

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 4

घर संक्रमांक : 970/2023

मोबॅनी :

Regn:03m

गावाचे नाव : रामळा

चा प्रकार डीड ऑफ अपार्टमेंट

प्लॉट नं. 2920560

अपार्टमेंट संख्या/भाडेपट्ट्याच्या पट्टाकार आकारणी देतो की (ते नमुद करावे) 1740000

आपत, पोटहिस्सा व घरक्रमांक (प्लॉट नं.)

1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: तुकडी जिन्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक महानगरपालिका नाशिक हद्दीतील मीजे वडाळा येथील सर्वे नं. 97 /11 /13 /15/प्लॉट/3 यांसी क्षेत्र 1561.15 चौ. मी. या मिळकतीयरील बांधीय रंगटा अयोध्या अपार्टमेंट मधील बी विंग मधील पहिल्या मजल्यावरील फ्लॅट नं. बी -101 यांसी कार्पेट क्षेत्र 49.88 चौ.मी. बाल्कनी क्षेत्र 11.73 चौ.मी. हि मिळकत((Plot Number : 3 ; Survey Number : 97/11/13/15 ;))

क्षेत्रफळ 1) 61.61 चौ.मीटर

आकारणी किंवा जुडी देण्यात असेल

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

1): नाव:-श्री तिरुमाला बिल्डकॉन तर्फे श्री.अखिल ललित रंगटा तर्फे वि.सु. श्री. चेतन सुरेश परदेशी वय:-; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: श्री तिरुमाला आशिर्वाद अपार्टमेंट, पेठेनगर रोड, नाशिक, महाराष्ट्र, णास:ईक. पिन कोड:-422009 पॅन नं:-ACYFS9672G

3)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-माया पवन कांबळे वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: फ्लॅट नं. बी-101, बी विंग, रंगटा अयोध्या अपार्टमेंट, वडाळा शिवार, नाशिक, महाराष्ट्र, महाराष्ट्र, णास:ईक. पिन कोड:-422009 पॅन नं:-FWMPK8279Q

2): नाव:-पवन दीपक कांबळे वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: फ्लॅट नं. बी-101, बी विंग, रंगटा अयोध्या अपार्टमेंट, वडाळा शिवार, नाशिक, महाराष्ट्र, महाराष्ट्र, णास:ईक. पिन कोड:-422009 पॅन नं:-ARPPK7684L

(9) दस्तऐवज करून दिल्याचा दिनांक

23/01/2023

(10)दस्त नोंदणी केल्याचा दिनांक

23/01/2023

(11)अनुक्रमांक,खंड व पृष्ठ

970/2023

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

100

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

100

(14)शेरा

सुची क्र.11

नोंदणी नंतरची प्रथम प्रत

संगणकीय अभिलेखातील प्रत

अरसल बरहुकुम नवकर

पह. दुय्यम निबंधक वर्ग-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



दस्त क्र. (२१०/२०२३)
२ — २९
|| Shree ||



Zone No. 25.7

Govt. Valuation:- Rs. 17,40,000/-

Consideration:- Rs. 29,20,560/-

AGREEMENT FOR SALE REGISTRATION NO. 2020 DATED 25/02/2022.

STAMP DUTY RS. 1,75,300/- PAID ON AGREEMENT FOR SALE

REG. FEE RS. 29,210/- PAID ON AGREEMENT FOR SALE

**DEED OF APARTMENT
(CONVEYANCE DEED)**

This DEED OF APARTMENT (Conveyance Deed) made and executed at Nashik on this ^{25th} day of Jan in the year Two Thousand Twenty-Three.

BY AND BETWEEN

**SHREE TIRUMALA BUILDCON
A PARTNERSHIP FIRM**

Having its office at- Shree Tirumala Ashirwad Apartment, Pethe Nagar Road, Indira Nagar, Nashik – 422009.

PAN – ACYFS 9672G

Through its partner

MR. AKHIL LALIT ROONGTA.

Age: - 34, Occ.:- Business

Hereinafter called as “PROMOTER/DEVELOPER/BUILDER,” (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Promoter, Builder and the Developer and/or all person/s claiming under or through the said PROMOTER, and their present and future partners, legal heirs, representatives and assigns); **PARTY OF THE FIRST PART.**

AND

1. MRS. MAYA PAVAN KAMBLE

Age: 36,

Shree

| |
|-----------------------|
| नस-४ |
| दस्ता क्र. (२००/२०२३) |
| ३ — २२ |



2

Pan No. :- FWMPK8279Q

Aadhar No: 5352 8454 7278

2. MR. PAVAN DEEPAK KAMBLE

Age: 39,

Pan No. :- ARPPK7684L

Aadhar No: 9574 0253 9099

Both R/At: Flat No. B-101, B wing, Roongta Ayodhya Apartment,
Wadala Shivar, Nashik, Maharashtra-422009.

Hereinafter referred to as **“THE PURCHASER/ALLOTTEE”** (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 SECOND PART.**

DEED OF APARTMENT / FINAL CONVEYANCE FOR FAMILY UNIT NO. 35 i.e. FLAT NO. B-101 on First Floor, (herein after referred to as the said “Flat”) in the **‘B’ wing** of the project called as **ROONGTA AYODHYA APARTMENT** DECLARED AS APARTMENT UNDER THE PROVISIONS OF THE MAHARASHTRA APARTMENT OWNERSHIP ACT BY DEED OF DECLARATION DATED **20/06/2022.**

WHEREAS the property mentioned in Schedule “I” herein below bearing **S. No. 97/11/13/15/Plot/3** area admeasuring **1561.15 sq. mtrs.**, lying and being at Wadala, Dist. Nashik, more particularly described in the First Schedule written hereunder and hereinafter referred to as **“The said Property”** is owned by The Promoter. (hereinafter referred to as **“the Project land”**).

AND WHEREAS S. No. 97/11 admeasuring 3185.00 sq. mtrs., S. No. 97/13 admeasuring 4100.00 sq. mtrs. and S. No. 97/15 admeasuring 3110.00 sq. mtrs. is purchased by the said Promoter from the previous owners Mr. Gurdeep Virk, Mrs. Avneet Chahal, Mr. Samarjit Chattha Through their Power of Attorney Holder Mr. Ajit Singh Chattha, Mrs. Manjeet Kaur Chattha, Praneet Kaur Chattha through their Power of Attorney Holder Mrs. Avneet Chahal and Jessie Virk Alias Jasneet Virk by registered Agreement for Sale and Sale Deed. The Agreement for Sale was duly registered at the office of Sub-Registrar, Nashik - 3 at document Sr. No. 3523, dated 13/04/2016 and Sale Deed was duly registered at the Office of Sub Registrar, Nashik-3 at document

| |
|-----------------|
| नस्यन-४ |
| क्र. (२००/२०२३) |
| ४ - २९ |



Sr. No. 4131 dated 06/05/2016. On the basis of the said Sale Deed Mutation Entry No. 14583 is certified for recording the names of Promoter in the "Ownership" column of the 7/12 extract.

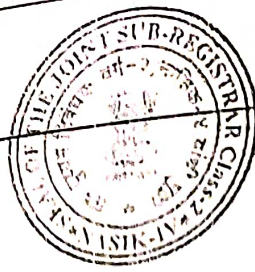
AND WHEREAS the said property is converted to **Non Agricultural** use and a permission U/s. 44 of Maharashtra Land Revenue Code from Collector, Nashik, Bearing No. Kra.Maha/Kaksha-3/7-1/Na.H.Da./103/2015, Kra. Maha/Kaksha-3/7-1/Na.H.Da./102/2015, Kra.Maha /Kaksha-3 /7-1 /Na.H.Da. /104 /2015, Nashik on 04/02/2016. And also Tahsildar Nashik has issued non-agricultural sanad vide their Order No. Kra Jama -1/Reg No/13,14,16/2017 dated 09/06/2017. Thereafter, out of the said property, area admeasuring **139.54 sq. meters** is converted to **Commercial Non agricultural** use and no objection certificate is issued from collector, Nashik bearing No. Kra. Masha/Kaksha/3/9/Ru.Ka.Aa/S.R/255/2020 dated 05/02/2021 and also Tahsildar Nashik has issued commercial non-agricultural sanad for area admeasuring 139.54 sq. meters vide their Order No. Kra Jama -1/Reg No/989/2021 dated 25/01/2022. Accordingly, NA cess and taxes are paid up to date. Therefore, the said Property is fit for causing construction of a project consisting of Residential and Commercial tenements.

AND WHEREAS the final layout on the S. No. 97/11, S. No. 97/13 and S. No. 97/15 is approved and Sanctioned by the Nashik Municipal Corporation vide their Letter No. Jawak No./Nagar Rachana Vibhag/Final/A4/29/2017 dated 02/02/2017. M.E. 15347 has been mutated to that effect. On the basis of the said layout, separate 7/12 extract of S. No. 97/11/13/15/Plot/3 area admeasuring **1561.15 sq. mtrs** was prepared.

AND WHEREAS Maharashtra Housing and Area development authority had given letter mentioning that it is not possible for them to purchase 20% land area of S. No. 97/11/13/15 for lower income group as per the rate of ready recknor, hence the proposal for 20% reservation of land for MHADA was cancelled vide their Letter No. Ja.Kra.MuAa / Na.M./APC/2051/2017 dated 19/05/2017. M.E. No. 17988 has been mutated to that effect.

AND WHEREAS the Promoter had purchased TDR of 470.25 sq.mtrs from D.R.C. No. 766 from Mr. Ashok Shraavan Sonje and Nilesh Ashok Sonje

| |
|----------------------|
| नसम-४ |
| दस्त क्र. (६७०/२०२३) |
| ५ — २६ |



by registered Sale Deed which were duly registered at the office of Registrar, Nashik - 5 at document Sr. No. 5702 dated 13/10/2017. As per rules of TDR utilization, this TDR of 470.25 sq.mtrs. can be utilized as of $(470.25 * 13970/10520) = 624.46$ sq. mtrs on the said project.

AND WHEREAS by virtue of the said Sale deed in respect of the said property, the Promoter as owner of the said property has absolute right to develop the said property by constructing a project thereon and enter into Agreement for Sale of the tenements to the prospective Purchasers at any price and to decide the terms and conditions as the Promoter may deem fit and right to construct a project on the said property and sell the flats and shops and other constructions and to appropriate the sale proceeds thereof.

AND WHEREAS the title of said property is clear, valid and marketable. Therefore, the said property is a fit property for causing development on it by constructing a project of Residential and Commercial tenements.

AND WHEREAS the Promoter has proposed to construct 2 wings in the said project named as "ROONGTA AYODHYA APARTMENT" which consist of total 8 Convenience shops on Ground Floor and 26 flats in A Wing and 26 flats in B Wing.

AND WHEREAS the plan for the construction of the project consisting of Residential and Commercial premises is approved by Nashik Municipal Corporation vide their Commencement Certificate No. LND/BP/Nashik/DCR/0067/2017 dated 29/11/2017. Thereafter, Promoter has revised the building plan which is approved by Nashik Municipal Corporation vide their Commencement Certificate No. LND/BP/A4/184/2019, dated 06/08/2019.

AND WHEREAS the construction of the proposed ROONGTA AYODHYA APARTMENT is commenced and completed by the Promoter and The Nashik Municipal Corporation has issued Completion / Occupancy certificate for Ground + Four Floors vide their letter No. Jawak No/Nanivi/Nashik Purva/ 28526/2021 dated 29/12/2021.

| | |
|-----------------------|----|
| 5 | 8 |
| दस्ता क्र. (200/2023) | |
| ६ | २६ |



AND WHEREAS the Promoter has agreed to submit the said property namely "ROONGTA AYODHYA APARTMENT" under the provisions of Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as the 'SAID ACT'). The Developers being the Grantors under the said Act has executed a **Deed of Declaration** as per the provisions of the said act which has been duly registered in the office of the Sub-Registrar Nashik-4 at Sr. No. 6671 on 20/06/2022.

AND WHEREAS the purchaser herein was in need of Residential premises and therefore approached the Promoters. On mutual discussion between the Purchaser and the Promoters, transaction was settled for sale of unit i.e. Flat No. B-101 in B Wing more particularly described in Schedule-II hereunder written and herein after referred to as the "said premises" together with rights available thereto, the Purchaser decided to purchase the said premises at or for Rs. 29,20,560/- (Rupees Twenty Nine Lakhs Twenty Thousand Five Hundred Sixty Only). Accordingly, an Agreement for Sale had been registered in the office of the Sub-Registrar Nashik-4 at Sr. No. 2020 on 25/02/2022.

AND WHEREAS the Promoters have already delivered the copies of approved plans and other relevant documents regarding the said premises to the Allottee and the Allottee hereby agrees to have received the same.

AND WHEREAS as per the terms and conditions as agreed by the parties, the Promoters hereby as per the Allottee's request execute this Conveyance Deed of the said premises in favour of the Allottee, so as to transfer title interest and rights of the ownership of the said premises in favour of the Allottee as per the provisions of the Maharashtra Apartment Ownership Act, 1970.

AND WHEREAS the Promoters desirous of executing the Conveyance Deed in favour of the Allottee for the said premises along with all rights of ownership under the scheme of ROONGTA AYODHYA APARTMENT registered under the provision of the said Act.

| | |
|----------------------|----|
| नसतन-४ | |
| दस्त क्र. (२००/२०२३) | |
| १९२ | २९ |



On or towards East : open space
 On or towards West : 9.00 mtrs road
 On or towards South : open space and plot no.2
 On or towards North : Adj. Survey No. 97/07

SCHEDULE- II

(OF THE SAID PREMISES REFERRED TO ABOVE)

Carpet area of flat about 49.88 square meters i.e. 536.71 square feet along with balcony area admeasuring 11.73 square meters i.e. 126.21 square feet, having 2.08% ownership and voting rights as per the said Declaration.

1. Flat No: B-101
2. Floor: First
3. Wing: B wing
4. In the project known as "ROONGTA AYODHYA APARTMENT"

The boundaries of the said flat is as under:

On or towards East :
 On or towards West : AS PER APPROVED BUILDING PLAN
 On or towards South :
 On or towards North :

IN WITNESSES WHEREOF the parties hereto have set their hands & seals, the day, month & year hereinabove mentioned for Flat No. B-101 in ROONGTA AYODHYA APARTMENT.

SIGNED AND DELIVERED BY THE WITHIN NAMED
 THE PROMOTER / BUILDERS/ DEVELOPERS
 SHREE TIRUMALA BUILDCON

A PARTNERSHIP FIRM
 through its partner

MR. AKHIL LALIT ROONGTA.