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DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 31st day of **MARCH 2021.**

BY

[1] M/s. SHAH BUILDERS AND DEVELOPERS,
A Partnership firm, PAN ABUFS 6611 A,
Through its PARTNER
MR. ATISH MAHENDRA SHAH,
Age 40 Years, Occupation Business,
R/o. At Post Bhagur, Tal. Dist. Nashik-422501.

[2] MR. AMARKUMAR RAMRICHPAL JAIN,
Age 59 Years, Occupation – Business,
PAN ACKPJ 5697 C
AADHAR NO. 8264 8943 7226.

[3] MR. VEERKUMAR RAMRICHPAL JAIN,
Age 62 Years, Occupation – Business,
PAN ACKPJ 5696 D
AADHAR NO. 8554 5619 8035.

[4] MR. ANSHUL VEERKUMAR JAIN,
Age 31 Years, Occupation – Business,
PAN AKWPJ 2060 M
AADHAR NO. 6946 2589 7554.

[5] MR. JAY AMARKUMAR JAIN,
Age 33 Years, Occupation – Business,
PAN AIWPJ 4008 K
AADHAR NO. 3460 0442 0492.

No. 2 to 5 R/o. Shah's Sai Residency, Jain Bhavan, Deolali Camp, Taluka and District Nashik-422502,

Hereinafter referred to as the **"GRANTOR/S"** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include other partners, their heirs, executors, administrators, assigns, etc.) of the FIRST PART.

FIRST – The Grantor No. 2 to 5 are the absolute and exclusive owners of all that piece and parcel of the **land area admeasuring 800.00 Sq. Mtrs. out of S. No. 221/A/2 total admeasuring 1700.00 Sq. mtrs. situated at Village Sansari,** Taluka and District Nashik, within the limits of Cantonment Board Deolali more particularly described in the schedule written hereunder and hereinafter referred to as the Said Property.

SECOND the Grantor No. 2 to 5 are competent to develop the said property in any manner whatsoever and accordingly Grantor No. 1 and Grantor NO. 2 to 5 have executed Joint Venture Agreement and General Power of Attorney Dated 13/4/2018 which are duly registered at the office of Sub Registrar, Nashik at SR. No. 2576 and 2577 respectively for an area admeasuring 800.00 Sq. Mtrs. out of the total area of 1700.00 Sq. Mtrs. of S. No. 221/A/2 and as such Grantor No. 1 has absolute right to

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develop the said property by constructing buildings thereon and sell of the tenements to the prospective purchaser/s at the price and the terms and conditions as the Grantor No. 1 may deem fit and proper and as per the terms and conditions of joint venture agreement.

THIRD - That the Grantor No. 1 has prepared building plan for an area **admeasuring 800.00 Sq. mtrs. out of S. No. 221/A/2** which is duly approved by the Deolali Cantonment Board under commencement certificate **No. 3472/BLD/E-8/1724 dated 16/4/2018** which is revised under No. **3472/BLD/E-8/3974 dated 26/8/2019** and as per the building plan the Grantor No. 1 has commenced and completed the construction on the said property a building known as **SHAH'S SAI RESIDENCY PHASE II APARTMENT** and Grantor No. 1 has obtained Completion Certificate from Deolali Cantonment Board, Nashik **under No. 3472/BLD/E-8/784 on 16/02/2021.**

FOURTH- That the said project consists of **Parking Floor and Stilt, Stilt First and Stilt Second floor.** All the floors are all capable of individual utilization on account of having their own exit to a common area and facility of the said building and the apartment will be sold to one or more owners, each owner obtaining particular and exclusive property right thereto and each apartment constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the State (Hereinafter referred to as the Family Unit) and also an undivided interest in the general and/or restricted common areas and facilities of the said building as listed hereinafter necessary for their adequate use and enjoyment and hereinafter referred to as the general and/or restricted common areas and facilities, all of the above are in accordance with the Maharashtra Apartment Ownership Act 1970.

FIFTH- That the condominium shall be known as **SHAH'S SAI RESIDENCY PHASE II APARTMENT** and that the family units common areas and facilities of the building will be as follows :-

- Family Units - On Stilt floor there are 4 family units numbered as Flat No. 1, 2, 3 and 4
- Family Units - On Stilt First floor there are 4 family units numbered as Flat No. 5, 6, 7 and 8
- Family Units - On Stilt Second floor there are 4 family units numbered as Flat No. 9, 10, 11 and 12

Description of each commercial unit is described as under:-

(1)Family Unit - Apartment/ **Flat No. 1** It is a apartment on the **Stilt floor**, admeasuring **77.00 Mtrs. carpet area and usable area of Balcony + Cupboard admeasuring 18.67 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.**
AGREEMENT OF SALE REGI. AT SR. NO. 3033/2021 Dated – 25/03/2021.
Name of Owner –
[1] MISS. AYUSHI KRISHNAMOHAN AGRAWAL ALIAS MRS. AYUSHI TUSHAR JAIN
[2] MR. TUSHAR SUNIL JAIN

(2) Family Unit - Apartment/ Flat No. **2** It is a apartment on the **Stilt floor**, admeasuring **77.00 Mtrs. carpet area and usable area of Balcony + Cupboard admeasuring 18.67 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.**

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Name of Owner –
[1] M/s. SHAH BUILDERS AND DEVELOPERS,
through its PARTNER
MR. ATISH MAHENDRA SHAH
[2] MR. AMARKUMAR RAMRICHPAL JAIN
[3] MR. VEERKUMAR RAMRICHPAL JAIN
[4] MR. ANSHUL VEERKUMAR JAIN
[5] MR. JAY AMARKUMAR JAIN

(3) Family Unit - Apartment/ Flat No. 3 It is a apartment on the Stilt floor, admeasuring 57.22 Mtrs. carpet area and usable area of Balcony + Cupboard admeasuring 18.30 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.
Name of Owner –
[1] M/s. SHAH BUILDERS AND DEVELOPERS,
through its PARTNER
MR. ATISH MAHENDRA SHAH
[2] MR. AMARKUMAR RAMRICHPAL JAIN
[3] MR. VEERKUMAR RAMRICHPAL JAIN
[4] MR. ANSHUL VEERKUMAR JAIN
[5] MR. JAY AMARKUMAR JAIN

(4) Family Unit - Apartment/ Flat No. 4 on Stilt floor Carpet area admeasuring 56.48 SQ. MTRS. and usable area of Cupboard + Balcony Area admeasuring 18.30 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.
AGREEMENT OF SALE REGI. AT SR. NO. 1367/2020 Dated – 15/02/2020.
Name of Owner –
[1] MR. PANKAJ DATTATRAY BHALEKAR
[2] MRS. SHILPA PANKAJ BHALEKAR

(5) Family Unit - Apartment/ Flat No. 5 It is a apartment on the Stilt First floor, admeasuring 77.00 Mtrs. carpet area and usable area of Balcony + Cupboard admeasuring 18.67 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.
Name of Owner –
[1] M/s. SHAH BUILDERS AND DEVELOPERS,
through its PARTNER
MR. ATISH MAHENDRA SHAH
[2] MR. AMARKUMAR RAMRICHPAL JAIN
[3] MR. VEERKUMAR RAMRICHPAL JAIN
[4] MR. ANSHUL VEERKUMAR JAIN
[5] MR. JAY AMARKUMAR JAIN

(6) Family Unit - Apartment/ Flat No. 6 It is a apartment on the Stilt First floor, admeasuring 77.00 Mtrs. carpet area and usable area of Balcony + Cupboard admeasuring 18.67 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.
Name of Owner –
[1] M/s. SHAH BUILDERS AND DEVELOPERS,
through its PARTNER
MR. ATISH MAHENDRA SHAH
[2] MR. AMARKUMAR RAMRICHPAL JAIN
[3] MR. VEERKUMAR RAMRICHPAL JAIN
[4] MR. ANSHUL VEERKUMAR JAIN
[5] MR. JAY AMARKUMAR JAIN

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(7) Family Unit - Apartment/ **Flat No. 7 on Stilt First floor Carpet area admeasuring 57.22 SQ. MTRS. and usable area of Cupboard + Balcony Area admeasuring 18.30 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.**
AGREEMENT OF SALE REGI. AT SR. NO. 4788/2020 Dated – 23/9/2020.
Name of Owner –
[1] MR. SHASHIKANT BAPU BORSE,
[2] MRS. MADHURI SHASHIKANT BORSE

(8) Family Unit - Apartment/ **Flat No. 8 on Stilt First floor Carpet area admeasuring 56.58 SQ. MTRS. and usable area of Cupboard + Balcony Area admeasuring 21.70 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.**
AGREEMENT OF SALE REGI. AT SR. NO. 6047/2019 Dated – 9/9/2019.
Name of Owner –
[1] ARICKMARY FRANCIS DAVID
[2] ROSEMARY DAVID

(9) Family Unit - Apartment/ Flat No. **9** It is a apartment on the **Stilt Second floor,** admeasuring **77.00 Mtrs. carpet area and usable area of Balcony + Cupboard admeasuring 18.67 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.**
Name of Owner –
[1] M/s. SHAH BUILDERS AND DEVELOPERS,
through its PARTNER
MR. ATISH MAHENDRA SHAH
[2] MR. AMARKUMAR RAMRICHPAL JAIN
[3] MR. VEERKUMAR RAMRICHPAL JAIN
[4] MR. ANSHUL VEERKUMAR JAIN
[5] MR. JAY AMARKUMAR JAIN

(10) Family Unit - Apartment/ Flat No. **10** It is a apartment on the **Stilt Second floor,** admeasuring **77.00 Mtrs. carpet area and usable area of Balcony + Cupboard admeasuring 18.67 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.**
Name of Owner –
[1] M/s. SHAH BUILDERS AND DEVELOPERS,
through its PARTNER
MR. ATISH MAHENDRA SHAH
[2] MR. AMARKUMAR RAMRICHPAL JAIN
[3] MR. VEERKUMAR RAMRICHPAL JAIN
[4] MR. ANSHUL VEERKUMAR JAIN
[5] MR. JAY AMARKUMAR JAIN

(11) Family Unit - Apartment/ **Flat No. 11 on Stilt Second floor Carpet area admeasuring 57.22 SQ. MTRS. and usable area of Cupboard + Balcony Area admeasuring 18.30 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.**
AGREEMENT OF SALE REGI. AT SR. NO. 1469/2021 Dated – 10/02/2021.
Name of Owner –
[1] MR. SUNNY DAULATRAM MAGNANI
[2] MRS. AVANI SUNNY MAGNANI

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(12) Family Unit - Apartment/ **Flat No. 12** on **Stilt Second Floor Carpet area admeasuring 56.48 SQ. MTRS. and usable area of Cupboard + Balcony Area admeasuring 21.74 Sq. Mtrs. and alongwith absolute and exclusive rights to use and utilize Covered Parking area admeasuring 9.29 Sq. Mtrs.**
AGREEMENT OF SALE REGI. AT SR. NO. 7070/2020 Dated – 4/12/2020.
Name of Owner –
MRS. SANIYA SUSHANT PATIL

COMMON AREAS AND FACILITIES

(a) All that piece and parcel of the land as described in the schedule written hereunder.
(b) That there are all residential units.
(C) Following facilities are located throughout the building:

- Underground water tank located in the side margin and overhead water tank located on the roof of the building.
- Plumbing network throughout the building.
- Sanitary network throughout the building and drainage line is connected with cantonment board line.
- Electric wiring network throughout the building.
- Necessary electrical lighting network and common water connection throughout the building.
- Motor with pump set and in General all apparatus and installations existing for common use.
- Common meter for common electric consumption.
- Staircase and Passage
- That all the flat owners shall maintain the building and common amenities at their own costs and expenses for which they shall collect the maintenance amount from each flat owner.
- Compound wall with M. S. gate.
- Common Water use from well by the Land Owners and all flat owners of Survey No. 221/A/2 and Survey No. 221/B which situated in Survey No. 221/A/2 and which shall be common for all flat owners and land owners, No any owner should raise object for the same.

RESTRICTED AREAS:

- Except the flat owners to whom the particular parking area is allotted no other flat owners will be entitled to claim any right on the provided parking area to the respective flat purchasers.
- No outsider or visitor shall be entitled to park his vehicle within the compound of the building.
- If any of the member shall give his premises on leave and license, he shall inform about the same to the Chairman / Committee member of the Apartment regarding his intention of leave and license and shall pay additional maintenance charges as may be decided by the apartment at that time.
- That flat owners shall collect the required amount of maintenance and deposit the same in bank and shall maintain the building, lift and surrounding from the said collected amount.

SIXTH - (a) That the right, title and interest of each owner of a family unit in the general / restricted common area and facilities as listed above and

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