

जोडसत्र - २

वस्तुचा प्रकार/अनुच्छेद क्रमांक :

दस्त नोंदणी करणार आहेत का ? :

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव :

मिळकतीचे वर्णन :

मोबदला रक्कम :

मुद्रांक विकत घेणाऱ्याचे नाव :

दुसऱ्या पक्षाकडचे नाव

हस्ते असावयात त्यांचे नाव व पत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंद वही अनु.क्रमांक/दिनांक

25 AUG 2021

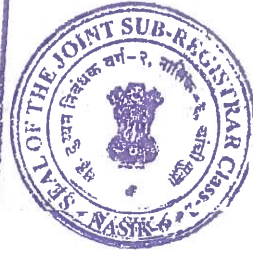
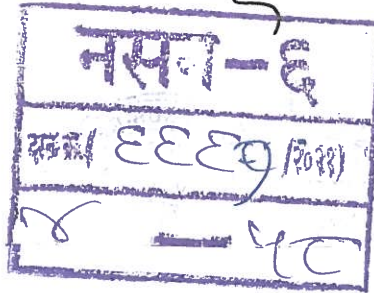
मुद्रांक विकत घेणाऱ्याची सही :

दि. नाशिक डिस्ट्रीक्ट अॅडव्होकेटस् मल्टीपर्सन को-ऑप.

मल्टीपर्सन को-ऑप. सोसायटी लि. नाशिक.

नॅश. न. एन.एस.के./जी.एन.एल./११२/१९७८ नाशिक कोर्ट

मुद्रांक विक्रेत्याची सही



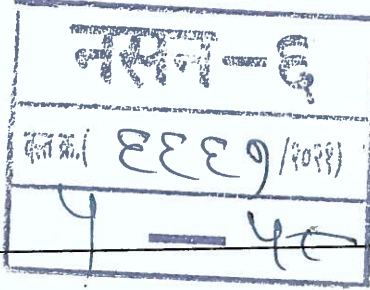
	दि. नाशिक डिस्ट्रीक्ट अॅडव्होकेटस् मल्टीपर्सन को-ऑप.	
	सोसायटी लि., जिल्हा न्यायालय आवार, नाशिक	
परवाना क्रमांक : आस्था/जनरल/र.नं.एन.एस.के./जी.एन.एल./८१/२१/२१ अ.दि.६/१०/१९८१	25 AUG 2021	क्र. 1631
श्री./श्रीमती.	दि. / / २०	
हस्ते	राहणार	
यांच्यासाठी रुपये	(अक्षरी रुपये)	

मात्र) खाली नमुद केलेल्या मुद्रांक खरेदीसाठी रोख मिळाले.

मु.वि.रजि.अ.क्र.	मुद्रांकाचा तपशिल	संख्या	किंमत रुपये
८८९४	५०० X	०९	९००५
	१०० X		
	५० X		
	२० X		
	एकुण		

(मुद्रांक विकत घेणाऱ्याची सही)

(मुद्रांक विक्रेत्याची सही)



I,

Mr. ALI MUNIR AHMED KHAN
Partner: **M/S AMMA BUILDERS AND DEVELOPERS**
Age: 39, Occupation: Business
Pan No. AAVFA9304L
Office at: Flat No. 01, Ground floor,
Ozone Building,
Plot No.17, Survey No.7/1,
Mamta Nagar, Ashoka Road,
Nashik 422006. 8975719707

Hereinafter referred to as the GRANTOR (which expression shall, unless repugnant to the context, mean and include her 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. 17 from and out of Survey No. 7/1/1 to 8, admeasuring 664 Sq. Mtrs. of Nashik situated at Wadala Shivar Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation Nashik bounded as under.

On or towards By

East : 7.5 meter wide Colony road
South : Adjacent Plot No.19 & 21
West : Adjacent Plot No.18
North : Adjacent Plot No.02 & O3

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

(2) That Plot No. 17 from and out of Survey No. 7/1/1 to 8, admeasuring 664 Sq. Mtrs. of Nashik was owned by the Mrs. Khan Farakh Taj Muzzammil Ather.

That the said Landlord obtained residential building permission from Nasik Municipal Corporation via commencement certificate bearing no. LND/BP/A4/121/1608/13, dated 03/07/2013.

(3) That the Grantor has purchased the said plot properties from Mrs. Khan Farakh Taj Muzzammil Ather. on 24/07/2014 and said deed is registered with Sub Registrar, Nashik-6 at Sr. No. 1552/2014.

That the Grantor has purchased 'C' Zone TDR about 265 sq mtrs. Bearing development right certificate no.297 dated 08/06/2009 from Mrs.

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Khan Farakh Taj Muzzammil Ather, by way of agreement to sale dated 24/07/2014, and said deed is registered with Sub Registrar, Nashik-6 at Sr. No. 1553/2014.

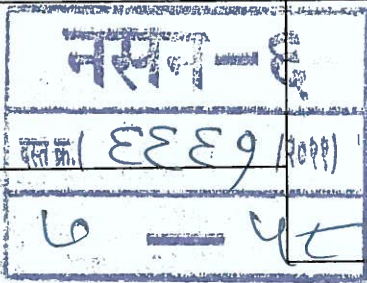
4) The grantor has given part plot land possession of land area 12 sqm to Nashik Municipal Corporation for colony road widening from present 7.5 meter wide colony road to widening this road to 9 meter wide colony road by Nashik Municipal Corporation letter no. 834 dated 15/10/2018. Hence the present remaining plot area for construction work is 664 sqm. - 12 sqm. = 652 square meter. The same is recorded in present 7/12 extract.

(5) That the Grantor has developed the said property in the name of and style as "Ozone Apartment" consisting of Parking on Ground Floor + ground floor + 3 upper floor having total 23 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 03/07/2013 vide No. LND/BP/A4/121/1608/13. The Grantor has constructed the building "Ozone Apartment" as per the sanction building plan and the Nashik Municipal Corporation has issued Completion certificate on 03/12/2020 vide outward No. Townplanning A4/26676/2020. The building shall be known as "Ozone Apartment" Condominium with its postal address Plot No. 17 from and out of Survey No. 7/1/1 to 8, Mamta Nagar, Ashoka Marg, Nashik.

(6) That the said building is already constructed and is having the parking on ground Floor + ground floor + 3 upper floor having total 23 independent residential premises, having

- 1 & 2 units being Residential premises on the Ground floor,
- 3 to 8 units being Residential premises on the First floor,
- 9 to 15 units being Residential premises on the Second floor,
- 16 to 23 units being Residential premises on the 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.



APARTMENT UNITS :

On the Ground floor, there are 2 units being residential premises, i.e. bearing Nos. 1 to 2.

On the First floor, there are 6 units being residential premises, i.e. bearing Nos. 3 to 8.

On the Second floor, there are 7 units being residential premises, i.e. bearing Nos. 9 to 15

On the Third floor, there are 8 units being residential premises, i.e. bearing No. 16 to 23.

The Apartment Units are described below fully. The measurements of various rooms in the Apartment Units are mentioned wall to wall.

FLAT

APARTMENT FLAT UNIT NO. 1 :

It is a residential unit on the Ground floor, carpet area of this apartment No. 1 is Admeasuring 494 Sq.ft. i.e. 45.89 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO. 2 :

It is a residential unit on the Ground floor, built-up area of this apartment No. 2 is Admeasuring 675.44 Sq.ft. i.e. 62.75 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO. 3 :

It is a residential unit on the First floor, built-up area of this apartment No. 3 is Admeasuring 494 Sq.ft. i.e. 45.89 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO. 4 :

It is a residential unit on the First floor, built-up area of this apartment No. 4 is Admeasuring 494 Sq.ft. i.e. 45.91 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO. 5 :

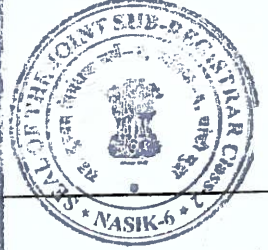
It is a residential unit on the First floor, built-up area of this apartment No. 5 is Admeasuring 546 Sq.ft. i.e. 50.74 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO. 6 :

It is a residential unit on the First floor, built-up area of this apartment No. 6 is Admeasuring 546 Sq.ft. i.e. 50.74 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

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APARTMENT FLAT UNIT NO.7 :

It is a residential unit on the First floor, built-up area of this apartment No. 7 is Admeasuring 756 Sq.ft. i.e. 70.26 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.8 :

It is a residential unit on the First floor, built-up area of this apartment No. 8 is Admeasuring 756 Sq.ft. i.e. 70.26 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.9 :

It is a residential unit on the Second floor, built-up area of this apartment No. 9 is Admeasuring 473 Sq.ft. i.e. 43.95 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.10 :

It is a residential unit on the Second floor, built-up area of this apartment No. 10 is Admeasuring 473 Sq.ft. i.e. 43.95 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.11:

It is a residential unit on the Second floor, built-up area of this apartment No. 11 is Admeasuring 378 Sq.ft. i.e. 35.13 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.12 :

It is a residential unit on the Second floor, built-up area of this apartment No. 12 is Admeasuring 546 Sq.ft. i.e. 50.74 sq. mtrs. carpet area approx. and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.13 :

It is a residential unit on the Second floor, built-up area of this apartment No. 13 is Admeasuring 546 Sq.ft. i.e. 50.74 sq. mtrs. carpet area approx. including open terrace and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.14 :

It is a residential unit on the Second floor, built-up area of this apartment No. 14 is Admeasuring 756 Sq.ft. i.e. 70.26 sq. mtrs. carpet area approx. including open terrace and the unit is bounded by as per record of rights.

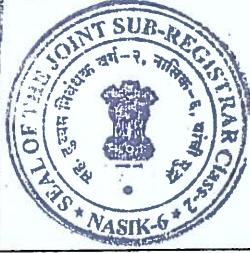
APARTMENT FLAT UNIT NO.15 :

It is a residential unit on the Second floor, built-up area of this apartment No. 15 is Admeasuring 378 Sq.ft. i.e. 35.13 sq. mtrs. carpet area approx. including open terrace and the unit is bounded by as per record of rights.

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APARTMENT FLAT UNIT NO.16 :

It is a residential unit on the Third floor, built-up area of this apartment No. 16 is Admeasuring 421 Sq.ft. i.e. 39.12 sq. mtrs. carpet area approx. including open terrace and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.17 :

It is a residential unit on the Third floor, built-up area of this apartment No. 17 is Admeasuring 419.69 Sq.ft. i.e. 38.99 sq. mtrs. carpet area approx. including open terrace and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.18 :

It is a residential unit on the Third floor, built-up area of this apartment No. 18 is Admeasuring 378 Sq.ft. i.e. 35.13 sq. mtrs. carpet area approx. including open terrace and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.19 :

It is a residential unit on the Third floor, built-up area of this apartment No. 19 is Admeasuring 378 Sq.ft. i.e. 35.13 sq. mtrs. carpet area approx. including open terrace and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.20 :

It is a residential unit on the Third floor, built-up area of this apartment No. 20 is Admeasuring 509.35 Sq.ft. i.e. 47.32 sq. mtrs. carpet area approx. including open terrace and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.21 :

It is a residential unit on the Third floor, built-up area of this apartment No. 21 is Admeasuring 509.26 Sq.ft. i.e. 47.32 sq. mtrs. carpet area approx. including open terrace and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.22 :

It is a residential unit on the Third floor, built-up area of this apartment No. 22 is Admeasuring 378 Sq.ft. i.e. 35.13 sq. mtrs. carpet area approx. including open terrace and the unit is bounded by as per record of rights.

APARTMENT FLAT UNIT NO.23 :

It is a residential unit on the Third floor, built-up area of this apartment No. 23 is Admeasuring 378 Sq.ft. i.e. 35.13 sq. mtrs. carpet area approx. including open terrace and the unit is bounded by as per record of rights.

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(7) That this Condominium shall be known as "Ozone Apartment" Condominium and that the Apartment and the common areas and facilities of the building will be as follow :-

COMMON AREA AND FACILITIES:

- (1) The staircase columns leading from ground floor to terrace floor overhead water tanks.
- (2) The setback space in front side of the building and passage space approaching on the front side of the plot shall be for common use /enjoyment of all the Apartment holders for parking purposes.
- (3) The side margins/open spaces/parking areas adjacent to Flat no. 01 and adjacent to flat no. 02 will be purely for the use of Flat no. 01 and flat no. 02 respectively and will not be common areas for the other flat owners. The rights and privilege for use of the side margins/open spaces/parking areas are restricted to Flat no. 01 and flat no. 02 only.
- (4) The staircase leading from ground floor to terrace floor of the building.
- (5) Foundation and main walls.
- (6) Drainage, water lines and electrical connection and also the meters, including common meters of water and electricity.
- (7) Underground and overhead water storage tank and the pump unit with electric and plumbing connections and electric motors and the other incidental things, if any.

RESTRICTED AREAS AND FACILITIES

- (1) Partition walls common between such two apartments shall be restricted and be common between the same two units only.
- (2) The passage portion lying between staircase and apartment units at various floors at various stages shall be restricted for the use and enjoyment of all apartment unit holders.
- (3) The staircase leading from ground floor level to top floor level if any shall be restricted common area for the enjoyment of all the unit holders.
- (4) That the right, title and interest of each owner of the unit in the general areas and facilities described in clause fifth as well as the proportionate share in the profits and common expenses in the said general common areas and facilities as well as the proportionate representation for voting purpose in the meeting of the Association of the Apartment unit owner in "Ozone Apartment" Condominium is based on the proportionate carpet area. The table of the areas and the percentage of voting rights is given hereunder: