

Page 65+3 = 68

Declaration of Apartment

Building "C", Wing "D"

Sarvaat Gokuldam

४५६६
२०२२

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/

539/4566

Wednesday, May 04, 2022

5:13 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5199 दिनांक: 04/05/2022

गावाचे नाव: नाशिक शहर - ४

दस्तऐवजाचा अनुक्रमांक: नसन7-4566-2022

दस्तऐवजाचा प्रकार: डिक्लरेशन

सादर करणाऱ्याचे नाव: श्वेता इन्फास्ट्रक्चर्स अँड हौसिंग इंडीया प्रा. लि. तर्फे संचालक श्री. सुजॉय जयंत गुप्ता यांच्या तर्फे
वि.मु. म्हणून विशाल दीपक भवार

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

एकूण:

रु. 1460.00

Joint S.R. Nashik-7

बाजार मूल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सद. दुय्यम निबटर्क वर्ग-२
नाशिक-४

1) देयकाचा प्रकार: DHC रकम: रु. 1360/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0405202206375 दिनांक: 04/05/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001410053202223E दिनांक: 04/05/2022

बँकेचे नाव व पत्ता:

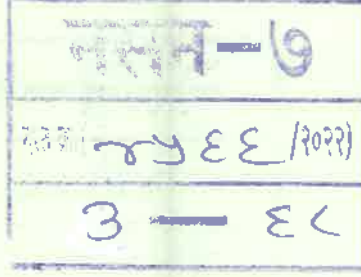
Bhawas

गुल दस्त पत्र

नसम-७
दस्तावेज क्र. (४५६६/२०२२)
२ - ६६



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0405202206375	Date 04/06/2022
Received from shweta infrastructure and housing india pvt ltd, Mobile number 9011037662, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nashik 7 of the District Nashik.	
Payment Details	
Bank Name sbiepay	Date 04/06/2022
Bank CIN 10004152022050405898	REF No. 202212474409391
This is computer generated receipt, hence no signature is required.	



!! Om Sai!!

On Stamp of Rs.500/-

**DEED OF DECLARATION OF
"SAMRAAT GOKULDHAM APARTMENT"
Building - 'C' - Wing 'D'**

THIS DEED OF DECLARATION is made and executed at Nashik on this 4th Day of May Christian year 2022.

SHWETA INFRASTRUCTURE AND HOUSING (I) PVT. LTD., (PAN No: AAJCS4306F) (CIN No. U45200MH2005PTC155493), a company incorporated under the Companies Act, 1956 having its registered Corporate office at : Unit 1230A, 12th Floor, B Wing, Parinee Crescenzo, BKC, Mumbai – 400051 and for their Nashik Operation having their Nashik Office at : Samraat Headquarter A – 33, 7th Lane, Satpur MIDC Road, NICE Area, Nashik, Maharashtra 422007; represented by its Authorized Signatories vide Board Resolution Dated: 01/04/2022, **MR. SUJOY JAYANT GUPTA** (Chairman & Managing Director) Aged: 50 years, (Aadhar No 4118 8950 7153) Occupation Business & Agriculture, Res. At- 1207/1208, Signature Apartment, Serene Meadows, Anandvali, Gangapur Road, Nashik 422013;

Hereinafter referred to as **"THE GRANTOR /BUILDER /PROMOTER/DEVLOPER"**, (Which expression shall, unless it is repugnant to the context or meaning thereof mean and include other partners, legal representatives, administrators, executors and assignees).

AND

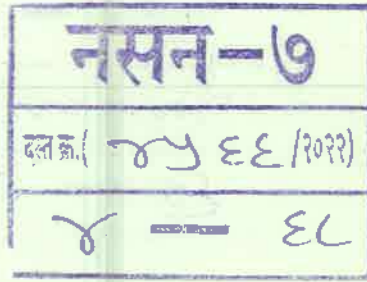
BLOSSOM CONSTRUWELL PVT. LTD.

PAN NO. (AAECB2024L),

A Company duly registered under the Companies Act, 1956,

Having registered office at "Laxmi Niwas", Sharanpur Road,

Nashik – 422 005, through its Directors



1) MR. DINESH MULJIBHAI PATEL,

Age – 55 yrs., Occupation – Business & Agriculturist,

R/at: Ishwari Apartments, Tilak Wadi, Nashik.

2) MR. JITENDRA MANJI PATEL

Age- 53 yrs., Occupation- Business & Agriculturist,

R/at Bhalchandra Sankul, Flat No. 5, Ramdas Colony, Nashik.

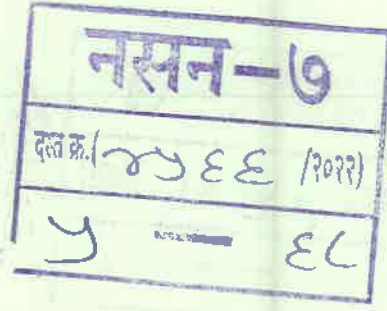
Hereinafter referred as “**CO-PROMOTER/LAND OWNER**” (which expression is unless repugnant to the context or meaning thereof be deemed to mean and include its successors in interest, executors, administrators and permitted assignees) **PARTY OF THE SECOND PART.**

FIRST: -NON AGRICULTURAL PERMISSION-

The Hon'ble Collector, Nashik vide its order No. MH/Kaksha-3/4/N.A.No./81/2011 dated 16.08.2011 has permitted to use of the land out of Survey No. 206/1/3 admeasuring 13494.20 Sq. Mtrs. for nonagricultural purposes and subsequently Hon'ble Collector Nashik vide its order No. MH/Kaksh-3/2/RU.Ka.Aa/S.R./281/2018 dated 07.09.2018 and has permitted the use of land out of Survey No. 206/1/3 area admeasuring 292.00 Sq. Mtrs. for commercial purpose.

SECOND:-

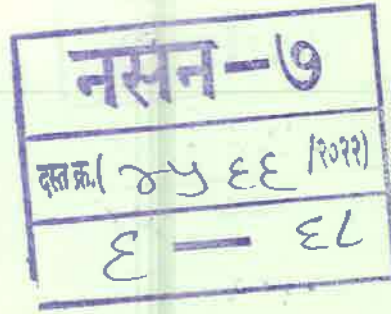
The subject matter of the present deed is “**SAMRAAT GOKULDHAM APARTMENT**” Building - ‘C’- Wing ‘D’ and the land below the plinth is totally admeasuring 693.51 Sq. Mtrs. which is situated at Survey No. 206/1/3 situated at Nashik and within the local limits of Nashik Municipal Corporation and is owned by “**THE COPROMOTER/LAND OWNERS**”, i.e. **BLOSSOM CONSTRUWELL PVT. LTD.** and developed by said **GRANTOR/BUILDER/PROMOTER/DEVELOPER** i.e. **M/S. SHWETA INFRASTRUCTURE AND HOUSING (INDIA) PVT. LTD.**



WHEREAS

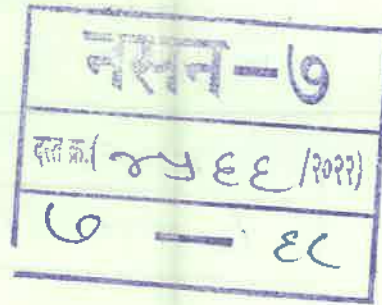
(a) The property bearing Survey No. 206/1/3 area admeasuring 01 H. 47.07 R + Pot Kharaba 00 H. 05.01 R total admeasuring 01 H. 52.08 R. i.e. 15208.00 Sq. Mtrs. was originally owned by the Shri. Harilal Narsinghbhai Jethava. The said property purchased by Shri. Jitendra Manji Patel and Other 19 from Shri. Harilal Narsinghbhai Jethava with the consent of Shri. Pratap Vasantao Bedse and Shri. Baburao Khandve by the way of Sale Deed dated 30.04.2010 which was duly registered before the Sub-Registrar at Sr.No. 4090/2010. Accordingly, the names mentioned above of the purchasers were recorded in ownership column of the 7/12 extract vide mutation entry No. 67425 was made and certified by the Revenue Officer.

(b) The Deed of declaration and confirmation Deed which was executed on 31.12.2011 by the owners, Shri. Jitendra Manji Patel and other 19 in favour of M/s. Blossom Construwel Pvt. Ltd. through their Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manji Patel for the area admeasuring 01 H. 47.07 R. The requisite Stamp Duty as per the Bombay Stamp Act and requisite Registration Charges as per the Registration Act had been affixed/ paid with the said document. The said declaration Deed and Confirmation Deed were registered before the Sub Registrar, Nashik at Sr. No. 373/2012 on 11.01.2012. Accordingly, the name of said M/s. Blossom Construwel Pvt. Ltd. was recorded to the ownership column of 7/12 extract for the area admeasuring 01 H. 47.07 R. Accordingly, mutation entry No. 83282 was made and certified on 21.07.2017 by the Revenue Officer by virtue of said Declaration Deed and Confirmation Deed, the ownership rights was transferred in favour of M/s. Blossom Construwel Pvt. Ltd. through their Directors Mr. Dinesh Mulhibhai Patel and Mr. Jitendra Manji Patel.



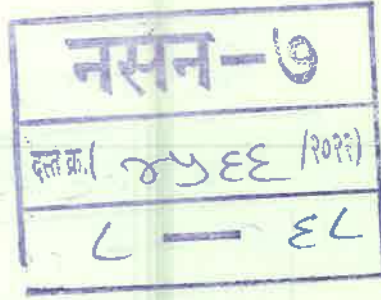
(c) The Declaration Deed and Confirmation Deed which was executed on 11.01.2012 by Shri. Jitendra Manji Patel and other 19 in favour of M/s. Blossom Construwell Pvt. Ltd. through their Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manji Patel for the area of Pot Kharaba admeasuring 00 Hector 05.1 R. The requisite Stamp Duty as per the Bombay Stamp Act and requisite Registration Charges as per the Registration Act had been affixed / paid with the said document. The said Declaration Deed and Confirmation Deed of the area of Pot Kharaba admeasuring 00 Hector 05.1 R. were registered before the Sub Registrar, Nashik at Sr. No. 374/2012 on 11.01.2012. Accordingly, the name of said company M/s. Blossom Construwell Pvt. Ltd. was recorded to the ownership column of the said 7/12 extract for the area admeasuring 00 Hector 05.1 R. and the mutation entry No. 84823 was made and certified by the Revenue Officer by the virtue of said Declaration Deed and Confirmation Deed, the ownership rights was transferred in favour of M/s. Blossom Construwell Pvt. Ltd. through their Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manji Patel.

(d) The owner M/s. Blossom Construwell Pvt. Ltd. through their Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manji Patel of Survey No. 206/1/3 admeasuring 01 H. 47.07 + Pot Kharaba 00 H. 5.01 R total admeasuring 01 H. 52.08 R. i.e. 15208.00 Sq. Mtrs. had decided to develop the said property and for the development of the said property the owners had executed a joint venture Development Agreement and General Power of Attorney in favour of the Grantor / Builder / Promoter / Developer M/s. Shweta Infrastructure & Housing (I) Pvt. Ltd. through their Directors i) Mr. Sujoy Jayant Gupta and ii) Mrs. Shweta Sujoy Gupta. The said Joint Venture Development Agreement was duly registered in the office of Sub-Registrar Nashik at Sr. No. 6190/2014 on 24.07.2014 and General Power of Attorney was registered before the Sub-Registrar, Nashik at Sr. No. 6191/2014 on



24.07.2014. Accordingly, name of the Grantor/Builder/Promoter/Developer M/s. Shweta Infrastructure & Housing (I) Pvt. Ltd. was recorded in other Rights column of the said 7/12 vide mutation entry No. 94242 dated 01.09.2014. By virtue of the said Joint Venture Development Agreement the Grantor/Builder/Promoter/Developer M/s. Shweta Infrastructure & Housing (I) Pvt. Ltd. through their Directors i) Mr. Sujoy Gupta and ii) Mrs. Shweta Sujoy Gupta has obtain the rights of Development of the project over the said land, further it appears from the contents of the said Joint Venture Agreement that, Grantor/Builder/Promoter/Developer M/s. Shweta Infrastructure & Housing (I) Pvt. Ltd. through their Directors i) Mr. Sujoy Jayant Gupta and ii) Mrs. Shweta Sujoy Gupta, are entitled for 59% constructed area out of the total constructed area, and the land owner M/s. Blossom Construwell Pvt. Ltd. through their Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manji Patel are entitled for 41% of constructed area out of the total construction, and the Non Refundable amount was paid to M/s. Blossom Construwell Pvt. Ltd. through their Directors Mr. Dinesh Muljibhai Patel and Mr. Jitendra Manji Patel by the Grantor/Builder/Promoter/Developer.

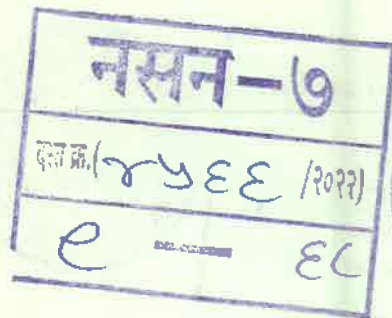
- (e) The Grantor/Builder/Promoter/Developer were entitled to retain an area to the extent of 59% out of total constructed area as their share in the total construction of the Project and Co-Promoter/Land Owner were entitled for remaining 41% of constructed area from the total construction of the project for sale, lease, giving the premises on leave and license of their respective share as they may deem fit. The detailed list of total flat owned by the Landowners/Co-promoter as per the terms and conditions of the joint venture development agreement, has been annexed herewith. The Grantor/Builder/Promoter/Developer further negotiated with the Co-Promoter/Land Owner and agreed for a change in the sharing pattern of the constructed are in the upcoming building 'C' wing 'D' and both the parties agreed that the dividadation of



the area in Building 'C', Wing 'D' will be 62% for the Grantor/Builder/Promoter/Developer M/s. Shweta Infrastructure & Housing (I) Pvt. Ltd. and 38% for the Co-promoter/Land Owner M/s. Blossom Construwell Pvt. Ltd. and they will be entitled as per their respective share for the sale, lease, giving the premises on Leave and License for their respective shares as they deem fit. Thereafter, as decided between the party of First Part and the party of Second part, the Grantor/Builder/Promoter/Developer has completed the construction of building 'C' wing 'D' and the co-promoter/land owner shall be entitled for their respective share as per the Exhibited built-up area sharing and the copy of the same is Annexed herewith.

(f) By virtue of the Joint Venture Development Agreement, the Grantor/Builder/Promoter/Developer were entitled to construct the building on the said property as per the approved building plan and as per the terms of Joint Venture Development Agreement and after approval of the building plans, both the parties had distributed their respective 59% and 41% of the saleable constructed area specifying the Building No. Floor, Name of the Building, Flat No. and the area of the respective flats for which both the parties were entitled to as per the terms of the Joint Venture Development Agreement of the total constructed area under the ownership of the Grantor/Builder/Promoter/Developer and therefore the Grantor / Builder/Promoter/Developer M/s. Shweta Infrastructure & Housing (I) Pvt. Ltd. have all the rights to deal with and disposed of the same as per their whim and wish.

(g) The Co-Promoter/Land Owners through Power of Attorney holder, Shweta Infrastructure and Housing (I) Pvt. Ltd. through its Directors Mr. Sujoy Gupta and Mrs. Shweta Sujoy Gupta handed over the area adm. 1118.62 Sq. Mtrs. to the Nashik Municipal Corporation for DP

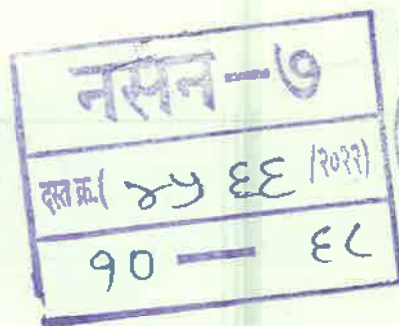


road & the area 595.18 Sq. Mtrs. was handed over to the Nashik Municipal Corporation for playground out of total area 15208.00 Sq. Mtrs. of S. No. 206/1/3. Hence, the Co-promoter/Land Owner through Power of Attorney holder Shweta Infrastructure and Housing (I) Pvt. Ltd. through its Directors Mr. Sujoy Jayant Gupta and Mrs. Shweta Sujoy Gupta executed Sale Deed in favour of the Nashik Municipal Corporation which were registered at Sr. No. 658/2017 and 659/2017 respectively on 14.06.2017. Accordingly, the name of Nashik Municipal Corporation was mutated to the ownership column of Revenue Record for the area adm. 1118.62 Sq. Mtrs. & area 595.18 Sq. Mtrs. vide mutation entry No. 103681 on 21.02.2018. The F.S.I. of the said area is availed and utilized for the construction of the project "Samraat Gokuldharm" by the Grantor/Builder/Promoter/Developer.

- (h) M/s. Blossom Construwell Pvt. Ltd. is the land owner and are well and sufficiently entitled to all that pieces and parcel of land collectively admeasuring area 15208.00 square meters (out of the same 1118.62 Sq. Mtrs., area is for 18.00 Mtrs. D.P. Road of N.M.C. and 595.18 Sq. Mtrs. area is under reservation for Play Ground. F.S.I. of the same is consumed and applied) bearing Survey No. 206/1/3 situated at village Nashik, Taluka Nashik, District Nashik and have entered with the Grantor/Builder/Promoter/Developer by way of Joint Venture Development Agreement as enumerated hereinabove (Hereinafter collectively the total land referred to as "the said land") which is more particularly described in the first Schedule hereinunder written.

THIRD:-

The co-promoter/land owner approved the necessary building plans from Nashik Municipal Corporation, Nashik vide Commencement Certificate No. LND/BP/PANCH/C-1/80/427 dated 24.04.2012 which was further modified by the Grantor/Builder/Promoter/Developer and accordingly revised the above building plans and get it approved and re-sanctioned from Nashik Municipal



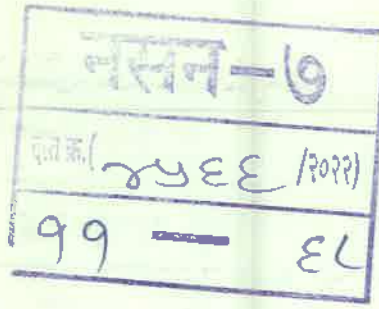
Corporation vide Commencement Certificate No. LND/BP/C1/586/5152 dated 17.12.2016. The Grantor/Builder/Promoter/Developer submitted further revised building plans and the Nashik Municipal Corporation, Nashik issued the Commencement Certificate bearing No. LND/BP/C1/95/6221, dated 03/11/2018 approving the plans of the buildings to be constructed on the said Land.

FOURTH:-

As mentioned herein above the “Grantor/Builder/Promoter/Developer” i.e. **M/s. SHWETA INFRASTRUCTURE & HOUSING (I) PRIVATE LIMITED** is entitled to construct the buildings on the said land being Survey No. 206/1/3 admeasuring area 15208.00 Sq. Mtrs. (out of the same 1118.62 Sq. mtrs. area is reserved for 18 mtrs. D.P. Road an area adm. 595.18 Sq. Mtrs. which is under reservation for playground and the FSI of the same is consumed and applied) situated at Nashik Tal. & Dist. Nashik and Grantor/Builder/Promoter/Developer are entitled to use or alginate/transfer/sale or develop the said property as contemplated in the joint venture development agreement.

FIFTH:-

The “Grantor/Builder/Promoter/Developer” have constructed the Building “**SAMRAAT GOKULDHAM APARTMENT**” Building - ‘A’- Wing ‘A’ and Wing ‘B’, Building – ‘B’- Wing ‘C’, and the land below the plinth admeasuring 693.51 square meters over the Survey No. 206/1/3 admeasuring 15208.00 Sq. Mtrs. (out of the same 1118.62 Sq. mtrs. area is reserved for 18 mtrs. D.P. Road an area adm. 595.18 Sq. Mtrs. which is under reservation for playground and the FSI of the same is consumed and applied) which is situated at Nashik and within local limits of Nashik Municipal Corporation and is owned by “**THE CO-PROMOTER/LAND OWNER**”. The Nashik Municipal Corporation, Nashik has issued Part Completion/Occupation Certificate in respect of **Building - ‘A’- Wing ‘A’ and Wing ‘B’, Building – ‘B’- Wing ‘C’** vide outward No. Town Planning



Dept/Panchvati/22499/5501 dated 01.10.2018 pursuant thereto land below the plinths areas being (i) admeasuring 880.15 square meters for Building-A-Wing-A (ii) admeasuring 768.85 square meters for Building-A-Wing-B and (iii) admeasuring 629.43 square meters for Building-B-Wing-C together with the said respective buildings standing thereon has been submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 under a Deed of Declaration and Bye-Laws dated 01/06/2019 and registered with the Joint Sub-Registrar Class-II Nashik, under serial no. 2484/2019 dated 01/06/2019. As per the said Deed of Declaration the Building-A-Wing-A & Wing-B, Building-B-Wing-C are collectively known/identified as "SAMRAAT GOKULDHAM APARTMENT Project 1/ phase 1.

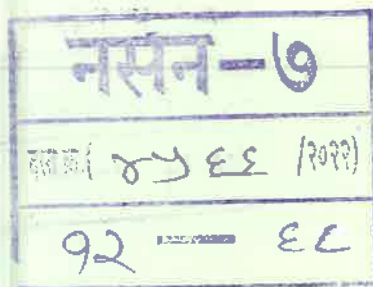
The "Grantor/Builder/Promoter/Developer" have constructed the Building "SAMRAAT GOKULDHAM APARTMENT" Building - 'C'- Wing 'D', and the land below the plinth over the Survey No. 206/1/3 admeasuring 15208.00 Sq. Mtrs. (out of the same 1118.62 Sq. mtrs. area is reserved for 18 mtrs. D.P. Road an area adm. 595.18 Sq. Mtrs. which is under reservation for playground and the FSI of the same is consumed and applied) which is situated at Nashik and within local limits of Nashik Municipal Corporation and is owned by "THE CO-PROMOTER/LAND OWNER". The Nashik Municipal Corporation, Nashik has till date issued Part Completion/Occupation Certificate in respect of Building "C" and Wing-'D' up to 12th Floors out of total 14 floors vide outward No. Town Planning Dept./C1/29512/2022 dated 01.02.2022.

The relevant Completion Certificate as stated herein above which are issued by Nashik Municipal Corporation are attached herewith and marked as Exhibit E.

"SAMRAAT GOKULDHAM"

Building - 'C'- Wing 'D',

**Survey No. 206/1/3, Village, Nashik, Kamal Nagar, Behind
Matoshri Meenatai Thakare Stadium, Hirawadi, Nashik 422003.**

**SIXTH:-**

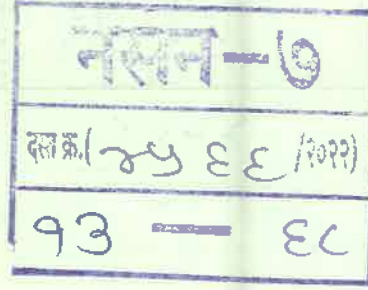
That the "Grantor/Builder/Promoter/Developer" have constructed a project known as **"SAMRAAT GOKULDHAM APARTMENT" Building - 'C'- Wing 'D'** (Hereinafter referred to as the said project) on the said property/plot as per the approved building plans as stated hereinabove and further obtained part completion/occupation certificate for **Building "C" Wing-'D'** on 01.02.2022 Grantor/Builder/Promoter/Developer has completed the construction.

SEVENTH:-

That the said project / building/s consists of **Ground Floor for parking, First to Fourteenth Floors in ("SAMRAAT GOKULDHAM APARTMENT" Building - 'C'- Wing 'D'** totally consisting **112 Residential Units**. All the floors are all capable of individual utilization on the account of having their own exit to a common area and the facilities of the said building/s/project and the apartment shall be sold to one or more owners, each owner obtaining particular and exclusive property rights thereto and each apartment constituting a heritable and transferable immoveable property within the meaning of any Law for the time being enforce in the state of Maharashtra, Hereinafter referred to as the Residential Unit and also an undivided interest in the general and/or restricted common areas and facilities of the said building/s/project as listed hereinafter necessary for their adequate use and enjoyments 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.

EIGHTH:

That as per the sanctioned building plan and Part Completion Certificate dated **01.02.2022** the aforesaid **"SAMRAAT GOKULDHAM APARTMENT"** was partly completed for **Building 'C'- Wing 'D'** as per the approved building plan by Nashik Municipal Corporation, Nashik, the



Grantor/Builder/Promoter/Developer then applied to the Nashik Municipal Corporation, Nashik for obtaining the Part Occupation/ Completion Certificate for the same and the Nashik Municipal Corporation, Nashik after visiting the site and checking all the compliances as required by the Nashik Municipal Corporation bye-laws has issued the part completion/occupation certificate for **Building 'C'- Wing 'D' up to 12th Floors** out of total 14 floors vide its order, outward No. **Town Planning Department /C1/29512/2022 dated 01.02.2022** for area admeasuring 6,147.89 Sq. Mtrs.

AND WHEREAS the "Grantor/Builder/Promoter/Developer" have registered the Project "**SAMRAAT GOKULDHAM APARTMENT**" **Building - 'C'- Wing 'D'** which is under the provisions of the Real Estate (Regulation and development) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra under **Registration Number P51600020375**.

The total built-up area of each flat/apartment habited in **Building - 'C'- Wing 'D'** on the said project is specifically mentioned in the individual Agreement for Sale of every Allottee/Purchaser/s and all details are clearly mentioned in their respective agreements.

NINTH:-

That all the building/s / Wings in the said project will/shall be known as "**SAMRAAT GOKULDHAM APARTMENT**" **Building - 'C'- Wing 'D'** and that the residential and common areas and facilities of the building/s/project will be as follows:-The particulars of Building "C" is as under:-

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[Signature]