

2046
2093

DEED OF APARTMENT

NAME OF THE BUILDING : SHREE TIRUMALA GLORY APARTMENT

FLAT NO. : 09

NAME OF THE OWNER : MISS. RUPALI AANANDA CHAUDHARI.

नसन-४

दस्त क्र. (२८५८ / २०१३)

१ — १८


THE AKOLA URBAN CO-OP. BANK LTD., AKOLA
 (MULTISTATE SCHEDULED BANK)

DD / Cheque / Drawn on bank (FOR Item No. १ Franking Sr. No. १)	पावती	Original/Duplicate नोंदणी क्र.: 39M Regn.: 39M
	पावती क्र.: 3084	दिनांक: 08/03/2013
गावाचे नाव: नाशिक शहर दस्तऐवजाचा अनुक्रमांक: नसन4-2858-2013 दस्तऐवजाचा प्रकार: डीड ऑफ अपार्टमेंट सादर करणाऱ्याचे नाव: रुपाली आनंदा चौधरी		
	नोंदणी फी	रु. 510.00
	दस्त हाताळणी फी	रु. 360.00
	पृष्ठांची संख्या: 18	
	एकूण:	रु. 870.00
आपणाम हा दस्तऐवज अंदाजे 3:08 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.		
सह. दर्यास निबंधक वर्ग-२ Joint Sub Registrar Nashik 4 नाशिक-४		
बाजार मुल्य: रु. 1433500/- भरलेले मुद्रांक शुल्क: रु. 2150/-		
मोबदला: रु. 1100000/-		
1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 510/- डीडी/धनादेश/पे ऑर्डर क्रमांक: 063392 दिनांक: 31/12/2012 वक्रेचे नाव व पत्ता: The Akola urban Co Operative Bank Ltd Sitabuildi 2) देयकाचा प्रकार: By Cash रक्कम: रु. 360/-		

कुळ वस्त पत्र

Registration Fees Rs. 410/- + Rs. 100/- = Rs. 510/-
 Increased area of 1.75 Sq. Mtrs. Rs. 2,050/- + 100/- = 2,150/-

DEED OF APARTMENT

THIS DEED OF APARTMENT MADE AND EXECUTED AT NASIK ON
 THIS DAY OF 31 th Month of Del 2012.

FRANKING DEPOSIT SLIP
 CUSTOMER COPY
 No. 261780
 Date 31/12/12
 Deposit Br. नाशिक शहर
 Pay to 0022
 Acct. Stamp No.

डिजिटल असेसमेंट प्रमाणित
 त. श. स. / नाशिक नॉड
 श्री मोक्षेश्वरसुब्रह्मण्य स्वामी सायबल नोब
 कुल आल.
 सह. दर्यास निबंधक वर्ग-२
 नाशिक-४

Bank Ltd
 (ank)
 Signature
 The Akola Urban Co-Operative Bank
 Ltd, Akola Branch Head Office, Akola
 Pizun Building, Samrat House, Old
 Agra Road, Akola.
 D-551717/C.R. 1013/02/04/22/12-51

भारत 99024
 163057
 R. 0002501-P85087
 INDIA
 STAMP DUTY
 MAHARASHTRA
 Special Maharashtra
 Adhesive
 DEC 31 2012
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दस्ता क्र. (२६५८) / २०१३

१ — १८



THE AKOLA URBAN CO-OP. BANK LTD., AKOLA
(MULTISTATE SCHEDULED BANK)

FRANKING DEPOSIT SLIP
CUSTOMER COPY

No. **261780** Date: **31/12/12**

Deposit Br. **राशि का भुगतान**

Pay to **0030-** Acct. Stamp Duty

Franking Value Rs. **2150/-**

Service Charges Rs. **10/-**

Total Rs. **2160/-**

Name of Stamp duty Paying party

Rupali Ananda Chaudhari

Nashik

BH. Ranganopal Bidawatka

DD / Cheque No. _____

Drawn on bank _____

(FOR BANK USE ONLY)

Item No. **99024**
Officer **[Signature]**

Franking Sr. No. **153057**

एक मुद्राक ईडिंग करदा फंडाके लेखाको
व्यासले. रा. न. व. / राशि का भुगतान
अधिकार्याली मोडर्नलवस्त्र संघर्ष सभ्युन मेळ
बरोबर जावकुन आसा.

ब. कुसुम निबंधक नं-४
नाशिक-४

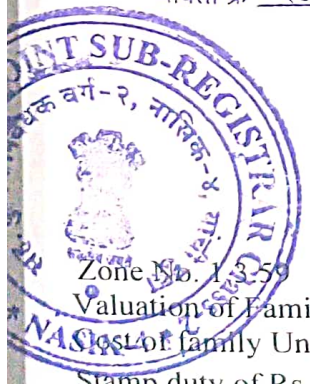
नाव : **Rupali Ananda Chaudhari**
पत्ता : **Nashik**

हस्ते नांव : **Ranganopal Bidawatka**
पावती क्र **261780** तारी **[Signature]**

For The Akola Urban Co-Op. Bank Ltd
(Multi - State Scheduled Bank)
Branch Nashik

[Signature]
Authorized Signature

The Akola Urban Co-Operative Bank
Ltd., Akola, Branch Nashik, Maharashtra
Plaza Building, Sarwan House, Old
Agra Road, Nashik.
D-5/STP/VVC-R-1013/02/04/2242-51



Valuation of Family Unit : Rs. 13,92,500/- + Rs. 41,000/- = 14,33,500/-
Cost of family Unit : Rs. 11,00,000/-

Stamp duty of Rs. 52,230/- paid on 27/07/2011
Agreement for Sale Register on 28/07/2011 at Sr. No. NSN4-07661-2011
Deed of Declaration Register on 29/12/2012 at Sr. No. NSN4- 12707
Additional stamp duty for increased area of 1.95 Sq.Mtrs. Rs. 2,050/- + 100/- = 2,150/-
Registration Fees Rs. 410/- + Rs. 100/- = Rs. 510/-

DEED OF APARTMENT

THIS DEED OF APARTMENT MADE AND EXECUTED AT NASHIK ON
THIS DAY OF **31** th Month of **Dec** 2012.

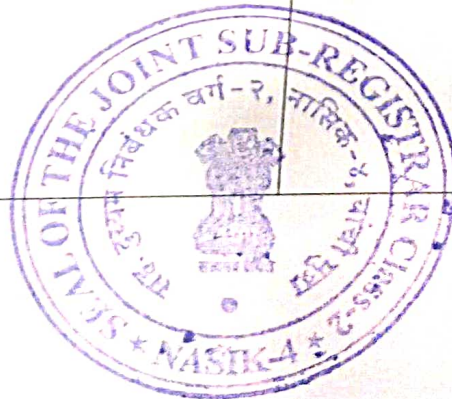
शारदा 99024
163057
Special
DEC 31 2012
R. 00022501-P85087
16:27
INDIA STAMP DUTY MAHARASHTRA

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दस्त क्र. (२६५८ / २०१३)

२ — १८

Nature of document	Deed Of Apartment
(Registration Details) Registrable Name of S.R.O.	Registrable/Non registrable 4
Franking Unique No.	११०२५ - १६३०५७
Property Description in brief	Plot No. 1 & 2 Out of S.No.885/A/2/1 & 2 Flat No. -09 Floor – Third Building Name – “SHREE TIRUMALA GLORY APARTMENT”
Consideration Amount	11,00,000/-
Stamp Purchasers Name	MISS. RUPALI AANANDA CHAUDHARI. Flat No. 2, Rajalmohini Apt.(B) Deodatta Nagar, Behind Gaurishankar Mangal Karyalay, Ambad Link Road, Nashik.
Name Of The Other Party	SHREE TIRUMALA BUILDERS
If through Name & Address	Mr. Ramgopal Bidawatka
Stamp Duty Amount (in words)	2,150/-
Authorised Person's Full Signature & Seal	For The Akola Urban Co-Op. Bank Ltd (Multi - State Scheduled Bank) Branch Nashik  Authorised Signature



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BETWEEN

**SHREE TIRUMALA BUILDERS
A PARTNERSHIP FIRM.**

Having its office at - Shree Tirumala Aashirwad Apartment,
Pethenagar Road, Indiranagar, Nashik - 9.

[Pan No. AAOFS 7443 M]

**THROUGH ITS PARTNER
SHRI. LALIT KUMAR ROONGTA.**

KARTA - L.K. ROONGTA (HUF)

Age :- 54, Occ. :- Business

Hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, legal representatives, executors, administrators and assigns or anybody claiming through him/them) **OF THE FIRST PART**

AND

1. **MISS. RUPALI AANANDA CHAUDHARI.**

Age:- 32, years, Occ:-Employee

PAN NO. :- AHAPC 3818P

R/at :- Flat No.09, Shree Tirumala Glory Apartment,
Rajiv Nagar, Nashik - 9.

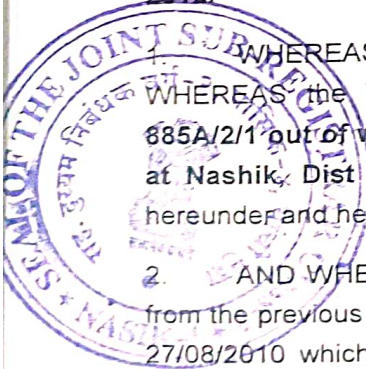
Hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors, and assigns etc.) **OF THE SECOND PART.**

DEED OF APARTMNET FOR THE FINAL CONVEYANCE OF AN APARTMENT FAMILY UNIT NO.09, i.e. FLAT NO. 09 ON THIRD FLOOR DECLARED AS APARTMENT UNDER THE PROVISIONS OF THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 UNDER SEC.5 AND DECLARED AS **SHREE TIRUMALA GLORY APARTMENT CONDOMINIUM** BY DEED OF DECLARATION, DATED 29 / 12 / 2012.

WHEREAS the property mentioned in Schedule "I" hereinbelow bearing AND WHEREAS the Vendor is absolute and exclusive owner of the land bearing S. No. 885A/2/1 out of which Plot No.1 + 2 admeasuring 619.51 sq. mtrs. lying and being at Nashik, Dist Nashik, more particularly described in the Schedule "I" written hereunder and hereinafter referred to as "The said Property".

2. AND WHEREAS the said plot no. 1 & 2 is purchased by the said land owners from the previous owner **Shri. Madhav Mangesh Vasaikar** by Register Sale Deed dated 27/08/2010 which was duely registered at the office of Sub-Registrar, Nashik - 4 at document Sr. no. 7941. On the basis of the said sale Deed Mutation Entry No. 68700 is certified for recording their names in the "Ownership" column of the 7/12 extract.

3. AND WHEREAS the said property is plot from and out of the Final Layout Plan, is approved and Sanctioned by the Nashik Municipal Corporation vide their letter No.DP/NSK /1093, dated 04-09-1975.



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4. AND WHEREAS the said property is converted to Non-Agricultural use permission to this effect U/s. 44 of Land Revenue Code from Collector, Nashik No. NA / SR / 258 / 79, dated 04/10/1979. Accordingly the N.A. cess and taxes up-to-date. Therefore, the said Property is fit for causing construction of a Consisting of Residential tenements.

5. AND WHEREAS the grantor owner had purchased T.D.R 250 Sq mtr T.D.R certificate no. 273/A, from C zone, from Shri Dinesh KAntilal Shaha and registered Sale deed dated 25/10/2010. The said Sale deed was registered at 10112 in Sub registrar Office, Nashik 3.

6. AND WHEREAS the plans for the construction of the building consisting residential, areas and other premises is approved by the Nashik Municipal Corp by their Commencement Certificate No. LND / BP / A/ 521/3814/11 Dated 2/ 2011 with permission to use T.D.R. 250.00 sq. mtrs.

7. AND WHEREAS the title of said property is clear, valid, marketable and free from all encumbrances. Therefore, the said property is a fit property for Causing development on it by constructing a building of Residential tenements thereon :

8. AND WHEREAS Accordingly the construction of the proposed " SHREE TIRUMALA GLORY APARTMENT CONDOMINIUM " is commenced and completed by the Grantor owner and Nashik Municipal Corporation has issued Completion Certificate No. Javak No. / Narvi / A-3/11726/1047 dated 24 / 05 / 2012.

9. AND WHEREAS apart from construction of the said family units, there are no other rights of the said property and construction thereon, over which the owner and vendor or purchaser of the said family units shall have general, common and as well as restricted rights more particularly defined and written in the said Deed of Declaration.

10. AND WHEREAS the Vendor has distributed the said land property which consists of 14 residential units as described in the Declaration of SHREE.TIRUMALA GLORY APARTMENT CONDOMINIUM dated 29 - 12 - 2012. The units consist of 14 units and termed as "Family Units" in the Deed of Declaration of SHREE.TIRUMALA GLORY APARTMENT CONDOMINIUM.

11. AND WHEREAS The Vendor have decided to submit the said property under the provisions of Maharashtra Apartment Ownership Act, 1970 (hereinafter called the "Act") namely SHREE.TIRUMALA GLORY APARTMENT CONDOMINIUM and the required declaration Deed under Sec. 2 and II of Maharashtra Apartment Ownership Act Rule 3 of the Maharashtra Apartment Ownership Act, 1970, thereunder specifying the built up area of each family unit ,its ownership percentage, voting rights thereon, boundaries, access and right and also the common and general areas, common spaces and restricted area and facilities. The said Declaration Deed dated 29-12-2012 was duly registered at the office of the Sub-Registrar, Nashik at Document No. 12707 and therefore the said property is covered by the terms and conditions of the said Declaration.

12. AND WHEREAS the Vendor has decided to sell each of the said Units of the Apartment as family units in the said Building known as SHREE.TIRUMALA GLORY APARTMENT CONDOMINIUM to different purchasers, including the Purchaser herein and to convey to each of the Purchasers as undivided portion or interest in the entire

of land i.e. S. No. 885A/2/1 out of which Plot No.1 + 2 admeasuring 619.51 sq. mtrs. lying and being at Nashik, Dist Nashik, more particularly described in the Schedule first written hereunder with full proprietary rights such as the Vendor derives from his/her/their title as bonafied Vendor in each family units constructed in the building known as **SHREE.TIRUMALA GLORY APARTMENT CONDOMINIUM** to each separate Purchaser.

13. AND WHEREAS the Purchaser offered to Purchase from the Vendor self-
 contained Unit i.e. Flat No 09 on Third Floor of the said **SHREE.TIRUMALA GLORY APARTMENT CONDOMINIUM** having Built up area 81.51 sq mtrs. ^{3L} ~~60.69 sq mtrs~~ carpet (hereinafter referred to as "The said Flat") and more particularly described in the Schedule second written hereunder for a total purchase price of Rs 11,00,000/- (Rupees Eleven Lac Only) on the terms and conditions mutually agreed between the Vendor and Purchaser.

14. AND WHEREAS the Vendor herein had accepted and confirmed the said offer with the Purchaser by Agreement for sale dated 28.07.2011 containing terms and conditions. The said agreement for sale was registered in the office of subregistrar of Nasik at Sr. No. 07661 . At the time of registration of Agreement for Sale the area of said flat was 79.56 sq. mtr. Built up which is increased at the time of completion. Hence at present the area of the said flat is 81.51 sq. mtr. Built up.

15. AND WHEREAS as per the terms & conditions of the said Agreement of Sale the Purchaser had paid Rs. 10,00,000/- (Rupees Ten Lac Only) to the vendor And Rs. 1,00,000/- (Rupees One Lac Only) are to be paid by Ch. No. 333257 dated 7-2-2013 drawn on Dena Bank, Gangapur Road Branch, Nashik.

16. AND WHEREAS as per the scheme of Apartment declared by the said Vendor and in accordance with the said declaration of **SHREE TIRUMALA GLORY APARTMENT CONDOMINIUM** the said family unit No.09 i.e.Flat No. 09 holds 5.72 percentage of ownership in the said Apartment Scheme and the rights of voting and all other rights as described in detail in the said declaration.

17. AND WHEREAS as per the terms and conditions agreed upon, the Vendor had already delivered vacant and peaceful possession of the said Flat No. 09 on the Third Floor of **SHREE TIRUMALA GLORY APARTMENT CONDOMINIUM** Accordingly the purchaser having understood the housing scheme of **SHREE.TIRUMALA GLORY APARTMENT CONDOMINIUM** and particularly the scope and extent of the said unit more particularly described in the said Declaration Deed terms and conditions and consideration in respect of the sale purchase of the said unit were negotiated and finalised the same are recorded by the parties hereto by execution of these presents.

18. AND WHEREAS the purchaser as per the terms and conditions of these presents had discharged all obligations on his part including the payment of consideration of the said unit from time to time. The Vendor had received the said entire consideration from the purchaser. The transaction has been completed. However it is necessary that the said unit finally conveyed in favour of the purchaser together with its right, title and interest ownership thereof, as per the provisions of the Maharashtra Ownership Act and in accordance with the said Declaration Deed, hence this Deed of Apartment of Final Conveyance of the said unit.

NOW THIS DEED OF FINAL SALE OF AN APARTMENT WITNESSETH AS UNDER:

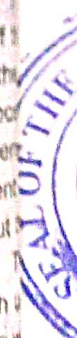


1. In pursuance to the terms and conditions agreed by and between the Vendor and the Purchaser hereto and upon having received the total amount of consideration in respect of the said family Unit bearing No. 09 i.e. Flat No.09 on the Third floor admeasuring 81.51 sq mtrs. built up i.e. 60.69 sq. mtrs. carpet area having ownership, more particularly described in the Schedule II written hereunder, as well as in the said Declaration Deed, the Vendor and the Purchaser, the Vendor do hereby sale, alienate, transfer, assign and convey the said piece and parcel of the said family Unit No.09 i.e. Flat No.09 on the Third floor admeasuring 81.51 sq mtrs. built up i.e. 60.69 sq mtrs. for total consideration of Rs. 1,00,00,000/- (Rupees Eleven Lac Only) which the Purchaser had paid unto the Vendor and they had received the same before the execution of this final conveyance.

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2. The Vendor had handed over vacant and peaceful possession of the said family unit to the Purchaser before execution of this conveyance and the Purchaser is entitled to retain the same forever.

3. The Purchaser has obtained the said family unit No 09 i.e. Flat No. 09 holds 100% ownership right, title and interest on the said flat family unit. The Purchaser is aware of the meaning the terms Built up area and accordingly, the built up area shall have the same meaning as in respect of the constructed family units means Net carpet area of the Flat (Bearing Plaster) + 50% of Open Terrace Area it + Built up factor of 25 % and 80 Feet Parking area shall constitute the Net Built-up area of a Flat. In respect of the constructed family unit on the basis of this criteria, the area of each family unit has been certified by the Architect appointed by the Grantor. (built-up area basis and area of the said premises calculated as per the plans presented and presently approved by the authority. The carpet area is calculated including all the areas in the said premises including balcony, area of walls of flats and their passages of the said premises. The area includes Wall, Bath, internal passage etc.) as mentioned in detail in the Declaration Deed. The Purchaser has satisfied himself about the said built up area of the said Flat unit and has no complaint regarding, he also having inspected, verified and satisfied himself, regarding the quality of construction of the **SHREE TIRUMALA GLORY APARTMENT CONDOMINIUM** Building and particularly the said flat unit in it, together with the amenities provided therein, and the Purchaser has no reservations or objections, complaints of whatsoever nature. So also the Purchaser has understood the scope and extent of use and enjoyment of the general and common areas and facilities as well as the restricted areas as mentioned in Declaration Deed, which shall be available to the exclusive use of the Vendor and the Vendor shall be at liberty to deal or dispose off the same as he can use, occupy and enjoy the same for any purpose, as deem fit by the Vendor. Further the Vendor shall also be entitled to use the terrace for any beneficial purpose such as to erect hoarding of advertisements, displaying of Neon Boards and or permit installation of any cable/TV Dish Antenna or to give the entire said terrace area on rent to any company for setting up their machinery of any communication center or to let out the same for any social functions and to appropriate the income received therefrom. The Purchaser shall not be entitled to raise objection or create any obstruction for such use and occupation of the said restricted areas by the Vendor. So also the Purchaser is entitled to use and occupy the said family unit for the purpose of the general and common area, parking spaces etc. available to the said flat unit under the said Declaration Deed and accept the same.



4. The Purchaser is entitled to deal with and dispose off the said Flat unit as per his wishes in favour of any person, firm or institution and at such consideration that he may deem fit.

6. The Purchaser undertakes to pay all Municipal, Revenue and other taxes, Apartment Maintenance charges for the time being applicable to and that may be imposed in future in respect of the said Flat unit as owner.

7. Electricity connection for the said Flat unit will be of the ownership of Purchaser and he will be liable to pay the electricity bill thereof.

8. The Vendor hereby declare and assures the Purchaser.

a) That the said Flat unit is a rectangular shape apartment on Third floor admeasuring 81.51 sq. mtrs. built up i.e 60.69 sq. mtrs. Carpet

b) The Vendor are fully authorised and empowered to sell, transfer and convey the said family unit as its absolute legal owners unto the Purchaser.

c) The said family unit and every part thereof is free from all encumbrances of whatsoever nature.

d) The title of the said Flat unit is clear, valid and marketable.

e) The Vendor have not subjected the said family unit to any charge by any mortgage, lien, lease, gift, will, surety, attachment, injunction, any oral or written Agreement, in heritage or otherwise and Vendor agree to indemnify Purchaser from and against any charge, encumbrances or defect in the title of the said Flat unit if found.

9. The Purchaser themselves with an intention to bring all persons into whose hands the said Flat unit may come, do hereby covenant with the Vendor as follows:

a) To maintain the said flat unit at the Purchaser's own cost, in good and tenantable repair and condition from the date of possession is taken and shall not do or suffer to be done any thing in or around the building in which the said Flat unit is situated or staircase or any passage which may against the rules, regulations and by-laws of the concerned local or other authority.

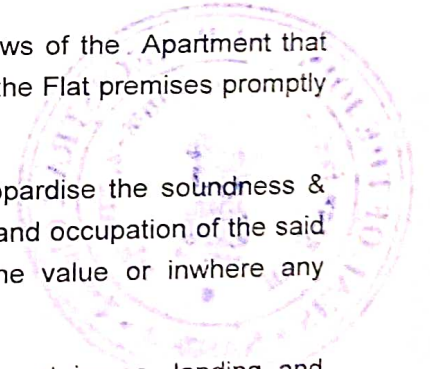
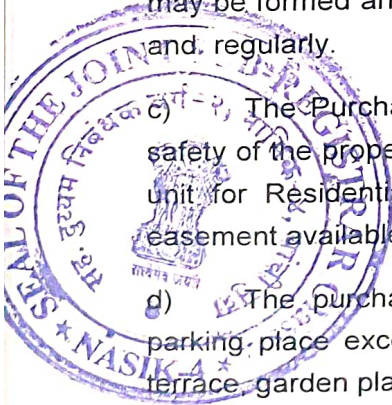
b) To obey and abide by the rules, regulations and by- laws of the Apartment that may be formed and pay all maintenance charges in respect of the Flat premises promptly and regularly.

c) The Purchaser shall not do any work which would jeopardise the soundness & safety of the property or which will cause nuisance for the use and occupation of the said unit for Residential purpose or the act which will reduce the value or inwhere any easement available to the said property.

d) The purchaser shall have equal rights in the common staircase, landing and parking place except the marginal open spaces, stilt, allotted parking places, adjoining terrace garden place, which have been allotted to the particular purchaser. The purchaser in the building shall not object and obstruct such allotment to any allottee by the Developer.

e) For performing any installation, alteration or repairs to the mechanical or electrical services, drainage, as well as water connection or any other such repairs etc. the purchaser who has been allotted the garden places, marginal spaces, adjoining terraces, parking places, stilt, etc. will not take any objection for entry into such places for such installation, alteration, or repairs as mentioned above. Provided that requests for entry are

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ownership of Purchaser	
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made in advance and that such entry is at a time convenient to such purchaser. In case of an emergency, such right of entry shall be immediate.

The purchaser agrees that, he is satisfied about the quality of the construction and further agrees that he will not held responsible to Vendor for any loss caused to the said flat due to natural calamity (like earthquake, storm, flood, etc.)

11. The Purchaser has received the copy of the Deed of Declaration of **TIRUMALA GLORY APARTMENT CONDOMINIUM** and expressly agreed to obey and follow the said claim as per the Deed of Declaration and follow the by laws of the said Condominium, any action of the said Purchaser against the stipulation described and declared in the Deed of Declaration and bylaw thereof can be prevented by the Vendor, his legal heirs, executors, administrators or any persons claiming the rightfull authority, the Vendor by initially appropriate legal remedy.

12. The Vendor do hereby convey, acquit, release, alienate and transfer all their right title and interest in the said Flat premises, more particulary described in the Schedule II written hereunder, unto the Purchaser for his peaceful enjoyment as owner

13. All the expenses like stamp duty, Registration Charges, Legal fee, typing and xerox charges and other incidental expenses of this conveyance are to be borne and paid by the Purchaser exclusively.

14. The right, title and possession of the flat unit is finally conveyed by the Vendor in favour of the Purchaser for the total consideration of **Rs. 11,00,000/- (Rupees Eleven Lac Only)** received by the Vendor

15. This Deed of Final Conveyance is executed by the Vendor in favour of Purchaser with free consent.

The Purchaser hereby covenants and agree that he will carry out and abide by the Maharashtra Apartment Ownership Act, 1970 and shall submit his apartment unit Ownership **family unit No. 09 i.e. Flat No. 09**, hereby sold, to the provisions of the said Act. The possession of the said flat hereby sold which has already been delivered to the Purchaser on the execution of these presents, is hereby confirmed.

The stamp of Rs. 52,230/- and registration fee of Rs. 14,490/- is paid at the time of Agreement of Sale which was registered at Sr. No. 07661 with the Sub-Registrar, Nashik on 28/07/2011. The area of the said flat is increased by 1.95 Sq Meters. Therefore Government Valuation is increased for Rs. 41,000/- Hence the Additional Stamp Duty is Rs. 2,050/- + 100/- for Deed of Apartment, as total stamp duty of Rs. 2,150/- affixed herewith.



SCHEDULE 'I' THE SAID PROPERTY ABOVE REFERRED TO

All that piece parcel of land bearing Plot No. 1 + 2 out of survey No. 885A /2/1 admeasuring 619.51 sq. mtrs. situated at Nashik Within the limits of Nashik Municipal Corporation, Nashik, within the registration and sub-registration district Nashik, Tal. & Dist. Nashik, and within the Nashik Urban Agglomeration, Nashik, bounded as under :-

On or towards East
On or towards West
On or towards South
On or towards North

30 Ft Colony Road
Survey no. 1008
Survey no. 886 and Colony Road
Plot no. 3

SCHEDULE 'II' THE SAID FLAT ABOVE REFERRED TO

All that piece and parcel of constructed premises Unit i.e. Apartment bearing No. 09 i.e. Flat No. 09 on Third Floor of the said SHREE TIRUMALA GLORY APARTMENT CONDOMINIUM having Built up area 81.51 sq. mtrs. having Carpet Area 60.69 Sq.mtrs. The boundries of the said premises is as under :-

On or towards East	:	9 Mtr. Road & Side Margin
On or towards West	:	Landing
On or towards South	:	Flat No. - 10
On or towards North	:	Side Margin

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e — 96

IN WITNESS WHERE OF THE VENDOR HAVE SIGNED ON THIS DAY DATE AND YEAR FIRST MENTIONED ABOVE.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
SHREE .TIRUMALA BUILDERS
A PARTNERSHIP FIRM.
THROUGH ITS PARTNER
SHRI. LALIT KUMAR ROONGTA.
KARTA - L.K. ROONGTA (HUF)



Lalit Kumar Roongta

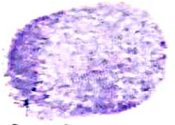
VENDOR

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER

1. MISS. RUPALI AANANDA CHAUDHARI.



Rupali Chaudhari

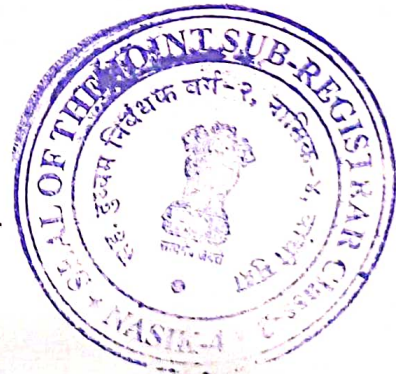


PURCHASER

1. *Rupali Chaudhari*

2. *Asmita*

WITNESSES



नसिन-४
 क्र. (२८५८ / २०१३)
 १० — १८

बैंक अकाउंट के खाते से
 ACCOUNT PAYEE ONLY
 1176

07-07-2013

Pay *****SHREE TIRUMALA BUILDERS*****

रुपये **One Lakh only **
 Rupees

₹ Rs **100000.00

बैंक LF No	काल Intl	
---------------	-------------	--

देना बैंक
DENA BANK
 MP/1 गंगापुर रोड, नासिक - 422 013
 GANGAPUR ROAD, NASHIK - 422 013

कृपया बैंक For Dena Bank
[Signature]

⑈ 3 3 3 2 5 7 ⑈ 4 2 2 0 1 8 0 0 7 ⑈



एच.के. & Co.

NOT OVER Rs. *****510.00 बैंकर्स चेक/BANKER'S CHEQUE

PAY JOINT SUB-REGISTRAR CLASS-II
 NASHIK

रुपये RUPEES FIVE/HUNDRED/TEN/ONLY/

IN PAYMENT OF / ON ACCOUNT OF

के भुगतान स्वरूप / के कारण अदा करें.
 For An Amount Of Rs. One Or Above But Below Rs. One Thousand.
दि अकोला अर्बन को-ऑप. बैंक लि., अकोला
THE AKOLA URBAN CO-OP. BANK LTD., AKOLA
MULTISTATE SCHEDULED BANK
 BRANCH: NASHIK 0000063392



कृते अकोला अर्बन को-ऑप.
 THE AKOLA URBAN CO-OP. B

[Signature]
 प्राधिकृत अधिकारी/AUTHORISED

029/2012-13/04685 029

⑈ 0 6 3 3 9 2 ⑈ 4 2 2 3 3 0 0 0 2 ⑈

12

नक्कल करिता
गां. न. नं. ७, ७३१, व १२

गांव जोशी
तालुका जोशी

पत्र नं.	हि.क्र.	धारणा प्रकार	गां. नं. क्र. ७	खाते क्रमांक
१/२/१७			भोगवटदाराचे नाव (१५२४७) (१०२२६)	
माकांचे नाव	वि.क्र. १७२		(विठ्ठलराव जाधव गंधले)	कुळाचे नांव खंड
योग्य क्षेत्र	पकर	मुठे	[गोधन गंगेश वसुदेव]	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <p>नसन-४</p> <p>दस्त क्र. (२८५८/२०१३)</p> <p>११ — १८</p> </div>
	हेक्टर	असर	(४२११०३)	
	चौरस	मिटर	श्री. विठ्ठलराव जाधव गंधले	
			सरसा. (६८७७०) (७१११०७)	
एकूण-	२८०	९६		
	६१९	५१		
	६१९	५१		
एकूण-	२८०	९६		
बिनशेती-	रुपये	पैसे		
विशेष -	०	१८		
गण्याबाबत-	०	९		
एकूण-	१३५	०३		

ये गां. नं. क्र. ७ अ. २९७-३६

गां. नं. क्र. १२

जमीन कसणाऱ्याचे नांव	रीत	हंगाम	पिकाखालील क्षेत्रांचा तपशिल									पडीत पिकास निरूपयोगी जमिनीचा तपशील		पानी पुरवठ्याचे साधन	शेरा			
			मिश्र पिकांचे एकूण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अ मिश्र पिकाचे क्षेत्र			प्रकार	क्षेत्र					
			पी. संकेतांक	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित	पिकाचे नांव	जलसिंचित	अजलसिंचित							
२	३	४																

न फी
न प्रमाणे खरी नक्कल तयार ता. ०४/१/२०१३

नक्कल तयार करणारा
ना. जि. नाशिक.



नाशिक महानगरपालिका, नाशिक
इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. A 11726

(पूर्ण/अंशमयः)

जावक क्र./नरवि/अ३/११७२६
दिनांक : २४/०५/२०१२

श्री./श्रीमती

नसन-४

लीकामाज विळडले भागीदारी संस्था जमिनी मालकी
दाखल ११५ ठंढा

संदर्भ : तुमचा दिनांक २९/०३/२०१२ चा अर्ज क्रमांक अ३/७८८२

दस्त क्र. (महाशय, ५/२०१३)

१२ दाखला देण्यात येतो की
प्लॉट नं. ०९१०२

नाशिक

शिवारातील / सि.स.नं., स. नं. ८८५अ/२

माली इमारतीच्या टाऊ (प्लॉटिंग) + चार्ट मजगते मात.

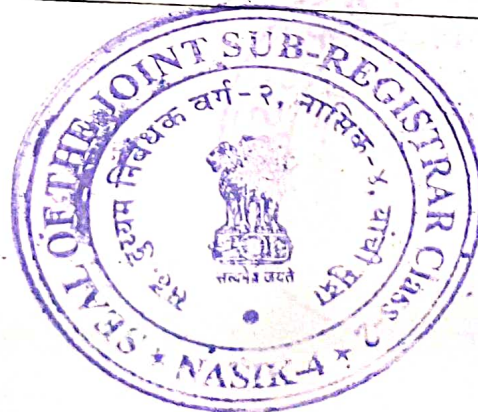
दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायसर, श्री. विवेक जायसवेडकर
क्र. अ३/८६/१२३८/११ दिनांक १५/०६/२०११ अन्वये

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी / निकासेतर / शैक्षणिक कारणासाठी खालील अटी शर्तीस अधिन राहून
इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

त्याचे एकूण बांधकाम क्षेत्र ८६०.०२ चौ.मी.
व चटई क्षेत्र ८३८.२२ चौ.मी.

- सदर इमारतीचा वापर निवासी/निघासेतर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधिक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी 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 व बांधकामामध्ये कोणताही बदल करू नये.

५) तपासणी क्र. २-७-४३५०- पा. क्र. ८७६८५ दि. १७/३/१२
अन्वये झालेले अत. बाबतचे बंद व विविध कार्यवाही
पोलीस ठाणे क्र. २-७-४७२००- पा. क्र. ५७०३/२४ दि.
१०/५/१२ अन्वये झालेले अत.



कार्यकारी अभियंता
नगर रचना विभाग
नाशिक महानगरपालिका, नाशिक

नसन-४

दस्त क्र. (२८५८/२०१३)

Original

नोंदणी क्र. म.

दस्ता क्र. म.

१३ - १८

Monday, May 02, 2011
10:28:32 AM

पावती

पावती क्र. : 4622

दिनांक 02/05/2011

मावाचे नाव नाशिक नगर पालिका हद्द गोले

दस्ताऐवजाचा अनुक्रमांक नसन४ - 04590 - 2011

दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव: रामगोपाल रामवल्लभ बिदावतका रा. 8, रघुकुल अपार्टमेंट, राजीव नगर, नाशिक

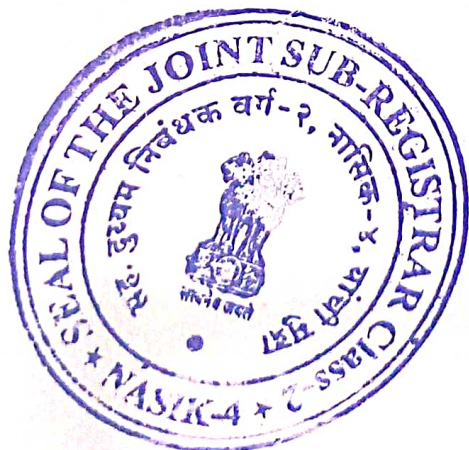
नोंदणी फी	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (8)	160.00
एकूण रु.	260.00

आपणास हा दस्त अंदाजे 10:43AM ह्या वेळेस मिळेल

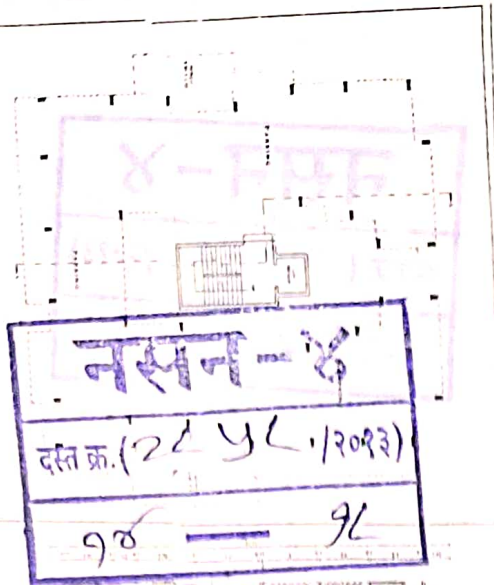
(Signature)
दुस्यम निबंधक
नाशिक 4

बाजार मुल्य: 1 रु.
भरलेले मुद्रांक शुल्क: 100 रु.
मोबदला: 1 रु.

मुळ दस्त परत



GROUND FLOOR PLAN



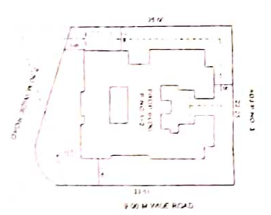
FIRST FLOOR PLAN



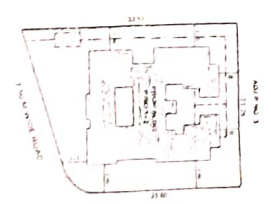
SECOND FLOOR PLAN



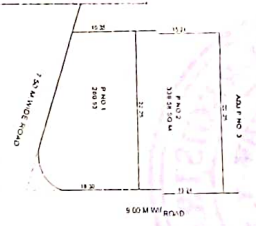
SITE PLAN AS PER APPROVAL



SITE PLAN AS PER SITE



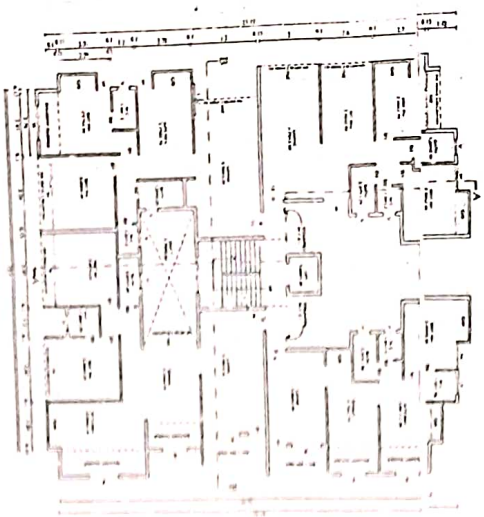
PLOT BEFORE AMALGAMATION



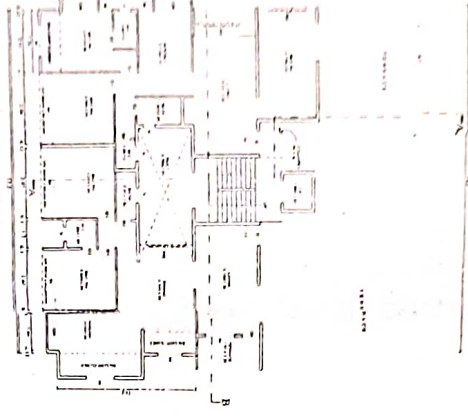
PLOT AFTER AMALGAMATION



THIRD FLOOR PLAN



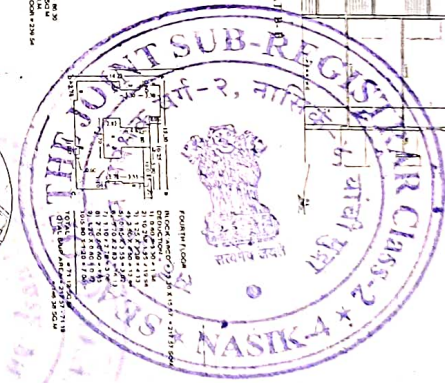
FOURTH FLOOR PLAN



AREA CALCULATION & DIAGRAM

Particulars	Area (sq. m)
Plot Area	111.11
Building Footprint	111.11
Open Space	0.00
Area of Road	0.00
Area of Water Body	0.00
Area of Other	0.00
Total Area	111.11

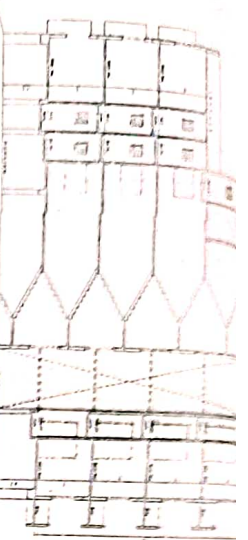
LOCATION PLAN



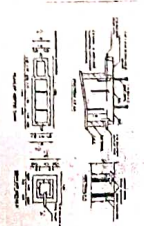
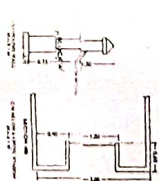
FRONT ELEVATION



SECTION AT 'A-A'



SECTION AT 'B-B'



AREA STATEMENT

Sl. No.	Description	Area (sq. m)
1	Plot Area	111.11
2	Building Footprint	111.11
3	Open Space	0.00
4	Area of Road	0.00
5	Area of Water Body	0.00
6	Area of Other	0.00
7	Total Area	111.11

DECLARATION OF AREA STATEMENT

I, the undersigned, being the owner of the above described property, hereby declare that the area of the property as shown in the above statement is true and correct and is based on the best of my knowledge and belief.

Signed: _____

Date: _____

Prepared by: _____

Checked by: _____



गाव नमुना नऊ

दैनिक पावती पुस्तक

महाराष्ट्र शासन (रोजचीट व पावती पुस्तक)

गाव - नाशिक

दिनांक २६/१२/१२

शासन क्रमांक १६/४/२०१० अन्वये सुधारित व नवे बदलित राष्ट्रीय अर्थव्यवस्थेच्या पुस्तक टिकवण्याबाबत

१२/१२/१२ 1403207

तालुका - नाशिक

भा.सं.क.टा.दा.प.वि.से.दे.ना.११

एक वीकृत अर्धीन प्रमाण

श्री तिरुमला बिल्डर्स प्रा. लि. नाशिक

वर्ष	विक्रय		आवक		वैयक्तिक		वैयक्तिक	
	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
११/१२			५०					

(अक्षरी) रूपे

श्रीमती तिरुमला बिल्डर्स प्रा. लि.

नाशिक ना. जि. नाशिक.

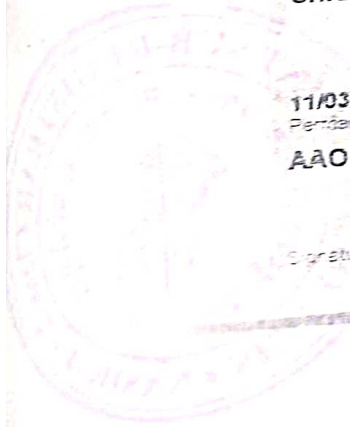
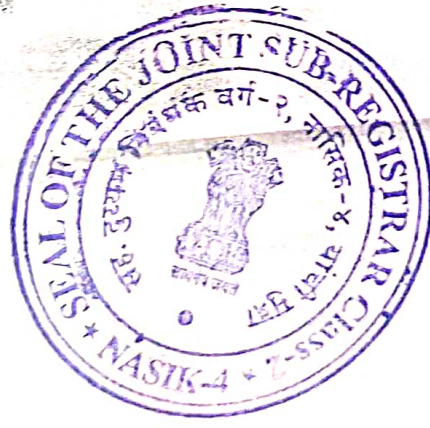
नसल-४
 क्र. २२५८ /२०१३
 १२ - १८

आयकर विभाग
 INCOME TAX DEPARTMENT
 SHRI TIRUMALA BUILDERS



भारत सरकार
 GOVT. OF INDIA

11/03/2000
 Permanent Account Number
 AAOFS7443M



Original

नोंदणी २९ म.
२७/०७/११

पावती



Thursday, July 27, 2011

3:05:10 PM

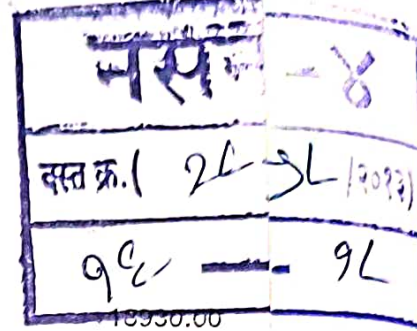
पावती क्र. : 7707

गावाचे नाव नाशिक नगर पालिका हद्द गोजे

दिनांक 28/07/2011

दस्तऐवजाचा अनुक्रमांक नरान4 - 07661 - 2011

दस्ता ऐवजाचा प्रकार करारनामा



०

सादर करणाराचे नाव: रुपाली आनंदा चौधरी - -

नोंदणी फी :-

13930.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28) :-

560.00

एकूण रु.

14490.00

आपणास हा दस्त अंदाजे 3:19PM ह्या वेळेस मिळेल

दुय्यम निर्वधक
नाशिक 4

बाजार मुल्य: 1392500 रु. मोबदला: 1100000रु.

भरलेले मुद्रांक शुल्क: 52230 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि जनकल्याण बँक लि नाशिक;

डीडी/धनाकर्ष क्रमांक: 078482; रक्कम: 13930 रु.; दिनांक: 27/07/2011

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

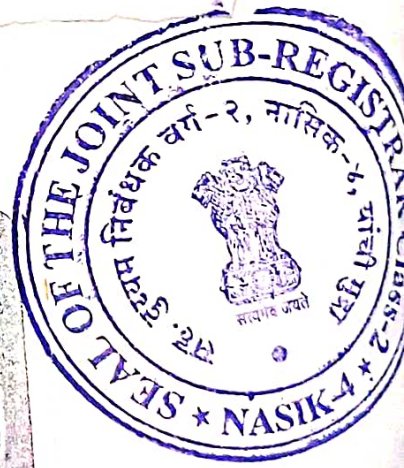
CHAUDHARI RUPALI ANANDA
ANANDA UKHA CHAUDHARI

04/05/1979

Permanent Account Number

AHAPC3818P

Signature



शुक्रवार, 08 मार्च 2013 2:54 म.नं.

दस्त गोपवारा भाग-1

नसन4 १७-१८
दस्त क्रमांक: 2858/2013

दस्त क्रमांक: नसन4 /2858/2013

बाजार मूल्य: रु. 14,33,500/-

मोबदला: रु. 11,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,150/-

दु. नि. सह. दु. नि. नसन4 यांचे कार्यालयात

पावती:3084

पावती दिनांक: 08/03/2013

अ. क्रं. 2858 वर दि.08-03-2013

सादरकरणाराचे नाव: रुपाली आनंदा चौधरी

रोजी 2:47 म.नं. वा. हजर केला.

नोंदणी फी

रु. 510.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण: 870.00

Shethani

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Nashik 4
नाशिक-४

सह. दरम्यान निबंधक वर्ग-२
Joint Sub Registrar Nashik 4
नाशिक-४

दस्ताचा प्रकार: डीड ऑफ अपार्टमेंट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 08 / 03 / 2013 02 : 47 : 08 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 08 / 03 / 2013 02 : 48 : 08 PM ची वेळ: (फी)

प्रतिज्ञापत्र

दस्त देणारा हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी करून घेतलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व दस्त जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता व येशीर बाबीसाठी दस्त निष्पादक व साक्षीधारक हे संपूर्णपणे जबाबदार राहतील.

हून देणारे:

लिहून घेणारे

Shethani

Shethani







Summary-2(दस्त गोषवारा भाग - २)

18/03/2013 2 53:45 PM

दस्त गोषवारा भाग-2



नामनं १८ - १८
दस्त क्र.मांक. 2858/2013

दस्त क्रमांक : नसन4/2858/2013
दस्ताचा प्रकार :- डीड ऑफ अपार्टमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री तिरुमाला बिल्डर्स भागीदारी फर्म तर्फे भागिदार श्री. ललितकुमार रंगटा (कर्ता) एल.के. रंगटा (एचयुएफ) यांचे तर्फे विशेष मुखत्यार रामगोपाल रामबल्लभ बिदावतका पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राजीव नगर, नाशिक, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पॅन नंबर:	लिहून देणार वय :- 42 स्वाक्षरी:-		
2	नाव: रुपाली आनंदा चौधरी पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ०९, श्री तिरुमाला ग्लोरी अपार्टमेंट, राजीव नगर, नाशिक, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नाशिक. पॅन नंबर: AHAPC3818P	लिहून घेणार वय :- 32 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित डीड ऑफ अपार्टमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 08 / 03 / 2013 02 : 52 : 01 PM

मोळख:-
गदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अॅड. श्री. विलास लहानू घोरपडे वय: 32 पत्ता: जिल्हा न्यायालय नाशिक पिन कोड: 422002	स्वाक्षरी	 

शिक्का क्र. 4 ची वेळ: 08 / 03 / 2013 02 : 52 : 19 PM

शिक्का क्र. 5 ची वेळ: 08 / 03 / 2013 02 : 52 : 22 PM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करण्यात येते की,
आ वस्तामध्ये एकुल पत्रे आहेत.
पुस्तक क्रमांक १, क्रमांक
2858/2013 तर पॉवस्त.
दिनांक ८ मार्च ३ एन २०१३

Joint Sub Registrar, Nashik-4
नाशिक-४



साह. दुय्यम निबंधक वर्ग-२
नाशिक-४.