नमुना-३
दस्त क्र.(९५५१ /२०१८)
३-०१

TABEER PROPERTIES, *A Partnership Firm*
Through its Partners
PAN No. AAIFT 2243A

1. **Mr. Chaudhary Gulam-Mustafa Tabeerali**
   Age: 37, Occ: Business
2. **Mr. Chaudhary Shaida-Husain Tabeerali**
   Age: 36, Occ: Business
3. **Mr. ChaudharyGulam-HussainTabeerali**
   Age: 34, Occ: Business
4. **Mr. Chaudhary Adnan Tasadduq-Husain**
   Age: 27, Occ: Business
   Add. Shop No.2, Sunshine Residency-B,
   Pakhal Road, Nashik-422006.

Hereinafter referred to as the GRANTOR (which expression shall, unless repugnant to the context, mean and include their heirs, executors, administrators and assigns.)

DO HEREBY STATE AND DECLARE AS FOLLOWS:

(1) That the Grantor is the owner well seized and possessed of and otherwise entitled to all that Non Agricultural property bearing Plot No. 27 from and out of Survey No.6/4/2 to 6/4/9, admeasuring 308 Sq. Mtrs. its City Survey No.3214 of Village Wadala, Taluka & District Nashik situated within the limits of Nashik Municipal Corporation Nashik bounded as under.

On or towards	By
East :	Plot No.28 & 29
South :	Plot No.32
West :	Part of S.No.6
North :	6 Meter Colony Road

The said property together with all existing easements, access and other rights appurtenant thereto and together with a parking on ground floor plus stilt + three storied building standing thereon.

(2) That Survey No.6/4/2 to 6/4/9 of Nashik was owned by the Mr. Chagan Punja Wagh and others.

(3) That the said land owners have prepaid the layout of Survey No.6/4/2 to 6/4/9 and same has been sanctioned by the Nashik Municipal Corporation on 06/08/2002 vide outward No.Town planning /Final/Nashik /27. After sanctioning of the layout the Talathi concerned prepared separate 7/12 extracts of the plots as per Mutation Entry No.6219.

(4) That Mrs. Afsana Dayyan Khan and Mrs. Taksirul Kuddus Khan had purchased said Plot No.27 from Mr. Chagan Punja Wagh and 8

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others as per sale deed dt.24/05/2006 and said Sale Deed is duly registered with the Sub- registrar, Nashik-4 at Serial No. 3054/2006 on 25/05/2006. As per sale deed dt.24/05/2006 name of Mrs. Afsana Dayyan Khan and Mrs. Taksirul Kuddus Khan is recorded in record of rights of the said plot property as per Mutation Entry 7810 in the year 2006. That as per the sale deed dt. 24/05/2006 Mrs. Afsana Dayyan Khan had undivided area 141 sq. Mtrs. and Mrs. Taksirul Kuddus Khan having undivided area 167 sq. Mtrs. out of total plot area 308 sq. Mtrs.

(5) That Mrs. Taksirul Kuddus Khan had gifted her undivided area 167 sq. Mtrs. to his son Mr. Shoeb Kuddus Khan as per Gift Deed dt. 22/04/2015 and said Gift Deed is duly registered with the Sub-registrar, Nashik -3 at serial No. 2512/2015. Name of Mr. Shoeb Kuddus Khan is recorded in the record of rights said plot at Mutation Entry no. 13881.

(6) That the Grantor has purchased undivided area admeasuring 141 sq. Mtrs. from Mrs. Afsana Khan as per Sale Deed dt. 20/04/2015 and said Sale Deed duly Sub- registrar, Nashik -3 on 07/05/2015 at serial No. 2771/2015. As per the Sale Deed dt. 20/04/2015 name of Grantor is recorded in the record of rights of the said plot property as per Mutation Entry no.13919.

(7) That the Grantor has purchased undivided area admeasuring 167 sq. mtrs. from Mr. Shoeb Kuddus Khan as per Sale Deed dt.07/05/2015 and said Sale Deed duly Sub- registrar, Nashik-3 on 07/05/2015 at serial No. 2762/2015. As per the Sale Deed dt. 07/05/2015 name of Grantor is recorded in the record of rights of the said plot property as per Mutation Entry no. 13919.

(8) That the Grantor has purchased TDR about 123 sq mtrs. on 13/05/2015 from Mrs. Vaishali Shivaji Sahane and other four and said deed is registered with Sub Registrar, Nashik-1 on same date at Sr. No. 4271/2015.

(9) That the Grantor has developed the said property in the name of and style as "ROYAL PALM" consisting of Parking on Ground Floor + 04 Upper Floor having total 11 independent residential premises upon the land more particularly described in this deed. The building plan is approved and sanctioned by the Nashik Municipal Corporation for the said project on 04/07/2015 vide No. LND/BP/A4/80/899. The Grantor has constructed the building "ROYAL PALM" as per the sanction building plan and the Grantor has completed the construction of the building. But the completion certificate is yet to be taken from Nashik Municipal Corporation. So certificate of architect is attached to this deed. The building shall be known as "ROYAL PALM" APARTMENT CONDOMINIUM with its postal address Plot No. 27 from and out of

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Survey No. 6/4/2 to 6/4/9, admeasuring 308 Sq. Mtrs. of Village Wadala, Taluka & District Nashik.

(10) That the said building is already constructed and is having the parking on Ground Floor + 04 Upper Floors, having

1 to 3 units being Residential premises on the Stilt Floor,
4 to 6 units being Residential premises on the Stilt First Floor,
7 to 9 units being Residential premises on the Stilt Second Floor.
10 to 11 units being Residential premises on the Stilt Third Floor.

All the units are capable of individual utilization on account of having their own access to the common areas and facilities of the building. Each apartment unit is sold out to the respective owner independently. Each owner obtains a particular exclusive property thereof and each such apartment consisting 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 building as listed herein below 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 Apartment Ownership Act 1970.

(11) That the Grantor is a partnership firm and when the said plot was purchased on 07/05/2015 at that time Mr. Chaudhary Gulammustufa Tabirali, Mr. Chaudhary Shaidahusain Tabirali, Mr. Chaudhary Gulamhusain Tabirali and Mr. Chaudhary Farhan Tasaddquehusain was the partners of partnership firm namely Tabeer Properties. As per retirement cum admission partnership deed dt.28/01/2017 Mr. Chaudhary Farhan Tasaddqhusain has retired from the partnership firm and Mr. Chaudhary Adnan Tasadquehusain is admitted as a new partner in the Builder partnership firm.

(12) That the said building has following residential, which are as under:

APARTMENT UNITS :

On the Ground Floor, there are parking premises

On the Stilt Floor, there are 3 units being residential premises, i.e. bearing Nos. 1 to 3.

On the Stilt First Floor, there are 3 units being residential premises, i.e. bearing Nos. 4 to 6

On the Stilt Second Floor, there are 3 units being residential premises, i.e. bearing No. 7 to 9.

On the Stilt Third Floor, there are 2 units being residential premises, i.e. bearing No. 10 & 11.

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