Receipt (pavti)

264/8242
Friday,July 21 ,2023
11:26 AM

पावती

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

पावती क्रं.: 14237 दिनांक: 21/07/2023

गावाचे नाव: **नारी**
दस्तऐवजाचा अनुक्रमांक: **नगन1-8242-2023**
दस्तऐवजाचा प्रकार : **घोषणापत्र**
सादर करणाऱ्याचे नाव: **कालिंदी वेन्चर्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर भारती अतुल दिसावल**

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 760.00
पृष्ठांची संख्या: 38	
एकूण:	रु. 860.00

DELIVERED ORIGINAL
RECONSTERED DOCUMENT

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:47 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्रं. ९

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.760/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1807202314063 दिनांक: 21/07/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005323381202324P दिनांक: 21/07/2023
बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN MH005323381202324P	**BARCODE**	**Date** 17/07/2023-18:01:10	**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)	AAICK9663J
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1		**Full Name**	KALINDI VENTURES PRIVATE LIMITED
Location NAGPUR			
Year 2023-2024 One Time		**Flat/Block No.**	CITY SURVEY NO 98/1, PLOT NO 16
		Premises/Building	UPPALWADI

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500.00
0030063301 Registration Fee	100.00
Total	600.00

Road/Street	MOUZA NARI						
Area/Locality	NAGPUR						
Town/City/District							
PIN		4	4	0	0	2	6

Remarks (If Any)

SecondPartyName=NIL~CA=0~Marketval=0

Amount In Words	Six Hundred Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023071707718	9151015678113
Cheque/DD No.		Bank Date	RBI Date	17/07/2023-18:06:22	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 7972267009

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.

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Print Date 17-07-2023 06:11:22

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1807202314063	**Date**	18/07/2023
Received from KALINDI VENTURES PRIVATE LIMITED, Mobile number 7972267009, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	**Date**	18/07/2023
Bank CIN	10004152023071812930	**REF No.**	319953213381
This is computer generated receipt, hence no signature is required.			

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DEED OF DECLARATION

(UNDER SECTION 2 OF THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970)

STAMP DUTY OF RS. 500/- IS AFFIXED HEREWITH

THIS DEED OF DECLARATION IS MADE & EXECUTED AT NAGPUR ON THIS 21ST DAY OF JULY, 2023

BY

KALINDI VENTURES PRIVATE LIMITED, a company registered under Companies Act, 1956 (PAN AAICK 9663 J, Corporate Identity Number U70109MH2021PTC 366091) (M-7972267009) Office at 1st Floor, Saikripa Apartment, Sharda Chowk, Jalalpura, Gandhibagh, Nagpur **Acting through its *Director* MRS. BHARTI ATUL DISAWAL**, Aged 55 Years, Occupation - Business, Resident of 13, Damodar Layout, Behind RTO, Civil Lines, Nagpur 440 001 **(Aadhar No. 965184372708) (Mobile No. 9371569005)** *(Hereinafter referred to as the GRANTOR who is fully empowered and qualified to execute this Deed does hereby state :*

FIRST : THAT the Grantor owns and possesses the immovable property more particularly described in the **SCHEDULE OF PROPERTY** written hereinunder. (Hereinafter referred to as the said property)

" SCHEDULE OF PROPERTY "

ALL THAT Piece and Parcel of land bearing Plot No. 16 (SIXTEEN) out of the sanctioned layout admeasuring (21.09 Mtrs. x 37.25 Mtrs.) + ½(21.12 Mtrs. x 37.25 Mtrs.) = 1178.96 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 98/1 of Mouza - NARI, P.S.K. 11, including all easementary rights appurtenant and belonging thereto, bearing Corporation House No. 2141/A/16, City Survey No. 81 and Sheet No. 953/41 of Mouza - NARI, situated at Nari, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District - NAGPUR. The said plot is bounded as under :

To the East	-	Plot No. 17
To the West	-	Khasra Boundary
To the North	-	9.00 Mtrs. Road
To the South	-	24.00 Mtrs. Wide Road

SECOND : The property mentioned hereinabove in SCHEDULE OF PROPERTY held and possessed by the GRANTOR. The GRANTOR has acquired the said property by virtue of Sale Deed dated 28.03.2023 executed by (i) Shri Krishna S/o Ramkumar Singh (ii) Shri Ravindra S/o Gulabrao Kode and (iii) Shri. Saurabh Kumar S/o Arun Singh,, the Vendors therein and Shri Akash S/o Gopichand Sahare the Consenter therein favour of GRANTOR, registered before Sub-Registrar, Nagpur -1 at Sr. No. 3668 on even date.

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WHEREAS the land bearing Kh. No. 98/1, having an area of 2.02 H.R. of Mouza - NARI, P.S.K. 11, situate at Nari, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil and District - NAGPUR, originally belonged to (i) Shri. Krushna S/o Natthuji Raut (ii) Shri. Sudhakar S/o Natthuji Raut (iii) Smt. Leelabai W/o Pandurang Raut and (iv) Shri. Sudarshan Pandurang Raut, being their ancestral property; AND

WHEREAS said (i) Shri. Krushna S/o Natthuji Raut (ii) Shri. Sudhakar S/o Natthuji Raut (iii) Smt. Leelabai W/o Pandurang Raut and (iv) Shri. Sudarshan Pandurang Raut later on jointly transferred ALL THAT Piece and parcel of Eastern Portion of the land bearing Kh. No. 98/1 having an area of 1.00 Acre (0.40 H.R.) out of 2.02 H.R. of Mouza - NARI in favour of Mrs. Sangita W/o Gopichand Sahare, by way of Sale Deed Dated 11.11.2004, which is duly Registered in the Office of the Sub- Registrar Nagpur-5 in Book No. 1 at Sr. No. 3422 on even date; AND

WHEREAS (i) Shri. Krushna S/o Natthuji Raut (ii) Shri. Sudhakar S/o Natthuji Raut (iii) Smt. Leelabai W/o Pandurang Raut and (iv) Shri. Sudarshan Pandurang Raut through their Power of Attorney holder Shri. Ashok Mishra lateron transferred ALL THAT Piece and parcel Eastern Portion of the land bearing Kh. No. 98/1 admeasuring 3.00 Acre (1.20 H.R.) out of 2.02 H.R. of Mouza - NARI, P.S.K. 11, situated at Nari, within the limits of the Nagpur Municipal Corporation Ward No. 57 in Tahsil & District - NAGPUR, to Mrs. Sangita Gopichand Sahare R/o Nagpur by way of Sale vide Sale Deed Dated 11-11-2004, which is duly Registered in the office of the Sub-Registrar Nagpur -5 at Sr. No. 3422; AND

WHEREAS the Nagpur Improvement Trust, Nagpur later on Released ALL THAT Piece and parcel of land bearing Plot No. 16 admeasuring (21.09 Mtrs. x 37.25 Mtrs.) + ½(21.12 Mtrs. x 37.25 Mtrs.) = 1178.96 Sq. Mtrs. in the sanctioned layout of Kh. No. 98/1 of Mouza - NARI, bearing City Survey No. 81, Sheet No. 953/41 of Mouza - NARI, within the limits of the Nagpur Municipal Corporation and Nagpur Improvement Trust as more particularly described in Schedule of Property hereinabove, in favour of Mrs. Sangita W/o Gopichand Sahare vide its Permit No. E.E.(North)/2600 dated 12.12.2018 issued by Executive Engineer (North), Nagpur Improvement Trust, Nagpur; AND

WHEREAS said Mrs. Sangita W/o Gopichand Sahare later on transferred the said Plot, more particularly described in Schedule of Property hereunder, by way of Gift to her son Shri. Akash S/o Gopichand Sahare by way of Gift Deed Dated 18.12.2018, which is duly Registered in the Office of the Sub-Registrar Nagpur-6 in Book No. 1 at Sr. No. 5771 on even date; AND

WHEREAS said Shri. Akash S/o Gopichand Sahare in his turn transferred the said Plot as described in schedule of property hereunder, by way of sale to (i) Shri. Krishna S/o Ramkumar Singh (ii) Shri. Ravindra S/o Gulabrao Kode and (iii) Shri. Saurabh Kumar S/o Arun Singh, vide Sale Deed Dated 15.03.2021, which is duly Registered in the Office of the Sub-Registrar Nagpur- 1 in Book No. 1 at Sr. No. 2423 on 26.03.2021.

WHEREAS the Grantor hereinabovementioned has now become the sole Owner of the aforesaid property with heritable and transferable rights therein and the same is also accordingly mutated in its names in city survey records; AND

THIRD : the GRANTOR has decided to develop the said property into a multi-storied building consisting of various self contained Residential Apartment.

WHEREAS earlier the previous VENDOR's VENDOR of GRANTOR Shri Akash Gopichand Sahare had submitted drawings for sanction to the Nagpur Improvement Trust, Nagpur and the Building Engineer (N) Nagpur Improvement Trust, Nagpur had granted sanction to the drawings submitted by him vice sanction of Building Permit and Commencement Certificate vide Permit

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No. B.E. (NORTH) Case No. AB-N-8765/Tracking No. 2019021288/1930 dated 22.08.2019. The Copy of sanction of Building Permit and Commencement Certificate and copy of Sanctioned map attached with this Deed of Declaration which shall form part and parcel of this Deed and same is referred as **EXIHIBIT- A and EXIHIBIT - B.**

WHEREAS the GRANTOR will construct a multi-storied building on the said property as descried above. The building will be known as " **KALINDI VIHAR** " according to the Building Plan duly sanctioned by the Building Engineer (S) Nagpur Improvement Trust, Nagpur. The GRANTOR will be free to utilize and consume the F.S.I. as per sanctioned Building plan. In the event at any time in future due to changes in the development control rules or for any other reasons if the F.S.I. is enhanced then in such event the GRANTOR will be entitled to built additional construction or utilize the additional F.S.I. as per its choice and they will be entitled to either sell the additional construction or retain the same as per their choice without any reference to the Prospective buyer/s. The GRANTOR has full right to construct the terrace of the building and even Apartment owner/s or any association representing them will also not have any right to interfere or disturb the additional construction work of the GRANTOR. The GRANTOR will be entitled to utilize the right of terrace and the GRANTOR will have unfettered rights either to lease out the terrace for erection of towers or display of advertisement board/hoardings. The Apartment owner/s or for that matter any body/society representing the Apartment owners association will have no right or authority to interfere in the use and utilization of the terrace by the GRANTOR. The postal address of the Building is;

" KALINDI VIHAR "
Plot No. 16 (Sixteen) ,
Baba Balaknath Square,
Nari Road, Nagpur - 440026

FOURTH : THAT the building consist of Ground Floor, First Floor, Second Floor Third Floor, Fourth Floor, Fifth Floor and Sixth Floor. The details of which are given hereinbelow.

THAT the Ground Floor consist of 3 (three) shops and parking facilities for all apartments owners of the said building as per sanctioned plan. The Shops on the Ground Floor are numbered as Shop No. 1, Shop No. 2 and Shop No. 3.

THAT the First Floor consists of 6 (six) Residential Apartments. The Apartment on the First Floor are numbered as Apartment No. 1-A, 1-B, 1-C, 1-D, 1-E and 1-F.

THAT the Second Floor consists of 6 (six) Residential Apartments. The Apartment on the Second Floor are numbered as Apartment No. 2-A, 2-B, 2-C, 2-D, 2-E and 2-F.

THAT the Third Floor consists of 6 (six) Residential Apartments. The Apartment on the Third Floor are numbered as Apartment No. 3-A, 3-B, 3-C, 3-D, 3-E and 3-F.

THAT the Fourth Floor consists of 6 (six) Residential Apartments. The Apartment on the Fourth Floor are numbered as Apartment No. 4-A, 4-B, 4-C, 4-D, 4-E and 4-F.

THAT the Fifth Floor consists of 6 (six) Residential Apartments. The Apartment on the Fifth Floor are numbered as Apartment No. 5-A, 5-B, 5-C, 5-D, 5-E and 5-F.

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THAT the Sixth Floor consists of 6 (six) Residential Apartments. The Apartment on the Sixth Floor are numbered as Apartment No. 6-A, 6-B, 6-C, 6-D, 6-E and 6-F.

THAT the Carpet area, Built up area, Premium area, Parking area and Super Built up area and proportionate undivided share in land etc. of each Shop/Apartment is mentioned in the Area Statement of **"KALINDI VIHAR "** attached with this Deed of Declaration which shall form part and parcel of this Deed and same is referred to as **EXIHIBIT-C.**

THAT the name of the GRANTOR is mutated in the records of Office of City Survey, Nagpur. The Property Card (Akhiv Patrika) issued by the Office of City Survey, Nagpur and the same) is enclosed with this Deed which is referred to as **EXHIBIT-D.**

All the units mentioned above are together with the aforesaid property are hereby subjected to the provisions of the Maharashtra Apartment Ownership Act of 1970.

i) THAT Shops/Apartments situated in the said building are capable of individual utilization on account of having their own exit to a common area and facility of the building and the Shop/Apartment obtaining a particulars and exclusive property rights thereto and each Shop/apartment constituting a heritable and transferable, immovable property within the meaning of any law for the time being in force in the State of Maharashtra and also an undivided interest in the general and or restricted common area and facilities of the building as listed hereinbelow in this Deed necessary for their adequate use and enjoyment and hereafter is referred to as the "General" and or restricted common areas and facilities all of the above in accordance with THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.

ii) THAT the aforesaid building has a total F.S.I relatable to 1178.96 Sq.Mtrs. of which commercial/residential and family units/area constitute General and restricted common area and facilities have been more particularly described in foregoing paras.

iii) THAT this condominium shall be known as **" KALINDI VIHAR "** and that the building and common area and facilities will be provided and mentioned in foregoing paras.

FIFTH : THAT the right, title and interest of owner of each Shop/Apartment in general common area and facilities listed hereinabove and their proportionate share in the profits and common expenses in the said general common area and facilities, as well as the proportionate representation for voting in all the meetings of Association of **" KALINDI VIHAR "**, the Apartment owners of the **"KALINDI VIHAR "** is based on the proportionate value of each family unit to the total value of all owners.

SIXTH : THAT the administration of **" KALINDI VIHAR "** consisting as aforesaid of the building and parcel of the land described in the SCHEDULE OF PROPERTY written hereinabove shall be in accordance with the provisions of the Bye-laws which are made part of this Deed and the same is annexed with this Deed which shall form part and parcel of this Deed and same is referred as **EXIHIBIT-D.**

SEVENTH : THAT as appears, above a plan of Shop/Apartment/Flat ownership is hereby constituted under and subject to the provisions of THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970, so that the Apartments 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 flat owner having as exclusive and particular right, title and interest over the respective flat and in addition and the specified undivided interest in the common area and facilities and / or restricted common area and facilities.



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EIGHTH : That for the purpose of Stamp Duty and registration fees to be imposed on the registration of this Deed in the Register of Declaration and Deeds of Apartment under 13 (5) of THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970, the value of said land is described as under :

(a) Parcel of Land described in para 1 above is valued at Rs. 1,55,86,000/- (Rs. One Crore Fifty Five Lakh Eighty Six Thousand Only) Approx.
(b) The cost of the aforesaid Multistoried Building is estimated at Rs. 10,00,00,000/- (Rs. Ten Crore Only)

NINTH : THAT as long as the GRANTOR owns one or more Apartment, the GRANTOR shall be subject to the provisions of this Deed of the annexure/schedules attached hereto and the GRANTOR covenant not to take action which will adversely affect the rights of association of the owners of flats in respective apartments with respect to assurance against the latent defect of the building or other rights assigned to the association by reason of the establishment of " **KALINDI VIHAR ".**

TENTH : THAT the general or restricted common area and facilities shall remain undivided and no apartment owner shall bring any action for partition or division thereof.

ELEVENTH : THAT the percentage of the undivided interest in the general and or restricted common area and facilities established herein shall not be changed except the unanimous consent of all the apartment owners expressed in amendment to this deed duly registered. In the event in future if F.S.I. will increase then in that case the Built-up area, Premium Area, Parking Area, Super Built area and percentage share in the land may change and will not be the same as on the date of execution of this Deed.

TWELFTH : THAT the undivided interest in the general and or restricted common areas and facilities established herein shall not be separated from the family unit to which it appertains and shall be deemed to be conveyed or encumbered with the unit even though each interest is not expressly mentioned or descried in the conveyance or other instruments.

THIRTEENTH : THAT each apartment/flat owner shall comply with the provisions of this Deed, the Bye-laws, decision and resolution of this Deed, the Bye-laws, decision and resolution of the Association of Apartment, Flat owners or representative and failure to comply with any such provisions, decision or resolutions shall be ground for an action to recover sums due, for damages, or for injunctive relief.

FOURTEENTH : THAT the dedication for the property to the plan of the Apartment Ownership herein not to be revoked or the properly removed from the plan of the apartment ownership or any of the provisions herein amended unless all of the apartment owner's and mortgages of all the mortgaged coercing the unit unanimously agree to such revocation, or amendment, or removal of the property from the plan by duly registered instrument.

FIFTEENTH : THAT no apartment owner of a family unit may exempt himself/herself/themselves from liability for his/her/their contribution towards the common expenses waiver of the use or enjoyment of the general and/or restricted common area and facilities or by the abandonment of his/her/their family unit.

SIXTEENTH : THAT all sums assessed by the Association but unpaid for the share of the common expenses chargeable to any family unit shall constitute a charge on such family unit prior to all

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other charges, except only (1) charge if any, on the family unit for payment of Govt., or Municipal Taxes, or both and (2) all sums unpaid or first mortgage of the applicant.

SEVENTEENTH : THAT all present or future owners, tenants, future tenants, or any other person/s that might use the facilities of the building in any manner are subject to the provisions of this Deed and that the more acquisition or rental of any of the family units if the buildings or the more act of occupancy of any of the said unit shall signify that the provisions of this Deed, are accepted and ratified. The respective family unit shall not be rented or given on leave and license or caretaker basis by the apartment owners thereof for transient or hotel purposes, which shall be defined as (a) rental compensation or compensations for any period less than days or (b) any rental of if the occupants of the family unit are provided customary hotel or boarding or lodging or paying guest services other than the foregoing obligations, the right to lease such unit or given it and license of caretaker basis is made subject to the covenants and restrictions contained in this Declaration and further subject to the Bye-laws in **EXIHIBIT - E** attached thereto.

EIGHTEENTH : THAT if the property, subject to the plan of the apartment ownership is totally or substantially damaged or destroyed the repaid construction of disposition of the property shall be as provided by THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.

NINETEENTH : THAT where a family unit is sold be a mortgagee in 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/her successors, or assigns shall be liable, for the assessments by the association which became due prior to 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 assessment and enforcing same as provided bye-laws and that such charge shall be subordinate to such mortgage.

TWENTIETH : THAT no voluntarily conveyance of a family unit the grantee of the unit shall be jointly and severally liable with the GRANTOR for all unpaid assessment by the Association of Apartment Owners against the later for his share of common expenses upto the time of the grant or conveyance without prejudice to the grantee's right to recover from the GRANTOR the amount paid to the grantee therefore. However any such grantee shall be entitled to a statement from the Manager of Board of Managers of the Association as the case may be, setting forth the amount of the amount 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 assessment made by the amount therein set forth.

TWENTYFIRST : No apartment shall be used by the apartment owner himself/herself through his/her their agent, servant, tenant, licensee, partner or representative for purpose of sale, stocks use or handling of liquor, drugs, explosives or may other contraband items for putting up repairing workshop for purposes of gambling or any other illegal or/and immoral purpose which invites a legal or criminal action or prosecution under the provisions of laws prevailing in India.

TWENTYSECOND : THAT if the proposed building or part thereof **" KALINDI VIHAR "** is damaged or destroyed in any way, the repairs, reconstruction or disposition thereof shall be effected and undertaken by **" KALINDI VIHAR "** or as per the provisions of THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970.

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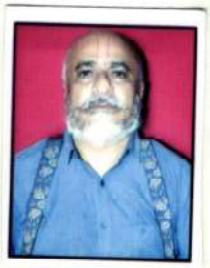
COMMON AREA AND FACILITIES OF THE BUILDING WILL BE AS UNDER :

1. Part and Parcel of the land described in SCHEDULE,
2. Parking area as shown in the sanctioned building plan and each flat owner is permitted to park in the parking area of " **KALINDI VIHAR** " and visitors are not allowed to park their vehicles inside the premises of " **KALINDI VIHAR**",
3. The Lift in the Building,
4. Common Passage leading to the staircase and main doors of the unit of each floor has access to the corridors of the respective floors.
5. Compound Wall with gate, staircase,
6. Water Tank, sump with motor and pump,
7. A well with electric pump and motor,
8. Plumbing network throughout the building.
9. Electric network throughout the building,
10. Common lights and NMC water connection,
11. The foundation, main walls, common grinders, beams and roof of the building,
12. Overhead Water tank for well water and for NMC water supply and in general apparatus and installation existing for common use.
13. That all apartment owners shall have right to use the common area, common parking space and common electric meter.

IN WITNESSES WHEREOF the GRANTOR is hereby signed and executed this Deed of Declaration on the day, month and year hereinabove mentioned of their free will and virtue after fully understanding the contents thereof in presence of witness who have signed this deed in token of having attested their signature.



WITNESSES :



1.



MRS. BHARTAI ATUL DISAWAL
DIRECTOR OF
KALINDI VENTURES PRIVATE LIMITED
GRANTOR



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