mh/7979

Thursday,September 19 ,2019
1:05 PM

पावती

Orginal/Duplicate
पावती क्र. :395
Regn.:39M

पावती क्र.: 8716 दिनांक: 19/09/2019

कार्यालय नाव: नाशिक शहर
दस्तऐवजाचा अनुक्रमांक: नशन5-7976-2019
दस्तऐवजाचा प्रकार : बोजागाव
सादर करणाऱ्याचे नाव: हिंगर वेल्हाळपार - ने. सीसी रिअलटी कार्पोरेशन लिमिटेड तर्फे कार्यालयात की. अंकन
हस्तपुस्तकाई करणेकरिता - -

नोंदणी फी	रु. 100.00
एस हस्तपुस्तकाई फी	रु. 840.00
पृष्ठांची संख्या: 42	
एकूण:	रु. 940.00

आपणास मूळ दस्त ,कबुलेख दिनांक:19/09/2019 रोजी 1:22 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik 5

सह. दुय्यम निबंधक वर्ग-२,
नाशिक-५

बाजार मूल्य: रु.1 /-
मोबदला रु.1/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनाकर्षक/पे ऑर्डर क्रमांक: MH008442992201920E दिनांक: 19/09/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.840/-
डीडी/धनाकर्षक/पे ऑर्डर क्रमांक: 19092019000348 दिनांक: 19/09/2019
बँकेचे नाव व पत्ता:

मुख्य दुय्यम निबंधक, एकत्र वेल्हा

Index-2(सूची - २)

19/09/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक ६
दस्त क्रमांक : 7976/2019
नोंदणी :
Regn 63m

बाजारचे नाव : **नाशिक शहर**

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	1
(3) बाजारभाव(भाडेपट्टयाच्या बाबतिपट्टाकार आकारणी देतो की पटेदार हे नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: मौजे नाशिक सर्वे नंबर 769/2 प्लॉट क्रमांक 3+4/B बांधी क्षेत्रफळ 2409.44 चौ. मी. बाकरील चौथी स्काय डीम्ड से सिंह व बी सिंह या इमारतीचे घोषवारा((Survey Number : 769/2 ; Plot Number : 3+4/B ;))
(5) क्षेत्रफळ	1) 2409.44 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-डीपक बेलूकर - वे. चौथी दिवाणी कारीकारी संस्था सर्वे कारीकार चौ. बंगल इसमुखभाई कालोडिया --- वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चौथी इंडस्ट्रल कॉलोनी नगर गोविंद नगर अवक नाशिक , महाराष्ट्र, नाशिक. Pin कोड:-422009 पॅन नं:-ACYFS4188E 2): नाव:-डीपक जोनर -चौ. जनार्दन रामचंद्र केवारी 2. चौ. सुरेखा जनार्दन केवारी 3. वसत जनार्दन केवारी वरील सर्व असल्य मुखत्यार:आरक महमुद वे. चौथी दिवाणी कारीकारी संस्था सर्वे कारीकार चौ. बंगल इसमुखभाई कालोडिया वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चौथी इंडस्ट्रल कॉलोनी नगर गोविंद नगर अवक नाशिक, महाराष्ट्र, नाशिक. Pin कोड:-422009 पॅन नं:-ACYFS4188E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/09/2019
(10)दस्त नोंदणी केल्याचा दिनांक	19/09/2019
(11)अनुक्रमांक,खंड व पृष्ठ	7976/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सह. दुय्यम निबंधक वर्ग-२
नाशिक-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही करताचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारणीचे वितरण
अनुच्छेद :-

SEAL OF THE JOINT SUB REGISTRAR Class-2 NASHIK

CHALLAN

MTR Form Number-6

GRN	MH006442083201819E	BARCODE	Date	19/09/2018-09:31:35	Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)		
Office Name	NSK0_NASIK 4 JOINT SUB REGISTRAR		PAN No.(If Applicable)		
Location	NASIK		Full Name	SHREEJI REALTY PARTNERSHIP FIRM	
Year	2018-2019 One Time		Flat/Block No.	SHREEJI SKY GREENS APARTMENT	
Account Head Details		Amount In Rs.	Premises/Building		
0030063201	Stamp Duty	100.00	Road/Street		
0030063301	Registration Fee	100.00	Area/Locality	NASHIK	
			Town/City/District		
			PIN		4 2 2 0 0 5
			Remarks (If Any)		
			SecondParty Name=SHREEJI REALTY PARTNERSHIP FIRM=		
Total		200.00	Amount In Words		
Payment Details	CMS (MAH)		FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref. No.	
Cheque/DD No.			Bank Date	RBI Date	Not Verified with RBI
Name of Bank			Bank-Br.	CMS BANK	
Name of Branch			Scroll No.	Verified with Scroll No. of	

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9999999999

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Print Date 19-09-2018 09:32:05



नमुना-५

Department of Stamps & Registration, Maharashtra	
Receipt of Document Handling Charges	
GRN: [illegible]	Date: 19/09/2019
Received from shreeji nidhi bhagidar sanstha tarfe bhagidar shri. anjan hira mukhbhat (Partner) Mobile number 9423970583, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office ,on S.R. Nashik-5 of the District Nashik.	
Payment Details	
Bank Name: SBIL	Date: [illegible]
Bank CIN: [illegible]	RRF No: [illegible]
This is computer generated receipt, hence no signature is required.	

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस सादर केलेला आहे, दस्तातील संपूर्ण मजकूर, निष्पादक व साक्षीदार व सोबत जोडलेल्या कागदपत्रांची पडताळणी तपासली आहे, दस्ताची रु.चलन, बैध्यता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुली धारक हे संपूर्ण पणे जबाबदार राहतील.

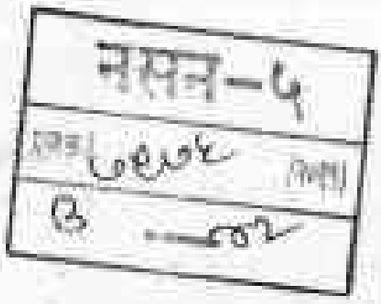
लिहून देणार

|| ॐ नम शिवाय ||

DECLARATION OF APARTMENT
SHREEJI SKY GREENS APARTMENT

In the Registration District & District Nashik, Maharashtra State on this 19th Day of September 2019





BETWEEN

1) MR. JANARDHAN RAMCHANDRA VANJARI, age - 58, occu – agriculture and business, **2) MRS. SUREKHA JANARDHAN VANJARI,** age- 54, occu- agriculture and business, **3) KUMAR AKSHAY JANARDHAN VANJARI,** age- 25, occu- agriculture and education, All R/o – 15, Renuka Bungalow, Opp. Nirmala Convent High School, Gangapur Road, Nashik, through their attorney **M/S SHREEJI REALTY (PAN No: ACYFS4189E),** a partnership firm, through it's partner **MR. ANJAN HASMUKHBHAI BHALODIYA,** age-32, occu-business, R/o- Plot No.44, Karmyogi Nagar, Near Govind Nagar, Nashik, hereinafter for the sake of brevity referred to as the **GRANTOR OWNER** (which expression unless it be repugnant to its meaning and/or context thereof shall always mean and include their respective heirs, successors, executors, administrators, representatives, and assigns), of the first part;

AND

M/S SHREEJI REALTY (PAN No: ACYFS4189E), a partnership firm, through it's partner **MR. ANJAN HASMUKHBHAI BHALODIYA,** age-32, occu-business, R/o- Plot No.44, Karmyogi Nagar, Near Govind Nagar, Nashik, hereinafter for the sake of brevity referred to as the **GRANTOR DEVELOPER** (which expression unless it be repugnant to its meaning and/or context thereof shall always mean and include their other partners, survivors, their respective heirs, successors, executors, administrators, representatives, and assigns) fully empowered and qualified to execute this deed, do hereby state as follows:

First:

That the "Grantor Owner" is well seized and possessed of and otherwise entitled to all that piece and parcel of Survey No 769/2, bearing Plot No.3+4/B as per the subdivision admeasuring 2409.44 Square Meters, of Nashik, within the limits of Nashik Municipal Corporation, and bounded as follows:-

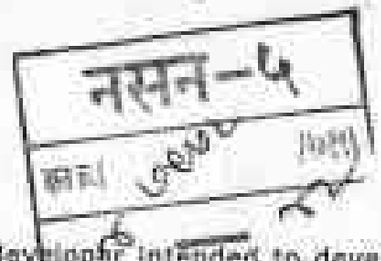
On or towards East	:	**Plot No.2**
On or towards West	:	**Property of Adj. S.No.1028**
On or towards North	:	**30 Mtr. wide D.P. Road**
On or towards South	:	**Sub Division Plot No.3+4/A & 9 mtrs. vide road**

hereinafter referred to as the said property, together with the, ground, plus upper floors in the building standing thereon.

Second:

The grantor owner are well seized of and well and sufficiently entitled to the said property. The grantor owner granted the rights to develop the said property to the grantor developer by executing a Development Agreement which is duly stamped and registered before Sub-Registrar Nashik at Serial No.3039 dated 19/10/2016. And in pursuance with the said Development Agreement, General Power of Attorney is executed between grantor owners and developer which is registered before Sub-Registrar Nashik at Serial No.3040 dated 19/10/2016.





The grantor developer intended to develop the said property by constructing building thereon. The grantor owner prepared a building plan for construction of building on the said property. The said building plan has been approved by the Nashik Municipal Corporation by its commencement certificate no. **LND/BP/A3/04/763,** dated **16/04/2018**.

The grantor developer has purchased the TDR from Shri. Kanhailal Chetandas Manwani and others by a Sale Deed dated 02/12/2017 out of TDR Certificate No.727 totally adm. 31885 sq.mtrs. out of the same the grantor developer has purchased the TDR to the extent of 1883.06 sq.mtrs. The said Sale Deed has registered in the office of Sub Registrar Nashik-7, at sr. no.2466 on 02/12/2017.

The Nashik Municipal Corporation by it's letter bearing Ref no. NMC/Fire/WS/III/Mix-05/2019 dated 28/05/2019, granted the permission to the Fire & Emergency Service. And the grantor developer have completed the work of construction on the said property and the Nashik Municipal corporation has granted the permission for use and occupation of the said apartment by it's order no. **Javak No./Nagar Niyojan Vibhag/23514/2019 dated 09/09/2019.**

The grantor developer have registered, bearing registration no. P51600014841, the said Project under the provisions of the Real Estate (Registration and Development) Act, 2016 with the Real Estate Regulatory Authority.

AND The building consists of 06 commercial shops units, 06 mezzanine units and residential flats units for Wing A and Wing B.

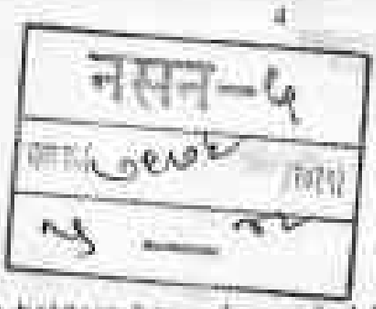
The building shall be known as "SHREEJI SKY GREENS" with its postal address as, Untwadi Govind Nagar Road, Near City Centre Mall, Nashik.

The building construction work has been completed as per sanctioned plan. The specifications of the units given herein below are at present final. The grantor owners have not used any option or discretion and has abided by the present approved plan.

Third:

The building is having, ground + upper floors. There are total 06 commercial shops units, 06 mezzanine units and residential flats units in the said building Wing A and Wing B.

All the units are capable of individual utilisation on account of areas and facilities of the buildings, each apartment unit will be sold out to the respective owner independently. Each owner will obtain a particular exclusive property thereof and each apartment consists 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 buildings as listed hereinbelow 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 Ownership Flats (Regulation of promotion of construction, sale, Management & Transfer) Act 1963 (hereinafter referred to as the said Act) & rules made there under, as well as of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016.





The unit holders have demanded from the grantor developer and the grantor developer have given inspection and furnished to the unit holders the copies of all the documents of title relating to the said property, Title Certificate of advocate, 7/12 extracts and other related revenue records showing the nature of the title of the grantor developer to the said property, The Plans, Designs and Specifications prepared by the Architect of the Promoters and of such documents which are specified under Maharashtra Ownership Flats (Regulation of promotion of construction, sale, Management & Transfer) Act 1963 (hereinafter referred to as the said Act) & rules made there under, as well as of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and the Rules and regulations made thereunder after the unit holders enquiry, the grantor developer herein has requested to the unit holders to carry out independent search by appointing his advocate and to ask any queries, he have regarding the marketable title and rights and authorities of the grantor developer. The unit holders have satisfied himself in respect of marketable title of the said property and the rights and authorities of the unit holders herein. That the unit holders have given their specific confirmation herein that the responsibility of the title of the said property be on the grantor developer up and until the conveyance of the said building and the said property thereunder.

Fourth:

That the said building has 2 wings Wing A and Wing B out of the said the total construction of Wing A is 6215.04 sq.mtrs. and Wing B is 5480.57 sq.mtrs.

Fifth;

That the condominium shall be known as "SHREEJI SKY GREENS Apartment" Condominium and the common areas and facilities of the building will be as described hereinafter.

The building consists of following units.

Apartment Units- There are total 06 commercial shops units, 06 mezzanine units and residential flats units for Wing A and Wing B.

The Commercial Apartment Units, and Residential Apartment Units are described below fully. The measurement of the apartment units are mentioned wall to wall.

The description of units situated in the building **SHREEJI SKY GREENS APARTMENT.**

COMMERCIAL UNITS WING A

Commercial Apartment Unit No. 01:- It is a commercial unit on ground floor Carpet area of this apartment is 55.50 sq mtrs and is bounded as per approved building plan.

Commercial Apartment Unit No. 02:- It is a commercial unit on ground floor Carpet area of this apartment is 71.39 sq mtrs and is bounded as per approved building plan.

नमुना-५

Commercial Apartment Unit No. 03:- It is a commercial unit on ground floor Carpet area of this apartment is 75.82 sq mtrs and is bounded as per approved building plan.

Commercial Apartment Unit No. 04:- It is a commercial unit on ground floor Carpet area of this apartment is 102.94 sq mtrs and is bounded as per approved building plan.

Commercial Apartment Unit No. 05:- It is a commercial unit on ground floor Carpet area of this apartment is 99.71 sq mtrs and is bounded as per approved building plan.

Commercial Apartment Unit No. 06:- It is a commercial unit on ground floor Carpet area of this apartment is 85.79 sq mtrs and is bounded as per approved building plan.

MEZZANINE UNITS WING A

Mezzanine Apartment Unit No. 01:- It is a mezzanine unit on first floor Carpet area of this apartment is 21.05 sq mtrs and is bounded as per approved building plan.

Mezzanine Apartment Unit No. 02:- It is a mezzanine unit on first floor Carpet area of this apartment is 32.65 sq mtrs and is bounded as per approved building plan.

Mezzanine Apartment Unit No. 03:- It is a mezzanine unit on first floor Carpet area of this apartment is 36.56 sq mtrs and is bounded as per approved building plan.

Mezzanine Apartment Unit No. 04:- It is a mezzanine unit on first floor Carpet area of this apartment is 45.27 sq mtrs and is bounded as per approved building plan.

Mezzanine Apartment Unit No. 05:- It is a mezzanine unit on first floor Carpet area of this apartment is 46.88 sq mtrs and is bounded as per approved building plan.

Mezzanine Apartment Unit No. 06:- It is a mezzanine unit on first floor Carpet area of this apartment is 37.85 sq mtrs and is bounded as per approved building plan.

RESIDENTIAL FLATS UNITS WING A

Residential Apartment Unit No. 101:- It is a residential unit on first floor Carpet area of this apartment is 65.70 sq mtrs, balcony area 14.31 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 102:- It is a residential unit on first floor Carpet area of this apartment is 53.93 sq mtrs, balcony area 5.90 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 103:- It is a residential unit on first floor Carpet area of this apartment is 66.77 sq mtrs, balcony area 5.98 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.





Residential Apartment Unit No. 201:- It is a residential unit on second floor Carpet area of this apartment is 65.53 sq mtrs, balcony area 14.31 sq.mtrs., terrace area 3.70 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 202:- It is a residential unit on second floor Carpet area of this apartment is 53.91 sq mtrs, balcony area 5.91 sq.mtrs., terrace area 6.03 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 203:- It is a residential unit on second floor Carpet area of this apartment is 66.73 sq mtrs, balcony area 5.98 sq.mtrs., terrace area 6.20 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 204:- It is a residential unit on second floor Carpet area of this apartment is 126.60 sq mtrs, balcony area 5.46 sq.mtrs., terrace area 61.82+29.55 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 205:- It is a residential unit on second floor Carpet area of this apartment is 117.16 sq mtrs, balcony area 5.53 sq.mtrs., terrace area 23.03+21.65 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 301:- It is a residential unit on third floor Carpet area of this apartment is 65.70 sq mtrs, balcony area 14.31 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 302:- It is a residential unit on third floor Carpet area of this apartment is 53.93 sq mtrs, balcony area 5.91 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 303:- It is a residential unit on third floor Carpet area of this apartment is 66.77 sq mtrs, balcony area 5.98 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 304:- It is a residential unit on third floor Carpet area of this apartment is 90.79 sq mtrs, balcony area 12.08 sq.mtrs., terrace area 6.54 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 305:- It is a residential unit on third floor Carpet area of this apartment is 73.27 sq mtrs, balcony area 2.62 sq.mtrs., terrace area 6.41 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 306:- It is a residential unit on third floor Carpet area of this apartment is 78.41 sq mtrs, balcony area 12.24 sq.mtrs., terrace area 6.23 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 401:- It is a residential unit on fourth floor Carpet area of this apartment is 65.54 sq mtrs, balcony





area 7.31 sq.mtrs., terrace area 3.70 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 402:- It is a residential unit on fourth floor Carpet area of this apartment is 53.92 sq mtrs, balcony area 5.91 sq.mtrs., terrace area 6.13 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 403:- It is a residential unit on fourth floor Carpet area of this apartment is 66.76 sq mtrs, balcony area 5.98 sq.mtrs., terrace area 6.20 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 404:- It is a residential unit on fourth floor Carpet area of this apartment is 90.79 sq mtrs, balcony area 12.16 sq.mtrs., terrace area 10.00 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 405:- It is a residential unit on fourth floor Carpet area of this apartment is 72.94 sq mtrs, balcony area 2.70 sq.mtrs., terrace area 5.94 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 406:- It is a residential unit on fourth floor Carpet area of this apartment is 78.28 sq mtrs, balcony area 12.24 sq.mtrs., terrace area 10.00 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 501:- It is a residential unit on fifth floor Carpet area of this apartment is 65.70 sq mtrs, balcony area 14.31 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

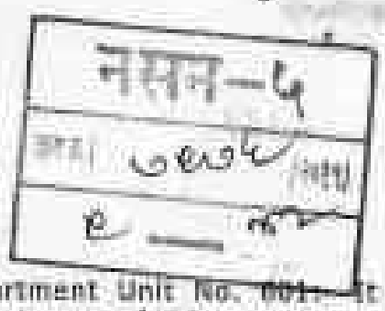
Residential Apartment Unit No. 502:- It is a residential unit on fifth floor Carpet area of this apartment is 53.93 sq mtrs, balcony area 5.91 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 503:- It is a residential unit on fifth floor Carpet area of this apartment is 66.77 sq mtrs, balcony area 5.98 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 504:- It is a residential unit on fifth floor Carpet area of this apartment is 90.79 sq mtrs, balcony area 12.08 sq.mtrs., terrace area 6.54 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 505:- It is a residential unit on fifth floor Carpet area of this apartment is 73.27 sq mtrs, balcony area 2.62 sq.mtrs., terrace area 6.41 sq.mtrs. and is bounced as per approved building plan.

Residential Apartment Unit No. 506:- It is a residential unit on fifth floor Carpet area of this apartment is 78.41 sq mtrs, balcony area 12.24 sq.mtrs., terrace area 6.23 sq.mtrs. and is bounded as per approved building plan.





Residential Apartment Unit No. 601:- It is a residential unit on sixth floor Carpet area of this apartment is 65.54 sq mtrs, balcony area 14.31 sq.mtrs., terrace area 3.70 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 602:- It is a residential unit on sixth floor Carpet area of this apartment is 53.92 sq mtrs, balcony area 5.91 sq.mtrs., terrace area 6.13 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 603:- It is a residential unit on sixth floor Carpet area of this apartment is 66.76 sq mtrs, balcony area 5.98 sq.mtrs., terrace area 6.20 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 604:- It is a residential unit on sixth floor Carpet area of this apartment is 90.79 sq mtrs, balcony area 12.16 sq.mtrs., terrace area 10.00 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 605:- It is a residential unit on sixth floor Carpet area of this apartment is 72.94 sq mtrs, balcony area 2.70 sq.mtrs., terrace area 5.94 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 606:- It is a residential unit on sixth floor Carpet area of this apartment is 70.28 sq mtrs, balcony area 12.24 sq.mtrs., terrace area 10.00 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 701:- It is a residential unit on seventh floor Carpet area of this apartment is 65.70 sq mtrs, balcony area 14.31 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 702:- It is a residential unit on seventh floor Carpet area of this apartment is 53.93 sq mtrs, balcony area 5.91 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 703:- It is a residential unit on seventh floor Carpet area of this apartment is 66.77 sq mtrs, balcony area 5.98 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 704:- It is a residential unit on seventh floor Carpet area of this apartment is 90.79 sq mtrs, balcony area 12.08 sq.mtrs., terrace area 6.54 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 705:- It is a residential unit on seventh floor Carpet area of this apartment is 73.27 sq mtrs, balcony area 2.62 sq.mtrs., terrace area 6.41 sq.mtrs. and is bounded as per approved building plan.





Residential Apartment Unit No. 706:- It is a residential unit on seventh floor Carpet area of this apartment is 78.41 sq mtrs, balcony area 12.24 sq.mtrs., terrace area 6.23 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 801:- It is a residential unit on eighth floor Carpet area of this apartment is 65.54 sq mtrs, balcony area 14.31 sq.mtrs., terrace area 3.70 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 802:- It is a residential unit on eighth floor Carpet area of this apartment is 53.92 sq mtrs, balcony area 5.91 sq.mtrs., terrace area 6.13 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 803:- It is a residential unit on eighth floor Carpet area of this apartment is 66.76 sq mtrs, balcony area 5.98 sq.mtrs., terrace area 6.20 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 804:- It is a residential unit on eighth floor Carpet area of this apartment is 90.79 sq mtrs, balcony area 12.16 sq.mtrs., terrace area 10.00 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 805:- It is a residential unit on eighth floor Carpet area of this apartment is 72.94 sq mtrs, balcony area 2.70 sq.mtrs., terrace area 5.94 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 806:- It is a residential unit on eighth floor Carpet area of this apartment is 78.28 sq mtrs, balcony area 12.24 sq.mtrs., terrace area 10.00 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 901:- It is a residential unit on ninth floor Carpet area of this apartment is 65.70 sq mtrs, balcony area 14.31 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 902:- It is a residential unit on ninth floor Carpet area of this apartment is 53.93 sq mtrs, balcony area 5.91 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 903:- It is a residential unit on ninth floor Carpet area of this apartment is 66.77 sq mtrs, balcony area 5.98 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 904:- It is a residential unit on ninth floor Carpet area of this apartment is 90.79 sq mtrs, balcony area 12.08 sq.mtrs., terrace area 6.54 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 905:- It is a residential unit on ninth floor Carpet area of this apartment is 73.27 sq mtrs, balcony area 2.62 sq.mtrs., terrace area 6.41 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 906:- It is a residential unit on ninth floor Carpet area of this apartment is 78.41 sq mtrs, balcony area 12.24 sq.mtrs., terrace area 6.23 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1001:- It is a residential unit on tenth floor Carpet area of this apartment is 65.54 sq mtrs, balcony area 14.31 sq.mtrs., terrace area 3.70 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1002:- It is a residential unit on tenth floor Carpet area of this apartment is 53.92 sq mtrs, balcony area 5.91 sq.mtrs., terrace area 6.13 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1003:- It is a residential unit on tenth floor Carpet area of this apartment is 66.76 sq mtrs, balcony area 5.98 sq.mtrs., terrace area 6.20 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1004:- It is a residential unit on tenth floor Carpet area of this apartment is 90.79 sq mtrs, balcony area 12.16 sq.mtrs., terrace area 10.00 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1005:- It is a residential unit on tenth floor Carpet area of this apartment is 72.94 sq mtrs, balcony area 2.70 sq.mtrs., terrace area 5.94 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1006:- It is a residential unit on tenth floor Carpet area of this apartment is 78.28 sq mtrs, balcony area 12.24 sq.mtrs., terrace area 10.00 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1101:- It is a residential unit on eleventh floor Carpet area of this apartment is 65.70 sq mtrs, balcony area 14.31 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1102:- It is a residential unit on eleventh floor Carpet area of this apartment is 53.93 sq mtrs, balcony area 5.91 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1103:- It is a residential unit on eleventh floor Carpet area of this apartment is 66.77 sq mtrs, balcony area 5.98 sq.mtrs., terrace area 6.40 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1104:- It is a residential unit on eleventh floor Carpet area of this apartment is 90.79 sq mtrs, balcony area 12.08 sq.mtrs., terrace area 6.54 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1105:- It is a residential unit on eleventh floor Carpet area of this apartment is 73.27 sq mtrs, balcony area 2.62 sq.mtrs., terrace area 6.41 sq.mtrs. and is bounded as per approved building plan.

Residential Apartment Unit No. 1106:- It is a residential unit on eleventh floor Carpet area of this apartment is 78.41 sq mtrs, balcony area 12.24 sq.mtrs., terrace area 6.23 sq.mtrs. and is bounded as per approved building plan.

RESIDENTIAL FLATS UNITS WING B

Residential Apartment Unit No. 101:- It is a residential unit on first floor Carpet area of this apartment is 50.87 sq mtrs, balcony area 31.67 sq.mtrs., and is bounded as per approved building plan.

Residential Apartment Unit No. 201:- It is a residential unit on second floor Carpet area of this apartment is 50.87 sq mtrs, balcony area 31.67 sq.mtrs., and is bounded as per approved building plan.

Residential Apartment Unit No. 301:- It is a residential unit on third floor Carpet area of this apartment is 50.87 sq mtrs, balcony area 31.67 sq.mtrs., and is bounded as per approved building plan.

Residential Apartment Unit No. 401:- It is a residential unit on fourth floor Carpet area of this apartment is 50.87 sq mtrs, balcony area 31.67 sq.mtrs., and is bounded as per approved building plan.

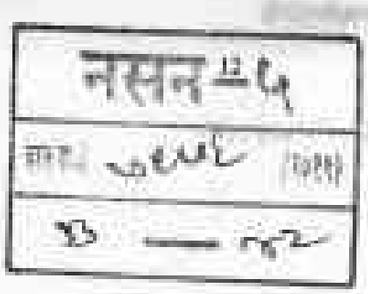
Residential Apartment Unit No. 501:- It is a residential unit on fifth floor Carpet area of this apartment is 50.87 sq mtrs, balcony area 31.67 sq.mtrs., and is bounded as per approved building plan.

Residential Apartment Unit No. 601:- It is a residential unit on sixth floor Carpet area of this apartment is 50.87 sq mtrs, balcony area 31.67 sq.mtrs., and is bounded as per approved building plan.

Residential Apartment Unit No. 701:- It is a residential unit on seventh floor Carpet area of this apartment is 50.87 sq mtrs, balcony area 31.67 sq.mtrs., and is bounded as per approved building plan.

Residential Apartment Unit No. 801:- It is a residential unit on eighth floor Carpet area of this apartment is 50.87 sq mtrs, balcony area 31.67 sq.mtrs., and is bounded as per approved building plan.

Residential Apartment Unit No. 901:- It is a residential unit on ninth floor Carpet area of this apartment is 50.87 sq mtrs, balcony area 31.67 sq.mtrs., and is bounded as per approved building plan.





Residential Apartment Unit No. 1001:- It is a residential unit on tenth floor Carpet area of this apartment is 50.87 sq mtrs, balcony area 31.67 sq.mtrs., and is bounded as per approved building plan.

Residential Apartment Unit No. 1101:- It is a residential unit on eleventh floor Carpet area of this apartment is 50.87 sq mtrs, balcony area 31.67 sq.mtrs., and is bounded as per approved building plan.

Common Areas and Facilities-

1) All that piece and parcel of land described in clause first above.

2) The corridors, staircase column from the ground to the common terrace, common terrace and overhead tank on terrace.

3) Foundation and main walls, columns, beams and roof of the unit.

4) Plumbing network through the unit, water lines, water meters, drainages, and electrical connections and also the meters, electrical wires, including connections and electric motors and the other incidental things, if any.

5) Water storage tank, on the ground floor and pump house with connections electric motors and the other incidental things, if any.

6) Approach road from the unit line to the colony or D.P. road.

7) Building margin common of the unit / marginal space.

8) Lift available with Generator back up in the building is common or the building.

9) overhead water tanks on the top of the building, underground water tanks with borewell and motors.
10) Lightning Arrestor with proper earthing.
11) Allotted Parking space.
12) Fire Fitting facilities available in the said building.

Restricted Area and Facilities-

1) 6 meters wide approach road to Plot No.3+4/A on eastern side.parking is not allowed on this aproach road, the road shold be use approached purpose only by said building said building member.
2) The parking in front of commercial units shall be used by the owners of commercial units.
3) The grantor developer have allotted parking spaces to all apartment owners. The parking space which is not allotted to respective apartment owner is restricted area for the apartment owners. All the apartment owners will have to park their vehicles in their allotted parking space only.

Sixth:-

That the right, title, interest of each owner of the unit in general areas and facilities described herein as well as the proportionate share in the profits and common expenses in the said





several common areas and facilities and proportionate representation for voting purpose in the meeting of the association of the apartment unit owner in "SHREEJI SKY GREENS Apartment" is based on the proportionate area. The table of the areas and percentage of voting rights is given hereunder:-

COMMERCIAL UNITS WING A.

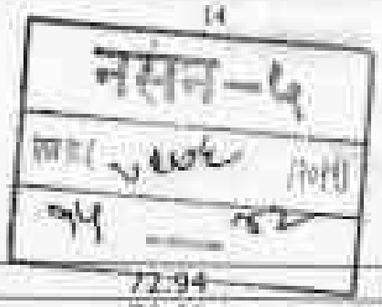
Unit No.	Carpet Area Flat / Shop sq.mtrs	Voting in %
01	55.50	0.96%
02	71.39	1.24%
03	75.82	1.32%
04	102.94	1.80%
05	99.71	1.73%
06	85.79	1.50%

MEZZANINE UNITS WING A

Unit No.	Carpet Area Flat / Shop sq.mtrs	Voting in %
01	21.05	0.36%
02	32.65	0.57%
03	36.56	0.63%
04	45.27	0.78%
05	46.88	0.81%
06	37.85	0.65%

RESIDENTIAL FLATS UNITS WING A

Unit No.	Carpet Area Flat / Shop sq.mtrs	Voting in %
101	65.70	1.14%
102	53.93	0.94%
103	66.77	1.16%
201	65.52	1.14%
202	53.91	0.94%
203	66.73	1.16%
204	126.60	2.20%
205	117.16	2.04%
301	65.70	1.14%
302	53.93	0.94%
303	66.77	1.16%
304	90.79	1.58%
305	73.27	1.27%
306	78.41	1.36%
401	65.54	1.14%
402	53.92	0.94%
403	66.76	1.16%
404	90.79	1.58%





405	72.94	1.27%
406	78.28	1.36%
501	65.70	1.14%
502	53.93	0.94%
503	66.77	1.16%
504	90.79	1.58%
505	73.27	1.27%
506	78.41	1.36%
601	65.54	1.14%
602	53.92	0.94%
603	66.76	1.16%
604	90.79	1.58%
605	72.94	1.27%
606	78.28	1.36%
701	65.70	1.14%
702	53.93	0.94%
703	66.77	1.16%
704	90.79	1.58%
705	73.27	1.27%
706	78.41	1.36%
801	65.54	1.14%
802	53.92	0.94%
803	66.76	1.16%
804	90.79	1.58%
805	72.94	1.27%
806	78.28	1.36%
901	65.70	1.14%
902	53.93	0.94%
903	66.77	1.16%
904	90.79	1.58%
905	73.27	1.27%
906	78.41	1.36%
1001	65.54	1.14%
1002	53.92	0.94%
1003	66.76	1.16%
1004	90.79	1.58%
1005	72.94	1.27%
1006	78.28	1.36%
1101	65.70	1.14%
1102	53.93	0.94%
1103	66.77	1.16%
1104	90.79	1.58%
1105	73.27	1.27%
1106	78.41	1.36%

RESIDENTIAL FLATS UNITS WING B

Unit No.	Carpet Area Flat / Shop sq.mtrs	Voting in %
101	50.87	0.88%
201	50.87	0.88%
301	50.87	0.88%
401	50.87	0.88%
501	50.87	0.88%

नसन-५

601	50.87	0.88%
701	50.87	0.88%
801	50.87	0.88%
901	50.87	0.88%
1001	50.87	0.88%
1101	50.87	0.88%

That the right, title and interest of each owner of the unit in the restricted common areas and facilities described in above is according to the percentage of voting as listed above or more particularly it is absolutely common as all or anyone of all can use the said restricted common areas and facilities.

That the proportionate representation in voting provided herein above may be limited in accordance with the provisions of the Bye-laws attached hereto at Exh-B.

Association of residential and commercial units and percentage of voting and/or undivided interest in the common areas and facilities appertaining to the units are not encumbered in any manner.

Seven:-

That the administration of "SHREEJI SKY GREENS Apartment" of the building and piece and parcel of land described hereinabove of this provisions of this deed and bye-laws which are made a part and parcel of this deed and attached hereto as Annexure "B".

Eight:-

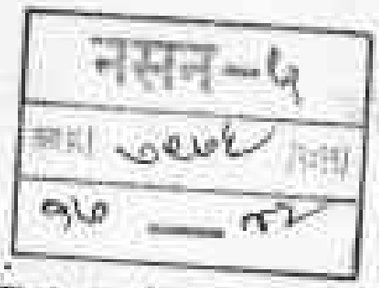
All the units in the apartment are covered under this declaration are offered to the owner with subject to the provisions of Maharashtra Apartment Ownership Act 1970 and the Maharashtra Ownership Flat (regulation of the promotion of the construction, sale, management & transfer) Act 1963 & rules made there under, as well as of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016. So that the family units in the building may be conveyed and registered as having its own exists to the common areas and facilities of the building. Each family units owner having exclusive and particular rights, title and interest over the respective units and in addition specified undivided interest in the common areas and facilities and restricted common areas and facilities.

Nine:-

That for the purpose of stamp duty and registration fees to be imposed on registration of this deed the registrar of declaration of Deed of Apartment u/s 13(5) value of Apartment condominium is distributed as follows:-

1) Piece and parcel of land described in clause first hereinabove and value of each unit is different inclusive of land value and the same will be shown in the conveyance from time to time including cost of unit plus proportionate land cost.

2) The buildings described in clauses second and third hereto are valued as Rs. 42,00,00,000/- approx as per present ready reconer .





Tenth:-

That so long as grantor owner owns more than one Apartment unit grantor shall be subject to the provisions of the deed and the Exh A and B attached hereto and the grantors convenient to take any section which shall adversely affect the rights of the associated against latest defects in the building or others rights assigned to the association on by reason of establishment of "SHREEJI SKY GREENS Apartment".

Eleventh:-

That the undivided interest in the general and restricted common areas and facilities established herein shall be changed and the amendment to this deed shall be duly registered.

Twelth:-

That the undivided interest in the general and restricted common areas the facilities shall not be separated from the conveyed or encumbered even though such interest is not expressly mentioned or described in the conveyance or any other instrument

Thirteenth:-

That the residential units owner shall comply with the provisions of this deed, the bye-laws, decisions and resolutions of the Association of Apartment owners or its representatives and failure to comply with any such provisions, decisions or resolutions shall be ground for an action to recover some dues for damages or for injunction relief.

Fourteenth:-

That the dedication of the property to the plan of apartment owners and the mortgagees of all the mortgages covering the units unanimously agreed. Revocation, or amendment or removal of the property from the plan by duly registered instrument.

Fifteenth:-

That no apartment owner of the family unit may exempt himself for liability for the contribution towards the common expenses by the waiver and restricted common areas and facilities or by the abandonment of his Apartment unit.

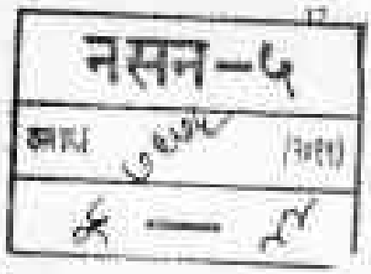
Sixteenth:-

All the sums assessed by the Association shall be paid for the shares for the common expenses chargeable to any family unit shall constitute charge on such family unit prior to all other charges except only 1) charge, if any, on the family unit for payment of government or Municipal Taxes or both, 2) All sums unpaid on a first mortgage of the Apartment.

Seventeenth:-

That all present and future owners, tenants, further tenants of any other person that might use the facilities of the building in any manners, are subject to provisions of this deed and that the mere acquisition/rental of any of the family unit of the building of mere act of occupancy of any of such units shall signify that the provisions of this deed are accepted and ratified.





Eighteenth:-

That if the property, subject to the plan of apartment ownership is totally or substantially damaged or destroyed the repairs reconstruction or disposition of the property shall be as provided by the Mahareshtra Apartment Ownership Act 1970 and the Maharashtra Ownership Flat (regulation of the promotion of the construction, sale, management & transfer) Act 1963 & rules made there under, as well as of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016.

Nineteenth:-

That were a family unit is sold by a mortgagee in exercise of his power of sale under an English mortgage or by the court in execution of the suit brought up by a mortgagee against the owner of such family unit then neither the mortgagee nor the purchaser who derived title to the family unit at such sale or his/her successors or assignees shall be liable for assessments by the association which become due prior to the acquisition of title by such acquirer is understood, however, that the above shall not be constructed to prevent the association of Apartment Owner from filing and claiming charges for such assessments and that such charge shall be subordinate to such mortgage.

Twentieth:-

That in a voluntary conveyance of a family unit, the grantee of the unit shall be jointly and severally liable with the grantor for all unpaid assessments by the Association of Apartment owners against the letter of his share of the common expenses at the time of the grant/conveyance without prejudice to the grantee's rights to recover from the grantor the amount paid by the grantee therefore. However any such grantee shall be entitled to a statement from the manager of the association as the case may be setting forth the amount of the unpaid assessment against the grantor to the association and such grantee shall not be liable for, nor shall the family unit conveyed by subject to a charge for any amount for unpaid assessment made by the association of Apartment owner against the grantor in excess of the amount therein, set forth.

Twenty One:-

That the manager/Board of manager of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactory to the mortgagees holding first mortgagees covering family units but without prejudice to the owner of the family unit insurance.

Twenty Two:-

The manager/Board of manager of the coverage shall be common expenses to be paid by monthly assessment levied by the association of the apartment owners, and that such payment shall be hold in a separate account of the association and use solely for the payment of the blanket property insurance premium as such premium become due.