340/1966 पावती Original/Duplicate

Thursday,March 05 ,2020 नोंदणी क्र. :39म

4:02 PM Regn.:39M

पावती क्र.: 2498 दिनांक: 05/03/2020

गावाचे नाव: सातपूर

दस्तऐवजाचा अनुक्रमांक: नसन3-1966-2020

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: मे. कलंत्री ॲण्ड मुसळे रीअलकॉन तर्फे भागिदार जितेंद्र कन्हैयालाल बोरसानीवा - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1120.00
पृष्ठांची संख्या: 56	
एकूण:	रु. 1220.00

आपणास मूळ दस्त ,बंधनेस प्रिंट,सूची-२ अंदाजे
4:22 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Nashik3

सह. दुय्यम निबंधक वर्ग-२
नाशिक-३

बाजार मुल्य: रु.0 /-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012950211201920E दिनांक: 05/03/2020
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1120/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0403202012896 दिनांक: 05/03/2020
बँकेचे नाव व पत्ता:

मुळ दस्त परत केला
व सही घेतली.

Index-2(सूची - २)

05/03/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 3
दस्त क्रमांक : 1966/2020
नोंदणी :
Regn:63m

गावाचे नाव : सातपूर

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	1
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे सातपुर येथील स.नं. 449 पासी हे. 1.08 आर + पोट खराबा 02 आर असे एकुण क्षेत्र हे. 1.10 आर म्हणजेच 11000.00 चौ.मि. पैकी 8830.07 चौ.मी. वावरील बालाजी पार्क अपार्टमेंटचे घोषणापत्र .((Survey Number : 449 ;))
(5) क्षेत्रफळ	1) 8830.07 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:-मे. कलंत्री ॲण्ड मुसळे रीअलकॉन तर्फे भागिदार जितेंद्र कन्हैयालाल बोरसानीया - - वय:-35; पत्ता:-, -, -, -, श्रीराम कुंज, व्यारका नाशिक, द्वारका कॉर्नर, MAHARASHTRA, NASHIK, Non-Government. पिन कोड:-422011 पॅन नं:-AAUFK0367L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/03/2020
(10)दस्त नोंदणी केल्याचा दिनांक	05/03/2020
(11)अनुक्रमांक,खंड व पृष्ठ	1966/2020
(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

सुची क्र.II
नोदणी नंतरची प्रत
अस्सल बरहुकूम नक्कल

सह. दुय्यम निबंधक वर्ग-२
नाशिक-3

JOINT SUB-REGISTRAR CLASS-2 ★ NASIK-3 ★ SEAL OF THE सह दुय्यम निबंधक वर्ग-२, नाशिक-३

CHALLAN
MTR Form Number-6

GRN	MH012950211201920E	BARCODE		Date	04/03/2020-17:32:17	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	NSK3_NASHIK 3 JOINT SUB REGISTRAR	Full Name	Kalantri and Musale Realcon LLP through partner
Year	2019-2020 One Time	Flat/Block No.	Balaji Park Apartment
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	100.00	Road/Street	Satpur
0030063301 Registration Fee	100.00	Area/Locality	Nashik
		Town/City/District	
		PIN	4 2 2 0 0 7
		Remarks (If Any)	SecondPartyName=Kalantri and Musale Realcon LLP through partner~
		Amount In Words	Two Hundred Rupees Only
Total	200.00		

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दस्त क्र. 9444/2020
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STATE OF THE JOINT SUB-REGISTRAR Class-2 NASHIK-3

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292020030406426	95259156
Cheque/DD No.		Bank Date	RBI Date	04/03/2020-17:33:03	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8007075055

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.

Patel

Print Date 04-03-2020 05:33:50

नमुना-३

दस्त क्र.(9446/2020)



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0403202012898	**Date**	04/03/2020
Received from Kalantri and Musale Realcon LLP , Mobile number 0000000000, an amount of Rs.1120/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Nashik 3 of the District Nashik.			
Payment Details			
Bank Name	BKID	**Date**	04/03/2020
Bank CIN	10004152020030410766	**REF No.**	95259625
This is computer generated receipt, hence no signature is required.			

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASHIK-3

DECLARATION OF APARTMENT

THIS DECLARATION OF APARTMENT is made and executed at Nashik on this 5th day of **MARCH 2020.**

BY

M/S. KALANTRI AND MUSALE REALCON, LLP, PAN AAUFK 0367 L, having its office at Shop No. 2, Ground Floor, F-10, Shriram Kunj Society, Dwarka, Nashik 422 011 through its AUTHORISED SIGNATORY AND PARTNER MR. JITENDRA KANAIYALAL BORSANIYA, Age 35 Years, Occupation Business, R/o. Nashik. AADHAR NO. 6308 1706 8704 Hereinafter referred to as the **GRANTOR** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its other partners, their legal heirs, executors, administrators, assigns, etc.) of the **FIRST PART**.

FIRST – That Grantor is the absolute and exclusive owner of all that piece and parcel of the land situated at **Satpur**, more particularly described in the first schedule written hereunder and hereinafter referred to as the Said Property.

SECOND - Grantor has purchased the said land from the previous owner Mr. Yogesh Santuji Khandve by sale deed dated 13-11-2018 which is duly registered at the office of Sub Registrar, Nashik 4 at Sr. No. 9710 on 13-11-2018 and name of the vendor is mutated in the owners column of the record of rights and the Grantor is in actual possession and enjoyment of the said land and the Grantor has absolute right to develop the said land by constructing a building thereon and enter into agreement of sale of the tenements to the prospective purchaser while there is a amenity space sanctioned which is not part of this declaration.

THIRD - Grantor prepared a building plan which is duly sanctioned by Nashik Municipal Corporation under No. LND/BP/SATPUR/DCR/0026/2019 Dated 4-2-2019 and as per the said approved building plan there are eleven Buildings A Building, B Building, C Building, D Building, E Building, F Building, G Building, H Building, I Building, J Building, consisting of row houses while K Building, consists of shops and commercial units as per approved building plan.

FOURTH - the said land is duly converted to Non Agri. use u/s. 44 of the M.L.R.Code under Order of Collector, Nashik under No. Maha/Kaksha-3/7/Ru.Ka.Aa./SR/344/2018 ON 13-8-2018.

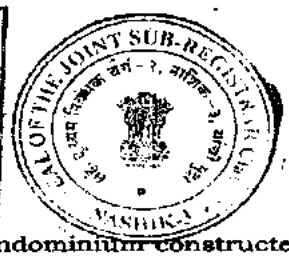
FIFTH - even though there are eleven buildings a common declaration of apartment is executed and registered in respect of the net area of the property admeasuring 8830.07 Sq. Mtrs. more particularly described in the second schedule written hereunder, hereinafter referred to as the Said Property, after deducting the area of amenity space and the area subjected to DP road widening and each of the purchaser shall have proportionate ownership right in the common areas and facilities as per their ownership in the constructed area and the area of amenity space and DP Road shall not be part of property of the association of apartment owners.

SIXTH - grantor has registered the Project under the provisions of the **Real Estate (Regulation & Redevelopment) Act, 2016 with the Maharashtra Real Estate Regulatory Authority under No. P51600023182 on 05/12/2019.**

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SEVENTH - That the condominium constructed on **8830.07 Sq. Mtrs.** shall be known as **"BALAJI PARK APARTMENT"** and that the family units common areas and facilities of the building will be as follows :-

"A" BUILDING (TYPE)

* Family Unit - On Ground floor there are Thirteeen Row Houses numbered as Split 1, Split 2, Split 3, Split 4, Split 5, Split 6, Split 7, Split 8, Split 9, Split 10, Split 11, Split 12 & Split 13

"B" BUILDING (TYPE)

* Family Unit - On Ground floor there are Seven Row Houses numbered as Split 1, Split 2, Split 3, Split 4, Split 5, Split 6 & Split 7

"C" BUILDING (TYPE)

* Family Unit - On Ground floor there are Seven Row Houses numbered as Split 1, Split 2, Split 3, Split 4, Split 5, Split 6 & Split 7

"D" BUILDING (TYPE)

* Family Unit - On Ground floor there are Seven Row Houses numbered as Split 1, Split 2, Split 3, Split 4, Split 5, Split 6 & Split 7

"E" BUILDING (TYPE)

* Family Unit - On Ground floor there are Seven Row Houses numbered as Split 1, Split 2, Split 3, Split 4, Split 5, Split 6 & Split 7

"F" BUILDING (TYPE)

* Family Unit - On Ground floor there are Six Row Houses numbered as Split 1, Split 2, Split 3, Split 4, Split 5 & Split 6

"G" BUILDING (TYPE)

* Family Unit - On Ground floor there are Thirteeen Row Houses numbered as Split 1, Split 2, Split 3, Split 4, Split 5, Split 6, Split 7, Split 8, Split 9, Split 10, Split 11, Split 12 & Split 13

"H" BUILDING (TYPE)

* Family Unit - On Ground floor there are Thirteeen Row Houses numbered as Split 1, Split 2, Split 3, Split 4, Split 5, Split 6, Split 7, Split 8, Split 9, Split 10, Split 11, Split 12 & Split 13

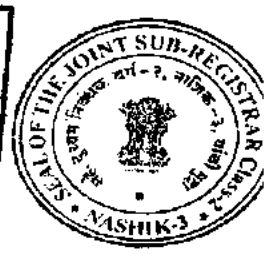
"I" BUILDING (TYPE)

* Family Unit - On Ground floor there are Nine Row Houses numbered as Split 1, Split 2, Split 3, Split 4, Split 5, Split 6, Split 7, Split 8 & Split 9

"J" BUILDING (TYPE)

* Family Unit - On Ground floor there are Nine Row Houses numbered as Split 1, Split 2, Split 3, Split 4, Split 5, Split 6, Split 7, Split 8 & Split 9

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"K" BUILDING (TYPE)

* Commercial Unit - On Ground floor there are Nineteen Shops numbered as Split 1, Split 2, Split 3, Split 4, Split 5, Split 6, Split 7, Split 8, Split 9, Split 10, Split 11, Split 12, Split 13, Split 14, Split 15, Split 16, Split 17, Split 18 & Split 19

Description of each family unit is described as under :-

"A" BUILDING (TYPE)

(1) Family Unit - Apartment/**Row House No. Split 1** admeasuring **36.26 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **77.91 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(2) Family Unit - Apartment/ **Row House No. Split 2** admeasuring **36.26 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.78 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(3) Family Unit - Apartment/ **Row House No. Split 3** admeasuring **36.26 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.78 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(4) Family Unit - Apartment/ **Row House No. Split 4** admeasuring **36.26 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.78 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(5) Family Unit - Apartment/ **Row House No. Split 5** admeasuring **36.26 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.78 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(6) Family Unit - Apartment/ **Row House No. Split 6** admeasuring **36.26 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.78 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(7) Family Unit - Apartment/ **Row House No. Split 7** admeasuring **36.26 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.78 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(8) Family Unit - Apartment/ **Row House No. Split 8** admeasuring **36.26 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.78 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(9) Family Unit - Apartment/ **Row House No. Split 9** admeasuring **36.26 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.**

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alongwith **44.78 Sq. Mtrs.** of undivided ownership in land as mentioned in the schedule.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(10) Family Unit - Apartment/ **Row House No. Split 10** admeasuring **36.26 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.78 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(11) Family Unit - Apartment/ **Row House No. Split 11** admeasuring **36.26 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.78 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(12) Family Unit - Apartment/ **Row House No. Split 12** admeasuring **36.75 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **118.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(13) Family Unit - Apartment/ **Row House No. Split 13** admeasuring **36.75 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **82.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

B" BUILDING (TYPE)

(1) Family Unit - Apartment/ **Row House No. Split 1** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **68.60 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(2) Family Unit - Apartment/ **Row House No. Split 2** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.92 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(3) Family Unit - Apartment/ **Row House No. Split 3** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.92 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(4) Family Unit - Apartment/ **Row House No. Split 4** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.92 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(5) Family Unit - Apartment/ **Row House No. Split 5** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **44.92 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

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(6) Family Unit - Apartment/ **Row House No. Split 6** admeasuring **36.19 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **68.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(7) Family Unit - Apartment/ **Row House No. Split 7** admeasuring **36.00 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **55.24 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

"C" BUILDING (TYPE)

(1) Family Unit - Apartment/ **Row House No. Split 1** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **68.57 Sq. Mtrs.** including the land below the construction.
Name of Owner - **M/S. KALANTRI AND MUSALE REALCON, LLP**

(2) Family Unit - Apartment/ **Row House No. Split 2** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **45.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(3) Family Unit - Apartment/ **Row House No. Split 3** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **45.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(4) Family Unit - Apartment/ **Row House No. Split 4** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **45.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(5) Family Unit - Apartment/ **Row House No. Split 5** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **45.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(6) Family Unit - Apartment/ **Row House No. Split 6** admeasuring **36.41 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **83.97 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(7) Family Unit - Apartment/ **Row House No. Split 7** admeasuring **36.00 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **70.89 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

"D" BUILDING (TYPE)

(1) Family Unit - Apartment/ **Row House No. Split 1** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.**

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and absolute and exclusive right to use, utilize and enjoy the land admeasuring **64.86 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(2) Family Unit - Apartment/ **Row House No. Split 2** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.46 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(3) Family Unit - Apartment/ **Row House No. Split 3** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.46 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(4) Family Unit - Apartment/ **Row House No. Split 4** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.46 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(5) Family Unit - Apartment/ **Row House No. Split 5** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.46 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(6) Family Unit - Apartment/ **Row House No. Split 6** admeasuring **36.41 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **84.82 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(7) Family Unit - Apartment/ **Row House No. Split 7** admeasuring **36.00 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **73.67 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

"E" BUILDING (TYPE)

(1) Family Unit - Apartment/ **Row House No. Split 1** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **64.86 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(2) Family Unit - Apartment/ **Row House No. Split 2** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.46 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(3) Family Unit - Apartment/ **Row House No. Split 3** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.46 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

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(4) Family Unit - Apartment/ **Row House No. Split 4** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.46 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(5) Family Unit - Apartment/ **Row House No. Split 5** admeasuring **36.21 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 8.90 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.46 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(6) Family Unit - Apartment/ **Row House No. Split 6** admeasuring **36.41 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **61.11 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(7) Family Unit - Apartment/ **Row House No. Split 7** admeasuring **36.00 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **55.24 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

"F" BUILDING (TYPE)

(1) Family Unit - Apartment/ **Row House No. Split 1** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **64.59 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(2) Family Unit - Apartment/ **Row House No. Split 2** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.73 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(3) Family Unit - Apartment/ **Row House No. Split 3** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.73 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(4) Family Unit - Apartment/ **Row House No. Split 4** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.73 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(5) Family Unit - Apartment/ **Row House No. Split 5** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.73 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(6) Family Unit - Apartment/ **Row House No. Split 6** admeasuring **26.53 Sq. Mtrs. Carpet area and** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **62.60 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

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"G" BUILDING (TYPE)

(1) Family Unit - Apartment/ **Row House No. Split 1** admeasuring **35.89 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **53.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(2) Family Unit - Apartment/ **Row House No. Split 2** admeasuring **35.80 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **60.59 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(3) Family Unit - Apartment/ **Row House No. Split 3** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(4) Family Unit - Apartment/ **Row House No. Split 4** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(5) Family Unit - Apartment/ **Row House No. Split 5** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(6) Family Unit - Apartment/ **Row House No. Split 6** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(7) Family Unit - Apartment/ **Row House No. Split 7** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(8) Family Unit - Apartment/ **Row House No. Split 8** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(9) Family Unit - Apartment/ **Row House No. Split 9** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(10) Family Unit - Apartment/ **Row House No. Split 10** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

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(11) Family Unit - Apartment/ **Row House No. Split 11** admeasuring **26.53 Sq. Mtrs. Carpet area and** alongwith **41.50 Sq. Mtrs.** of undivided ownership in land as mentioned in the schedule.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(12) Family Unit - Apartment/ **Row House No. Split 12** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(13) Family Unit - Apartment/ **Row House No. Split 13** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **84.34 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

"H" BUILDING (TYPE)

(1) Family Unit - Apartment/ **Row House No. Split 1** admeasuring **35.89 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **54.76 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(2) Family Unit - Apartment/ **Row House No. Split 2** admeasuring **35.80 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **58.86 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(3) Family Unit - Apartment/ **Row House No. Split 3** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(4) Family Unit - Apartment/ **Row House No. Split 4** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(5) Family Unit - Apartment/ **Row House No. Split 5** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(6) Family Unit - Apartment/ **Row House No. Split 6** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(7) Family Unit - Apartment/ **Row House No. Split 7** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(8) Family Unit - Apartment/ **Row House No. Split 8** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(9) Family Unit - Apartment/ **Row House No. Split 9** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(10) Family Unit - Apartment/ **Row House No. Split 10** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(11) Family Unit - Apartment/ **Row House No. Split 11** admeasuring **26.53 Sq. Mtrs. Carpet area and** alongwith **41.50 Sq. Mtrs.** of undivided ownership in land as mentioned in the schedule.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(12) Family Unit - Apartment/ **Row House No. Split 12** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **41.50 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(13) Family Unit - Apartment/ **Row House No. Split 13** admeasuring **36.56 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **110.85 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

"I" BUILDING (TYPE)

(1) Family Unit - Apartment/ **Row House No. Split 1** admeasuring **35.88 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **53.74 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(2) Family Unit - Apartment/ **Row House No. Split 2** admeasuring **35.88 Sq. Mtrs. Carpet area and usable area of Balcony admeasuring 11.57 Sq. Mtrs.** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **50.60 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(3) Family Unit - Apartment/ **Row House No. Split 3** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(4) Family Unit - Apartment/ **Row House No. Split 4** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

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(5) Family Unit - Apartment/ **Row House Split No. 5** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(6) Family Unit - Apartment/ **Row House Split No. 6** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(7) Family Unit - Apartment/ **Row House No. Split 7** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(8) Family Unit - Apartment/ **Row House No. Split 8** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(9) Family Unit - Apartment/ **Row House No. Split 9** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **64.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

"J" BUILDING (TYPE)

(1) Family Unit - Apartment/ **Row House No. Split 1** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **63.61 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(2) Family Unit - Apartment/ **Row House No. Split 2** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(3) Family Unit - Apartment/ **Row House No. Split 3** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(4) Family Unit - Apartment/ **Row House No. Split 4** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(5) Family Unit - Apartment/ **Row House Split No. 5** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

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(6) Family Unit - Apartment/ **Row House Split No. 6** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(7) Family Unit - Apartment/ **Row House No. Split 7** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(8) Family Unit - Apartment/ **Row House No. Split 8** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **42.00 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(9) Family Unit - Apartment/ **Row House No. Split 9** admeasuring **26.53 Sq. Mtrs. Carpet area** and absolute and exclusive right to use, utilize and enjoy the land admeasuring **63.61 Sq. Mtrs.** including the land below the construction.
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

"K" BUILDING (TYPE)

(1) Commercial Unit - Apartment/**Shop No. Split 1** admeasuring **9.53 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(2) Commercial Unit - Apartment/ **Shop No. Split 2** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(3) Commercial Unit - Apartment/ **Shop No. Split 3** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(4) Commercial Unit - Apartment/ **Shop No. Split 4** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(5) Commercial Unit - Apartment/ **Shop No. Split 5** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(6) Commercial Unit - Apartment/ **Shop No. Split 6** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(7) Commercial Unit - Apartment/ **Shop No. Split 7** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(8) Commercial Unit - Apartment/ **Shop No. Split 8** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(9) Commercial Unit - Apartment/ **Shop No. Split 9** admeasuring **9.75 Sq. Mtrs. Carpet area.**

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Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(10) Family Unit - Apartment/ **Shop No. Split 10** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(11) Commercial Unit - Apartment/ **Shop No. Split 11** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(12) Commercial Unit - Apartment/ **Shop No. Split 12** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(13) Commercial Unit - Apartment/ **Shop No. Split 13** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(14) Commercial Unit - Apartment/ **Shop No. Split 14** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(15) Commercial Unit - Apartment/ **Shop No. Split 15** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(16) Commercial Unit - Apartment/ **Shop No. Split 16** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(17) Commercial Unit - Apartment/ **Shop No. Split 17** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(18) Commercial Unit - Apartment/ **Shop No. Split 18** admeasuring **9.75 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

(19) Commercial Unit - Apartment/ **Shop No. Split 19** admeasuring **9.53 Sq. Mtrs. Carpet area.**
Name of Owner – **M/S. KALANTRI AND MUSALE REALCON, LLP**

COMMON AREAS AND FACILITIES : -

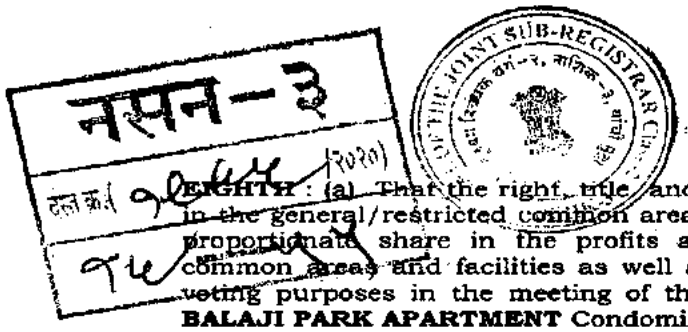
(a) All that piece and parcel of the land as described in second schedule written hereunder.
(b) Open space and internal pathways.

RESTRICTED COMMON AREAS : -

1. That all the front side and back side margin shall be used and enjoyed by the Row House and shops owners.

2. That all the apartment owners shall jointly pay the N.A. taxes while all the municipal taxes and water charges of the respective row houses/ shop shall be paid by the respective row house owners.

That all the front side and back side marginal space shall be used and utilise by the respective individual apartment owner and no body else. That the marginal space surrounding the corner units shall be available for use and enjoyment by the owner of the said units only and no body else.



EIGHTH : (a) That the right, title and interest of each owner of a family unit in the general/restricted common area and facilities as listed above and their proportionate share in the profits and common expenses in the general common areas and facilities as well as the proportionate representation for voting purposes in the meeting of the Association of Apartment Owners of **BALAJI PARK APARTMENT** Condominium is based on the proportionate area of each family unit to the total area of the all family units as follows :

A Type Building		
Row House Split No.	**Carpet area**	**Percentage**
1	45.16 Sq. Mtrs.	1.28%
2	45.16 Sq. Mtrs.	1.28%
3	45.16 Sq. Mtrs.	1.28%
4	45.16 Sq. Mtrs.	1.28%
5	45.16 Sq. Mtrs.	1.28%
6	45.16 Sq. Mtrs.	1.28%
7	45.16 Sq. Mtrs.	1.28%
8	45.16 Sq. Mtrs.	1.28%
9	45.16 Sq. Mtrs.	1.28%
10	45.16 Sq. Mtrs.	1.28%
11	45.16 Sq. Mtrs.	1.28%
12	48.32 Sq. Mtrs.	1.37%
13	48.32 Sq. Mtrs.	1.37%
B Type Building		
Row House Split No.	**Carpet area**	**Percentage**
1	45.11 Sq. Mtrs.	1.28%
2	45.11 Sq. Mtrs.	1.28%
3	45.11 Sq. Mtrs.	1.28%
4	45.11 Sq. Mtrs.	1.28%
5	45.11 Sq. Mtrs.	1.28%
6	47.76 Sq. Mtrs.	1.37%
7	47.57 Sq. Mtrs.	1.35%
C Type Building		
Row House Split No.	**Carpet area**	**Percentage**
1	45.11 Sq. Mtrs.	1.28%
2	45.11 Sq. Mtrs.	1.28%
3	45.11 Sq. Mtrs.	1.28%
4	45.11 Sq. Mtrs.	1.28%
5	45.11 Sq. Mtrs.	1.28%
6	47.98 Sq. Mtrs.	1.37%
7	47.57 Sq. Mtrs.	1.36%
D Type Building		

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASHIK-3

Row House Split No.	Carpet area	Percentage
1	45.11 Sq. Mtrs.	1.28%
2	45.11 Sq. Mtrs.	1.28%
3	45.11 Sq. Mtrs.	1.28%
4	45.11 Sq. Mtrs.	1.28%
5	45.11 Sq. Mtrs.	1.28%
6	47.98 Sq. Mtrs.	1.37%
7	47.57 Sq. Mtrs.	1.36%

E Type Building

Row House Split No.	Carpet area	Percentage
1	45.11 Sq. Mtrs.	1.28%
2	45.11 Sq. Mtrs.	1.28%
3	45.11 Sq. Mtrs.	1.28%
4	45.11 Sq. Mtrs.	1.28%
5	45.11 Sq. Mtrs.	1.28%
6	47.98 Sq. Mtrs.	1.37%
7	47.57 Sq. Mtrs.	1.36%

F Type Building

Row House Split No.	Carpet area	Percentage
1	26.53 Sq. Mtrs.	0.75%
2	26.53 Sq. Mtrs.	0.75%
3	26.53 Sq. Mtrs.	0.75%
4	26.53 Sq. Mtrs.	0.75%
5	26.53 Sq. Mtrs.	0.75%
6	26.53 Sq. Mtrs.	0.75%

G Type Building

Row House Split No.	Carpet area	Percentage
1	47.46 Sq. Mtrs.	1.35%
2	47.37 Sq. Mtrs.	1.34%
3	26.53 Sq. Mtrs.	0.75%
4	26.53 Sq. Mtrs.	0.75%
5	26.53 Sq. Mtrs.	0.75%
6	26.53 Sq. Mtrs.	0.75%
7	26.53 Sq. Mtrs.	0.75%
8	26.53 Sq. Mtrs.	0.75%
9	26.53 Sq. Mtrs.	0.75%
10	26.53 Sq. Mtrs.	0.75%
11	26.53 Sq. Mtrs.	0.75%
12	26.53 Sq. Mtrs.	0.75%
13	26.53 Sq. Mtrs.	0.75%

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H Type Building		
Row House Split No.	**Carpet area**	**Percentage**
1	47.46 Sq. Mtrs.	1.35%
2	47.37 Sq. Mtrs.	1.34%
3	26.53 Sq. Mtrs.	0.75%
4	26.53 Sq. Mtrs.	0.75%
5	26.53 Sq. Mtrs.	0.75%
6	26.53 Sq. Mtrs.	0.75%
7	26.53 Sq. Mtrs.	0.75%
8	26.53 Sq. Mtrs.	0.75%
9	26.53 Sq. Mtrs.	0.75%
10	26.53 Sq. Mtrs.	0.75%
11	26.53 Sq. Mtrs.	0.75%
12	26.53 Sq. Mtrs.	0.75%
13	36.56 Sq. Mtrs.	1.04%
I Type Building		
Row House Split No.	**Carpet area**	**Percentage**
1	47.45 Sq. Mtrs.	1.35%
2	47.45 Sq. Mtrs.	1.35%
3	26.53 Sq. Mtrs.	0.75%
4	26.53 Sq. Mtrs.	0.75%
5	26.53 Sq. Mtrs.	0.75%
6	26.53 Sq. Mtrs.	0.75%
7	26.53 Sq. Mtrs.	0.75%
8	26.53 Sq. Mtrs.	0.75%
9	26.53 Sq. Mtrs.	0.75%
J Type Building		
Row House Split No.	**Carpet area**	**Percentage**
1	26.53 Sq. Mtrs.	0.75%
2	26.53 Sq. Mtrs.	0.75%
3	26.53 Sq. Mtrs.	0.75%
4	26.53 Sq. Mtrs.	0.75%
5	26.53 Sq. Mtrs.	0.75%
6	26.53 Sq. Mtrs.	0.75%
7	26.53 Sq. Mtrs.	0.75%
8	26.53 Sq. Mtrs.	0.75%
9	26.53 Sq. Mtrs.	0.75%
K Type Building		
Shop Split No.	**Carpet area**	**Percentage**
1	9.53 Sq. Mtrs.	0.27%

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SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASHIK-3

2	9.75 Sq. Mtrs.	0.28%
3	9.75 Sq. Mtrs.	0.28%
4	9.75 Sq. Mtrs.	0.28%
5	9.75 Sq. Mtrs.	0.28%
6	9.75 Sq. Mtrs.	0.28%
7	9.75 Sq. Mtrs.	0.28%
8	9.75 Sq. Mtrs.	0.28%
9	9.75 Sq. Mtrs.	0.28%
10	9.75 Sq. Mtrs.	0.28%
11	9.75 Sq. Mtrs.	0.28%
12	9.75 Sq. Mtrs.	0.28%
13	9.75 Sq. Mtrs.	0.28%
14	9.75 Sq. Mtrs.	0.28%
15	9.75 Sq. Mtrs.	0.28%
16	9.75 Sq. Mtrs.	0.28%
17	9.75 Sq. Mtrs.	0.28%
18	9.75 Sq. Mtrs.	0.28%
19	9.53 Sq. Mtrs.	0.27%
	Total	**100%**

(b) The proportionate representation for voting purposes provided in (a) hereof may be limited in accordance with the provisions of the bye 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.

NINETH : That the Administration of Condominium consisting as aforesaid of the building and parcel of land described in the schedule of this declaration shall be in accordance with the provisions of this declaration and with the provisions of the bye laws which are made a part of this declaration and are attached hereto as Exhibit B.

TENTH : That as appear above a plan of apartment ownership is hereby constituted under and subject to the provisions of the Apartment Ownership Act 1970, so that all the family units and commercial units 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.

ELEVENTH : That so long as the Grantor owns one or more of the family units, the Grantor shall be subject to the provisions of this Deed and of the Exhibits A and B attached 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 latent defects in the building or other rights assigned to the Association by reason of the establishment of the **BALAJI PARK APARTMENT** Condominium.

TWELVETH : That the general Common areas and facilities shall remain undivided and no apartment owner shall bring any action for partition or division thereof.

THIRTINTH: That the percentage of the undivided interest in the restricted common areas and facilities established herein shall not be charged except

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with the unanimous consent of all the apartment owners expressed in amendment to this declaration duly registered.

FOURTEENTH : That the undivided interest in 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 even though such interest is not expressly mentioned or described in the conveyance or other instrument.

FIFTEENTH : That each apartment owner shall comply with the provisions of this declaration, the bye-laws decision 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.

SIXTEENTH : 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.

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

EIGHTEETH : All sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family units 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 of the apartment.

SIXTEENTH : That all present or future owners, tenants, future tenants or any other person that might use the facilities of the building in any manner, are subject to the provisions of this declaration and that the mere acquisition or rental of any of the family unit of the building or the mere act of occupancy of any of the said units shall signify that the provisions of this declaration are accepted and ratified. The respective family unit shall not be rented or given on leave and license or care taker basis by the app. 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 family unit are provided customary hotel or boarding or lodging or paying guest services other than the forgoing obligations, the app. owners of the respective family unit shall have the absolute right, to lease such unit or give it and leave and license or care taker basis provided that 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.

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

TWENTY : That where a family unit is sold by a mortgagee is exercise of his powers of sale under an English Mortgage 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 assigns shall be liable, for assessments by the association of title by such acquirer, it being understood,

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२९ — ५५

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 NASHIK-3

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 laws, and that such charge shall be sub-ordinate to such mortgage.

TWENTY FIRST : That in a voluntary conveyance of a family unit the grantee of the unit shall be jointly and severally liable for all unpaid assessments by the association of apartment owners against the respective 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 amount paid by the grantee thereof. 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 account of the unpaid assessments 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 assessment made by the association of apartment owners against the grantor in excess of the amount therein, set forth.

TWENTY SECOND : The amendment to this Declaration will be effected after passing a resolution to that effect in the meeting of all the Apartment Owners and for such resolution the consent of each apartment owner for the same will be necessary and in pursuance of the resolution passed the Board of Managers will be entitled to effect such amendment to the declaration provided such amendment is registered.

TWENTY THIRD : The service of the notice and/or summons or any type of the correspondence will be made at the address subsequently informed by the Apartment. Owners to the Board of Managers in writing.

FIRST SCHEDULE OF THE ENIRE PROPERTY

All that piece and parcel of the land bearing **S. No. 449** admeasuring Hector **1-08 are and potkharaba 02 are total admeasuring Hector 1-10 are i.e. 11000-00 Sq. Mtrs. situated at Village Satpur,** Tal. Dist. Nashik, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bounded as follows :-

On or towards East	:	By Gat No. 448
On or towards West	:	By Gat No. 450 and 452
On or towards South	:	By 30 Mtrs. Proposed Road
On or towards North	:	By 9 Mtrs. Road

SECOND SCHEDULE OF THE SAID LAND

All that piece and parcel of the land admeasuring **8830.07 Sq. Mtrs.** out of the aforesaid property (including internal pathways).

IN WITHNESSES WHEREOF THE GRANTORS HAVE SIGNED ON THIS DAY DATE AND YEAR FIRST MENTIONED ABOVE.



SIGNED SEALED AND DELIVERED]
BY THE WITHIN NAMED]
M/S. KALANTRI AND MUSALE REALCON, LLP,]
through its AUTHORISED SIGNATORY AND PARTNER] Patel
MR. JITENDRA KANAIYALAL BORSANIYA] ----------
(GRANTOR/S)]

WITNESSES :

1. ---------- (Nilesh S Tonk)

2. ----------

Summary1 (GoshwaraBhag-1)

340/1966
गुरुवार,05 मार्च 2020 4:02 म.नं.

दस्त गोषवारा भाग-1

नसन3 ५४०१५५
दस्त क्रमांक: 1966/2020

दस्त क्रमांक: नसन3 /1966/2020

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

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. नसन3 यांचे कार्यालयात
अ. क्रं. 1966 वर दि.05-03-2020
रोजी 4:01 म.नं. वा. हजर केला.

पावती:2498 पावती दिनांक: 05/03/2020

सादरकरणाराचे नाव: मे. कलंत्री ॲण्ड सुसळे रीअलकॉन तर्फे भागिदार जितेंद्र कन्हैयालाल बोरसानीया - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 1120.00
पृष्टांची संख्या: 56	
एकुण:	1220.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Nashik3

Joint Sub Registrar Nashik3

दस्ताचा प्रकार: घोषणापत्र
मुद्रांक शुल्क: प्रतिज्ञालेख
शिक्का क्रं. 1 05 / 03 / 2020 04 : 01 : 02 PM ची वेळ: (सादरीकरण)
शिक्का क्रं. 2 05 / 03 / 2020 04 : 02 : 03 PM ची वेळ: (फी)

SEAL OF THE JOINT SUB-REGISTRAR Class-2 सह दुय्यम निबंधक वर्ग-२, नाशिक-३

iSarita v1.9.0

Summary-2(दस्त गोषवारा भाग - २)

05/03/2020 4 06:14 PM

दस्त गोषवारा भाग-2

नमन3 १९६६/२०२०
दस्त क्रमांक:1966/2020

दस्त क्रमांक :नमन3/1966/2020

दस्ताचा प्रकार :-घोषणापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. कलंत्री ॲण्ड मुसळे रीअलकॉन तर्फे भागिदार जितेंद्र कन्हैयालाल कोरसानीया - - पत्ता:-, -, -, -, श्रीराम कुंज, द्वारका नासिक, द्वारका कॉर्नर, MAHARASHTRA, NASHIK, Non-Government. पॅन नंबर:AAUFK0367L	लिहून देणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत घोषणापत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:05 / 03 / 2020 04 : 04 : 22 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. अशोक मुकदेव कासोदे वय:39 पत्ता:नासिक पिन कोड:422005		
2	नाव:धनराज जगदेवराव पाटील - - वय:60 पत्ता:Nashik पिन कोड:422001		

स्वाक्षरी

शिक्का क्र.4 ची वेळ:05 / 03 / 2020 04 : 05 : 41 PM

दस्त क्र.१९६६ वर वेळ:05 / 03 / 2020 04 : 05 : 43 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Nashik3

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण ....५.... पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
नाशिक-३

पुस्तक क्रमांक १, क्रमांक ... वर नोंदला.
दिनांक ५ महे ३ : ५ सन २०२०

सह दुय्यम निबंधक वर्ग-२
नाशिक-३

Details.

sr.	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Defaced Number	Deface Date
1	Purchase	eChallan	MH012950211201920E	100.00	SD	0006677505201920	05/03/2020
1	Kalantri and Musale Realcon LLP through partner	eChallan	MH012950211201920E	100	RF	0006677505201920	05/03/2020
2	Kalantri and Musale Realcon LLP through partner	eChallan	0403202012896	1120	RF	0403202012896D	05/03/2020
3		DHC					

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

1966 /2020

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