340/4407
Monday,June 14 ,2021
12:17 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5361 दिनांक: 14/06/2021

गावाचे नाव: पाथर्डी - 1
दस्तऐवजाचा अनुक्रमांक: नसन3-4407-2021
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: मे. विराज बिल्डकॉन भागीदारी फर्म तर्फे भागीदार श्री. राजेंद्र मुरलीधर मानकर - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 760.00
पृष्ठांची संख्या: 38	
एकूण:	रु. 860.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:36 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक वर्ग-३
Joint Sub Registrar Nashik3
नाशिक-३.

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

1) देयकाचा प्रकार: DHC रक्कम: रु.760/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1106202110822 दिनांक: 14/06/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002130977202122R दिनांक: 14/06/2021
बँकेचे नाव व पत्ता: IDBI

मुळ दस्त परत केला
व सही घेतली.

CHALLAN
MTR Form Number-6

GRN	MH002130977202122R	BARCODE	Date	11/06/2021-15:55:53	Form ID	A25

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Bank Portal - Simple Receipt	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AANFV1879P
Office Name	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name	VIRAJ BUILDCON
Location	NASHIK	Flat/Block No.	PATHARDI SHIWAR
Year	2021-2022 One Time	Premises/Building	
Account Head Details	**Amount In Rs.**	Road/Street	S NO 324
0030046401 Stamp Duty(Bank Portal)	100.00	Area/Locality	PLOT NO 02
0030063301 Registration Fee	100.00	Town/City/District	
		PIN	4 2 2 0 1 0
		Remarks (If Any)	Prop mvblty=Immovable~Prop Amt=1.00~Prop area=325.50~Prop area UOM=Sq.Meter~oth Prop ID=PAN-AFDPM7439K~oth Prop Name=RAJENDRA MURLIDHAR MANKAR~
Totai	200.00	Amount In Words	Two Hundred Rupees Only

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STATE OF THE JOINT SUB-REGISTRAR CLASS-2 NASIK-3

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021061150470	2685387610
Cheque/DD No.		Bank Date	RBI Date	11/06/2021-15:55:10	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 919422257735

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

RMankar

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1106202110822	Date	11/06/2021
Received from SELF, Mobile number 9422257735, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.			
Payment Details			
Bank Name	ICICIRB	Date	11/06/2021
Bank CIN	10004152021061108972	REF No.	0135170466
This is computer generated receipt, hence no signature is required.			

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!! SHREE !!

DEED OF DECLARATION

THIS DEED OF DECLARATION is made and executed at Nashik on this 14th Day of June, 2021. ....2.

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THE JOINT SUB-REGISTRAR CLASS-II NASIK-3

By

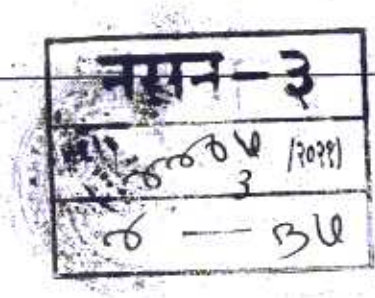
M/S. VIRAJ BUILDCON (PAN. AANFV1879P) a partnership firm registered under the Indian Partnership Act, 1932, having its office at, 66/901, Chetana Nagar, Nashik - 422 009, through its Partner, **1) SHRI. RAJENDRA MURLIDHAR MANKAR (PAN. AFDPM7439K)** Age:- 50yrs., Occ.:- Business, **2) SAU. VAISHALI RAJENDRA MANKAR (PAN. APNPM4667H)** Age:- 47yrs., Occ.:- Business, both R/o. 66/901, Chetana Nagar, Nashik - 422 009, Hereinafter referred to as the **"GRANTOR" (LAND OWNER/ BUILDER DEVELOPER)** Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executor, administrator assign, etc.)

The above mentioned hereinafter, for the sake of brevity, referred to as "**THE GRANTOR**" and who is Land Owner, Builder & Developer and fully empowered and qualified to execute this Deed, do hereby state as follows: -

1. AND WHEREAS that the said Grantor is owner of the said property situated at **Pathardi Shiwar,** bearing **S. No. 324/1/B/3/1/2 Plot No. 02** admeasuring **325.50 Sq. Mtrs. + Road winding area 31.50 Sq. Mtrs.** total admeasuring area **357.00 Sq. Mtrs. (CTS. No. 7324 admeasuring 436.20 Sq. Mtrs., but as per actual measurement area of the plot 357.00 Sq. Mtrs.)** and more particularly described in Schedule written hereunder. (Hereinafter referred to as "THE SAID PROPERTY")

2. AND WHEREAS Shri. Shailesh Vasant Ahirrao and others sold the Property which is described in Schedule written hereunder to the Grantor by Agreement to Sale which is registered before Sub-Registrar Nashik-4 under **Sr. No. 3654 Dt. 19/05/2016** and Sale Deed registered before Sub-Registrar Nashik-3 under **Sr. No. 2678 Dt. 19/04/2017.** Accordingly name of the said Grantor was entered into the record of the said plot.

3. AND WHEREAS the said properties lay out approved by Assist. Director of Town Planning of Nashik under letter No. **NAGAR RACHANA VIBHAG/ANTIM/260/32 Dt. 29/09/1998.**





4. AND WHEREAS the said property is duly converted to N. A. used U/s 44 of Land Revenue Code 1966 and Rules made there under to convert the land in to Non-Agricultural use vide letter No. **MAH/KAKSHA-3/BI.SHE.PRA.KR./43/98 dt. 27/11/1998** from the Collector of Nashik.

5. AND WHEREAS the Grantor/Land Owner/Builder-Developer has prepared the building plan, for the construction of building i.e. **3 shops and 12 flats** and the same was sanctioned from the Town Planning Nashik Municipal Corporation, Nashik Vide Commencement Certificate No. **LND /BP/B5/340/14021 Dt.22/01/2018.** The Grantor purchased premium FSI from Nashik Municipal Corporation and paid amout Rs. 5,60,560/- to NMC. FSI. Regn. No. B. N. 44/5409 dt. 22/12/2017. And also obtained Completion Certificate from NMC. vide letter No. **NNIVI/26751/2021 Dt. 26/03/2021.** The said building plan is attached herewith as EXHIBIT 'A'.

6. AND WHEREAS the building constructed on the said property consist of **Ground Floor Parking & shops + 4 upper Floors** in the Building there are **3 shops and 12 flats** constructed and each flat will be capable of an individual utilisation, on account of their own exit to the common area and facilities, and the building and the said flats are hereafter termed as the said apartment and constructed by the Grantor, with an intention to sell the said apartment to different owners, each owner obtaining a particular and exclusive property right thereto and each apartment constitutes the heritable and transferable immovable property, within the meaning of any law, for the time being in force, in the state- (hereinafter referred to as a "FAMILY UNIT") And also undivided interest in the general and restricted common areas and facilities of the building, as listed in the Deed for their adequate use and enjoyment, and hereinafter referred to as "GENERAL AND COMMON AREAS AND FACILITIES" all of the above, in accordance with the Maharashtra Apartment Ownership Act, 1970.

7. AND WHEREAS the **VIRAJ APARTMENT** constructed upon the said property shall be as per the prevalent rules of Floor

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Space Index (FSI). Therefore considering the land area of the said property i.e. **325.50 Sq. Mtrs.** & Commercial to the extent of **32.55** Sq. Mtrs. & Residential to the extent of **436.12** Sq. Mtrs. carpet. Sanctioned FSI is constructed on the said property.

8. AND WHEREAS in pursuance to the development of said property and to have perfect title and legal status to each independent constructed tenement, the Grantor have decided to submit the said property a Scheme of Apartment U/s 2&11 of THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970, hereinafter referred to as the "SAID ACT" and under Rule 3 of THE MAHARASHTRA APARTMENT RULES 1972, hereinafter referred to as the "SAID RULES" :

9. AND WHEREAS the Grantor has decided that the "Carpet" area of constructed premises shall be calculated and measured, as follows :-

Total Carpet Area of Building	=	468.67 Sq. Mtrs.
Carpet Area for the Commercial Purpose	=	32.55 Sq. Mtrs.
Carpet Area for the Residential Purpose	=	436.12 Sq. Mtrs.

10. AND WHEREAS accordingly, the Architect of the said project is certified the area of each Family.

11. AND WHEREAS the said property along with residential tenements existing thereon is hereby submitted under the provision of the MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 and hereinafter shall be known as "**VIRAJ APARTMENT**" and that the family units and common areas facilities of the building will be as follows :-

FAMILY UNITS

i) Area Details:-

Out of the total available FSI to the said **VIRAJ APARTMENT** as on today, FSI to the extent of 84.50 is consumed by the Grantor for the construction of total 15 independent units, out of 2 units constructed on Ground Floor + 12 units constructed on Upper Floors in the said Apartment. Particulars of this total unit are as detailed below:-

AS PER LIST ATTACHED HEREWITH:-

VIRAJ APARTMENT

BOUNDARIES TOWARDS					Sr.No & Date	Cost	Carpet Area	Floor	Name of Members
North	South	West	East						

said **VIRAJ**
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972, hereinafter

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calculated and

168.67 Sq. Mtrs.
32.55 Sq. Mtrs.
36.12 Sq. Mtrs.

the said project

with residential
itted under the
T OWNERSHIP
vn as "**VIRAJ**
cor. on areas

VIRAJ APARTMENT

Flat No.	Name of Members	Floor	Carpet Area Sq. Mtrs.	Cost	Sr.No & Date	BOUNDARIES TOWARDS			
						East	West	South	North
1	SHRI JAGDISH KESHAV SALVE & SAU NITA JAGDISH SALVE	First	36.58	1511000	NSN-3/7015 Dt. 11/10/2018	12 Mtr. Wide Road	Flat No. 03	Flat No. 02	Marginal Space
2	SHRI JAGDISH KESHAV SALVE & SAU NITA JAGDISH SALVE	First	36.58	1511000	NSN-3/7016 Dt. 11/10/2018	12 Mtr. Wide Road	Staircase & Flat No. 03	6 Mtr. Wide Road	Flat No. 01
3	SHRI JAGDISH KESHAV SALVE & SAU NITA JAGDISH SALVE	First	35.87	1481000	NSN-3/7017 Dt. 11/10/2018	Staircase & Flat No. 01	Marginal Space	6 Mtr. Wide Road	Marginal Space
4	SHRI RAHUL DEVIDAS BHAMRE & SAU NILIMA RAHUL BHAMRE	SECOND	36.58	1511000	NSN-3/8474 Dt. 14/12/2018	12 Mtr. Wide Road	Flat No. 06	Flat No. 05	Marginal Space
5	SHRI HEMANT MADHUKAR BHAGWAT & SAU MADHURI HEMANT BHAGWAT	SECOND	36.58	1511000	NSN-3/1388 Dt. 06/02/2020	Marginal Space & 12 Mtr. Wide Road	Staircase & Flat No. 06	Marginal Space & 6 Mtr. Wide Road	Flat No. 04
6	SHRI DIGAMBAR DNYANABA DHABADGHAO & SAU SAVITA DIGAMBAR DHABADGHAO	SECOND	35.87	1481000	NSN-3/5130 Dt. 02/08/2019	Staircase & Flat No. 05	Marginal Space	Marginal Space & 6 Mtr. Wide Road	Marginal Space
7	SHRI NITIN ANANDA BHAMARE & SAU SHWETA NITIN BHAMARE	THIRD	36.58	1511000	NSN-3/6713 Dt. 05/10/2019	12 Mtr. Wide Road	Flat No. 09	Flat No. 08	Marginal Space
8	SAU JAYSHRI SURESH MANKAR & SHRI SURESH MURLIDHAR MANKAR	THIRD	36.58	1511000	NSN-3/588 Dt. 24/01/2019	Marginal Space & 12 Mtr. wide Road	Staircase & Flat No. 09	Marginal Space & 6 Mtr. Wide Road	Flat No. 07
9	SHRI ATMARAM SHRAVAN JADHAV & SAU SANGITA ATMARAM JADHAV	THIRD	35.87	1481000	NSN-3/5128 Dt. 02/08/2019	Staircase & Flat No. 08	Marginal Space	Marginal Space & 6 Mtr. Wide Road	Marginal Space
10	SHRI SACHIN RAMESH AHER & SAU VAISHALI SACHIN AHER	FOURTH	36.58	1511000	NSN-3/7208 Dt. 23/10/2019	12 Mtr. Wide Road	Flat No. 12	Flat No. 11	Marginal Space
11	SHRI KIRAN RAJENDRA PAWAR & SMT SUSHILA RAJENDRA PAWAR	FOURTH	36.58	1511000	NSN-3/5129 Dt. 02/08/2019	Marginal Space & 12 Mtr. Wide Road	Lift, Staircase & Flat No. 12	Marginal Space	Flat No. 10
12	UNSOLD	FOURTH	35.87	1650000		Lift, Staircase & Flat No. 11 & 10	Marginal Space	Marginal Space & 6 Mtr. Wide Road	Marginal Space

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VIRAJ APARTMENT

Shop No.	Name of Members	Floor	Carpet Area Sq. Mtrs.	Cost	Sr.No & Date	BOUNDARIES TOWARDS			
						East	West	South	North
1	SHRI VISHNU MACCHINDRA KANASE & SAU NIRMALA VISHNU KANASE	GROUND	8.75	578000	NSN-3/3909 Dt. 28/05/2018	12 Mtr. Wide Road	Parking	6 Mtr. Wide Road	Shop No. 02
2	UNSOLD	GROUND	15.05			12 Mtr. Wide Road	Parking	Shop No. 01	Shop No. 03
3	SHRI TEERATHNATH KALURAM GUPTA	GROUND	8.75	578000	NSN-4/11552 Dt. 17/12/2019	12 Mtr. Wide Road	Common Toilet & Parking	Shop No. 02	Plot No. 21
			468.67						



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The proportionate share in the common areas and facilities of each of the apartment is given as per the description given hereunder. Each family unit is equipped with Common water connection and separate electricity connection along with all internal and common amenities thereof as mentioned in their respective Agreement of Sale. The measurement of the said families units is on the carpet basis and the owners of the said family units confirm the said areas. Each family unit as an apartment, having the area and shape as specifically shown in Exhibit 'A' plan having boundaries thereof and entrance and access thereof, as shown in the Exhibit. 'A'.

ii) <u>Common Areas and Facilities: -</u>

The following described areas and facilities will be treated as properties of all the family unit owners and each family unit owner will have their interest and right in the said common areas and facilities, proportionate to their ownership percentage as described in detail hereto.

The particulars of the said common areas and facilities are as follows: -

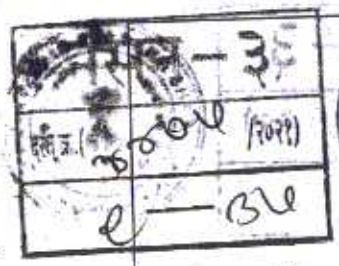
a) The staircase available to the building.
b) The overhead water tank constructed on the top of the building..
c) The underground water tank constructed on the ground space along with electrical motor fittings and plumbing system etc. thereof.
d) Plumbing networks through outs the building.
e) Electric wiring at all the common spaces and upto the entrance of each family unit, along with main electrical supply up to the meter box.
f) The common water connection from the Nashik Municipal Corporation.
g) The foundation columns and roofs along with all common walls, as shown on the plan Exh. 'A'.
h) Terrace on the top of the building.
i) The parking of the building.
j) Lift with battery backup.

iii) <u>Restricted Areas: -</u>

A) Toilet facility available only for shop owners.

VIRAJ APARTMENT

Shop No.	Name of Members	Floor	Carpet Area Sq. Mtrs.	Cost	Sr.No & Date	BOUNDARIES TOWARDS				
						East	West	South	North	
1	SHRI VISHNU MACCHINDRA KANASE & SAU NIRMALA VISHNU KANASE	GROUND	8.75	578000	NSN-3/3909 Dt. 28/05/2018	12 Mtr. Wide Road	Parking	6 Mtr. Wide Road	Shop No. 2	



B) That right, title and interest of each owner of a family unit located in the said building will be decided and calculated on the basis of the following mentioned percentage of ownership. And in case, decision required taken in respect of any issue relating to the said building, each family unit owner will have the voting right, as per the percentage of voting, mentioned hereunder :-

Flat No.	Carpet Area Sq.Mtrs.	Owner Ship %	Voting Right %
1	36.58	7.81	7.81
2	36.58	7.81	7.81
3	35.87	7.65	7.65
4	36.58	7.81	7.81
5	36.58	7.81	7.81
6	35.87	7.65	7.65
7	36.58	7.81	7.81
8	36.58	7.81	7.81
9	35.87	7.65	7.65
10	36.58	7.81	7.81
11	36.58	7.81	7.81
12	35.87	7.65	7.65
Shop No.			
01	8.75	1.86	1.86
02	15.05	3.21	3.21
03	8.75	1.86	1.86
	Round up	**-0.01**	**-0.01**
	468.67	**100.00**	**100.00**

C) Proportionate representation for voting purpose, as provided herein above, may be limited in accordance with the provisions of the bye laws attached hereto at Exhibit 'B'

D) Apartment and percentage of undivided interest, in the common areas and facilities appertaining to the apartments are not encumbered in any manner whatsoever on the date of declaration.

E) Covered parking fully reserved for F. No. 1, 2 and 3 only. No other flat owners allowed for parking there.

12. AND WHEREAS the above mentioned family units are sold to the respective owners by the said Grantor, on the execution