

९८५१/२०१८

M.T.KULKARNI
9420891940 & 9767655008

1.KAVITA KUMAR

2.DEEPAK KUMAR

Flat No. 11 admeasuring 109.15 Square Meters built-up
& 87.32 Square Meters Carpet area

SHREEJI TOWER

DEED OF APARTMENT

Index-2(सूची - २)



14/10/2014

सूची क्र.2

दुस्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 6951/2014

नोदणी :

Regn:63m

मावाचे नाव : 1) वडाळा

(1) विलेखाचा प्रकार

डीड ऑफ अपार्टमेंट

(2) मोबदला

1700000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

3735000

(4) भू-मापन, पोटहिस्सा व घरकमांक (अमल्याम)

1) पानिकेचे नाव:नाशिक म.न.पा.इतर वर्णन : इतर माहिती: मीजे वडाळा सर्व्हे नंबर 106/1/2/2/19 यांसी प्लॉट नंबर 19 यांसी एकूण क्षेत्र 861.80 चौगम वार म्हणजेच 553.55 चौ.मी. यांसी मिटी सर्व्हे नंबर 4291 यावरील श्रीजी टॉवर अपार्टमेंट मधील स्टिप्ट पाचवा (सहावे)मजल्यावरील सदनिका क्रमांक 11 यांसी बांधीव क्षेत्र 109.15 चौ.मी. व चटई क्षेत्र 87.32 चौ.मी. ही मिळकत. ((Survey Number : 106/1/2/2/19 ; Plot Number : 19 ;))

(5) क्षेत्रफळ

1) 109.15 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:-बंदना सिंह -- वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्रीजी टॉवर अपार्टमेंट, इंदिरानगर, वडाळा पाथर्डी रोड, नाशिक, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, नाशिक. पिन कोड:-422009 फॅन नं:-BICPS3879L

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

1): नाव:-कविता कुमार -- वय:-32; पत्ता:-प्लॉट नं. 11, माळा नं. -, इमारतीचे नाव: श्रीजी टॉवर अपार्टमेंट, इंदिरानगर, वडाळा पाथर्डी रोड, नाशिक, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, नाशिक. पिन कोड:-422009 फॅन नं:-AOVPK4594C
2): नाव:-दिपक कुमार -- वय:-45; पत्ता:-प्लॉट नं. 11, माळा नं. -, इमारतीचे नाव: श्रीजी टॉवर अपार्टमेंट, इंदिरानगर, वडाळा पाथर्डी रोड, नाशिक, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, नाशिक. पिन कोड:-422009 फॅन नं:-ABDPK1219M

(9) दस्तऐवज करून दिव्याचा दिनांक

13/10/2014

(10) दस्त नोदणी केल्याचा दिनांक

14/10/2014

(11) अनुक्रमांक, खंड व पृष्ठ

6951/2014

(12) भाडेपट्ट्याच्या वेळीस शुल्क

224100

(13) भाडेपट्ट्याच्या वेळीस शुल्क

30000



सूची क्र. २
नोंदणी नंतरची प्रथम प्रत

अस्सल बरहुकुम नवकळ

सह-दुस्यम निबंधक बर्म-२
नाशिक-३.

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Declaration No. 9258 dt. 11/9/2012.
 VALUATION CHART NO. : 25.5 VADALA
 AREA OF THE FLAT : 109.15 Sq.mtrs. Builtup
 AREA OF THE FLAT : 87.32 Sq.mtrs. Carpet
 RATE PER SQ.MTR. :Rs.34300-5%=32585/-X5%/34215/- Sq.Mtrs
 GOVT.VALUATION :Rs.37,35,000/-
 CONSIDERATION COST :Rs.17,00,000/-
 STAMP RS. :Rs. 2,24,100/- [1% LBT PAID]
 REGIST. FEE RS. :Rs. 30,000/-

नसन-३
दस्ता क्र. (९६६९/२०१४)
५-१०-१८

DEED OF APARTMENT

THIS DEED OF APARTMENT is made and executed at Nashik on this 13th day of October 2014

BETWEEN

BANDANA SINGH PAN CARD NO BICPS 3879L Age ;47 Years, Occ. :
 Business Shreeji Tower Apartment, Indira Nagar Wadala Pathardi Road Nashik 422009 Hereinafter referred to as the "VENDOR" [which expression, unless it be repugnant to the context or meaning thereof, shall always deem to mean and include his / her / their legal heirs, successors, executors, administrators, assigns etc.] of the ONE PART;

A N D

1.KAVITA KUMAR PAN CARD NO. AOVPK4594C Age 32 years Occ. Business

2.DEEPAK KUMAR PAN CARD NO. ABDPK1219M Age 45 years Occ. Service Both R/at. 11 Shreeji Tower Apartment, Indira Nagar Wadala Pathardi Road Nashik 422009 Hereinafter referred to as the "PURCHASER" [which expression, unless it be repugnant to the context or meaning thereof, shall always deem to mean and include his / her / their legal heirs, successors, executors, administrators, assigns etc.] of the OTHER PART;

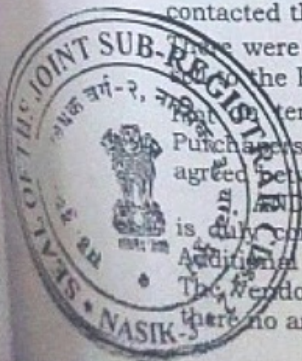
WHEREAS the Vendor **her** absolutely own and possess of or otherwise well and sufficiently entitled to a constructed premises bearing Flat No. 11 admeasuring 109.15 sq.mtrs. Carpet area 87.32 sq.mtrs.in the building known as **SHREEJI TOWER APARTMENT** Situated at plot No. 19 admeasuring 661.80 Sq yard i.e 553.55 sq.mtrs. Out of Survey No. 106/1/2/2/19 [CTS No. 4291] laying and being situated at Vadala within the limits of Nasik Municipal corporation, Nashik which is more particularly described in the Second Schedule hereinunder written & herein after referred to as "THE SAID APARTMENT" for the sake of brevity.

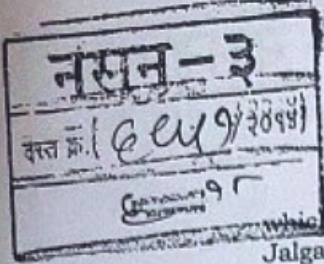
AND WHEREAS the Vendor **her** acquired the said Apartment by virtue of Deed of Apartment dated 16/4/2013 which is made and executed between the Vendor and **Shree Land Developers & Builders** through its. Partner **Mr. Atul Ashokbhai Bhalodiya** The said Deed of Apartment is registered with the Joint Sub-Registrar Class II of Nashik 03 at document Sr. No. 3589 dt 18/04/2013. Since then the Vendor became the absolute owner of the said Apartment.

AND WHEREAS the Vendor **her** interested in disposing of the said Flat. The purchaser came to know about the Vendor's desire. The Purchasers are interested in purchasing the said Flat. The Purchaser contacted the Vendor & shown their interest in purchasing the said Flat.

There were talks & negotiations were fruitful. The Vendor **her** agreed to the Purchasers & the Purchasers have agree to Purchase the said Flat. The Purchasers have decided to reduce into writing the terms & conditions agreed between them & hence this Deed of Apartment.

AND WHEREAS the said plot property is out of larger land which is duly converted for non-agricultural use, by the order issued by the Additional Collector, Nashik bearing No.SR/136/98 dated 7/04/2000. The Vendor has also paid the non-agricultural assessment till date and there no arrears against the same.





AND WHEREAS the said plot property is out of larger land for final layout order issued by Assistant Director Town Planning Jalgaon bearing no DV/NSK-3/61/ dated 15/9/1972.

AND WHEREAS the Vendor also purchased TDR area of 220 Sq. Mtrs. by Sale Deed dated 16/02/2010, duly registered at Sr.No. 1614 on same day from Dushyant Gopal Naik & others represented by its G.P.A. Holder D.G. Naik.

AND WHEREAS the plans for the construction of building plan for constructing Residential building is approved by the Executive Engineer (Town Planning) Nashik Municipal Corporation, Nashik by his sanction of building permit and commencement certificate No. LND /BP /A2 /188 /2052/10 dated 21/8/2010 and the construction of the Flat/Apartment known as 'Shreeji Tower Apartment' are completed and has obtained Completion Certificate and Occupation Certificate from Executive Engineer, Town Planning, Nashik Municipal Corporation, Nashik, bearing No. Town Planning /A-4/10357/547 dated 06/02/2012 for the said Flat/Apartment and the persons who were intending to purchase the constructed premises in the said Flat/Apartment are given possession by the Vendor and they are occupying the respective tenements;

NOW THEREFORE THIS DEED OF APARTMENT WITNESSETH AS HEREIN :

01. That for total consideration of **Rs.17,00,000/-** Rs. Seventeen lakh only) the Vendor do hereby convey, alienate and transfer in favour of the Purchaser all that piece and parcel of Flat / Apartment bearing No. 11 admeasuring 109.15 sq.mtrs Builtup & Carpet area 87.32 sq.mtrs. in 'Shreeji Tower Apartment.

02. The aforesaid amount of consideration includes the amount of consideration of the said Apartment alongwith proportionate percentage right 9.04% in the common areas and facilities i.e. right of ownership as mentioned in the Declaration of Apartment registered at the office of Joint Sub Registrar Class II Nasik

03. The aforesaid amount of consideration is fixed with mutual consent of the parties and there is no dispute about the same. The entire amount of consideration of **Rs.17,00,000/-** Rs. Seventeen lakh only paid by the Purchaser to the Vendor her received in the following mannars

AMOUNT RS.	PARTICULARS
6,00,000/-	[Rs. Six lakh only] Paid by cheque No. 820311 drawn on SBI Nashik
6,00,000/-	[Rs. Six lakh only] Paid by cheque No. 820312 drawn on SBI Nashik
5,00,000/-	[Rs. Five lakh only] Paid by cheque No. 820320 drawn on SBI Nashik

17,00,000/- Rs. Seventeen lakh only)

The receipt whereof the Vendor do hereby admits and acknowledges and discharge the Purchaser and the said plot therefrom.

04. The actual clear, vacant peaceful possession of the said Flat /Apartment as described in the second schedule written hereunder is delivered by the Vendor to the Purchaser before execution of this Deed of Apartment and the Vendor do hereby confirms the possession of the said apartment by the purchaser as absolute and exclusive owner thereof. The Purchaser is satisfied about the possession so also the Purchaser is satisfied about the area of the said apartment, quality of construction of the flat and the amenities provided in the said premises. The Purchaser has no complaint about the same & shall never raise any objection about the same.

05. By virtue of this Deed of Apartment, the Purchaser has become the absolute and exclusive owner of the said Flat /Apartment as described in the Second Schedule written hereunder alongwith right in restricted common areas and facilities as described in the Declaration of Apartment.



नसन-३

दस्तावेज नं. (२५९)/२०१४

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06. The Apartment conveyed hereunder is free from any defect in title and that the Vendor her not subjected to any mortgage, lien, lease, gift, oral or written agreement, will, etc. The Purchaser have verified the title of the said Apartment and the said plot and is satisfied about the same.

07. The Purchaser shall enjoy the ownership and possession of the said Flat / Apartment conveyed hereunder as absolute and exclusive owner without any disturbance or obstructions from the Vendor or anybody claiming through her.

08. All the rates, taxes, etc. in respect of the said Apartment shall be borne and paid by the Purchaser only from the date of receipt of completion certificate.

09. The entire expenses of this Deed of Apartment is borne and paid by the Purchaser exclusively.

10. The exclusive right to utilize top terrace on the flat no 11 is transferred to the purchaser.

11. The Deed of Declaration in respect of **SHREEJI TOWER APARTMENT** is made and executed on **11/9/2012** which has been registered in the office of Joint Sub-Registrar Class II of Nashik at **Sr.No. 9258 on 11/9/2012.**

**SCHEDULE-I OF THE SAID PROPERTY
REFERRED TO ABOVE**

ALL THAT piece and parcel of the land bearing plot No. 19 out-of S.No.106/1/2/2/19admeasuring 661.80sq.yards i.e. 553.55 sq. mtrs. [CTS No. 4291]situated at Vadala within the limits of Nashik Municipal Corporation, Nashik and also within the Registration and Sub-Registration District of Nashik, bounded as follows :

On or towards East : Plot No.17
On or towards West : NashikPathardi Road
On or towards South : Survey No. 106/1
On or towards North : Plot No. 18

All the said property together with all rights to utilize the sanctioned T.D.R. to the extent of 220.00 Sq. Mtrs.

All the said property together with all things appurtenant thereto the together with all the rights of easement and access appurtenant thereto.

**SCHEDULE-II OF THE SAID FLAT
REFERRED TO ABOVE**

ALL THAT Part and parcel of the constructed premises of residential Flat No. 11 (Eleven) admeasuring 940.00 Square Feet i.e. 87.32 Square Meters Carpet area and 1175 Square Feet i.e. 109.15 Square Meters built-up area comprising of 3 Bedrooms + Hall Kitchen Dining + Balcony + Toilets situated on the **Stilt Fifth Floor [Sixth floor]** in the building of **SHREEJI TOWER** duly constructed on the land property, more particularly described in Schedule-I written herein above, with design, specifications as per approved Building Plan, bounded as follows :-

On or towards East : Flat No. 12
On or towards West : Marginal Space
On or towards South : Marginal Space
On or towards North : Marginal Space

The Purchaser herein is provided allotted Private Parking.

WITNESS WHEREOF the parties hereto have hereunto subscribed respective hands on this day, month and year hereinabove mentioned.

SIGNED SEALED & DELIVERED
BY THE WITHING NAMED
"VENDOR"
BANDANA SINGH

Bandana Singh
VENDOR



नसिक-३
दस्ता क्र. (64 72098)

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SIGNED SEALED & DELIVERED
BY THE WITHING NAMED
"PURCHASER" viz
1.KAVITA KUMAR

Kavita Kumar



2.DEEPAK KUMAR

[Signature]
PURCHASER

IN THE PRESENCE
OF WITNESSES:-

1. *[Signature]*
A. S. Patil

2. *[Signature]*
[Name]

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतूदीनुसार
नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती
साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची
सत्यता, वैधता कायदेशिर बाबींसाठी दस्त निष्पादक व कबूलीधारक हे
संपूर्णपणे जबाबदार राहतील.

Bandana Singh
लिहून देणार

[Signature]
लिहून घेणार



REGISTRATION OF TRANSFER
FORM NO. 15 (2011, 11/11)
REGISTRATION NO. 28-04-2011
REGISTRATION DATE 28-04-2011
REGISTRATION TIME 01:48:2011
REGISTRATION OFFICE
REGISTRATION OFFICER
REGISTRATION OFFICE
REGISTRATION OFFICE



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/भूतगणः)

जावक क्र./नवि 08/02/2092/386

दिनांक : 08/02/2092

No. A 10357

श्रीमती श्री लॉड डेव्हलपर्स मॅड विल्डन पार्टनर ए. एच.
फाउंडेशन अ इतर एफ.

संदर्भ : तुमचा दिनांक 08/92/2099 चा अर्ज क्रमांक 08/14834

दाय,

दाखला देण्यात येतो की वडावा शिवारातील / सि.स.नं.स.नं. 908/12

प्लॉट नं. 9e मधील इमारतीच्या लाठ + 12-फुट + पाच मजले भाग.

जल्याचे इकडील बांधकाम परवानगी क्र 302/9CC/2092/90 दिनांक 29/06/2090 अन्वये

ज्याप्रमाणे अर्किटेक्ट/इंजि/सुपरवायझर, श्री. अशोक जाधव

वाचे निरीक्षणाखाली पूर्ण झाली असून निवासी / मियासेतर / शैक्षणिक कारणासाठी खालील अटी घेतल्या आहेत

इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

याचे एकूण बांधकाम क्षेत्र

चटई क्षेत्र

683-28 चौ.मी.
634.68 चौ.मी.

नसुन-3	
दस्त क्र. (EM) / 2098	
<u>73</u>	चौ.मी.
	चौ.मी.

- सदर इमारतीचा वापर निवासी / मियासेतर / शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करायचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधीक्षक (कर) घरपट्टी विभाग यांचेकडे घ्यावी. घरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत संपर्क साधावा.
- सिंगल फेज विज पुरवठा करणेस हरकत नाही.
- सदरच्या पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये बांधकामाच्या प्लानात बदल करू नये.



बांधकाम मुदत पोरी लक्षात घेऊन
8/1/92 दि. 8/1/92 अन्वये भरला
बांधकाम मुदत पोरी लक्षात घेऊन
दि. 8/1/92 अन्वये भरला

कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक



1/3

NASHIK MUNICIPAL CORPORATION

NO. LND/BP/A2/188/2052/10

OFFICE OF NASHIK MUNICIPAL CORPORATION
DATE: 21/08/10

**SANCTION OF BUILDING PERMIT
AND
COMMENCEMENT CERTIFICATE**

TO, **Shree Land Developers & Builders through Partner A. H. Bhalodiya &
Other One.**

C/o. Er. Ashok Jamdar & Stru. Engi. Ashok Jamdar of Nashik.

Sub:- Sanction of Building Permit & Commencement Certificate in Plot No.— 19
of S. No. 106/1/2₂ of Wadala Shiwar.

Ref:- Your Application & Plan dated: 11 / 03 /2010 Inward No. A2/BP/1865
Case No :- ----

Sanction of building permit & commencement certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966 (Mah. of 1966) to carry out development work/and building permits under section 253 of The Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act, No. LIX of 1949) to erect building for **Residential** purpose as per plan duly amended in ----- subject to the following conditions.

CONDITIONS (1 to 32)

- 1) The land vacated in consequence of enforcement of the set-back rule shall form part of public street.
- 2) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate, under sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) The commencement certificate Building permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as per provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitles you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office **WITHIN SEVEN DAYS**
- 6) Permission required Under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work [viz under Provision of Urban Land Ceiling & Regulation Act & under appropriate sections of Maharashtra Land Revenue Code 1966 etc.].
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of superstructure.