

DJ

105/117

पावती

Original/Duplicate

Thursday, January 04, 2024

10:13 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 144 दिनांक: 04/01/2024

गावाचे नाव: बेलतगव्हाण
दस्तऐवजाचा अनुक्रमांक: नसन2-117-2024
दस्तऐवजाचा प्रकार: डीड ऑफ अपार्टमेंट
सादर करणाऱ्याचे नाव: प्रिती मिलींद गंगर

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 29

रु. 18000.00

रु. 580.00

एकूण:

रु. 18580.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:33 AM ह्या वेळेस मिळेल.

Joint Sub Registrar, Nashik २
सह-दुयम निबंधक वर्ग-२
नाशिक-२.

बाजार मूल्य: रु. 1741300/-

मोबदला रु. 1800000/-

भरलेले मुद्रांक शुल्क : रु. 90000/-

1) देयकाचा प्रकार: DHC रकम: रु. 580/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124032315313 दिनांक: 04/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 18000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013364532202324P दिनांक: 04/01/2024

बँकेचे नाव व पत्ता:



दस्ता परत मिळाला



04/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 2

दस्त क्रमांक : 117/2024

नोंदणी :

Regn:63m

गावाचे नाव : बेलतगव्हाण

(1) विलेखाचा प्रकार ३१ड ऑफ अपार्टमेंट

(2) मोबदला 1800000

(3) बाजारभावा(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1741300

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:नाशिक इतर वर्णन ; इतर माहिती: , इतर माहिती: तुळडी जिल्हा नाशिक पोट तुळडी तालुका नाशिक पैकी देवळाळी कॅन्टोन्मेंट बोर्डाचे हद्दीतील मीजे बेलतगव्हाण या गांवचे शिवारातील मिळकत यांसी सर्व्हे नंबर 33/3 यांसी प्लॉट नंबर 3 व 4 यांसी एकूण क्षेत्र 493.32 चौ.मी. या मिळकतीवर बांधण्यात आलेल्या शाहूज शत्रुंजय अपार्टमेंट-बी विंग या इमारती मधील पहिल्या मजल्यावरील अपार्टमेंट/प्लॉट नंबर बी-03 यांसी कारपेट क्षेत्र 38.34 चौ.मी., बाल्कनीचे क्षेत्र 9.30 चौ.मी., टेरेसचे क्षेत्र 8.00 चौ.मी. व पार्किंगचे क्षेत्र 9.29 चौ.मी. ((Survey Number : 33/3 ; Plot Number : 3 व 4 ;))

(5) क्षेत्रफळ 1) 38.34 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:-कैलास मधुकर धुर्जड, विलास हरिभाऊ धुर्जड, यांचे ज.मु.म्हणून व स्वतःकरीता मे.शाह बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार अतिश महेंद्र शाह यांचे स्पे.मु. म्हणून अजित गीतम भवार बय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मु.पो.दोनबाडे, ब्लॉक नं: भवार मळा, रोड नं: विंचुरी दळवी, नाशिक, महाराष्ट्र, णास:ई.क्र. पिन कोड:-422502 पॅन नं:-ABUFS6611A

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

1): नाव:-प्रिती मिलींद गंगर बय:-48; पत्ता:-प्लॉट नं: 62/66, रम नंबर 8, माळा नं: दुसरा, इमारतीचे नाव: गंगानाथ कृपा बिल्डींग, ब्लॉक नं: मिलीसिया अपार्टमेंट जवळ, रोड नं: मठर पाखडी रोड, माझगांव, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400010 पॅन नं:-AMLPG2886K
2): नाव:-प्रियल मिलींद गंगर बय:-27; पत्ता:-प्लॉट नं: 62/66, रम नंबर 8, माळा नं: दुसरा, इमारतीचे नाव: गंगानाथ कृपा बिल्डींग, ब्लॉक नं: मिलीसिया अपार्टमेंट जवळ, रोड नं: मठर पाखडी रोड, माझगांव, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400010 पॅन नं:-BVMPG8681F

(9) दस्तऐवज करून दिल्याचा दिनांक 03/01/2024

(10) दस्त नोंदणी केल्याचा दिनांक 04/01/2024

(11) अनुक्रमांक, खंड व पृष्ठ 117/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 90000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 18000

(14) शेरा



सूची क्र. II

नोंदणी नंतरची प्रथम प्रत

राज्यकीय अभिलेखातील प्रत
अस्यल बरहुकुम मजकल

सह. दुय्यम निबंधक वर्ग-२

नाशिक-२.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



04/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. नाशिक 2

दस्त क्रमांक : 117/2024

नोंदणी :

Regn:63m

गावाचे नाव : बेलतगव्हाण

(1) विलेखाचा प्रकार डीड ऑफ अपार्टमेंट

(2) मोबदला 1800000

(3) बाजारभावाभावेपट्ट्याच्या 1741300

बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)

(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: नाशिक इतर वर्णन ; इतर माहिती: , इतर माहिती: तुळसी जिल्हा नाशिक पोट तुळसी तालुका नाशिक पैकी देवळाली कॅन्टोन्मेंट बोर्डाचे हद्दीतील मीजे बेलतगव्हाण या गांवचे शिवारातील मिळकत यांसी सर्व्हे नंबर 33/3 यांसी प्लॉट नंबर 3 व 4 यांसी एकूण क्षेत्र 493.32 चौ.मी. या मिळकतीवर बांधण्यात आलेल्या शाहूज शंभुजय अपार्टमेंट-बी विंग या इमारती मधील पहिल्या मजल्यावरील अपार्टमेंट/फ्लॅट नंबर बी-03 यांसी कारपेट क्षेत्र 38.34 चौ.मी., बाल्कनीचे क्षेत्र 9.30 चौ.मी., टेरेसचे क्षेत्र 8.00 चौ.मी. व पार्किंगचे क्षेत्र 9.29 चौ.मी. ((Survey Number : 33/3 ; Plot Number : 3 व 4 ;))

(5) क्षेत्रफळ 1) 38.34 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:- कैलास मधुकर धुर्जड, विलास हरिभाऊ धुर्जड, यांचे ज.सु. म्हणून व स्वतः करीता मे.शाह बिल्डर्स अँड डेव्हलपर्स तर्फे प्रागीदार अतिश महेंद्र शाह यांचे स्पे.सु. म्हणून अजित गीतम भवार बय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सु.पो.डोनबाडे, ब्लॉक नं: भवार मळा, रोड नं: विंचुरी दळवी, नाशिक, महाराष्ट्र, णासु:ईक्र. पिन कोड:-422502 पॅन नं:-ABUFS6611A

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

1): नाव:- प्रिती मिलींद गंगर बय:-48; पत्ता:-प्लॉट नं: 62/66, रुम नंबर 8, माळा नं: दुसरा, इमारतीचे नाव: गंगानाथ कृपा बिल्डींग, ब्लॉक नं: मिलीसिया अपार्टमेंट जवळ, रोड नं: मठर पाखडी रोड, माझगांव, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400010 पॅन नं:-AMLPG2886K
2): नाव:- प्रियल मिलींद गंगर बय:-27; पत्ता:-प्लॉट नं: 62/66, रुम नंबर 8, माळा नं: दुसरा, इमारतीचे नाव: गंगानाथ कृपा बिल्डींग, ब्लॉक नं: मिलीसिया अपार्टमेंट जवळ, रोड नं: मठर पाखडी रोड, माझगांव, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400010 पॅन नं:-BVMPG8681F

(9) दस्तऐवज करून दिल्याचा दिनांक

03/01/2024

(10) दस्त नोंदणी केल्याचा दिनांक

04/01/2024

(11) अनुक्रमांक, खंड व पृष्ठ

117/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

90000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

18000

(14) शेरा



सूची क्र. II

नोंदणी नंतरची प्रथम प्रत

राज्यकीय अभिलेखातील प्रत
अस्यल बरहुकुम मयकल

सह. दुय्यम निबंधक वर्ग-२

नाशिक-२.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

नसन-२

दस्त क्र. (११७ /२०२४)

१ — २८



CHALLAN
MTR Form Number-6

GRN	MH013364532202324P	BARCODE	[Barcode]		Date	03/01/2024-08:51:07	Form ID	25.3
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)	AMLPG2886K			
Office Name	NSK2_NASHIK 2 JOINT SUB REGISTRAR			Full Name	PRITI MILIND GANGAR AND OTHER ONE			
Location	NASHIK			Flat/Block No.	S.NO.33/3 PLOT NO.3 AND 4 FLAT NO.B-03			
Year	2023-2024 One Time			Premises/Building	SHAHS SHATRUNJAY APARTMENT			
Account Head Details	Amount In Rs.		Road/Street	SHAHS SHATRUNJAY APARTMENT				
0030046401 Stamp Duty	90000.00		Area/Locality	BELATGAVHAN TAL DIST NASHIK				
0030063301 Registration Fee	18000.00		Town/City/District					
			PIN	4 2 2 4 0 1				
			Remarks (If Any)	PAN2=ABUFS6611A~SecondPartyName=SHAH BUILDERS AND DEVELOPERS-CA=1800000~Marketval=1741300				
			Amount In	One Lakh Eight Thousand Rupees Only				
Total	1,08,000.00		Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	10000502024010300184		7111911496719			
Cheque/DD No.	Bank Date	RBI Date	03/01/2024-08:51:28		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. : 888891944
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 खदर चलन कवड दुव्यम ललवधक कर्यललयत नदंणी करववयल्य दस्वलसलठी ललगु आठे. नदंणी न करववयल्य दस्वलसलठी खदर चलन ललगु नलठी.

Atto-Dee

Dee

mga

नसिन-२
दस्ता क्र. (११० /२०२४)
३ — २८



READY RECKNER CHART NO.27.2
FLAT RATE RS. 23,400/- PER SQ. MTRS.

CARPET AREA OF FLAT 38.34 SQ. MTRS.
USABLE AREA OF CUPBOARD & BALCONY 9.30 SQ. MTRS.
TERRACE AREA 8.00 SQ. MTRS.
PARKING AREA 9.29 SQ. MTRS.
CONSIDERATION RS. 18,00,000/-

MARKET VALUE RS. 17,41,300/-

STAMP RS. 90,000/-
DECLARATION OF APARTMENT REGISTERED AT SR. NO. 8790 ON
18/10/2021.

DEED OF APARTMENT

THIS DEED OF APARTMENT is made & executed at Nashik on
this 4th day of JANUARY 2024.

B E T W E E N

[1] MR. KAILAS MADHUKAR DHURJAD, Age 55 Years, Occupation
Agriculturist, PAN AYCPD 8523 D/ AADHAR NO. 6736 0380 8317

[2] MR. VILAS HARIBHAU DHURJAD, Age 48 Years, Occupation
Agriculturist and Business, PAN - AAMPD 8669 E/ AADHAR NO.
5436 3533 1825

No. 1 and 2 R/o. House No. 144, Lam Road, Deolali Camp, Nashik
422 401.

[3] M/s. SHAH BUILDERS AND DEVELOPERS, A Partnership firm,
PAN ABUFS 6611 A, through its PARTNER MR. ATISH MAHENDRA
SHAH, Age 38 Years, Occupation Business, R/o. At Post Bhagur,
Tal. Dist. Nashik-422501.

NO. 03 SELF AND G.P.A HOLDER OF NO. 01 & 02

Hereinafter referred to as the "VENDOR" (Which expression shall
unless it be repugnant to the context or meaning thereof mean and
include his heirs, executors, administrators, assigns, etc.).

A N D

1) MRS. PRITI MILIND GANGAR

Age 48 Yrs, Occupation Housewife,

PAN - AMLPG2886K,

ADHAR NO. 6944 4905 6938

2) MISS. PRIYAL MILIND GANGAR,

Age 27 Yrs, Occupation Service,

नसम-२	
दस्ता क्र. (११७	/२०२४)
४ — २५	



PAN - BVMPG8681F,

ADHAR NO. 6371 7154 0561,

Both R/o. 62/66, Ganganath Krupa Building, 2nd floor, Room No. 8, Mathar Pakhadi Road, Near Milisiya Apartment, Mazgaon, Mumbai, Maharashtra, Pin-400010. Hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, Administrators, assigns, etc.) of the **SECOND PART**.

WHEREAS - Vendor No. 1 and 2 are the absolute & exclusive owners & otherwise is well & sufficiently entitled to all that piece & parcel of the property bearing Plot NO. 1, 3, 4, 6 and 7 out of S. NO. 33/3 and Vendor MRS. VINDA DILIP NIMKAR and MR. DILIP WAMAN NIMKAR are the owners of Plot NO. 2 situated at **Village Belatgavhan**, Tal. Dist. Nashik within Deolali Cantonment Board within registration district of Nashik, more particularly described in the schedule written hereunder and hereinafter referred to as the Said Property.

AND WHEREAS the Vendor No. 1 and 2 are competent to develop Plot NO. 1, 3, 4, 6 and 7 in any manner whatsoever and accordingly Vendor No. 1 and 2 executed a Joint Venture Agreement and General Power of Attorney in favour of Vendor No. 3 on 8-2-2018 which are duly registered at the office of Sub Registrar, Nashik at Sr. No. 1022 and 1023 on 8/2/2018 and MRS. VINDA DILIP NIMKAR and MR. DILIP WAMAN NIMKAR are competent to develop the said property bearing Plot NO. 2 in any manner whatsoever and accordingly MRS. VINDA DILIP NIMKAR and MR. DILIP WAMAN NIMKAR executed a Joint Venture Agreement and General Power of Attorney in favour of **MRS. VINDA DILIP NIMKAR and MR. DILIP WAMAN NIMKAR** on 13-3-2018 which are duly registered at the office of Sub Registrar, Nashik at Sr. No. 1948 and 1949 13-3-2018 and as such Vendor No. 3 has absolute right to develop the said property by constructing buildings thereon and sell of the tenements to the prospective purchaser/s at the price and the terms and conditions as the Vendor No. 3 may deem fit and proper and as per the terms and conditions of joint venture agreement.

AND WHEREAS That as per the aforesaid Joint Venture Agreement Vendor NO. 3 have prepared a separate building plan for Plot No. 1 and 2, Plot NO. 3 and 4 and Plot No. 6 and 7 and accordingly the Vendor No. 3 has prepared a building plan Plot No. 3 and 4 which is duly sanctioned by the **Deolali Cantonment Board under their letter No. 3452/BLD/E-8/3907 on 10/8/2018** and as per the building plan the Vendor No. 3 has commenced and completed the construction on the said property a building known as **SHAH'S SHATRUNJAY APARTMENT-B WING** and Vendor No. 3 has obtained Completion Certificate from **Deolali Cantonment Board under their**

नसम-२
दस्ता क्र. (११६ /२०१४)
५ — २८



letter No. 3452/BLD/E-8/2438 on 17/8/2021 Vendor No. 3 has constructed the building **SHAH'S SHATRUNJAY APARTMENT** of **A wing** consists of 6 residential units on Plot NO. 1, **SHAH'S SHATRUNJAY APARTMENT** of **B wing** consists of 6 residential units on Plot NO. 3 and 4 and **SHAH'S SHATRUNJAY APARTMENT** of **C wing** consist of 4 Row House units on Plot NO. 6 and 7 and Vendor No. 3 has decided to registering separate Declaration of Apartment for **SHAH'S SHATRUNJAY APARTMENT-A WING** and **SHAH'S SHATRUNJAY APARTMENT-B WING** and accordingly this declaration of apartment is subjected for **SHAH'S SHATRUNJAY APARTMENT-B WING** as per the apartment ownership Act, by registering declaration of apartment and Vendor NO. 3 has constructed **SHAH'S SHATRUNJAY APARTMENT** of **C wing** consists of 4 Row House units on Plot NO. 6 and 7 and there is no required for registering association of apartment owners.

AND WHEREAS the property is duly converted into N. A. use under order of Collector, Nashik Dated 11/9/2001 under No. Masha/Kaksh-3/Bi.She.Pra.Kra./4/299/2001 dated 11/9/2001.

AND WHEREAS the land owners have accrued a title of absolute ownership to the said property and they are well seized and possessed of the same.

AND WHEREAS the vendors have entered into a standard Agreement with Architect registered with council of Architects and the vendor has appointed a structural engineer for the preparation of the structural design and drawings of the building and the vendor shall accept the professional supervision of the Architects and structural engineer till the completion of the building.

AND WHEREAS the purchaser applied to the Vendor for purchase of the Flat as described in the second schedule written hereunder, hereinafter referred to as the said Flat in "**SHAH'S SHATRUNJAY APARTMENT-B WING**".

AND WHEREAS the Promoter has registered the Project under the provisions of the **Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Nashik on 28/6/2018 under Registration No. P51600019774 on 5-3-2019 have been annexed.**

AND WHEREAS the purchaser demanded from the Vendor and the vendor has given inspection to the Purchaser and delivered the copies of all the documents, Agreements, Plans, Designs and Specifications prepared by the Architect of the vendor and of such documents which are specified under Mah. Ownership Flat (Regulation of promotion of Construction, Sale, Management and Transfer) Act 1963 (Hereinafter referred to as the said act) and rules thereunder, the purchaser/s is satisfied about the same.

नसम-२	
दस्ता क्र. (११७	/२०२४)
६-२८	



AND WHEREAS the Vendor subjected the said property to the provisions of Maharashtra Apartment Ownership Act and executed a Declaration under Rule 3 of the Maharashtra Apartment Ownership Rules 1972 which is duly registered at the office of Sub Registrar, Nashik and as per the said declaration and as per the provisions of Maharashtra Apartment Ownership Act, this deed of apartment is executed amongst the parties.

NOW THEREFORE THIS DEED OF APARTMENT WITNESSETH AS HEREIN:-

(1) That in pursuance of the terms and conditions agreed to in between the Vendor and the purchaser/s for total consideration and price of **Rs. 18,00,000/- (Rs. Eighteen Lakhs only)** the Vendor do hereby sell, convey, alienate and transfer all that piece and parcel of Apartment as described in the second schedule written hereunder in **"SHAH'S SHATRUNJAY APARTMENT-B WING"** as per the approved Building plan together with undivided interest appurtenant to the said flat in the common areas and facilities as mentioned in the declaration of apartment.

(2) The aforesaid amount of consideration is fixed with mutual consent of the parties and there is no dispute about the same. The Vendor has received from the purchaser the aforesaid total amount of consideration **Rs. 18,00,000/- (Rupees Eighteen Lakhs only)** in the following manner:-

Rs. 50,000/-

Received from the purchaser by IMPS, Dated 24/10/2023.

Rs. 14,50,000/-

Received from the purchaser by RTGS, Vide UTR No. BKIDH23314991832, Dated 10/11/2023.

Rs. 3,00,000/-

Received from the purchaser by RTGS Vide UTR No. BKIDJ23345318171, Dated 11/12/2023.

Rs. 18,00,000/-

(Rs. Eighteen Lakhs only)

The Vendor declares that they have received the entire amount of consideration of the said flat and the proportionate right in the common areas and facilities, the receipt whereof the Vendor do hereby admit and acknowledge and discharge the purchaser and the said therefore. The said price and consideration is as per the existing market rate in the locality and there is no dispute about the same. The sale of the said flat is on the basis of the carpet area only.

नसम-२	
दस्ता क्र. (११७	१२०२४)
७ - २५	



That this amount of consideration does not includes the following expenses which the purchaser has paid separately.

- Amount of deposit of Electric Meter; water Meter, expenses of installation charges for the same etc. deposit for individual Electric meter, connection the MSEB ORC charges and deposit and installation charges.
- All the expenses stamp duty, registration fee, legal expenses for this final conveyance.
- The share of outgoing and other Misc. Expenses.

(4) Carpet area is a clear dimension from unfinished wall to unfinished wall including the balcony and otta. No deductions is made for structural members of the building like columns, beams, shafts, skirtings, dados in the rooms, passages, shelves in the walls at floor level shall be considered as full dimensions for carpet area measurement. The purchaser/s is satisfied about the said definition.

(5) In case of any Tax as may be levied by Govt. like Service Tax, VAT, GST the purchaser/s shall be liable for the same and the vendor shall be liable to recover the same from the purchaser/s.

(6) The actual clear, vacant & peaceful possession of the said Flat as described in the second schedule written hereunder is delivered by the Vendor to the purchaser on or before execution of this deed of apartment and the Vendor do hereby confirm the possession of the said flat 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 flat, quality of construction of the building and the amenities provided in the said flat to the purchaser. The purchaser has no complaint about the same. The purchaser shall never raise any objection about the same.

(7) By virtue of this deed of apartment, the purchaser has become the absolute and exclusive owner of the said Flat alongwith right in common areas and facilities as defined in the Declaration of Apartment as described in the second schedule written hereunder.

(8) The apartment conveyed hereunder is free from any encumbrances, charges and defect in title and that the Vendor has not subjected to any charge, by way of mortgage, lien, lease, gift, oral or written agreement will, etc. and the Vendor indemnifies the purchaser with any charge, encumbrance or defect in title if found with respect to the said Apartment. The purchaser has verified the title of the said apartment and the said property and is satisfied about the same.

(9) The purchaser shall have proportional right in the common areas and facilities as mentioned in declaration registered by the parties.

नसम-२	
दस्ता क्र. (११० / २०२४)	
८-२८	



(10) The purchaser shall enjoy the ownership and possession of the said apartment conveyed hereunder as absolute and exclusive owner without any disturbance or obstruction from the Vendor or anybody claiming through them.

(11) All the rates, taxes, etc. in respect of the said apartment is borne and paid by the vendor till today and the same shall be borne and paid by the purchaser hereinafter.

(12) The expenses for stamp duty, registration, LBT of this deed of Apartment is borne and paid by the purchaser.

(13) That the purchaser has received the copy of declaration of apartment and has read and understood the contents therein. The purchaser agrees to abide by all the terms and conditions as mentioned in the bye laws of the apartment and agrees to enjoy the said apartment along with the other apartments owners in the manner as mentioned in the Declaration of Apartment. The purchaser shall be bound by the bye laws of **"SHAH'S SHATRUNJAY APARTMENT-B WING" CONDOMINIUM** and shall bear and pay his proportionate share or part in the common expenses required for him to be paid as his share of expenses as per the **"SHAH'S SHATRUNJAY APARTMENT-B WING" CONDOMINIUM** and rules and bye laws framed thereunder. The purchaser shall not do any work which would jeopardise the soundness or safety of the building or reduced the value thereof or impair any easement to the said property.

(14) That this deed of apartment is being executed pursuant to and for the purpose of Mah. Apartment Ownership Act 1970.

(15) 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.

(16) The purchaser/s/s himself with intention to bring all persons into whose hands over the flat may come, do hereby covenant with the vendor as follows;

- a) To maintain the flat at purchasers own cost in good and tenantable repairs and conditions from the date possession and shall not do or suffered to be done, anything in or around the building in which the Flat is situated.
- b) Not to store in the flat any goods which are hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of building in which the flat is situated, will be caused or storing of which goods is objected to by the concerned local or other authority.

नसन-२
दस्त क्र. (११७ / २०२४)
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- c) To carry at his own cost all internal repairs of the said flat and maintain the same in the same condition, state and order in which it was delivered by the vendor to purchaser and shall not do or suffered to be done anything or building in which the flat is situated or the flat which may be given the rules and regulations and bye laws of concerned legal authority or other public authority and keep the portion sewer, drain pipes in the flat, consequences of the breach and in the event of the purchaser committing any act in contravention of the above provisions, the purchaser shall be responsible for the consequences thereof to the concerned legal authority and/or other public author.
- d) Not to throw dirt, rubbish, ranges, garbage or refuse or permit the same to be thrown from said flat in compound or any portion of said land and building in which the flat is situated.
- e) To bear and pay increase in local taxes, water charges, insurance and other such levys, if any which are imposed by concerned local authority on account of change of user of the flat by the purchaser viz. User of any purpose other than for residential purpose.
- f) The purchaser shall observe and perform all rules and regulations which the association may adopt at its inception and addition, alterations and amenities thereof that may be from time to time, for protection and maintenance of said building and flat therein and for the observance and performance of building rules, regulations & bye laws for the time being of concerned local authority and of Govt. And other public bodies. The purchaser shall observe and perform all stipulations and conditions lay down by association, regarding the occupation and use of the flat in building and shall pay and contribute outgoing in accordance with the terms of this Deed.
- (17) The vendor has undertakes and warrants that neither the vendor nor his predecessor in title has obtained any loan nor shall obtain loan in future on the security of the said flat. In case any encumbrance or charge is found on the said flat the vendor shall make good loss if sustain by the purchaser in future on account of the same or any defect in title. The vendor indemnify the purchaser against any charge, encumbrance or defect in title if found anytime in future and the vendor shall compensate the purchaser against all the losses sustained by the purchaser due to the said defect.
- (18) The Vendor shall execute a deed of apartment of other apartments in the building in favour of the individual apartment owners and as such the entire said property as mentioned in the first schedule is deemed to have been owned by **"SHAH'S SHATRUNJAY APARTMENT-B WING"** CONDOMINIUM.
- (19) That except the property conveyed hereunder the purchaser shall not claim any right in respect of the restricted common areas as

नसिन-२
दस्ता क्र. (११० / २०२४)
१० — २८



may have been allotted to any constructed premises purchaser by the vendor.

(20) Except the flat owners to whom the particular stilt parking is provided no other flat owners will be entitled to claim any right on the provided parking to the respective flat purchasers.

(21) No outsider or visitor shall be entitled to park his vehicle within the compound of the building.

(22) If any of the members shall give his premises on leave and license, he shall inform about the same to the Chairman/Committee member of the Apartment regarding his intention of leave and license and shall pay additional maintenance charges as may be decided by the apartment at that time.

(23) That flat owners shall collect the required amount of maintenance and deposit the same in bank and shall maintain the building, and surrounding from the said collected amount.

(24) That the expenses of maintenance and common expenses like N.A. taxes, common electric consumption, common water consumption, cleaning of the common places, etc. shall be done from the common funds as per the terms and conditions as the condominium may decide from time to time.

(25) The water connections are provided to the building consisting of flats with underground and overhead water tank with electric motor and pumpset. The maintenance of the same shall be done from the common fund of the condominium.

FIRST SCHEDULE OF THE SAID PROPERTY

All that piece and parcel of the property bearing **S. No. 33/3, Plot No. 3 and 4 total admeasuring 493-32 Sq. Mtrs. situated at Village Belatgavhan** within the Deolali Cantonment Board within registration District of Nashik and sub registration Taluka Nashik bounded as follows:

On or towards East	:	By Colony Road
On or towards West	:	By Adjoining Property
On or towards South	:	By Plot No. 05 Colony Road
On or towards North	:	By Plot NO. 02

SECOND SCHEDULE OF THE SAID APARTMENT

All that piece and parcel of the constructed premises bearing **Apartment/ Flat No. B-03** on the **First floor** admeasuring **38.34 Sq. Mtrs. carpet area and usable area of Balcony 9.30 Sq. Mtrs. and adjoining Terrace area 8.00 Sq. Mtr. and Parking area 9.29 Sq.**

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Mtr. in "SHAH'S SHATRUNJAY APARTMENT-B WING" alongwith 12.98% respectively ownership in the common areas as mentioned in the Declaration of Apartment bounded as follows:

- On or towards East : By Staircase and Flat No. B-06
 On or towards West : By Marginal Space
 On or towards South : By Flat No. B-04
 On or towards North : By Marginal Space & Adj. Property

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED ON THIS DAY DATE AND YEAR FIRST MENTIONED ABOVE.

SIGNED SEALED AND DELIVERED]

BY THE WITHIN NAMED]

[1] M/s. SHAH BUILDERS AND DEVELOPERS]

Through its PARTNER MR. ATISH MAHENDRA SHAH]

[2] MR. KAILAS MADHUKAR DHURJAD]

[3] MR. VILAS HARIBHAU DHURJAD]

NO. 1 FOR SELF AND G.P.A. HOLDER OF NO. 2 & 3]

(VENDOR/PROMOTER)]

SIGNED SEALED AND DELIVERED]

BY THE WITHIN NAMED]

[1] MISS. PRIYAL MILIND GANGAR]

[2] MRS. PRITI MILIND GANGAR]

[PURCHASER/S]]

WITNESSES:-

1. -----

(Signature)
K.A. Mahab
N. S. R.

2. -----

(Signature)
श्रीमती प्रीति
गंगार
27.12.25



छावनी परिषद कार्यालय Office of the Cantonment Board
कनाट रोड Cannought Road,
देवलाली छावनी- 422401 Deolali Cantonment - 422401
नासिक, महाराष्ट्र Nashik, Maharashtra
भारत सरकार, रक्षा मंत्रालय Govt. of India, Ministry of Defence
फोन : 0253-2491208, फ़ैक्स : 0253-2492599, ई-मेल : ceodeol-stats@nic.in



संख्या: 3453/बी.एल.डी.ई-8 / 24 34

दिनांक : 17 / 08/2021

सेवा में,

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अन्य 091 — 25



में, शहा बिल्डर्स एंड डेवेलोपर्स,
पार्टनर श्री अतिश महेन्द्र शहा,
ज.मु धा श्री कैलास म. धुर्जद, और
देवलाली कैम्प |

विषय: पूर्ति प्रमाणपत्र / COMPLETION CERTIFICATE.

प्रिय महोदय,

संदर्भ: आपका प्रमाणपत्र दिनांक 13.08.2021 |

02. बेलगाँव देवलाली छावनी के रेवेन्यु सर्वे संख्या 33/3 प्लॉट संख्या 03 और 04 पर 493.32 वर्ग मी. माप वाली आवासीय भवन के निर्माण हेतु भवन नक्शा 246.33 वर्ग मी. के कुल निर्मित क्षेत्र सहित, छावनी परिषद के संकल्प संख्या 17 दिनांक 28.06.2018 द्वारा स्वीकृत किया गया है। मुख्य कार्यकारी अधिकारी ने तलमंजिला +पार्किंग और पहली + स्टिल्ट पहली मंजिल पर कुल निर्मित क्षेत्र 246.33 वर्ग मी. वाले भवन हेतु दिनांक 17/08/2021 को पूर्ति प्रमाणपत्र जारी करने हेतु स्वीकृति दी है। बेलगाँव, देवलाली छावनी के रेवेन्यु सर्वे संख्या 33/3 प्लॉट संख्या 03 और 04 पर उक्त भवन हेतु पूर्ति प्रमाणपत्र प्राप्त करे।

02. The building plan for construction of residential building on Revenue Survey Number 33/3 Plot No. 03 + 04 of Belatgaon, Cantonment, admeasuring 493.32 Sq.Mtrs. had been sanctioned by the Cantonment Board, Deolali vide CBR No. 17 dated 28.06.2018 with total built up area of 246.33 Sq.Mtrs. The Chief Executive Officer has approved the issuance of the completion certificate on 17.08.2021 for building on Ground + Parking & First + Stilt First Floor with total built up area 246.33 Sq.Mtrs. Please find enclosed the Completion Certificate for the said Building on Rev. Survey No. 33/3 Plot No. 03 + 04 of Belatgaon, Deolali Cantonment.

03. इस पत्र की प्राप्ति के 15 दिनों के अन्दर छावनी अधिनियम 2006 की धारा 116 के तहत आवश्यक कराधान हेतु आपको संपत्ति का करनिर्धारण करने की आवश्यकता है। विफल होने पर छावनी अधिनियम, 2006 की धारा 82(2) के तहत आपके खिलाफ कार्रवाई की जाएगी।

03. You are also required to get the property assessed for taxation purposes as required under Section 116 of the Cantonment Act 2006 within 15 days from receipt of this letter. Failing which, action as per Section 82(2) of the Cantonments Act, 2006 will be taken against you.

CEO has approved.

भवदीय | Yours faithfully,

(Signature)



प्रशासनिक एवं जनसंपर्क अधिकारी
मुख्य कार्यकारी अधिकारी
देवलाली छावनी परिषद के लिए

(यू व्ही गोरवाडकर)
प्रशासनिक एवं जनसंपर्क अधिकारी
मुख्य कार्यकारी अधिकारी
देवलाली छावनी परिषद के लिए
(UV GORWADKAR)
Administrative Officer & PRO,
For Chief Executive Officer
Deolali Cantonment Board

