

## **ANUSHREE APARTMENT**

### **DEED OF APARTMENT**

Purchaser/s Name

**[1] MR. DILIP PRABHAKAR KULKARNI**

**[2] MRS. VAISHALI DILIP KULKARNI**

**Flat No. 304, 3<sup>rd</sup> Floor, Wing : "B"**



17/05/2018

सूची क्र.2


दुय्यम निबंधक : सह दु.नि. नाशिक 3

दस्त क्रमांक : 3648/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) नाशिक शहर

(1) बिलेखाचा प्रकार	डीड ऑफ अपार्टमेंट	
(2) मोबदला	3700000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3405000	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नाशिक म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: तुकडी जिल्हा नाशिक पोट तुकडी तालुका नाशिक पैकी नाशिक मनपा हद्दीतील मौजे नाशिक शिवारातील स.नं. 893/4/2/1/1 +2+3 + 893/5/2/1+ 11 पैकी प्लॉट नं. 1+2+3+1+11 यांसी क्षेत्र 2847.38 चौ.मी. यावरील अनुश्री अपार्टमेंट या इमारती मधील विंग व मधील तिसऱ्या मजल्यारील फ्लॅट नं वी-12 मंजूर प्लॅनप्रमाणे व बिल्डिंग प्लॅनप्रमाणे फ्लॅट नं. वी-304 यांसी क्षेत्र 82.77 चौ.मी. कार्पेट व टेरेस क्षेत्र 8.75 चौ.मी.तसेच मालकी हक्क 1.827 टक्के सह ( ( Survey Number : 893/4/2/1/1+2+3 + 893/5/2/1+11 ; Plot Number : 1+2+3+1+11 ; ) )	
(5) क्षेत्रफळ	1) 82.77 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 असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-1 प्रल्हाद भट्ट सोनावणे 2 पोपट आनंदा कुवर पाटील 3 रवी महाजन एच यु एफ तर्फे कर्ता रवी रघुनाथ महाजन वरील 3 स्वतः साठी व 1 व 2 यांचे ज.मु. म्हणून नं.3 तर्फे वि मु. अविनाश शरद गायकवाड वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा. गडकरी चौक, नाशिक, महाराष्ट्र, णासू:ईक्र. पिन कोड:-422002 पॅन नं:- AAKHR7117R	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री दिलीप प्रभाकर कुलकर्णी वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा. 304, अनुश्री अपार्टमेंट वी विंग गुरु गोविंद कॉलेज समोर, इंदिरानगर नाशिक, महाराष्ट्र, णासू:ईक्र. पिन कोड:-422009 पॅन नं:-BKBPK4064Q 2): नाव:-सौ. वैशाली दिलीप कुलकर्णी वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा. 304, अनुश्री अपार्टमेंट वी विंग गुरु गोविंद कॉलेज समोर, इंदिरानगर नाशिक, महाराष्ट्र, णासू:ईक्र. पिन कोड:-422009 पॅन नं:-BKBPK4093D	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/05/2018	
(10) दस्तनोंदणी केलेल्या दिनांक	17/05/2018	
(11) अंक्रमांक, खंड व पृष्ठ	3648/2018	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) क्षेत्र		

सूची क्र.11

नोंदणी नंतरची प्रथम प्रत

अरसल वरहुकुम नवकल

सह. दुय्यम निबंधक वर्ग-२  
नाशिक-३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



गावाचे नाव : 1) नाशिक शहर

(1) विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट
(2) मोबदला	3700000
(3) बाजारभाव (भाडेपट्ट्याच्या)	3405000



340/3648

पावती

Original/Duplicate

Thursday, May 17, 2018

नोंदणी क्र.: 39M

3:53 PM

Regn.: 39M

पावती क्र.: 4436 दिनांक: 17/05/2018

गावाचे नाव: नाशिक शहर

दस्तऐवजाचा अनुक्रमांक: नसन3-3648-2018

दस्तऐवजाचा प्रकार : डीड ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: श्री दिलीप प्रभाकर कुलकर्णी

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 640.00

पृष्ठांची संख्या: 32

एकूण:

₹. 740.00

Joint Sub Registrar Nashik3

बाजार मूल्य: ₹.3405000/-

मोबदला ₹.3700000/-

भरलेले मुद्रांक शुल्क : ₹. 100/-

सह. दुय्यम जिवंधक तर्ग-२

नाशिक-३

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 640/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

गुळ दस्त परत केला  
व सही घेतली.

नसन-३	
सत क्र. (	2406/2016)
२ - ३०	



CONSIDERATION RS. 37,00,000/-  
MARKET VALUE RS. 34,05,000/-  
STAMP RS. 2,22,000/- PAID ON AGREEMENT OF SALE  
REGISTERED AT SR. NO. 5191 ON 27/07/2017.  
DECLARATION OF APARTMENT REGISTERED AT SR.NO. 6005 ON  
04/09/2017.

### DEED OF APARTMENT

THIS DEED OF APARTMENT is made & executed at Nashik on  
this 17<sup>th</sup> day of **MAY 2018**.

### BETWEEN

[1] MR. PRAHLAD BHATU SONAWANE, Age 61 Years, Occupation Retired, R/o. Suyog, Rajiv Nagar, Nashik 422 009, PAN ABJPS 2349 Q, [2] MR. POPAT ANANDA KUWAR (PATIL), Age 62 Years, Occupation Agriculturist, R/o. At Post Chail, Taluka Sakri, Dist. Dhule, PAN BSEPK 4364 C, [3] RAVI MAHAJAN (HUF) THROUGH ITS KARTA MR. RAVI RAGHUNATH MAHAJAN, Age 45 Years, Occupation Business, R/o. 109, 113-116, The Presidency, Gadkari Chouk, Old Agra Road, Nashik-422002, PAN-AAKHR7117R, No. 3 for self and G.P.A. Holder of No. 1 and 2.

hereinafter referred to as the "VENDORS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their its other partner heirs, executors, administrators, assigns, etc.). of the ONE PART.

### A N D

[1] MR. DILIP PRABHAKAR KULKARNI,  
Age 54 Years, Occupation Service,  
PAN - BKBPK4064Q,

[2] MRS. VAISHALI DILIP KULKARNI,  
Age 46 Years, Occupation Housewife,  
PAN - BKBPK4093D.

R/o. Flat No. 304, Anushree Apartment, "B" Wing, Opp. Guru Govindsingh College, Indira Nagar Annex, Nashik-422 009.

hereinafter referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, assigns, etc.) of the **OTHER PART**.

**WHEREAS** the Vendor No. 3 is the absolute & exclusive owner & otherwise is well & sufficiently entitled to all that piece & parcel of the land bearing Plot No. 1, 2 and 3 out of S. No. 893/4/2/1/1, 893/4/2/1/2 and 893/4/2/1/3, situated at Nashik, more particularly described in the first schedule written hereunder.

**AND WHEREAS** the Vendor No. 3 has purchased Plot No. 1,2 and 3 out of S. No. 893/4/2/1/1, 893/4/2/1/2 and 893/4/2/1/3, from Mr. Khandu Laxman More and Mrs. Asha Khandu More by a sale deed dated 16-12-2010 which is duly registered at the office of Sub

<b>नसन-३</b>	
दस्तावेज क्र. (2476/2016)	
१०	३०



(26) That the Purchaser has examined the title of the Vendor to the said property and has seen the documents of title and is satisfied about the title of the said property, so also the Purchaser has taken inspection of the plans and specifications of the construction approved by the Nashik Municipal corporation and is fully satisfied about the same.

(27) That as per earlier method of calculating the carpet area as per the initial approved building plan, the carpet area of the said flat was 86.43 Sq. Mtrs. & Terrace area 6.97 Sq. Mtrs but at the time of completion certificate as per the new rules of calculation under RERA as well as municipal corporation the carpet area of the said flat has become 82.77 Sq. Mtrs. and usable area of Balcony + Cupboard + Utility + Otta + Alternate Terrace total admeasuring 8.75 Sq. Mtrs. and the Purchaser/Allottee is aware of the said fact and has no complaint about the same.

**FIRST SCHEDULE OF THE SAID PROPERTY**

All that piece and parcel of the property bearing Plot No. 1+2+3+1+11, S. No. 893/4/2/1/1+2+3+893/5/2/1+11, Total admeasuring 2847-38 Sq. Mtrs. situated at Nashik, Tal. Dist. Nashik, within Nashik Municipal Corporation and within registration and sub registration district of Nashik bounded as follows :-

- On or towards East : By 30 Mtrs. D. P. Road.  
 On or towards West : By S.No. 893/3/2 + 893/4/2/2/1, Plot No. 1 & 2 and S. No. 893/5/2/1, Plot No. 9.  
 On or towards South : By S.No. 893/5/2/1 Plot No. 2 & 10.  
 On or towards North : By S.No. 893 Part.

**SECOND SCHEDULE THE PROPERTY AGREED TO BE TRANSFERED**

<b>NAME OF THE PROJECT</b>	<b>ANUSHREE APARTMENT</b>
<b>WING</b>	<b>"B"</b>
<b>FLAT NO.</b>	<b>FLAT NO. B-12 AS PER APPROVED BUILDING PLAN &amp; B-304 (AS PER BOOKING PLAN)</b>
<b>FLOOR</b>	<b>THIRD</b>
<b>CARPET AREA</b>	<b>82.77 SQ. MTRS.</b>
<b>Usable area of Balconies / utility / C/B/ alternate Terrace/Otta</b>	<b>8.75 SQ. MTRS.</b>
<b>OWNERSHIP PERCENTAGE</b>	<b>1.827 %</b>

नसन-३  
 दस्त क्र. ३४५ (२०१८)  
 ११-३०



**BOUNDRIES OF THE SAID FLAT**

EAST	BY SIDE MARGIN & 30.00 MTR. D.P. ROAD
WEST	BY DUCT & FLAT NO. 303 (B-11) WING "B"
NORTH	BY SIDE MARGIN
SOUTH	BY LANDING & STAIRCASE WING "B"

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNTO ON THIS DAY, DATE AND YEAR FIRST MENTIONED HEREINABOVE.



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED  
 [1] MR. PRAHLAD BHATU SONAWANE  
 [2] MR. POPAT ANANDA KUWAR (PATIL)  
 [3] RAVI MAHAJAN (HUF) THROUGH ITS KARTA MR. RAVI RAGHUNATH MAHAJAN  
 No. 3 for Self and G.P.A. Holder of No. 1 and 2  
 [VENDOR/PROMOTER]

Handwritten signature and a purple ink thumbprint.



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED  
 [1] MR. DILIP PRABHAKAR KULKARNI

Handwritten signature and a purple ink thumbprint.

[2] MRS. VAISHALI DILIP KULKARNI  
 [PURCHASER/S/ALLOTTEE]

Handwritten signature and a purple ink thumbprint.



WITNESSES:-

P. B. Karanbe

1. Priyanka Bharat Karanbe

Handwritten signature.

2. Bharat Namdeo Karanbe

नसन-३	
क्र.क्र.	३५६/१०१०
१२-३०	



## नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

(पूर्ण/अंशतः)

जावक क्र./नवि वी५ २०६५/२८९

दिनांक : २१/१२/२०१७

No. A 20695

श्री./श्रीमती रवि महाजन (एच.यू.एफ) कर्तारवि रघुनाथ महाजन व  
प्रहाद वी. व्योमवणे व इतर तर्फे ज.सू.रवि महाजन (एच.यू.एफ)  
कर्तारवि महाजन  
संदर्भ : तुमचा दिनांक २१/१०/२०१७ चा अर्ज क्रमांक वी५/३०६५/२८९

महाशय,

दाखला देण्यात येतो की नाशिक शिवारातील / सि.स.नं., स. नं. २३५१२१+११  
प्लॉट नं. १+२+३+१+११ मधील इमारतीच्या तळ + पाकिंग + स्नान

मजल्याचे इकडील बांधकाम परवानगी क्र. वी५/१२१/२८६ दिनांक २१/०७/२०१७ अन्वये  
दिल्याप्रमाणे आर्किटेक्ट/इंजि. / सुपरवायझर, श्री. उमेश बाबू

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

त्याचे एकूण बांधकाम क्षेत्र ४५६०.५७ चौ.मी. चौ.मी.  
व चटई क्षेत्र ५०१०.२७ चौ.मी. चौ.मी.

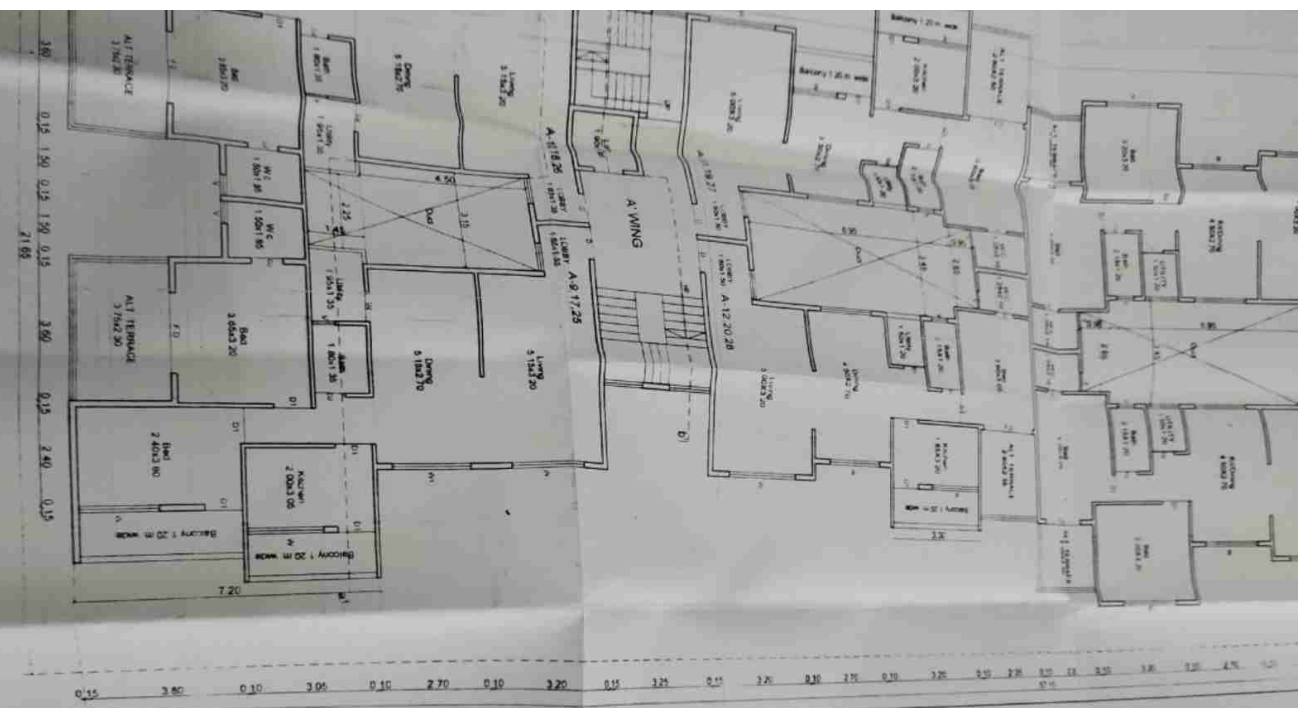
- सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.
- घरपट्टी आकारणीसाठी आकारणी प्रत अधीक्षक (कर) घरपट्टी विभाग यांचेकडे पाठविण्यात आली आहे. तरी घरपट्टी बाबत संबंधीत विभागाकडे त्वरीत 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) वाल्कनी ब्रेक दंड व.सू. १.१२.०७१ - अवेअर झोना वरून व.सू.  
५४०००१ - पा.व.सू.नं. २३५२२० दि. २१/११/२०१७ अन्वये  
शरती आहे.

कार्यकारी अभियंता  
नगर रचना विभाग  
नाशिक महानगरपालिका, नाशिक



Third, Fifth & Seventh Floor Plan



At Umesh Bagul  
 105+106 Padma Vilas Centre  
 Old Parul Colony  
 Nashik  
 PH: (0253) 2579607

Raw Mahajan (HUF) Ka La Sur R L Mahajan  
 & Shri Prasad B Somkhane & Other  
 Through G 2 A H Raw Mahajan (HUF) Karva  
 Owner (s) Name and signature

**OWNER DECLARATION**  
 I/We, undersigned hereby confirm that above said sale by plans  
 sanctioned by the competent authority and the same is in full compliance  
 of all the conditions and requirements of the relevant laws and regulations  
 and I/We would ensure the work under execution in full compliance  
 of all the conditions and requirements of the relevant laws and regulations  
 and I/We would ensure the quality and safety of the work and

REFERENCE  
 B.P. NO. LND/BRIC/D/R/28/72386  
 DATED - 10/08/2012  
 A Wing G+7 Floor  
 B Wing G+2 Floor



१८-०९-२०१७  
१८-०९-२०१७



**Maharashtra Real Estate Regulatory Authority**  
**REGISTRATION CERTIFICATE OF PROJECT**  
**FORM 'C'**  
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**PS160003905**  
Project: **Anushree Apartment, Plot Bearing / CTS / Survey / Final Plot No. S No 893-4-2-1-1-2-3-893-5-2-1-11 Plot No 4-2-3-1-11 at Nashik, Nashik, Nashik, 422009.**

1. **Ravi Mahajan ( Huf )** having its registered office / principal place of business at Tehsil: **Nashik, District: Nashik, Pin: 422002.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees.
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **06/08/2017** and ending with **31/03/2018** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- \* The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - \* That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
D. Vasant Ramnarayan Prabh  
(Secretary, Maharashtra RERA)  
Date 06/08/2017 2:06:17 PM

Dated: **06/08/2017**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority





PROFORMA - 1

DRAWING SHEET NO. 01

Proposed Amalgamation & Revised Plan  
OF COMMERCIAL+RESI. BUILDING PLAN  
ON PLOT NO.112-3-1-11  
S.No. 893/4/2/1+2+3/893/5/2/1+11, at-11/11/11/11  
FOR - Raw Mahajan (HUF) Karfa  
Shri R Mahajan  
& Shri Prasad B Sonaware &Others  
Through G P A H Raw Mahajan (HUF) Karfa  
Shri R Mahajan

**APPROVED**

The Plans amended in...  
As per the conditions mentioned in  
the accompanying correspondence

Engineer M/s. *Signature*  
851121/2896 *Signature*

*Signature*  
11/11/11  
Raw Mahajan  
HUF  
Karfa  
Shri R Mahajan

