539/2055 पावती Original/Duplicate

Friday,February 25 ,2022 नोंदणी क्रं. :39म

6:54 PM Regn.:39M

पावती क्रं.: 2273 दिनांक: 25/02/2022

गावाचे नाव: नाशिक शहर - ४

दस्तऐवजाचा अनुक्रमांक: नसन7-2055-2022

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: युनिटी बिल्डटेक भागीदारी संस्था तर्फे भागीदार 1 श्री. मंगेश बाबुराव वाघ

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 920.00
पृष्ठांची संख्या: 46	
एकूण:	रु. 1020.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
7:13 PM ह्या वेळेस मिळेल.

Joint S.R. Nashik-7

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2302202204571 दिनांक: 25/02/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013553856202122E दिनांक: 25/02/2022
बँकेचे नाव व पत्ता:

मुद्दस्त पक्ष

दि.

25/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 7

दस्त क्रमांक : 2055/2022

नोंदणी :

Regn:63m

गावाचे नाव : नाशिक शहर - ४

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतीत पटटाचार आकारणी देतो की पटटेदार ते नमूद करणे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: तुकडी जिल्हा नाशिक,पोट तुकडी तालुका नाशिक पैकी,नाशिक महानगरपालिका हद्दीतील,मौजे नाशिक 4 या गावचे शिवारातील मिळकत यांसी सर्व्हे नंबर 895/3/1 ते 5/अ/6/2 व 3/प्लॉट नं/2 व 3 यांसी एकूण क्षेत्र 1240.00 चौरस मीटर या मिळकतीवरील गोविंद एन्व्हेन्यु अपार्टमेंट या नावाने ओळखल्या जाणाऱ्या इमारती मधील 18 शॉप व 36 फ्लॅट मिळकतींचे घोषणापत्र((Survey Number : 895/3/1 ते 5/अ/6/2 व 3/प्लॉट नं/2 व 3 ;))
(5) क्षेत्रफळ	1) 1240.00 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:-युनिटी बिल्डटेक भागीदारी संस्था तर्फे भागीदार 1 श्री. मंगेश बाबुराव वाघ वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2 साईसृष्टी अपार्टमेंट, प्रशांत नगर, पाथर्डी फाटा नाशिक,, महाराष्ट्र, णास्:ईक. पिन कोड:-422010 पॅन नं:-AAFFU4764N 2): नाव:-युनिटी बिल्डटेक भागीदारी संस्था तर्फे भागीदार 2 श्री. ज्ञानेश्वर कृष्णा गोडसे वय:-; पत्ता:-प्लॉट नं:-, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2 साईसृष्टी अपार्टमेंट, प्रशांत नगर, पाथर्डी फाटा नाशिक, महाराष्ट्र, णास्:ईक. पिन कोड:-422010 पॅन नं:-AAFFU4764N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	25/02/2022
(11)अनुक्रमांक,खंड व पृष्ठ	2055/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	Affidavit

SEAL OF THE JOINT SUB-REGISTRAR ★ NASIK-VII ★ सह दुय्यम निबंधक वर्ग-२, नाशिक

सूची क्र. II
नोंदणी नंतरची प्रथम प्रत
असल बघण्यकम नवकल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७

CHALLAN
MTR Form Number-6

GRN	MH013553856202122E	BARCODE		Date	23/02/2022-14:51:52	Form ID	25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NSK7_NASHIK 7 JOINT SUB REGISTRAR	**Full Name**	UNITY BUILDTECH PARTNERSHIP FIRM
Location	NASHIK		
Year	2021-2022 One Time	**Flat/Block No.**	SN 895/3/1 TO 5/A/6/2 AND 3/PLOT NO/2 AND 3
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	100.00	**Road/Street**	GOVIND AVENUE APARTMENT
0030063301 Registration Fee	100.00	**Area/Locality**	MOUJE NASHIK 4
		Town/City/District	
		PIN	4 2 2 0 0 9
		Remarks (If Any)	
		~SecondPartyName=UNITY BUILDTECH PARTNERSHIP FIRM~	
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

नसन-७
दस्त 2044
9 — 86

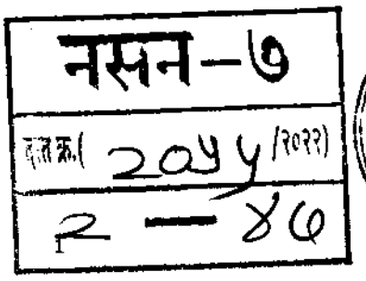
Payment Details	INDIAN BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02608672022023307188	3367037632
Cheque/DD No.		Bank Date	RBI Date	23/02/2022-14:52:33	Not Verified with RBI
Name of Bank		**Bank-Branch**		INDIAN BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9822410601

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Print Date 23-02-2022 02:52:37





!! श्री !!

GOVIND AVENUE APARTMENT

DEED OF DECLARATION

UNDER THE PROVISIONS OF THE MAHARASHTRA OWNERSHIP ACT - 1970

THIS DEED OF DECLARATION under the provisions of the Maharashtra Ownership Act, 1970 is made and executed on **24th** Day of the month of **February** in the Christian Year **2022** at Nashik.

BY

UNITY BUILDTECH **PAN: AAFFU4764N**
A Partnership Firm and having its office at: 2, Saisrushti Apartment, Prashant Nagar, Pathardi Phata, Nashik422010

Represented by its Partners:

1) **Mr. Mangesh Baburao Wagh**
Age: 45 years, Occupation: Builder & Developer,

2) **Mr. Dnyaneshwar Krushna Godse**
Age: 45 years, Occupation: Builder & Developer,
Both residing at: 2, Saisrushti Apartment, Prashant Nagar, Pathardi Phata, Nashik 422010

Hereinafter referred to as **'THE LAND OWNERS AND PROMOTERS/ GRANTORS'** who are duly empowered and authorized to execute this Deed.

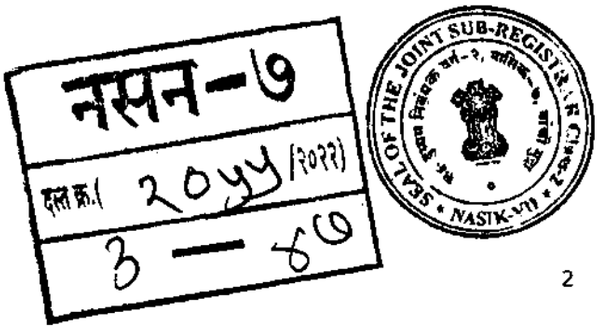
FIRST - All that piece and parcel of non-agricultural land, bearing **revenue survey no.895/3/1 to 5/A/6/2 and 3/plot no./2 and 3** area admeasuring **1240.00 square meters** situated within the limits of village **Nashik City - 4**, Taluka and District Nashik and within the limits of Nashik Municipal Corporation, which is bounded as shown below:

On or towards East : 30 meters wadala-pathardi road;
West : excess land from same lay-out;
South : plot no.4;
North : plot no.1;

Hereinafter referred to as **"The Said Property"** together with **18 commercial shops premises** and **36 residential flats premises** standing thereon.

SECOND - The Grantors are the owners and Developers of said property wherein the residential building existing.

From and out of the said property, plot no.2 is purchased by Unity Buildtech through its partner Mr. Mangesh Baburao Wagh and Mr. Dnyaneshwar Krushna Godse by sale deed dated 13/04/2019 from its previous owners Mr. Mohan Madhukar Tilloo, Mr. Makarand Madhukar Tilloo and Mrs. Rajlaxmi Anant Kshirsagar, which is registered



at the office of Sub-Registrar Nashik 1 at serial no.2587 dated 15/04/2019 and the name of purchaser is recorded at the record of rights vide mutation entry no.401837;

From and out of the said property, plot no.3 is purchased by Unity Buildtech through its partner Mr. Mangesh Baburao Wagh, Mr. Dnyaneshwar Krushna Godse, Dr. Amar Anand Vishal and Mr. Anand Shankar Vishal by sale deed dated 03/09/2018 from its previous owners Dr. Amar Anand Vishal and Mr. Anand Shankar Vishal, which is registered at the office of Sub-Registrar Nashik 1 at serial no.7266 dated 03/09/2018 and the name of purchaser is recorded at the record of rights vide mutation entry no.401164;

The tenure of the said property is changed to non-agricultural use under the order of the Collector, Nashik vide Order no.Maha / Kaksha - III / Bin. She. Pra. Kra. / 128 / 2002 dated 20/11/2002 and the area admeasuring 657.53 square meters granted for commercial use vide order bearing no.Mah/Kaksha/3/2/Ru. Ka. Aa./ SR /188/2019 Nashik dated 20/02/2020;

The final layout is approved by the Assistant Director Town Planning Nashik Municipal Corporation Nashik by its letter bearing no.Town planning / Final / 118 / CD dated 24/02/2003;

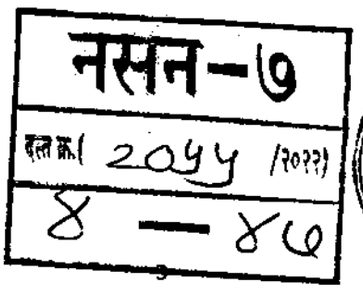
The Grantors have purchased TDR admeasuring 308.07 square meters from and out of TP Scheme 1 Final plot no.117 in the village Nashik from Mr. Rambhau Eknath Nyaharkar and others by TDR sale deed registered at serial no.3792 as on 06/05/2019. The said TDR is being used in the development of the said property;

The Grantors had engaged Architectural consultant and Engineer Mr. Vijaykumar Kisan Sanap for the said project. The Grantors have got prepared and approved the building plans for commercial and residential purpose and has obtained the necessary Commencement Certificate no.**LND / BP / NASHIK / DCR / 1220 / 2019** dated 13/06/2019 from the office of Nashik Municipal Corporation;

The Grantors have registered the Project as a 'real estate project' with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016, ("**RERA**") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("**RERA Rules**") and the Regulations. The Authority has duly issued Certificate of **Registration no. P51600022022** dated 25/08/2019;

The Grantors have completed the construction of the building in all aspects and therefore Nashik Municipal Corporation Nashik has given **Completion Certificate / Occupancy Certificate** bearing no.outward no. / Nanivi / 28551 / 2022 dated 28/01/2022;

The building to be constructed on the said property was previously named as **"Guru Gobind Avenue"** and accordingly, the Agreements of certain units from and out of the said building have been duly executed and registered in favour of various purchasers of respective units. However, since the name **"Guru Gobind Avenue"** being concerned to an ethnic and/or religious sects and being highly probable to objections by such sects, hence considering the same and in due respect to such faith





the nomenclature of the said building has been altered to the name as **"Govind Avenue Apartment"** as is reflecting under these presents.

Further, the reference to the said building made under all such previous Agreements duly executed and registered in favour of various purchasers of respective units in the said building shall be referred to and read as **"Govind Avenue Apartment"** for all intents and purposes.

THIRD - That the said building is already constructed as per building plan attached hereto at **EXHIBIT 'A'** and is having parking and 9 commercial units on the Ground floor, 3 residential units on the first floor, 9 commercial units on the second floor, 3 residential units on the second floor and 30 residential units on the third to Seven upper floors in the said building.

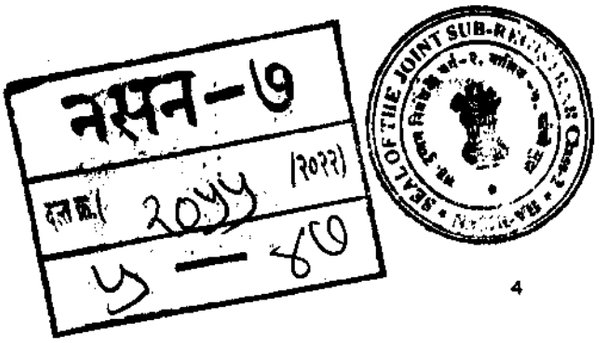
All the units are capable of individual utilization on account of having their own access to the common areas and facilities of the building. Each owner shall obtain a particular exclusive property thereof and each such apartment consisting heritable and transferable immovable property within the meaning of the common law for the time being in force in the State and also undivided interest in common areas and facilities of the building as listed herein below in this deed necessary for their adequate use enjoyment and hereinafter referred to as common areas and facilities all of the above in accordance with the **MAHARASHTRA APARTMENTS OWNERSHIP ACT 1970.**

FOURTH - That the total area of commercial premises is 486.27 and residential premises is 2089.70 square meters carpet has been sanctioned vide Completion Certificate / Occupancy Certificate dated 28/01/2022.

FIFTH -

1. THAT this Condominium shall be known as **"GOVIND AVENUE APARTMENT CONDOMINIUM"** situated at opposite Guru Gobind Singh College, wadala-pathardi road, Nashik 422009 and that the apartment units and common areas and facilities of the buildings will be as under -

- On the ground floor, there are nine commercial premises bearing no.1, 2, 3, 4, 5, 6, 7, 8 and 9.
- On the first floor, there are three residential premises bearing no.101, 102 and 103.
- On the second floor, there are nine commercial premises bearing no.10, 11, 12, 13, 14, 15, 16, 17 and 18 and three residential premises bearing no.201, 202 and 203.
- On the third floor, there are six residential premises bearing no.301, 302, 303, 304, 305 and 306.
- On the fourth floor, there are six residential premises bearing no.401, 402, 403, 404, 405 and 406.
- On the fifth floor, there are six residential premises bearing no.501, 502, 503, 504, 505 and 506.
- On the sixth floor, there are six residential premises bearing no.601, 602, 603, 604, 605 and 606.
- On the seventh floor, there are six residential premises bearing no.701, 702, 703, 704, 705 and 706.



GOVIND AVENUE APARTMENT

COMMERCIAL PREMISES DESCRIBED BELOW FULLY -

UNIT NO.1 - Shop no.**1** situated on the **ground** floor having carpet area admeasuring **19.91** square meters, **mezzanine** floor area admeasuring **7.98** square meters and bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : staircase and parking space;
South : side margin space;
North : shop no.2;

UNIT NO.2 - Shop no.**2** situated on the **ground** floor having carpet area admeasuring **18.50** square meters, **mezzanine** floor area admeasuring **7.43** square meters and bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : staircase and parking space;
South : shop no.1;
North : shop no.3;

UNIT NO.3 - Shop no.**3** situated on the **ground** floor having carpet area admeasuring **25.58** square meters, **mezzanine** floor area admeasuring **12.60** square meters and bounded as follows -

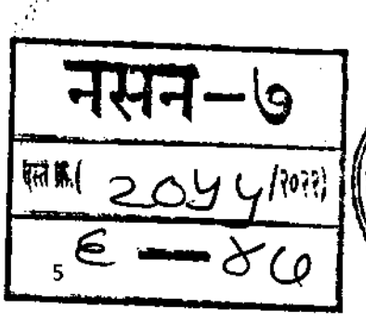
On or towards East : front margin and 30 meter wadala-pathardi road;
West : lift and parking space;
South : shop no.2;
North : shop no.4;

UNIT NO.4 - Shop no.**4** situated on the **ground** floor having carpet area admeasuring **24.31** square meters, **mezzanine** floor area admeasuring **12.00** square meters and bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : parking space;
South : shop no.3;
North : shop no.5;

UNIT NO.5 - Shop no.**5** situated on the **ground** floor having carpet area admeasuring **17.78** square meters, **mezzanine** floor area admeasuring **7.92** square meters and bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : parking space;
South : shop no.4;
North : shop no.6;





UNIT NO.6 - Shop no.**6** situated on the **ground** floor having carpet area admeasuring **24.34** square meters, **mezzanine** floor area admeasuring **12.00** square meters and bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : parking space;
South : shop no.5;
North : shop no.7;

UNIT NO.7 - Shop no.**7** situated on the **ground** floor having carpet area admeasuring **25.56** square meters, **mezzanine** floor area admeasuring **12.60** square meters and bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : staircase and parking space;
South : shop no.6;
North : shop no.8;

UNIT NO.8 - Shop no.**8** situated on the **ground** floor having carpet area admeasuring **21.89** square meters, **mezzanine** floor area admeasuring **10.80** square meters and bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : staircase and parking space;
South : shop no.7;
North : shop no.9;

UNIT NO.9 - Shop no.**9** situated on the **ground** floor having carpet area admeasuring **23.53** square meters, **mezzanine** floor area admeasuring **12.80** square meters and bounded as follows -

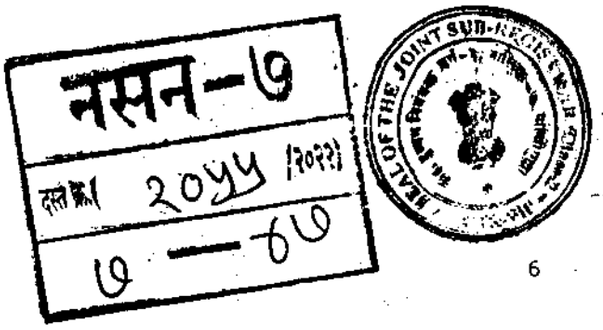
On or towards East : front margin and 30 meter wadala-pathardi road;
West : parking space;
South : shop no.8;
North : side margin space;

UNIT NO.10 - Shop no.**10** situated on the **second** floor having carpet area admeasuring **18.60** square meters and bounded as follows -

On or towards East : balcony, front margin and 30 meter wadala-pathardi road;
West : staircase;
South : balcony and side margin space;
North : shop no.11;

UNIT NO.11 - Shop no.**11** situated on the **second** floor having carpet area admeasuring **17.31** square meters and bounded as follows -

On or towards East : balcony, front margin and 30 meter wadala-pathardi road;
West : staircase;
South : shop no.10;
North : shop no.12;



UNIT NO.12 - Shop no.**12** situated on the **second** floor having carpet area admeasuring **24.15** square meters and bounded as follows -

On or towards East : balcony, front margin and 30 meter wadala-pathardi road;
West : lift and passage;
South : shop no.11;
North : shop no.13;

UNIT NO.13 - Shop no.**13** situated on the **second** floor having carpet area admeasuring **23.00** square meters and bounded as follows -

On or towards East : balcony, front margin and 30 meter wadala-pathardi road;
West : passage;
South : shop no.12;
North : shop no.14;

UNIT NO.14 - Shop no.**14** situated on the **second** floor having carpet area admeasuring **16.69** square meters and bounded as follows -

On or towards East : balcony, front margin and 30 meter wadala-pathardi road;
West : passage;
South : shop no.13;
North : shop no.15;

UNIT NO.15 - Shop no.**15** situated on the **second** floor having carpet area admeasuring **23.00** square meters and bounded as follows -

On or towards East : balcony, front margin and 30 meter wadala-pathardi road;
West : passage;
South : shop no.14;
North : shop no.16;

UNIT NO.16 - Shop no.**16** situated on the **second** floor having carpet area admeasuring **24.15** square meters and bounded as follows -

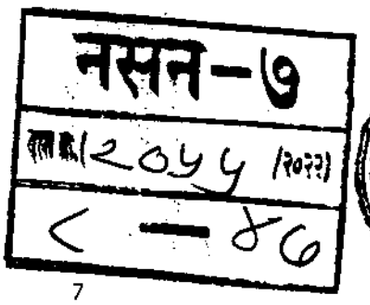
On or towards East : balcony, front margin and 30 meter wadala-pathardi road;
West : passage and staircase;
South : shop no.15;
North : shop no.17;

UNIT NO.17 - Shop no.**17** situated on the **second** floor having carpet area admeasuring **20.69** square meters and bounded as follows -

On or towards East : balcony, front margin and 30 meter wadala-pathardi road;
West : staircase;
South : shop no.16;
North : shop no.18;

UNIT NO.18 - Shop no.**18** situated on the **second** floor having carpet area admeasuring **24.54** square meters and bounded as follows -

On or towards East : balcony, front margin and 30 meter wadala-pathardi road;
West : duct;
South : shop no.17;
North : side margin space;





GOVIND AVENUE APARTMENT

RESIDENTIAL PREMISES DESCRIBED BELOW FULLY -

UNIT NO.1 - Apartment/Flat no.**101** situated on the **first** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards
East : passage and lift;
West : side margin space;
South : side margin space;
North : flat no.102;

UNIT NO.2 - Apartment/Flat no.**102** situated on the **first** floor having carpet area admeasuring **50.43** square meters and usable balcony area admeasuring **5.70** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards
East : passage;
West : side margin space;
South : flat no.101;
North : flat no.103;

UNIT NO.3 - Apartment/Flat no.**103** situated on the **first** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

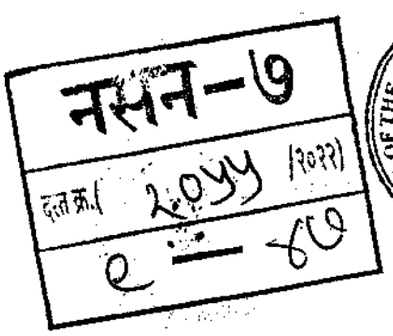
On or towards
East : passage and staircase;
West : side margin space;
South : flat no.102;
North : side margin space;

UNIT NO.4 - Apartment/Flat no.**201** situated on the **second** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards
East : passage and lift;
West : side margin space;
South : side margin space;
North : flat no.202;

UNIT NO.5 - Apartment/Flat no.**202** situated on the **second** floor having carpet area admeasuring **50.43** square meters and usable balcony area admeasuring **5.70** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards
East : passage;
West : side margin space;
South : flat no.201;
North : flat no.203;





UNIT NO.6 - Apartment/Flat no.**203** situated on the **second** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards	East	: passage and staircase;
	West	: side margin space;
	South	: flat no.202;
	North	: side margin space;

UNIT NO.7 - Apartment/Flat no.**301** situated on the **third** floor having carpet area admeasuring **71.32** square meters and usable balcony area admeasuring **9.09** square meters, adjoining open terrace area admeasuring **31.7** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards	East	: front margin and 30 meter wadala-pathardi road;
	West	: passage, staircase and flat no.306;
	South	: flat no.302;
	North	: side margin space;

UNIT NO.8 - Apartment/Flat no.**302** situated on the **third** floor having carpet area admeasuring **51.38** square meters and usable balcony area admeasuring **5.70** square meters, adjoining open terrace area admeasuring **15.02** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards	East	: front margin and 30 meter wadala-pathardi road;
	West	: passage and flat no.305;
	South	: flat no.303;
	North	: flat no.301;

UNIT NO.9 - Apartment/Flat no.**303** situated on the **third** floor having carpet area admeasuring **81.00** square meters and usable balcony area admeasuring **9.09** square meters, adjoining open terrace area admeasuring **32.96** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards	East	: front margin and 30 meter wadala-pathardi road;
	West	: lift, passage and flat no.304;
	South	: side margin space;
	North	: flat no.302;

UNIT NO.10 - Apartment/Flat no.**304** situated on the **third** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards	East	: passage, lift and flat no.303;
	West	: side margin space;
	South	: side margin space;
	North	: flat no.305;

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UNIT NO.11 - Apartment/Flat no.**305** situated on the **third** floor having carpet area admeasuring **50.43** square meters and usable balcony area admeasuring **5.70** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards
East : passage and flat no.302;
West : side margin space;
South : flat no.304;
North : flat no.306;

UNIT NO.12 - Apartment/Flat no.**306** situated on the **third** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards
East : passage, staircase and flat no.301;
West : side margin space;
South : flat no.305;
North : side margin space;

UNIT NO.13 - Apartment/Flat no.**401** situated on the **fourth** floor having carpet area admeasuring **69.60** square meters and usable balcony area admeasuring **9.09** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards
East : front margin and 30 meter wadala-pathardi road;
West : passage, staircase and flat no.406;
South : flat no.402;
North : side margin space;

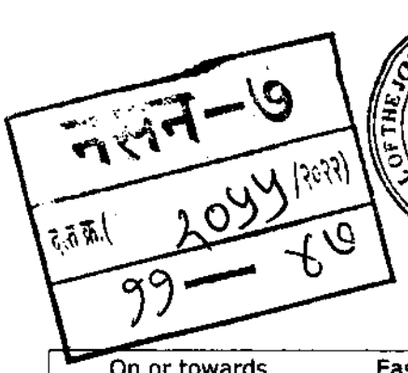
UNIT NO.14 - Apartment/Flat no.**402** situated on the **fourth** floor having carpet area admeasuring **50.43** square meters and usable balcony area admeasuring **5.70** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards
East : front margin and 30 meter wadala-pathardi road;
West : passage and flat no.405;
South : flat no.403;
North : flat no.401;

UNIT NO.15 - Apartment/Flat no.**403** situated on the **fourth** floor having carpet area admeasuring **78.62** square meters and usable balcony area admeasuring **9.09** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards
East : front margin and 30 meter wadala-pathardi road;
West : lift, passage and flat no.404;
South : side margin space;
North : flat no.402;

UNIT NO.16 - Apartment/Flat no.**404** situated on the **fourth** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -



On or towards East : passage, lift and flat no.403;
West : side margin space;
South : side margin space;
North : flat no.405;

UNIT NO.17 - Apartment/Flat no.**405** situated on the **fourth** floor having carpet area admeasuring **50.43** square meters and usable balcony area admeasuring **5.70** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : passage and flat no.402;
West : side margin space;
South : flat no.404;
North : flat no.406;

UNIT NO.18 - Apartment/Flat no.**406** situated on the **fourth** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : passage, staircase and flat no.401;
West : side margin space;
South : flat no.405;
North : side margin space;

UNIT NO.19 - Apartment/Flat no.**501** situated on the **fifth** floor having carpet area admeasuring **69.60** square meters and usable balcony area admeasuring **9.09** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : passage, staircase and flat no.506;
South : flat no.502;
North : side margin space;

UNIT NO.20 - Apartment/Flat no.**502** situated on the **fifth** floor having carpet area admeasuring **50.43** square meters and usable balcony area admeasuring **5.70** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : passage and flat no.505;
South : flat no.503;
North : flat no.501;

UNIT NO.21 - Apartment/Flat no.**503** situated on the **fifth** floor having carpet area admeasuring **78.62** square meters and usable balcony area admeasuring **9.09** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : lift, passage and flat no.504;
South : side margin space;
North : flat no.502;

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UNIT NO.22 - Apartment/Flat no.**504** situated on the **fifth** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : passage, lift and flat no.503;
West : side margin space;
South : side margin space;
North : flat no.505;

UNIT NO.23 - Apartment/Flat no.**505** situated on the **fifth** floor having carpet area admeasuring **50.43** square meters and usable balcony area admeasuring **5.70** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : passage and flat no.502;
West : side margin space;
South : flat no.504;
North : flat no.506;

UNIT NO.24 - Apartment/Flat no.**506** situated on the **fifth** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : passage, staircase and flat no.501;
West : side margin space;
South : flat no.505;
North : side margin space;

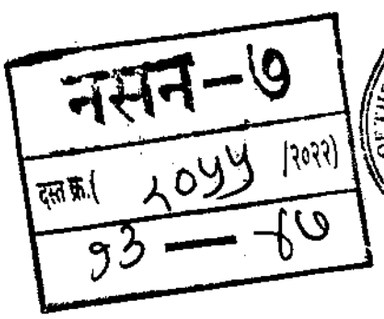
UNIT NO.25 - Apartment/Flat no.**601** situated on the **sixth** floor having carpet area admeasuring **69.60** square meters and usable balcony area admeasuring **9.09** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : passage, stairrcase and flat no.606;
South : flat no.602;
North : side margin space;

UNIT NO.26 - Apartment/Flat no.**602** situated on the **sixth** floor having carpet area admeasuring **50.43** square meters and usable balcony area admeasuring **5.70** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : passage and flat no.605;
South : flat no.603;
North : flat no.601;

UNIT NO.27 - Apartment/Flat no.**603** situated on the **sixth** floor having carpet area admeasuring **78.62** square meters and usable balcony area admeasuring **9.09** square



meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : lift, passage and flat no.604;
South : side margin space;
North : flat no.602;

UNIT NO.28 - Apartment/Flat no.**604** situated on the **sixth** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : passage, lift and flat no.603;
West : side margin space;
South : side margin space;
North : flat no.605;

UNIT NO.29 - Apartment/Flat no.**605** situated on the **sixth** floor having carpet area admeasuring **50.43** square meters and usable balcony area admeasuring **5.70** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : passage and flat no.602;
West : side margin space;
South : flat no.604;
North : flat no.606;

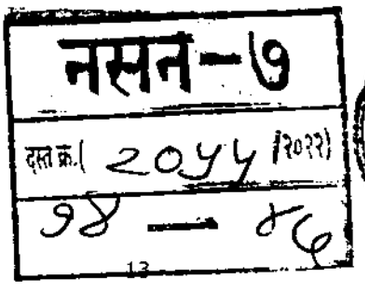
UNIT NO.30 - Apartment/Flat no.**606** situated on the **sixth** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : passage, staircase and flat no.601;
West : side margin space;
South : flat no.605;
North : side margin space;

UNIT NO.31 - Apartment/Flat no.**701** situated on the **seventh** floor having carpet area admeasuring **69.60** square meters and usable balcony area admeasuring **9.09** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards East : front margin and 30 meter wadala-pathardi road;
West : passage, staircase and flat no.706;
South : flat no.702;
North : side margin space;

UNIT NO.32 - Apartment/Flat no.**702** situated on the **seventh** floor having carpet area admeasuring **50.43** square meters and usable balcony area admeasuring **5.70** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -





On or towards	East	: front margin and 30 meter wadala-pathardi road;
	West	: passage and flat no.705;
	South	: flat no.703;
	North	: flat no.701;

UNIT NO.33 - Apartment/Flat no.**703** situated on the **seventh** floor having carpet area admeasuring **78.62** square meters and usable balcony area admeasuring **9.09** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards	East	: front margin and 30 meter wadala-pathardi road;
	West	: lift, passage and flat no.704;
	South	: side margin space;
	North	: flat no.702;

UNIT NO.34 - Apartment/Flat no.**704** situated on the **seventh** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards	East	: passage, lift and flat no.703;
	West	: side margin space;
	South	: side margin space;
	North	: flat no.705;

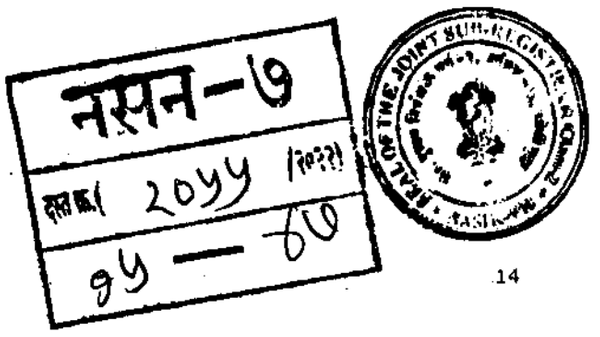
UNIT NO.35 - Apartment/Flat no.**705** situated on the **seventh** floor having carpet area admeasuring **50.43** square meters and usable balcony area admeasuring **5.70** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards	East	: passage and flat no.702;
	West	: side margin space;
	South	: flat no.704;
	North	: flat no.706;

UNIT NO.36 - Apartment/Flat no.**706** situated on the **seventh** floor having carpet area admeasuring **62.62** square meters and usable balcony area admeasuring **6.58** square meters and the allotted covered car parking area admeasuring **4.64** square meters and the said flat is bounded as follows -

On or towards	East	: passage, staircase and flat no.701;
	West	: side margin space;
	South	: flat no.705;
	North	: side margin space;

Each unit holder has independent entrance and exit to their unit and also exit to common area and facility of the buildings. Some units are already sold to the purchaser/s, the necessary Agreements are executed in favour of the purchaser/s and some units are still unsold. Each purchaser will get the rights with respect to the proportionate share in the land and also the rights mentioned in this Deed. The unit holders will also get undivided interest in the general and restricted common areas and facilities in the common areas listed in this Deed for their enjoyment and herein



as referred to 'General and Restricted areas and facilities, all of the above in accordance with Maharashtra Apartment Ownership Act, 1970;

That each of the unit holder in the building have voting right and land ownership in the percentage as specifically shown in a separate sheet annexed to this Deed at as **'Annexure-I**;

2. COMMON AREAS AND FACILITIES -

The common areas in the building are as shown below:

i. The parcel of land described in paragraph first of this deed.

ii. Parking facilities as shown in Exhibit A attached hereto.

iii. A lobby/passage and facilities as shown in Exhibit A attached hereto.

iv. The lift facility extending from the ground floor unto the seventh floor.

v. The area occupied by stairway, which leads from the ground floor upto the roof of the building.

vi. Water tank located on the roof of the building and water tank located in the ground floor of the building.

vii. Plumbing Network throughout the building.

viii. Electric wiring Net-work throughout the building.

ix. Necessary light and public water connections.

x. The foundation and main walls, columns and beams of the buildings as described on the plan annexed hereto.

xi. Tanks, pumps, motor, drainage systems as provided and in general all apparatus and installation existing for common use.

3. COMMON EXPENSES TO BE PAID BY THE OCCUPANTS IN THE GOVIND AVENUE APARTMENT CONDOMINIUM -

a. The expenses of maintaining, repairing, redecoration, etc. of the main structure and in particular the roof, gutters and rain water pipes of the building, water pipes, if any, and electric wires in under and upon the building and enjoyed or used by the occupiers in common and main entrance, passages, landings and staircases.

b. The cost of cleaning and lighting the passages, landings, staircase and other parts of the building or enjoyed or used by the occupiers in common as aforesaid.

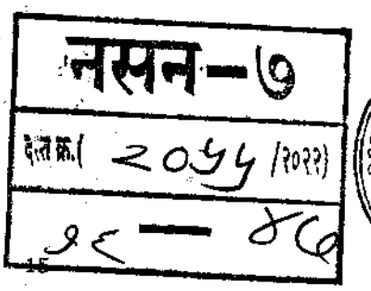
c. The costs of maintenance of exterior portion of the building.

d. The costs of salaries of clerks, bill collectors, chowkidars, sweepers, etc. if any, appointed by Association to manage and look after the building.

e. The cost of maintenance of other lights, common water connection and services, water pump set and its maintenance, Lift maintenance (AMC) and its battery backup maintenance etc.

f. Insurance of the building.

g. N. A. Tax and vacant land tax for NMC and other taxes from time to time decided by the authority.





h. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.

4. RESTRICTED COMMON AREAS AND FACILITIES -

i. Partition walls common between such two shops and apartments shall be restricted and be common between the same two units only.

ii. Separate Parking areas/spaces provided and allotted for residential unit holders and the same shall be for their exclusive use. The commercial unit holders shall not use the parking space allotted to residential units or any part thereof.

iii. Front margin space provided for commercial unit holder and the same shall be their exclusive use. The residential unit holders shall not use the front margin space provided to commercial units of any part thereof.

iv. The septic tanks.

SIXTH -

a. That the right, title and interest of each owner in the general common area and facilities listed under **Sub-Para 2 of FIFTH** and their proportionate share in the profits and common expenses in the said general common areas and facilities, as well as the proportionate representation for voting purposes in the meeting of the Association of Apartment Owners of the **GOVIND AVENUE Apartment** Condominium is based on the proportionate value of such unit to the total value of all units as shown in a separate sheet annexed hereto as **Annexure 'I'.**

b. That the proportionate representation for voting purpose provided in (a) hereof may be limited in accordance with the provisions of the bye-laws annexed hereto at **Exhibit 'B'.**

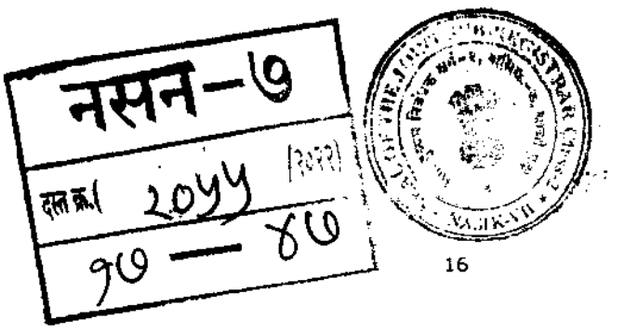
c. The percentage of undivided interest in the common areas and facilities appertaining to the all units are not encumbered in any manner whatsoever on the date of this Declaration.

SEVENTH -

That the Administration of the **GOVIND AVENUE Apartment** Condominium consisting as aforesaid of the building and parcel of land described in paragraphs First and Fifth of this Deed shall be in accordance with the provisions of this Deed and with the provisions of the bye-laws which are made as part of this Deed and are annexed hereto as **'Exhibit 'B'.**

EIGHTH -

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 the upper floors may be conveyed and registered as** individual properties capable of independent use, on account of each having its own exit to a common area and facility of the building, each family unit owner having an exclusive and particular right, title and interest over his respective family unit and and/or restricted common areas and facilities.



NINTH -

That for the purposes of stamp duty and registration fees to be imposed in the registration of this Deed in the Register of Declaration and Deeds of Apartment under section 13(5) of the value of the **GOVIND AVENUE Apartment Condominium** is distributed as follows -

a) Land described in paragraph first hereof is valued at Rupees 13,400/- per square meters.

b) The commercial premises on the ground floor described in fifth paragraphs hereof valued at Rupees 44,200/- per square meters and the second floor valued at Rupees 34,100/- per square meters.

c) The residential premises described in fifth paragraphs hereof valued at Rupees 31,000/- per square meters.

TENTH -

That so long as the Grantors owns one or more of the family units, the Grantor shall be subject to the provisions of this Deed and of the Exhibits 'B' annexed hereto, and the Grantor covenants to take no action which will adversely affect the rights of the Association of Apartment Owners with respect to assurances against latest defects in the building or other rights assigned to the Association by reason of the establishment of the **GOVIND AVENUE Apartment Condominium.**

ELEVENTH -

That the common and /or restricted common areas as shown in the site plan and facilities shall remain undivided and no owner shall bring any action for partition or division thereof.

TWELFTH –

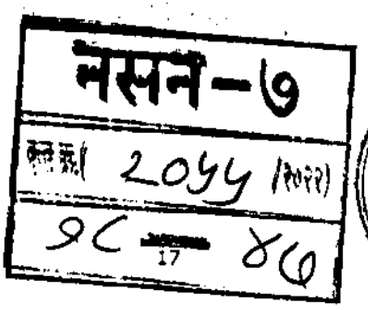
That the percentage of the undivided interest in the general and/or restricted common areas and facilities established herein shall not be changed except with the unanimous consent of all the apartment owners expressed in amendment to this Deed duly registered.

THIRTEENTH -

That the undivided interest in the general and/or restricted common areas and facilities shall not be separated from the family unit to which it appertains and shall be deemed to have been conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

FOURTEENTH -

That each apartment owner shall comply with the provisions of this Deed, the bye-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 injunction relief.





FIFTEENTH -

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 mortgagee 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.

SIXTEENTH -

That no apartment owners of the apartment unit may exempt himself / herself / themselves from the liability for his / her / their contribution towards the common expenses by waiver of the use or enjoyment of any of the general and/or restricted common areas and facilities or by abandonment of his / her / their apartment unit.

SEVENTEENTH -

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 or ship 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 of the apartment.

EIGHTEENTH -

That all present or future owners, tenants, future tenants or any other person that might use the facilities of the block B building in any manner, are subject to the provisions of this deed and that the mere acquisition or rental of any of the residential/family units of the block B building or the mere act of occupancy of any of the said unit shall signify that the provisions of this Deed are accepted and ratified. The respective residential/family unit shall not be rented or given on leave and license or care taker basis by the apartment owners thereof for transient or hotel purposes, which shall be defined as -

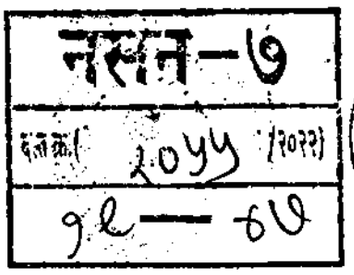
a) Rental compensation or compensation for any period less than thirty days or
b) Any rental or if the occupants of the residential/family unit are provided customary hotel or boarding or lodging or paying guest services other than the forgoing obligations, the apartment owners of the respective residential/family units have the absolute right to lease such unit or give at leave and license or care taker basis provided that the said lease or leave and license or care taker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the Bye-Laws in **Exhibit 'B'** attached hereto.

NINETEENTH -

That is the property, subject to the plan of the Apartment Ownership is totally or substantially damaged or destroyed, the repair, reconstruction or disposition of the property shall be as provided by the Maharashtra Apartment Ownership Act, 1970.

TWENTIETH -

That where a family unit is sold by a mortgagee in exercise of his powers of sale under an English mortgage or by a Court in execution of a decree in a suit



brought by a mortgagee against the owner of such family unit, then neither the mortgagee nor the purchaser who derives title to the family unit at such sale, or his successors or assignees shall be liable, for assessment by the association which became due prior to the acquisition of title by such acquirer, it being understood, however, that the above shall not be construed to prevent the Association of Apartment, Owners from filing and claiming charge for such assessments and enforcing same as provided by law, and that such charge shall be subordinate to such mortgage.

TWENTY FIRST -

That in a voluntary conveyance of a family unit the apartment owner of the unit shall be jointly and severally liable with the Grantor for all unpaid assessments by the Association of Apartment Owners against the latter for his share of the common expenses up to the time of the grant or conveyance without prejudice to the grantee's right to recover from the Grantor the amounts paid by the grantee therefore. However, any such grantee shall be entitled to a statement from the Manager or Board of Managers of the Association, as the case may be setting forth the amount of the unpaid assessment against the Grantor due to the Association and such grantee shall not be liable for, nor shall the family unit conveyed be subject to a charge for, any unpaid assessments made by the Association of Apartment Owners against the Grantor in excess of the amount therein set forth.

TWENTY SECOND -

That the Manager or Board of Manager of the Association shall obtain and continue in effect blanket property insurance in form and amounts satisfactorily to mortgages holding first mortgages covering family units but without prejudicial to the right of the owner of a family unit to obtain individual family unit insurance.

TWENTY THIRD -

That the insurance premium for any blanket insurance coverage shall be common expenses to be paid by monthly assessments levied by the Association of Apartment Owners, and that such payment shall be held in a separate account of the Association and used solely for the payment of the blanket property insurance premiums as such premiums becomes due.

TWENTY FOURTH -

That the construction of the said building is completed by the grantors and some units are sold and some units are unsold. N.A. Tax, water charges and common electric bill and common expenses of the Apartment shall be paid through the amount collected by the association from its members / apartment owners and deposited in the Account in any bank by the association. It is further agreed that in case that amount does not satisfy the expenditure then no apartment owner may exempt himself from the liability for his contribution towards this expenses as decided by the body of the apartment owners.

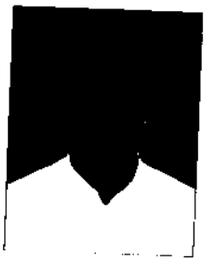
नसन-७
दस्त क्र. 2044/2022
20-56

IN THE WITNESS WHEREOF, the grantors have put their hands and seal hereunder on the day, month and year mentioned first herein above.

SIGNED, SEALED AND DELIVERED BY:
THE WITHINNAMED THE LAND OWNERS/ GRANTORS

Signed and delivered by the
Withinnamed **"Promoters / Vendors"**
Unity Buildtech partnership firm through its partner -





1) Mr. Mangesh Baburao Wagh



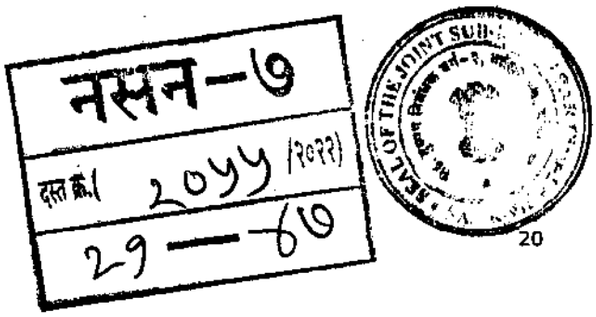


2) Mr. Dnyaneshwar Krushna Godse

In presence of:

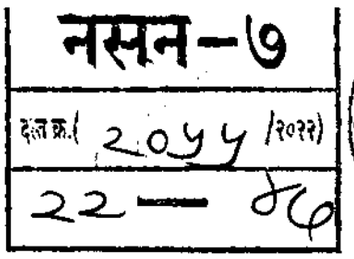
1) Signature _____
Yogesh R. Chavan

2) Signature _____
Laxman R. Jadhav



ANNEXURE - I

GOVIND AVENUE APARTMENT : COMMERCIAL PREMISES				
Shop no.	**Floor**	**Name of the Owners**	**Agreement Sr. No. & Date**	**Percentage of Ownership & Voting Rights**
1	Ground	Unsold	-	0.93
2	Ground	Unsold	-	0.87
3	Ground	Unsold	-	1.28
4	Ground	Unsold	-	1.22
5	Ground	Unsold	-	0.86
6	Ground	Unsold	-	1.22
7	Ground	Unsold	-	1.28
8	Ground	Unsold	-	1.10
9	Ground	Unsold	-	1.22
10	Second	Mr. Pratik Shankar Pawar	Serial no.4849 dated 03/11/2020 NSK 7	0.62
11	Second	Unsold	-	0.58
12	Second	Mrs. Kirti Abhay Mane and Mr. Abhay Ashok Mane	Serial no.76 dated 05/01/2021 NSK 7	0.81
13	Second	Unsold	-	0.77
14	Second	Unsold	-	0.56
15	Second	Unsold	-	0.77
16	Second	Unsold		0.81
17	Second	Unsold	-	0.69
18	Second	Unsold	-	0.82
GOVIND AVENUE APARTMENT : RESIDENTIAL PREMISES				
Flat no.	**Floor**	**Name of the Owners**	**Agreement Sr. No. & Date**	**Percentage of Ownership & Voting Rights**
101	First	Mr. Sandip Kalu Chavan and Asha Kisan Rajbhoj alias Mrs. Asha Sandip Chavan	Serial no.6534 dated 24/12/2020 NSK 7	2.33
102	First	Mr. Ravindra Laxman Vinchu and Mrs. Archana Ravindra Vinchu	Serial no.17 dated 01/01/2021 NSK 7	1.90
103	First	Mr. Ramdas Jangal Kute	Serial no.8992 dated 25/10/2021 NSK 7	2.33
201	Second	Mr. Atul Arvind Deshpande and Mrs. Akanksha Atul Deshpande	Serial no.5872 dated 16/07/2021 NSK 7	2.33



202	Second	Mr. Alkesh Nathu Patil	Serial no.129 dated 06/01/2022 NSK 7	1.90
203	Second	Mr. Surendra Prabhakar Pachpor and Mrs. Shamal Surendra Pachpor	Serial no.9132 dated 27/10/2021 NSK 7	2.33
301	Third	Mrs. Jaya Vilas Harde	Serial no.6432 dated 11/09/2019 NSK 1	2.70
302	Third	Mr. Naresh Ramdas Pawar	Serial no.5003 dated 06/11/2020 NSK 7	1.92
303	Third	Mr. Girishkumar Pandurang Joshi and Mrs. Priya Girishkumar Joshi	Serial no.3773 dated 24/09/2020 NSK 7	3.05
304	Third	Mr. Vijay Eknath Dane and Mrs. Vanita Vijay Dane	Serial no.6426 dated 22/12/2020 NSK 7	2.33
305	Third	Mr. Pradip Pandharinath Kulkarni and Mr. Ashish Pradip Kulkarni	Serial no.6162 dated 16/12/2020 NSK 7	1.90
306	Third	Mr. Vilas Ashok Dushing and Mrs. Kaveri Vilas Dushing	Serial no.9644 dated 18/11/2021 NSK 7	2.33
401	Fourth	Mr. Amol Dattatray Patil and Mrs. Apurva Amol Patil	Serial no.77 dated 05/01/2021 NSK 7	2.65
402	Fourth	Mr. Sarang Shashikant Kulkarni and Mrs. Swarupa Sarang Kulkarni	Serial no.6419 dated 22/12/2020 NSK 7	1.90
403	Fourth	Mrs. Vandana Prashant Patil	Serial no.6166 dated 16/12/2020 NSK 7	2.95
404	Fourth	Mr. Ganesh Bhimgir Gosavi and Rupali Popat Gosavi alias Mrs. Rupali Ganesh Gosavi	Serial no.6420 dated 22/12/2020 NSK 7	2.33
405	Fourth	Mr. Samir Pradip Kulkarni and Mrs. Purva Samir Kulkarni	Serial no.6163 dated 16/12/2020 NSK 7	1.90
406	Fourth	Mr. Kashinath Bisan Jaykar and Mrs. Aasha Kashinath Jaykar	Serial no.190 dated 07/01/2021 NSK 7	2.33
501	Fifth	Mr. Minil Balasaheb Kale	Serial no.6535 dated 24/12/2020 NSK 7	2.65
502	Fifth	Mr. Kiran Pandit Patil and Mrs. Manisha Kiran Patil	Serial no.6536 dated 24/12/2020 NSK 7	1.90
503	Fifth	Mr. Sameer Chandrashekhar Pande	Serial no.3650 dated 21/09/2020 NSK 7	2.95

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दस्त क्र.(२०५५ /२०२१)
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504	Fifth	Mrs. Jasbeer Kaur Bhupender Singh Pabla and Mr. Bhupender Singh Karnail Singh Pabla	Serial no.5220 dated 12/07/2021 NSK 7	2.33
505	Fifth	Mr. Prashant Uttam Jadhav and Sonal Popat Mandlik alias Mrs. Sonal Prashant Jadhav	Serial no.1998 dated 26/02/2021 NSK 7	1.90
506	Fifth	Mr. Mayur Rajendra Mahajan and Mrs. Mayuri Mayur Mahajan	Serial no.3651 dated 21/09/2020 NSK 7	2.33
601	Sixth	Mr. Deepak Prakash Phadtare	Serial no.6161 dated 16/12/2020 NSK 7	2.65
602	Sixth	Mr. Mayur Jagdish Patil and Dhanashree Prakash Patil alias Mrs. Dhanashree Mayur Patil	Serial no.6537 dated 24/12/2020 NSK 7	1.90
603	Sixth	Mr. Madhav Raghunath Telange	Serial no.5043 dated 06/11/2020 NSK 7	2.95
604	Sixth	Mr. Nilesh Suresh Sambrekar and Mrs. Amita Nilesh Sambrekar	Serial no.5869 dated 16/07/2021 NSK 7	2.33
605	Sixth	Mr. Kedar Madhav Joshi	Serial no.7925 dated 20/09/2021 NSK 7	1.90
606	Sixth	Mr. Dinesh Ramnath Gholap and Ratnaprabha Dinakar Zoting alias Mrs. Ratnaprabha Dinesh Gholap	Serial no.6167 dated 16/12/2020 NSK 7	2.33
701	Seventh	Mr. Vishal Vishwanath Patil	Serial no.8994 dated 25/10/2021 NSK 7	2.65
702	Seventh	Unsold	-	1.90
703	Seventh	Mr. Deepak Ashok Thorat and Mr. Ashok Sonu Thorat	Serial no.6425 dated 22/12/2020 NSK 7	2.95
704	Seventh	Miss. Tejal Eknath Ubale and Mrs. Anita Eknath Ubale	Serial no.8993 dated 25/10/2021 NSK 7	2.33
705	Seventh	Unsold	-	1.90
706	Seventh	Mr. Bharat Bhaskarrao Jadhav and Mrs. Surekha Bharat Jadhav	Serial no.9133 dated 27/10/2021 NSK 7	2.33
TOTAL				**100**

539/2055
शुक्रवार,25 फेब्रुवारी 2022 6:54 म.नं.

दस्त गोषवारा भाग-1

नसन7 ४६८ ४१७
दस्त क्रमांक: 2055/2022

दस्त क्रमांक: नसन7 /2055/2022

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नसन7 यांचे कार्यालयात

अ. क्रं. 2055 वर दि.25-02-2022

रोजी 6:52 म.नं. वा. हजर केला.

पावती:2273 पावती दिनांक: 25/02/2022

सादरकरणाराचे नाव: युनिटी बिल्डटेक भागीदारी संस्था तर्फे भागीदार 1 श्री. मंगेश बाबुराव वाघ

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 920.00
पृष्ठांची संख्या: 46	
एकुण:	1020.00

दस्त हजर करणाऱ्याची सही:

Joint S.R. Nashik-7
सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

Joint S.R. Nashik-7
सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

दस्ताचा प्रकार: धोरणपत्र

मुद्रांक शुल्क: प्रतिज्ञापत्रेख

वेळ क्रं. 1 25 / 02 / 2022 06 : 52 : 48 PM ची वेळ: (सादरीकरण)

वेळ क्रं. 2 25 / 02 / 2022 06 : 53 : 41 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR Class-2 ★ NASIK-VII ★

दस्त गोषवारा भाग-2

25/02/2022 7 41:51 PM

नसन7 ४७-४८
दस्त क्रमांक:2055/2022

दस्त क्रमांक :नसन7/2055/2022
दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:युनिटी बिल्डटेक भागीदारी संस्था तर्फे भागीदार 1 श्री. मंगेश बाबुराव बाघ पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2 साईसृष्टी अपार्टमेंट, प्रशांत नगर, पाथर्डी फाटा नाशिक,, महाराष्ट्र, नाशिक. पॅन नंबर:AAFFU4764N	लिहून देणार वय :- स्वाक्षरी:-		
2	नाव:युनिटी बिल्डटेक भागीदारी संस्था तर्फे भागीदार 2 श्री. ज्ञानेश्वर कृष्णा गोडसे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 2 साईसृष्टी अपार्टमेंट, प्रशांत नगर, पाथर्डी फाटा नाशिक, महाराष्ट्र, नाशिक. पॅन नंबर:AAFFU4764N	लिहून देणार वय :- स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत घोषणापत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:25 / 02 / 2022 07 : 41 : 02 PM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड. प्रविण अशोक गुळवे वय:37 पत्ता:7 अनंत गौरव चेंबर्स मेहर सिग्नल जवळ नाशिक पिन कोड:422002		

स्वाक्षरी

शेवका क्र.4 ची वेळ:25 / 02 / 2022 07 : 41 : 37 PM

शिक्का क्र.5 ची वेळ:25 / 02 / 2022 07 : 41 : 44 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	UNITY BUILDTECH PARTNERSHIP FIRM	eChallan	02608672022022307188	MH013553856202122E	100.00	SD	0006649451202122	25/02/2022
2	UNITY BUILDTECH PARTNERSHIP FIRM	eChallan		MH013553856202122E	100	RF	0006649451202122	25/02/2022
3		DHC		2302202204571	920	RF	2302202204571D	25/02/2022

[D:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करण्यात येते की, 2055 /2022
या दस्तामध्ये एकुण ४७ ..... पाने आहेत.
पुस्तक क्रमांक १, क्रमांक
..... २०५५ ..... वर नोंदला.
दिनांक २५ माहे ०२ सन २०२२

सह. दुय्यम निबंधक वर्ग-२
नाशिक-७.

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SEAL OF THE JOINT SUB-REGISTRAR Class-2 ★ NASIK-VII ★ सह दुय्यम निबंधक वर्ग-२, नाशिक-७