

538/1025

पावती

Original/Duplicate

Wednesday, January 27, 2021

नोंदणी क्र. : 39म

2:55 PM

Regn.: 39M

पावती क्र.: 1180 दिनांक: 27/01/2021

मावाचे नाव: नाशिक शहर - १

वस्तुऐवजाचा अनुक्रमांक: नसन6-1025-2021

वस्तुऐवजाचा प्रकार: विप्लवरेखन

मादर कारणाच्या नाव: शिवरात्री कॅनट्रिब्युशन प्रोप्रायटी फर्म तर्फे श्री. प्रा. चतुरभाई धीरुभाई कावा -

नोंदणी फी

रु. 100.00

वस्तु हस्ताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 900.00

जपपास मुळ वस्तु, यंबनेल प्रिंट, सूची-२ वंदावे
3:14 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-6

सह. दुय्यम निबंधक वर्ग-२
नाशिक-६.

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

प्रारंभिक मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

सीडी/घनादेश/पि ऑर्डर क्रमांक: 2601202101373 दिनांक: 27/01/2021

बँकेचे नाव व पत्ता:

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

सीडी/घनादेश/पि ऑर्डर क्रमांक: MH010649876202021E दिनांक: 27/01/2021

बँकेचे नाव व पत्ता:

मुळ वस्तु घेता



27/01/2021

सूची क्र.2

दुसरा निबंधक : सह दु.नि. नाशिक 6

दस्ता क्रमांक : 1025/2021

नॉदणी :

Regn.63m

वाचने नाव : नाशिक शहर - १

(1) निवेदनाचा प्रकार	विषयवस्तु
(2) मोठेपणा	0
(3) बाजारभावा/भाजिमंडळाच्या बाबत/विपदाकार/अकारणी देवी वी पट्टेदार ने पणुक्त करणे	1
(4) प्लानपन, पोटहोल्स व भरकन्यांक (असल्यास)	1) पालिकेचे नावा/नामिक व.व.वा. इतर वर्णन : इतर माहिती : इतर माहिती : दुसरी मिठा नाशिक पोट दुकडी ठावुका नाशिक कैदी नाशिक महानगरपालिका इदीतील पीले नाशिक वा वाचने विकारातील सर्व्हे नं 907/2/2/16 वा संजुर वेळोवेळ माहिती प्लॉट नं .15 बोली क्षेत्र 4.23.25अर मूल्येच 423.25 चौ.मी.पैकी 31.50 चौ.मी.चे क्षेत्र नाशिक महानगरपालिकेला रस्ता देवी काम्या करिता सर्व केलेले सर्व्हे इदीतील प्लॉट मिळवदीवरील शिबनेच जगदेंद्रेत ये पीपणा पत्र(20 पुनित)(Survey Number : 907/2/2/16 ; Plot Number : 15 ;)
(5) क्षेत्रफल	1) 391.75 चौ.मीटर
(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) नसलेल्या इतर देवा-प्राणिपूज देवळा-चा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेल असल्यास, प्रतिकारिते नाव व पत्ता	1): नाव:- शिबनेच केवटुसना प्रोप्रायटी फर्म लॉ.प्र. संजुरवाई श्रीरामाई काया -- बव-44; पत्ता:- प्लॉट नं. - , बाळा नं. - , इमारतीचे नाव:- , भाक नं. १०१ केलाच, पी विंग मध्यात मुंदीबन, जवळील नाका, नाशिक , रोड नं. - , महाराष्ट्र, नाशिक. पिन कोड:- 422003 प्लॉट नं:- AJNPK2340P
(8) इतरांचेच करण देवा-चा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेल असल्यास, प्रतिकारिते नाव व पत्ता	
(9) दस्तावेज करण दिनाचा दिनांक	27/01/2021
(10) दस्त नोंदणी केलाचा दिनांक	27/01/2021
(11) अनुक्रमांक, खंड व पृष्ठ	1025/2021
(12) बाजारभावा/भाजिमंडळे बुद्धीक मुल्य	100
(13) बाजारभावा/भाजिमंडळे नोंदणी मुल्य	100
(14) नोंद	

मुल्यांकनासाठी विचारात घेतलेला तपशील :- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक मुल्य अकारणा शिबनेच अनुबंध :- Affidavit



सूची क्र. II
नोंदणी नंबरची प्रथम प्रत
अस्सल मरुतु म नसकल
सह दुसरा निबंधक वर्ग-२,
नाशिक-६



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By

SHIVSHAKTI CONSRUCTIONS

Proprietry Firm Through Prop

Mr.CHATURBHAI DHIRUBHAI KACHA

Age. :- 44, Occ. :- Business

Pan No. :- AJNPK 2340 P

R/at- 901, Keshav, C-wing, Samrat Vrundavan, Adgaon Naka,
Nashik-422003

Hereinafter referred to as "Promoter/Grantor Owner " (Which expression shall unless repugant to the context or meaning thereof shall mean and include their heirs, executors, administrators, assigns etc.)

As the Promoter of the property more particularly described in the schedule I written hereunder herein and hereinafter referred to as the Grantor who is fully empowered to execute this Deed.

DEED OF DECLARATION OF SHIVLEKH APARTMENTU/S 2 & 11 OF MAHARASHTRA APARTMENT OWNERSHIP ACT 1970.

1. WHEREAS the property mentioned in Schedule "I" hereinbelow bearing S. No. 907/2/2/16 out of which Plot No. 15, admeasuring 423.25 sq. mtrs. out of which area admeasuring 31.50 sq. mtr transfer for Road Widening for 7.5 mtr to 9 mtr to Nashik Municipal Corporation lying and being at Nashik Shikhar, Tal. & Dist. Nashik, more particularly described in the First Schedule written hereunder and hereinafter referred to as "The said Property"

2. WHEREAS the promoter had purchased said project land i.e. Plot no. 15 from the previous owner Smt. Sarala Bantaram Guleriya and other 3 by registered Sale Deed dated 12/04/2018 which was duly registered at the office of Sub-Registrar, Nashik 3 at document Sr. no. 2919. On the basis of the said sale Deed Mutation Entry No.A-400648 is certified for recording their names in the "Ownership" column of the 7/12 extract.

3. AND WHEREAS the said layout was sectioned by Assistant Director of Town Planning Nashik, Nashik Municipal Corporation vide their letter No. LND / WS / 82, dated 04/12/1984.

4. AND WHEREAS the said property is converted for nonagricultural use vide order no. RBD / III / LNA / SR / 306 / 85 dated 15/04/1985.

5. AND WHEREAS the out of the said S. No. 907/2/2/16, Plot no. 15, out of which area admeasuring 31.50 sq. mtrs. was transfer to Nashik Municipal Corporation for 6 Mtr and 7.50 Meter road widening for 9.00 sq. mtrs. vide

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order of Nashik Municipal Corporation Ja. Kra. Nanivi / Vashi / 571 / 2018 dated 03/10/2018 . M.E. No. 401211 had been mutated to that effect .

6. AND WHEREAS promoter had purchased T.D.R of 59.22 Sq. mtrs from D R. C No. 732 from Shri. Nivrutti Muralidhar Maule by registered sale deed. the said sale deed was registered at Sr. No. 8272 , dated 25/10/2018 in Sub - registrar Office Nashik 5.

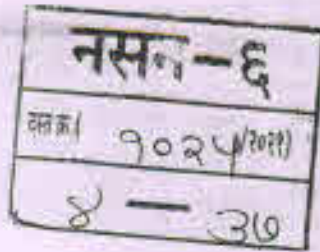
7. AND WHEREAS promoter had purchased T.D.R of 25.00 Sq. mtrs from D R. C No. 744 from Shri. Mayur Vasant Deshmukh by registered sale deed. The said sale deed was registered at Sr. No. 8551 , dated 03/11/2018 in Sub - registrar Office Nashik 5.

8. AND WHEREAS the title of said property is clear, valid, marketable and free from all encumbrances. Therefore, the said property is a fit property for causing development on it by constructing a building of Residential and Commercial tenements thereon:

9. AND WHEREAS the Promoter/Grantor owner had prepared building plan for the said property and the plan for the construction of the building consisting of Residential and Commercial premises is approved by the Nashik Municipal Corporation by their Commencement Certificate No. LND /BP/ Nashik / DCR / 0335 / 2019 , dated 15/03/2019 with TDR 100.00 sq. mtrs.

10. AND WHEREAS the Promoter/Grantor owner had completed the building namely SHIVLEKH APARTMENT and Nashik Municipal Corporation had issued Completion Certificate vide their letter no. LND/OC/Nashik/DCR/ 0742/2020, dated 21/12/2020.

11. Accordingly the construction of the **SHIVLEKH APARTMENT** is commenced and completed by the Promoter/Grantor. The **SHIVLEKH APARTMENT** shall consists of 4 Shops & 16 flats independent units having independent approach to each unit and also having all required facilities and civic amenities as per the approved and sactioned Building plans. The **SHIVLEKH APARTMENT** consists of Ground+ First, Second, Third & Fourth floors and the Promoter/Grantor is intending to sell the various constructed residential & commercial tenements to the prospective purchasers by entering into Agreement for sale with them. These tenements are more particularly described written hereunder. The said tenements are termed as the said Apartments and the different Purchasers of the said Apartments shall acquire exclusive property rights, which are heritable and transferable in respect of the said Apartments and each such apartment shall be treated as an independent unit owned and possessed by the individual Allottee and also hereinafter shall be referred to as the family units. The said Apartments/ family units are to be treated as individual properties capable of independent use on account of each



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having its own exit to the common areas and facilities of the building and each family unit owner having exclusive and particular right, title and interest whatsoever in his respective family unit and in addition, specified undivided interest in the General and common areas and facilities herein below mentioned.

12. AND WHEREAS apart from construction of the said family units, there are areas of the said property and construction thereon, over which the Grantor and various Allottee of the said family units shall have general, common and as well as restricted, rights more particularly defined and written in this Deed of Declaration.

13. AND WHEREAS SHIVLEKH APARTMENT constructed over the said property shall be as per the prevalent rules of floor space index (F.S.I.). Therefore considering the land area of the said property i.e. 391.75 sq. mtrs with T.D.R. 100.00 sq. mtrs. for residential & commercial complex to the extent of consumption sanctioned F.S.I. is constructed on the said property. However, in case there is any increase in the said F.S.I. rules by the concerned authorities in the future and resultant increase thereof in the F.S.I. and allowance of further construction there of the right of for causing such increased construction is strictly reserved for the Grantor and in that case, the Grantor will have an exclusive right to construct the upper floors over the said building and dispose of the right to construct such increased construction or the constructed premises thereof in favour of any person firm or institution of his choice and upon such terms and conditions and consideration as deem fit by the Grantor.

14. AND WHEREAS in pursuance to the development of the said property and to have perfect title to each independent constructed said SHIVLEKH APARTMENT constructed over the said property, it is necessary that a legal status should be obtained by each independent constructed family unit and for that purpose, the Promoter /Grantor have decided for the formation and Declaration of Apartment under the scheme of the "The Maharashtra Ownership Apartment Act 1970" hereinafter referred to as the said Act and have proposed to submit the said property and the SHIVLEKH APARTMENT and the premises therein u/s 2 and 11 of the said Act and under rule 3 of the Maharashtra Apartment Rules, 1971, hereinafter referred to as the said Rules.

15. AND WHEREAS the Promoter/Grantor being the original owner of the said property who has actually executed the Development of the said property and therefore, is competent to execute this Deed of Declaration.

16. AND WHEREAS the Promoter has registered the project under the provisions of the Real Estate (Regulation and Re - Development) Act 2016 with the real estate regulatory authority at Maha RERA Registration Number P

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51600021430 dated 28/06/2019. The said scheme was under the provisions of the Real Estate (Regulation and Re - Development) Act 2016.

17. AND WHEREAS the Promoter/Grantor has decided that the Carpet area in respect of the constructed family units, after provisions of the Real Estate (Regulation and Re - Development) Act 2016 Means the area of the said premises shall be calculated and measured on the basis of Net carpet area means the Net usable area of an Apartment ,excluding the area covered by the external walls , areas under services shafts , But includes the area covered by the internal partitions walls of the apartment.

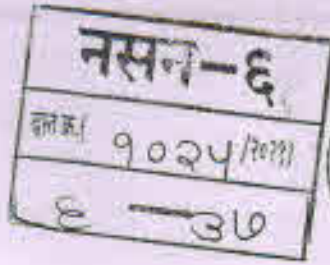
18. AND WHEREAS the said property along with the **SHIVLEKH APARTMENT** Residential tenements existing thereon is here by submitted under the provisions of the "Maharashtra Apartment Ownership Act 1970" and hereinafter shall be known as the **SHIVLEKH APARTMENT CONDOMINIUM** and shall have the following family units, common areas and facilities:

I. Family Units

Out of the total available FSI to the said **SHIVLEKH APARTMENT** on today, FSI to the extent of **391.75** sq. mtrs. with T.D.R. 100.00 sq. mtrs. have been consumed by the grantor for the construction and their are total **20** Independent family units out of which **4** shops for **Commercial & 16 Flats for Residential Use** out of which **4** Shops Ground + **4** Flats on First Floor, **4** Flats on Second Floor, **4** Flats on Third Floor & **4** Flats on Fourth Floor , in the said **SHIVLEKH APARTMENT**. The said family units will be numbered consecutively from One to Twenty. Hereinafter such family units will be referred to as family unit Type No. One, Family Unit No. Two, etc. respectively. The said family units are described hereinbelow:

1. **Family unit Type No. 1** - Shop No. 1 valued for stamp duty at Rs. 3,87,500/- It is a Shop on Ground floor, admeasuring 8.64 sq.mtrs carpet area a absolute and exclusive right to use and enjoy the said Shop. Its main door has access to the south side corridor of the respective floor. **Name of the owner is Anita Suresh Vasave.** The agreement for Sale is registered at Sr. No. 1078 dated 05/02/2020 in Sub-registrar office Nasik - 3.

2. **Family unit Type No. 2** - Shop No. 2 valued for stamp duty at Rs. 5,72,000/- It is a Shop on Ground floor, admeasuring 12.75 sq.mtrs carpet area absolute and exclusive right to use and enjoy the said Shop. Its main door has access to the South side corridor of the respective floor. **Name of the owner is Mrs.Rohini Rajendra Medhane & Mr.Rajendra**



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Dadaji Madhane . The agreement for Sale is registered at Sr. No. 7016 dated 16/10/2019 in Sub-registrar office Nasik - 3.

3 . Family unit Type No. 3 - Shop No. 3 valued for stamp duty at Rs.4,59,000/- It is a shop on Ground floor, admeasuring 10.22 sq.mtrs carpet area absolute and exclusive right to use and enjoy the said Shop. Its main door has access to the South side corridor of the respective floor. **Name of the owner is Babeeta Ishwar Vasave.** The agreement for Sale is registered at Sr. No. 5598 dated 21/10/2019 in Sub-registrar office Nasik - 3.

4 . Family unit Type No. 4 - Shop No. 4 valued for stamp duty at Rs. 4,68,500/- It is a Shop on Ground floor, admeasuring 10.45 sq.mtrs. carpet absolute and exclusive right to use and enjoy the said Shop with right to use the adjoining marginal space area from east side of said shop. Its main door has access to the South side corridor of the respective floor. **Name of the owner is Mrs. Vijaya Madhukar Mogal Alias Vijaya Milind Patil & Mr. Milind Vinayak Patil.** The agreement for Sale is registered at Sr. No. 6955 dated 14/10/2019 in Sub-registrar office Nasik - 3.

5 . Family unit Type No.5 - Flat No. 1 valued for stamp duty at Rs. 11,91,500/- It is a Flat on First floor, admeasuring 32.33 sq.mtrs. carpet area Balcony area 3.00 sq.mtrs. Totaly area 35.33 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat its main door has access to the east side corridor of the respective floor. **Name of the owner is Mr. Ramesh Ananda Metkar & Mrs. Asha Ramesh Metkar.** The agreement for Sale is registered at Sr. No. 4570 dated 24/12/2019 in Sub-registrar office Nasik - 6.

6 . Family unit Type No.6 - Flat No. 2 valued for stamp duty at Rs. 11,95000/- It is a Flat on First floor, admeasuring 32.44 sq.mtrs. carpet area Balcony area 3.00 sq.mtrs. Totaly area 35.44 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat Its main door has access to the West side corridor of the respective floor. **Name of the owner is Mr. Vinod Ramkrishna Badgujar, & Mrs. Sunita Vinod Badgujar.** The agreement for Sale is registered at Sr. No. 8419 dated 09/12/2019 in Sub-registrar office Nasik - 3

7 . Family unit Type No.7 - Flat No. 3 valued for stamp duty at Rs.14,09,000 /- It is a Flat on First floor, admeasuring 38.93 sq.mtrs. carpet area Balcony area 2.85 sq.mtrs. Totaly area 41.78 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat . Its main door has access to the west side corridor of the respective floor. **Name of the owner is**

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Mr. Ganesh Nana Deore & Mrs. Prajakta Ganesh Deore. The agreement for Sale is registered at Sr. No. 7292 dated 24/10/2019 in Sub-registrar office Nasik - 3

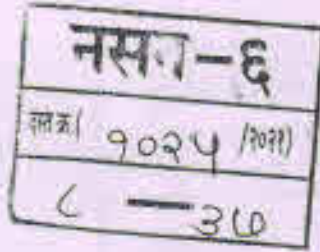
8 . Family unit Type No. 8 - Flat No. 4 valued for stamp duty at Rs. 14,52,500 /- It is a Flat on First floor, admeasuring 39.32 sq.mtrs. carpet area Balcony area 3.75 sq.mtrs. Totaly area 43.07 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat . Its main door has access to the North side corridor of the respective floor. **Name of the owner is Unsold.**

9 . Family unit Type No. 9 - Flat No. 5 valued for stamp duty at Rs. 13,11,000/- It is a Flat on Second floor, admeasuring 32.33 sq.mtrs. carpet area Balcony area 3.00 sq. mtrs. Totaly area 35.33 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat Its main door has access to the East side corridor of the respective floor. **Name of the owner is Mr. Amol Ramdas Bagul & Mrs. Sonali Amol Bagul.** The agreement for Sale is registered at Sr. No. 8119 dated 28/11/2019 in Sub-registrar office Nasik - 3.

10 . Family unit Type No. 10 - Flat No. 6 valued for stamp duty at Rs. 11,95,000/- It is a Flat on Second floor, admeasuring 32.44 sq.mtrs. carpet area Balcony area 3.00 sq.mtrs. Totaly area 35.44 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat Its main door has access to the West side corridor of the respective floor. **Name of the owner is Mr. Jitendra Ashok Patil & Mrs. Priyanka Jitendra Patil .** The agreement for Sale is registered at Sr. No. 7323 dated 24/10/2019 in Sub-registrar office Nasik -3.

11 . Family unit Type No. 11 - Flat No. 7 valued for stamp duty at Rs. 14,09,000/- It is a Flat on Second floor, admeasuring 38.93 sq.mtrs. carpet area Balcony area 2.85 sq.mtrs. Totaly area 41.78 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat Its main door has access to the West side corridor of the respective floor. **Name of the owner is Mr. Devidas Subhash Ghodke & Mrs. Renuka Devidas Ghodke .** The agreement for Sale is registered at Sr. No. 7290 dated 24/10/2019 in Sub-registrar office Nasik - 3.

12 . Family unit Type No. 12 - Flat No. 8 valued for stamp duty at Rs. 19,00,000/- It is a Flat on Second floor, admeasuring 39.32 sq.mtrs. carpet area Balcony area 3.75 sq.mtrs. Totaly area 43.07 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat . Its main door has access to the North side corridor of the respective floor. **Name of the owner is Mr. Nakul Ambadas Bhalerao & Mrs. Pallavi Nakul Bhalerao.** The agreement



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for Sale is registered at Sr. No. 674 dated 22/01/2020 in Sub-registrar office Nasik -3.

13 . Family unit Type No. 13 - Flat No.9 valued for stamp duty at Rs.11,91,500/- It is a Flat on Third floor, admeasuring 32.33 sq.mtrs. carpet area Balcony area 3.00 sq.mtrs. Totaly area 35.33 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat. Its main door has access to the East side corridor of the respective floor. **Name of the owner is Mr. Chetan Subhash Ahire .** The agreement for Sale is registered at Sr. No.3911 dated 07/08/2020 in Sub-registrar office Nasik - 3.

14 . Family unit Type No. 14 - Flat No. 10 valued for stamp duty at Rs. 12,63,000/- It is a Flat on Third floor, admeasuring 32.44 sq.mtrs. carpet area Balcony area 3.00 sq.mtrs. Totaly area 35.44 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat. Its main door has access to the West side corridor of the respective floor. **Name of the owner is Mr.Kailas Madhukar Patil & Mr.Madhuri Kailas Patil .** The agreement for Sale is registered at Sr. No. 9096 dated 30/12/2019 in Sub-registrar office Nasik - 3.

15 . Family unit Type No. 15 - Flat No. 11 valued for stamp duty at Rs. 14,09,000/- It is a Flat on Third floor, admeasuring 38.93 sq.mtrs. carpet area Balcony area 2.85 sq.mtrs. Totaly area 41.78 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat. Its main door has access to the West side corridor of the respective floor. **Name of the owner is Mr. Kashinath Namdeo Patil & Mrs.Manisha Kashinath Patil .** The agreement for Sale is registered at Sr. No. 552 dated 30/01/2020 in Sub-registrar office Nasik - 6.

16 . Family unit Type No. 16 - Flat No.12 valued for stamp duty at Rs. 14,52,500 /- It is a Flat on Third floor, admeasuring 39.32 sq.mtrs. carpet area Balcony area 3.75 sq.mtrs. Totaly area 43.07 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat. Its main door has access to the North side corridor of the respective floor. **Name of the owner is Mr.Sanjay Ramesh Jaware & Mrs.Supriya Sanjay Jaware.** The agreement for Sale is registered at Sr. No. 1387 dated 17/02/2020 in Sub-registrar office Nasik - 3.

17 . Family unit Type No. 17 - Flat No.13 valued for stamp duty at Rs. 13,50,000/- It is a Flat on Fourth floor, admeasuring 32.33 sq.mtrs. carpet area Balcony area 3.00 sq.mtrs. Totaly area 35.33 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat. Its main door has access to the East side corridor of the respective floor. **Name of the owner is Grantor Owner - Unsold .**

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18 . Family unit Type No. 18 - Flat No.14 valued for stamp duty at Rs. 13,50,000/- It is a Flat on fourth floor, admeasuring 32.44 sq.mtrs. carpet area Balcony area 3.00 sq.mtrs. Totaly area 35.44 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat . Its main door has access to the West side corridor of the respective floor. **Name of the owner is Mr. Rakesh Bhaurao Patil & Mr.Rakhi Sadashiv Patil.** The agreement for Sale is registered at Sr. No. 2676 dated 04/06/2020 in Sub-registrar office Nasik - 3.

19 . Family unit Type No.19 - Flat No. 15 valued for stamp duty at Rs. 14,09,000/- It is a Flat on Fourth floor, admeasuring 38.93 sq.mtrs. carpet area Balcony area 2.85 sq.mtrs. Totaly area 41.78 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat . Its main door has access to the West side corridor of the respective floor. **Name of the owner is Mr. Gulabrao Baburao Patil & Mrs. Dipali Gulabrao patil .** The agreement for Sale is registered at Sr. No. 5684 dated 23/10/2020 in Sub-registrar office Nasik - 3.

20 . Family unit Type No. 20 - Flat No. 16 valued for stamp duty at Rs. 14,52,500 /- It is a Flat on Fourth floor, admeasuring 39.32 sq.mtrs. carpet area Balcony area 3.75 sq.mtrs. Totaly area 43.07 sq. mtrs. absolute and exclusive right to use and enjoy the said Flat Its main door has access to the North side corridor of the respective floor. **Name of the owner is Grantor Owner - Unsold**

II) Each of the above family unit owner shall have proportionate share in the common areas and facilities available to the said property and the building thereon. Each family unit shall be provided with water and Electricity connections along with internal common amenities as per their respective agreements. The measurements of the said family units shall be on the basis of carpet area and such areas shall be confirmed by the owners of their respective family units in terms of their agreements for sale to be executed individually the defination of carpet area is stated hereinabove Design, specification and boundries of each family unit shall be as per the building plan approved for the construction of the said **SHIVLEKH APARTMENT** and attached here to Exh- A and each of the family unit shall have its own independent entrance and access, as shown in the said plan at Exh A and as well written in the here in above.

III) The unit holders shall have equal rights in the common staircase, landing except the allotted parking places which have been allotted to the particular unit holders. The unit holders in the building shallnot object and obstruct such allotment to any allottee by the Promoter .

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IV) For performing any installation, alteration or repairs to the mechanical or electrical services, drainage, as well as water connection or any other such repairs etc. the unit holders who have been allotted the garden places, marginal spaces, adjoining terraces, parking places, stilt, etc. will not take any objection for entry into such places for such installation, alteration or repairs as mentioned above. Provided that requests for entry are made in advance and that such entry is at a time convenient to such owners. In case of an emergency, such right of entry shall be immediate. It will be the duty of all the unit holders/managers after the work of installation, alteration or repair is over, such places must be maintained as were before the work was done.

COMMON AREAS AND FACILITIES :

Following described areas and facilities shall be treated as properties of all the family unit owners and each family unit owner shall have his interest and right in the said common areas and facilities, proportionate to his ownership percentage as described in detail, hereinafter. The following common areas and facilities located throughout the building.

- a. The parcel of land described in schedule of this deed.
- b. The staircase available to the building.
- c. The overhead water Tank constructed on the top of **SHIVLEKH APARTMENT** Building.
- d. The underground water Tank, constructed on ground space along with the electrical motor fittings and plumbing system thereof in the **SHIVLEKH APARTMENT** Building and Municipal water connection.
- e. Plumbing network throughout the said **SHIVLEKH APARTMENT**
- f. Electric wiring at all the common spaces upto the entrance of each family unit along with main electric supply upto meter box.
- g. Compound wall with gates.
- h. Foundation columns and roofs alongwith all common walls
- i. Common Borewell.
- J. Common Parking area behind shops for residential area.
- K. Lift with ARD System

The open ground space around existing building parking duly highlighted

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in will be the common ground space available to the said **SHIVLEKH APARTMENT** and which shall be used as an access for the entrance of the said **SHIVLEKH APARTMENT** as well as ground space available to common use and occupation. However the said open space shall be available to with the right to enjoy it as an open sapce only without causing any obstruction thereon so as to cause any hurdle for moving ground other vacant parts of the said property therefore the right for enjoyment of the common open space is granted under this Deed of Declaration as said property there fore, the right for enjoyment of the common areas and facilities.

RESTRICTED AREAS AND FACILITIES

* Adjoining marginal space area from east side for Shop no. 4. That except the apartment owners whom the adjoining side margin are allotted no other apartment owners shall have any right, title and interest in the said restricted common areas. The other apartment owners shall never claim any right in the aforesaid restricted rights.

(A) That the right, title and interest of each owner of a family unit in the general, common area and facilities as listed above and their proportionate share in the profits and common expenses in the general common areas and facilities as well as proportionate representation for voting purposes located on each floor of the said **SHIVLEKH APARTMENT** will be decided and calculated on the basis of the following mentioned percentage of ownership. In case a decision is required to be taken in respect of any issue relating to the said **SHIVLEKH APARTMENT** each family unit owner will have the voting rights as per the percentage of voting as mentioned here under.

Family unit	Floor	Area In (Sq. mtrs) Carpet	Ownership & voting Right
1)Shop no. 1	Ground	8.64	1.3%
2)Shop no. 2	Ground	12.75	2.1 %
3)Shop no. 3	Ground	10.22	1.9 %
4)Shop no. 4	Ground	10.45	1.9 %
5)Flat no. 1	First	35.33	5.3%
6)Flat no. 2	First	35.44	5.3%
7)Flat no. 3	First	41.78	6.2 %
8)Flat no. 4	First	43.07	6.4 %
9)Flat no. 5	Second	35.33	5.3 %

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10) Flat no. 6	Second	35.44	5.3 %
11) Flat no. 7	Second	41.78	6.2 %
12) Flat no. 8	Second	43.07	6.4 %
13) Flat no. 9	Third	35.33	5.3 %
14) Flat no. 10	Third	35.44	5.3 %
15) Flat no. 11	Third	41.78	6.2 %
16) Flat no. 12	Third	43.07	6.4 %
17) Flat no. 13	Fourth	35.33	5.3 %
18) Flat no. 14	Fourth	35.44	5.3 %
19) Flat no. 15	Fourth	41.78	6.2 %
20) Flat no. 16	Fourth	43.07	6.4 %

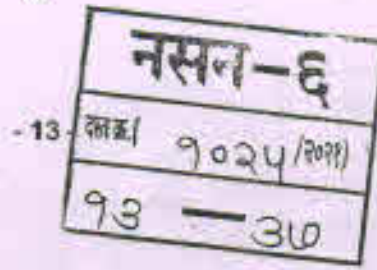
(B) The proportionate representation for voting purposes provided hereinabove may be limited in accordance with the provisions of the by-laws attached hereto as Exhibit B.

(C) Apartment and the percentage of undivided interest in the common areas and facilities appertaining to the apartment. (each apartment) are not encumbered in any manner whatsoever on the date of this declaration.

17. The said scheme of **SHIVLEKH APARTMENT** is hereby declared as per the provisions of "The Maharashtra Apartment Ownership Act 1970." That interest and title of each family unit owner is described in detail and the said common areas and facilities are described in detail in the said scheme, for the administration of the **SHIVLEKH APARTMENT** By Laws are provided as per Exh B.

18. That as appears above a plan of apartment ownership is hereby constituted under and subject to the provisions of the Maharashtra Apartment Ownership Act 1970, so that the family units of **Ground + Four** floors may be conveyed and registered as individual properties capable of independent use on account of each having its own exit to a restricted common areas and family of the building, each family unit owner having an exclusive and particular right title and interest over his respective family unit and in addition the specified undivided interest in the restricted common areas and facilities.

19. That for the purpose of stamp duty and registration fees to be



imposed on the registration of this Deed in the register of Declaration and Deed of Apartment under Sec. 13 (5) the Government value of the **SHIVLEKH APARTMENT** is distributed as follows :

a) Parcel of Land described in Para I Here in above is valued at Rs 76,00,000/-

b) The Building described in plan Exh A valued at Rs. 2,35,49,500/-

20. That the general and or restricted common areas and facilities and facilities shall undivided and no apartment owner shall bring any action for partition or division thereof.

21. That the percentage of the undivided interest in the said common areas and facilities and restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in amendment to this declaration duly registered.

22. That the undivided interest in the said common areas and facilities and the restricted common areas and facilities shall not be separated from the family unit to, which it appertains and shall be deemed conveyed or encumbered with the unit eventhough such interest is not expressly mentioned or described in the conveyance or other instrument.

23. That each Apartment owner shall comply with the provisions of this declaration, the by-laws decisions and resolutions of the Association of Apartment owners of its representative and failure to comply with any such provisions decisions or resolutions, shall be grounds for an action to recover sums due, for damages, or for injunctive relief.

24. That the dedication of the property to the plan of apartment ownership herein shall not be revoked or the property removed from the plan of apartment ownership or any of the provisions herein amended unless all of the apartment owners and the mortgagees of all the mortgages covering the units unanimously agree to such revocation or amendment, or removal of the property from the plan by duly registered instrument.

25. That no apartment owner of a family unit may exempt himself from liability for his contribution towards the common expenses by waiver of the use of enjoyment of any of the general and/or restricted common areas and facilities or by the abandonment of his family unit.

26. All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a 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 and (2) all sums unpaid on a first mortgage