Deed of Declaration

02/05/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 6
दस्त क्रमांक : 4910/2022
नोंदणी :
Regn:63m

गावाचे नाव : नाशिक शहर

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) मु-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: तुकडी जिल्हा नाशिक,पीन तुकडी तालुका नाशिक पैकी नाशिक महानगर पालिका हद्दीतील मौजे नाशिक या गांवचे सिटीसर्वे नं. 810/अ/अ 6 ते 12 /810 अ/22 ब/863 ब1/1/1 ते 2 व 6/प्लॉट नं. 1 ते 2 व 6,यातील मंजूर ले आऊट मधील प्लॉट नं. 1 ते 2 व 6,यांची क्षेत्र 979.02 चौ.मी. या मिळकतीवर रहिवासी आणि वाणिज्य उपयोगाकरिता बांधण्यात आलेल्या 'पैराडाइज निवीज अपार्टमेंट' या नांवाने ओळखल्या अपार्टमेंटमधील बांधीव भाग/फ्लॅट/गाळे मिळकती,ह्या मिळकती.((Survey Number : 810/अ/अ 6 ते 12 /810 अ/22 ब/863 ब1/1/1 ते 2 व 6/प्लॉट नं. 1 ते 2 व 6 ;))
(5) क्षेत्रफळ	1) 979.02 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-यांचे/हून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. क्रिएटीव्ह कन्स्ट्रक्शन्स, नाशिक भागिदारी संस्था तर्फे भागिदार -1) श्री. शैलेशकुमार बद्रीप्रसाद केसरवाणी, 2) सौ. अंजना शैलेशकुमार केसरवाणी, 3) श्री. शेख मोहेल उमर आणि 4) श्री. शेख शकिल उमर यांचे तर्फे विशेष मुखत्यार - श्री. फैजान सुहेल शेख वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हरी ओम सदन, एफ-2, रामेश्वर नगर, सावरकर नगर, आनंदवल्ली, गंगापूर रोड, नाशिक , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राज्य:इंडिया. पिन कोड:-422013 पॅन नं:-AJUPK6295Q
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	02/05/2022
(10)दस्त नोंदणी केल्याचा दिनांक	02/05/2022
(11)अनुक्रमांक,खंड व पृष्ठ	4910/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सूची क्र. II
नोंदणी नंबरची प्रथम प्रत
असल बरहुकुम नक्कल

सह दुय्यम निबंधक वर्ग-२,
नाशिक-६

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 CLASS-2 * NASIK-6 *

538/4910
Monday,May 02 ,2022
2:50 PM

पावती

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

पावती क्रं.: 5696 दिनांक: 02/05/2022

गावाचे नाव: नाशिक शहर
दस्तऐवजाचा अनुक्रमांक: नसन6-4910-2022
दस्तऐवजाचा प्रकार : घोषणापत्र
सादर करणाऱ्याचे नाव: मे. क्रिएटीव्ह कन्स्ट्रक्शन्स, नाशिक भागिदारी संस्था तर्फे भागिदार -1) श्री. शैलेशकुमार बद्रीप्रसाद केशरवाणी, 2) सौ. अंजना शैलेशकुमार केशरवाणी, 3) श्री. शेख सोहेल उमर आणि 4) श्री. शेख शकिल उमर यांचे तर्फे विशेष मुखत्यार - श्री. फैजान सुहेल शेख

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1200.00
पृष्ठांची संख्या: 60	
एकूण:	रु. 1300.00

Joint S.R. Nashik-6

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

सह. दुय्यम निबंधक वर्ग-२
नाशिक-६

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0205202203174 दिनांक: 02/05/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001246254202223E दिनांक: 02/05/2022
बँकेचे नाव व पत्ता:

मुळ दस्त परत

CHALLAN
MTR Form Number-6

MH001246254202223E	BARCODE	Date 29/04/2022-16:56:25	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)	AAEFC0157F
Office Name	NSK6_NASHIK 6 JOINT SUB REGISTRAR	Full Name	MS CREATIVE CONSTRUCTIONS A PARTNERSHIP FIRM THROUGH ITS PARTNERS
Location	NASHIK		
Year	2022-2023 One Time	Flat/Block No.	Paradise Meadows, S.No.810/A/A
		Premises/Building	6to12/810A/22B/863B/1/1/1 to 2 and 6/plot No.1 to 2 and 6
		Road/Street	979.02 Sq.Mtrs.
		Area/Locality	Village Nashik, Tal. and Dist. Nas
		Town/City/District	hik
		PIN	4 2 2 0 1 1
		Remarks (If Any)	SecondPartyName=NO ONE~

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	100.00
0030063301 Registration Fee	100.00
Total	200.00

नसन-६ सह्या ४९७० /२०२२ 9 — ६९

SUB-REGISTRAR OF THE JOINT SUB-REGISTRAR Class-2 NASIK-6

Amount In Words	Two Hundred Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572022042937387	IK0BQVHCR1
Bank Date	RBI Date	29/04/2022-16:24:57	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9225111592

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

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

Print Date 29-04-2022 04:57:50

नसन-६
(1) दस्त ४९९० दिनांक
२-६९

Stamp Duty Rs. 100/-
Registration fee Rs. 100/-

DEED OF DECLARATION OF "PARADISE MEADOWS APARTMENT" CONDOMINIUM

THIS DEED OF DECLARATION OF PARADISE MEADOWS APARTMENT is made and executed on this 02nd Day of the Month of May in the Christian Year Two Thousand Twenty Two at Nashik.

BY

M/S. CREATIVE CONSTRUCTIONS,
A Partnership Firm,
PAN – AAEFC 0157 F
Add. Shop No. 4, Paradise Heights,
Wadala Road, Nashik – 422 006
Through it's Partner -

1) **MR.SHAILESHKUMAR BADRIPRASAD KESHARWANI**
Age. : 58 years, Occ. : Business,
PAN – AJUPK 6295 Q

2) **MRS. ANJANA SHAILESHKUMAR KESHARWANI,**
Age. : 52 years, Occ. : Business,
PAN – AMSPK 6545 L
Both R/o. Hari Om Sadan, F-2, Rameshwar Nagar,
Sawarkar Nagar, Anandvalli, Gangapur Road,
Nashik – 422 013

3) **MR. SHAIKH SUHAIL UMAR,**
Age. : 59 years, Occ. : Business,
PAN – ADBPS 3251 R

4) **MR. SHAIKH SHAKIL UMAR,**
Age. : 64 years, Occ. : Business,
PAN – ARKPS 1847 E
Sr.Nos. 3 and 4 R/o. Umar House, Mirajkar Nagar,
Opp. Sahyadri Hospital, Wadala Road, Nashik

Hereinafter referred to as "THE GRANTOR (LAND OWNER)" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partners, successor-in-interest, executors, administrators and permitted assignees) for the sake of brevity, who are fully empowered and qualified to execute this deed as follows :-

DEED OF DECLARATION OF APARTMENT U/S. 2 AND 11 OF MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.



WHEREAS

(1) The Grantor i.e. M/s. Creative Constructions, A partnership firm owns and possesses and otherwise well & sufficiently entitled to all that piece and parcel of land / plot bearing Plot No. 1 to 2 and 6, area adm. 979.02 Sq.Mtrs. from and out of Survey No. 810/A/A 6 to 12 / 810 A/22 B/863 B 1/1/1 to 2 and 6/Plot No. 1 to 2 and 6, situated at Village Nashik, Taluka and District Nashik, within the limits of Nashik Municipal Corporation, Nashik, which is more particularly described in the Schedule - I hereinafter written, and hereinafter referred to as the said Property.

(2) The property i.e. Survey No. 810/A and Survey No. 863 were the ancestral properties of Mr. Pundlik Zumbar Khode and others. The land owners Mr. Pundlik Zumbar Khode and others have partitioned the said land as per the Order of Tahesildar, Nashik, bearing No. RTS / Vatap Case No. 10/1990, dated 09/03/1990 and accordingly Survey No. 810/A was divided into 22 parts. i.e. Survey No. 810/A/1 to Survey No. 810/A/21, each admeasuring 00 Hector 20 R and Survey No. 810/A/22, admeasuring 03 Hector 03 R + Pot Kharaba 00 Hector 05 R was shown in the name of Pundlik Zumbar Khode and other 4 and Survey No. 863, admeasuring 03 Hector 57 R was shown in the name of Mr. Dnyanoba Zumbar Khode and other 5.

(3) The land owners of area 2000.00 Sq.Mtrs. of Survey No. 810/A/6 of Mr. Bhagirath Zumbar Khode, area 2000.00 Sq.Mtrs. of Survey No. 810/A/7 of Sundarabai Bhagirath Khode, area 2000.00 Sq.Mtrs. of Survey No. 810/A/8 of Mr. Subhash Bhagirath Khode, area 2000.00 Sq.Mtrs. of Survey No. 810/A/9 of Asha Subhas Khode,I area 2000.00 Sq.Mtrs. of Survey No. 810/A/10 of Mr. Prabhakar Bhagirath Khode, area 2000.00 Sq.Mtrs. of Survey No. 810/A/11 of Bharati Prabhakar Khode and area 2000.00 Sq.Mtrs. of Survey No. 810/A/12 of Mr. Ramesh Bhagirath Khode and area admeasuring 1000.00 Sq.Mtrs. of Survey No. 863/B/1 of Mr. Bhagirath Zumbar Khode have prepared a Joint Layout plan for part portion, admeasuring 2470.00 Sq.Mtrs. out of the above total said land and the said Lay out plan has been approved by Nashik Municipal Corporation, Nashik as per Letter No. Javak No. / Nagar Rachana Vibhag / Final / Nashik / 131 / 2213, dated 19/03/2002 and the N.A. permission has been granted by the Collector, Nashik as per Order No. Mah / Kaksha -3 /Bi.She.Pa.Kra. /4/158/2001, dated : 31/12/2001 and the said Layout has been renumbered as Survey No. 810/A/6 to 12 + 810/A/22 B+863/B/1/1 and laid into plots and also remaining land has been renumbered as Survey No. 810/A/6 to 12 + 810/A/22



B+863/B/1, Hissa No. 2. After sanctioning of the Layout and N.A. permission necessary changes were made in revenue record and the concered Talathi have separated 7/12 extracts of the said plots as per Mutation Entry No. 46082.

(4) Mr. Shaikh Jameel Ahmad Fateh Mohammad and Mrs. Shaikh Naseem Jameel Ahmad have purchased Plot No. 1, 2 and 6 from and out of Survey No. 810/A/6 to 12 + 810/A/22 B+863/B/1/1 from Mr. Bhagirath Zumbar Khode and others through G.P.A. holder Mr. Prabhakar Bhagirath Khode with the consent of M/s. Shilpa Estates through its Partner Mr. Jayesh Vallabhdas Thakkar and Mr. Namdev Jairam Chavan by Sale Deed on 16/09/2004 and the said Sale Deed is duly registered in the office of SRO, Nashik at Sr. No. 8463/2004 and accordingly name of the purchasers i.e. Mr. Shaikh Jameel Ahmad Fateh Mohammad and Mrs. Shaikh Naseem Jameel Ahmad have been entered into record of rights as per Mutation Entry No. 51762.

(5) The Grantor i.e. M/s. Creative Constructions, A partnership firm, through it's partners - Mr. Shaileshkumar Badriprasad Kesharwani, Mrs. Anjana Shaileshkumar Kesharwani, Mr. Shaikh Suhail Umar and Mr. Shaikh Shakil Umar have purchased Plot No. 1, 2 and 6 from and out of Survey No. 810/A/6 to 12 + 810/A/22 B+863/B/1/1 from Mr. Shaikh Jameel Ahmad Fateh Mohammad and Mrs. Shaikh Naseem Jameel Ahmad by Sale Deed on 05/09/2011 and the said Sale Deed is duly registered in the office of SRO, Nashik – 1 at Sr. No. 7671/2011 on 06/09/2011 and accordingly name of the Grantor i.e. M/s. Creative Constructions, A partnership firm have been entered into record of rights as per Mutation Entry 76699.

(6) And such the The Grantor i.e. M/s. Creative Constructions, A partnership firm, through it's partners - Mr. Shaileshkumar Badriprasad Kesharwani, Mrs. Anjana Shaileshkumar Kesharwani, Mr. Shaikh Suhail Umar and Mr. Shaikh Shakil Umar are the absolute and lawful owner of property bearing Plot No. 1 to 2 and 6, area adm. 979.02 Sq.Mtrs. from and out of Survey No. 810/A/A 6 to 12 / 810 A/22 B/863 B 1/1 to 2 and 6/Plot No. 1 to 2 and 6 alongwith rights to the area under road widening area 142.71 Sq.Mtrs. situated at Village Nashik, Tal. and Dist. Nashik.

(7) The said property is absolutely seized and owned by the present Grantor / Owner and have acquired absolute rights to develop the said property and to sell constructed premises to prospective purchaser/s and enter into Agreement for Sale of the



Tenements at such price and to decide the terms and conditions as the Grantor / Owner may deem fit and right to construct the building on the said property and sell the flats and other constructions and to appropriate the sale proceeds thereof.

(8) For that Construction to be carried on the project land the The Grantor i.e. M/s. Creative Constructions, A partnership firm, through it's partners - Mr. Shaileshkumar Badriprasad Kesharwani, Mrs. Anjana Shaileshkumar Kesharwani, Mr. Shaikh Suhail Umar and Mr. Shaikh Shakil Umar have prepared an amalgamation plan of Plot No. 1 to 2 and 6, it has been approved by Nashik Municipal Corporation Nashik as per vide Letter No. Ja.No./Nashik/Abhinyas/Bhukhand Ektrikaran/ SSNR/NMC/58, dated – 01/01/2018 as per Mutation Entry No. 400670.

(9) The said property shall be hereinafter referred to as the "Said Property / the Project Land" and more particularly described in Schedule – I and property more particularly described in Schedule – II hereinafter as the "Said Premises" for the sake of brevity.

(10) The N.A. permission for commercial purpose has been granted by Collector Nashik as per their Order No. Masha/Kaksha/3/2/ Ru.C.A./S.R./174/2019, dated : 05/08/2019 in respect of the said area i.e. 116.52 Sq.Mtrs. out of total area 979.02 Sq.Mtrs. of Plot No. 1, 2 and 6 from and out of Survey No. 810/A/6 to 12 + 810/A/22 B+863/B/1/1.

(11) The Grantor i.e. M/s. Creative Constructions, A partnership firm, through it's partners have purchased T.D.R. admeasuring 860.00 Sq.Mtrs. out of D.R.C. No. 772, dated 04/04/2017 from Mr. Vinod Dilipkumar Majethia with the consent of Kavita Kajani Thakkar alias Mrs. Kavita Chintan Thakkar as per T.D.R. Sale Deed, dated 22/11/2017, which is duly registered in the office of Sub-Registrar, Nashik – 5 at Sr.No. 6751/2017 on 29/11/2017 and also the Grantor i.e. M/s. Creative Constructions, A partnership firm, through it's partners have purchased T.D.R. admeasuring 104.72 Sq.Mtrs. out of D.R.C. No. 751, dated 25/05/2017 from Mr. Rajesh Dattatray Salunke as per T.D.R. Sale Deed, dated 29/11/2017, which is duly registered in the office of Sub-Registrar, Nashik – 5 at Sr.No. 6753/2017 on the same date.

(12) The Building Plan is approved and sanctioned by Nashik Municipal Corporation, Nashik and have issued the Commencement Certificate to develop the Project land vide approval No. LND/BP/Wadala/DCR /0283/2018, dt. 22/05/2019.





Accordingly the building has been constructed and Completion Certificate has been obtained from Nashik Municipal Corporation by their letter No. Javak Kra. / Na.Ni.Vi./A4/28582/22, dated – 10/03/2022. The construction as per the aforesaid approved building consisting of parking and Shops on the ground floor and Lower Basement Floor + Seven upper floor having 5 independent Shops and 28 independent residential premises and to be known as PARADISE MEADOWS APARTMENT building has 5 persons lift facility. (hereinafter referred to as THE SAID BUILDING). These units shall have independent approach with design and specifications as per approved building plan and provided with all the required facilities and live amenities thereof.

(13) The Grantor has registered the Project under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority at - Mumbai vide RERA Certificate No. P 51600022204 authenticated copy is attached herewith.

The title of the said property is clear, valid, marketable and free from all encumbrances. Therefore the said property is fit property for causing development on it by constructing building thereon.

(14) The construction as per the aforesaid approved building of Ground and Lower Basement Floor + First + Second + Third + Fourth + Fifth + Sixth + Seventh Floors, consisting of parking and Shops on the ground floor and Lower Basement Floor + Seven upper floor having 5 independent Shops and 28 independent residential premises and to be known as "PARADISE MEADOWS" Apartment building has 5 persons lift facility. (hereinafter referred to as THE SAID BUILDING). These units shall have independent approach with design and specifications as per approved and sanctioned building plan and provided with all the required facilities and civic amenities thereof. The "PARADISE MEADOWS APARTMENT" CONDOMINIUM consists of Lower Basement plus Ground plus Seven upper floors and the Grantor / owner 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.

(15) Apart from the construction of the Residential / Commercial units there are areas of the said property and construction thereon, upon which, the Grantor and various purchasers of the units shall have restricted, as well as general and common rights, as appearing hereinafter in these presents.



(16) Each of the Residential / Commercial unit holder is under obligation to pay one time maintenance. The interest on the one time maintenance amount will be utilized for maintenance of common areas, its cleanness and unkeep of building from out side.

(17) And whereas the Grantor have decided that, the carpet area is basis and area of the said premises is calculated as per the plans presented and presently approved by the authority. The "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottees or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottees, but includes the area covered by the internal partition walls of the apartment.

Further, it is expressly agreed by the purchaser while entering into transaction of purchaser of the said Flat that, the area of the said Flat shall be calculated and measured on the basis of Carpet area. In respect of the constructed family / Residential / commercial units, on the basis of this criteria, the area of each family / Residential / commercial unit has been certified by the Architect appointed by the Grantor. The carpet area is calculated including all the areas in the said premises including balcony, area of walls of flats and their passages of the said premises. The area includes W.C., Bath, internal passage, etc.)

(18) And whereas to provide perfect title and legal status to each independent tenement constructed upon the said property, the Grantor have submitted the said property and the constructed tenaments on it under a scheme of Apartment U/s. 2 and 11 of the Maharashtra Apartment Ownership Act, 1970, hereinafter referred to as "the said Act" and under Rule 3 of the Maharashtra Apartment Rules, 1972, Hereinafter referred to as "the said Rules".

(19) APARTMENT / UNITS :-

That the said building is already constructed and is having the Lower Basement plus Ground plus Seven upper floors, having common Parking for residential Flats owners of Paradise Meadows Apartment on Lower Basement Floor and Ground Floor, and 5 Shops on Ground Floor, Entrance Gate on Ground Floor and 28 flats / independent residential premises on upper floors in the said Apartment.