unit Type No. 1** - Flat No.1 valued for stamp duty at Rs. 32,42,200/- It is a flat on First floor, having builtup area 110.25 sq.mtrs having Carpet area admeasuring 84.81 sq.mtrs carpet with Allotted Parking area admeasuring 11.20 sq.mtrs.before completion . As per Completion carpet area admeasuring 77.08 sq. mtrs.with usable Floor area of attached balcony admeasuring 5.95 sq.mtrs with allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **West** side corridor of the respective floor.Name of the owner **Mrs. Manisha Dhawal Kulkarni & Mr.Dhawal Prathad Kulkarni**.The Agreement for Sale is registered at **Sr. No.4737** dated 04/07/2014 in Sub-registrar office Nashik - 3.
2. **Family unit Type No. 2** - Flat No.2 valued for stamp duty at Rs.24,00,000/- It is a flat on First floor, admeasuring 49.57 sq. mtrs carpet with usable floor area of attached balcony admeasuring 6.00 sq.mtrs.and c/b admeasuring 4.28 sq.mtrs / Utility admeasuring 2.90 sq.mtrs Making total usable floor area including the carpet area admeasuring 64.75 sq.mtrs, & Allotted Parking admeasuring 11.20 sq.mtrs before completion. As per Completion carpet area admeasuring 56.45 sq. mtrs.with usable Floor area of attached balcony admeasuring 6.30 sq.mtrs. & allotted parking area admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **East** side corridor of the respective floor.Name of the owner **Mr. Prashant Dwarkanath Pathak & Mrs.Manjusha Prashant Pathak**. The agreement for Sale is registered at **Sr. No.4038** dated 24/05/2021 in Sub-registrar office Nashik - 1.
3. **Family unit Type No. 3**- Flat No.3 valued for stamp duty at Rs.28,50,000/- It is a flat on First floor, admeasuring 47.74 sq. mtrs carpet with usable Floor area of attached balcony admeasuring 8.00 sq.mtrs.and c/b admeasuring 5.87 sq.mtrs /Utility admeasuring 3.14 sq.mtrs Making total usable floor area including the carpet area admeasuring 64.75 sq.mtrs & Allotted Parking admeasuring 11.20 sq.mtrs Before Completion . As

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per Completion carpet area admeasuring 56.45 sq.mtrs with usable Floor area of attached balcony admeasuring 6.30 sq.mtrs. & allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **East** side corridor of the respective floor. Name of the owner **Mr. Yogesh Sunil Bhavsar & Mr. Govinda Sunil Bhavsar**. The agreement for Sale is registered at Sr. No. 2634 dated 18/04/2019 in Sub-registrar office Nashik - 3.

4 . Family unit Type No. 4 - Flat No.4 valued for stamp duty at Rs.32,75,000/- It is a flat on First floor, built up area 110.25 Sq. Mtr, Having Carpet area admeasuring 84.81 sq. mtrs carpet & Allotted Parking admeasuring 11.20 sq.mtrs Before Rera & Completion. As per Completion carpet area admeasuring 77.08 sq. mtrs. with usable Floor area of attached balcony admeasuring 5.95 sq.mtrs. + allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **West** side corridor of the respective floor. Name of the owner . **Mr. Abhimanyu Panditrao Pawar & Mrs. Sunanda Abhimanyu Pawar** . The Agreement for Sale is registered at Sr. No. 1675 dated 17/03/2017 in Sub-registrar office Nashik -3.

5 . Family unit Type No. 5 - Flat No.5 valued for stamp duty at Rs. 31,79,850/- It is a flat on Second floor, admeasuring built up area 110.25 Sq. Mtr, having carpet area admeasuring 84.81 sq. mtrs with Allotted Parking admeasuring 11.20 sq.mtrs Before Rera & Completion. As per Completion carpet area admeasuring 77.08 sq. mtrs. with usable Floor area of attached balcony admeasuring 5.95 sq.mtrs. + allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **West** side corridor of the respective floor. Name of the owner . **Mrs. Rasika Vishvas Kalgaonkar & Mr. Vishvas Divakar Kalgaonkar**. The Agreement for Sale is registered at Sr. No. 2632 dated 18/03/2016 in Sub-registrar office Nashik -3.

6 . Family unit Type No. 6 - Flat No.6 valued for stamp duty at Rs. 26,02,600/- It is a flat on Second floor, admeasuring built up area 87.40 Sq. Mtr, Having carpet area 67.23 sq. mtrs with Allotted Parking admeasuring 11.20 sq.mtrs. before RERA and completion. As per Completion carpet area admeasuring 56.45 sq. mtrs. with usable Floor area of attached balcony admeasuring 6.30 sq.mtrs. + allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **East** side corridor of the respective floor. Name of



the owner **Mr. Dhananjay Pralhad Kulkarni & Mrs. Ashwini Dhananjay Kulkarni** .The Agreement for Sale is registered at Sr. No.3839 dated 22/05/2015 in Sub-registrar office Nashik - 4.

7. Family unit Type No. 7- Flat No.7 valued for stamp duty at Rs.28,50,000/- It is a flat on Second floor, admeasuring 47.74 sq. mtrs carpet with usable Floor area of attached balcony admeasuring 8.00 sq.mtrs.and c/b admeasuring 5.87 sq.mtrs /Utility admeasuring 3.14 sq.mtrs Making total usable floor area ,including the carpet area admeasuring 64.75 sq.mtrs, & Allotted Parking admeasuring 11.20 sq.mtrs. before completion. As per Completion carpet area admeasuring 56.45 sq. mtrs.with usable Floor area of attached balcony admeasuring 6.30 sq.mtrs.. + allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **East** side corridor of the respective floor.Name of the owner **Mrs. Manisha Dilip Rahane and Mr Dilip Raghunath Rahane** .The agreement for Sale is registered at Sr. No. 8650 dated 20/12/2018 in Sub-registrar office Nashik - 3.

8. Family unit Type No. 8 - Flat No.8 valued for stamp duty at Rs. 27,65,000/- It is a flat on Second floor, admeasuring built up area 110.24 Sq. Mtrs, having carpet area 84.80 sq. mtrs with Allotted Parking admeasuring 11.20 sq.mtrs. before RERA and completion. As per Completion carpet area admeasuring 77.08 sq. mtrs.with usable Floor area of attached balcony admeasuring 5.95 sq.mtrs. + allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **West** side corridor of the respective floor.Name of the owner . **Mr. Kishor Ramkrushna Shintre & Mr. Jasraj Kishor Shintre**.The Agreement for Sale is registered at Sr. No. 206 dated 07/01/2014 in Sub-registrar office Nashik -3.

9. Family unit Type No. 9 - Flat No.9 valued for stamp duty at Rs. 30,75,001/- It is a flat on Third floor, admeasuring built up area 101.45 Sq. mtrs having carpet area admeasuring 78.04 sq. mtrs with Allotted Parking admeasuring 11.20 sq.mtrs. before RERA and completion. As per Completion carpet area admeasuring 64.78 sq. mtrs.with usable Floor area of attached balcony admeasuring 2.16 sq.mtrs. + Terrace admeasuring 15.96 sq.mtrs + allotted parking admeasuring 11.20 sq.mtrs with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **West** side corridor of the respective floor.Name of the owner **Mrs. Subhanjali Anil Noolkar & Mr Anil Jandardan Noolkar** .The Agreement



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for Sale is registered at Sr. No.4605 dated 30/06/2014 in Sub-registrar office Nashik - 3.

10. Family unit Type No.10 - Flat No.10 valued for stamp duty at **Rs.25,00,000/-** It is a flat on Third floor, admeasuring 49.57 sq. mtrs carpet with usable Floor area of attached balcony admeasuring 8.00 sq.mtrs.and c/b admeasuring 4.28 sq.mtrs /Utility admeasuring 2.90 sq.mtrs Making total usable floor area ,including the carpet area admeasuring 64.75 sq.mtrs, & Allotted Parking admeasuring 11.20 sq.mtrs. before completion. As per Completion carpet area admeasuring 56.45 sq. mtrs.with usable Floor area of attached balcony admeasuring 6.30 sq.mtrs. + allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **East** side corridor of the respective floor.Name of the owner **Mrs. Mangala Sudhakar Chaudhari** .The agreement for Sale is registered at Sr. No.7909 dated 21/11/2019 in Sub-registrar office Nashik - 3

11. Family unit Type No. 11- Flat No.11 valued for stamp duty at **Rs.28,50,000/-** It is a flat on Third floor, admeasuring 47.74 sq. mtrs carpet with usable Floor area of attached balcony admeasuring 8.00 sq.mtrs.and c/b admeasuring 5.87 sq.mtrs /Utility admeasuring 3.14 sq.mtrs. Making total usable floor area ,including the carpet area admeasuring 64.75 sq.mtrs, & Allotted Parking admeasuring 11.20 sq.mtrs. before completion As per Completion carpet area admeasuring 56.45 sq. mtrs.with usable Floor area of attached balcony admeasuring 6.30 sq.mtrs., allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **East** side corridor of the respective floor.Name of the owner **Mr. Manish Madhusudhan Joshi & Mrs Rohini Manish Joshi**.The agreement for Sale is registered at Sr. No.1861 dated 14/06/2019 in Sub-registrar office Nashik - 6.

12. Family unit Type No.12 - Flat No.12 valued for stamp duty at **Rs.23,61,000/-**It is a flat on Third floor , admeasuring As per Completion carpet area admeasuring 64.78 sq. mtrs.,with usable Floor area of attached balcony admeasuring 2.16 sq.mtrs. allotted parking admeasuring 11.20 sq.mtrs & Terrace admeasuring 15.98 sq.mtrs with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **West** side corridor of the respective floor. Name of the owner .**Unsold**

13. Family unit Type No. 13 - Flat No.13 valued for stamp duty at **Rs.25,62,750** /- It is a flat on Fourth floor, admeasuring Built up area 87.80 Sq. Mtr, having



carpet area 67.54 sq. mtrs with Allotted Parking admeasuring 11.20 sq.mtrs. before RERA and completion. As per Completion carpet area admeasuring 64.78 sq. mtrs with usable Floor area of attached balcony admeasuring 2.16 sq.mtrs. + allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **West** side corridor of the respective floor. Name of the owner **Mrs. Vaishali Santosh Ghavate & Mr. Santosh Maruti Ghavate**. The Agreement for Sale is registered at Sr. No.2631 dated 18/03/2016 in Sub-registrar office Nashik- 3.

14. **Family unit Type No. 14** - Flat No.14 valued for stamp duty at Rs. 25,00,000/- It is a flat on Fourth floor, admeasuring 49.57 sq. mtrs carpet with usable Floor area of attached balcony admeasuring 8.00 sq.mtrs. and c/b admeasuring 4.28 sq.mtrs /Utility admeasuring 2.90 sq.mtrs. Making total usable floor area ,including the carpet area admeasuring 64.75 sq.mtrs and Allotted Parking admeasuring 11.20 sq.mtrs. before completion. As per Completion carpet area admeasuring 56.45 sq. mtrs with usable Floor area of attached balcony admeasuring 6.30 sq.mtrs. + allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **East** side corridor of the respective floor. Name of the owner **Mr. Prafulla Pandurang Pisolkar**. The agreement for Sale is registered at Sr. No. 4420 dated 17/12/2019 in Sub-registrar office Nashik- 6.

15. **Family unit Type No. 15** - Flat No.15 valued for stamp duty at Rs. 29,54,630/- It is a flat on Fourth floor, admeasuring 47.74 sq. mtrs carpet with usable Floor area of attached balcony admeasuring 8.00 sq.mtrs. and c/b admeasuring 5.87 sq.mtrs /Utility admeasuring 3.14 sq.mtrs. Making total usable floor area ,including the carpet area admeasuring 64.75 sq.mtrs and Allotted Parking admeasuring 11.20 sq.mtrs. before completion. As per Completion carpet area admeasuring 56.45 sq. mtrs with usable Floor area of attached balcony admeasuring 6.30 sq.mtrs. + allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **East** side corridor of the respective floor. Name of the owner **Mr. Manish Shridhar Tamhankar & Mrs Dipali Manish Tamhankar**. The agreement for Sale is registered at Sr. No.1360 dated 11/03/2020 in Sub-registrar office Nashik- 6.

16. **Family unit Type No. 16** - Flat No.16 valued for stamp duty at Rs. 25,00,000/- It is a flat on Fourth floor, admeasuring Built up area 87.80 Sq. Mtr ,having 67.54 sq. mtrs carpet with Allotted Parking admeasuring



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11.20 sq.mtrs. before RERA and completion. As per Completion carpet area admeasuring 64.78 sq. mtrs along with usable Floor area of attached balcony admeasuring 2.16 sq.mtrs. + allotted parking admeasuring 11.20 sq.mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the **West** side corridor of the respective floor. Name of the owner **Mr. Jitendra Shamkant Shirwalkar**. The Agreement for Sale is registered at Sr. No.956 dated 27/01/2014 in Sub-registrar office Nashik-5.

II) Each of the above family unit owner shall have proportionate share in the common areas and facilities available to the said property and the building thereon. Each family unit shall be provided with water and Electricity connections along with internal common amenities as per their respective agreements. The measurements of the said family units shall be on the basis of Carpet area and such areas shall be confirmed by the owners of their respective family units in terms of their agreements for sale to be executed individually the defination of Carpet area is stated hereinabove Design, specification and boundries of each family unit shall be as per the building plan approved for the construction of the said **SAMARTH PLAZA APARTMENT** and attached here to Exh- A and each of the family unit shall have its own independent entrance and access, as shown in the said plan at Exh A and as well written in the here in above.

III) The unit holders shall have equal rights in the common staircase, landing and parking place except the Parking places, which have been allotted to the particular unit holders. The unit holders in the building shall not object and obstruct such allotment to any allottee by the Grantor owner. That for the sake of knowledge to all the unit holders the copy of plan showing the such allotted Top terraces, parking places, etc. is attached hereto as "AnnexureA".

IV) For performing any installation, alteration or repairs to the mechanical or electrical services, drainage, as well as water connection or any other such repairs etc. the unit holders who have been allotted the garden places, marginal spaces, parking places etc. will not take any objection for entry into such places for such installation, alteration or repairs as mentioned above. Provided that requests for entry are made in advance and that such entris at a time convenient to such owners. In case of an emergency, such right of entry shall be immediate. It will be the duty of all the unit holders/ managers after the work of installation, alteration or repair is over, such places must be maintained as were before the work was done.



COMMON AREAS AND FACILITIES :

Following described areas and facilities shall be treated as properties of all the family unit owners and each family unit owner shall have his interest and right in the said common areas and facilities, proportionate to his ownership percentage as described in detail, hereinafter. The following common areas and facilities located throughout the building.

- a. The parcel of land described in schedule of this deed.
- b. The staircase available to the building.
- c. The overhead water Tank constructed on the top of **SAMARTH PLAZA APARTMENT** Building.
- d. The underground water Tank, constructed on ground space along with the electrical motor fittings and plumbing system thereof in the **SAMARTH PLAZA APARTMENT** and separate Municipal water connection for Building.
- e. Plumbing network throughout the said **SAMARTH PLAZA APARTMENT**
- f. Electric wiring at all the common spaces upto the entrance of each family unit along with main electric supply upto meter box.
- g. Compound wall with gates.
- h. Foundation columns and roofs alongwith all common walls
- i. Lift with battery back up
- j. Common Electric meter for electric supply for common space for electric pump & Lift .
- k. Common Parking.

The open ground space around existing building parking duly highlighted in will be the common ground space available to the said **SAMARTH PLAZA APARTMENT** and which shall be used as an access for the entrance of the said **SAMARTH PLAZA APARTMENT** as well as ground space available to common use and occupation. However the said open space shall be available to with the right to enjoy it as an open sapce only without causing any obstruction thereon so as to cause any hurdle for moving ground other vacant parts of the said property therefore the right for enjoyment of the common open space is granted under this Deed of Declaration as said property there fore, the right for enjoyment of the common areas and facilities.