

340:8907

पावती

Original/Duplicate

Saturday, December 29, 2018

नोंदणी क्र.: 39म

4:03 PM

Regn.: 39M

पावती क्र.: 10903 दिनांक: 29/12/2018

गवाचे नाव: गवापुर

वस्तुऐवजाचा अनुक्रमांक: नसम3-8907-2018

वस्तुऐवजाचा प्रकार: विस्तारेशन

सादर करणाऱ्याचे नाव: कल्याण टोल इन्फ्रास्ट्रक्चर लि. ता. अश्विनी १९९९ श्री. सुमित मधुगोपाल केजरीवाल

नोंदणी फी

रु. 100.00

वस्तु हाताळणी फी

रु. 840.00

पूर्वोप ही संख्या: 42

एकूण:

रु. 940.00

आपणास मूळ वस्तु, संबलेले प्रिंट, सूची-२ वगैरे

4:30 PM ह्या वेळेस मिळेल.

सह. दुरधर्मा विभाग, नाशिक-३

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 100/-

नाशिक-३

1) देयकाचा प्रकार: By Cash रक्कम: रु. 100/-

2) देयकाचा प्रकार: DHC रक्कम: रु. 840/-

डीडी/प्रवादेश/पे ऑर्डर क्रमांक: 2812201807024 दिनांक: 29/12/2018

वैकीचे नाव व पत्ता:

मूळ वस्तु घ्यावे केला
व सही घेतली.



29/12/2018

सूची क्र.2

दुय्यम निबंधक : सह द.नि. नाशिक 3

दस्ता क्रमांक: 8907/2018

नोदणी:

Regn:83m

गावाचे नाव : गंगापूर

(1) विलेबाचा प्रकार डिव्जरेशन

(2) मोबदला 0

(3) बाजारभाव (भाडेपट्टावस्था बाबत पट्टाकार आकारणी वेती की पट्टेदार ते नसूद करावे)

(4) भू-मापन, पोटहिसा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक म.न.पा. इतर वर्णन: इतर माहिती: हुकडी जिल्हा नाशिक, पोट हुकडी त: हुका नाशिक पैकी नाशिक महानगरपालिका हद्दीतील सीजे गंगापूर या गावाचे सिवरातील सव्हे नं. 58/1+2/1 या मंजूर सैजळद मन्त्रील प्लॉट नं. 30 + 32 यासी क्षेत्र 1000.10 चौ.मी. यापैकी नाशिक महानगरपालिका दोन ट्रान्सफर केलेले क्षेत्र 121.54 चौ.मी. बाकता उरलेले प्लॉटचे वॉटिम क्षेत्र 878.56 चौ.मी. यावरील कल्याण समुंद्री अपार्टमेंट या इमारतीचे घोषणापत्र (Survey Number : 88/1+2/1 ; Plot Number : 30+32 ;)

(5) क्षेत्रफळ 1) 878.56 चौ.मीटर

(6) अकारणी किंवा जुडी देण्यास असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आवेश असल्यास, प्रतिबादिचे नाव व पत्ता.

1): नाव:- कल्याण ठोस इन्फ्रास्ट्रक्चर लि. तर्फे अधिकृत हसम श्री. सुमिस मदननोपाल केजरीवाल घर:-51; पत्ता:- प्लॉट नं. 3, माळा नं. 1, इमारतीचे नाव: , प्लॉट नं: विद्याविप, 18/3, मनोरमा मंड, इंदौर - मध्यप्रदेश, रोड नं. 1, 0 शाही प्रवेश, इंदौर. पिन कोड:-452001 पॅन नं:-AACCK1840M

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आवेश असल्यास, प्रतिबादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक 29/12/2018

(10) दस्त नोंदणी केल्याचा दिनांक 29/12/2018

(11) अनुक्रमांक, खंड व पृष्ठ 8907/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14) क्षेत्र

सूची क्र.11

नोदणी नंतरची प्रथम प्रत

अरसल वरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३

मुल्यांकनासाठी विचारात घेतलेला सपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा सपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारतावा निवडलेला

Affidavit

अनुच्छेद :-



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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TREASURY OFFICE NASHIK

UA 271767

12 DEC 2018

ATO

Deed of Declaration

26 DEC 2018

विकीचे ठिकाण न्यायिक कोर्ट क्र. 10/2018

सर्व वचनाचे नांव. कल्याण समृद्धी को-ऑपरेटिव्ह सोसायटी लि. देहोरी

हस्त. 16/12/2018

सही

नसम-3

सम. क्र. 1600/2018

9-12-2018



DEED OF DECLARATION

OF

KALYAN SAMRUDDHI CONDOMINIUM

THIS DEED OF DECLARATION is made and executed at Nashik on this 27th Day of the December in the Christian Year Two Thousand Eighteen A D

दिनांक २०२२ / ०८ / ०८
 ठिकाण नाशिक नगरपालिका कार्यालय
 अफसर/अधीक्षक/अधीक्षिका या अन्य अधिकारी यांची
 निदेशात्मक कार्यवाही
 नोंदवून घ्यावी
 मुद्रांक क्र. २७२१२/८
 मुद्रांक दिनांक २७/०८/२०२२

२७/०८/२०२२
 ०८/०८/२०२२
 २७/०८/२०२२
 २७/०८/२०२२

दिनांक २०२२ / ०८ / ०८
 ठिकाण नाशिक नगरपालिका कार्यालय
 अफसर/अधीक्षक/अधीक्षिका या अन्य अधिकारी यांची
 निदेशात्मक कार्यवाही

नसम ३
 क्र. २७२१२/८
 २७-०८-२०२२



दि. नाशिक डिस्ट्रीक्ट अॅडव्होकेट्स मल्टीपपज को-ऑप.
 सोसायटी लि., जिल्हा न्यायालय आवार, नाशिक
 पावती क्र. 9351
 परवाना क्रमांक : आस्था/जनसल/प.न.प.प.प.के./जी.एन.एल./२१/२१/२१ आ.दि.६/१०/१९८१ दि. / / २०
 श्री/श्रीमती : Kayash Toll Infrastructure Ltd.
 हस्ताक्षर : Aisha Phandewar राहणार : Indore

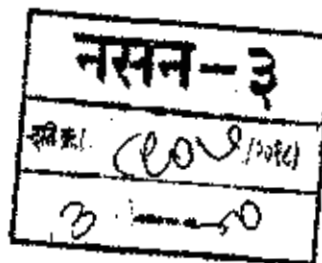
यांच्यासाठी रुपये १०० (अंदाजी रुपये)

मात्र) खाली नमुद केलेल्या मुद्रांक खरेदीसाठी रोख मिळाले.

मु.वि.रजि.अ.क्र.	मुद्रांकाचा तपसिल	संख्या	किंमत रुपये
27212/B	५०० X	1	१००
	१०० X		
	५० X		
	२० X		
	एकूण 1		१००

(मुद्रांक विकत घेणाऱ्याची सही)

(मुद्रांक विक्रेत्याची सही)



By

KALYAN TOLL INFRASTRUCTURE LTD.

Its office at - Vidyadeep, 15/3, Manorama ganj, Indore, MP - 452001

Pan - AACCK 1840.M

Through its authorised person

SHRI. SUNIL MADANGOPAL KEJRIWAL

Age :- 51, Occ. :- Builder & Developer

Hereinafter referred to as "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 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 KALYAN SAMRUDDHI
APARTMENT CONDOMINIUM U/S 2 & 11 OF MAHARASHTRA APARTMENT
OWNERSHIP ACT 1970.**

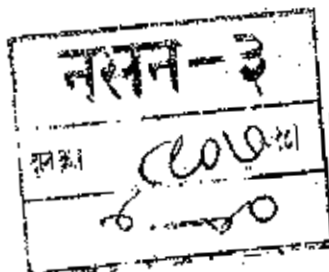
1. WHEREAS the property mentioned in Schedule "I" hereinbelow bearing **S. No. 58/ 1 + 2 / 1 out of Plot no. 30 + 32 area admeasuring 1000.10 sq. mtrs. out which area 121.54 sq. mtrs. transfer to Nashik Municipal Coporation hence final area of Plot 878.56 sq. mtrs , lying and being at Gangapur** more particularly described in the First Schedule written hereunder and hereinafter referred to as "The said Property" is owned by Grantor Owner, (hereinafter called as "The Grantor Owner").

2. AND WHEREAS The Grantor Owner had purchased the said project land from M/s. Shrinathji Developers Partnership Firm and other 1 by registered Sale deed dated 28/09/2012. The said Sale deed was registered in Sub Registrar office Nashik 5 at Sr. No. 8341. The Name of the promoter had been mututed to record of rights vide M. E. No. 14544.

3. AND WHEREAS the said layout was sactioned by Assistant Director Town Planning Jalgaon had approved vide their letter no. Nagarrachana / DV/ NSK / 4855 dated 20/12/1973. AS Per M.E. 1194 , 7/12 extract.

4. AND WHEREAS the out of said property Plot no. 30 is converted for nonagricultural use vide order no. Maha / kasha 3 / 4 / N. A. / 63 / 2007, Dated 21 -05 -2007 & out of said property Plot no. 32 is converted for nonagricultural use vide order no. Maha / kasha 3 / 4 / N. A. / 309/ 2011, Dated 05 -01 -2012, from Collector of Nashik.

5. AND WHEREAS The Grantor Owner has purchased T.D.R of 350.00 Sq. mtrs from D zone from D.R. C No. 561 from Nitin Maganlal Kamawat by registered sale deed. the said sale deed was registered at Sr. No. 764 , dated 19/01/2013 In Sub - registrar Office Nashik 5.



6. AND WHEREAS by virtue of the said sale deed in respect of the said property, the grantor owner as grantor owner of the said property has absolute right to develop the said property by constructing a building thereon and enter into Agreement for Sale of the tenements to the prospective Purchasers at such price and to decide the terms and conditions as the grantor owner may deem fit and right to construct a building on the said property and sell the flats and other constructions and to appropriate the sale proceeds thereof.

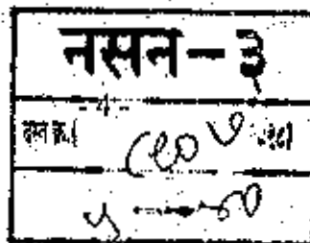
7. AND WHEREAS the title of said property is clear, valid, marketable and free from all encumbrances. Therefore, the said property is a fit property for Causing development on it by constructing a building of Residential & Commercial tenements thereon:

8. AND WHEREAS the grantor owner had prepared a building plan which was approved by Nashik Municipal Corporation vide their Commencement Certificate no. LND /BP/ Satpur / B1/ 559/ 6242, dated 26/02/2013.

9. AND WHEREAS that as per letter from Nashik municipal Corporation vide their letter no. LNA/ 26/2013 dated 03/04/2013 and letter from Assistant Director Town planning vide their letter No. LND /BP/ Satpur / B 1/ 559/ 6242, dated 26/02/2013, Plots are amalgamated and area admeasuring 121.54 sq.mtrs. was recorded in corporation name and S. No. 58/ 1 + 2/ 1 plot no. 30 admeasuring 633.70 sq.mtrs and S. No. 58/ 1 + 2/ 1 Plot no.32 admeasuring 366.40 sq. mtrs. was changed to S. No. 58/ 1 + 2/ 1, Plot no.30+32 admeasuring 1000.10 sq. mtrs. out of which area admeasuring 121.54 sq. mtrs. was in the name of Nashik Municipal Corporation. M. E. No. 14975 had been mutated to that effect.

10. AND WHEREAS the grantor owner had prepared a revised building plan with T.D.R 350.00 sq. mtrs. which is approved by Nashik Municipal Corporation vide their Commencement Certificate no. LND /BP/ Satpur / B 1/ 208/ 2395, dated 10/10/2014.

The Grantor owner had been completed the construction of Said building and Nashik Municipal Corporation had issued Completion Certificate vide their Certificate No. Javak kra / Naravi/ Satpur / 20576/ 17410 dated 08/03/2018. Accordingly the construction of the proposed **KALYAN SAMRUDDHI APARTMENT** is commenced and completed by the Grantor owner. The **KALYAN SAMRUDDHI APARTMENT** shall consists of 25 Flats + 6 Shops 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 **KALYAN SAMRUDDHI APARTMENT** consists of Ground + Mazzaenine + Three floors and the Grantor is intending to sell the various constructed residential & Commercial tenements to the prospective purchasers by entering into Agreement for



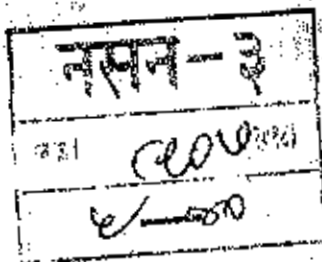
sale with them. These tenements are more particularly described written hereunder. The said tenements are termed as the said Apartments and the different Purchasers of the said Apartments shall acquire exclusive property rights, which are heritable and transferable in respect of the said Apartments and 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.

11. 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.

12. AND WHEREAS **KALYAN SAMRUDDHI 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. 879.56 sq. meters, with T.D.R. 350.00 Sq.Mtrs. for Commercial with residential complex to the extent of consumption sanctioned F.S.I. is constructed on the said property. However, in case there is any increase in the said F.S.I. rules by the concerned authorities in the future and resultant increase thereof in the F.S.I. and allowance of further construction there of the right of for causing such increased construction over the terrace is strictly reserved for the Grantor and in that case, the Grantor will have an exclusive right to construct the upper floors over the said building and dispose of the right to construct such increased construction or the constructed premises thereof in favour of any person firm or institution of his choice and upon such terms and conditions and consideration as deem fit by the Grantor. Further the Grantor shall also be entitled to use the terrace for any beneficial purpose, such as, to erect hoarding of advertisements, displaying of Neon Boards and or permit erection of any cable/TV Dish Antenna or to give the entire said terrace area on rent to any company for setting up their machinery of any communication center or to let out the same for any social functions and to appropriate the income received therefrom.

13. AND WHEREAS the Grantor owner 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 51600011079 dated 31/08/2017. from the date of 31/08/2017 the said scheme was under the provisions of the Real Estate (Regulation and Re - Development) Act 2016.

14. AND WHEREAS in pursuance to the development of the said property and to have perfect title to each independent constructed said **KALYAN SAMRUDDHI 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, the Grantor have decided for the formation and Declaration of Apartment under the scheme of the "The Maharashtra Ownership Apartment Act 1970" hereinafter referred to as the said Act and have proposed to submit the said property and the **KALYAN SAMRUDDHI 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 Grantor being the 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 Grantor 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 from brick to brick work before plaster before Real Estate (Regulation and Re - Development) Act 2016 . After provisions of the Real Estate (Regulation and Re - Development) Act 2016 Means the area of the said premises shall be calculated and measured on the basis of Net carpet area means the Net usable area of an Apartment , excluding the area covered by the external walls , areas under services shafts , But includes the area covered by the internal partition walls of the apartment. On the basis of this criteria, the area of each family unit has been certified by the Architect appointed by the Grantor.

17. AND WHEREAS the said property along with the **KALYAN SAMRUDDHI APARTMENT** Residential tenements existing thereon is here by submitted under the provisions of the "Maharashtra Apartment Ownership Act 1970" and hereinafter shall be known as the **KALYAN SAMRUDDHI APARTMENT CONDOMINIUM** and shall have the following family units, common areas and facilities:

I. Family Units

Out of the total available FSI to the said **KALYAN SAMRUDDHI APARTMENT** as on today, FSI to the extent of 879.56 sq. mts. with T.D.R 350.00 Sq.Mtrs. have been consumed by the grantor for the construction and their are total 31 independent family units out of which 25 units for Residential & 6 units for commercial Use. Out of which 6 shop on Ground Floor, 4 Flats on Mezzanine Still Floor, 7 Flats on First Floor, 7 Flats on Second Floor, 7 Flats on Third Floor in the said **KALYAN SAMRUDDHI APARTMENT**. The said family units will be numbered consecutively from One to Thirty One . Hereinafter such family units will be referred to as family unit Type No. One, Family Unit No. Two, etc. respectively. The said family units are described hereinbelow:

1. Family unit Type No. 1 - Shop No. 1 valued for stamp duty at Rs. 16,08,000/- It is a Shop on Ground floor , area admeasuring 24.84 sq. mtrs. carpet area and Mezzanine floor area 16.58 sq. mtrs.

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कम. ६-८०६ (२०८)
६-८०



totaly area admeasuring 41.42 sq. mtrs. carpet area 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 is Grantor owner. - Unsold.**

2. **Family unit Type No. 2** - Shop No. 2 valued for stamp duty at Rs.17,13,500/- It is a Shop on Ground floor, area admeasuring 29.80 sq. mtrs. carpet area and Mazzanine floor area 12.43 sq. mtrs. totaly area admeasuring 42.23 sq. mtrs. carpet area 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 is Grantor owner. Unsold.**

3. **Family unit Type No. 3** - Shop No. 3 valued for stamp duty at Rs. 13,86,500/- It is a Shop on Ground floor, area admeasuring 22.87 sq. mtrs. carpet area and Mazzanine floor area 12.02 sq. mtrs. totaly area admeasuring 34.89 sq. mtrs. carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the South side corridor of the respective floor. **Name of the owner is Grantor owner. - Unsold.**

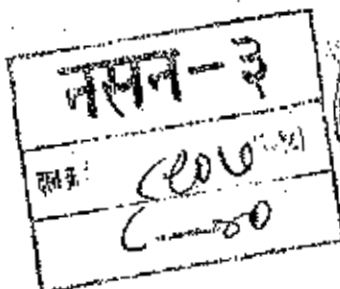
4. **Family unit Type No. 4** - Shop No. 4 valued for stamp duty at Rs.14,60,000/- It is a Shop on Ground floor, area admeasuring 32.13 sq. mtrs. carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the South side corridor of the respective floor. **Name of the owner is Grantor owner. - Unsold.**

5. **Family unit Type No. 5** - Shop No. 5 valued for stamp duty at Rs.6,51,500/- It is a Shop on Ground floor, area admeasuring 14.34 sq. mtrs. carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the South side corridor of the respective floor. **Name of the owner is Grantor owner. - Unsold.**

6. **Family unit Type No. 6** - Shop No. 6 valued for stamp duty at Rs.9,71,500/- It is a Shop on Ground floor, area admeasuring 21.38 sq. mtrs. carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the South side corridor of the respective floor. **Name of the owner is Grantor owner - Unsold.**

7. **Family unit Type No. 7** - Flat No. 1 valued for stamp duty at Rs.19,77,000/- It is a flat on Mazzanine (Stilt) floor, area admeasuring 47.46 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 10.14 sq. mtrs. totaly area admeasuring 57.60 sq. mtrs. carpet with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the North side corridor of the respective floor. **Name of the owner is Grantor owner. - Unsold.**

8. **Family unit Type No. 8** - Flat No. 2, valued for stamp duty at Rs.17,54,000/- It is a flat on Mazzanine (Stilt) floor, area admeasuring 47.95 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 3.15 sq. mtrs. totaly area admeasuring 51.10 sq. mtrs. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the South side corridor of the respective



floor. Name of the owner is Grantor owner- Unsold.

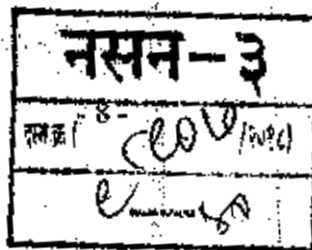
9. Family unit Type No. 9 - Flat No. 3 valued for stamp duty at Rs. 27,57,000/- It is a flat on Mazzanine (Still) floor, area admeasuring 69.68 sq. mtr. + Additional usable floor area of attached balcony / utility admeasuring 10.65 sq. mtrs. totaly area admeasuring 80.33 sq. mtrs. Carpet with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the South side corridor of the respective floor. Name of the owner is Grantor owner - Unsold.

10. Family unit Type No. 10 - Flat No. 4 valued for stamp duty at Rs. 28,43,500/- It is a flat on Mazzanine (Still) floor, area admeasuring 78.71 sq. mtrs. carpet before Rera and area admeasuring 72.47 sq. + Additional usable floor area of attached balcony / utility admeasuring 11.16 sq. mtrs. totaly area admeasuring 83.63 sq. mtrs. carpet area after Rera. with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the North side corridor of the respective floor. Name of the owner is Mrs. Aika Jyotikumar Bramhnikar & Mr. Chetan Jyotikumar Bramhnikar. The Agreement for sale is registered at Sr. No. 3189, dated 12/05/2017 in Sub-registrar Office Nashik -3.

11. Family unit Type No. 11- Flat No. 5 valued for stamp duty at Rs. 22,12,500/- It is a flat on First floor, area admeasuring 54.12 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 10.34 sq. mtrs. totaly area admeasuring 64.46 sq. mtrs. Carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the North side corridor of the respective floor. Name of the owner is Grantor onwer - unsold.

12. Family unit Type No. 12- Flat No. 6 valued for stamp duty at Rs. 13,31,000/- It is a flat on First floor, area admeasuring 35.59 sq. mtrs. Carpet area befor Rera and area admeasuring 34.28 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 3.50 sq. mtrs. totaly area admeasuring 37.78 sq. mtrs. carpet area after Rera. 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 is Mr. Sunil Devidas Patil & Sau. Lilabai Aba Patil. The Agreement for sale is registered at Sr. No. 9602, dated 19/12/2016 in Sub-registrar Office Nashik -3.

13. Family unit Type No. 13 - Flat No. 7 valued for stamp duty at Rs. 21,01,000/- It is a Flat on First floor, area admeasuring 47.41 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 9.27 sq. mtrs. totaly area admeasuring 56.68 sq. mtrs. carpet area before Completion and after Completion area admeasuring 47.46 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 10.14 sq. mtrs. totaly area admeasuring 57.60 sq. mtrs. carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the North side corridor of the respective floor. Name of the owner is Shri. Atul Somnath Chavan & Mrs. Aashabai Somnath Chavan. The Agreement for sale is registered



at Sr. No. 4547, dated 21/06/2018 in Sub-registrar Office Nashik -3.

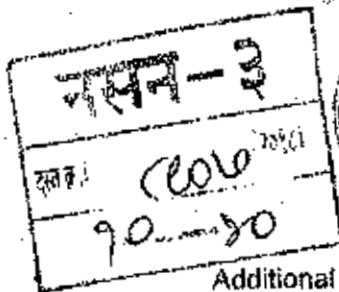
14. Family unit Type No. 14- Flat No. 8 valued for stamp duty at Rs. 19,50,000/- It is a Flat on First Floor as per Corporation plan and as per Booking Plan Second Floor, area admeasuring 40.10 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 11.29 sq. mtrs. totaly area admeasuring 51.39 sq. mtrs. before Completion and after Completion 47.95 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 3.15 sq. mtrs. totaly area admeasuring 51.10 sq. mtrs. Carpet area 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 is Shri. Vijay Padmakar Kapadne, Mrs. Madhuri Vijay Kapadne & Shri. Nikhil Vijay Kapadne.** The Agreement for sale is registered at Sr. No. 5086, dated 12/07/2018 in Sub-registrar Office Nashik -3.

15. Family unit Type No. 15- Flat No. 9 valued for stamp duty at Rs. 19,29,000/- It is a Flat on First floor, admeasuring 50.33 sq. mtrs. area + attached balcony admeasuring 5.87 sq. mtrs. carpet area having totally admeasuring 56.20 sq. mtrs. Carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the South side corridor of the respective floor. **Name of the owner is Grantor Owner - Unsold.**

16. Family unit Type No. 16- Flat No. 10 valued for stamp duty at Rs. 17,76,000/- It is a flat on First floor, admeasuring 46.16 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 5.58 sq. mtrs. totaly area admeasuring 51.74 sq. mtrs. Carpet area 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 is Grantor Owner - Unsold.**

17. Family unit Type No. 17 - Flat No. 11 valued for stamp duty at Rs. 18,70,000/- It is a flat on Second Floor as per Booking plan and as per corporation Plan First Floor, admeasuring 51.67 sq. mtrs. area before Rera and area admeasuring 46.11 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 5.58 sq. mtrs. totaly area admeasuring 51.69 sq. mtrs. Carpet area After Rera with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the North side corridor of the respective floor. **Name of the owner is Shri. Sandeep Ashok Patil & Savita Sandeep Thoke alias Sau. Savita Sandeep Patil.** The Agreement for sale is registered at Sr. No. 146, dated 07/01/2017 in Sub-registrar Office Nashik -3.

18. Family unit Type No. 18- Flat No. 12 valued for stamp duty at Rs. 23,00,111/- It is a flat on Third Floor as per Booking plan and as per Corporation Plan Second Floor floor, admeasuring 62.98 sq. mtrs. area before Rera and area admeasuring 54.12 sq. mtrs. +



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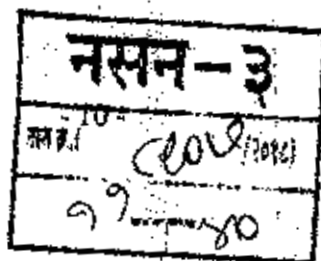
Additional usable floor area of attached balcony / utility admeasuring 10.34 sq. mtrs. totaly area admeasuring 64.46 sq. mtrs. Carpet area After Rera with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the North side corridor of the respective floor. **Name of the owner is Shri. Pandharinath Rambhau Pawar & Nilima Popatrao Patil alias Sau. Nilima Pandharinath Pawar**. The Agreement for sale is registered at Sr No. 6769, dated 10/08/2016 in Sub-registrar Office Nashik -3.

19. **Family unit Type No. 19-** Flat No. 13 valued for stamp duty at Rs. 14,27,000/- It is a flat on Third Floor as per Booking plan as per Corporation Plan Second Floor floor, admeasuring 35.59 sq. mtrs. area before Rera and area admeasuring 34.28 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 3.50 sq. mtrs. totaly area admeasuring 37.78 sq. mtrs. Carpet area After Rera 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 is Sau. Manda Deoram Patil**. The Agreement for sale is registered at Sr No. 2321, dated 13/04/2015 in Sub-registrar Office Nashik -3.

20. **Family unit Type No. 20 -** Flat No. 14 valued for stamp duty at Rs. 19,77,000/- It is a flat on Second floor, area admeasuring 47.46 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 10.14 sq. mtrs. totaly area admeasuring 57.60 sq. mtrs. Carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the North side corridor of the respective floor. **Name of the owner is Grantor Owner - Unsold**.

21. **Family unit Type No. 21-** Flat No. 15 valued for stamp duty at Rs. 20,51,500/- It is a flat on Second Floor as per Corporation plan and Third floor as per booking plan admeasuring 51.39 sq. mtrs. area before Rera and area admeasuring 47.95 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 3.15 sq. mtrs. totaly area admeasuring 51.10 sq. mtrs. Carpet area after Rera 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 is Parineeta Dilip Betekar alias Sua. Parineeta Abhijit Chavan**. The Agreement for sale is registered at Sr No. 1300, dated 05/03/2015 in Sub-registrar Office Nashik -6.

22. **Family unit Type No. 22-** Flat No. 16 valued for stamp duty at Rs. 22,21,000/- It is a Flat on Second Floor area admeasuring 53.21 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 2.63 sq. mtrs. totaly area admeasuring 55.84 sq. mtrs. before Completion & after Completion area admeasuring 50.33 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 5.87 sq. mtrs. totaly area admeasuring 56.20 sq. mtrs. Carpet area with absolute and exclusive right to use and enjoy the



said flat. Its main door has access to the South side corridor of the respective floor. Name of the owner is **Shri. Yogesh Jagdish Pandey & Mrs. Pooja Yogesh Pandey & Devesh Jagdish Pandey**. The Agreement for sale is registered at Sr. No. 5555, dated 01/08/2018 in Sub-registrar Office Nashik -3.

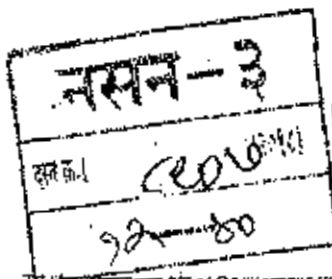
23. Family unit Type No. 23 - Flat No. 17 valued for stamp duty at Rs. 17,76,000/- It is a flat on Second floor area admeasuring 46.18 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 5.58 sq. mtrs. totaly area admeasuring 51.74 sq. mtrs. Carpet area admeasuring with 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 Grantor Owner - Unsold**

24. Family unit Type No. 24 - Flat No. 18 valued for stamp duty at Rs. 17,75,000/- It is a flat on Second Floor area admeasuring 43.03 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 8.64 sq. mtrs. totaly area admeasuring 51.67 sq. mtrs. carpet area before Completion & after completion - 46.11 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 5.58 sq. mtrs. totaly area admeasuring 51.69 sq. mtrs. carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the North side corridor of the respective floor. **Name of the owner is Shri. Shivaji Dalchand Patil & Smt. Jyoti Shivaji Patil**. The Agreement for sale is registered at Sr. No. 4179, dated 06/06/2018 in Sub-registrar Office Nashik -3.

25. Family unit Type No. 25 - Flat No. 19 valued for stamp duty at Rs. 22,12,500/- It is a flat on Third Floor area admeasuring 54.12 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 10.34 sq. mtrs. totaly area admeasuring 64.46 sq. mtrs. carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the North side corridor of the respective floor. **Name of the owner is Grantor Owner - Unsold**

26. Family unit Type No. 26 - Flat No. 20 valued for stamp duty at Rs. 12,86,000/- It is a flat on Third Floor area admeasuring 35.59 sq. mtrs. carpet area before Rera & Carpet area admeasuring 34.28 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 3.50 sq. mtrs. totaly area admeasuring 37.78 sq. mtrs. carpet area after Rera 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 is Manik Sameer Belsare & Sameer Sharad Belsare**. The Agreement for sale is registered at Sr. No. 2942, dated 29/04/2017 in Sub-registrar Office Nashik -3.

27. Family unit Type No. 27 - Flat No. 21 valued for stamp duty at Rs. 19,77,000/- It is a flat on Third floor, area admeasuring



47.46 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 10.14 sq. mtrs. totaly area admeasuring 57.60 sq. mtrs. carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the North side corridor of the respective floor. **Name of the owner is Grantor Owner - Unsold**

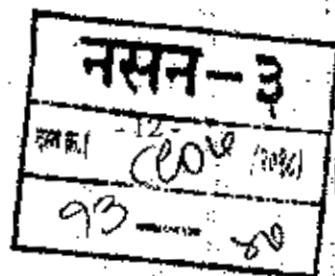
28. **Family unit Type No. 28 - Flat No. 22** valued for stamp duty at Rs. 17,64,000/- It is a flat Fourth Floor as per Booking plan as per Corporation Plan Third Floor, area admeasuring 40.10 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 11.29 sq. mtrs. totaly area admeasuring 51.39 sq. mtrs. carpet area before completion & after completion 47.95 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 3.15 sq. mtrs. totaly area admeasuring 51.10 sq. mtrs. carpet area 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 is Shri. Vasantrao Hansraj Salunkhe & Sau. Vidya Vasantrao Salunkhe.** The Agreement for sale is registered at Sr. No. 325 dated 06/02/2018 in Sub-registrar Office Nashik -6.

29. **Family unit Type No. 29 - Flat No. 23** valued for stamp duty at Rs. 19,16,500/- It is a flat on Third Floor area admeasuring 53.21 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 2.63 sq. mtrs. totaly area admeasuring 55.84 sq. mtrs. before completion and after completion 50.33 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 5.87 sq. mtrs. totaly area admeasuring 56.20 sq. mtrs. carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the South side corridor of the respective floor. **Name of the owner is Sau. Vaishali Kedar Bagul & Sau. Punjabai Devchand Bagul.** The Agreement for sale is registered at Sr. No. 5420 dated 26/07/2018 in Sub-registrar Office Nashik -3.

30. **Family unit Type No. 30 - Flat No. 24** valued for stamp duty at Rs. 17,76,000/- It is a flat on Third Floor area admeasuring area 46.16 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring area 5.58 sq. mtrs. totaly area admeasuring 51.74 sq. mtrs. carpet area 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 Grantor Owner - Unsold**

31. **Family unit Type No. 31 - Flat No. 25** valued for stamp duty at Rs. 17,74,500/- It is a flat on Third floor area admeasuring 46.11 sq. mtrs. + Additional usable floor area of attached balcony / utility admeasuring 5.58 sq. mtrs. totaly area admeasuring 51.69 sq. mtrs. carpet area with absolute and exclusive right to use and enjoy the said flat. Its main door has access to the North side corridor of the respective floor. **Name of the owner Grantor Owner - Unsold.**

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 definition of carpet area is stated hereinabove Design, specification and boundaries of each family unit shall be as per the building plan approved for the construction of the said **KALYAN SAMRUDDHI** 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 and landing place, except the marginal open spaces, stilt, 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 Vendor.

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 marginal spaces, parking places, stilt, 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 entries 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 overhead water Tank constructed on the top of **KALYAN SAMRUDDHI APARTMENT** Building.
- c. The underground water Tank, constructed on ground space along with the electrical motor fittings and plumbing system thereof in the **KALYAN SAMRUDDHI APARTMENT** Building and Municipal water connection.
- d. Plumbing network throughout the said **KALYAN SAMRUDDHI APARTMENT**.
- e. Electric wiring at all the common spaces upto the entrance of each family unit along with main electric supply upto meter box.
- f. Compound wall with gates.